Stockbridge

Where Community Connects

Council Meeting Agenda September 11, 2023 6:00 PM

STOCKBRIDGE CITY COUNCIL

Mayor At-Large
Anthony Ford

Mayor Pro Tem Yolanda Barber
Council District 4

Councilman Elton Alexander
Council District 5

Councilman John Blount
Council District 3

Councilwoman LaKeisha Gantt
Council District 1

Councilman Alphonso Thomas
Council District 2

CITY MANAGER
Frederick Gardiner

CITY CLERK
Vanessa Holiday

CITY TREASURER
John Wiggins

CITY ATTORNEY
Quinton G. Washington
Samantha Embry

STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912

Translation and Interpretation Services are available with (7) days prior notice. Please contact the City's HR Manager at 770-389-7908 for assistance.

AGENDA
COUNCIL MEETING
CITY OF STOCKBRIDGE

MONDAY, SEPTEMBER 11, 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 Council Meeting Minutes 7/10/2023

2 Adoption of the Public Hearing Draft Minutes 7/18/2023 9AM

3 Adoption of the Public Hearing Draft Minutes 7/18/2023 6PM

4 Adoption of the Work Session Draft Minutes 7/25/2023

5 Adoption of the Public Hearing Draft Minutes 7/27/2023 9AM

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

6 Review the 9/11 Remembrance, Swearing In of Youth Council Members, Constitution Week, Workforce Development Month, UpSkill Stockbridge, and Hispanic Heritage Month Proclamations, Recognition of City Poet Laureate, Review of Swearing In of Citizen-Police Advisory Council Members and Elected Officers

PRESENTATION

7 Presentation on a public safety camera initiative for high-crime areas and new developments, ordinance best practices, and insights from similar cities. Presented by: Chief Trammer

UNFINISHED BUSINESS

8 Council consideration to approve an Ordinance for the hiring or appointment of the Deputy City Clerk. Option 1 - Hired by the City Clerk. Option 2 - Appointed by the City Council. - Presented by: Renee Wheeler and Quinton Washington

CONSENT AGENDA

9 Council consideration to approve Yellowstone Landscape - Campground Road and Hudson Bridge Road Median Enhancement payment in the amount of $70,158.96. - Presented by: Decius Aaron

10 Council consideration to approve the Surplus List of Items from Information Technology and City Hall and place for advertisement on the GovDeals platform for sale as prescribed. Presented by: John Wiggins

11 Council Consideration to approve UpSkill Stockbridge Memorandum of Understanding (MOU) between the City of Stockbridge and Southern Crescent Technical College for the 2023-2024 Academic Year. Presented by: Kim Allonce

PUBLIC HEARING

12 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-02 (Council District 4) -** Consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000 in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. Staff Recommends Approval. Planning Commission Recommended Denial. - Presented by: Ryan Anderson

13 **REZONING CASE #RZ-2023-03 (Council District 4) -** Consideration of a request for rezoning to assign the 'MFR' (Multiple Family Residential) zoning district to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant/agent is D.R. Horton, Inc. The property is located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. Staff Recommends Approval. Planning Commission Recommended Denial.

- Presented by: Ryan Anderson

14 **VARIANCE CASE #VR-2023-02 (Council District 4) -** Consider a request for a variance to allow for the construction of a townhome development. The purpose of the variance is to allow the reduction in the front yard setbacks from the required 50 feet to 25 feet in the MFR (Multiple Family Residential) zoning district. The property is located in Land Lot 69 of District 12, and it contains 24,96 +/- acres within the Stockbridge City Limits. Staff Recommends Approval. Planning Commission Recommended Denial.
- Presented by: Ryan Anderson

NEW BUSINESS

15 Council consideration to approve the renewal of the City of Stockbridge On-Call Sidewalk Replacement and Repairs Contract with DAF Concrete, Inc., in the amount of $300,000.00. FY2024 Budget. - Presented by: Decius Aaron

16 Council consideration to approve Change Order No.1 from Diversified Construction of Georgia for the WWTP Pole Barn Project in the amount of $181,041.03 for the removal and replacement of unsuitable soils. SPLOST V - Presented by: Decius Aaron

17 Council consideration to fill a vacancy and appoint a member to the Youth Council Advisory Committee through 12/31/2024 - Presented by: Vanessa Holiday

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

Council meetings will be held in the City Council Chamber. Meeting dates and times are subject to change. Please visit the city's website www.stockbridgega.org or contact City Hall offices at 770-389-7900 for updates.

- **Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Sep 12)**
- **Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Sep 19)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Sep 19)**
- **City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Sep 26)**
- **Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Sep 28)**
- **Stockbridge Citizens-Police Advisory Council Meeting, 1st Thursday of each month - Police Precinct 4545 N. Henry Blvd. Community Meeting Room 6:00 p.m. (Oct 5)**
- **City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Oct 9)**
- **Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Oct 9)**

- **Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Oct 13)**

UPCOMING CITY EVENTS/INITIATIVES

- **Join Mayor Pro Tem Barber for the next District 4 Community Forum on Thursday, September 14th from 6pm - 8pm at the Merle Manders Conference Center located at 111 Davis Rd.**
- **The Economic Development Strategic Plan Community Consensus Workshop will take place on Thursday, September 14th from 6pm - 8pm via Zoom. Visit our website www.stockbridgega.org to login information.**
- **Join Councilman Blount for *Bingo Bash*, Wednesday, September 20th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.**
- **Join Councilman Alphonso Thomas for the *5th Annual First Responders Appreciation Drive-Thru Luncheon* recognizing the dedication and sacrifice of Henry County's First Responders. The event will take place on Thursday, September 21st from 11am -2pm at the Merle Manders Conference Center located at 111 Davis Rd.**
- **Join Mayor Ford for the monthly *Meet the Mayor* on Monday, September 25th from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov**
- **Join the City of Stockbridge for the *Annual BridgeFest Festival* taking place Saturday, September 30th at the Stockbridge Amphitheater. This is a Free Event with Carnival Rides, Food Trucks, Vendors and a Concert. The gates open at 3:00 pm. Contact the Events Team at 770-389-5982 for more information.**
- **Join Councilwoman Gantt in partnership with the Southern Crescent Pearls Foundation and AKA Sorority PSI Alpha Omega Chapter for the *Bizness Matters Entrepreneur and Black Business Expo*, Saturday, October 1st from 11am - 5pm at the Merle Manders Conference Center; contact via email: paoblack365@psialphaomega.org for additional information.**
- **Join Councilman Thomas for the *Don't Trash Stockbridge* initiative 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**

Please get your tickets for the 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

Stockbridge

Where Community Connects

CITY COUNCIL MEETING
SUMMARY MINUTES

MONDAY, JULY 10, 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 at 6:07pm.

Invocation by Mr. Pike.

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.

Councilwoman Gantt motioned to amend the Agenda to defer Item#11 to the July 25, 2023 meeting: Second by Councilman Alexander. The motion passed unanimously.

Mayor Pro Tem Barber motioned to adopt the Agenda: Second by Councilwoman Gantt**.** The motion passed unanimously.

Councilman Alexander motioned for the adoption of the Minutes of 5/8/23, 5/18/23 and 5/30/23: Second by Councilman Thomas. The motion passed 4-0-1. In Favor: Alexander/Barber/Blount/Thomas
Abstained: Gantt (Noting her absence from the meeting).

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 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.
There were no Public Comments.

CEREMONIAL REVIEW

4. Mayor Ford reviewed 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.

   Councilman Thomas motioned to approve the Consent Agenda: Second by Councilman Alexander. The motion passed unanimously.

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, Chief Planner
   Mr. Anderson presented an overview of the case and site plan noting 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 recommends approval.

Councilman Thomas noted he had met with the developers on more than one occasion for an exhaustive question and answer session.

Applicant: Dennis Webb, Jr., Chase Beasley, Michael Neyhart of Vista Residential Partners & Daniel Hawker, Planner & Engineers Collaborative made themselves available for questions.

Councilman Alexander noted the property was originally approved by the County and included approval of a DRI Traffic Study; noted the original development included 1600 units and if approved by the city, the number of units would be reduced; and noted that if not approved by the City, there could potentially be 1600 unites and warehousing.

Mayor Pro Tem Barber asked for more information on the Impact Fees related to this project.

Mr. Anderson noted he would provide that information with the next Agenda Item.

Councilman Blount noted the original site plans included a larger commercial piece, hotel and much more when presented to the County.

Councilman Thomas noted Councilman Blount was correct and that was one of his original concerns.

Councilman Blount noted the original site plan would provide revenue to the city which would offset services that would be provided and noted that as a concern of his.

Councilwoman Gantt inquired if the county's zoning ordinance prohibited industrial on the property and the reason for the decrease.

Mr. Anderson confirmed, noting the zoning ordinance is not being currently proposed; noted the commercial property is 88 acres north of the property and would be zones as commercial; noted the current developers inquired about purchasing the property, but the original developers decided not to sell.

Councilwoman Gantt asked what the requirements were for multi-family and commercial pieces.

Mr. Anderson noted the developers qualifies for a PUD which has several types of housing or land uses; noted the commercial has over 40,000 sq. ft of commercial.

Applicant: Dennis Webb, Jr. noted having a commercial piece when it was presented to the County and was divided with commercial being on the north side but was always residential; noted there is 5,000 sq. ft of proposed retail, 40,000 sq. ft of inside development and 45,000 sq. ft of non-residential space that also includes senior living; noted the property was annexed into the city in 2003 and the county approved the plan in 2019, with 88 acres not a part of the application. Mr. Webb noted that the plan is similar to the county, but less intense with a bigger emphasis on green space and noted having over 71.23 acres of green space. Mr. Webb noted the expansion of Reeves Creek Trail with the hopes of building a pedestrian bridge; noted county approved 1,650 units and proposing 1,347 mixed units for city. Mr. Webb noted the idea includes adding single-family detached next to single-family detached on the north side, provide a buffer on the east side of the highway, senior living on the south side, with retail tying into Reeves Creek Trail. Mr. Webb noted there will be phase developments with Pod A being a part of phase I which will include the northern part of detached homes, followed by Pods C and D and Pod E as a floating phase as well as an added driveway on the northside by Drive Time for industrial drivers.

Councilman Alexander noted if approved, the commercial aspect would not change.

Councilman Blount noted having 33 acres of unbuildable wetlands and in order for that are to be buildable, the city would have to go through Corp. of Engineers.

Mr. Hawker, Civil Engineer noted 12 acres would be buildable and the rest remain wetlands.

Mr. Webb noted the area could be wetlands or a buffer or put a road in that area and they are dedicating 33 acres to the City and adding 10’

sidewalks to Flippen Rd., noted there will be a Senior Housing component, which is important for any community; noted there is already a PUD and they already have the zoning for the Comp Plan Amendment, noted they have been working with staff and agrees with the Conditions, and the city's Planning Commission has recommended approval for the development, and what is proposed is better that what was proposed in 2019 with the addition of the expansion of Reeves Creek Trail and the access road.

Mr. Webb noted having three access points on Flippen Rd., noting the south would be signalized and a left-hand turn lane to get into the property; noted all access points will have right turn lanes.
Mr. Webb stated they would add a 10 ft. sidewalk and thinks the senior housing is important and would be a benefit.

Mayor Pro Tem Barber inquired on the number of senior housing units and possible access point on Old Atlanta Rd. or North Henry Blvd; noted being concerned with all the access points on Flippen Rd. Mr. Webb noted there will be 182 units and no way to have access points on Old Atlanta Rd. or North Henry Blvd.

Councilman Thomas spoke to the issue of egress and ingress, which lends itself to the potential when development spurs future commercial stub out and asked the developer to speak to phases and timeline.

Mr. Webb noted Pod A will begin the first phase with the northern part of Pod D, phase 2 will be Pod C and Pod B and Pod E will be a floater phase.

Public Hearing Opened
No Speakers In Favor or Opposed
Public Hearing Closed

Councilman Thomas motioned to approve the Comprehensive Plan Amendment case #CP-2022-04. Council District: 2 and 3: Second by Councilman Alexander. The motion passed 3-1-1. In Favor: Thomas/Alexander/Gantt. Opposed: Blount. Abstained: Barber.

9. REZONING CASE #RZ-2022-05. COUNCIL DISTRICT: 2 and 3. Vista formally requests 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, Chief Planner
Applicant: Dennis Webb, Jr., Chase Beasley, Michael Neyhart of Vista Residential Partners & Daniel Hawker, Planner & Engineers Collaborative

Mr. Anderson noted being approved by the new regulatory plan; noted property was annexed into the city on November 11, 2022, by referendum and became a part of the city on January 1, 2023; noted the property was evaluated as a Development of Regional Impact ("DRI") #3799 and completed by the Atlanta Regional Commission (ARC) on March 29, 2023, and the Georgia Regional Transportation Authority approved the project on December 5, 2022; noted the site is currently zoned as PUD formerly county zoning of Residential-Agricultural (RA) and is requesting a rezoning to Planned Unit Development (PUD) and the developers donating 33 acres to the city for civic or commercial use; noted the northern part of the site is currently zoned C-2. Staff recommends approval with (13) thirteen conditions.

Councilman Thomas thanked staff and the developers for reaching out to members of Council on their attempts to answer any questions or concerns relating to the development, noting everyone was given an opportunity to address their concerns.

Councilman Alexander noted this project would be completed over time and not all at once; noted seeing it as a second Jodeco Rd. project; noted it is good to see that the development includes the access point on the northern end; noted it would be a mistake to commercial on Flippen Rd., and noted the 88 acres are not for sale, and noted there is a residential development between this proposed development and Old Atlanta Rd. that would not allow for an access point in that area.

Mayor Pro Tem Barber asked for the breakdown of units in each Pod and to describe impact fees.

Mr. Anderson noted Pod A- multi-family would have 645 units, Pod B- Senior housing will have 182 units, Pod C- Townhomes would have 189 units and would be developed all around and Pod D will have 331 units; noted impact fees are associated with the cost to develop and will share

the Impact Fee Schedule with the Council to review, noting those fees are in place to mitigate the impact to the city.

Councilman Alexander noted the density is 4.83 recommended adding conditions of a gated community for the multi-family homes and a 10 ft. multi-use path throughout the community.

Councilman Blount noted his concerns of not sticking to the Agenda item.

The applicant, Dennis Webb, Jr. agreed with the conditions for a gated community around the multi-family homes and a 10' multi-use path throughout the community, noting the density is 4.84 acre per unit and making sure to include on condition #9 that 33 acres will be gifted to the city in parenthesis.

Councilman Alexander asked the developer where they have similar developments.

Mr. Neyhart noted there are similar developments in Atlanta, North Carolina, Florida, Marietta, Douglasville, Kennesaw, and McDonough; and presented renderings of various developments.

Mayor Pro Tem Barber asked if the development includes a request for a 25' setback variance.

Mr. Neyhart responded no, it does not.

Mayor Pro Tem Barber inquired on increasing the number senior units and decreasing multi-family units, and asked what the proposed price point is for the units.

Mr. Webb noted the project is being presented with hard numbers.

Mr. Chase Beasley noted the market rate is driven by the current market and anticipates a range from $250,000-$450,000, noting the prices have not been nailed down.

Mayor Pro Tem Barber asked if the townhome units will be owner-occupied.

Mr. Beasley noted that is the intent.

Councilman Alexander recommended a Condition to add a 10% Rental Cap on the Single-Family homes and Townhomes.

Public Hearing Opened
No Speakers In Favor or Opposed
Public Hearing Closed

Councilman Thomas motioned to approve Rezoning Case #RZ-2022-05. Council District: 2 and 3 with (16) sixteen Conditions to include the (3) conditions as recommended made by: Second by Councilman Alexander. The motion passed 3-0-2. In Favor: Thomas/Alexander/Gantt. Abstained: Barber/Blount (Blount noted his abstention was due to his opposition of Item #8 – The Comprehensive Plan Amendment).

1. The project will be conditioned on the Site plan titled Flippen Rd 2 Walt Stephens Rd "A Master Planned Residential Development," dated July 7, 2023, by PEC (Planners & Engineers Collaborative).
2. The developer will implement the 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 traffic improvements from the 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. 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 soffits, eaves, and fascia.
6. The developer will subdivide the subject property and donate +/- 33 acres to the City of Stockbridge for future commercial and/or civic use.
7. 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.
8. Reduction in the number of proposed parking spaces from 3,671 to 3,000 or 20 percent, whichever is greater.
9. The maximum density rate for the project will be 4.84 units per acre.
10. Add a minimum of 30 EV charging stations throughout the development.
11. 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).
12. Regarding Environmental Matters – The applicant shall comply with the following: Take appropriate steps for the environmental protection of Reeves Creek, the floodplain areas, and other sensitive site areas.
13. Submit an acceptable landscape plan to the Community Development Department. 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.

14. The developer will install 10-foot multi use trails throughout the development up to the stub-out along Flippen Road on the northern tip.
15. Multi-family development will be gated.
16. There will be a 10% rental cap on fee simple single-family detached and townhomes.

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, Economic Development Director

    Mr. Allonce noted the city 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; noted the department issued a Request for Proposal (RFP) in April 2023, and in the month of May the RFP Selection Committee selected KB Advisory Group as the number one firm in the amount of $60,000 with the funding source being ARPA.

    Councilman Blount noted the city already has plans in place and noted his concerns of spending $60,00 for a new plan, noting the RSVP Plan, the Strategic Plan, the Downton Plan and asked what the city is currently doing with those plans.

    Mr. Allonce stated that the RFP that was released had a stipulation that part of what would be done would also look at all the plans the city has included and will be considered of the effort; and noted looking at the RSVP plan developed over 5 years as well as the demographics that have changed with the goal of creating a unified vision for the city.

    Councilman Blount noted the RSVP plan was a template and is still viable; noted the Alleyway needs to be completed and the city needs to implement the plans that we currently have instead of spending thousands of dollars on multiple plans.

    Mr. Allonce noted the RSVP plan is strictly for the downtown area and the citywide Economic Development Strategic Plan would be for the entire city; noted the Comprehensive Plan has an economic development component, however this plan is more detailed.

    Councilman Blount asked what this plan is going to tell us that the Economic Development Director cannot tell us.

Mr. Gardiner noted the Comprehensive Plan is a 10-year overarching document and is not very detailed; and noted the time that it would take to develop a plan, and that it would be mor advantageous for experts to come in and develop the plan.

Councilwoman Gantt inquired on what the plan would look like and asked if the plan will include recruiting for specific retail developments, and in what areas.

Mr. Geoff Koski of KB Advisory noted the plan would consist of attracting new jobs and keeping the jobs in the city and looking into economic data that would highlight what the city's strengths are; and the plan is to hold extensive stakeholder meetings; and will get the research, data and tax parcel data and measure that against feedback from the Council and stakeholders.

Councilwoman Gantt asked for prior success stories.

Mr. Koski referenced the City of Tucker, noting they did not have a TAD (Tax Allocation District0, noting their Economic Development Plan helped their city to develop and they are continuing to attract activity; and referenced the Atlanta Housing Authority as another success story; and noted there are plans to work with Invest Atlanta; noted they were involved with the success of Columbus, but cannot promise the same success, noting the City of Stockbridge, and can help the city figure out and plan a strategy.

Councilman Alexander asked if the other city boards and authorities knew about the plan, and asked if this plan what is needed for economic development.

Mr. Allonce noted he has shared the project information with the other boards, and noted they will be involved with helping develop the unified economic development vision.

Mr. Gardiner noted this is one of the tools for the economic development toolbox and will needing the plan which will help consolidate the downtown area to see what needs to be done citywide; noted the city needs the plan and is not thriving like its sister cities.

Councilman Blount noted he is not seeing the need for another plan, noting the template of the RSVP Plan already in place; referenced the city of Madison, the DDA, Mainstreet and redevelopment that is already approved and in place and just needs to be implemented.

Mr. Gardiner noted everyone is looking to develop strategically and currently, the city's downtown is dead, and not competitive like downtown Jonesboro or McDonough.

Councilman Blount noted the city's downtown is growing with new businesses coming online and the city needs to continue to implement the current plans.

Mr. Gardiner referenced the 80-acre development approved earlier in the meeting, there are no plans currently that are commercially zoned.

Councilman Blount stated the Alleyway Project needs to be completed, the Quiet Zone Crossing needs to be completed, and noted the city has sufficient staff to do what we need to do.

Councilwoman Gantt noted the proposed economic plan will target the entire city and will include the downtown district; and noted the newly annexed areas are not currently included in any of the city's plans.

Councilman Alexander motioned to approve made by: Second by Councilwoman Gantt. The motion passed 4-1. In Favor: Alexander/Barber/Gantt/Thomas. Opposed: Blount

11. Council consideration to approve the IGA (Intergovernmental Agreement) between the City of Stockbridge and the Downtown Development Authority.
Presented by: Kim Allonce, Economic Development Director and Quinton Washington, City Attorney
Item Removed from the Agenda.

12. Council Consideration and approval of an agreement with the Henry County Development Authority, 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, City Manager
Mr. Gardiner noted this began around 2020-2021; noted the city was still under the Henry County Development Authority and had a goal of allowing a firm that would help the county and cities recruit for businesses coming into the city; and also noted it would help the economic development department, the county and sister cities; noted the sales tax is shared, and staff is recommending approval.

Mayor Ford noted attending a meeting with the City Manager and other authorities and thinks it would be a good idea to approve economic development in Stockbridge and Henry County.

Councilman Blount asked what the downfall would be if the City opted not to participate.

Mr. Gardiner noted there is no downfall unless the city chooses to act alone, noting this proposal includes cost sharing and if the city did it on its own through its own Downtown Development Authority or City-wide Development Authority, the city would pay 100% of the cost; and noted 45% of the cost is being shared by the Development Authority and spread amongst the other three cities in the county.

Councilwoman Gantt noted seeing the city would pay $10,000 for the first year and an equal proportion for the 2nd year and inquired on the total amount; inquired on how the agreement would work with the newly approved economic development strategic plan; also noted in clause 2, it states having exclusive control and asked how would the collaborate with the citywide development authority chair.

Mr. Fenn noted the contract under proposal is for the first year; noted if the Henry County Development Authority (HCDA), County, and the three cities agree after the first year, there would be a price reduction and the second-year contribution would decrease; noted one aspect will give you more on the retail side, the other would not do retail recruiting, but would understand the zoning areas that complement and help promote more target areas for the city; noted the clause is to make sure they are the entity that holds retail strategies accountable for their performance and guidance on what investors are looking for; noted the city manager will distribute proper communication.

Councilwoman Gantt noted her concerns on marketing and representing the city; noted issues with the Henry County Development Authority (HCDA) and current Citywide Development Authority (CDA) working collaborative and wants to remove the exclusive control from the agreement and wants the Henry Development Authority to support the City of Stockbridge in a positive way.

Councilman Alexander noted having trust issues; discussed density attractions within cities; stated concerns with members being removed politically and inquired on the role of the City's Citywide Development Authority (CDA) and also wants to Development Authority to support the City of Stockbridge; noting there were opportunities that were diverted from Stockbridge.

Mr. Fenn noted the proposal brings in the firm that would work and identify a target with the jurisdictions and would go out and recruit collectively; and noted the Henry County Development Authority has supported the City of Stockbridge and referenced the Hegla Corporation; noted this agreement is an opportunity to work together, putting all differences aside.

Mr. Culpepper, Public Facilities Authority Chair, noted the Board is committed to treating everyone fairly and working collaboratively.

Councilman Alexander inquired if each city would have a representative and asked who the representative for the city would be.

Mr. Gardiner noted he or Mr. Allonce, the city's Economic Development Director, would represent on behalf of the city.

Mr. Fenn noted the primary role is to make sure the agreement is enforced, and the city is satisfied.

Councilman Thomas suggested deferring this item to allow everyone to get a better understanding of the agreement as it is clear there are still questions and concerns that need to be addressed.

Councilman Blount noted seeing the benefits to the city, and personal feelings should be set aside.

Councilman Alexander agreed the item should be tabled, and noted every deal needs to include the Citywide Development Authority (CDA).

Mr. Gardiner noted what is utilized will be shared with the Downtown Development Authority or the Citywide Development Authority.

Councilman Alexander suggested that a member from the city's DDA and DDA should be in the room and at the table, noting not one development has come to the City of Stockbridge since 2015/2016.

Councilwoman Gantt noted she supports the idea, just has concerns.

Councilman Thomas noted he has had a great relationship with Mr. Fenn, knows Mr. Culpepper and Mr. Marshall and has a good relationship with them as well and wants to allow everyone an opportunity to sit down and iron out any differences and/or concerns.

Councilman Alexander agrees, and wants no ambiguity, put the issues to bed and to put the roles of the entities in writing.

Councilman Blount motioned to Approve: Second by Mayor Pro Tem Barber. The motion failed 2-0-3. In Favor: Blount/Barber. Abstained: Alexander/Gantt/Thomas.

Councilman Alexander motioned to Table to the July 25, 2023 meeting: Second by Councilwoman Gantt. The motion passed 4-0. In Favor: Alexander/Barber/Gantt/Thomas. (Councilman Blount exited the meeting and was not present for the vote).

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

Council meetings will be held in the City Council Chamber. Meeting dates and times are subject to change. Please visit the city's website www.stockbridgega.org 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 the upcoming 2023 Stockbridge Concert Series by visiting stockbridgeamp.com on in person at the ticket office located at 4650 North Henry Blvd. Thursday – Saturday from 1pm – 5pm.

EXECUTIVE SESSION

Motion to convene Executive Session for Personnel Matters made by Mayor Pro Tem Barber; there was no second. Mayor Pro Tem Barber withdrew the motion.

Mayor Ford called for a motion to convene Executive Session for Personnel Matters, Real Estate and Litigation. There was no motion made.

ADJOURNMENT

Mayor Ford called for a motion to adjourn the meeting. Motion to adjourn made by Mayor Pro Tem Barber; Second by Councilman Alexander. The Motion Passed 3-0. (Councilwoman Gantt was not present for the vote). The meeting ended at 9:45 p.m.

Respectfully submitted by:

_____ _____

Vanessa Holiday, City Clerk Anthony S. Ford, Mayor

Stockbridge

Where Community Connects

SPECIAL CALLED MEETING
SUMMARY MINUTES

TUESDAY, JULY 18, 2023 9:00 A.M.

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

Administration
Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Samantha Embry, 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.

Motion to adopt the Agenda made by Councilman Blount; seconded by Councilman Alexander. The motion passed unanimously.

Mr. Gardiner introduced Michael Harris, Henry County Tax Commissioner.

Mr. Harris noted this is the first of three required public hearings; noted staff from the Tax Commissioner's office is present to field any questions, and gave an overview of the process of setting a millage; noted the Board of Education assesses 60% of the taxes; the County assesses 37% of the taxes, the Water Authority assesses 2% of the taxes with the remaining 1% from cities; and reviewed the Exemptions and the associated requirements; noted once the millage rate is set for the city, his office will work with the city to make certain the millage is implemented in accordance with the state, noting once approved, the information is sent to the state, and his office will begin to generate bills, noting this is a two-week process; noted Henry County has a 97-98% collection rate and the County continues to grow; noted his office is mindful of citizen concerns, especially on the subject of taxes, and goes to great lengths to educate and advise seniors, particularly seniors, about the various exemptions and deadlines; and noted his office does not get involved in the budget or funding recommendations for municipalities.
Councilman Alexander noted the County's collection rate is exceptional, and noted the

County has been collecting a 1.904% mil rate on behalf of the city residents for police services and is already included in any proposed millage rate; noted the County has collected the tax for police services for the past years and noted the City of Stockbridge has requested to receive a rollback from the County.

Mr. Harris noted a millage rate was incorporated to provide fire and police services at 1.904 mils within the Service Delivery Strategies (SDS) Agreement.

Councilman Blount noted his concerns dating back to the February 8, 2021, that based on the comments from the City's Financial Advisor, Ed Wall, the city would need to cut back on expenses, and that there would likely be a city tax implemented.

Councilman Alexander called for a point of order.

Mayor Ford addressed the point of order.

Councilman Alexander noted Councilman Blount is addressing his comments to Mr. Harris and should instead direct his comments to the City Manager, Fred Gardiner.

Mayor Ford inquired with the City Attorney on the point of order process.

Attorney Washington noted under the city charter section 2.04.110 "The presiding officer shall decide all questions of order, but any member dissatisfied with any of his decisions shall have the right to appeal to council."

Councilman Thomas asked members of Council to be civil with each other and not dwell on past decisions, and to get away looking backwards instead of moving forward.

Mayor Pro Tem Barber inquired on the due dates to implement the millage rate.

Mr. Harris noted a minimum of 60 days prior to the due date of November 16th.

Mr. Gardiner gave an overview presentation of the City's Financials and the Setting of a Millage Rate Proposal; noted the growth of the City and the impact of services to Public Works, the Police Department, the FY2024 Budget and presented Millage Rate options; noted the annexed 6,700 new residents, 91 miles of new roadways to service, and over 1900 units approved for development that are under construction with an estimated population of 41,000 within the next 5 years; noted the projected 29% increase of public safety call, presented a comparison of similar sized populations with police departments including the millage rates and annual budgets, and number of officers; gave a preliminary FY2024 General Fund Budget at a glance with 6 options of proposed millage rates of 0.00, 1.904,3.77, 4, 4.215 and 6 (noting the 1.904 is already included); reviewed the 4-year Fund Balance Review; presented a Stockbridge Property tax Analysis referencing average homes at their assessed values and incorporating the proposed 6 millage rates options; reviewed how the current Henry County Millage Rate is distributed; reviewed the proposed funding for the City of Stockbridge with General Government at 32% of the Budget; 16% Debt Service; 32% Public Safety and 21% Public Works.

Mayor Pro Tem Barber noted she has requested mid-year budget reviews to see where the city's financials are prior to the adoption of a millage rate.

Councilman Alexander noted certain roads previously in the county were given to the city in bad condition and needs to be fixed.

Mayor Pro Tem Barber inquired about Flippen Rd., Valley Hill Rd. and newly annexed into the city roads being assessed.

Councilman Thomas urged the Council to stay on point and to focus on the Public Hearing.

Mr. Gardiner noted the City of Griffin has a 6.2 mil rate and is offset by utilities, City of Duluth has a 6.5 mil rate, City of Dalton has an 8 mil rate, City of Douglasville has a 7.2 mil rate and City of Chamblee has a 6.2 mil rate; noted the City of Stockbridge has 62 police officers with 10 officers being grant funded with a payment to be made in 3 years to cover the full cost of those 10 officers.

Mr. Gardiner noted having six (6) mil options for the proposed FY2024 $27 million budget. Option 1: 0 mils for a total of $19.9 with a $6.8 million dollar difference from expenses to revenues; Option 2: 1.904 mils; Option 3-3.77 mils; Option 4- 4 mils with $7.2 million to offset with a positive of $500,000; Option 5- 4.2 mils with $7.6 million to offset with a positive $800,000 and Option 6- 6 mils with $10.8 million to offset with a positive $4.08 million. Mr. Wall added in 2019 there was a reserve of $18 million and ended the year with $19 million with 26 months of reserves; 2020 fund balance ending was $17 million with 22 months of reserves; 2021 fund balance was $16 million with 18 months of reserves and 2022 $12 million with 8 months of reserves and recommended not going under 6 months of reserves.

Councilman Alexander noted Georgia Municipal Association recommends 30% of reserves in fund balance.

Councilman Blount noted citizens were unaware that the city was going to bring police services in-house and did not know the cost.

Mr. Wall noted properties are assessed at 40% fair market value; noted city pays 2 mils or 5% to the Henry County Water Authority, (recommended) 4.2 mils or 11.5% for the city, 1.5 mil or 26% to the county and 23.62 mils or 59% to the board of education.

Mayor Pro Tem Barber noted for the record note being duly elected in 2019 and sworn in January 1, 2020, and that there were decisions made prior to her tenure; noted again that she has requested the full disclosure of the financials.

Mr. Wall noted the Amphitheater would be paid off in 2025.

Councilwoman Gantt joined the meeting at 10:15 a.m.

Councilman Blount inquired on the interest rate and amount being paid on the $14 million bond for the Cultural Arts Center.

Mr. Wall noted 2.53% and $376,000/year.

Councilwoman Gantt expressed the meeting is not being a budget meeting, but a meeting to propose and implement a tax.

PUBLIC HEARING
Proposed Millage Rate - Property Tax Increase

Mayor Ford opened the Public Hearing

Speakers in Favor: No Speakers

Speakers Opposed:
Ms. Amanda Roberts; Ms. Darlene Jackson and Ms. Mindy Mayers

Public Hearing Closed

The next Public Hearing for the Millage Rate will take place at Stockbridge City Hall on July 18, 2023 at 6:00 p.m. in the Council Chamber, 2nd floor.

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)
Motion to convene Executive Session for Personnel, Litigation and Real Estate matters made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 4-0-1 (Councilwoman Barber Abstained and did not attend the Executive Session meeting).

Motion to adjourn Executive Session and approve the Executive Session Affidavit made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously.

Motion to reconvene the meeting made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously.

Motion to confirm Demetrius Ivey for the position of Information Technology Director made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously.

Mr. Ivey thanked the Mayor & Council for their support and confirming his appointment.

ADJOURN
Motion to adjourn made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously. The meeting ended at 10:52 a.m.

Respectfully submitted by:

_____ _____
Vanessa Holiday, City Clerk Anthony S. Ford, Mayor

Where Community Connects

SPECIAL CALLED MEETING
SUMMARY MINUTES

TUESDAY, JULY 18, 2023 6:00 P.M.

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

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

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

The meeting was called to order by Mayor Ford.

Invocation by 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.

Motion to adopt the Agenda made by Councilman Blount; seconded by Councilman Alexander. The motion passed unanimously.

Mr. Gardiner gave an overview presentation of the City's Financials and the Setting of a Millage Rate Proposal; noted the growth of the City and the impact of services to Public Works, the Police Department, the FY2024 Budget and presented Millage Rate options; noted the annexed 6,700 new residents, 91 miles of new roadways to service, and over 1900 units approved for development that are under construction with an estimated population of 41,000 within the next 5 years; noted the projected 29% increase of public safety call, presented a comparison of similar sized populations with police departments including the millage rates and annual budgets, and number of officers; gave a preliminary FY2024 General Fund Budget at a glance with 6 options of proposed millage rates of 0.00, 1.904,3.77, 4.00, 4.215 and 6 (noting the 1.904 is already included); reviewed the 4-year Fund Balance Review; presented a Stockbridge Property tax analysis referencing average homes at their assessed values and incorporating the proposed 6 millage rates options; reviewed how the current Henry County Millage Rate is distributed; reviewed the proposed funding for the City of Stockbridge with General Government at 32% of the Budget; 16% Debt Service; 32% Public Safety and 21% Public Works.

Mr. Gardiner noted having six (6) mil options for the proposed FY2024 $27 million budget. Option 1: 0 mils for a total of $19.9 with a $6.8 million dollar difference from expenses to revenues; Option 2: 1.904 mils; Option 3-3.77 mils; Option 4- 4 mils with $7.2 million to offset with a positive of $500,000; Option 5- 4.2 mils with $7.6 million to offset with a positive $800,000 and Option 6- 6 mils with $10.8 million to offset with a positive $4.08 million.

Mr. Wall noted that in 2019 there reserve funds of $18 million and ended the year with $19 million with 26 months of reserves; 2020 fund balance ending was $17 million with 22 months of reserves; 2021 fund balance was $16 million with 18 months of reserves and 2022 $12 million with 8 months of reserves and recommended not going under 6 months of reserves; noted properties are assessed at 40% fair market value; noting noted the city pays 2 mils or 5% to the water authority, (recommended) 4.2 mils or 11.5% for the city, 1.5 mil or 26% to the county and 23.62 mils or 59% to the Board of Education.

Councilman Alexander noted the County has been collecting a 1.904% mil rate on behalf of the city for police services for past years; noted seeing the 1.8% taken away from the proposed millage rates.

Mayor Pro Tem Barber inquired on roadways, units approved, and cities that have their own fire and utilities, noting not needing 6 mils but the recommended 4.2 mils and asked what the additional tax would be used for.

Mr. Gardiner noted Police Department and Public Works will be the most impacted because of the Annexation and there would be other departmental increases as well; noted a mid-year budget would be presented at the upcoming Council Retreat; and noted the budget could be reduced and/or items canceled along with other adjustments.

Councilwoman Gantt joined the meeting at 6:30 p.m.

Mayor Pro Tem Barber noted continued requests for a mid-year budget review before voting on a millage rate; noted requesting monthly statements be sent to Council; noted Council should be able to look at all finances to decide what items should be amended, and asked if the Budget Retreat could take place sooner, prior to the final vote on the millage.

Mr. Gardiner noted the goal is to present the half-year budget at the Budget Retreat in August; noted financial data s sent to Council and is predicated on the current year's budget; noted the budget is on a calendar year staring January 1, 2023, through December 31, 2023; noted it is staff's responsibility to present current data.

Councilwoman Gantt called for a point of order.

Mayor Ford addressed the point of order.

Councilwoman Gantt noted the meeting is a Public Hearing on possible tax implementation and not the budget retreat.

Councilman Blount noted bonding $25 million which included $7 million for the Amphitheater, $14 million for the Cultural Arts Center, $3 million for the start-up of the Police Department and $1 million for Trails that has not been built but the city is paying $750,000 in interest and noted financial advisor advised the budget would double.

Councilman Thomas noted winning a civility award; noted staying on point and moving the city forward without personal issues.

Councilman Alexander applauded staff for their hard work; noted standing on decision made to implement the police department and how crime has gone down 24%.

Mayor Pro Tem Barber noted staying transparent: noted being sworn in January 1, 2020, with decisions made prior to her tenure.

Mr. Harris noted this is the second of three required public hearings; and gave an overview of the process of setting a millage, noted the Board of Education assesses 60% of the taxes; the County assesses 37% of the taxes, the Water Authority assesses 2% of the taxes with the remaining 1% from cities; and reviewed the Exemptions and the associated requirements; noted a minimum of 60 days prior to the due date of November 16th; noted the perfect digest includes a listing of assessments, exemptions, real and personal property, mobile homes, motor vehicles, heavy duty equipment and public utilities.

Councilman Alexander noted the senior exemption starting at age 62-70 and applying for homestead exemptions.

Mr. Harris noted homestead exemptions are for primary homeowners who can file for standard L1 homestead exemptions and could see a $15,000 reduction in assessed value; noted age reduction starts at 62 with school taxes and stops paying school taxes at 70 years of age; noted a special one-time exemption offered by the governor who authorized a tax relief grant program which would be applied to this year's tax bill with an additional $18,000 assessment reduction; noted having to be eligible with a homestead already in place; and noted the frozen provision that allows to freeze county taxes at the value of the 1st year of filing for homestead exemptions.

Councilman Blount inquired if the freeze was annually or a one-time option.

Mr. Harris noted it being one time with a deadline of April 1st; noted at age 62, citizens will need to re-apply for age exemption.

PUBLIC HEARING
Proposed Millage Rate - Property Tax Increase

The Public Hearing was opened.

Speakers in Favor: No Speakers

Speakers Opposed:
Mr. Nicky Ford, Mr. Maestro Evans, Ms. Mindy Mayers, Ms. Sunny Randazzo, Mr. Eric Knowles, Mr. Charles McEwen, Ms. Kim Dillon Harville, Ms. Marion D. Calhoun, Ms. Cynthia Strong, Ms. Evelyn Strong, Ms. Armenta M. Jones, Ms. Jocelyn Williams, Mr. Bruce Smith, Sr., Mr. Stewart Ebaugh, Ms. Jane Lee, Ms. Keisha Foster, and Mr. Clitel Pittman.

The Public Hearing was closed.

Mr. Gardiner addressed citizen concerns and will follow up on other issues raised.

The final Public Hearing for the Millage Rate will take place at Stockbridge City Hall on July 27, 2023, at 9:00 a.m. in the Council Chamber, 2nd floor.

ADJOURN
Motion to adjourn made by Councilman Blount; seconded by Councilwoman Barber. The motion passed 3-0 (Councilman Alexander and Councilwoman Gantt were not present for the vote). The meeting ended at 8:49 p.m.

Respectfully submitted by:

_____ _____
Vanessa Holiday, City Clerk Anthony S. Ford, Mayor

Stockbridge

Where Community Connects

WORK SESSION MEETING
SUMMARY MINUTES

TUESDAY, JULY 25, 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. Charles Marshall.

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.

Motion to adopt the Agenda made by Councilwoman Gantt; seconded by Councilwoman Barber. The motion passed unanimously.

Review of the Minutes – No Action

1. Review of the June 12, 2023 Minutes
2. Review of the June 20, 2023 Minutes

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting 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

UNFINISHED BUSINESS

3. 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
Mr. Gardiner noted the cities of Locust Grove, McDonough, Stockbridge, and the County want to enter into an agreement 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 county; presented a flow chart of for the program and process; noted if a development comes to the city or county, the city of Stockbridge would receive 14% of sales tax due to the new population increase.

Councilman Alexander noted adding a non-disparaging agreement and making sure positive comments are reflected towards the city.

Mayor Ford agreed the city would have to sign a non-disparaging agreement.

Attorney Washington noted non-disparaging agreements are two party agreements and both parties would have to sign.

Councilwoman Gantt noted concerns of having interference if a retailer comes directly to the city and the Henry County Development Authority having exclusivity and working together with the city's Development Authority.

Councilman Thomas noted the initial vote was delayed giving all parties and opportunity to work through the agreement and iron out the differences; however, based on the conversation tonight, that has not happened and should not have been placed on the Agenda.

Mayor Ford noted he supports the process and inquired if the attorney would be able to inquire on the request and move forward.

Councilwoman Gantt agreed with Councilman Thomas and noted she has addressed the board with her concerns and there has been no action.

Councilman Alexander noted he reached out to Mr. Marshall to get the ball rolling and noted conversations have continued; noted he wants the Retailer to be able to work independently without interference and that the HCDA would not have exclusivity should be included in the language.

Councilman Blount noted the amount of the agreement is $10,000 and everyone needs to look at the positive this collaboration would bring, and not harp on the negative, noting it could be a great benefit to the city.

Mr. Charles Marshall of the Henry County Development Authority spoke about the accomplishments of Chair Harrell.

Mr. Blount called for a point of order.

Mayor Ford addressed the point of order.

Mr. Marshall noted he was attempting to give context of how Retail Strategies came to this point, noting he has contacted councilmember, the Mayor and the City Manager, and that officials of the city represents 36,000 constituents; noted he has express concerns raised by the Council to Mr. Culpepper and asked that the board have a discussion with Mr. Fenn, and ultimately stay on track with Retail Strategies.

Councilwoman Gantt noted she wants to make sure the interest of the City of Stockbridge is protected in the agreement, and that this is not about $10,000, but rather the result could be millions in retail with Stockbridge being overlooked.

Councilman Alexander agreed.

Councilman Blount agreed with Councilman Thomas' previous statement noting all these issues could have and should have been ironed out before bringing this item to the Agenda.

Attorney Washington noted he would add language on page 3 "The HCDA shall serve as a 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. This agreement and all contracts as contemplated still allows for businesses and retailers to work directly with the City."

Councilman Alexande made a motion to approve this Agreement with amendments to page 3, No.2 to include the amended language: The HCDA shall serve as a 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. This agreement and all contracts as contemplated still allows for businesses and retailers to work directly with the City; seconded by Councilwoman Gantt. The motion passed unanimously.

NEW BUSINESS

4. Council consideration to approve a request from Vulcan Materials for their team at Vibra Tech and Aimone-Martin Associates to study quarry blast induced structure response at the City of Stockbridge Elevated Water Tank. The study will be at no cost to the City. Presented by Matt Pilz with Vibra Tech.
   Presented by: Decius Aaron
   Mr. Aaron noted he is seeking approval for Vulcan Materials and their team at Vibra Tech and Aimone-Martin Associates to conduct seismic activity and monitoring the city's 1-million-gallon water tank; noted they are currently having seismic instrumentation located within the ground around the water tank to see what the effect of the quarry has on the water tanks and noted data would be provided.
   Motion to approve made by Councilwoman Gantt; seconded by Mayor Pro Tem Barber. The motion passed 4-0 (Thomas was not present).

5. Council consideration to approve the repurposing of $2,242,160.00 from TSPLOST for resurfacing Walt Stephens Road and Mt. Zion Parkway
   Presented by: Decius Aaron
   Mr. Aaron noted prior to the meeting, he found out there is another option available which is the Reeves Creek Trail extension; noted funding from the project could be used by the developer who will be extending the trail; noted that since the city has become the custodian of both roads, there has been a few complaints from citizens; noted the city has fixed 67 potholes on Walt Stevens Rd. since January 1, 2023, and 47 potholes on Mount Zion Pkwy since April 7, 2023; and noted under the Service Delivery Strategy, the roads were maintained by the county, but seeing they have been annexed into the city, the roads and maintenance are now the responsibility of the city.

   Councilwoman Gantt inquired on the estimated cost to permanently complete both roads.

   Mr. Aaron noted $2.2 million.

   Councilman Thomas asked Mr. Aaron if funding was still in place to complete the sidewalks along Davidson Parkway and Old Atlanta Rd.

   Mr. Aaron confirmed, noting the recently approved Flippen Road Development will install sidewalks along Flippen Rd.

   Councilman Alexander noted that he has spoken Interim District II Commissioner Robinson about meeting with the City Manager to discuss funding for the repair and maintenance of the former county roads that were recently annexed into the city, noting there are several roads and are very costly.

   Motion to approve made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously.

6. Council consideration to approve the renewal of Request For Proposal RFP) Number 2022-0006, On Call General Engineering Services, for the City of Stockbridge with Falcon Design Consultants, LLC.
   Presented by: Decius Aaron
   Mr. Aaron noted Falcon Design Consultants, LLC. is one of the city's On-Call engineers who currently oversees 30 projects and manages TSPLOST projects.,

   Motion to approve made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously.

7. Council consideration to approve the IGA (Intergovernmental Agreement) between the City of Stockbridge and the Downtown Development Authority.
   Presented by: Kim Allonce, Quinton Washington
   Mr. Allonce noted the agreement outlines the relationship with the Downtown Development Authority (DDA), funding provided to the DDA and revitalizing the downtown area; noted clauses in the agreement are already being fulfilled.

   Councilman Alexander noted the DDA Board has had constant conversations about being the conduit to move transactions through in the downtown.

   Councilwoman Gantt recommended revising the agreement by changing the “shall” to “may” as it relates to the city providing funding.

   Councilman Blount inquired on the DDA’s budget; noted the city has given the DDA startup funding and the needs to become self-sufficient.

   Mr. Allonce noted the budget is $45,000 with $20,000 for operations and $25,000 for Façade Grants.

   Mr. Gardiner noted Mr. Allonce serves as the Staff Liaison on the board to assist and guide the DDA; and noted the DDA is going to be in a good position, referencing the TAD and parking deck; and noted the upcoming budget is looking at the same level of funding as in past years; and noted with the sale of properties, the DDA will split a percentage of the proceeds with the city.

   Councilwoman Gantt noted the DDA has not issued many Façade Grants.

   Councilman Alexander noted the DDA Board has revised and revamped the program to include more opportunities for business owners, and noted the DDA is doing more now than they have ever done before as a board and does not want the city to starve them at this point and time.

   Motion to approve made by Councilman Alexander with the amended language to change “shall give the DDA funding” to “may give the DDA funding;” seconded by Councilwoman Gantt. The motion passed unanimously.

8. Council consideration to amend the City of Stockbridge Code of Ordinances to provide for a Stockbridge Business Partnership Board.
   Presented by: Kim Allonce
   Mr. Allonce noted the Stockbridge Business Partnership Board was an item approved as a part of the BRICS initiative that was approved in June by Council; noted hosting a small business meet and greet in May and wants to create the board to provide opportunities for businesses to nurture relationships.

Motion to approve made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed 4-0 (Councilman Alexander was not present for the vote).

9. Council consideration to amend the City of Stockbridge Code of Ordinances to provide for a Keep Stockbridge Beautiful Board.
   Presented by: Kim Allonce
   Mr. Allonce noted the Economic Development Department was tasked to research opportunities for the city to consolidate and find affiliations with Keep Georgia Beautiful and Keep America Beautiful; noted the board would be the first steps.

   Councilwoman Gantt noted the city is already a part of Welcoming America; referenced the Keep Stockbridge Beautiful and Don't Trash Stockbridge initiatives and asked the purpose for creating the board.

   Mr. Allonce noted being tasked with finding ways to consolidate; noted to use the "Keep Stockbridge Beautiful," the city must be affiliated with Keep America Beautiful foundation and must be a community wide effort; Noted creating a 501C3 or 501c3 city board.

   Councilwoman Gantt noted making sure all boards have representation from each district.

   Councilman Blount inquired about staggering of members.

   Councilwoman Gantt noted to add to the next agenda an across-the-board way board members are appointed; noted creating a policy.

   Mayor Pro Tem Barber requested to have two members on the board for District 4 due to the land mass.

   Motion to approve to amend the City of Stockbridge Code of Ordinances to provide for a Keep Stockbridge Beautiful Board made by Councilman Alexander; seconded by Councilman Thomas. The motion passed 4-0-1 (Mayor Pro Tem Barber Abstained).

10. Council consideration to fill a vacancy and appoint a member to the Planning Commission to fill an unexpired term through 12/31/2024.
    Presented by: Frederick Gardiner
    Mayor Ford noted normally taking appointments into Executive Session.

    Frederick Gardiner noted having one applicant that would like to serve on the board.

    Ms. Holiday stated for the record Mr. Williams is currently an intern with the city with his last day being July 12th; noted not being in conflict during the swearing-in as a board member.

Motion to appoint Jayden Williams made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously.

11. Council consideration to fill a vacancy and appoint a member to the Downtown Development Authority Board to fill an unexpired term through 12/31/2023.
    Presented by: Kim Allonce
    Mr. Allonce noted the applicant is the owner of Frozen Smokes located in the downtown district.

    Motion to appoint Warren Washington made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously.

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.

- Meeting of the Council for a Public Hearing for the Millage Rate at 9:00 a.m.- City Hall Council Chambers (July 27)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Jul 27)
- Citywide Development Authority Meeting, 2nd Tuesday of each month 6:00 p.m. - City Hall Levi Meeting Room (Aug 8)
- Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Aug 11)
- 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)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Aug 15)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Aug 15)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Aug 24)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Aug 29)

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. Greek Night tonight!
- Join Mayor Pro Tem Barber for FREE Zumba every Saturday at 8:00 a.m. beginning May 6th at Gardner Community Park on E. Atlanta Rd.

- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Councilman Thomas is honoring Veterans with a *Continuous Salute* all year long. Please send your pictures of Veterans with their name, branch, rank and years of service to rrawls@cityofstockbridge-ga.gov
- Join Councilman Blount for *Bingo Bash*, Wednesday, August 16th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Mayor Ford for *Meet the Mayor* on Monday, August 28th 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 the 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. August 5th will feature the O'Jays, the Whispers and Johnny Gill; August 12th will feature Patti LaBelle and Envogue; and August 19th will feature Tower of Power and the Ohio Players; and This past weekend was a fantastic show featuring The City, Zapp and Cameo; and the Sunday show featured Brownstone and Boyz II Men.

MAYOR'S COMMENTS

Mayor Ford noted we are still in COVID-19 and reminded everyone to get vaccinations and boosters to stay healthy; noted the Back-to-School event in partnership with the Youth Council was a success supplying bookbags and supplies to students; and noted July 29th the Henry County Schools will be praying for all schools at 9:00 a.m.

Motion to adjourn made by Councilwoman Gantt; seconded by Councilman Alexander; The motion passed unanimously.

Respectfully submitted by:

_____ _____

Vanessa Holiday, City Clerk Anthony S. Ford, Mayor

Where Community Connects

SPECIAL CALLED MEETING
SUMMARY MINUTES

THURSDAY, JULY 27, 2023 9:00 A.M.

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

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

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

The meeting was called to order by Mayor Ford.

Invocation by Councilman Alexander.

The Pledge of Allegiance was recited by all in attendance.

All members were present except Councilman Blount.

Councilwoman Gantt made a motion to approve the Agenda; seconded by Councilman Alexander. The motion passed unanimously.

Mr. Gardiner gave an overview presentation of the City's Financials and the Setting of a Millage Rate Proposal; noted the growth of the City from the Census in 2021 and the increase in population and the major impact of services to Public Works, the Police Department, and the FY2024 Budget; noted the startup of the police department in 2022 was with 52 officers based on the city's population at the time of 29,000, and the additional 10 officers added via a grant would be transferred to the city's budget after 3 years; presented Millage Rate options; noted the annexed 6,700 new residents, 91 miles of new roadways to service, and over 1900 units approved for development that are under construction with an estimated population of 41,000 by 2030; noted the projected 29% increase of public safety call, presented a comparison of similar sized populations with police departments including the millage rates and annual budgets, and number of officers; gave a preliminary FY2024 General Fund Budget at a glance with 6 options of proposed millage rates of 0.00, 1.904,3.77, 4, 4.215 and 6 (noting the 1.904 is already included); reviewed the 4-year Fund Balance Review; presented a Stockbridge Property tax Analysis referencing average homes at their assessed values and incorporating the proposed 6 millage rates options; reviewed how the current Henry County Millage Rate is distributed; reviewed the proposed funding for the City of Stockbridge with General Government at 32% of the Budget; 16% Debt Service; 32% Public Safety and 21% Public

Works; noted there would be a shortfall if the millage is approved at 3.77 or 4.0, and recommended 4.215, noting that while 6 mils was advertised, that is not staff's recommendation.

Mr. Wall, the city's Financial Advisor, referenced the city's fund balance for 2018, 2019, 2020, 2021 and 2022 noting a drop for each of the years, and having eight months of reserve, and stated the city cannot continue to spend fund balance and recommends setting the millage at 4.215; noted 1.904 is already levied for everyone in the county for police services; noted the city's Tax Digest is $1.8 billion dollars; and noted the advertisement of 6mils means the City cannot levy a tax higher than that number, but can levy anything under that number.; compared the mils of Hampton at 4.5 mils, McDonough at 3.033 Mils and Henry County at 10.511 mils; noted the School Board is levying 60% of the taxes on the property tax bill and the County is levying 37% and the Water Authority is levying 2%; gave an example of the monthly tax to be assessed on a $100,000 home in the City of Stockbridge based on 4.215 mils to be $14/per month; referenced the presentation of the Tax Distribution by Entity and Tax Funding by City Function.

Mr. Harris, Henry County Tax Commissioner, noted today's Public Hearing is the 3rd of the required three public hearings; noted the Board of Commissioners will finalize the county's millage rate at their meeting on Tuesday and then submit to the State; reviewed the process on how the millage is calculated: Fair Market Value (FMV) completed by the Tax Assessors Office, the Assessed Value which equals 40%, less Exemptions, times the adopted millage rate; noted Henry County has a special exemption for the County portion where the taxes are calculated on the rate when the homeowner purchased the home and is frozen at the rate as long as there is a Homestead Exemption in place, noting it does not apply to renters or corporations; and noted the savings to homeowners is approximately $32 million dollars; and reviewed the exemptions that can be applied as the homeowner ages at age 62, 65, 68 and 70 for the School Board portion; noted the County is still considering what its millage rate will be and that the McDonough and Hampton have adopted their millage, noting Locust Grove did not; referenced the timeline to get information from the cities and county to submit to the State and generate the bills to homeowners by September 1, noting the City's property tax, if levied, will appear on the property tax bill as City Tax; noted there is good news to report as well, noting the State of Georgia had a financial windfall and as a result, the Governor has signed a bill for Homestead Tax Relief Grant whereas homeowners will receive a minimum of $500 credit on the tax bill, noting it is only for those homeowners who currently have a homestand exemption for their property.

Mr. Wall noted the City must adopt a millage rate today for the Tax Commissioner's Office to meet their deadlines.

Mr. Harris noted that if a millage is not adopted today, there would not be enough time to advertise and meet the requirements to be placed on the Property Tax Statement.

PUBLIC HEARING
Proposed Millage Rate - Property Tax Increase
Mayor Ford opened the Public Hearing

Speakers in Favor: No Speakers

Speakers Opposed:
Ms. Lisa Green; Ms. Pamela Burrell and Ms. Sunny Randazzo

Public Hearing Closed

Councilman Alexander noted he attended the County's last meeting noting the School Board assess 60% of the taxes that is on your Property Tax Statement, and they are proposing a $44 million dollar increase; and noted senior citizens are exempt from the school board taxes if they are age 70 on January 1.
Mayor Pro Tem Barber asked if City of Stockbridge residents would have a Homestead Exemption?

Mr. Harris noted the City would have to decide which Exemptions to put in place.

Mr. Wall noted the City would need to go to the State Legislature Representative, Senator Jones, and have the Exemption Referendum placed on the 2024 Ballot to go into effect January 1, 2025; noting the City of Hampton made the request for their Exemption to match the Frozen Exemption that the County has in place.

Mayor Pro Tem Barber requested the City move forward with the Exemptions for homeowners on septic, senior citizen exemptions, and other exemptions currently being allowed in the County, and asked what the millage tax would be used for, if approved.

Mr. Gardiner noted the City has inherited 91 miles or road, and 34 miles of sidewalks that were neglected by the County and now the City of Stockbridge must maintain, 6,700 annexed residents, plus several developments of more than 2,300 units that will come online in the next year or so; noted the wear and tear of the roads is happening more frequently as a result of GPS service that directs traffic from the interstate to the city's surface streets such as Speer Rd., Walt Stephens and Flippen; and noted additional annexations are coming to the city as well in addition to providing city services from every department as the city continues to grow.

Mr. Wall noted the city's 2021 budget was $10.5 million and $18 million in 2022; and that all the millage tax would go into the city's general fund bucket; and recommends the Council adopt a millage and not have to use fund balance.

Mayor Pro Tem Barber noted as a reference, the Police Department was initially approved based on the population at the time, which was 29,000 residents, and asked that the additional millage tax, if approved, be used appropriately for services throughout all city departments, noting the requests made for a mid-year budget review, and asked if all new developments that have been referenced in the 1,900 number includes all new development projects for the city.

Mr. Gardiner noted the 1,900 does not include the 1,300 approved residential development on Flippen Road, and proposed annexations, which would add to the city's population and services even more and are not included; noting the city will bring forward the 5-year Capital Improvement Plan (CIP) to address long-range projects.

Councilman Thomas asked about the Tax Relief Grant from the State, and whether or not citizens would need to apply for the credit.

Mr. Harris noted the Tax Credit will be automatic, as long as the resident currently has a homestead exemption on file, noting the amount would be based on the imposed millage and the assessed value of the home, and the state would submit payment to the County, who would then submit payment to the City.

Councilman Thomas agreed with Mayor Pro Tem Barber that the budget discussion should have taken place prior to the Millage Rate Hearings, noting he has a history of reviewing the operating budget line by line in its entirety; noted the Council needs to do its due diligence as it relates to the budget, noting he is not favorable to coming back with a new millage rate over the next couple of years.

Mr. Wall noted the City renegotiated L.O.S.T. (Local Option Sales Tax) and those number will be reflected in the city's budget, which currently, the city relies on heavily; noted the City Council has worked hard to try to balance Quality of Life events for its citizens; and noted the city of Stockbridge has not levied a property tax since 1977 and that almost all of the 535 cities in Georgia levy a property tax.

Councilman Thomas noted he has always been an advocate for a lean budget and would rather see cuts to the budget rather than assess a tax to the citizens.

Councilwoman Gantt agreed with Councilman Thomas, noting she does not want to come back to the citizens for more taxes, and also does not want the city to be in the hole; and prefers to implement a tax based on the recommendation of Mr. Wall, the city's Financial Advisor, to carry us through.

Councilman Alexander stated that he will not approve a millage rate higher that 3.77, further noting he is not okay for staff advocating for a higher millage, and agreed with staff revisiting the budget to make cuts where you can; noted his support of economic development; and referenced Mr. Wall's comments regarding the L.O.S.T. (Local Option Sales Tax) numbers that were increasing each year; and referenced the new hotels coming on line which would increase the Hotel/Motel tax.

Mr. Gardiner agreed the Hotel/Motel tax will be a funding source with hotels currently under construction, and the Bestwestern Plus hotel is currently for sale.

Councilman Alexander noted growth is exponential and does not include the increase in sales tax; noted citizens want the City Council to take it slow and assess the minimum rate possible.

Councilman Thomas asked Mr. Wall to calculate the difference between Option 3 of 3.77 mils and Option 4 of 4.0 mills.

Mr. Wall responded $418,000.00.

Councilman Thomas noted he was certain that amount could be cut from the FY2024 budget.

Mayor Ford noted he is in favor of the recommendation from staff and Mr. Wall of 4.215.

Motion to adopt a Millage Rate of 3.77, and to move forward with the Homestead Exemption, Frozen Exemption, Septic Exemption and Senior Exemptions for the City of Stockbridge residents made by Councilman Alexander; seconded by Mayor Pro Tem Barber. Mayor Ford stated his support of the 4.215 millage rate recommended by staff. Councilwoman Gantt stated her support of the 4.215 millage rate and agreed to move forward; Mayor Pro Tem Barber stated she has made requests for a mid-year budget review. The motion to adopt the 3.77 mills passed unanimously.

Motion to adjourn the meeting made by Councilman Alexander; seconded by Mayor Pro Tem Barber. The motion passed unanimously. The meeting adjourned at 10:40 a.m.

Respectfully submitted by:

_____	_____
Vanessa Holiday, City Clerk	Anthony S. Ford, Mayor

City of Stockbridge

AGENDA ITEM

MEETING DATE

September 11, 2023

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

FUNDING SOURCE

- [ ] GENERAL FUND/POLICE DEPT.
- [ ] FUND BALANCE
- [ ] SPLOST
- [ ] TSPLOST
- [ ] GRANT
- [ ] HOTEL/MOTEL TOURISM
- [ ] COUNCIL INITIATIVE
- [ ] PARTNER/SPONSOR
- [ ] DEPARTMENT FUND BALANCE
- [ ] BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Chief Frank Trammer

DEPARTMENT: Police Department

ITEM/PROJECT/EVENT: City of Stockbridge Public Safety Camera Initiative

Presentation on a public safety camera initiative for high-crime areas and new developments, ordinance best practices, and insights from similar city initiatives.

BACKGROUND INFORMATION:

The Stockbridge Police Department has been tasked with briefing the City Council on the provisions for mandating public safety cameras in high-crime areas, as well as their incorporation into development codes for new businesses and neighborhoods. This initiative aims to bolster security and reduce crime in the city. The briefing will highlight best practices for ordinances related to public safety camera usage, and insights from other cities that have undertaken similar initiatives.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

CHIEF OF POLICE Frank Trammer

- [ ] FINANCIAL IMPACT [x] N/A

AMOUNT $ 0

ATTACHMENTS: [ ]

BACKGROUND INFORMATION CONTINUED:

City of Stockbridge

AGENDA ITEM

MEETING DATE

09/11/2023

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Renee Wheeler

DEPARTMENT: Human Resources

ITEM/PROJECT/EVENT:

Council consideration to approve an Ordinance revising the job description for the Deputy City Clerk to align with the current organization of the city and to a hired employee opposed to appointed.

BACKGROUND INFORMATION:

Job Description Attached.

APPROVALS: CITY MANAGER

CITY TREASURER

CITY ATTORNEY

GRANTS ADMIN.

- [ ] FINANCIAL IMPACT
- [x] N/A

AMOUNT $

ATTACHMENTS: [ ]

Vanessa Holiday

From: City Clerk <cityclerk@stonecrestga.gov>
Sent: Thursday, August 31, 2023 9:39 AM
To: Vanessa Holiday; karen.pierce@lawrencevillega.org; RGonzalez@SandySpringsga.gov; yjulio@peachtree-city.org; monique.lang@norcrossga.net; sharvey@americusga.gov; Shelia.Cooper@Flowerybranchga.org; Meredith.Roark@decaturga.com; City Clerk; lbonner@augustaga.gov; ahawk@madisonga.com; tclark@dallas-ga.gov; cbouie@chambleega.gov; Sandra.Bryant@BrookhavenGA.gov
Subject: RE: Deputy City Clerk/Assistant City Clerk

Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

Our Deputy City Clerk was selected by the City Clerk and is not an appointed position.

Have a great day,

Sonya Isom
City Clerk
City Clerk's Office
3120 Stonecrest Boulevard, Suite 190
Stonecrest, Georgia 30038
: 770-224-0214
: stonecrestga.gov
Connect with us on social.

From: Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>
Sent: Thursday, August 31, 2023 7:35 AM
To: karen.pierce@lawrencevillega.org; RGonzalez@SandySpringsga.gov; yjulio@peachtree-city.org; monique.lang@norcrossga.net; sharvey@americusga.gov; Shelia.Cooper@Flowerybranchga.org; Meredith.Roark@decaturga.com; City Clerk <cityclerk@stonecrestga.gov>; lbonner@augustaga.gov; ahawk@madisonga.com; tclark@dallas-ga.gov; cbouie@chambleega.gov; Sandra.Bryant@BrookhavenGA.gov
Subject: RE: Deputy City Clerk/Assistant City Clerk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning everyone,

I hope that you are having an amazing day!

I am looking for feedback on the selection of your Deputy/Assistant City Clerk and whether the position is hired by the City Clerk or is an appointed position.

Vanessa Holiday

From: Yasmin Julio <yjulio@peachtree-city.org>
Sent: Thursday, August 31, 2023 8:30 AM
To: Vanessa Holiday; karen.pierce@lawrencevillega.org; RGonzalez@SandySpringsga.gov; monique.lang@norcrossga.net; sharvey@americusga.gov; Shelia.Cooper@Flowerybranchga.org; Meredith.Roark@decaturga.com; cityclerk@stonecrestga.gov; lbonner@augustaga.gov; ahawk@madisonga.com; tclark@dallas-ga.gov; cbouie@chambleega.gov; Sandra.Bryant@BrookhavenGA.gov
Subject: RE: Deputy City Clerk/Assistant City Clerk

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Good morning Vanessa,

Take a look at your city code/charter. The appointment of city clerk usually comes from there, so the deputy city clerk would also be listed, if it was an appointed position. If it does not mention it then, there would be no requirement for it to be appointed.

I hope this helps!

Enjoy your labor day!

Yasmin Julio
City Clerk/ Administrative Coordinator
151 Willowbend Road
Peachtree City, GA 30269
P:770-632-4261
yjulio@peachtree-city.org

From: Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>
Sent: Thursday, August 31, 2023 7:35 AM
To: karen.pierce@lawrencevillega.org; RGonzalez@SandySpringsga.gov; Yasmin Julio <yjulio@peachtree-city.org>; monique.lang@norcrossga.net; sharvey@americusga.gov; Shelia.Cooper@Flowerybranchga.org; Meredith.Roark@decaturga.com; cityclerk@stonecrestga.gov; lbonner@augustaga.gov; ahawk@madisonga.com; tclark@dallas-ga.gov; cbouie@chambleega.gov; Sandra.Bryant@BrookhavenGA.gov
Subject: RE: Deputy City Clerk/Assistant City Clerk

[CAUTION]: This email was sent from an EXTERNAL source. Do not click links or open attachments unless you recognize the sender or know the content is safe.

Vanessa Holiday

From: Sandra Bryant <sandra.bryant@brookhavenga.gov>
Sent: Thursday, August 31, 2023 8:10 AM
To: Vanessa Holiday; karen.pierce@lawrencevillega.org; RGonzalez@SandySpringsga.gov; yjulio@peachtree-city.org; monique.lang@norcrossga.net; sharvey@americusga.gov; Shelia.Cooper@Flowerybranchga.org; Meredith.Roark@decaturga.com; cityclerk@stonecrestga.gov; lbonner@augustaga.gov; ahawk@madisonga.com; tclark@dallas-ga.gov; cbouie@chambleega.gov
Subject: RE: Deputy City Clerk/Assistant City Clerk

Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Vanessa,

The Deputy position for Brookhaven is a hired position overseen by the City Clerk, not an appointed position.

Thank you,

Sandra Bryant, MMC
City Clerk
City of Brookhaven
770-508-8739 | 404-637-0468
Sandra.bryant@brookhavenga.gov
4362 Peachtree Rd. | Brookhaven, GA | 30319

From: Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>
Sent: Thursday, August 31, 2023 7:35 AM
To: karen.pierce@lawrencevillega.org; RGonzalez@SandySpringsga.gov; yjulio@peachtree-city.org; monique.lang@norcrossga.net; sharvey@americusga.gov; Shelia.Cooper@Flowerybranchga.org; Meredith.Roark@decaturga.com; cityclerk@stonecrestga.gov; lbonner@augustaga.gov; ahawk@madisonga.com; tclark@dallas-ga.gov; cbouie@chambleega.gov; Sandra Bryant <sandra.bryant@brookhavenga.gov>
Subject: RE: Deputy City Clerk/Assistant City Clerk

Good morning everyone,

I hope that you are having an amazing day!

I am looking for feedback on the selection of your Deputy/Assistant City Clerk and whether the position is hired by the City Clerk or is an appointed position.

Thank you in advance for your response.

Vanessa Holiday

From: Theresa Campbell <tcampbell@villarica.gov>
Sent: Friday, August 25, 2023 12:38 PM
To: Vanessa Holiday
Subject: RE: EXTERNAL EMAIL: Deputy City Clerk/Assistant City Clerk

Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.

The Deputy City Clerk is hired by the City Clerk in the City of Villa Rica.

Theresa Campbell
City Clerk
City of Villa Rica
678.840.1229
tcampbell@villarica.org

From: Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>
Sent: Friday, August 25, 2023 10:54 AM
To: ctaylor@mcdonoughga.org; Misty Spurling <mspurling@locustgrove-ga.gov>; Rashida Fairley <rfairley@HAMPTONGA.GOV>; tlynn@duluthga.net; Vicki Acker <ackerv@douglasvillega.gov>; annie.fortner@cantonga.gov; Shavala Ames <sames@collegeparkga.com>; christina.heyman@conyersga.gov; corey.adams@cityofsouthfultonga.gov; kmccullough@eastpointcity.org; annie.warren@perry-ga.gov; Theresa Campbell <tcampbell@villarica.gov>; jwhittington@cityofsugarhill.com; mpress@roswellgov.com; mstella@wrga.gov
Subject: EXTERNAL EMAIL: Deputy City Clerk/Assistant City Clerk

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning everyone,

I hope that you are all having a great FriYay!

I am looking for feedback on the selection of your Deputy/Assistant City Clerk and whether the position is hired by the City Clerk or is an appointed position.

Thank you in advance for your response.

If you see something that is not right, not fair, not just, you have a moral obligation to do something....The Honorable John Lewis

Vanessa Holiday

From: Corey Adams <corey.adams@cityofsouthfultonga.gov>
Sent: Friday, August 25, 2023 12:01 PM
To: Vanessa Holiday
Subject: RE: Deputy City Clerk/Assistant City Clerk

Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning Vanessa,

I hope all is well. Thank goodness it's the last day of qualifying. Now the fun begins!

To answer your question, in my city, the sole discretion for the selection of the Deputy City Clerk lies with the City Clerk.

I hope this helps. Let's talk soon! Have a great weekend!

Corey E. Adams, Sr., IIMC-CMC, MPA
City Clerk
City of South Fulton | 5440 Fulton Industrial Blvd. SW, South Fulton, GA 30336
(470) 809-7711 | corey.adams@cityofsouthfultonga.gov
Connect with us. Website | Facebook | Twitter | Instagram | SouthFultonMonthly

From: Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>
Sent: Friday, August 25, 2023 10:54 AM
To: ctaylor@mcdonoughga.org; Misty Spurling <mspurling@locustgrove-ga.gov>; Rashida Fairley <rfairley@HAMPTONGA.GOV>; tlynn@duluthga.net; Vicki Acker <ackerv@douglasvillega.gov>; annie.fortner@cantonga.gov; Shavala Ames <sames@collegeparkga.com>; christina.heyman@conyersga.gov; Corey Adams <corey.adams@cityofsouthfultonga.gov>; kmccullough@eastpointcity.org; annie.warren@perry-ga.gov; tcampbell@villarica.gov; jwhittington@cityofsugarhill.com; mpress@roswellgov.com; mstella@wrga.gov
Subject: Deputy City Clerk/Assistant City Clerk

You don't often get email from vholiday@cityofstockbridge-ga.gov. Learn why this is important

Good morning everyone,

I hope that you are all having a great FriYay!

I am looking for feedback on the selection of your Deputy/Assistant City Clerk and whether the position is hired by the City Clerk or is an appointed position.

Thank you in advance for your response.

Vanessa Holiday

From: Acker, Vicki <ackerv@douglasvillega.gov>
Sent: Friday, August 25, 2023 12:56 PM
To: Vanessa Holiday
Subject: RE: Deputy City Clerk/Assistant City Clerk

Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Vanessa,

Our Deputy Clerk position (formerly Assistant City Clerk) is a **hired** position (not appointed) where I interview, along with HR, and the selection is my decision.

Have a great weekend! 😊

Kindest regards,

Vicki Acker, GCC
City Clerk
City Clerk's Office
Main: (770) 920-3000
Direct: (678) 449-3018

DOUGLASVILLE
GEORGIA

Vicki Acker, GCC
City Clerk
City Clerk's Office

Main: (770) 920-3000
Direct: 678-449-3018

From: Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>
Sent: Friday, August 25, 2023 10:54 AM
To: ctaylor@mcdonoughga.org; Misty Spurling <mspurling@locustgrove-ga.gov>; Rashida Fairley <rfairley@HAMPTONGA.GOV>; tlynn@duluthga.net; Acker, Vicki <ackerv@douglasvillega.gov>; annie.fortner@cantonga.gov; Shavala Ames <sames@collegeparkga.com>; christina.heyman@conyersga.gov; corey.adams@cityofsouthfultonga.gov; kmccullough@eastpointcity.org; annie.warren@perry-ga.gov; tcampbell@villarica.gov; jwhittington@cityofsugarhill.com; mpress@roswellgov.com; mstella@wrga.gov
Subject: Deputy City Clerk/Assistant City Clerk

Please be cautious
This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning everyone,

I hope that you are all having a great FriYay!

Vanessa Holiday

From: Keshia McCullough <kmccullough@EastPointCity.org>
Sent: Friday, August 25, 2023 11:15 AM
To: Vanessa Holiday
Subject: RE: Deputy City Clerk/Assistant City Clerk

Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Vanessa,

The City of East Point's Deputy City Clerk is hired by the City Clerk.

Keshia McCullough, MMC
City Clerk
City Clerk's Office
2757 East Point Street
East Point, Georgia 30344
(404) 270-7090 Phone
(404) 290-4303 Cell
kmccullough@eastpointcity.org

"All growth depends on activity. There is no development physically or intellectually without effort, and effort means work." ~ Calvin Coolidge

EAST POINT GEORGIA

From: Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>
Sent: Friday, August 25, 2023 10:54 AM
To: ctaylor@mcdonoughga.org; Misty Spurling <mspurling@locustgrove-ga.gov>; Rashida Fairley <rfairley@HAMPTONGA.GOV>; tlynn@duluthga.net; Vicki Acker <ackerv@douglasvillega.gov>; annie.fortner@cantonga.gov; Shavala Ames <sames@collegeparkga.com>; christina.heyman@conyersga.gov; corey.adams@cityofsouthfultonga.gov; Keshia McCullough <kmccullough@EastPointCity.org>; annie.warren@perry-ga.gov; tcampbell@villarica.gov; jwhittington@cityofsugarhill.com; mpress@roswellgov.com; mstella@wrga.gov
Subject: Deputy City Clerk/Assistant City Clerk

Good morning everyone,

I hope that you are all having a great FriYay!

Vanessa Holiday

From: Marlee Press <mpress@roswellgov.com>
Sent: Tuesday, August 29, 2023 9:08 AM
To: Vanessa Holiday; ctaylor@mcdonoughga.org; Misty Spurling; Rashida Fairley; tlynn@duluthga.net; annie.fortner@cantonga.gov; Shavala Ames; christina.heyman@conyersga.gov; annie.warren@perry-ga.gov; jwhittington@cityofsugarhill.com; mstella@wrga.gov
Subject: RE: Deputy City Clerk/Assistant City Clerk

Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hired by the City Clerk.

I am the only appointed position. I have a Deputy City Clerk and two part-time Administrative Specialists that are also hired by the City Clerk.

Marlee Press, City Clerk
City of Roswell| www.roswellgov.com
mpress@roswellgov.com
770-594-6280

From: Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>
Sent: Tuesday, August 29, 2023 9:00 AM
To: ctaylor@mcdonoughga.org; Misty Spurling <mspurling@locustgrove-ga.gov>; Rashida Fairley <rfairley@HAMPTONGA.GOV>; tlynn@duluthga.net; annie.fortner@cantonga.gov; Shavala Ames <sames@collegeparkga.com>; christina.heyman@conyersga.gov; annie.warren@perry-ga.gov; jwhittington@cityofsugarhill.com; Marlee Press <mpress@roswellgov.com>; mstella@wrga.gov
Subject: Deputy City Clerk/Assistant City Clerk

EXTERNAL EMAIL

Good morning everyone,

I hope that you are all having an amazing!

I am looking for feedback on the selection of your Deputy/Assistant City Clerk and whether the position is hired by the City Clerk or is an appointed position.

Thank you in advance for your response.

If you see something that is not right, not fair, not just, you have a moral obligation to do something....The Honorable John Lewis

Vanessa Holiday

From: Annie Warren <annie.warren@perry-ga.gov>
Sent: Tuesday, August 29, 2023 9:20 AM
To: Marlee Press; Vanessa Holiday; ctaylor@mcdonoughga.org; Misty Spurling; Rashida Fairley; tlynn@duluthga.net; annie.fortner@cantonga.gov; Shavala Ames; christina.heyman@conyersga.gov; jwhittington@cityofsugarhill.com; mstella@wrga.gov
Subject: Re: Deputy City Clerk/Assistant City Clerk

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Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hired by the City Clerk. I'm the only appointed position.

Get Outlook for iOS

From: Marlee Press <mpress@roswellgov.com>
Sent: Tuesday, August 29, 2023 9:08:00 AM
To: Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>; ctaylor@mcdonoughga.org <ctaylor@mcdonoughga.org>; Misty Spurling <mspurling@locustgrove-ga.gov>; Rashida Fairley <rfairley@HAMPTONGA.GOV>; tlynn@duluthga.net <tlynn@duluthga.net>; annie.fortner@cantonga.gov <annie.fortner@cantonga.gov>; Shavala Ames <sames@collegeparkga.com>; christina.heyman@conyersga.gov <christina.heyman@conyersga.gov>; Annie Warren <annie.warren@perry-ga.gov>; jwhittington@cityofsugarhill.com <jwhittington@cityofsugarhill.com>; mstella@wrga.gov <mstella@wrga.gov>
Subject: RE: Deputy City Clerk/Assistant City Clerk

Hired by the City Clerk.

I am the only appointed position. I have a Deputy City Clerk and two part-time Administrative Specialists that are also hired by the City Clerk.

Marlee Press, City Clerk
City of Roswell| www.roswellgov.com
mpress@roswellgov.com
770-594-6280

From: Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>
Sent: Tuesday, August 29, 2023 9:00 AM
To: ctaylor@mcdonoughga.org; Misty Spurling <mspurling@locustgrove-ga.gov>; Rashida Fairley <rfairley@HAMPTONGA.GOV>; tlynn@duluthga.net; annie.fortner@cantonga.gov; Shavala Ames <sames@collegeparkga.com>; christina.heyman@conyersga.gov; annie.warren@perry-ga.gov; jwhittington@cityofsugarhill.com; Marlee Press <mpress@roswellgov.com>; mstella@wrga.gov
Subject: Deputy City Clerk/Assistant City Clerk

EXTERNAL EMAIL

Good morning everyone,

Vanessa Holiday

From: Shavala Ames <sames@collegeparkga.com>
Sent: Tuesday, August 29, 2023 10:02 AM
To: Vanessa Holiday
Subject: RE: Deputy City Clerk/Assistant City Clerk

Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Vanessa,

Deputy City Clerk is hired by the City Clerk.

Thanks,

Shavala Ames
City Clerk
City of College Park • Office of City Clerk
3667 Main Street, College Park, Georgia 30337
404.669-3754 • sames@collegeparkga.com
www.collegeparkga.com

From: Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>
Sent: Tuesday, August 29, 2023 9:00 AM
To: ctaylor@mcdonoughga.org; Misty Spurling <mspurling@locustgrove-ga.gov>; Rashida Fairley <rfairley@HAMPTONGA.GOV>; tlynn@duluthga.net; annie.fortner@cantonga.gov; Shavala Ames <sames@collegeparkga.com>; christina.heyman@conyersga.gov; annie.warren@perry-ga.gov; jwhittington@cityofsugarhill.com; mpress@roswellgov.com; mstella@wrga.gov
Subject: Deputy City Clerk/Assistant City Clerk

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If you see something that is not right, not fair, not just, you have a moral obligation to do something....The Honorable John Lewis

Vanessa Holiday

From: Waldon, Vanessa <VAWaldon@AtlantaGa.Gov>
Sent: Friday, September 1, 2023 1:01 PM
To: Vanessa Holiday; karen.pierce@lawrencevillega.org; RGonzalez@SandySpringsga.gov; monique.lang@norcrossga.net; sharvey@americusga.gov; Meredith.Roark@decaturga.com; lbonner@augustaga.gov; ahawk@madisonga.com; tclark@dallas-ga.gov; cbouie@chambleega.gov; sguy@mariettaga.gov; dbaker@tyrone.org; etaylor@woodstockga.gov; bwarne@tuckerga.gov; rodonnell@suwanee.com; allison.tarpley@johnscreekga.gov; svaughan@riverdalega.gov; feliciab@thomasville.org
Subject: RE: Deputy City Clerk/Assistant City Clerk

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Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon Vanessa,

It was nice seeing you and the other Clerks yesterday!

In response, Only the Clerk is appointed by the Council. The Clerk hires all other staff (Deputy, Assistant Deputy, etc.).

Thank you and stay safe,

A. Vanessa Waldon
Interim Municipal Clerk | Election Superintendent
Atlanta City Council | Office of Municipal Clerk
55 Trinity Avenue, Suite 2700 | Atlanta, GA 30303
(404) 330-6771 office | (404) 719-7409 cell | (404) 546-9658 fax
vawaldon@atlantaga.gov

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From: Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>
Sent: Friday, September 1, 2023 7:12 AM
To: karen.pierce@lawrencevillega.org; RGonzalez@SandySpringsga.gov; monique.lang@norcrossga.net; sharvey@americusga.gov; Meredith.Roark@decaturga.com; lbonner@augustaga.gov; ahawk@madisonga.com; tclark@dallas-ga.gov; cbouie@chambleega.gov; sguy@mariettaga.gov; Waldon, Vanessa <VAWaldon@AtlantaGa.Gov>; dbaker@tyrone.org; etaylor@woodstockga.gov; bwarne@tuckerga.gov; rodonnell@suwanee.com; allison.tarpley@johnscreekga.gov; svaughan@riverdalega.gov; feliciab@thomasville.org
Subject: RE: Deputy City Clerk/Assistant City Clerk

Vanessa Holiday

From: Bonnie Warne <BWarne@Tuckerga.gov>
Sent: Friday, September 1, 2023 9:06 AM
To: Vanessa Holiday
Subject: RE: [External]RE: Deputy City Clerk/Assistant City Clerk

Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Vanessa,
Our Deputy City Clerk is hired and supervised by the City Clerk.
Have a GREAT Weekend!
Bonnie

City of Tucker

BONNIE WARNE, CMC
CITY CLERK
T: 470-273-3104 | **M:** 678-381-3300
E: bwarne@tuckerga.gov | **W:** tuckerga.gov

Tucker City Hall | 1975 Lakeside Parkway, Suite 350 | Tucker, GA 30084

From: Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>
Sent: Friday, September 1, 2023 7:12 AM
To: karen.pierce@lawrencevillega.org; RGonzalez@SandySpringsga.gov; monique.lang@norcrossga.net; sharvey@americusga.gov; Meredith.Roark@decaturga.com; lbonner@augustaga.gov; ahawk@madisonga.com; tclark@dallas-ga.gov; cbouie@chambleega.gov; sguy@mariettaga.gov; vawaldon@atlantaga.gov; dbaker@tyrone.org; etaylor@woodstockga.gov; Bonnie Warne <BWarne@Tuckerga.gov>; rodonnell@suwanee.com; allison.tarpley@johnscreekga.gov; svaughan@riverdalega.gov; feliciab@thomasville.org
Subject: [External]RE: Deputy City Clerk/Assistant City Clerk

Good morning everyone,

I hope that you are having an amazing FriYay!

I am looking for feedback on the selection of your Deputy/Assistant City Clerk and whether the position is hired by the City Clerk or is an appointed position.

Thank you in advance for your response.

City of Stockbridge

AGENDA ITEM

MEETING DATE

September 11, 2023

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

FUNDING SOURCE

- [x] GENERAL FUND
- [ ] SEWER DEPT FUND BALANCE
- [ ] SPLOST
- [ ] TSPLOST
- [ ] CDBG
- [ ] GRANT FUNDING
- [ ] COUNCIL INITIATIVE
- [ ] PARTNER/SPONSOR
- [ ] DEPARTMENT BUDGET
- [ ] BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works

ITEM/PROJECT/EVENT:

Campground Road and Hudson Bridge Road Median Enhancement Project

BACKGROUND INFORMATION:

Project installed thirty (30) thirty (30) gallon Natchez (white blooms) and sixty (60) Encore Azaleas and related accessories on Campground Road and thirty (30) thirty (30) gallon Natchez (white blooms) and ninety (90) Encore Azaleas and related accessories on Hudson Bridge Road.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

[x] FINANCIAL IMPACT [ ] N/A

AMOUNT **$70,158.96**

ATTACHMENTS: [x]

Proposal #270514
Date: 12/21/2022
From: Lynn Terry Jr.

Proposal For

City of Stockbridge
c/o City of Stockbridge
4640 North Henry Boulevard
Stockbridge, GA 30281

main: 678-373-6765
mobile:
daaron@cityofstockbridge-ga.gov

Location

4640 North Henry Boulevard
Stockbridge, GA 30281

Property Name: City of Stockbridge

Campground Road And Hudson Bridge Road Median Enhancement Project (Updated)

Terms: Net 30

DESCRIPTION	AMOUNT
Prep/Install/Clean Up	$14,085.50
30 Gal Natchez Crape Myrtle	$25,851.04
Encore Azalea 3G	$20,142.56
Autumn Royalty	
Gator Bags	$5,999.91
Auger	$857.13
Bag Topsoil (Pallet)	$742.85
Freight/Delivery	$1,428.55
Landscape Fabric	$651.42
Pine Straw	$400.00

Client Notes

Scope Of Work-

Campground Road

- Remove existing landscape (trees)

- Install 30 30Gal Natchez (white blooms) Crape Myrtles
- Install pine straw around the base of each tree
- Job will require auger to assist with digging. Some hand digging required.
- Install 60 Encore Azaleas
- Will haul away and dispose of all debris as a result of install
- Install Gator bags on all newly installed trees (Gator bags is to assist with getting water to the trees its not an absolute fix for water and bags must be filled routinely)
- Add 50 bales of pine straw

Trees and plants must have a routine watering schedule if irrigation system is not present then Warranty is void for trees and or plants that do not survive due to improper watering regiment

Scope Of Work-

Hudson Bridge Road

- Remove existing landscape (trees)
- Install 30 30Gal Natchez (white blooms)
- Install pine straw around the base of each tree
- Job will require auger to assist with digging. Some hand digging required
- Install 90 Encore Azaleas
- Will haul away and dispose of all debris as a result of install
- Install Gator bags on all newly installed trees (Gator bags is to assist with getting water to the trees its not an absolute fix for water and bags must be filled routinely)
- Add 50 bales of pine straw

Trees and plants must have a routine watering schedule if irrigation system is not present then Warranty is void for trees and or plants that do not survive due to improper watering regiment

City of Stockbridge
Stockbridge, GA

Proposal:
Remove Existing as Shown, Add Natchez White Crape Myrtle, Autumn Sangria Encore Azalea

Plants Shown at Mature Size in Peak Season of Bloom

Proposal:
Remove Existing as Shown, Add Natchez White Crape Myrtle, Autumn Sangria Encore Azalea

Plants Shown at Mature Size in Peak Season of Bloom

NO IRRIGATION AVAILABLE

Will Provide proper watering instructions

SUBTOTAL	$70,158.96
SALES TAX	$0.00
TOTAL	$70,158.96

Signature

x

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Lynn Terry Jr.
Office:
lterry@yellowstonelandscape.com

City of Stockbridge

Agenda Request Form

Meeting Date

09/11/2023

- [x] **Action requested by City Council**
- [ ] **For informational purposes only**
- [ ] **Budget Amendment Required**
- [ ] **Attachment (s)**
- [ ] **Payment of Invoice/Task Order/Change Order**

ACTION

- [ ] PUBLIC HEARING
- [ ] ORDINANCE
- [ ] RESOLUTION
- [ ] BID/SOLICTATION AWARD
- [ ] PRESENTATION
- [ ] DISCUSSION
- [x] REPORT
- [ ] DISCUSSION
- [ ] CONTRACT APPROVAL - RENEWAL

AMOUNT N/A

BUDGET ADJUSTMENT/ N/A

PRESENTER: John Wiggins

ITEM/PROJECT/EVENT: SURPLUS ITEMS – INFORMATION TECHNOLOGY DEPARTMENT AND THE FINANCE DEPARTMENT

BACKGROUND INFORMATION:

The Information Technology Department and the Finance Department is requesting that City Council declare the surplus inventory listed below unserviceable items, since the items can no longer be used advantageously by City Staff.

STAFF RECOMMENDATION:

The Information Technology Department and the Finance Department is requesting that City Council declare the surplus inventory listed below for Information Technology equipment, Office Furniture, Lamps, Picture Frame, and some items that are unserviceable, since the items can no longer be used advantageously by City Staff. City Staff have examined and assessed the items listed below and confirmed that the items are unserviceable and impractical.

Section 3.30.190 - Disposition of personal property. A. Declaration of Unserviceability. The city council shall determine whether a particular item or category of personal property can no longer be used advantageously by the city and has therefore become unserviceable. B. Disposition. Unserviceable personal property may be sold by public sale, sealed bidding, spot bidding or any other means deemed most advantageous to the city.

Fiscal Impact: None

APPROVED BY:

LEGAL: YES NO or N/A Sign_____

FINANCE DEPT: YES NO or N/A Sign_____

CITY MANAGER: YES NO or N/A Sign_____

AV Equipment Room					
Monitors			Location:AV Equipmer	Working condition	Asset ID #
Brand	Model	Serial #			
1.HP	N/A	CN-OT4376-71618-47SAAA56	1		
2.Planar Pro Display	N/A	OPL416LSSO1126	2		12285
3.Acer LCD Monitor	N/A	73703624985	3		
Network Switches					
Brand	Model	Serial #			
1.HP	A5120-24g	CN21BYTOCB	4		
2.Cisco	Meraki MX64	Q2PN-3Y3N-53VM	5		
3.Sonicwall	Pro1260	0006B13F384C	6		
4.3com	4210	9K4FAHN474C1BO	7		
5.Netgear	M4100-50g	3A52565H00019	8		
6.HP Procurve	2520-20PoE	CN232DZ0Y9	9		
7.Tascam	HDR-1	(00)900400	10		
8.Sonicwall	NSA240	9917C5181E2C	11		
9.Sonicwall	TZ170	0006BCF48	12		
10.Crestron	DM-MD6x4	8474836	13		
11.Extron	MVX Series	A022170	14		
12.Cisco	TAD2432-24FXS	FHK1450F385	15		
13.Atlona	AT-H00A-8	0070288817032200000	16		
14.APC	SMC10000I-2U	AS1824133046	17		
15.Crestron	MD16X16	4266762	18		
16.3com	3CR17761-91	YEYFAEN673100	19		
17.3com	3CR17761-91	YEYFB3P113C80	20		
18.Overture	IS6-24	54244-125P4106867	21		
19.Crestron	QM-RX	3930052	22		
20.Sonicwall	TZ180	0017C51ADAC4	23		
21.Crestron	QM-AE	3929463	24		
22.Crestron	DMC-C-DSP	9544276	25		
23.Everplex	4CQ	130243440042	26		
24.Crestron	QM-AE	3979009	27		
25.Crestron	QM-AE	3929352	28		
26.Crestron	QM-AE	3929474	29		
27.Crestron	QM-AE	3979034	30		
28.Crestron	QM-AE	3979012	31		
29.Crestron	QM-AE	3929468	32		
30.Crestron	QM-AE	3979074	33		
31.Crestron	QM-AE	3929470	34		
32.Crestron	QM-RX	3930017	35		
33.Crestron	QM-RX	3929992	36		
34.Cisco	IAD2431-16FXSFGL163710K9	N/A	37		
35.3com	4210	9K4FAHN74D182	38		
36.HP	A5120	CN2AF5YOC2	39		
37.Crestron	QM-MD7X2	4040607	40		
38.Crestron	QM-TX	3872218	41		
39.Crestron	QM-RMCRX	N/A	42		
Control Systems					
Brand	Model	Serial #			
1.Crestron	Pro 2	4580800	43		
2.AudiaFlex	TI-2	01377705P	44		
3.Whirlwind	Pressbox6	N/A	45		
Media/Audio					
Brand	Model	Serial #			
1.Tascam	DV-D01U	19137	46		
2.Motorola	DCT2224	GI4342NA8024	47		
3.Shure	ULXP4	IJF1872594-04	48		
4.Shure	ULXP4	IJF1872594-05	49		
5.Shure	BLX4	N/A	50		
Ports					
Brand	Model	Serial #			
1.Dell	Pro3x	2443899402807	51		
2.Dell	K07A	310885649002B500CB	52		
3.Dell	K07A	310885659002A00091	53		
4.Dell	Pro2x	QAD0213801585	54		
5.Dell	Pro2x	APR07033015997	55		

Computers				
Panasonic Toughbook			Working conditio	Asset ID #
Type	Model	Serial #		
1.Laptop	CF-53	2FTSA02703	Yes	12508
2.laptop	CF-53	3KTYA34329	Yes	12504
Dell Optiplex 9010				
Type	Model	Serial #		
1.All In One	W04C	JXFDZV1	Yes	12310
2.All In One	W04C	BT04TX1	Yes	12297
3 All In One	W04C	16K1QW1	Yes	12279
4. All In One	W04C	JXF8PW1	Yes	12287
5. All In One	W04C	JXF8ZV1	Yes	12282
6. All In One	W04C	JXFMYV1	Yes	12266
7. All In One	W04C	JXFFZV1	Yes	12269
8. All In One	W04C	GWPCBZ1	Yes	N/A
9. All In One	W04C	JXF9PW1	Yes	12276
10. All In One	W04C	JXFBZV1	No	12264
11. All In One	W04C	16KYPW1	Yes	12267
12. All In One	W04C	16K0QW1	Yes	12293
13.All In One	W04C	JXG7PW1	Yes	12272
14.All In One	W04C	JXFKYV1	Yes	12274
Dell Optiplex 9020				
Type	Model	Serial #		
1.All In One	W04C	6683XS1	Yes	12261
Dell Optiplex 9030				
Type	Model	Serial #		
1. All In One	W09C	9FQ1T52	Yes	12271
2. All In One	W09C	9FL2T52	Yes	12270
3. All In One	W09C	CYGY082	Yes	12284
Hp ELite 800 G2				
Type	Model	Serial #		
1. All In One	TPC-T007-23	MXL73818JB	Yes	N/A
2. All In One	TPC-T007-23	MXL734183X	Yes	N/A
3. All In One	TPC-T007-23	MXL7282G3L	Yes	12613
4. All In One	TPC-T007-23	MXL73818JS	Yes	N/A
5. All In One	TPC-T007-23	MXL73818JL	Yes	12582
6. All In One	TPC-T007-23	MXL73818L2	Yes	12586
7. All In One	TPC-T007-23	MXL73729J0	Yes	12581
8.All In One	TPC-T007-23	MXL73729J4	Yes	N/A
9. All In One	TPC-T007-23	MXL73818JW*	Yes	N/A
10. All In One	TPC-T007-23	MXL73818LD*	Yes	N/A
Hp ELite 800 G3				
Type	Model	Serial #		
1. All In One	TPC-P065-23	MXL749121T	Yes	N/A
2. All In One	TPC-P065-23	MXL748123I*	Yes	12665
3. All In One	TPC-P065-23	MXL7451F4Y*	Yes	N/A
4. All In One	TPC-P065-23	MXL7451F4M*		N/A
Lenovo Thinkpad				
Type	Model	Serial #		
1. Laptop	20FN-00SUS	PC-0FMUQ7	Yes	12735
Hp Pavilion x360				
Type	Model	Serial #		
1.Laptop	15-CR0051OD	8CG819526N	N/A	N/A
Dell Latitude E6530				
Type	Model	Serial #		
1. Laptop	P19F	CPZ3BW1	Yes	N/A
2. Laptop	P19F	CX0T8W1	Yes	N/A
3. Laptop	P19F	DPZ3BW1	Yes	N/A
4. Laptop	P19F	DKZ3BW1	Yes	12295

5, Laptop	P19F	5F78BW1	Yes	12311
6.Laptop	P19F	FBQX8W1	Yes	N/A
7. Laptop	P19F	4F78BW1	Yes	12288
8. Laptop	P19F	BKZ3BW1	Yes	N/A
9. Laptop	P19F	BD7W8W1	Yes	12486
10. Laptop	P19F	2Z04BW1	Yes	12273
11. Laptop	P19F	FFSDRY1	Yes	N/A
12. Laptop	P19F	TDSDRY1	Yes	N/A
13. Laptop	P19F	3KZ3BW1	Yes	12286
14. Laptop	P19F	5R0DPX1	Yes	12302
15. Laptop	P19F	BP78BW1	Yes	12303
16. Laptop	P19F	DXSN9W1	Yes	12268
17.Laptop	P19F	4G78BW1	Yes	12289
18. Laptop	P19F	2KZ3BW1	Yes	12313
Dell Vostro 3500				
Type	**Model**	**Serial #**		
1. Laptop	P09F	JWNV2N1	Yes	12505
2. Laptop	P09F	2XNV2N1	Yes	12309
Dell Vostro 3400				
Type	**Model**	**Serial #**		
1. Laptop	P10G	HZKLZM1	Yes	N/A
2. Laptop	P10G	DZKLZM1	Yes	N/A
Dell Latitude Z600				
Type	**Model**	**Serial #**		
1.Laptop	Z600	H9TGRH1	Yes	N/A
Dell Precision M4600				
Type	**Model**	**Serial #**		
1.Laptop	P13F	D0RL451	Yes	12278
Dell Latitude E5510				
Type	**Model**	**Serial #**		
1. Laptop	P05F	BKK4XM1	Yes	12490
Dell Latitude E5540				
Type	**Model**	**Serial #**		
1. Laptop	P35F	6SR7H12	Yes	12502
Dell Latitude E5550				
Type	**Model**	**Serial #**		
1.Laptop	P37F	9PTTG72	Yes	12306
2. Laptop	P37F	5W2PD72	Yes	12305
Dell Latitude E5530				
Type	**Model**	**Serial #**		
1. Laptop	P28G	CQPG9W1	Yes	12506
Dell Latitude E5400				
Type	**Model**	**Serial #**		
1. Laptop	P98G	2Q170R2	Yes	12682
Dell Latitude 3520				
Type	**Model**	**Serial #**		
1. Laptop	P108F	2HR6JG3	Yes	N/A
Dell Precision 7730				
Type	**Model**	**Serial #**		
1. Latop	P34E	42M5TT2	Yes	12633
Dell Inspiron 3793				
Type	**Model**	**Serial #**		
1. Laptop	P35E007	BRWR6C3	Yes	N/A
Dell Optiplex 760				
Type	**Model**	**Serial #**		
1. PC	DCTR	G340DK1	N/A	N/A
Dell Optiplex 7010				
Type	**Model**	**Serial #**		
1. PC	D03S	6N98QW1	N/A	N/A

2.PC	D03S	4CCWPW1	N/A	N/A
Dell Optiplex 780				
Type	**Model**	**Serial #**		
1.PC	780	4J4Q5Q1	N/A	N/A
Dell Optiplex 960				
Type	**Model**	**Serial #**		
1.PC	960	5MPGHK1	N/A	N/A
Dell Flat Panel Monitor				
Type	**Model**	**Serial #**		
1.monitor(nopower)	P2412H	92P12Y2	No	12663
2.monitor(crackscreen)	P2412H	9GPBZR2	Yes	12634
3.monitor(crackscreen)	P2412H	1N707Z2	Yes	N/A
Dell Flat Panel Monitor				
Type	**Model**	**Serial #**		
1.monitor	P2213T	CN04DTJ3744452BD419S	Yes	12484
Dell Flat Panel Monitor				
Type	**Model**	**Serial #**		
1.MONITOR	2007FPB	MX0C95364663477467GS	Yes	12494
Dell Flat Panel Monitor				
Type	**Model**	**Serial #**		
1.monitor	1704fpvt	CN04Y463482204BM01LJ	Yes	N/A
Dell Flat Panel Monitor				
Type	**Model**	**Serial #**		
1.monitor	AX510	CN0C730C716239607798	Yes	12275
Dell Flat Panel Monitor				
Type	**Model**	**Serial #**		
1. monitor	P190ST	0C70C7162318H4154	Yes	N/A
View Sonic				
Type	**Model**	**Serial #**		
1.monitor	VS15032	TEQ132321316	Yes	N/A
HANNS G				
Type	**Model**	**Serial #**		
1.monitor	HSG1084	Q40G20N-850-1B ZA	Yes	N/A
ShoreTell				
Type	**Model**	**Serial #**		
1. desk phone	IP230	00104926FCE7	N/A	N/A
2.desk phone	IP230	00104926FCEA	N/A	N/A
3.desk phone	IP230	0012490F6069	N/A	N/A
4.desk phone	IP230	0010490FA027	N/A	N/A
5. desk phone	IP230	0010490F6048	N/A	N/A
ShoreTell				
Type	**Model**	**Serial #**		
1. desk phone	IP115	0010491BA687	N/A	N/A
NETGEAR				
Type	**Model**	**Serial #**		
1. hotspot	MR1100	5DM196N050EE5	N/A	N/A
MICROSOFT WIRELESS RECEIVER				
Type	**Model**	**Serial #**		
1. wireless optical Desktop re	1028	X800685-103	N/A	N/A
CARD READER				
Type	**Model**	**Serial #**		
1. card reader	M8R90	9161036883	N/A	N/A
ShoreTell				
Type	**Model**	**Serial #**		
1. desk phone	IP655	A260001801	N/A	N/A
Wansview				
Type	**Model**	**Serial #**		
1. camera night vision	NCB541W		N/A	N/A
Dell Speaker				

Type	Model	Serial #		
1. speaker	AS501	CN0UH837482207AFOOV8	N/A	N/A
2. speaker	AS501	CN0UH8374822075UO8CB	N/A	N/A
SURFACE DOCKING STATION				
Type	**Model**	**Serial #**		
1. DOCKING	1664	424056433486	N/A	N/A
APPLE				
Type	**Model**	**Serial #**		
1. IPAD	A1403	DMPJC1F2DNOV	N/A	N/A
2. IPAD	A2428	H9GFL03U01KV	N/A	N/A
DELL PRECISION				
Type	**Model**	**Serial #**		
1.PC	T1700	2SY2082	N/A	N/A
Dell Precision 7820				
Type	**Model**	**Serial #**		
1.PC	7820	D502613	Yes	12668
Dell				
Type	**Model**	**Serial #**		
1.Laptop	xps	5Z7KZY2	N/A	N/A

Storage Room Items

Audio/Visual				
Type	**Model**	**Serial #**	**working cond**	**Assset ID #**
1.NEC 5500 lumen Projector	NP-PA55OW	2800061FT	N/A	N/A
2.NEC 5500 lumen Projector	NP-PA55OW	1Y00171FH	N/A	N/A
3.Sanyo Projector	PLC-XP100L	G8906343	N/A	N/A
4.Turbo IDR Projector	TURBO-1	CH-01BE00263	N/A	N/A
Furniture				
Type	**Model**	**Serial #**		
1.Office Chair x5	N/A	N/A	Yes	N/A
6.Cubicle x4	N/A	N/A	N/A	N/A
Appliances/Electronics				
Type	**Model**	**Serial #**		
1.Lamp	250W	N/A	Yes	10423
2.Dehumidifier	N/A	N/A	Yes	N/A
3.Ricoh Aficio Color Printer	811DN	98086940085	N/A	N/A
4.IBM 6400 Printer	N/A	N/A	N/A	N/A
5.Olympus Foot Switch	RS-27H	1001108380	N/A	N/A
6.Unitech USB Cradle	5000-900005G	7102265169	N/A	N/A
7.APC Replacement Battery	N/A	07100505D3	N/A	N/A
8.APC Replacement Battery	RBC40	101219V43	N/A	N/A
9.Vaddio Clearview Hd-20	998-6950-000	998695000027013000	N/A	N/A
10.TVone C2-1200 Video Scaler	N/A	N/A	N/A	N/A
11.Laserjet Print Cartridge	CF237A	N/A	N/A	N/A
12.3COM Switch 4400	3C17206-US	040076DV2Z95F5100	N/A	N/A
13.Mitsubishi Security Video Recorder	HS-1280U	018709M	N/A	N/A
14.Microsoft XP Professional OEM Softw	E85-06579	3889	N/A	12291
15.AudiaFlex Biamp Systems	TI-2	01377695P	N/A	N/A
16.Crestron Power Supply	C2N-SPWS300	3579739	N/A	N/A
17.Crestron Power Supply	C2N-SPWS300	3579740	N/A	N/A
18.Miscellaneous Print Cartridge	N/A	N/A	N/A	N/A

Computers		
Panasonic Toughbook		
Type	**Model**	**Serial #**
1.Laptop	CF-53	2FTSA02703
2.laptop	CF-53	3KTYA34329
Dell Optiplex 9010		
Type	**Model**	**Serial #**
1.All In One	W04C	JXFDZV1
2.All In One	W04C	BT04TX1
3 All In One	W04C	16K1QW1
4. All In One	W04C	JXF8PW1
5. All In One	W04C	JXF8ZV1
6. All In One	W04C	JXFMYV1
7. All In One	W04C	JXFFZV1
8. All In One	W04C	GWPCBZ1
9. All In One	W04C	JXF9PW1
10. All In One	W04C	JXFBZV1
11. All In One	W04C	16KYPW1
12. All In One	W04C	16K0QW1
13. All In One	W04C	JXG7PW1
14. All In One	W04C	JXFKYV1

Dell Optiplex 9020		
Type	**Model**	**Serial #**
1.All In One	W04C	6683XS1
Dell Optiplex 9030		
Type	**Model**	**Serial #**
1. All In One	W09C	9FQ1T52

2. All In One	W09C	9FL2T52
3. All In One	W09C	CYGY082
Hp ELite 800 G2		
Type	**Model**	**Serial #**
1. All In One	TPC-T007-23	MXL73818JB
2. All In One	TPC-T007-23	MXL734183X
3. All In One	TPC-T007-23	MXL7282G3L
4. All In One	TPC-T007-23	MXL73818JS
5. All In One	TPC-T007-23	MXL73818JL
6. All In One	TPC-T007-23	MXL73818L2
7. All In One	TPC-T007-23	MXL73729J0
8.All In One	TPC-T007-23	MXL73729J4
9. All In One	TPC-T007-23	MXL73818JW*
10. All In One	TPC-T007-23	MXL73818LD*
Hp ELite 800 G3		
Type	**Model**	**Serial #**
1. All In One	TPC-P065-23	MXL749121T
2. All In One	TPC-P065-23	MXL748123I*
3. All In One	TPC-P065-23	MXL7451F4Y*
4. All In One	TPC-P065-23	MXL7451F4M*
Lenovo Thinkpad		
Type	**Model**	**Serial #**
1. Laptop	20FN-00SUS	PC-0FMUQ7
Hp Pavilion x360		
Type	**Model**	**Serial #**
1.Laptop	15-CR0051OD	8CG819526N

Dell Latitude E6530		
Type	**Model**	**Serial #**
1. Laptop	P19F	CPZ3BW1
2. Laptop	P19F	CX0T8W1
3. Laptop	P19F	DPZ3BW1
4. Laptop	P19F	DKZ3BW1
5, Laptop	P19F	5F78BW1
6.Laptop	P19F	FBQX8W1
7. laptop	P19F	4F78BW1
8. Laptop	P19F	BKZ3BW1
9. Laptop	P19F	BD7W8W1
10. Laptop	P19F	2Z04BW1
11. Laptop	P19F	FFSDRY1
12. Laptop	P19F	TDSDRY1
13. Laptop	P19F	3KZ3BW1
14. Laptop	P19F	5R0DPX1
15. laptop	P19F	BP78BW1
16. Laptop	P19F	DXSN9W1
17.Laptop	P19F	4G78BW1
18. Laptop	P19F	2KZ3BW1
Dell Vostro 3500		
Type	**Model**	**Serial #**
1. Laptop	P09F	JWNV2N1
2. Laptop	P09F	2XNV2N1
Dell Vostro 3400		
Type	**Model**	**Serial #**
1. Laptop	P10G	HZKLZM1

2. Laptop	P10G	DZKLZM1
Dell Latitude Z600		
Type	**Model**	**Serial #**
1.Laptop	Z600	H9TGRH1
Dell Precision M4600		
Type	**Model**	**Serial #**
1.Laptop	P13F	D0RL451
Dell Latitude E5510		
Type	**Model**	**Serial #**
1. Laptop	P05F	BKK4XM1
Dell Latitude E5540		
Type	**Model**	**Serial #**
1. Laptop	P35F	6SR7H12
Dell Latitude E5550		
Type	**Model**	**Serial #**
1.Laptop	P37F	9PTTG72
2. Laptop	P37F	5W2PD72
Dell Latitude E5530		
Type	**Model**	**Serial #**
1. Laptop	P28G	CQPG9W1
Dell Latitude E5400		
Type	**Model**	**Serial #**
1. Laptop	P98G	2Q170R2

Dell Latitude 3520		
Type	**Model**	**Serial #**
1. Laptop	P108F	2HR6JG3
Dell Precision 7730		
Type	**Model**	**Serial #**
1. Latop	P34E	42M5TT2
Dell Inspiron 3793		
Type	**Model**	**Serial #**
1. Laptop	P35E007	BRWR6C3
Dell Optiplex 760		
Type	**Model**	**Serial #**
1. PC	DCTR	G340DK1
Dell Optiplex 7010		
Type	**Model**	**Serial #**
1. PC	D03S	6N98QW1
2.PC	D03S	4CCWPW1
Dell Optiplex 780		
Type	**Model**	**Serial #**
1.PC	780	4J4Q5Q1
Dell Optiplex 960		
Type	**Model**	**Serial #**
1.PC	960	5MPGHK1

Dell Flat Panel Monitor		
Type	**Model**	**Serial #**
1.monitor(nopower)	P2412H	92P12Y2
2.monitor(crackscre	P2412H	9GPBZR2
3.monitor(crackscre	P2412H	1N707Z2

Dell Flat Panel Monitor		
Type	**Model**	**Serial #**
1.monitor	P2213T	CN04DTJ3744452BD

Dell Flat Panel Monitor		
Type	**Model**	**Serial #**
1.MONITOR	2007FPB	MX0C953646634774

Dell Flat Panel Monitor		
Type	**Model**	**Serial #**
1.monitor	1704fpvt	CN04Y463482204BN

Dell Flat Panel Monitor		
Type	**Model**	**Serial #**
1.monitor	AX510	CN0C730C71623960

Dell Flat Panel Monitor		
Type	**Model**	**Serial #**
1. monitor	P190ST	0C70C7162318H415

View Sonic		
Type	**Model**	**Serial #**
1.monitor	VS15032	TEQ132321316

HANNS G		
Type	**Model**	**Serial #**
1.monitor	HSG1084	Q40G20N-850-1B ZA
ShoreTell		
Type	**Model**	**Serial #**
1. desk phone	IP230	00104926FCE7
2.desk phone	IP230	00104926FCEA
3.desk phone	IP230	0012490F6069
4.desk phone	IP230	0010490FA027
5. desk phone	IP230	0010490F6048
ShoreTell		
Type	**Model**	**Serial #**
1. desk phone	IP115	0010491BA687
NETGEAR		
Type	**Model**	**Serial #**
1. hotspot	MR1100	5DM196N050EE5
MICROSOFT WIRELESS RECEIVER		
Type	**Model**	**Serial #**
1. wireless optical D	1028	X800685-103
CARD READER		
Type	**Model**	**Serial #**
1. card reader	M8R90	9161036883
ShoreTell		
Type	**Model**	**Serial #**

1. desk phone	IP655	A260001801
Wansview		
Type	**Model**	**Serial #**
1. camera night visic	NCB541W	
Dell Speaker		
Type	**Model**	**Serial #**
1. speaker	AS501	CN0UH837482207A
2. speaker	AS501	CN0UH8374822075
SURFACE DOCKING STATION		
Type	**Model**	**Serial #**
1. DOCKING	1664	424056433486
APPLE		
Type	**Model**	**Serial #**
1. IPAD	A1403	DMPJC1F2DNOV
2. IPAD	A2428	H9GFL03U01KV
DELL PRECISION		
Type	**Model**	**Serial #**
1.PC	T1700	2SY2082
Dell Precision 7820		
Type	**Model**	**Serial #**
1.PC	7820	D502613
Dell		
Type	**Model**	**Serial #**

1.laptop	xps	5Z7KZY2

Location:Serv	Working condition	Asset ID #
1	Yes	12508
2	Yes	12504
3	Yes	12310
4	Yes	12297
5	Yes	12279
6	Yes	12287
7	Yes	12282
8	Yes	12266
9	Yes	12269
10	Yes	N/A
11	Yes	12276
12	No	12264
13	Yes	12267
14	Yes	12293
15	Yes	12272
16	Yes	12274
17	Yes	12261
18	Yes	12271

19	Yes	12270
20	Yes	12284
21	Yes	N/A
22	Yes	N/A
23	Yes	12613
24	Yes	N/A
25	Yes	12582
26	Yes	12586
27	Yes	12581
28	Yes	N/A
29	Yes	N/A
30	Yes	N/A
31	Yes	N/A
32	Yes	12665
33	Yes	N/A
34		N/A
35	Yes	12735
36	N/A	N/A

37	Yes	N/A
38	Yes	N/A
39	Yes	N/A
40	Yes	12295
41	Yes	12311
42	Yes	N/A
43	Yes	12288
44	Yes	N/A
45	Yes	12486
46	Yes	12273
47	Yes	N/A
48	Yes	N/A
49	Yes	12286
50	Yes	12302
51	Yes	12303
52	Yes	12268
53	Yes	12289
54	Yes	12313
55	Yes	12505
56	Yes	12309
57	Yes	N/A

58	Yes	N/A
59	Yes	N/A
60	Yes	12278
61	Yes	12490
62	Yes	12502
63	Yes	12306
64	Yes	12305
65	Yes	12506
66	Yes	12682

67	Yes	N/A
68	Yes	12633
69	Yes	N/A
70	N/A	N/A
71	N/A	N/A
72	N/A	N/A
73	N/A	N/A
74	N/A	N/A

75	No	12663
76	Yes	12634
77	Yes	N/A
78	Yes	12484
79	Yes	12494
80	Yes	N/A
81	Yes	12275
82	Yes	N/A
83	Yes	N/A

84	Yes	N/A
85	N/A	N/A
86	N/A	N/A
87	N/A	N/A
88	N/A	N/A
89	N/A	N/A
90	N/A	N/A
91	N/A	N/A
92	N/A	N/A
93	N/A	N/A

94	N/A	N/A
95	N/A	N/A
96	N/A	N/A
97	N/A	N/A
98	N/A	N/A
99	N/A	N/A
100	N/A	N/A
101	N/A	N/A
102	Yes	12668

103	N/A	N/A

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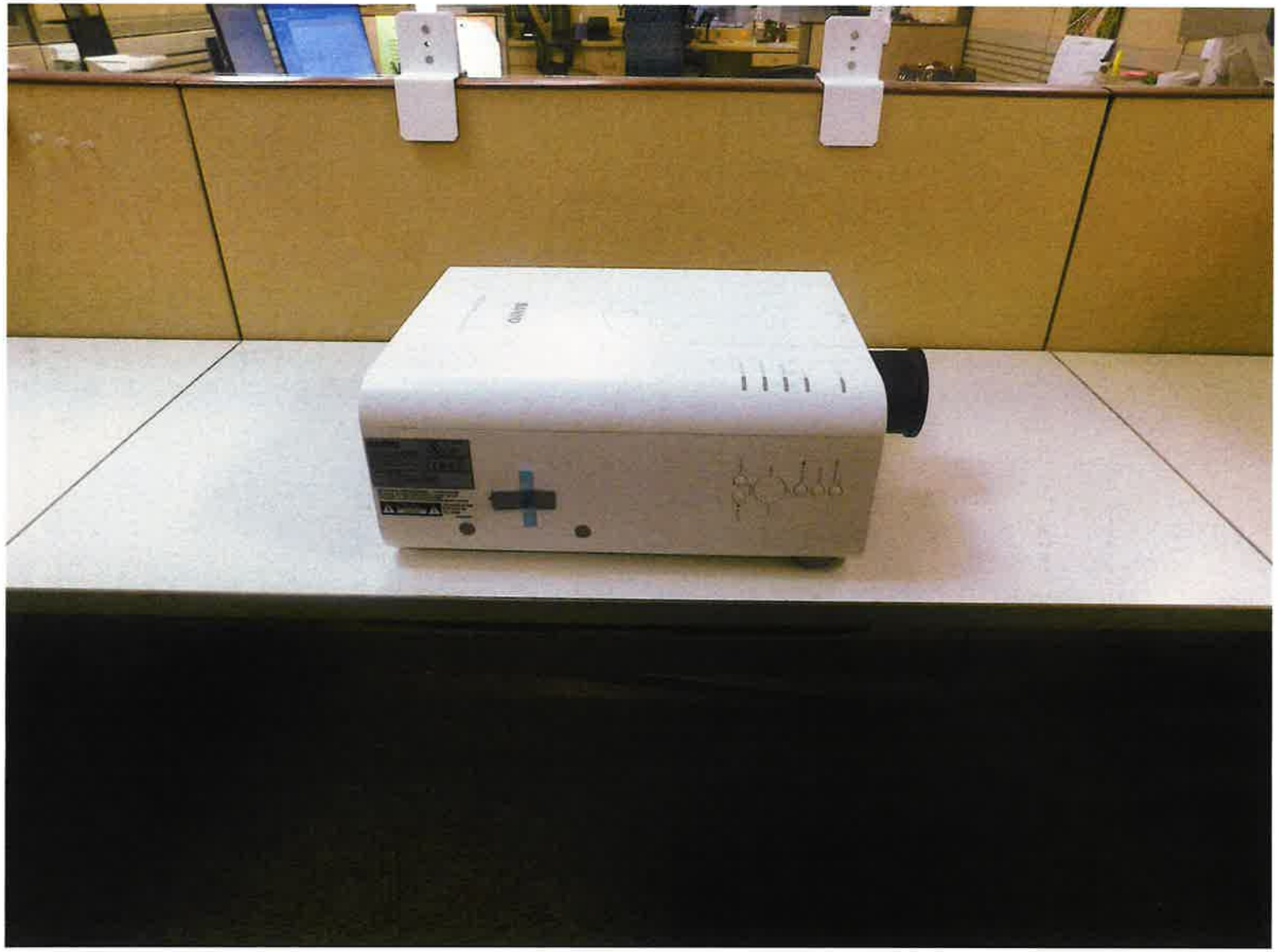
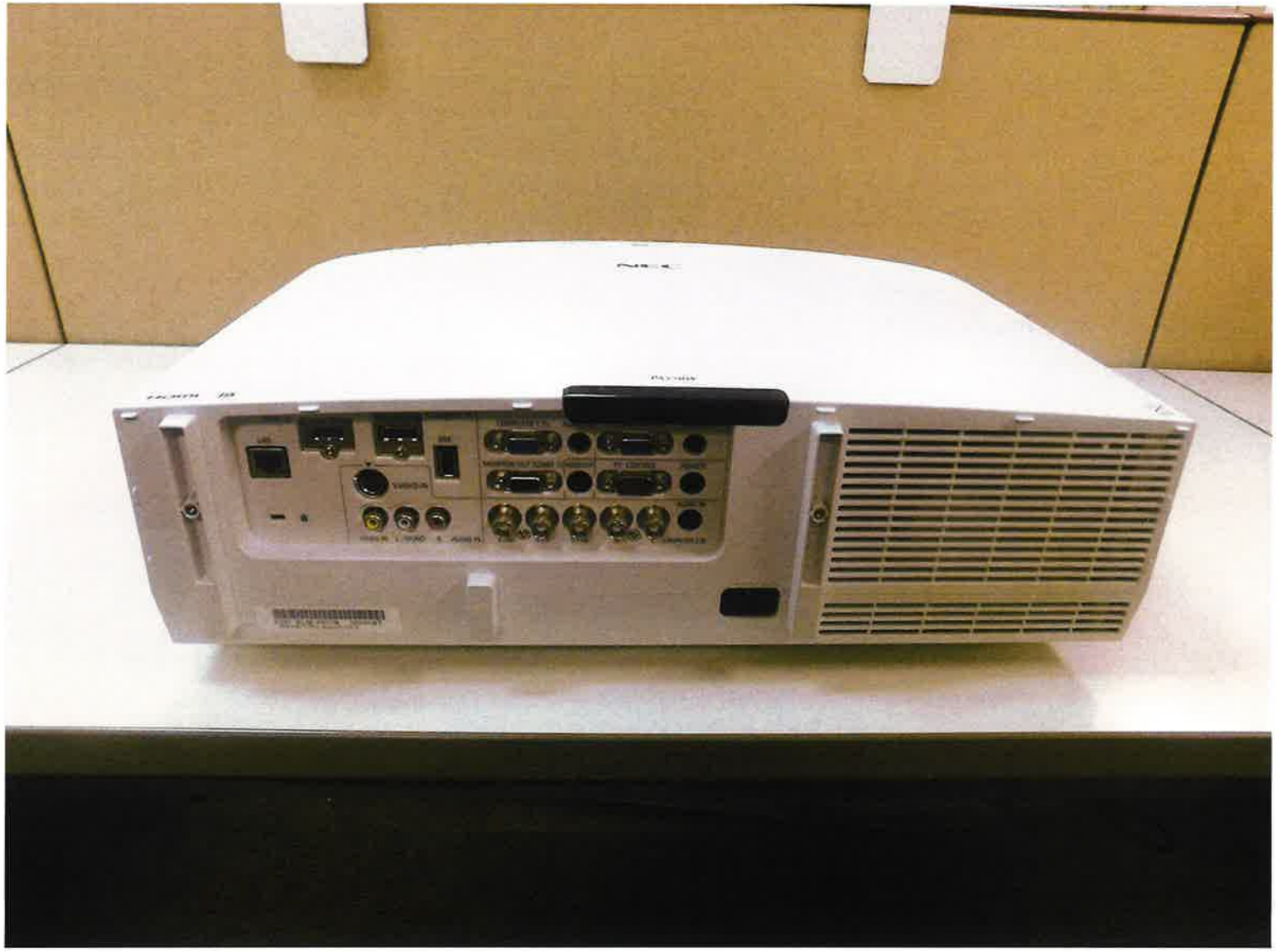
INSPIRE

SANYO

SANYO



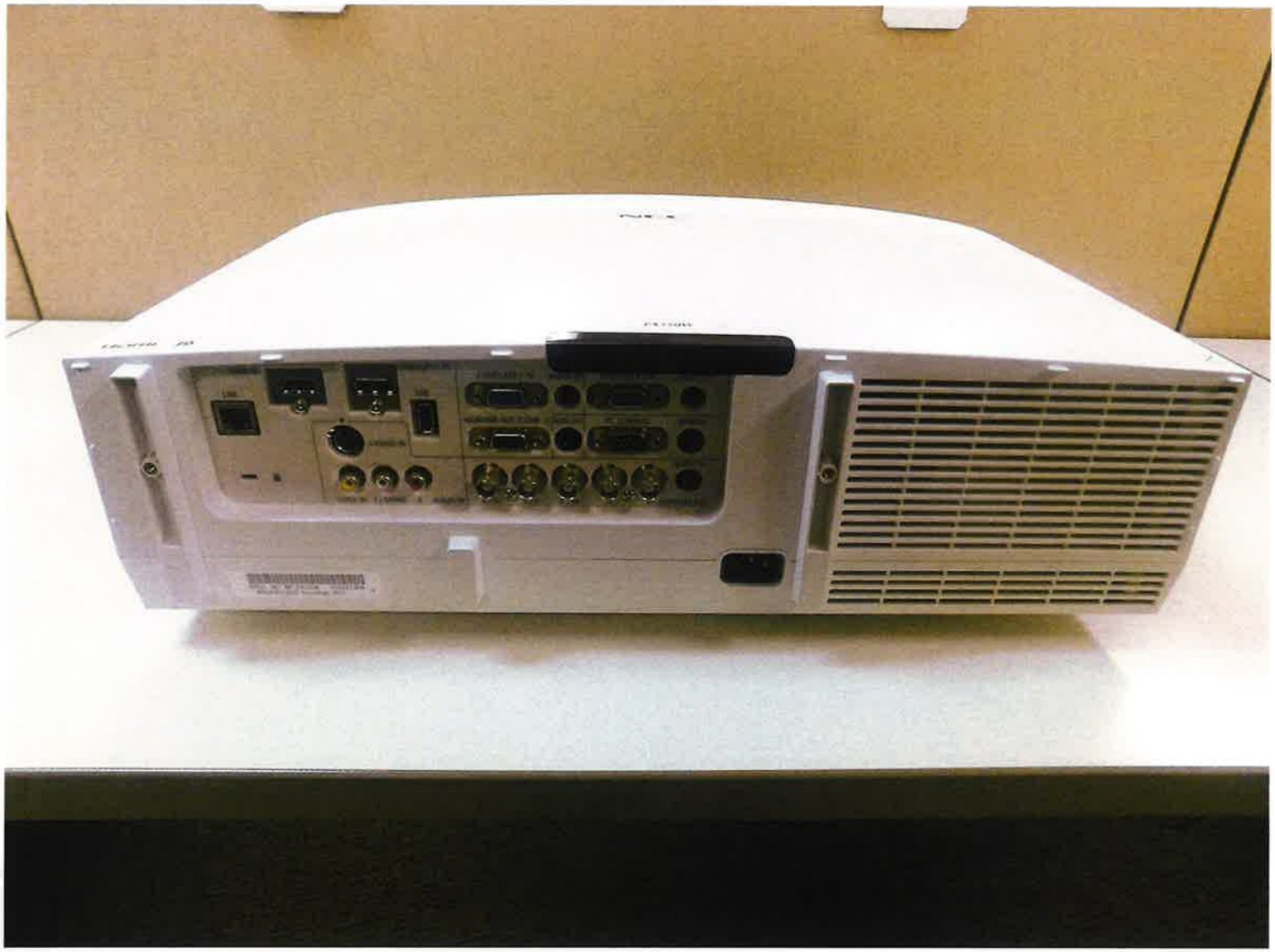
SANYO
MODEL NO. PLC-XP100L
CHASSIS NO. KC3-XP100L00
SANYO Electric Co. Ltd.
SERIAL NO. 68906343
Made in Japan
100 - 120V ~ 5.5A 50/60Hz
US LISTED
200 - 240V ~ 2.5A 50/60Hz
SERVICE PERSONNEL--WARNING
EYE DAMAGE MAY RESULT FROM DIRECTLY VIEWING THE LIGHT PRODUCED BY THE LAMP USED IN THIS EQUIPMENT.
ULTRAVIOLET RADIATION EYE PROTECTION REQUIRED DURING SERVICING.
CAUTION
RISK OF ELECTRIC SHOCK DO NOT OPEN
AVIS: RISQUE DE CHOC ELECTRIQUE - NE PAS OUVRIR

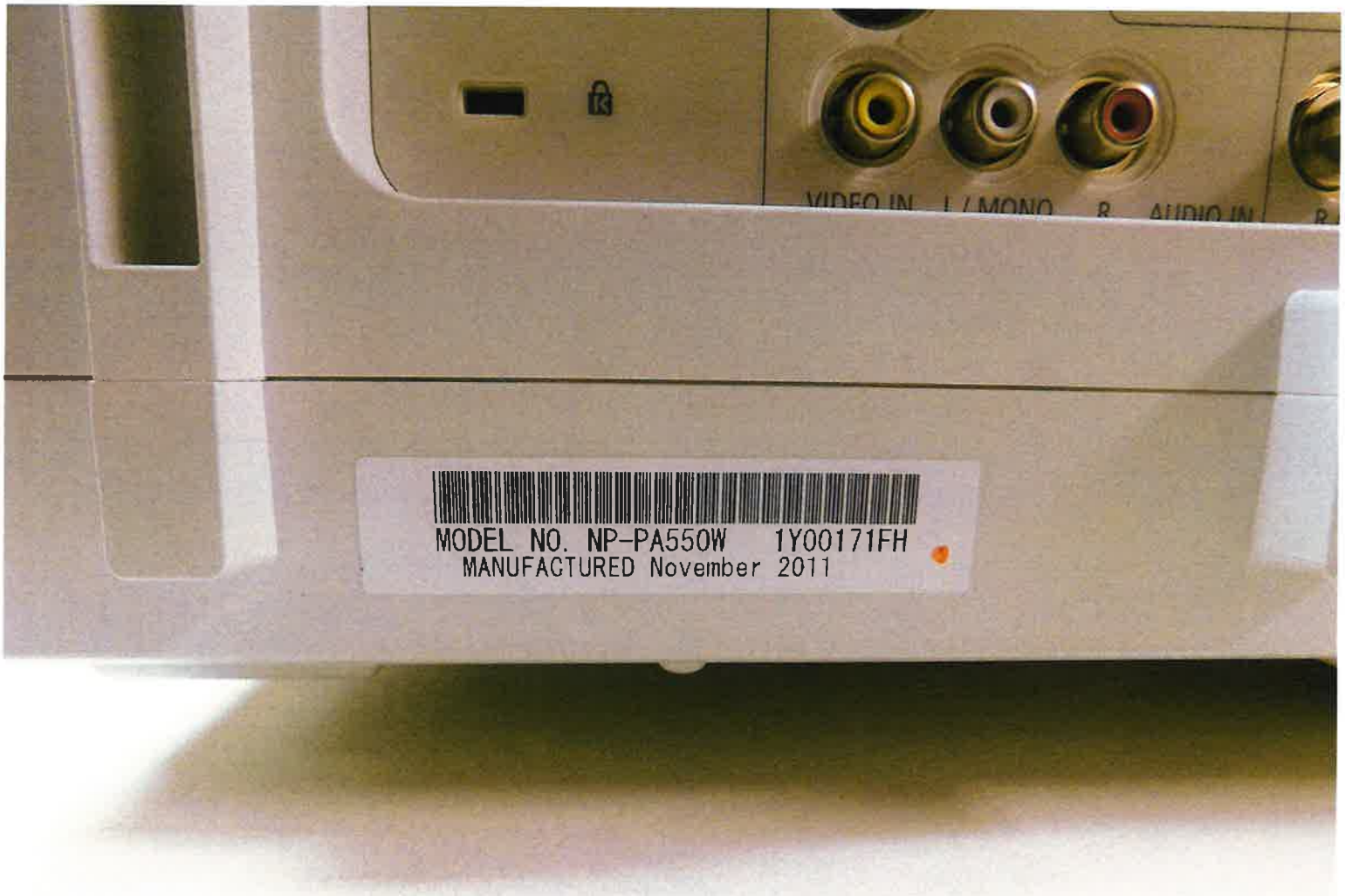


NEC

CAUTION HOT
ATTENTION CHAUD
ACHTUNG HEISS!
ОСТОРОЖНО, ГОРЯЧО!
LAMP TYPE : NP21LP
SOURCE
AUTO ADJ
ENTER
MENU
EXIT

S-VIDEO IN
VIDEO IN
L / MONO
R
MODEL NO. NP-PA550W 2800061FT
MANUFACTURED August 2012




VIDEO IN
L / MONO
R
AUDIO IN
MODEL NO. NP-PA550W 1Y00171FH
MANUFACTURED November 2011

LENS SHIFT
LENS RELEASE

LAMP TYPE NP21LP

けてください。

注意

外の方はトップ
いでください。
部分が数多くあ
と危険です。

4-chome,

N CHINA 24L70862

Windows® Embedded CE 6.0
Pro
00039-517-439-350
X13-12055

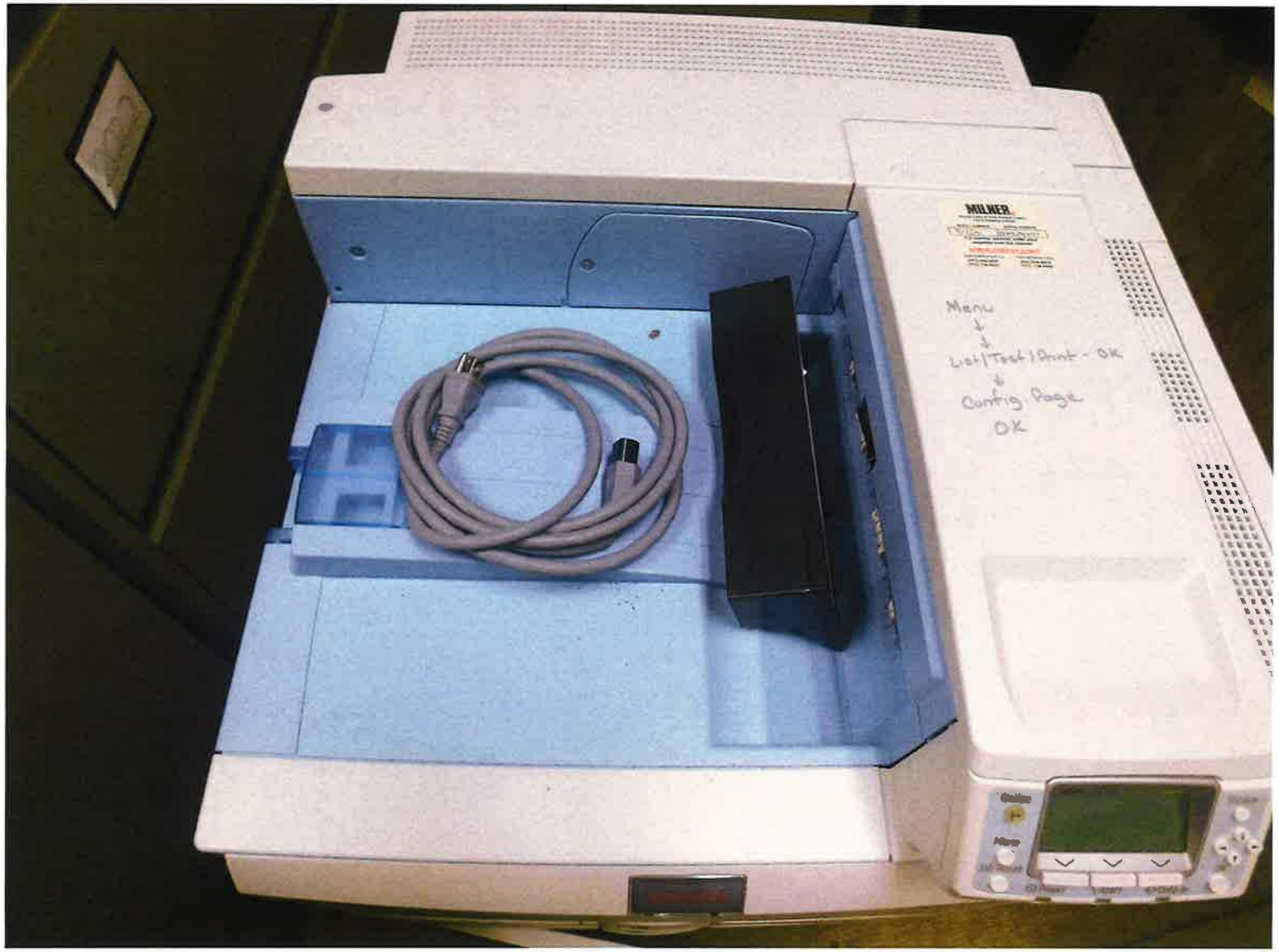
Powerful,
reliable and
energy efficient.

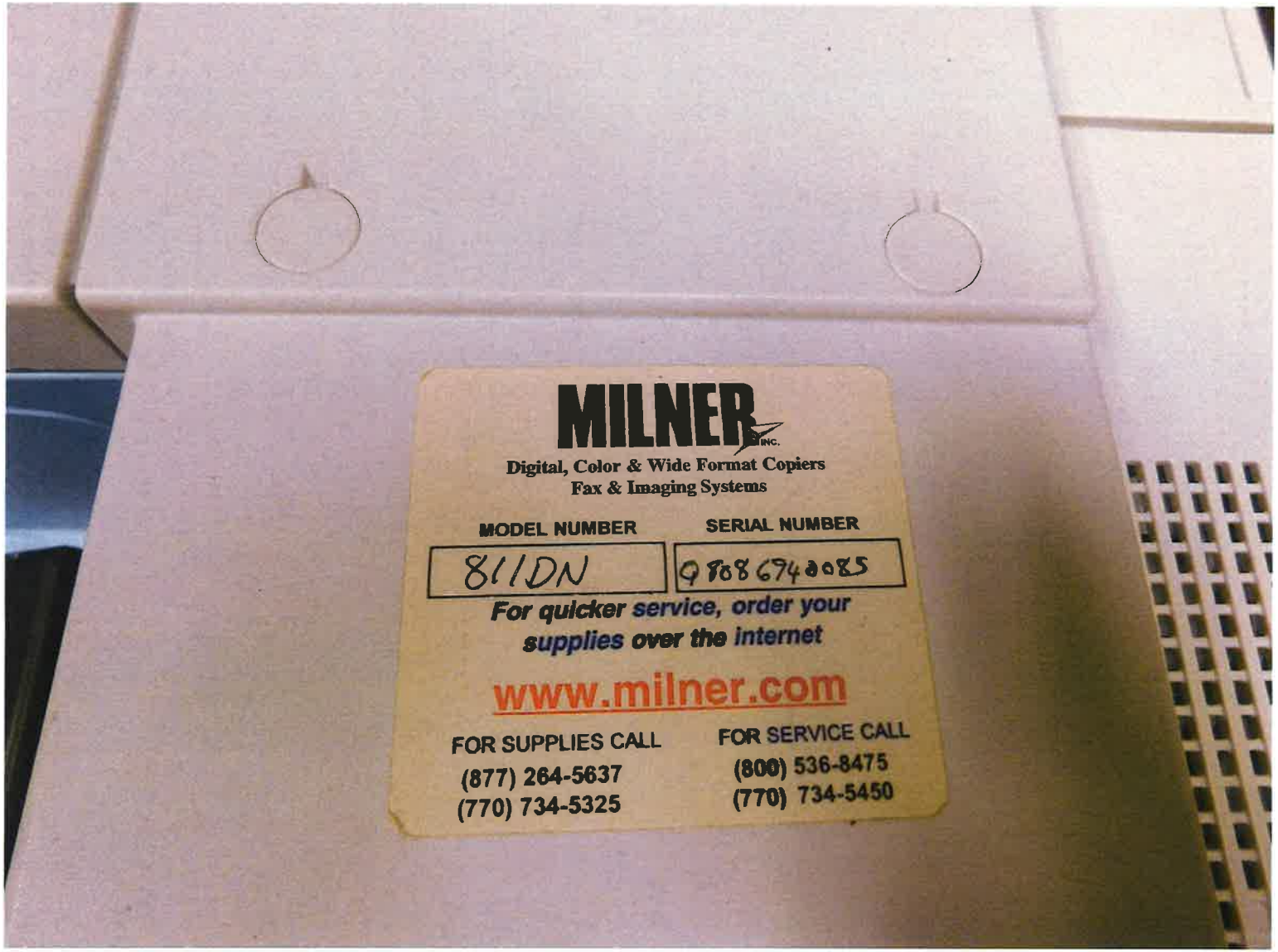
grassvalley
TURBO iDDR

GRASS VALLEY INC.
Product: TURBO
PN: TURBO-1
This device complies with part 15 of the FCC rules. Operation is subject to the following two conditions: (1) this device may not cause harmful interference and (2) this device must accept any interference that may cause undesired operation.
This Class A digital apparatus complies with Canadian ICES-003.
Cet appareil numérique de la classes A est conforme à la norm NMB-003 du Canada.
Made in Thailand
EN STD 60950
IEC STD 60950
CONFORMS TO ANSI/UL 60950
CERTIFIED TO CAN/CSA STD C22.2 NO.60950-00
COMPLIANT PRODUCT
RoHS
Windows® XP Embedded
00039-315-923-816
X11-15305
Win CE NET 4.2 Pro
00039-296-608-096
X11-15298
HI-POT TESTED
DATE: JAN. 09 '09

CH-01BE00263
LTC out

Consolidated


MILNER
Menu
List/Test/Print - OK
Config. Page
OK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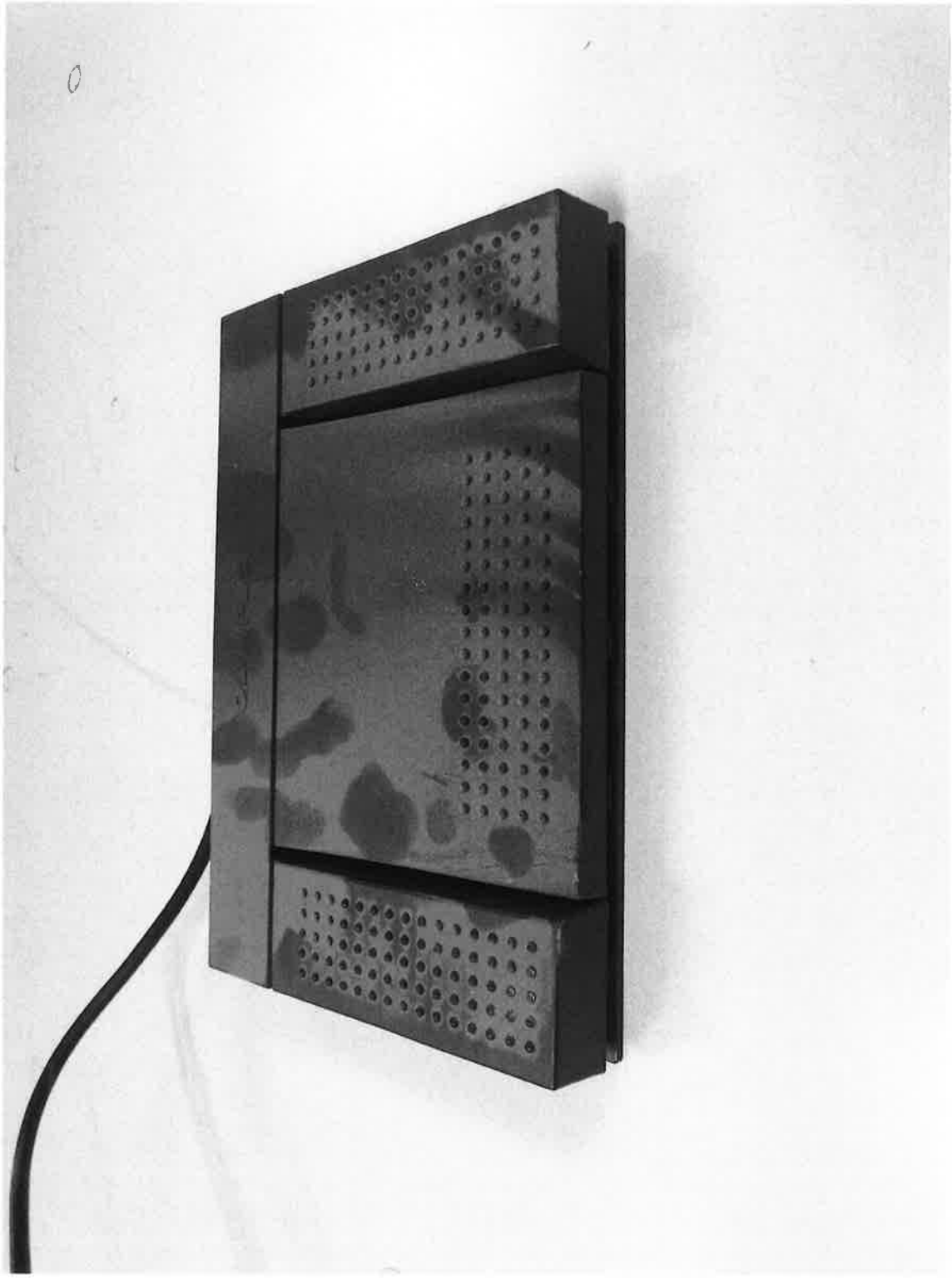
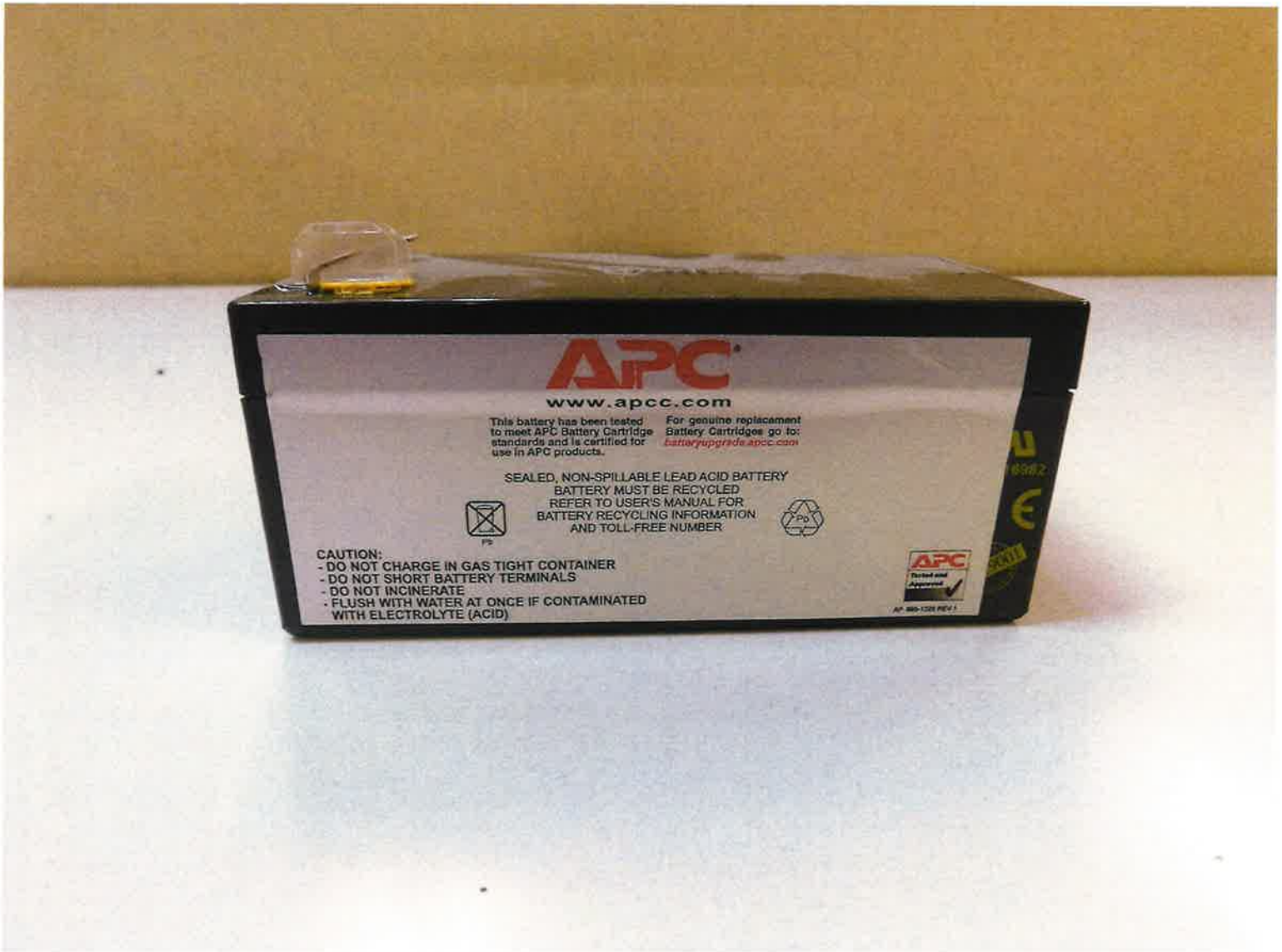


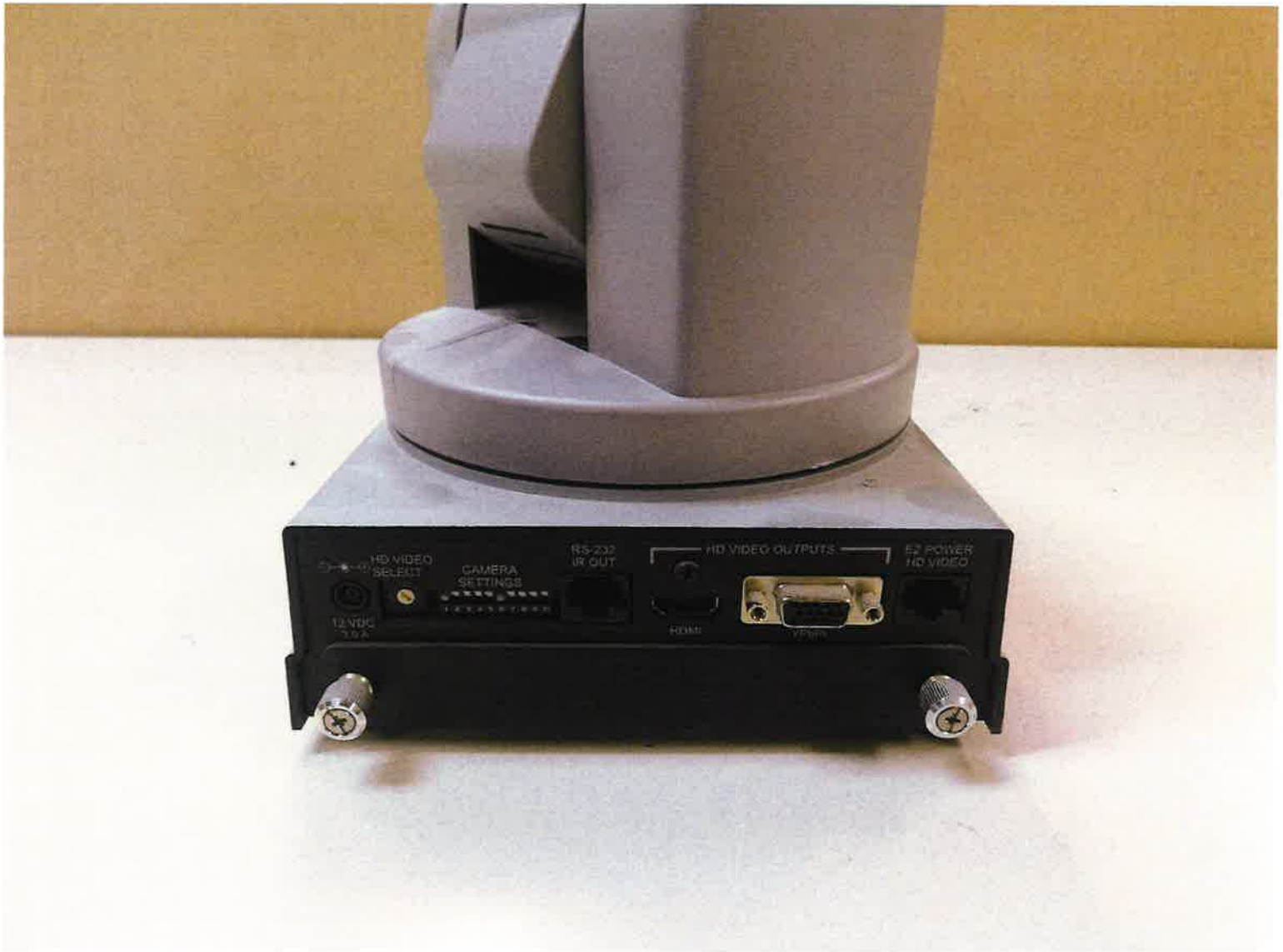
OLYMPUS IMAGING CORP.
1.00108380


APC
www.apcc.com
This battery has been tested to meet APC Battery Cartridge standards and is certified for use in APC products.
For genuine replacement Battery Cartridges go to: batteryupgrade.apcc.com
SEALED, NON-SPILLABLE LEAD ACID BATTERY
BATTERY MUST BE RECYCLED
REFER TO USER'S MANUAL FOR
BATTERY RECYCLING INFORMATION
AND TOLL-FREE NUMBER
Pb
CAUTION:
- DO NOT CHARGE IN GAS TIGHT CONTAINER
- DO NOT SHORT BATTERY TERMINALS
- DO NOT INCINERATE
- FLUSH WITH WATER AT ONCE IF CONTAMINATED WITH ELECTROLYTE (ACID)
APC
Tested and Approved

APC
by Schneider Electric
Genuine RBC™
This APC RBC™ Battery has been tested to meet APC battery cartridge standards and is certified for use in APC products. Use of a non-APC RBC™ battery cartridge may result in lower UPS performance, damage to the UPS, create a hazardous condition, or void UL, CSA, VDE and other safety certifications on the UPS. For genuine APC RBC™ (Replacement Battery Cartridges) go to http://upgrade.apc.com
SEALED, NON-SPILLABLE LEAD ACID BATTERY. BATTERY MUST BE RECYCLED. REFER TO USER'S MANUAL FOR BATTERY RECYCLING INFORMATION.
CAUTION:
- DO NOT CHARGE IN GAS TIGHT CONTAINER
- DO NOT SHORT BATTERY TERMINALS
- DO NOT INCINERATE
- FLUSH WITH WATER AT ONCE IF CONTAMINATED WITH ELECTROLYTE (ACID)
Pb
Pb
5
APC
Tested and Approved
RBC

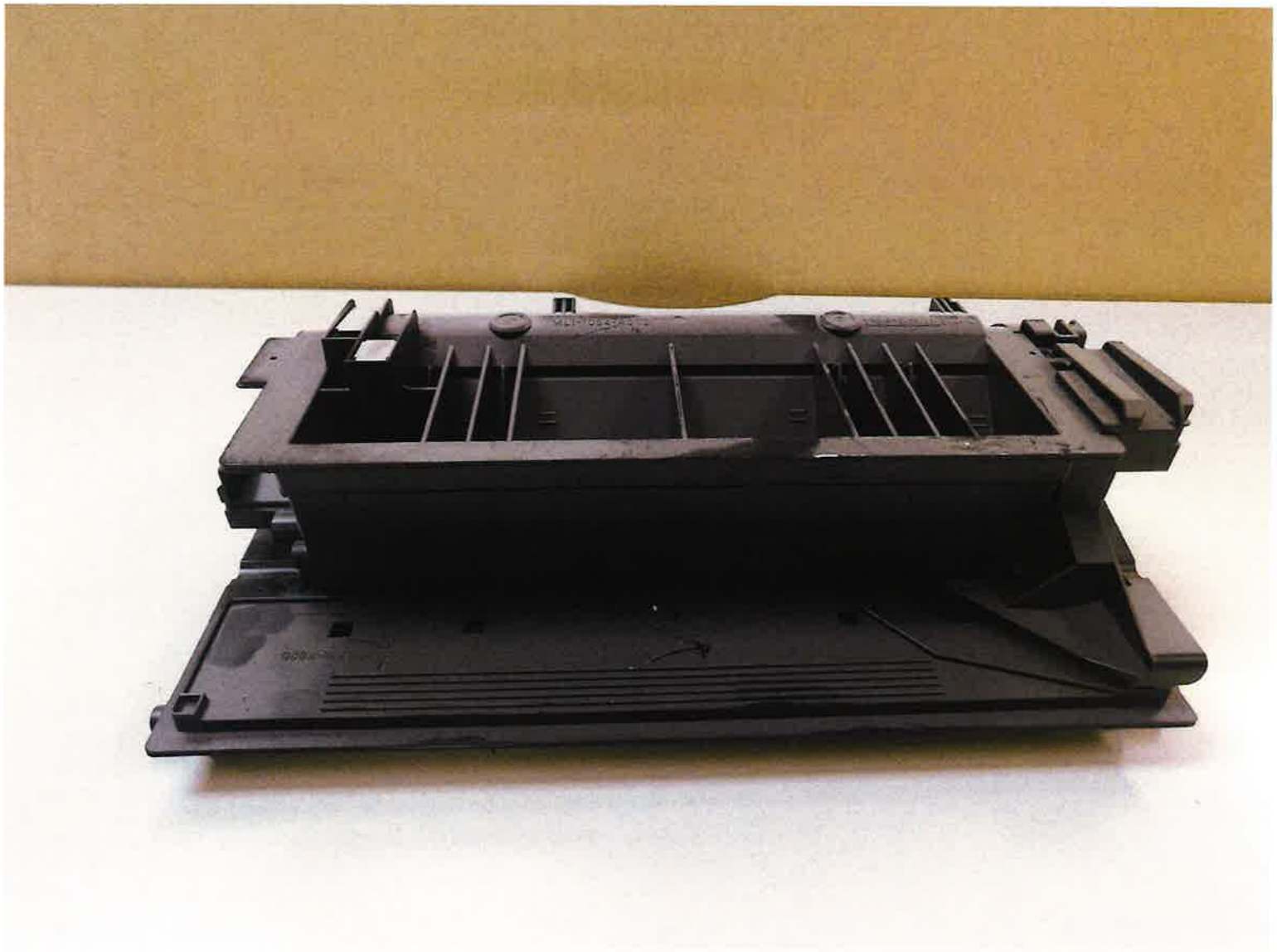
CS3
CAUTION:
101219V43
● Don't short-circuit battery terminals
● Don't charge under airtight conditions
● Don't disassemble, drop, mechanical shock
● Don't expose to flame and spark
● Keep out the reach of children

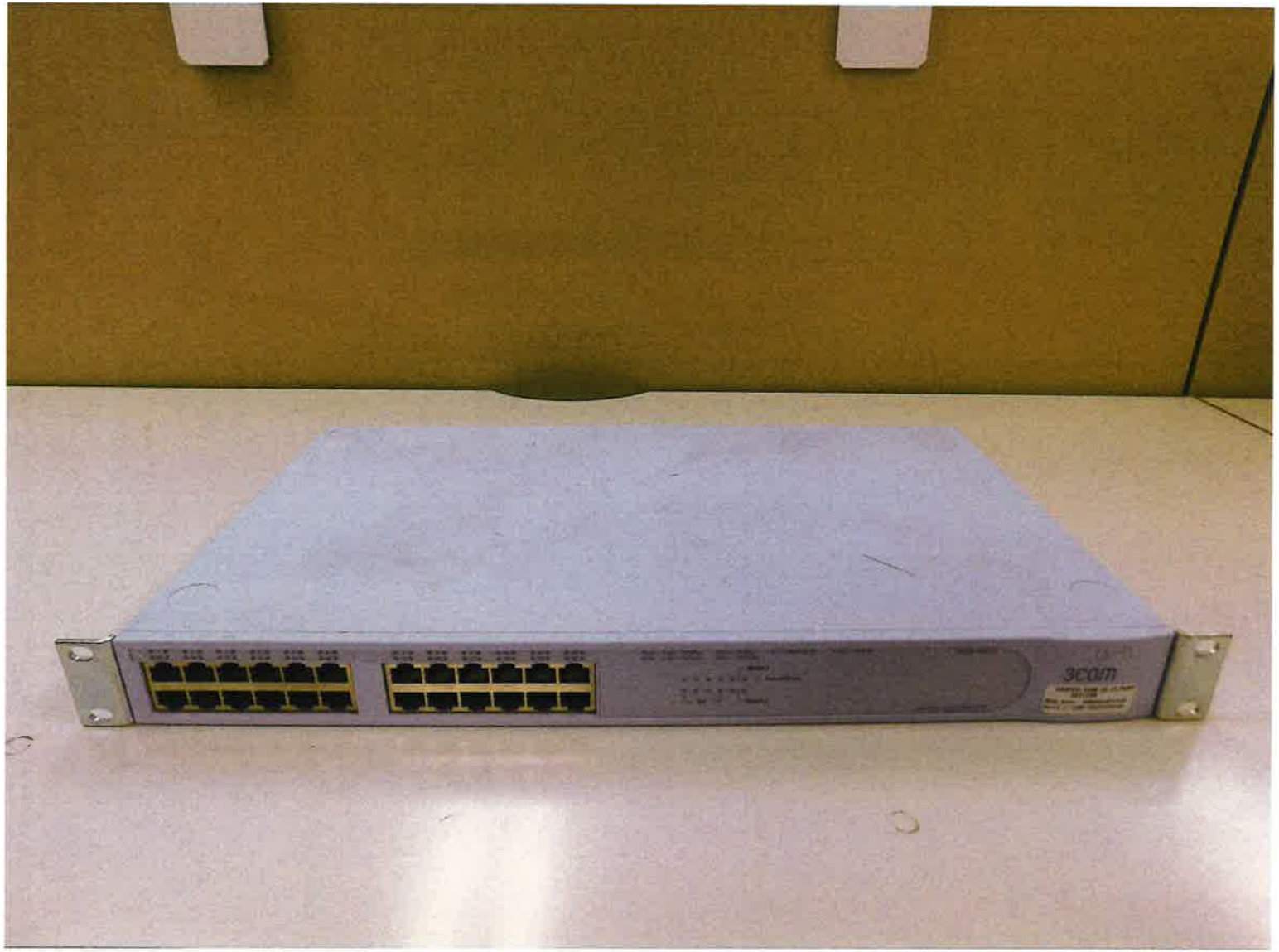
IPPDA


HD VIDEO
SELECT
CAMERA
SETTINGS
RS-232
IR OUT
HD VIDEO OUTPUTS
E2 POWER
HD VIDEO
12 VDC
HDMI

tvone
C2-1200
CVT-01
tvone
C2-1200
CVT-02

LaserJet
37A
CF237A




3com

MITSUBISHI
TIME LAPSE VIDEO CASSETTE RECORDER
MAGNETOSCOPE LONGUE DUREE
MODEL HS-1280U
MANUFACTURED
JD1 MEM
REMOTE
AUDIO
RESET

MITSUBISHI
POWER/TIMER REC
EJECT
SECURITY VIDEO RECORDER

TIGHTROPE
DIGITAL SIGNAGE

PROPERTY OF
CITY OF STOCKTON
PD

audia
FLEX
BIAMP OUT

audia
FLEX
BIAMP SYSTEMS
Serial Control Port
Remote Control Bus
YELLOW connectors = AMP OUTPUTS
BLACK connectors = OUTPUTS
ORANGE connectors = AEC INPUTS

CRESTRON
N14176
US LISTED
C2N-SPWS300

SYSTEM POWER SUPPLY
300 WATT
24 Y Z G
OVRLD
RESET
PWR
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NET
SETUP
SYSTEM
PWR ON
PWR OFF
SLAVE
CRESTRON
75W MAXIMUM POWER PER OUTPU
300W TOTAL MAXIMUM POWER
C2N-SPWS300

CRESTRON
C2N-SPWS300
US LISTED

SYSTEM POWER SUPPLY
300 WATT
NET
SETUP
PWR ON
PWR OFF
SLAVE
RESET
OVRLD
PWR
SYSTEM
CRESTRON
C2N-SPWS300

>PET<

DELL

DELL

TRIPP-LITE

DELL

ACC SLOT
RS232
USB
EPO
INPUT BREAKER
57S1ALCSM328400697

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DELL

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DELL

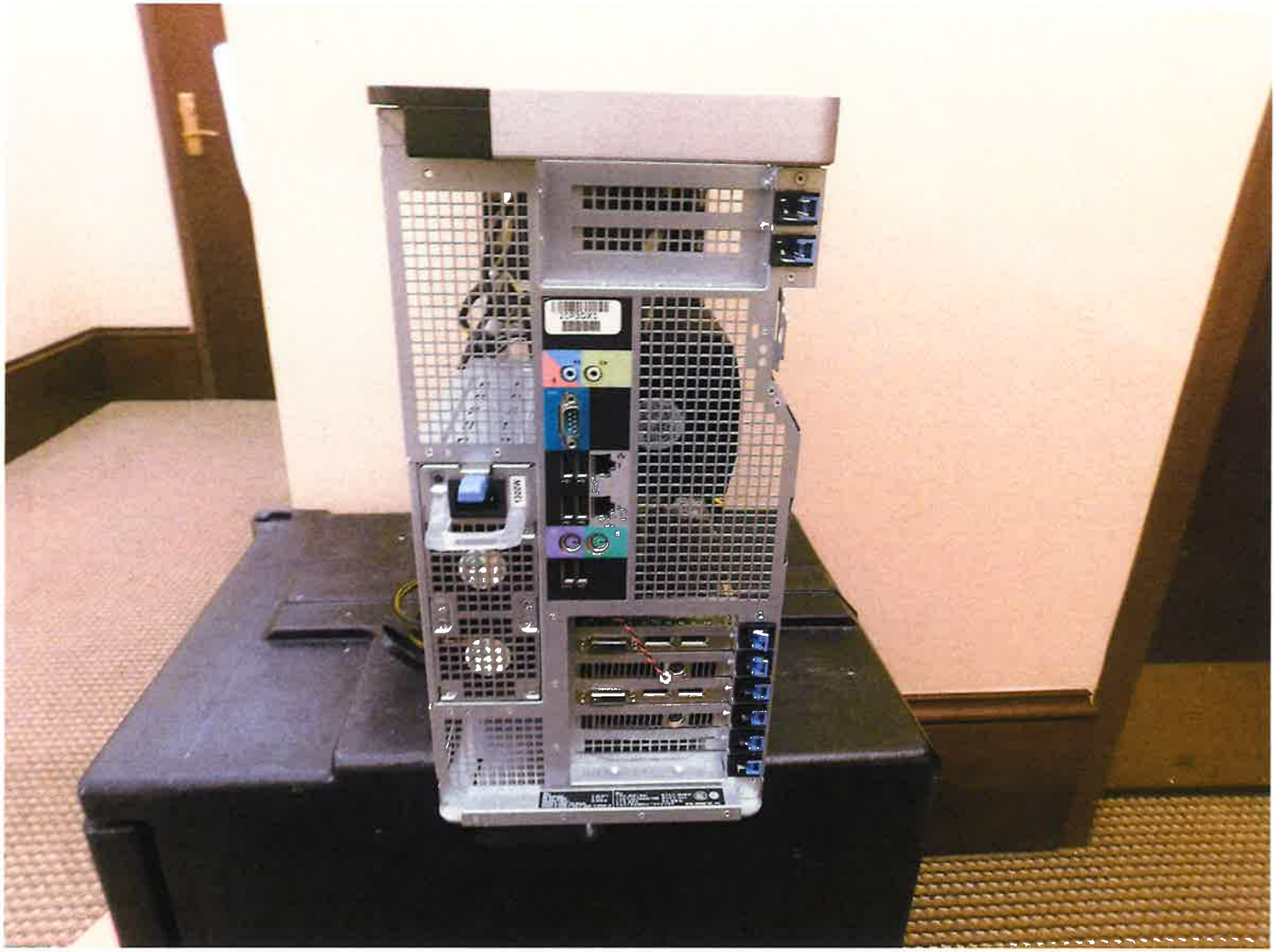
OPTIPLEX 7010
DELL

OPTIPLEX 7010

OPTIPLEX 7010
DELL

DELL PRECISION
T7600

1300W

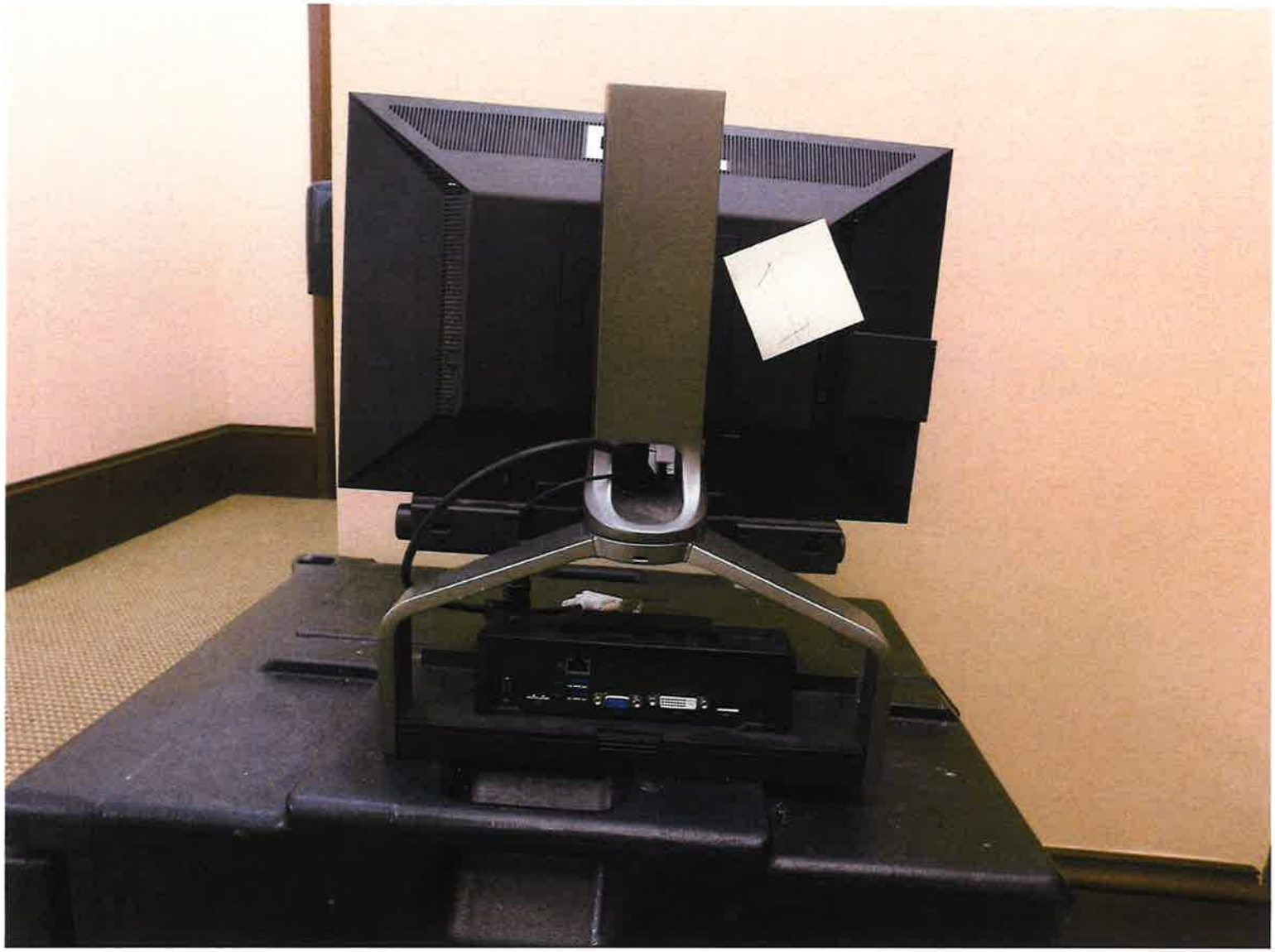


TCITIPS.COM
MICHELIN
Goodrich
UNIROYAL
Hankook

Fellowes

Fellowes

iMicro



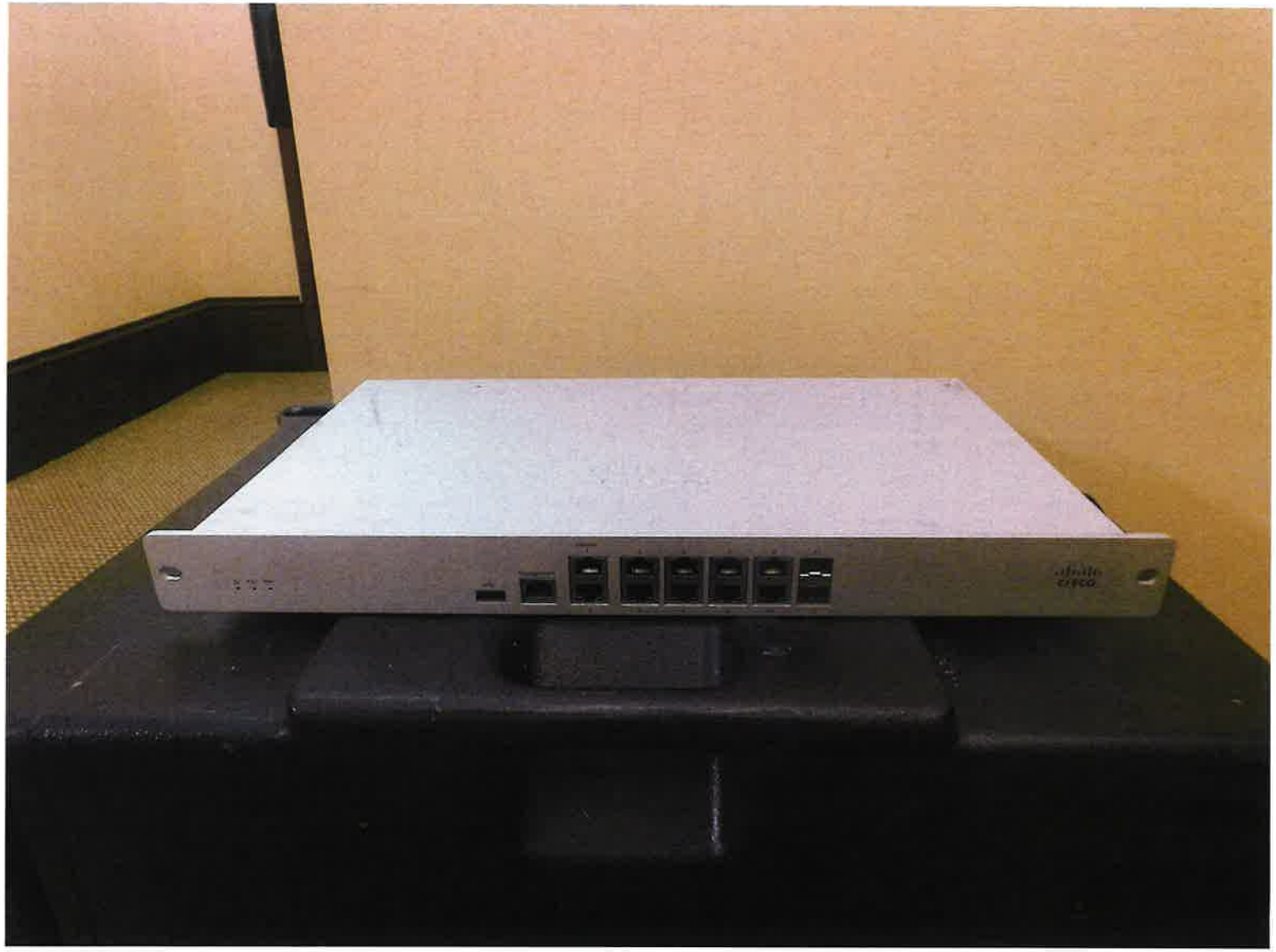
PLANAR

PLANAR
PLANAR

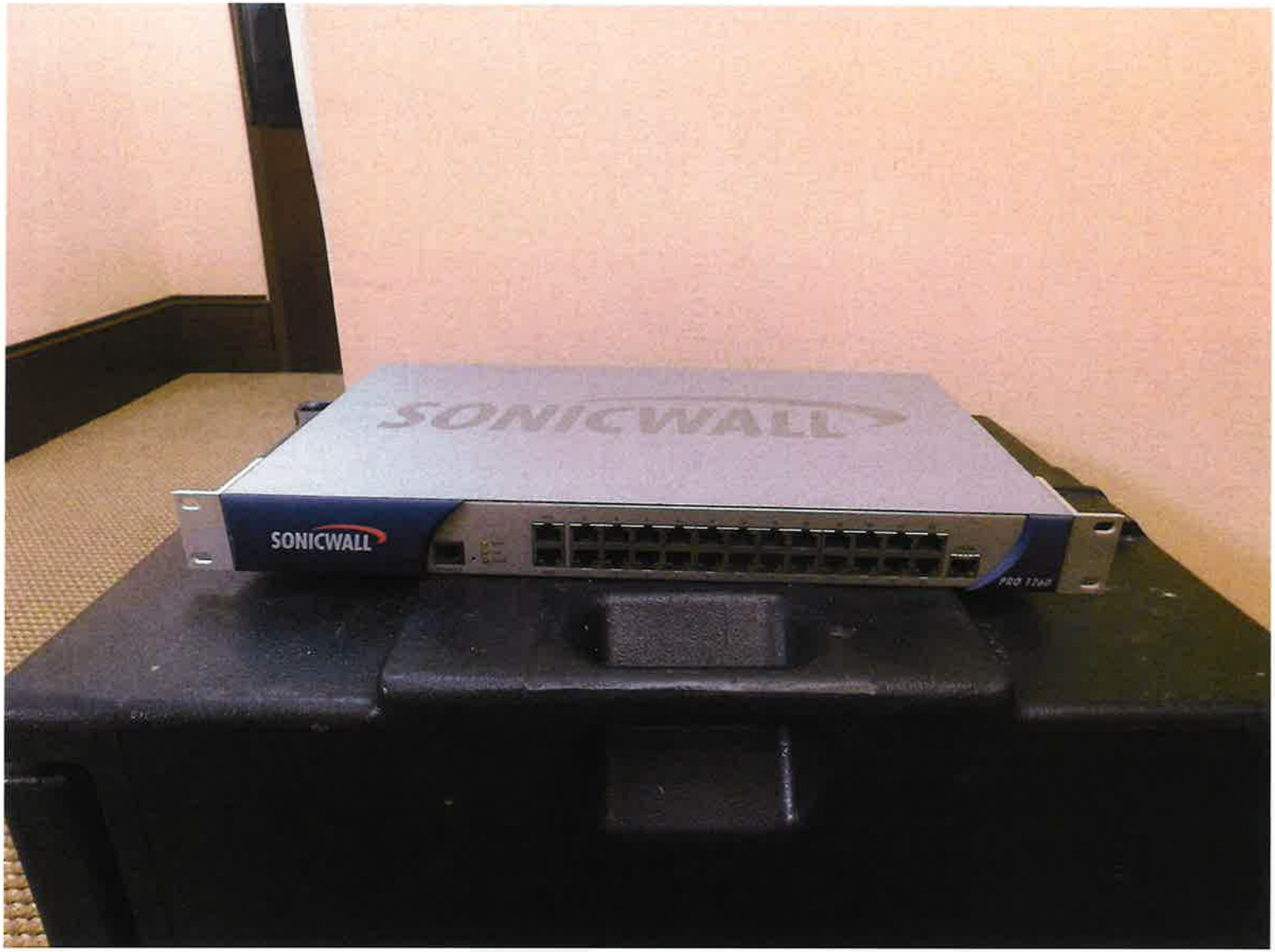
acer

acer

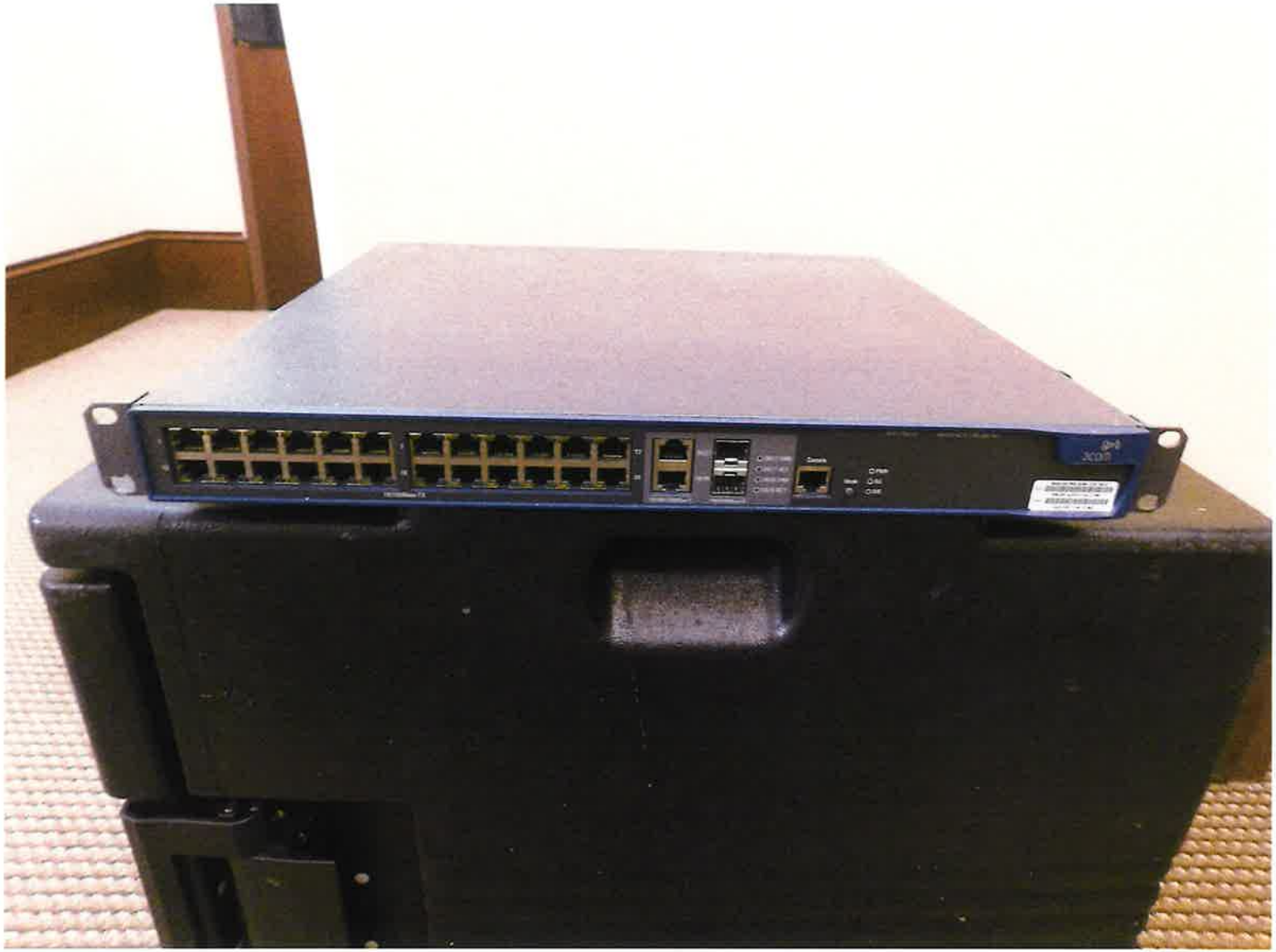
DC INPUTS FOR REDUNDANT POWER
SYSTEM SPECIFIED IN MANUAL
NO HOT PLUGGABLE
MOD1
MOD2


cisco

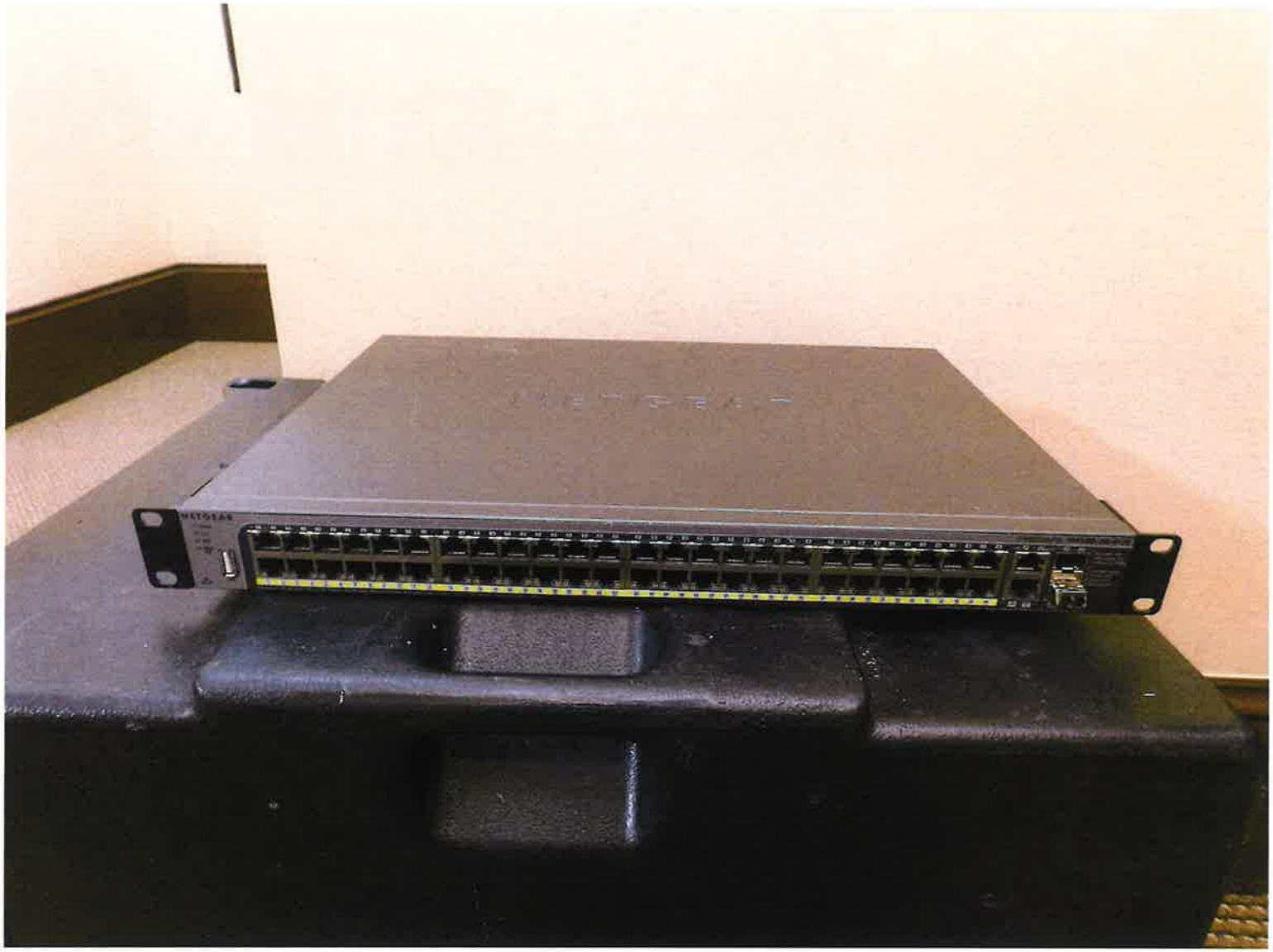
Meraki MX84
cisco


SONICWALL
SONICWALL

SONICWALL



This device has more than one power input. Do disconnect all power inputs to power off this device.


NETGEAR

LATENCY ISSUES

TASCAM HD-R1
AUDIO RECORDER

0090040

SONICWALL

SONICWALL
SONICWALL

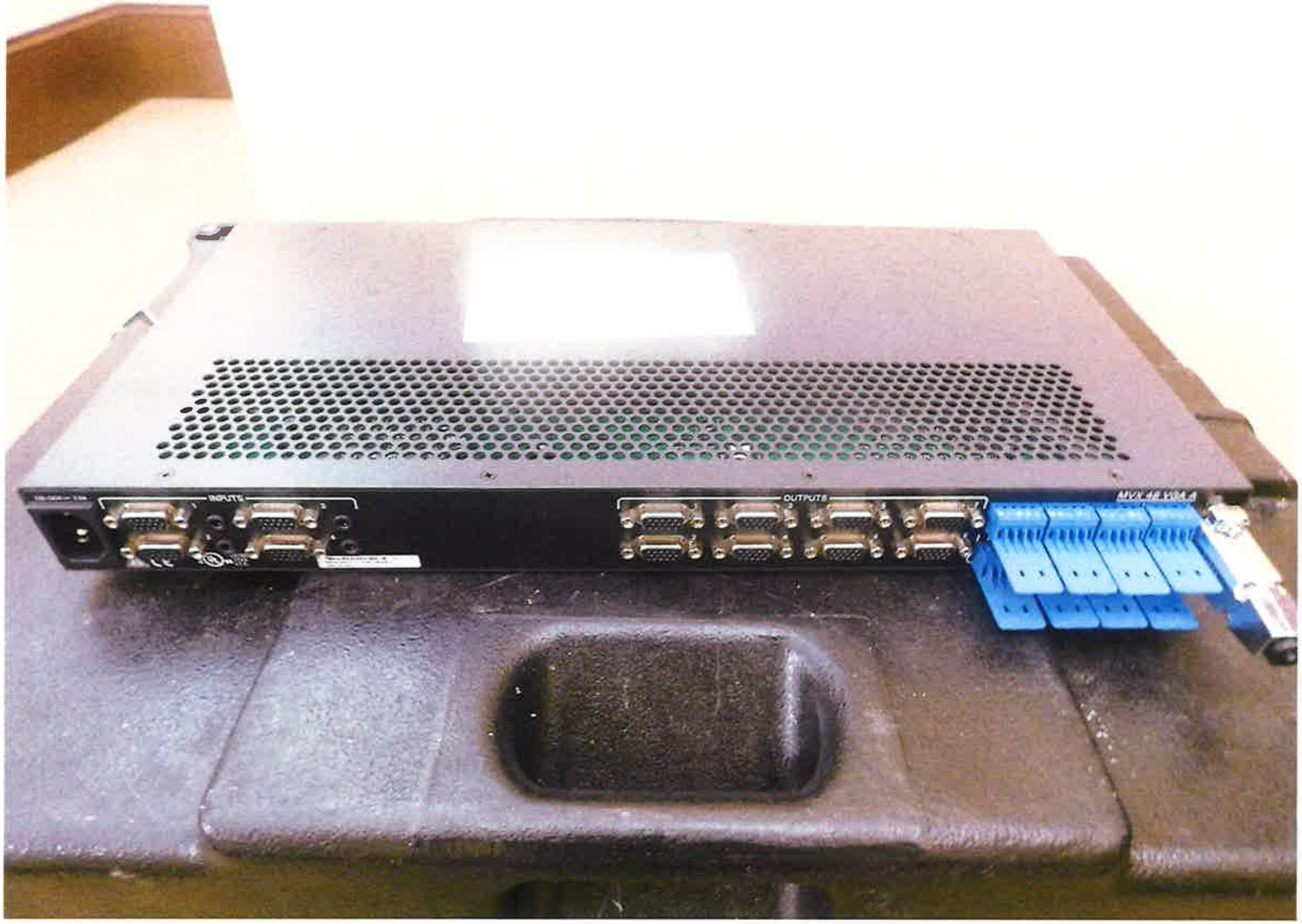
1 2 3 4 5 link act 100 link act 100
SONICWALL TZ 170

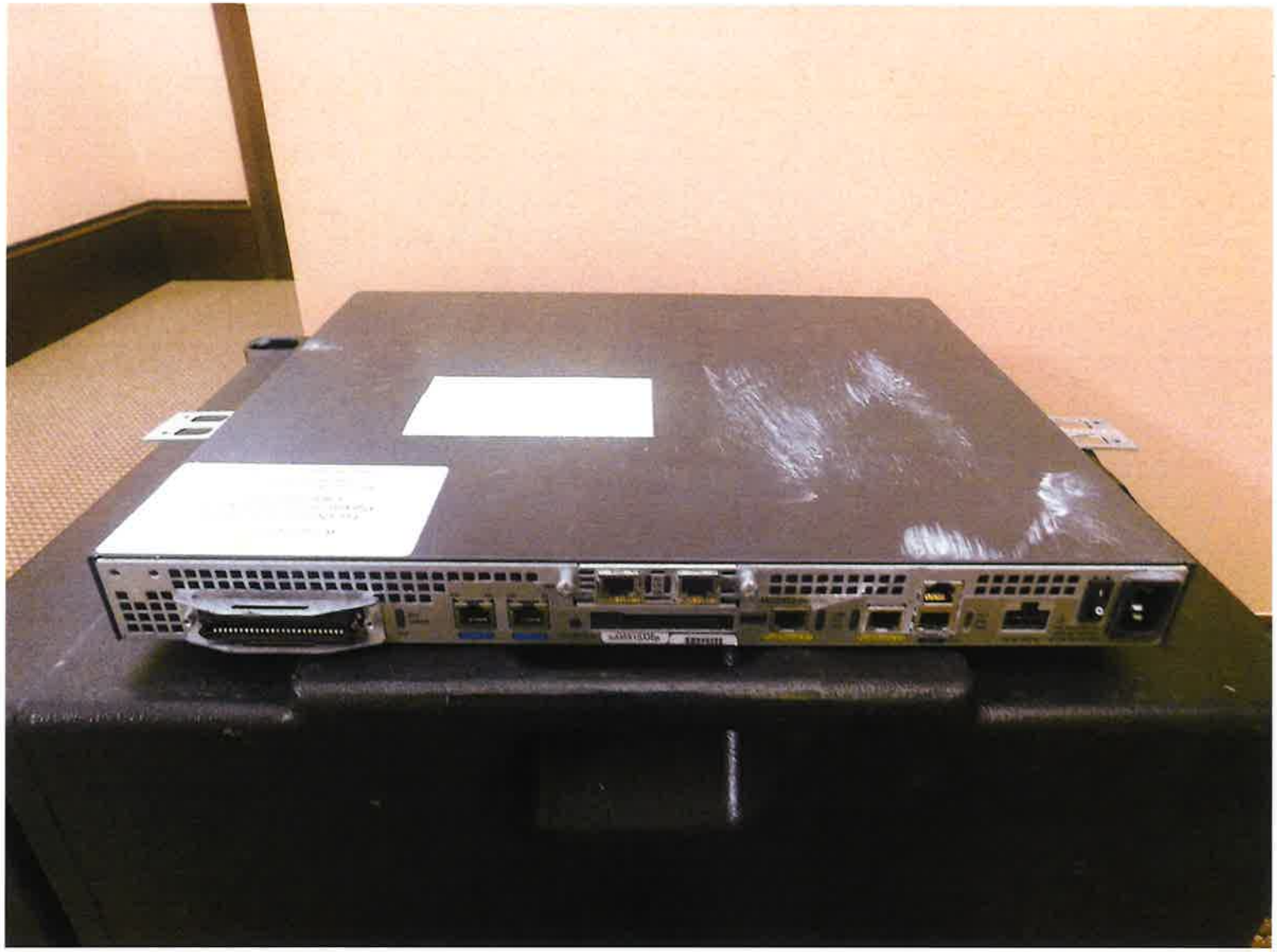
DELL
DELL

DM MEDIA
DISTRIBUTION CENTER
HOME
BACK
INPUT
OUTPUT
CRESTRON
HDMI
DM-MD6X4

CAUTION
INSPECTION LABEL
INPUT
OUTPUT
CE
CRESTRON ELECTRONICS INC. ROCKLEIGH N.J. 07647 USA

Extron
INPUTS
OUTPUTS
ENTER
PRESET
MVX SERIES


INPUTS
OUTPUTS
MVX 4R VGA



CISCO SYSTEMS

ATLONA
POWER
SYNC
M
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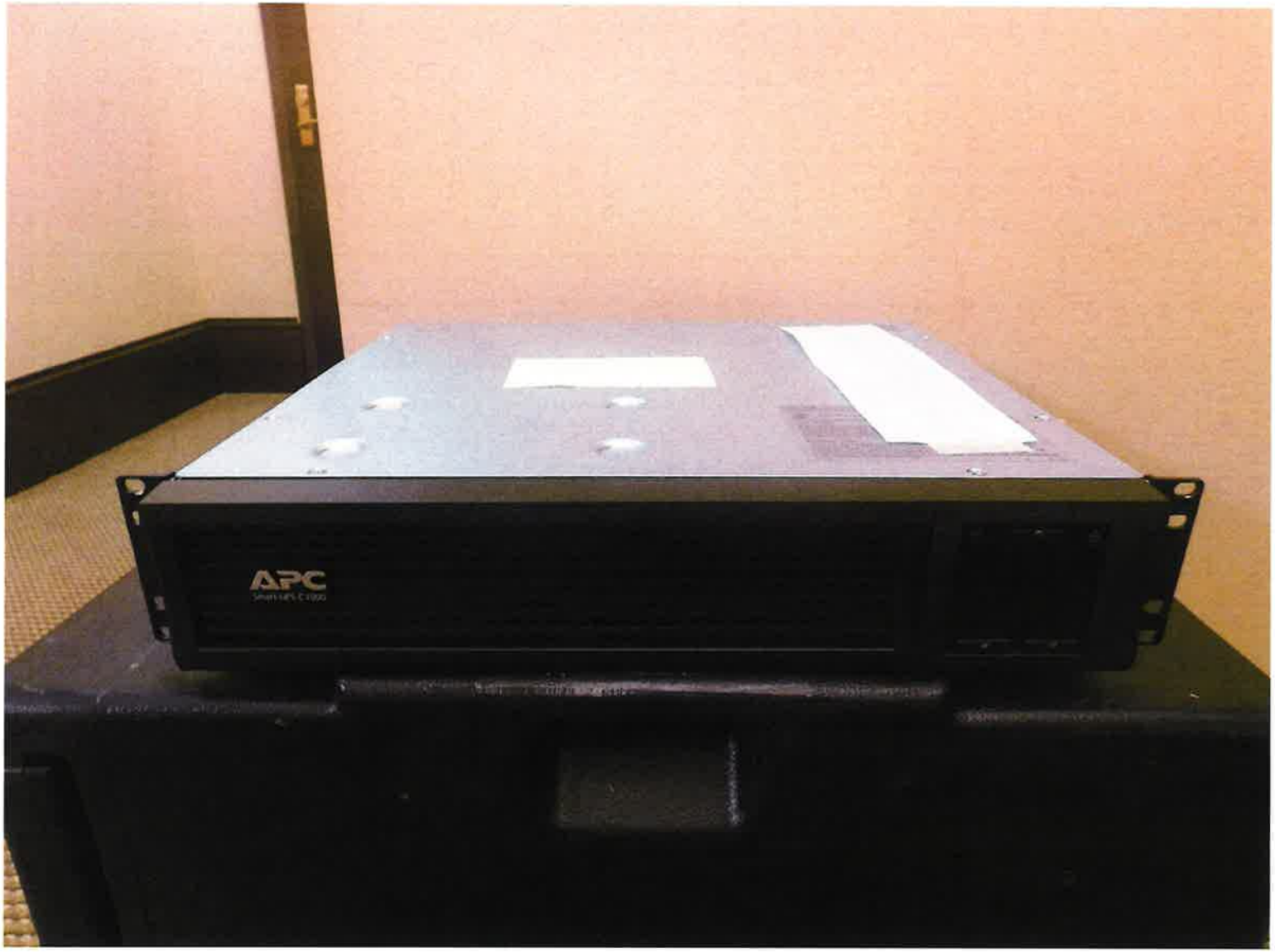
INT LEARN
AT-HDDA-8

WARRANTY
ANALOG
SPEAK
OUTPUT
BACKUP
MAIN

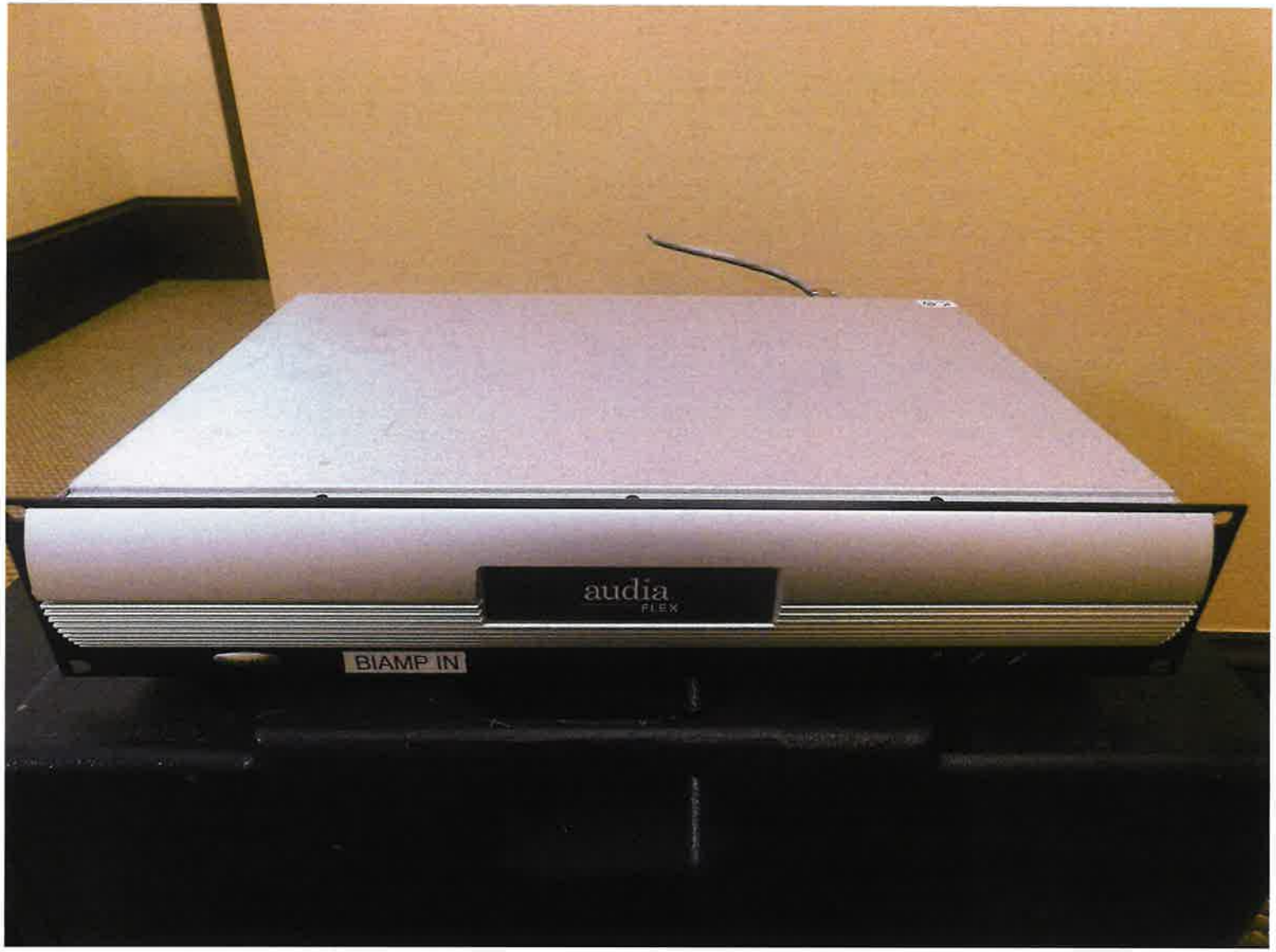

APC

PROFESSIONAL CONTROL PROCESSOR
MENU
SPLIT
CRESTRON

LAN A
C2ENET-1 ETHERNET INTERFACE
S8 Z-BUS
COM A
COM B
COM C
COM D
MEMORY
EXPANSION
COMPUTER
NET
CRESTRON

CRESTRON
INPUT
OUTPUT

NET
CRESTRON ELECTRONICS INC
CM-INPUT
CM-OUTPUT


audia
FLEX
BIAMP IN

OVERTURE
24
SFP-A
OUT IN
SFP-B
OUT IN
RJ-45 C/MGMT
RJ-45 A
RJ-45 B
Link/
RX TX
RJ-45
PWR
MIN
MAJ
CRIT
SFP-A
TX
Link/RX
SFP-B
TX
Link/RX

1-2
Nemko
501-015
4112
CSA C22.2
No. 60950-1
UL60950-1
See installation instructions
501-015-20
+/-20-57V ⎓ 0.65A
5V ⎓ 2.1A
5V
Console
Bypass Loopback

PWR
NET
SETUP
CRESTRON
QM
NET
24 V Z G
QM-RX

RGBHV
S-VIDEO
VIDEO
G
COM
—IR—
S G
—INPUT—
1 G
CE
CRESTRON ELECTRONICS INC.,
USA

SONICWALL
SONICWALL
TZ 180

SONICWALL

QUICK MEDIA AUDIO EXTRACTOR
PWR NET
CRESTRON
AE 5
MAYOR
QM-AE

AUDIO OUT
SPCH
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L
+ - G
R
+ - G
QM IN
NET
24 Y Z G
QM OUT
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24 Y Z G
G
CRESTRON ELECTRONICS INC., ROCKLEIGH, NJ 07647 USA

HDMI OUT
CRESTRON
DM IN
POE IN
AUDIO OUT
L
R
DMC-C-DSP
NET
24 Y Z G
LAN
CRESTRON

DIGITAL MEDIA CARD INTERFACE
USB
PWR NET RESET CONSOLE
CRESTRON
HDMI
DMCI

EverPlex 4CO
Freeze
Seq
Set

VIDEO INPUT
VCR
MONITOR
OUT
OUT
ALARM I/O
DC12V

QUICK MEDIA AUDIO EXTRACTOR
PWR NET
CRESTRON
AE 4
FLOOR BOX
QM-AE

AUDIO OUT
SPCH
+ - G
L
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CM IN
NET
24 Y Z G
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SETUP
G
CRESTRON
ROCKLEIGH, NJ 07647 USA

QUICK MEDIA AUDIO EXTRACTOR
PWR
NET
CRESTRON
RE 9
DO-NOT F RIGHT
QM-AE

AUDIO OUT
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CM OUT
NET
CRESTRON ELECTRONICS INC., ROCKLEIGH, NJ 07647 USA
CE

QUICK MEDIA AUDIO EXTRACTOR
PWR NET
CRESTRON
AE 7
COUNCIL RIGHT
QM-AE

AUDIO OUT
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SETUP
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CRESTRON
INC., ROCKLEIGH,
USA

QUICK MEDIA AUDIO EXTRACTOR
PWR NET
CRESTRON
AE 1
BALCONY
QM-AE

QUICK MEDIA AUDIO EXTRACTOR
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CRESTRON
USA

QUICK MEDIA AUDIO EXTRACTOR
PWR NET
CRESTRON
AE 2
MAIN LEFT
QM-AE

QUICK MEDIA AUDIO EXTRACTOR
PWR NET
CRESTRON
AE 6
COUNCIL LEFT
QM-AE

AUDIO OUT
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QM OUT
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SETUP
G
CRESTRON ELECT
INC., ROCKLEIGH, NJ 07647 USA
CE

QM-RX2
PWR
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SETUP
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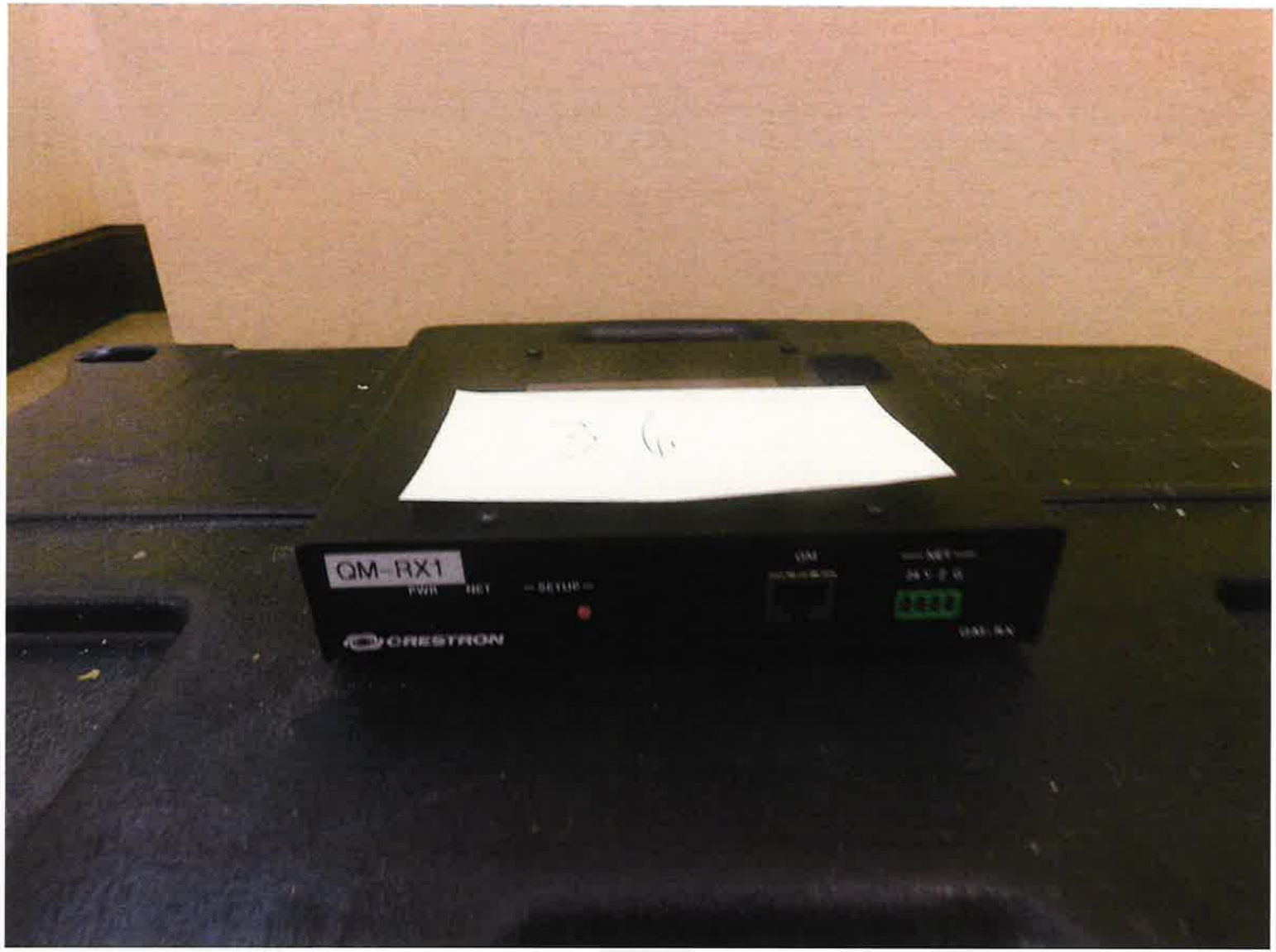
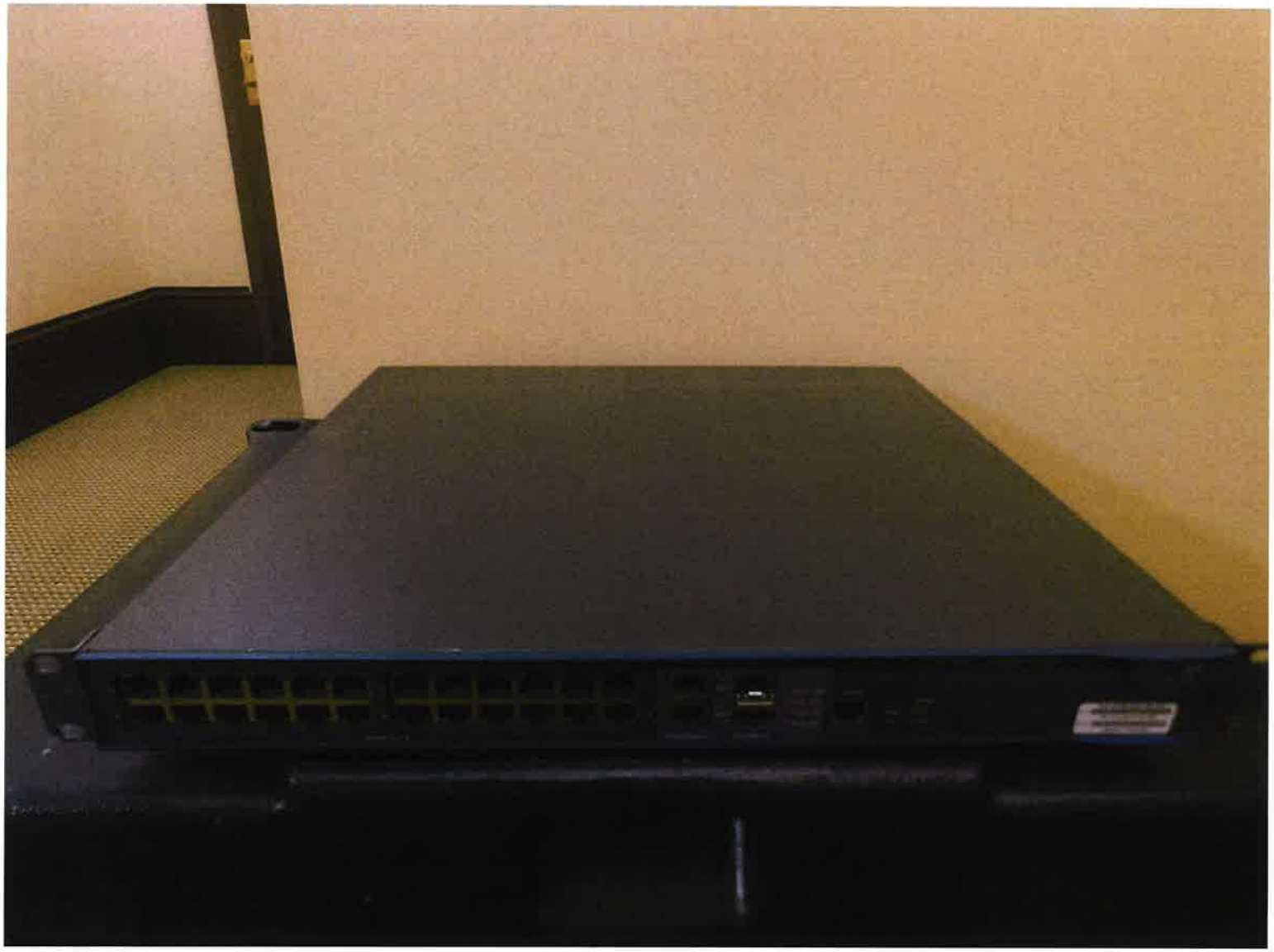
CRESTRON
QM-RX

RGBHV
S-VIDEO
VIDEO
COM
CRESTRON ELECTRONICS INC.


QM-RX1
PWR
NET
SETUP
CRESTRON

S-VIDEO
VIDEO
CRESTRON

cisco



PoE+

CRESTRON
AUDIO OUT 1
AUDIO OUT 2

QUICK MEDIA TRANSMITTER
PWR NET VIDEO ACT
CRESTRON
QM-TX02
QM-TX

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ESTRON ELECTRONICS INC., ROCKLEIGH, NJ 07647 USA
CE

CRESTRON
CRESTRON ELECTRONICS INC. ROCKLEIGH, NJ 07647 USA
RELAY OUTPUT
COM B
COM A
IR
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INPUT
SPCH
AUDIO
R
L
S-VIDEO
RGBHV
LAN
COM A
COM B
IR
INPUT
HW-R
SW-R
PWR
ACT
QM LINK
QM
NET
24 Y Z G
24 Y Z G
NET
24V DC
2.0A
SPEAKER
L
R

S-VIDEO
VIDEO
RGBHV
AUDIO
SPCH
L
R
INPUT
1 2 3 4 G
IR
5 G
COM A
COM B
RELAY OUTPUT
1
2
CRESTRON

1
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5
6
whirlwind PressBox6
LINE LEVEL IN = MIC LEVEL OUT 1-6
LINE
INPUT

TASCAM DV-D01U
DVD

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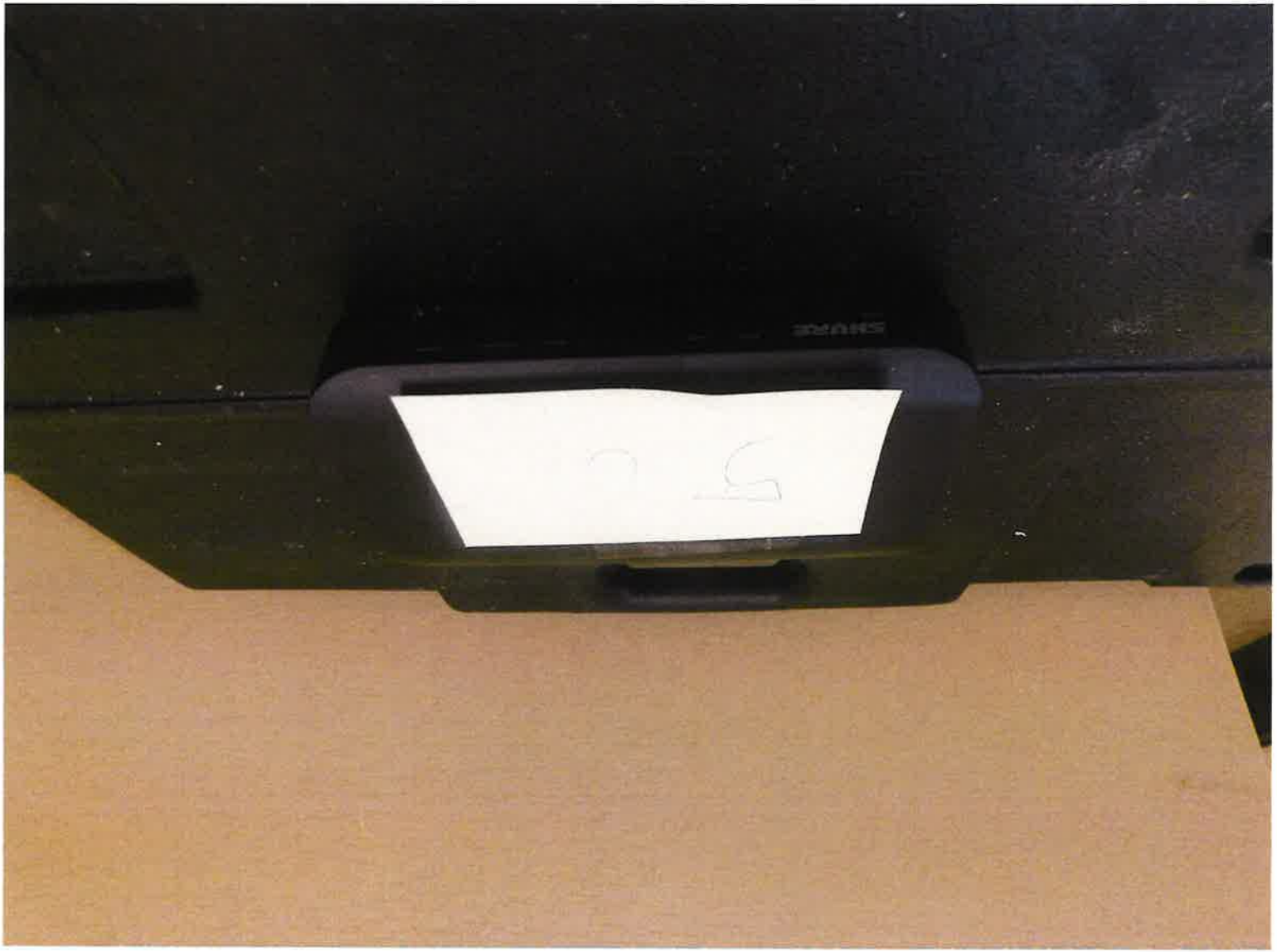
MOTOROLA

MODE
SET
SHURE
ULXP4
LEVEL

DC INPUT
14-18 V
550 mA
BALANCED LOW Z
OUTPUTS
MIC LINE
AUX
ANTENNA B IN
12 V 75 mA OUT
CLASS II
SHURE INCORPORATED
ULXP4 RECEIVER
TESTED TO COMPLY
WITH FCC STANDARDS
FOR HOME OR OFFICE USE
ANTENNA A IN
12 V 75 mA OUT
CLASS II

SHURE
ULX24
MODE
BOOM
ALTR

OUTPUTS
MIC / LINE
SHURE INCORPORATED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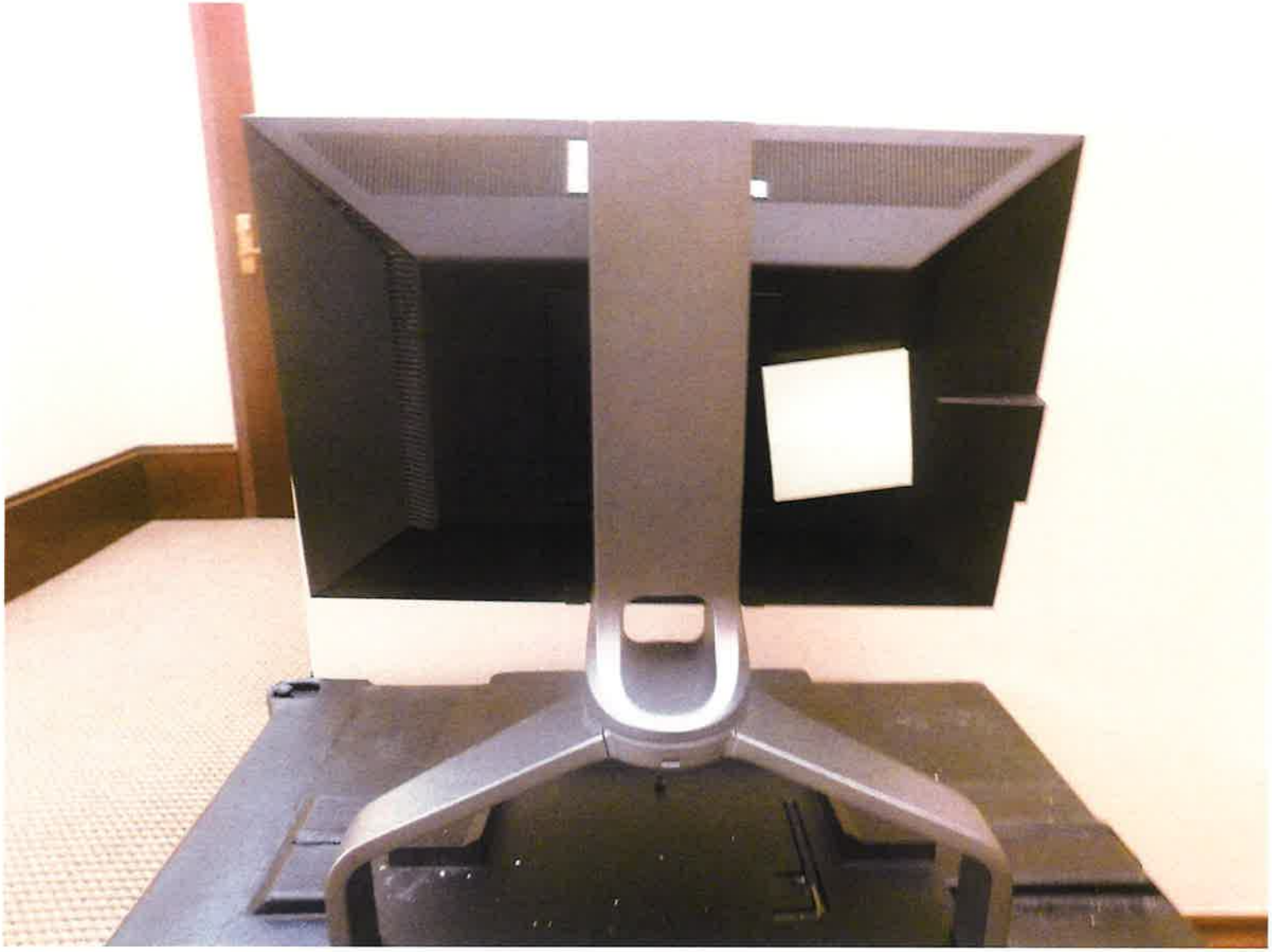

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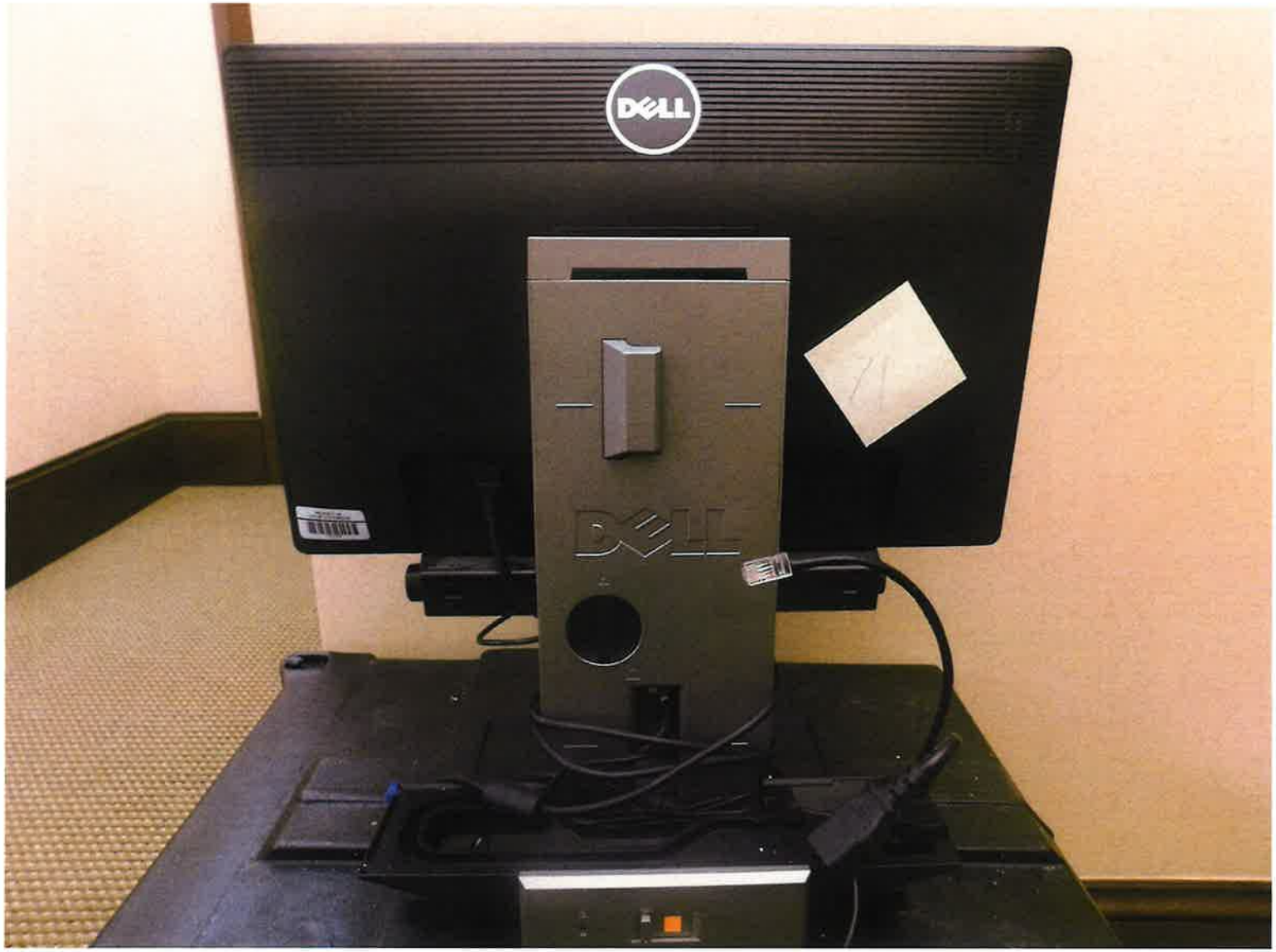
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TRIPP-LITE

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RS232
CAUTION: RISK OF ELECTRIC SHOCK SEE END PANEL FOR CAUTIONS & WARNINGS

MEMORANDUM OF UNDERSTANDING
FOR THE ACADEMIC YEAR 2023-2024

BETWEEN: Southern Crescent Technical College (hereinafter referred to as "SCTC") and The City of Stockbridge

PURPOSE: This MOU delineates the operational structure, responsibilities, and collaborative efforts for the Upskill Stockbridge Program to ensure clarity and precision in the partnership.

PARTIES INVOLVED:

Primary Contact for SCTC: Dr. Irvin Clark, President of Southern Crescent Technical College

Primary Contact for the City of Stockbridge: Mayor Ford

1. **AGREEMENT OVERVIEW:** This MOU establishes an unequivocal commitment between SCTC and the City of Stockbridge for the successful operation of the Upskill Stockbridge Program for the 2023-2024 Academic Year. Students enrolled in this program will earn post-secondary credit hours from SCTC courses.

OBLIGATIONS OF SCTC:

- Deliver and facilitate coursework tailored for Upskill Stockbridge participants.
- Offer comprehensive Financial Aid counseling through SCTC's Office of Financial Aid.
- Assist in enrollment processes through SCTC's Recruitment and Admissions Offices, ensuring a seamless transition for participants.
- Provide continual academic and career advisement via SCTC's Career & Academic Planning Center.
- Ensure that Upskill Stockbridge participants have full and unhindered access to vital campus resources, including computer labs, mentoring, tutoring, and library services.

OBLIGATIONS OF THE CITY OF STOCKBRIDGE:

- Share contact information of Upskill Stockbridge participants with SCTC, ensuring confidentiality and data protection.
- Actively inform and educate potential participants about the college program options and benefits.
- Clearly specify and communicate the requirements needed to complete the City of Stockbridge training program.

- Financial Contribution: The City of Stockbridge commits to provide funding to its residents upon successful program completion, as detailed in the attached flyer.

2. **DURATION, RENEWAL, AND TERMINATION:**

    - Duration: This MOU is active from August 2023 through May 2024.
    - Renewal: Following May 2024, this MOU is eligible for annual renewal, subject to the mutual written agreement between both parties.
    - Termination: Either party can terminate this MOU by providing a written notice at least 60 days in advance. Termination may also be invoked based on funding availability or other mutually agreed-upon conditions.

3. **EVALUATION AND MONITORING:** SCTC agrees to consistently provide the City of Stockbridge with comprehensive semester-wise reports. These reports will detail the number of Stockbridge residents who complete the program, elaborate on career counseling received, and if applicable, provide job placement details. It's to be noted that there's no minimum graduate requirement.

4. **AMENDMENTS:** Amendments to this MOU are permissible, but any proposed changes should first be thoroughly discussed and evaluated by the primary contacts of both parties. Importantly, all amendments to this MOU must be documented and agreed upon in writing by both parties to become effective.\

5. **DISPUTE RESOLUTION:** In the event of any disagreement or dispute arising under or in connection with this MOU, both parties commit to resolving such issues amicably through mutual discussions. If both parties cannot resolve the dispute within 30 days, they agree to proceed with mediation or another alternative dispute resolution method before seeking formal legal remedies.

6. **GOVERNING LAW:** This MOU shall be governed by and construed in accordance with the laws of the City of Stockbridge and the State of Georgia.

7. **CONFIDENTIALITY**: Both parties agree to keep confidential all information, whether written or oral, concerning the affairs of the other which they obtain or receive as a result of or in connection with the provision of this MOU.

**** SIGNATURES ON FOLLOWING PAGE ****

By signing below, both SCTC and the City of Stockbridge affirm their commitment and adherence to the terms specified in this MOU, fostering a transparent and productive partnership for the Upskill Stockbridge Program.

City of Stockbridge	SOUTHERN CRESCENT TECHNICAL COLLEGE
_____	_____
Mayor Anthony Ford	Dr. Irvin Clark SCTC President
_____	_____
Date	Date

City of Stockbridge

AGENDA ITEM

MEETING DATE

09/11/2023

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

FUNDING SOURCE

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST 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 UpSkill Stockbridge Memorandum of Understanding (MOU) between the City of Stockbridge and Southern Crescent Technical College for the 2023-2024 Academic Year.

BACKGROUND INFORMATION:

This Memorandum of Understanding (MOU) between City of Stockbridge and Southern Crescent Technical College describes the operational structure, responsibilities, and collaborative efforts for the UpSkill Stockbridge Program to ensure clarity and precision in the partnership.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT $

ATTACHMENTS: ☒

ITEM/PROJECT/EVENT:

Council Consideration to approve UpSkill Stockbridge Memorandum of Understanding (MOU) between the City of Stockbridge and Southern Crescent Technical College for the 2023-2024 Academic Year.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Economic Development Staff recommend approval of the request.

Staff Signature_____

Kim Allonce

Digitally signed by Kim Allonce
Date: 2023.09.01 14:14:54
-04'00'

Signature: Frederick Gardiner (Sep 1, 2023 15:57 EDT)

Email: fgardiner@cityofstockbridge-ga.gov

Signature:

Email: samantha@washingtondreyer.com

UpSkill Stockbridge MOU - Agenda Item

Final Audit Report 2023-09-01

Created:	2023-09-01
By:	Kim Allonce (kallonce@cityofstockbridge-ga.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAITet-QFNW8BdMbHrkuc1Q2cZ3xcBsU-q

"UpSkill Stockbridge MOU - Agenda Item" History

Document digitally presigned by Kim Allonce (kallonce@cityofstockbridge-ga.gov)
2023-09-01 - 6:14:54 PM GMT

Document created by Kim Allonce (kallonce@cityofstockbridge-ga.gov)
2023-09-01 - 6:20:36 PM GMT

Document emailed to fgardiner@cityofstockbridge-ga.gov for signature
2023-09-01 - 6:20:54 PM GMT

Document emailed to samantha@washingtondreyer.com for signature
2023-09-01 - 6:20:54 PM GMT

Email viewed by samantha@washingtondreyer.com
2023-09-01 - 6:27:12 PM GMT

Signer samantha@washingtondreyer.com entered name at signing as Samantha Embry
2023-09-01 - 6:27:53 PM GMT

Document e-signed by Samantha Embry (samantha@washingtondreyer.com)
Signature Date: 2023-09-01 - 6:27:55 PM GMT - Time Source: server

Email viewed by fgardiner@cityofstockbridge-ga.gov
2023-09-01 - 7:55:36 PM GMT

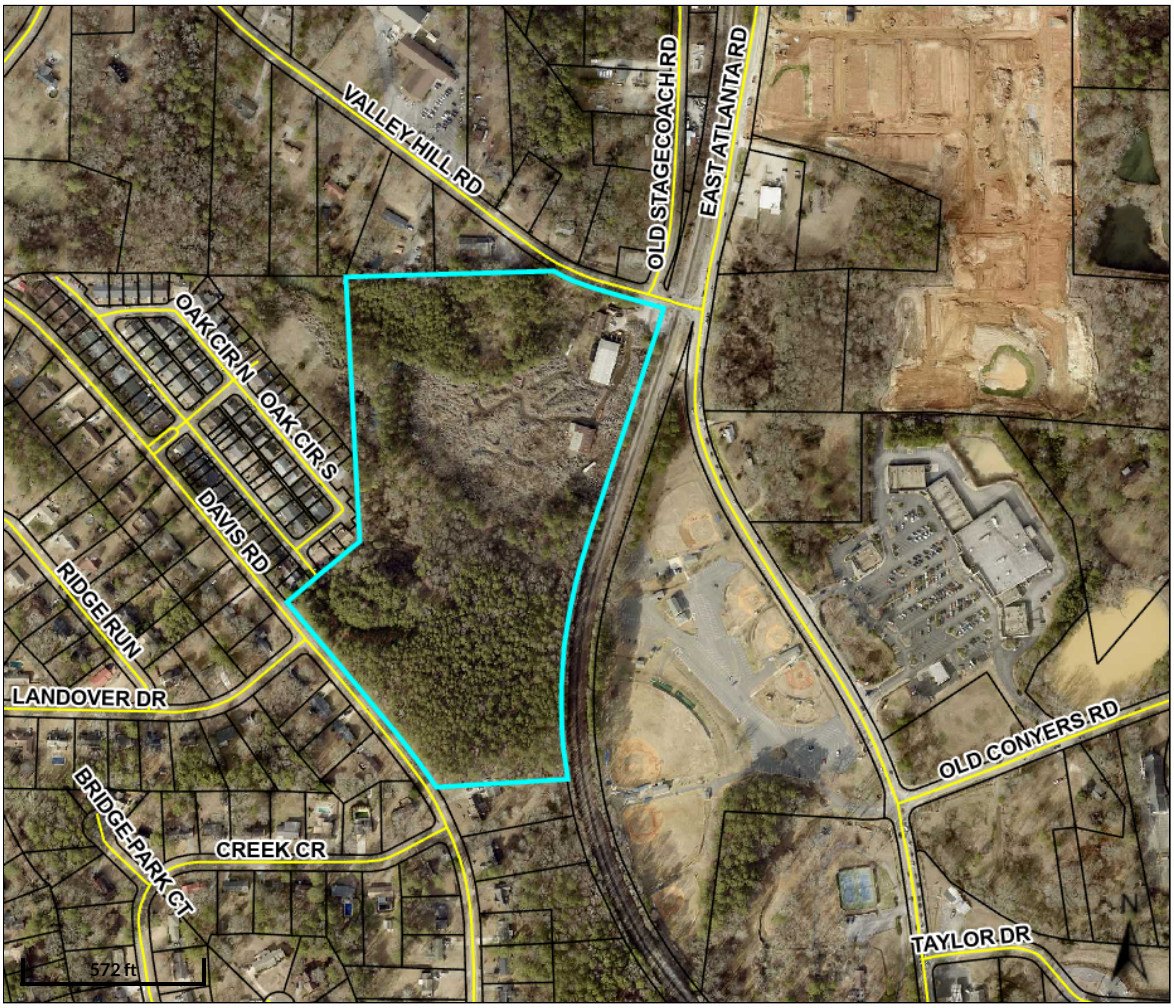
Signer fgardiner@cityofstockbridge-ga.gov entered name at signing as Frederick Gardiner
2023-09-01 - 7:57:21 PM GMT

Document e-signed by Frederick Gardiner (fgardiner@cityofstockbridge-ga.gov)
Signature Date: 2023-09-01 - 7:57:23 PM GMT - Time Source: server

Agreement completed.
2023-09-01 - 7:57:23 PM GMT

Adobe Acrobat Sign

qPublic.net™ Henry County, GA



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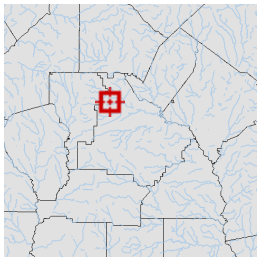

Legend

- Parcels
- Roads

Parcel ID	S16-01006000	**Class**	I	**Owner**	OTAC DEVELOPMENT	**Land**	$961000				
Property	55 VALLEY HILL	**Acreage**	24.96	**Address**	GROUP LLC	**Value:**					
Address	RD				55 VALLEY HILL RD	**Building**	$243800	**Last 2 Sales**			
District	City/Stockbridge				STOCKBRIDGE GA	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					30281	**Misc**	$4800	2/4/2013	$1,000,000	n/a	Q
						Value:		8/1/1974	$131,500	n/a	Q
						Total	$1209600				
						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: 6/23/2023
Last Data Uploaded: 6/22/2023 9:00:14 PM

Developed by Schneider GEOSPATIAL

City of Stockbridge

AGENDA ITEM

MEETING DATE

SEPTEMBER 11, 2023

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

FUNDING SOURCE

- [ ] 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-2023-02. To consider a request for a Comprehensive Plan Amendment to change the future land use designation of property at 55 Valley Hill Road from 'Light Industrial' to "High-Density Residential' to allow for a townhome development with 165 units on 24.908 acres. Applicant: D.R. Horton, Inc., represented by Tiffany Hogan. PC Action on 8/24/23--Denial.

BACKGROUND INFORMATION:

The property extends from Valley Hill Road south to Davis Road, and access would be provided from each road. The property is bisected by a creek with wetlands, and it contains light industrial uses and a large "debris area." The Planning and Zoning Staff believes that townhomes would be a more appropriate use for the property than additional light industrial uses in view of the other recent townhome and condominium approvals within the vicinity. The Staff therefore recommends Approval with Conditions for this case.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-02.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL, WITH CONDITIONS.

Staff Signature_____

Amendment to the Comprehensive Plan Application

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

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

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

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

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

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

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

CITY OF STOCKBRIDGE Planning and Zoning Division

Application Checklist for Requesting an Amendment to the Comprehensive Plan

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

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT AN APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK / INTIAL
Pre-Application Review Form (Meeting Notes)	1	To be completed by a Staff planner during a Pre-Application Meeting, at least one week before you submit your application.	
Application Form	1	Signed and **notarized** by property owner. Or, in lieu of owner's signature, applicant has signed and **notarized** a copy of a "Contract", "Power of Attorney" or "Lease."	
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents who are parties to this application. The Form must be **notarized.**	
Letter of Ownership	1	Letter stating that the owner is aware of the amendment being requested and owns the subject property.	
Letter of Intent	1	Must clearly state the proposed amendment to the Comprehensive Plan.	
Site Plans (11 x 17)	20	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, North arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and proposed lot layout.	
Survey Plat--Sheet size must be Size 8-1/2" x 11" or 11" x 17".	1	Of the subject property. Must be prepared and sealed ***within the last five years*** by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	

City of Stockbridge GA Community Dev. Dept. 4640 N. Henry Blvd. Stockbridge GA 30281 770/389-7900

CONTACTS

City of Stockbridge Planning and Zoning Division
Community Development Department
4602 North Henry Boulevard
Stockbridge, GA 30281
(678) 833-3344

City of Stockbridge Building Safety Division
Permitting Office
4602 North Henry Boulevard
Stockbridge, GA 30281
(678) 833-3314

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

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

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant D.R. Horton, Inc. Phone: 678-509-0555 Date: 6/28/2023

Address of Applicant: 1371 Dogwood Drive SW Cell #

City: Conyers State: GA Zip: 30012 E-mail: tdhogan@drhorton.com

Name of Agent Tiffany Hogan Phone: 678-780-8526 Date: 6/28/2023

Address of Agent: 1371 Dogwood Drive SW Cell # 678-780-8526

City: Conyers State: GA Zip: 30012 E-mail: tdhogan@drhorton.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:

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)**

FROM: LI (Light Industrial)

TO: MFR (Multi-Family Residential)

Property Address: 55 Valley Hill Road, Stockbridge, GA 30281

Nearest intersection to the property: Valley Hill Road and East Atlanta Road - 364 East Atlanta Rd.

Size of Tract: 24.96 acre(s). Land Lot Number(s): 69. District(s): 12

Property Tax Parcel Number(s):
S16-01006000 **(Required)**

Witness' Signature

Signature of Applicant

Printed Name of Witness

Tiffany D. Hogan
Printed Name of Applicant

Notary

Signature of Agent

Notary Seal:

CYNTHIA COLLEEN MUSELL
NOTARY PUBLIC
MY COMMISSION EXPIRES 06/23/2025
HENRY COUNTY, GEORGIA

(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: _____

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CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

June 30, 2023

Requestor
Matt Holder
D.R. Horton Inc.
1371 Dogwood Dr.
Conyers, GA 30094

Property Information
Parcel #: S16-010060000
Size = 24.9
Development Type: Townhomes

Subject: Parcel # S16-10060000, Water & Sewer Availability

Dear Mr. Holder

Per your request, the City of Stockbridge has researched their system records and determined that the subject parcel is located within the City of Stockbridge's Water and Sewer Service Area and there are water facilities located adjacent to and sanitary sewer facilities within 1,000 LF of the subject parcel.

Currently there is available capacity in the sanitary sewer collection system for the requested flows of 60,000 gpd but, if construction plans are not submitted within one (1) year, this reservation of capacity shall expire.

Please let me know if you have any further questions.

Sincerely,

Brad Holtsinger

Brad Holtsinger,
Wastewater Superintendent

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 29 day of June, 2023

Donald Cato Jr
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 29 day of June, 2023.

Notary Public

LUCINDA MURRAY
MY COMMISSION EXPIRES
NOTARY
PUBLIC
SEPT 06, 2026
NEWTON COUNTY, GEORGIA

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

D·R·HORTON
America's Builder

June 29, 2023

City of Stockbridge Planning & Zoning
4602 North Henry Blvd
Stockbridge, GA 30281

RE: Letter of Ownership

Dear Director Carter,

Please accept this correspondence as confirmation of ownership of the 24.9 acres located at 55 Valley Hill Road, respectively. Parcel identification number for the subject parcels is S16-01006000.

As owners of the above identified property, we are aware of the zoning request and comprehensive land map amendment requests submitted by D.R. Horton, Inc.

Thank you for your consideration and your time.

Sincerely,

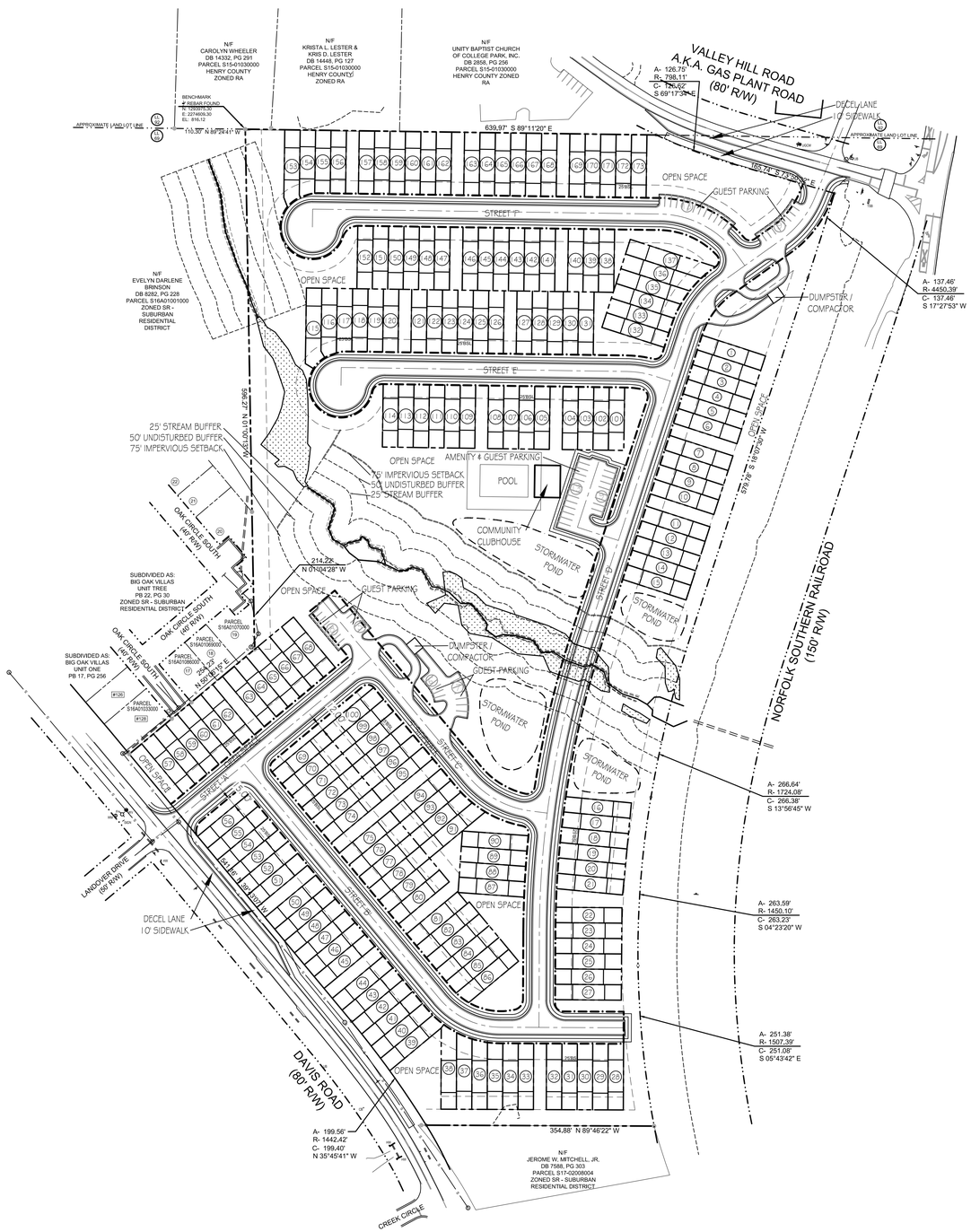
OTAC Development Group LLC

By: _____

Print Name: Donald Cato Jr

Title: CEO

D.R. Horton, Inc.
1371 Dogwood Drive, S.W. • Conyers • GA • 30012 • 678-509-0555 Phone • 678-509-0554 Fax
www.DRHorton.com



Parcel Area Table	
Parcel #	Area
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5	2494.79
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7	2494.79
8	2494.79
9	2494.79
10	2494.79
11	2494.79
12	2494.79
13	2494.79
14	2494.79
15	2494.79
16	2479.38
17	2500.11
18	2511.45
19	2513.41
20	2506.01

Parcel Area Table	
Parcel #	Area
21	2489.22
22	2477.05
23	2480.97
24	2479.28
25	2477.20
26	2475.12
27	2473.04
28	2472.00
29	2472.00
30	2472.00
31	2472.00
32	2472.00
33	2472.00
34	2472.00
35	2481.43
36	2561.01
37	2740.81
38	3023.14
39	2585.48
40	2507.55

Parcel Area Table	
Parcel #	Area
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42	2474.93
43	2473.02
44	2473.02
45	2472.85
46	2472.79
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49	2472.61
50	2472.55
51	2472.44
52	2472.37
53	2472.31
54	2472.25
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56	2472.13
57	2438.93
58	2440.65
59	2442.37
60	2444.09

Parcel Area Table	
Parcel #	Area
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77	2472.00
78	2472.00
79	2472.00
80	2472.00

Parcel Area Table	
Parcel #	Area
81	2472.00
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83	2568.00
84	2568.00
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89	2456.42
90	2465.44
91	2623.43
92	2508.73
93	2472.96
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98	2472.00
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Parcel Area Table	
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115	2926.11
116	2492.37
117	2367.09
118	2352.00
119	2352.00
120	2352.00

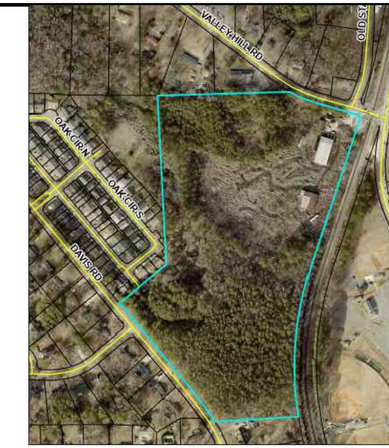
Parcel Area Table	
Parcel #	Area
121	2352.00
122	2352.00
123	2352.00
124	2352.00
125	2352.00
126	2352.00
127	2352.00
128	2352.00
129	2352.00
130	2352.00
131	2352.00
132	2447.18
133	2450.32
134	2492.33
135	2614.50
136	2826.53
137	3144.89
138	2351.04
139	2352.00
140	2352.00

Parcel Area Table	
Parcel #	Area
141	2352.00
142	2352.00
143	2352.00
144	2352.00
145	2352.00
146	2352.00
147	2352.00
148	2352.00
149	2352.00
150	2352.00
151	2352.00
152	2351.99
153	2691.82
154	2430.52
155	2352.60
156	2352.00
157	2352.00
158	2352.00
159	2352.00
160	2352.00

Parcel Area Table	
Parcel #	Area
161	2352.00
162	2352.00
163	2352.00
164	2352.00
165	2352.00
166	2352.00
167	2352.00
168	2352.00
169	2352.00
170	2352.00
171	2352.00
172	2352.00
173	2352.00

NOTE: SUBDIVISIONS WITH OVER 150 LOTS MUST INCLUDE A COMMUNITY CLUBHOUSE AND AT LEAST 3 OF THE FOLLOWING:

1. POOL FACILITY
2. PLAYGROUND
3. DOG PARK
4. TENNIS COURT
5. BASKETBALL COURT
6. WALKING TRAIL
7. FITNESS CENTER
8. PICNIC AREA WITH GRILL AND COVERED PAVILION
9. COMMUNITY GARDEN AND REFLECTION AREA
10. FIRE PIT AND GATHERING AREA
11. ANY OTHER AMENITY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.



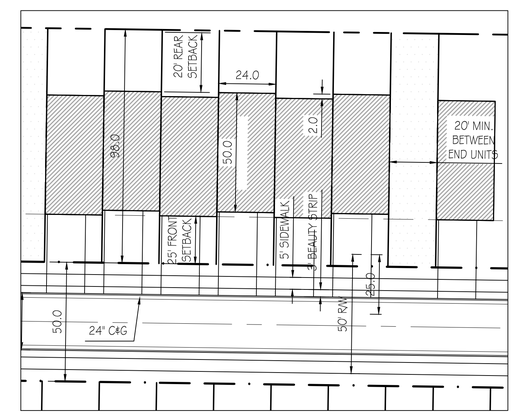
VICINITY MAP - (N.T.S.)

DEVELOPER:
DR HORTON
1371 DOGWOOD DRIVE SW
CONYERS, GA 30012
CONTACT: ANDREW BISHOP
404-664-1422

DESIGNER:
BOWMAN
4174 SILVER PEAK PKWY.
SUWANEE, GA 30024
CONTACT: CHRIS McCRARY
770-932-6550

VARIANCES:

1. SETBACK: FRONT 50' TO 25', SIDE 15' TO 0'



TYPICAL LAYOUT - (1" = 30')

NOTES:

1. SITE AREA = 24.908 ACRES
2. EXISTING ZONING: LI (LIGHT INDUSTRIAL)
3. PROPOSED ZONING: MFR (MULTI-FAMILY RESIDENTIAL)
4. 173 PROPOSED TOWNHOMES
5. DENSITY = 173/24.908 = 7.2 LOTS/ACRE
6. REQUIRED OPEN SPACE = 15% = 3.74 ACRES
7. PROVIDED OPEN SPACE = 10.00 ACRES = 40%
8. TOWNHOMES ARE 24' WIDE BY 50' DEEP
9. ROADS ARE 24' BACK OF CURB TO BACK OF CURB
10. SIDEWALKS ARE 5' WIDE WITH 3' BEAUTY STRIP
11. SETBACKS: FRONT = 25', SIDE 0' WITH 20' BETWEEN BUILDINGS, REAR 20'
12. 10' WIDE SIDEWALKS EXTERIOR STREETS, 5' WIDE SIDEWALKS INTERIOR STREETS.

GRID NORTH
GA WEST ZONE

GRAPHIC SCALE
100 0 100 200
(IN FEET)
1 INCH = 100 FT.

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4174 Silver Peak Parkway, Suwanee, GA 30024
Phone: (770) 932-6550
WWW.BOWMAN.COM

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D.R.HORTON
1371 DOGWOOD CIRCLE
CONYERS, GA 30012

CONCEPT PLAN
VALLEY HILL ROAD TRACT
VALLEY HILL ROAD
STOCKBRIDGE, GA, HENRY CO.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	DESCRIPTION

DATE	DESCRIPTION	
--	--	--
DESIGN	DRAWN	CHKD

SCALE	1" = 20'
JOB No.	
DATE :	07-03-2023
FILE No.	23-0303
SHEET No.	

GEORGIA811
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July 3, 2023
File Path:P:\2023\0303\CD\23-0303 - 2 - BASE REV 7-3-2023 (+pink%.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

July 3, 2023

City Council and Planning Commission
Stockbridge City Hall
4602 North Henry Blvd.
Stockbridge, GA 30281

RE: Rezoning, Change in Comprehensive Land Use Map Amendment, and Variance Application

Dear Mayor, Members of City Council and Planning Commission,

D.R. Horton, Inc. rezoning of property located at 364 East Atlanta Rd., Stockbridge, GA, Parcel ID S16-01006000. The property is approximately 24.96 acres. D.R. Horton seeks to develop a unique community of 173 attached homes, built as fee simple townhome units. The property is currently zoned Light Industrial (LI). Applicant seeks to rezone to Multi-Family Residential (MFR). The current future land use is also Light Industrial and therefore applicant simultaneously seeks to amend the Comprehensive Land Map for this parcel to High Density Residential.

The community will include multiple amenities and open space areas. Developer is also exploring the feasibility of connectivity to an existing city park.

Applicant intends to offer other features within the community such as:

- Approximately 70 Guest parking spaces
- 2 car garages on all townhome units
- 2 dumpster areas
- A Mandatory Homeowners Association
- 2 access points into the community

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent and nearby properties are owned by multiple, individual residents that are utilizing the property as a single family home. The properties across the street are commercial and underdevelopment as a high density residential community. An adjacent property is also owned by the City of Stockbridge and is utilized as a city park. D.R. Horton, Inc. intends to explore the possibility of connectivity to this city amenity for residents. This all creates a unique and cohesive flow from the development to a commercial use and a city park.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. In fact, in light of the current use, the clean-up of the site and the development as a

D.R. Horton, Inc.
1371 Dogwood Drive, S.W. • Conyers • GA • 30012 • 678-509-0555 Phone • 678-509-0554 Fax
www.DRHorton.com

beautiful residential community will benefit the entire area and the streetscape as people drive past the area to the new Stockbridge Amphitheater.

The applicant has engaged consultants to perform a traffic impact study as well as an environmental study. Both of these studies should result in completed reports prior to the Planning Commission hearing.

While the zoning sought is not compliant with the current Comprehensive Land Use, applicant simultaneously seeks an amendment to the Comprehensive Land Use. There is precedent set by nearby communities for an amendment to high density residential.

The City of Stockbridge continues to grow and attract new employers that are bringing more professional talent to the city. There is a demand for quality, affordable housing in the area as evidenced by the development pattern of the area. This development at Valley Hill will not only provide additional single family homes for Stockbridge residents, but will also create a community atmosphere.

Variance Sought

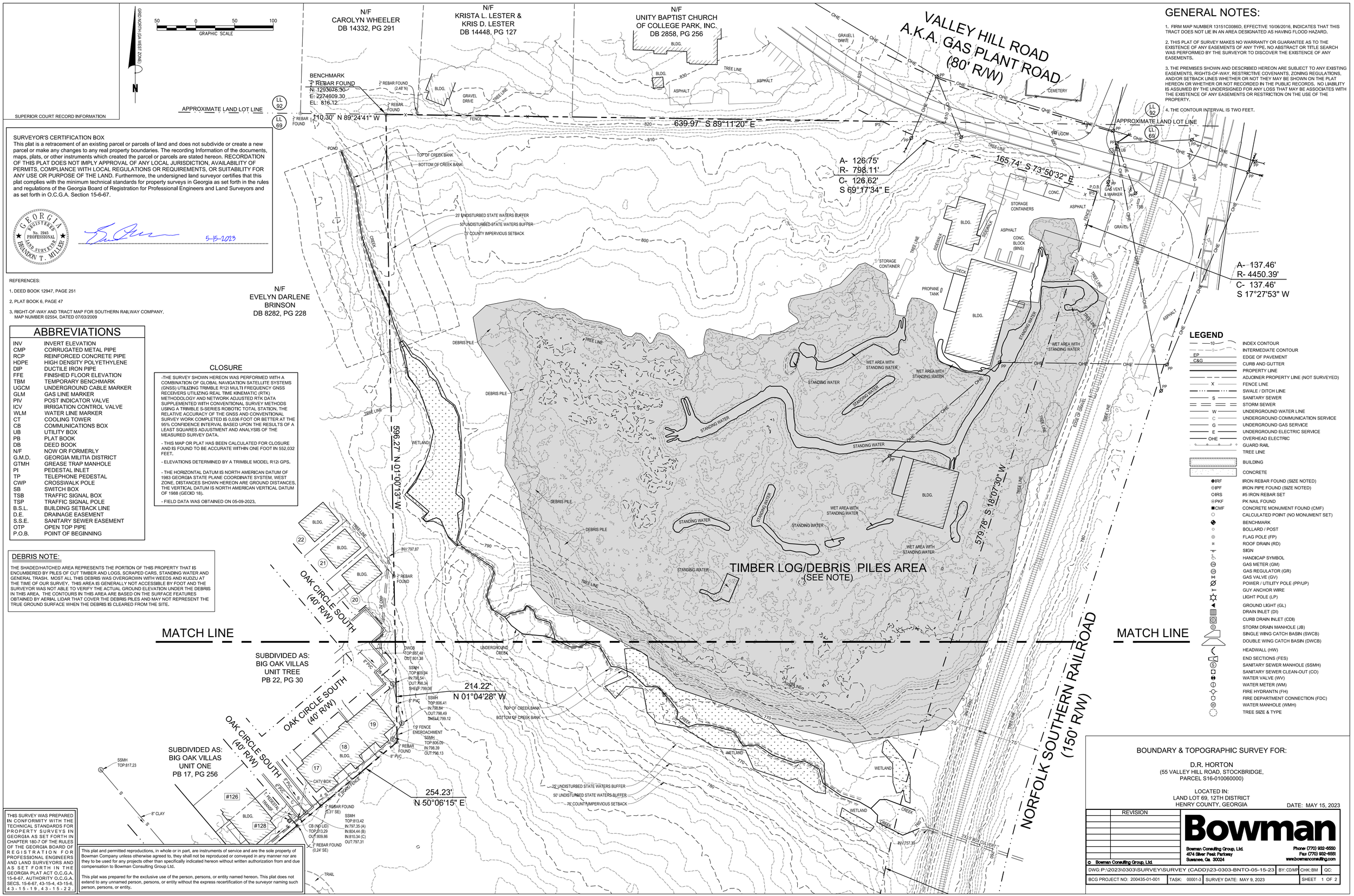
The Applicant does seek one variance. As planned, the site has a 25' front setback. The code currently requires a 50' front yard setback for Multi Family Residential zoning. Applicant believes a 25' front yard setback is consistent with the development of a townhome community and therefore seeks a reduction to 25'. The site has a stream on the property that will require significant buffer areas thereby making some of the site unbuildable. Additionally, there is a significant drop in the elevation of the site from Valley Hill to Davis Road which also significantly affects how the site may be developed. Due to this challenging and extreme topography, applicant believes there is a hardship that warrants a reduction of the front yard setback from proper design of the community.

D.R. Horton, Inc. respectfully requests approval of the rezoning from Light Industrial to Multi Family Residential, the Comprehensive Land Map Amendment from Light Industrial to High Density Residential, and the Front Yard Setback Variance.

Thank you for your consideration and your time.

Sincerely,

Tiffany D. Hogan
Forward Planning Manager
tdhogan@drhorton.com
678-780-8520



GENERAL NOTES:

1. FIRM MAP NUMBER 13151C0086D, EFFECTIVE 10/06/2016, INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD.

2. THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED BY THE SURVEYOR TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.

3. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATES WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTION ON THE USE OF THE PROPERTY.

4. THE CONTOUR INTERVAL IS TWO FEET.

SURVEYOR'S CERTIFICATION BOX

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording Information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 2945 PROFESSIONAL LAND SURVEYOR BRANDON T. MILLER

5-15-2023

REFERENCES:

1. DEED BOOK 12947, PAGE 251
2. PLAT BOOK 6, PAGE 47
3. RIGHT-OF-WAY AND TRACT MAP FOR SOUTHERN RAILWAY COMPANY, MAP NUMBER 02554, DATED 07/03/2009

ABBREVIATIONS

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
DIP	DUCTILE IRON PIPE
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
UGCM	UNDERGROUND CABLE MARKER
GLM	GAS LINE MARKER
PIV	POST INDICATOR VALVE
ICV	IRRIGATION CONTROL VALVE
WLM	WATER LINE MARKER
CT	COOLING TOWER
CB	COMMUNICATIONS BOX
UB	UTILITY BOX
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
G.M.D.	GEORGIA MILITIA DISTRICT
GTMH	GREASE TRAP MANHOLE
PI	PEDESTAL INLET
TP	TELEPHONE PEDESTAL
CWP	CROSSWALK POLE
SB	SWITCH BOX
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
OTP	OPEN TOP PIPE
P.O.B.	POINT OF BEGINNING

CLOSURE

-THE SURVEY SHOWN HEREON WAS PERFORMED WITH A COMBINATION OF GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) UTILIZING TRIMBLE R12i MULTI FREQUENCY GNSS RECEIVERS UTILIZING REAL TIME KINEMATIC (RTK) METHODOLOGY AND NETWORK ADJUSTED RTK DATA SUPPLEMENTED WITH CONVENTIONAL SURVEY METHODS USING A TRIMBLE S-SERIES ROBOTIC TOTAL STATION. THE RELATIVE ACCURACY OF THE GNSS AND CONVENTIONAL SURVEY WORK COMPLETED IS 0.036 FOOT OR BETTER AT THE 95% CONFIDENCE INTERVAL BASED UPON THE RESULTS OF A LEAST SQUARES ADJUSTMENT AND ANALYSIS OF THE MEASURED SURVEY DATA.

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 552,032 FEET.

- ELEVATIONS DETERMINED BY A TRIMBLE MODEL R12i GPS.

- THE HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 18).

- FIELD DATA WAS OBTAINED ON 05-09-2023.

DEBRIS NOTE:

THE SHADED/HATCHED AREA REPRESENTS THE PORTION OF THIS PROPERTY THAT IS ENCUMBERED BY PILES OF CUT TIMBER AND LOGS, SCRAPED CARS, STANDING WATER AND GENERAL TRASH. MOST ALL THIS DEBRIS WAS OVERGROWN WITH WEEDS AND KUDZU AT THE TIME OF OUR SURVEY. THIS AREA IS GENERALLY NOT ACCESSIBLE BY FOOT AND THE SURVEYOR WAS NOT ABLE TO VERIFY THE ACTUAL GROUND ELEVATION UNDER THE DEBRIS IN THIS AREA. THE CONTOURS IN THIS AREA ARE BASED ON THE SURFACE FEATURES OBTAINED BY AERIAL LIDAR THAT COVER THE DEBRIS PILES AND MAY NOT REPRESENT THE TRUE GROUND SURFACE WHEN THE DEBRIS IS CLEARED FROM THE SITE.

LEGEND

10	INDEX CONTOUR
9	INTERMEDIATE CONTOUR
EP	EDGE OF PAVEMENT
C&G	CURB AND GUTTER
	PROPERTY LINE
	ADJOINER PROPERTY LINE (NOT SURVEYED)
X	FENCE LINE
	SWALE / DITCH LINE
S	SANITARY SEWER
	STORM SEWER
W	UNDERGROUND WATER LINE
C	UNDERGROUND COMMUNICATION SERVICE
G	UNDERGROUND GAS SERVICE
E	UNDERGROUND ELECTRIC SERVICE
OHE	OVERHEAD ELECTRIC
	GUARD RAIL
	TREE LINE
	BUILDING
	CONCRETE
IRF	IRON REBAR FOUND (SIZE NOTED)
IPF	IRON PIPE FOUND (SIZE NOTED)
IRS	#5 IRON REBAR SET
PKF	PK NAIL FOUND
CMF	CONCRETE MONUMENT FOUND (CMF)
	CALCULATED POINT (NO MONUMENT SET)
	BENCHMARK
	BOLLARD / POST
	FLAG POLE (FP)
	ROOF DRAIN (RD)
	SIGN
	HANDICAP SYMBOL
	GAS METER (GM)
	GAS REGULATOR (GR)
	GAS VALVE (GV)
	POWER / UTILITY POLE (PP/UP)
	GUY ANCHOR WIRE
	LIGHT POLE (LP)
	GROUND LIGHT (GL)
	DRAIN INLET (DI)
	CURB DRAIN INLET (CDI)
	STORM DRAIN MANHOLE (JB)
	SINGLE WING CATCH BASIN (SWCB)
	DOUBLE WING CATCH BASIN (DWCB)
	HEADWALL (HW)
	END SECTIONS (FES)
	SANITARY SEWER MANHOLE (SSMH)
	SANITARY SEWER CLEAN-OUT (CO)
	WATER VALVE (WV)
	WATER METER (WM)
	FIRE HYDRANTN (FH)
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER MANHOLE (WMH)
	TREE SIZE & TYPE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 4 3 - 1 5 - 1 9 , 4 3 - 1 5 - 2 2 .

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This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

BOUNDARY & TOPOGRAPHIC SURVEY FOR:

D.R. HORTON
(55 VALLEY HILL ROAD, STOCKBRIDGE,
PARCEL S16-010060000)

LOCATED IN:
LAND LOT 69, 12TH DISTRICT
HENRY COUNTY, GEORGIA

DATE: MAY 15, 2023

REVISION

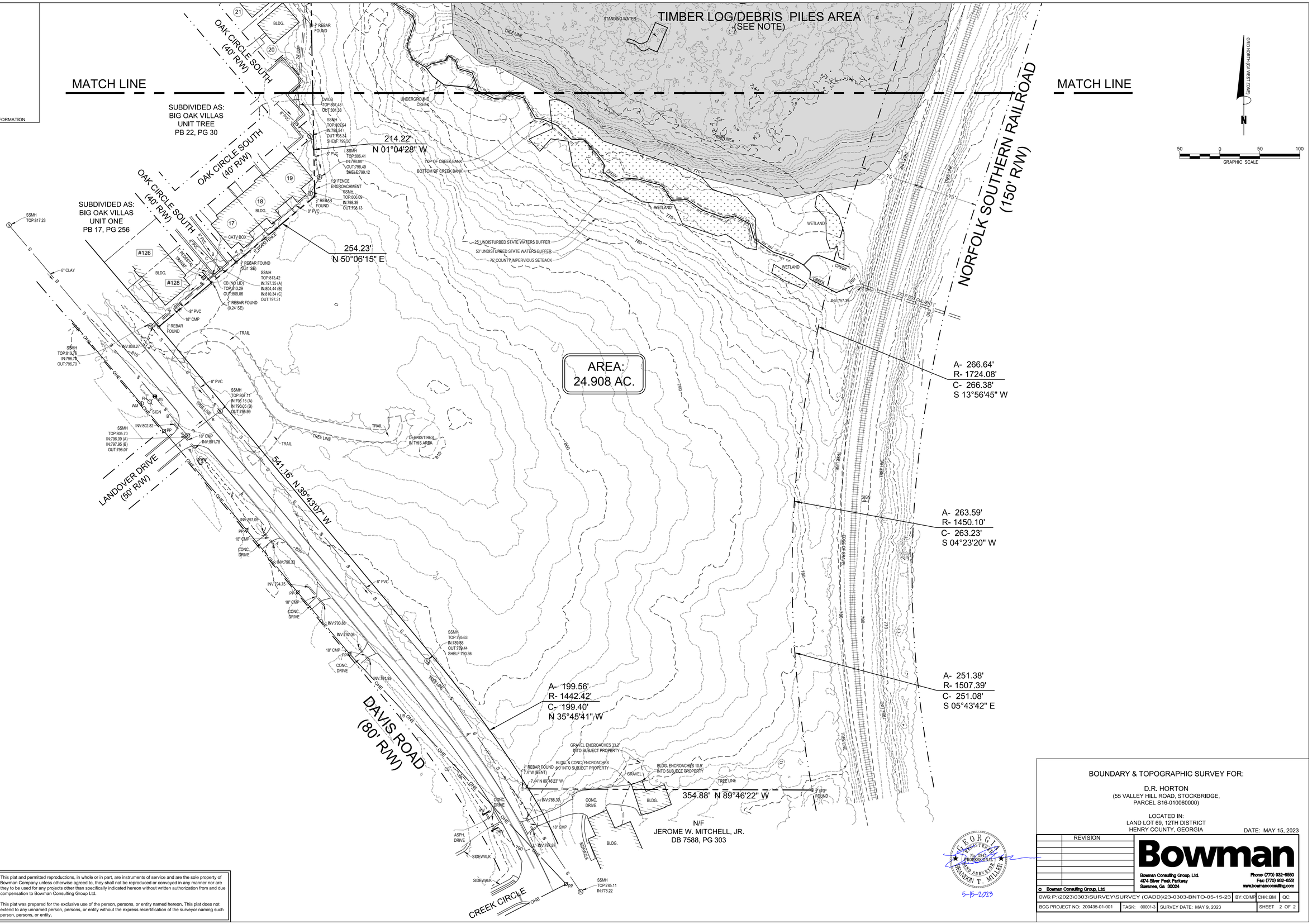
Bowman
Bowman Consulting Group, Ltd.
4574 Silver Peak Parkway
Suwanee, Ga. 30024
Phone (770) 932-6550
Fax (770) 932-6555
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

DWG: P:\2023\0303\SURVEY\SURVEY (CADD)\23-0303-BNTO-05-15-23 | BY: CD/MP | CHK: BM | QC:

BCG PROJECT NO: 200435-01-001 | TASK: 00001-3 | SURVEY DATE: MAY 9, 2023 | SHEET 1 OF 2

SUPERIOR COURT RECORD INFORMATION



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(55 VALLEY HILL ROAD, STOCKBRIDGE,
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LOCATED IN:
LAND LOT 69, 12TH DISTRICT
HENRY COUNTY, GEORGIA

DATE: MAY 15, 2023

REVISION

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 3945 BRANDON T. MILLER
5-15-2023

Bowman

Bowman Consulting Group, Ltd.
4274 Silver Peak Parkway
Suwanee, Ga. 30024

Phone: (770) 932-6550
Fax: (770) 932-6551
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

DWG: P:\2023\0303\SURVEY\SURVEY (CADD)\23-0303-BNTO-05-15-23 | BY: CD/MP | CHK: BM | QC:

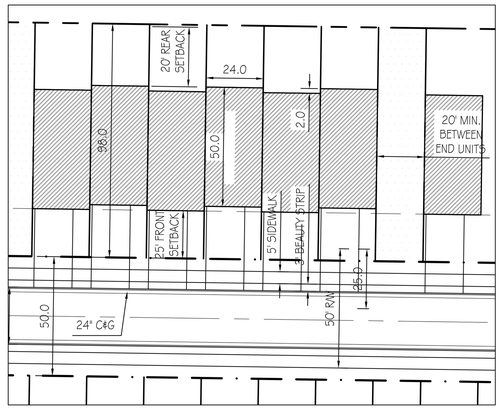
BCG PROJECT NO: 200435-01-001 | TASK: 00001-3 | SURVEY DATE: MAY 9, 2023 | SHEET 2 OF 2

SITE DATA	
SITE AREA	24.908
ZONING	
EXISTING ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED ZONING	MFR (MULTI-FAMLY RES.)
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	165 TOWNHOME UNITS
GROSS DENSITY	6.62 UNITS PER ACRE
AREA IN BUFFERS & WETLANDS	2.7 ACRES (10.8% OF TOTAL AREA)
NET DENSITY	22.20 (NET AREA) = 7.79 UNITS PER ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	15% (3.74 ACRES)
PROPOSED OPEN SPACE	58% (14.66 ACRES)
SETBACK REQUIREMENTS	
FRONT SETBACK	25 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	20 FEET
BETWEEN BUILDINGS	20 FEET
TYPICAL LOT	
TOWNHOMES LOTS	24' WIDE BY 98' DEEP
PARKING REQUIREMENTS	
PARKING PER BED ROOM 2 BR / 3 BR	1.75 PER UNIT / 2.25 PER UNIT
REQUIRED PARKING 2BR / 3BR	289 / 372
SWIMMING POOL AMENITY	1 PER 15 UNITS = 11 - 16 PROVIDED
GUEST PARKING SPACES	68
TOTAL PARKING REQUIRED	384 (2.25 PER UNIT + 12 POOL AMENITY)
PARKING PROVIDED	(2-CAR GARAGE) 330 + 68 = 398

VICINITY MAP - (N.T.S.)

SIDEWALK NOTES:

1. INTERIOR SIDEWALKS ARE 5' WIDE WITH 3' BEAUTY STRIP
2. 10' WIDE SIDEWALKS EXTERIOR STREETS, 5' WIDE SIDEWALKS INTERIOR STREETS.



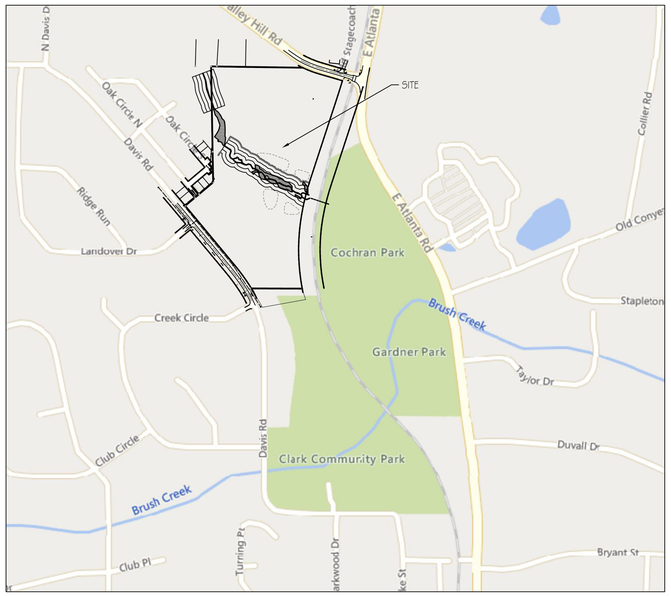
TYPICAL LAYOUT - (1" = 30')

DEVELOPER:
DR HORTON
1371 DOGWOOD DRIVE SW
CONYERS, GA 30012
CONTACT: ANDREW BISHOP
404-664-1422

DESIGNER:
BOWMAN
4174 SILVER PEAK PKWY.
SUWANEE, GA 30024
CONTACT: CHRIS McCRARY
770-932-6550

NOTE: SUBDIVISIONS WITH OVER 150 LOTS MUST INCLUDE A COMMUNITY CLUBHOUSE AND AT LEAST 3 OF THE FOLLOWING:

1. POOL FACILITY
2. PLAYGROUND
3. DOG PARK
4. TENNIS COURT
5. BASKETBALL COURT
6. WALKING TRAIL
7. FITNESS CENTER
8. PICNIC AREA WITH GRILL AND COVERED PAVILION
9. COMMUNITY GARDEN AND REFLECTION AREA
10. FIRE PIT AND GATHERING AREA
11. ANY OTHER AMENITY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.



LOCATION EXHIBIT

SCALE: 1" = 500'

GRID NORTH
GA WEST ZONE

GRAPHIC SCALE

100 0 100 200

(IN FEET)
1 INCH = 100 FT.

Bowman

Bowman Consulting Group Ltd
4174 Silver Peak Parkway, Suwanee, GA 30024
Phone: (770) 932-6550
WWW.BOWMAN.COM

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D.R.HORTON
1371 DOGWOOD CIRCLE
CONYERS, GA 30012

CONCEPT PLAN
VALLEY HILL ROAD TRACT
VALLEY HILL ROAD
STOCKBRIDGE, GA, HENRY CO.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	DESCRIPTION

DATE	DESCRIPTION	
--	--	--
DESIGN	DRAWN	CHKD

SCALE	1" = 20'
JOB No.	
DATE :	07-03-2023
FILE No.	23-0303
SHEET No.	

GEORGIA811
www.Georgia811.com

August 24, 2023
File Path P:\2023\0303\C\23-0303_2_BASE REV 8-23-2023.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

June 30, 2023

Requestor
Matt Holder
D.R. Horton Inc.
1371 Dogwood Dr.
Conyers, GA 30094

Property Information
Parcel #: S16-010060000
Size = 24.9
Development Type: Townhomes

Subject: Parcel # S16-10060000, Water & Sewer Availability

Dear Mr. Holder

Per your request, the City of Stockbridge has researched their system records and determined that the subject parcel is located within the City of Stockbridge's Water and Sewer Service Area and there are water facilities located adjacent to and sanitary sewer facilities within 1,000 LF of the subject parcel.

Currently there is available capacity in the sanitary sewer collection system for the requested flows of 60,000 gpd but, if construction plans are not submitted within one (1) year, this reservation of capacity shall expire.

Please let me know if you have any further questions.

Sincerely,

Brad Holtsinger

Brad Holtsinger,
Wastewater Superintendent

TO: Mayor/Council
Planning Commission

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Chief Planner

DATE: September 11, 2023

Subject: #CP-2023-02 For 55 Valley Hill Road

I. PURPOSE

Consider a Comprehensive Plan Amendment application by D. R. Horton, Inc. to change the Future Land Use Designation from LI (Light Industrial) to High Density Residential on 55 Valley Hill Road to allow for the development of 165 fee simple townhome along with multiple amenities and open space areas. The applicant also submitted a rezoning and a variance application that will be heard concurrently.

II. Background

Proposed Development	Townhome community with 165 units
Site Address	55 Valley Hill Road
Parcel Identification	S16-01006000
Parcel Acreage	24.908 acres
Applicant	D. R. Horton, Inc.
Owner	Donald Cato Jr. (OTAC Development Group, LLC.)
City Land Use Designation	LI (Light Industrial)

City Land Use Zoning	LI (Light Industrial)
Number of Proposed Units Per Acre	6.62 units per acre (Gross Density); 7.79 units per acre (Net Density)
Current Use	Warehouse with two buildings; mostly wooded

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant Land Champion Cleaning Systems – Business Cactus Ridge (Subdivision)	Low Density Residential; Low Density Vertical Mixed Use Low Density Residential;
Property to the South	Single Family Residence; Clark Park	Medium Density Residential Park/Recreation/Conservation
Property to the East	Clark Park Publix Shopping Center Diamante Townhomes	Park/Recreation/Conservation Low Density Vertical Mixed Use Low Density Residential
Property to the West	Big Oak Villas Woodland Ridge North Stockbridge	High Density Residential Medium Density Residential Medium Density Residential

SURROUNDING LAND USE DENSITIES (SUBDIVISIONS)

Name of Subdivision	Units	Estimate Density Per Acres
Big Oak Villas	34	9 units per acre
Diamante Townhomes (construction phase)	200	7 units per acre
D. R. Horton, Inc.	**165**	**6.62 units per acre**
Pine Grove	270	4 units per acre
Pineview	77	2.49 units per acre

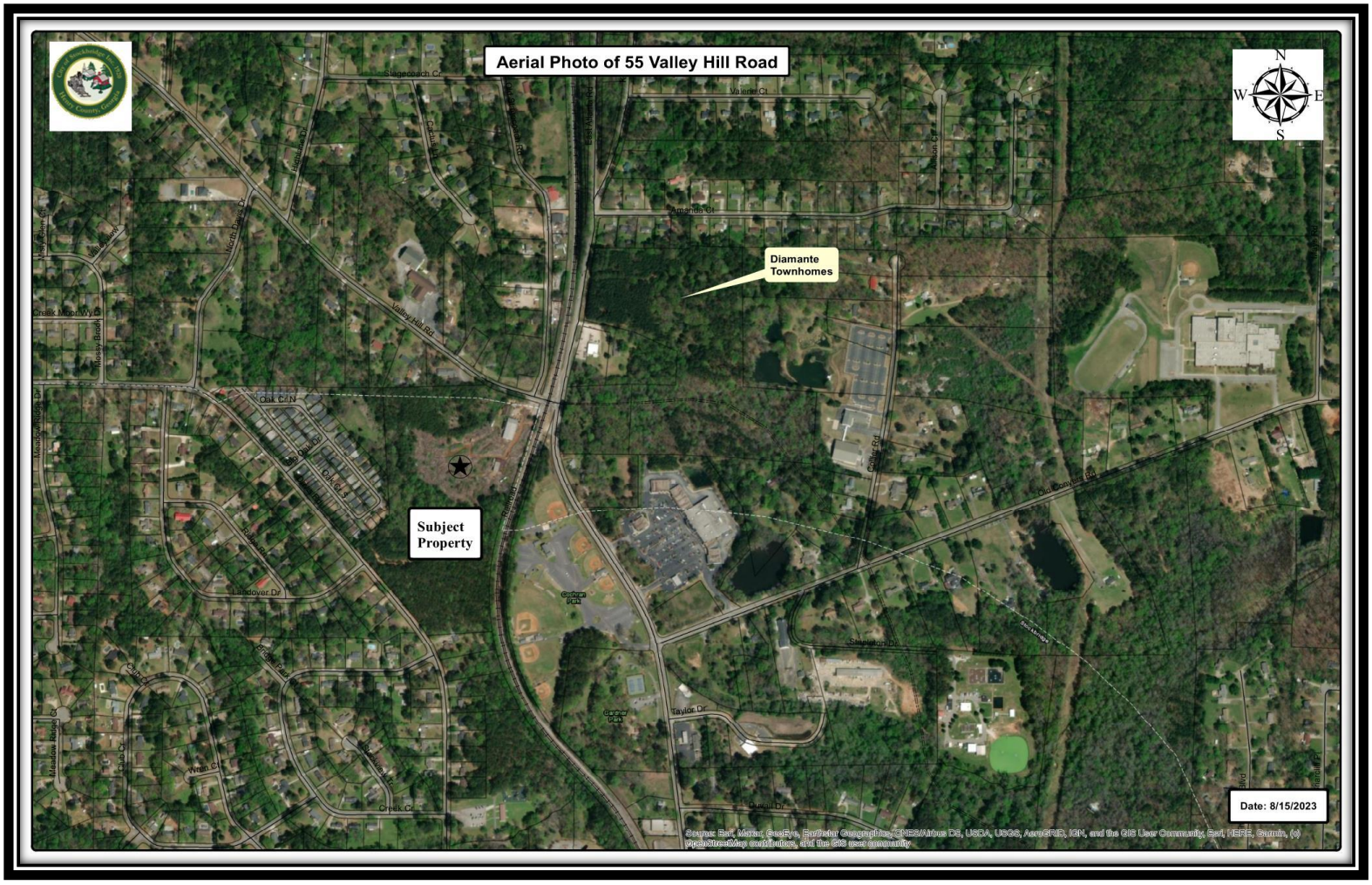
Ridge Crest	70	1.9 units per acre
North Stockbridge	105	1.50 units per acre
Woodland Ridge	61	1.39 units per acre
Meadow Ridge	70	1.30 units per acre
Cactus Ridge	12	1.14 units per acre
Kinsey Crossing	22	1 unit per acre
Springwood Valley	22	1 unit per acre
Sentry Oaks	29	1 unit per acre

III. Findings of Fact

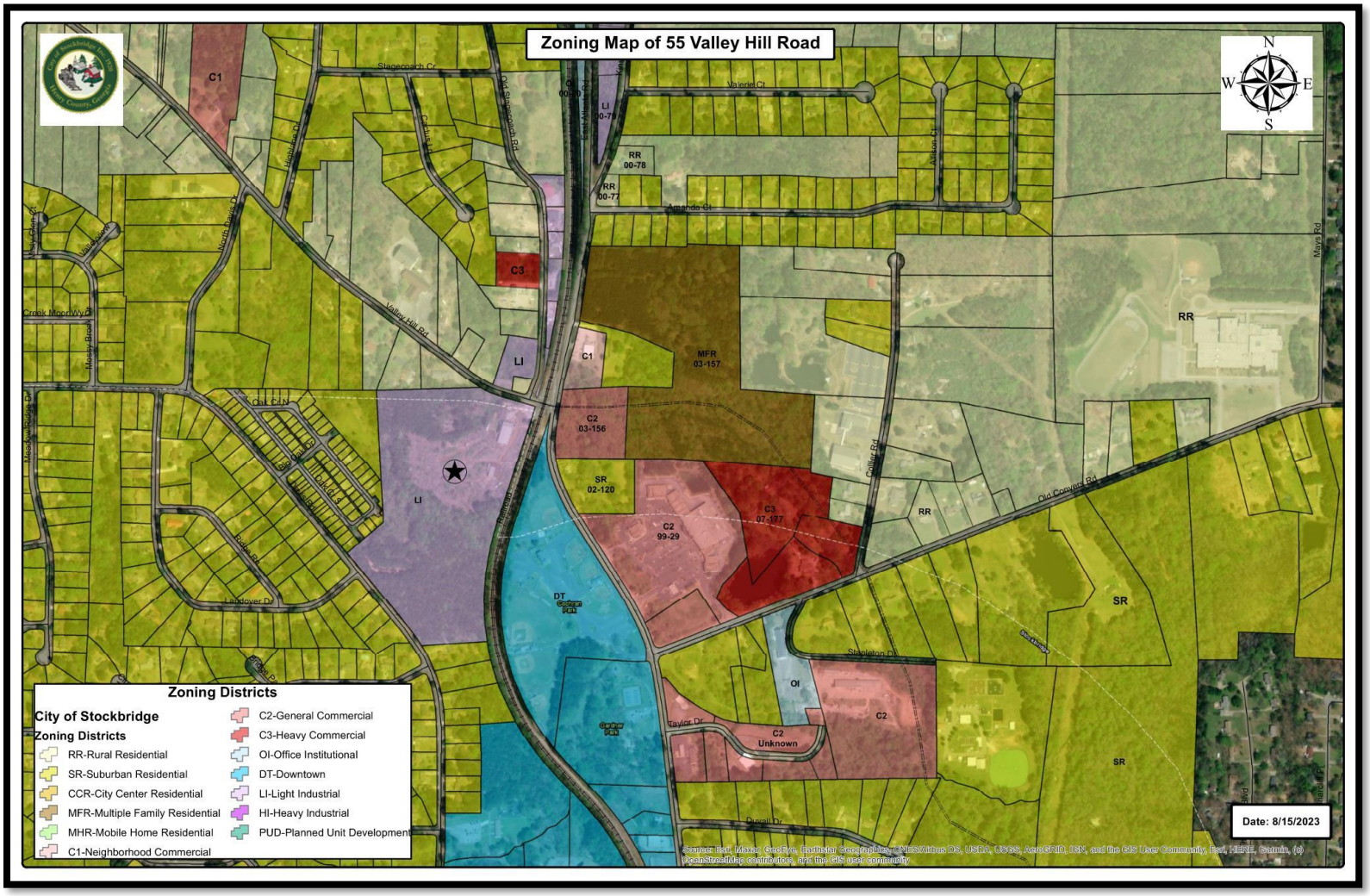
- The applicant will be rezoning the subject property from LI (Light Industrial) to MFR (Multiple Family Residential). The case will be heard concurrently.
- The applicant will be seeking a variance to reduce the front yard setback from 50 feet to 25 feet. The case will be heard concurrently.
- The vicinity of the area is mostly residential with a combination of Low-Density Residential to the North and West, Low Density Vertical Mixed Use to the North and East, Medium Density Residential to the South and West, and High Density Residential to the West.
- Two parks and a major commercial shopping center are located to the East that contains Publix and other surrounding retail uses.

IV. Maps and Illustrations

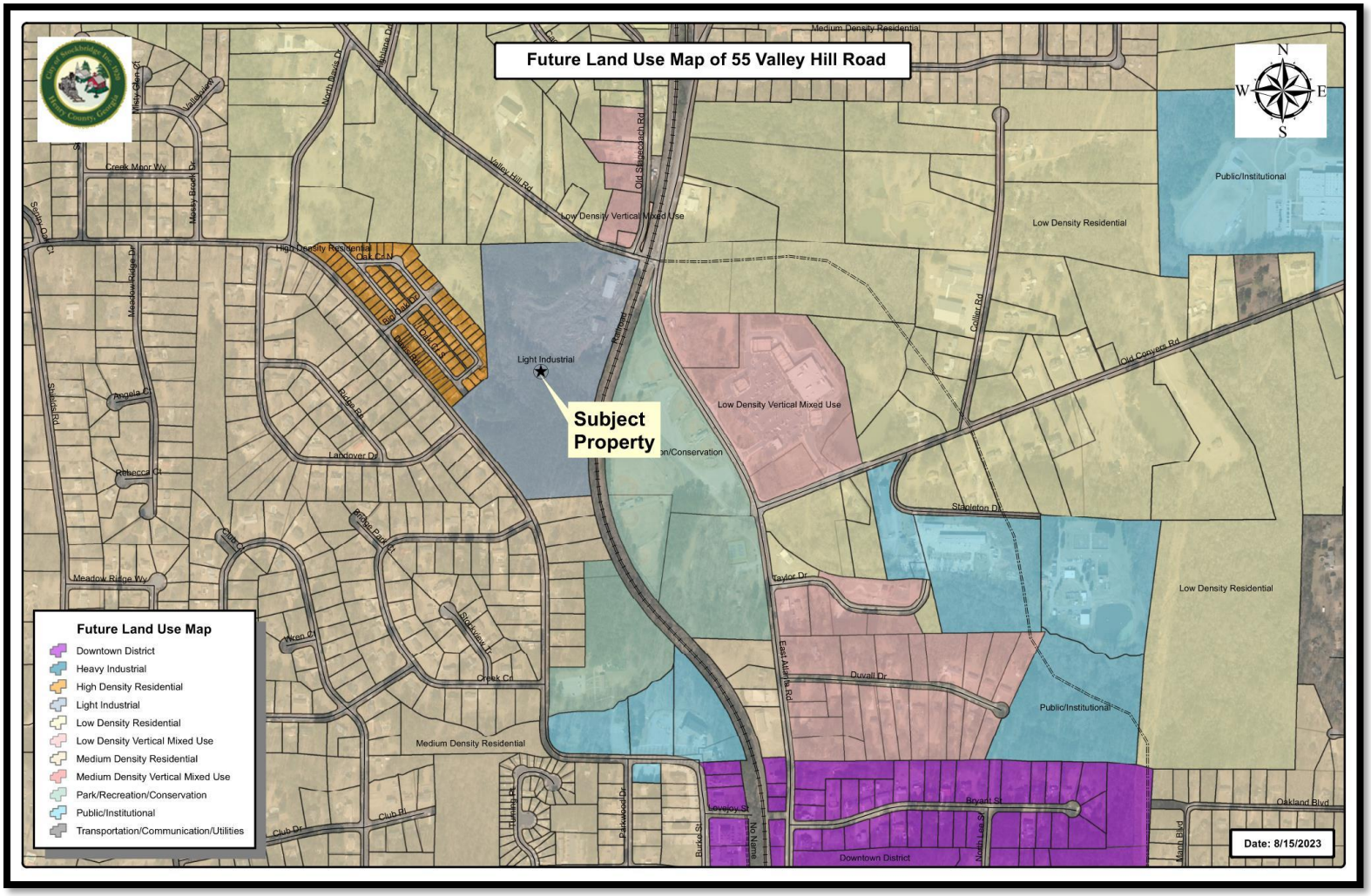
Aerial Photo of 55 Valley Hill Road



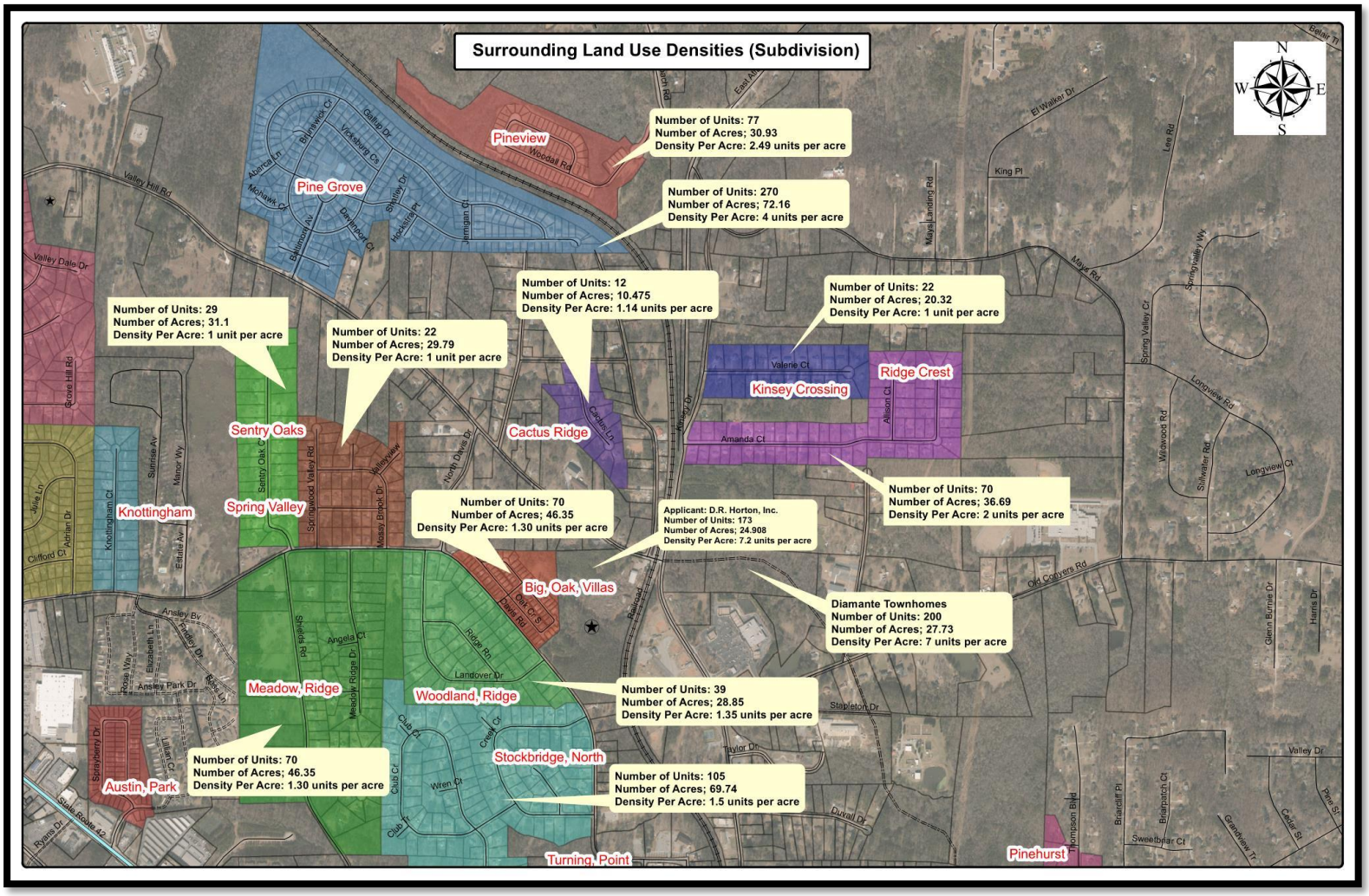
Zoning Map of 55 Valley Hill Road



Future Land Use Map of 55 Valley Hill Road



Surrounding Land Use Densities (Subdivisions)



Conceptual Site Plan of 55 Valley Hill Road

V. Analysis

Project Description

The applicant proposes a Comprehensive Plan Amendment to change the Future Land Use Designation of the subject property from LI (Light Industrial) to High Density Residential to allow for the development of 165 fee simple townhomes that will include multiple amenities and open space areas.

The current Future Land Use Map designates the subject property as Light Industrial. However, the current Future Land Use Map is incompatible with the requested rezoning of MFR (Multiple Family Residential). Therefore, the applicant is requesting to change the Future Land Use Designation of the subject property from LI (Light Industrial) to 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 of the subject property from LI (Light Industrial) to High Density Residential is necessary because the current land use designation does not allow the development of townhomes. In addition, the proposed townhome development is consistent with the policy goals of the current City of Stockbridge Comprehensive Plan (2018-2038) that are listed as follows on pages 35 and 39.

Community Goals and Policies (pg. 35-39) Community	Provide a mixture of housing options to attract young professionals, singles and small families
	Maintaining a family friendly environment and focus on attracting and retaining young adults.
	Create a sense of place for our community along our commercial corridors

Goals and Policies (pg. 35-39)	Identify opportunities to create new trail connections between existing parks, residential areas, and the downtown.

2. Relation to the Zoning of the Property.

- The current zoning district of LI (Light Industrial) is not compatible with the list of permitted zoning districts that are found in the requested High-Density Residential Future Land Use designation. To allow for the proposed zoning, the applicant has requested the rezoning of the property from LI (Light Industrial) 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 requested High-Density Residential is compatible with the requested MFR zoning district. Page 32 of the Unified Development Code states that the intent of the MFR is to "allow the development of multiple family residences served by public water and sewer systems. The provisions that regulate this land use district provides for the development of residential neighborhoods in a high-density urban development environment with access provided on streets that are classified as collector streets of higher."

3. Suitability of the Site's Location.

- The requested future land-use designation of High-Density Residential is compatible with the other surrounding future land-use designations that are either adjacent or nearby the subject property which includes the following nearby subdivisions: Big Oak Villas, Pine Grove, Pineview, Ridge Crest, North Stockbridge, Woodland Ridge, Meadow Ridge, Cactus Ridge, Kinsey Crossing, Springwood Valley, and Sentry Oaks. In addition, there is currently a townhome development with 200 units (7 units per acre) that is located to the East that is being built as well in the area. Changing the property's future land use designation from Light Industrial to High-Density Residential is beneficial to the Valley Hill Road corridor by allowing the continuation of further residential development rather than additional industrial development. As a result, this would enable the City of Stockbridge to provide necessary housing.

  The requested 6.62 units per acre is consistent with the surrounding land-use densities of the subdivisions as shown on page 2 and 3. Furthermore, the surrounding C-2 area located to the East as well as the city park makes the property suitable and feasible for the development of townhome units.

4. Maintaining the Current Land Use Designation.

- Due to the proximity of existing residential neighborhoods and a city park, it is unlikely for the subject property to be developed for industrial use. In addition, the subject property is the only property within the vicinity which has the Light Industrial designation, and residential land use designations surround the property. Furthermore, only one other nearby property is used for industrial purposes. Therefore, the requested High-Density Residential Future Land Use designation would be applicable for this location.

VI. STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2023-02 would be necessary and desirable for the subject property in conjunction with the requested rezoning of the property via RZ-2023-03 to allow for the proposed townhome units and the requested variance of VR-2023-02 to allow for the reduction of the front yard setback. Therefore, the Planning and Zoning staff recommends **APPROVAL**.

Presentation For CP-2023-02

Presented To:

Planning Commission – August 24, 2023

Mayor and Council – September 11, 2023

CASE FACTS

- Applicant: D. R. Horton, Inc represented by Tiffany Hogan
- Owner: Donald Cato Jr. (OTAC Development Group, LLC.)
- Applicant’s Request: change the Future Land Use Designation from LI (Light Industrial) to High Density Residential to allow for the development of 165 fee simple townhome along with multiple amenities and open space areas.
- Number of Proposed Units Per Acre: 6.6 units per acre
- Address of Property: 55 Valley Hill Road
- Number of Acres: 24.96 acres
- Project Characteristics: Warehouse with two buildings; mostly wooded
- City Land Use Designation: LI (Light Industrial)
- City Land Use Zoning : LI (Light Industrial)
- Sign Posting: August 2, 2023

Aerial Photo of 55 Valley Hill Road
Diamante Townhomes
Subject Property
Valley Hill Rd
Oak Cir N
Oak Cir S
Lindover Dr
Taylor Dr
Sawyerton Dr
Creek Cir
Date: 8/15/2023

Office
Warehouse
Shed
Creeks/Stream

Site Visit on August 2nd, 2023
Warehouse
Office

City of Stockbridge Comprehensive Plan (2018-2038)

LIGHT INDUSTRIAL

This designation is intended for business parks, which incorporate offices along with other uses such as warehouses, wholesale, research and development, printing businesses, self-storage units, and light manufacturing operations. Buildings should be constructed of a variety of materials such as brick, hardi-plank siding, and stucco. When located adjacent to residential or mixed-use areas, large, landscaped buffers should be required. High Density Residential developments may also serve as a transition between light industrial, low and medium density residential developments, and mixed-use projects.

Compatible Zoning Districts
M-1, Light Manufacturing
O-I, Office Institutional
C-2, General Commercial
C-3, Heavy Commercial

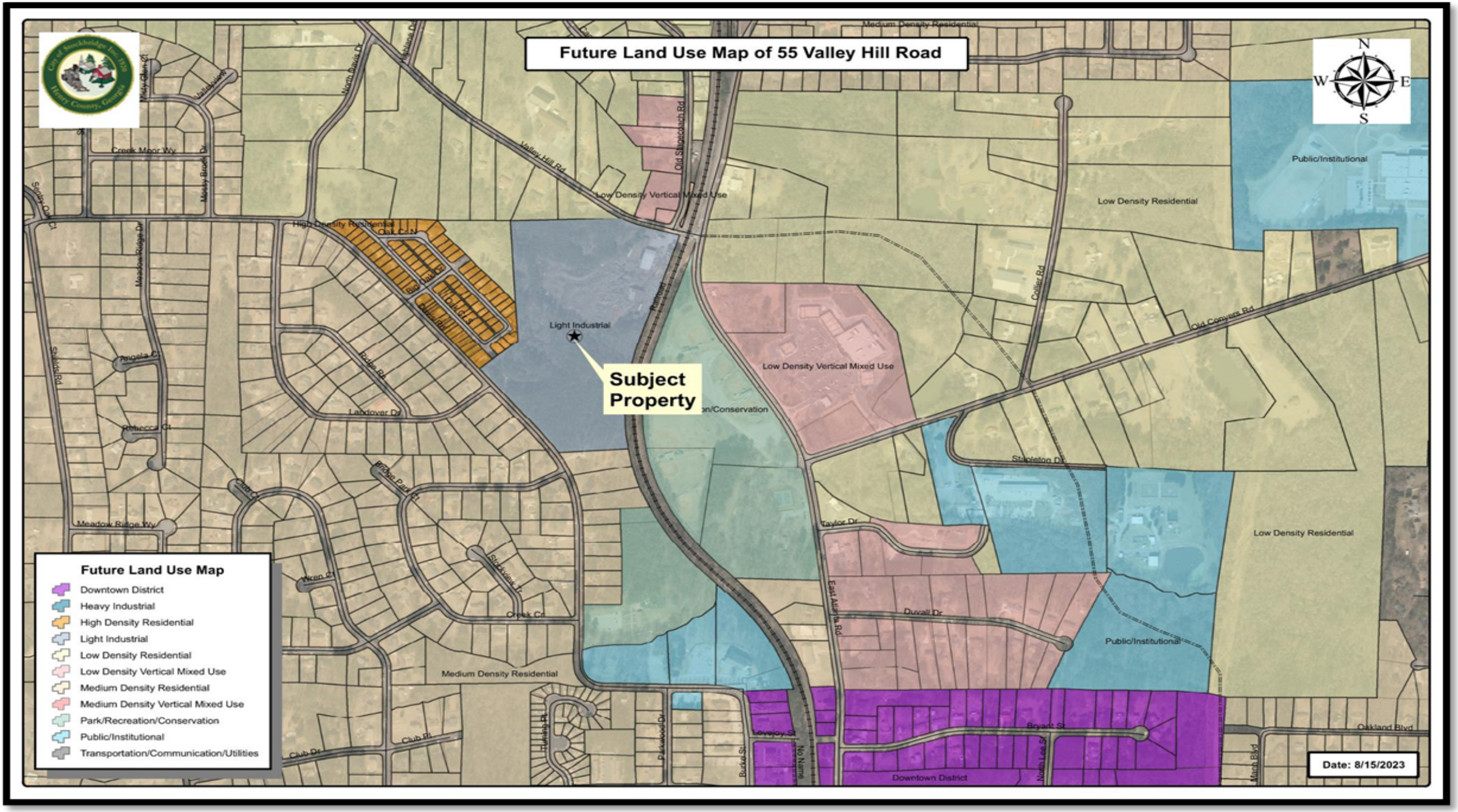
The current Future Land Use Map designates the subject property as Light Industrial. However, the current Future Land Use Map is incompatible with the requested rezoning of MFR (Multiple Family Residential).

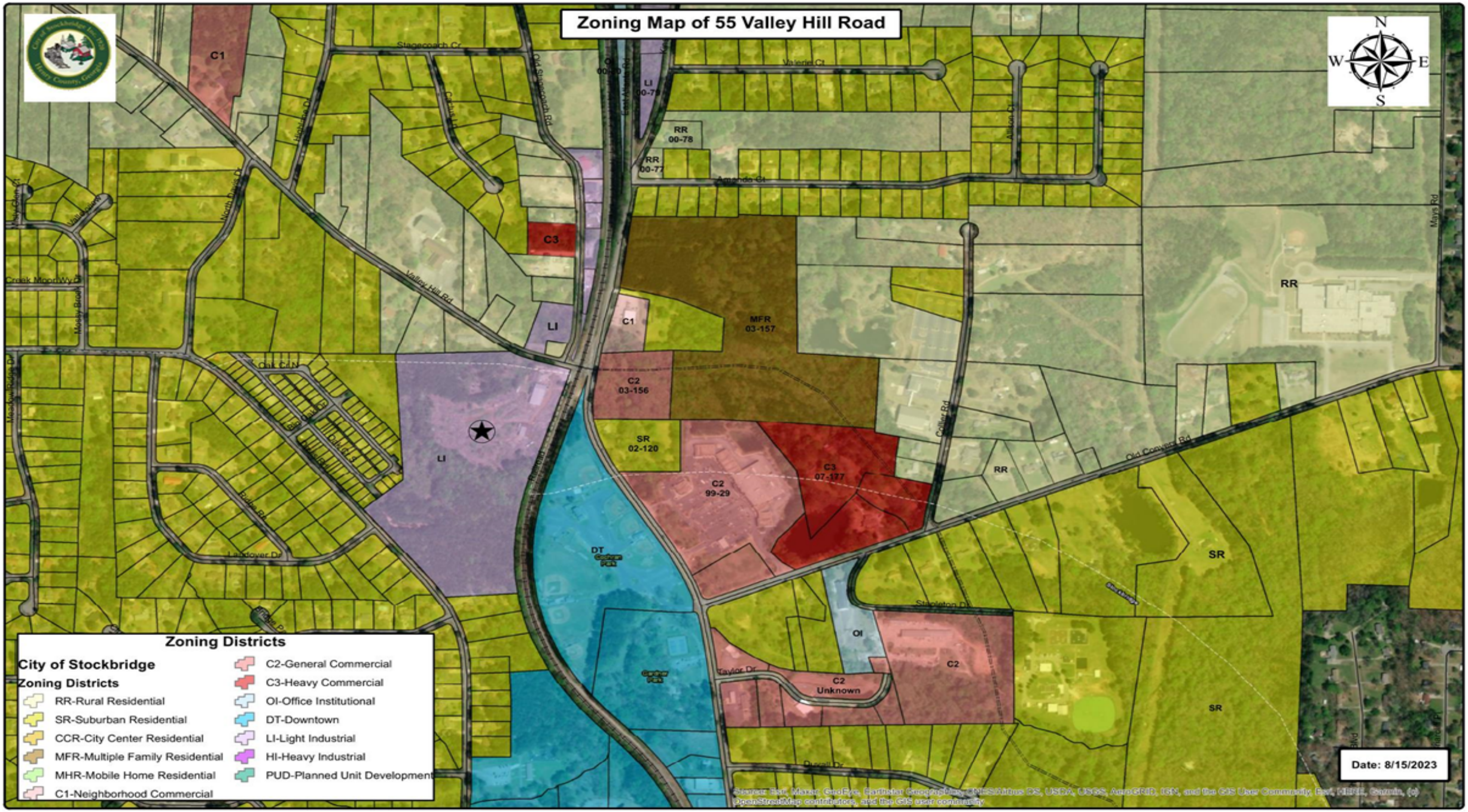
Therefore, the applicant is requesting to change the Future Land Use Designation of the subject property from LI (Light Industrial) to High Density Residential.

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.

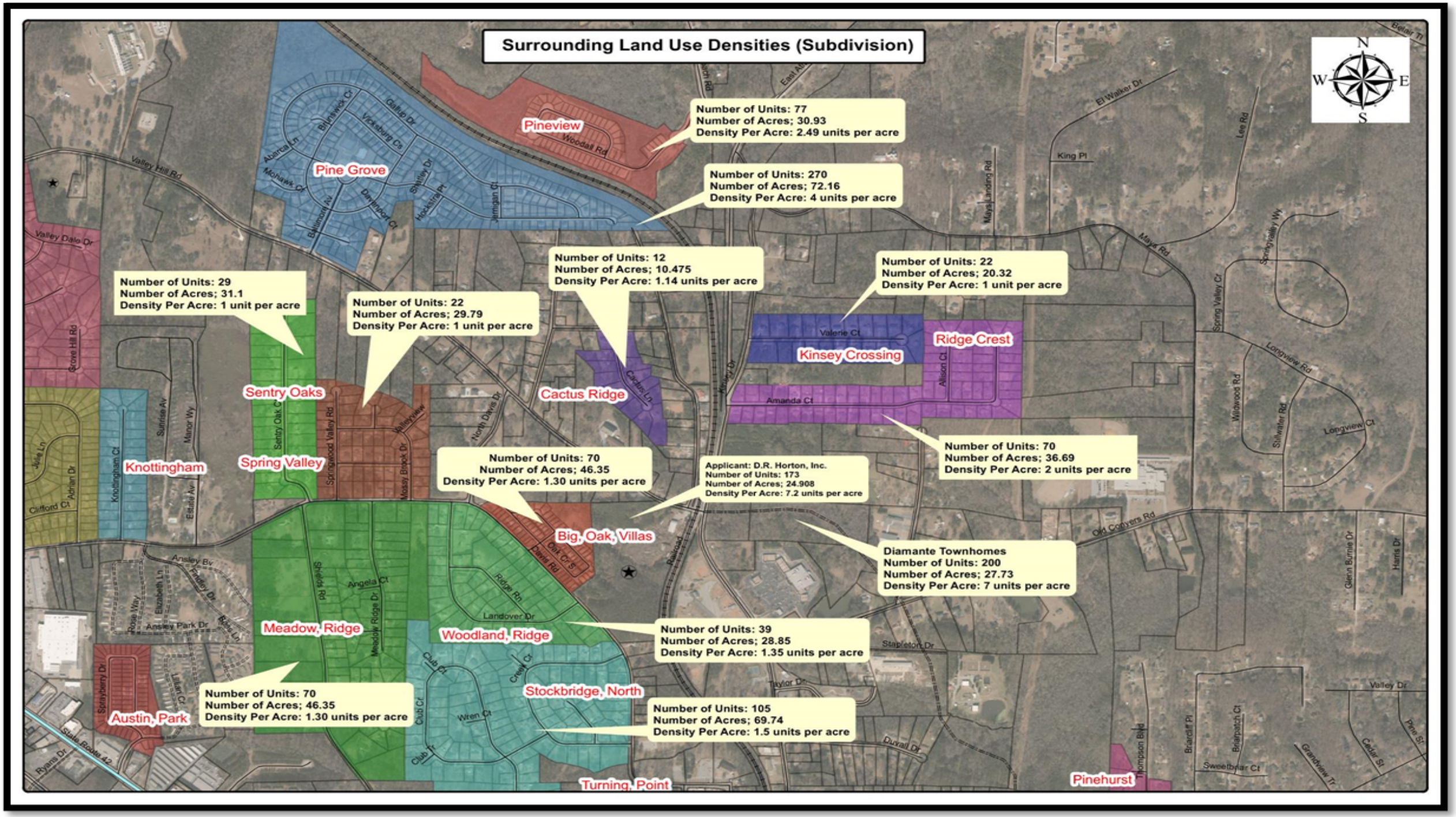
Compatible Zoning Districts
RM-3, Multiple Family Residence—Condominiums
PTD, Planned Town Development
CRS, Conservation Residential


Future Land Use Map of 55 Valley Hill Road
Subject Property
Light Industrial
Low Density Vertical Mixed Use
Medium Density Residential
High Density Residential
Low Density Residential
Public/Institutional
Park/Recreation/Conservation
Downtown District
Valley Hill Rd
Old Stagecoach Rd
Railroad
Collier Rd
Old Conyers Rd
Stapleton Dr
Taylor Dr
Duvall Dr
East Atlanta Rd
Bryant St
Oakland Blvd
Creek Moor Wy
Meadow Ridge Wy
Labdover Dr
Ridge Rd
Ridge Pass Ct
Stockyard Dr
Creek Ct
Wren Ct
Angela Ct
Rebecca Ct
Shields Rd
Misty Glen Ct
Misty Brook Dr
North Ridge Dr
Meadow Ridge Dr
Parkwood Dr
Hunting Pl
Club Pl
Club Dr
Burke St
Lovejoy St
No Name
North Lee St
March Blvd
Date: 8/15/2023
Future Land Use Map
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


Zoning Map of 55 Valley Hill Road
N
W
E
S
C1
C3
LI
C1
MFR
03-157
C2
03-156
SR
02-120
C2
99-29
C3
07-177
RR
00-78
RR
00-77
RR
RR
LI
DT
OI
C2
C2
Unknown
SR
SR
Stagecoach Cr
Valerie Ct
Amanda Ct
Valley Hill Rd
Old Stagecoach Rd
Collier Rd
Old Conyers Rd
Mays Rd
Stapleton Dr
Taylor Dr
Duvall Dr
Leadover Dr
Creek Moon Way Dr
Meadow Ridge Dr
Mossy Brook
Date: 8/15/2023
Zoning Districts
City of Stockbridge
Zoning Districts
RR-Rural Residential
SR-Suburban Residential
CCR-City Center Residential
MFR-Multiple Family Residential
MHR-Mobile Home Residential
C1-Neighborhood Commercial
C2-General Commercial
C3-Heavy Commercial
OI-Office Institutional
DT-Downtown
LI-Light Industrial
HI-Heavy Industrial
PUD-Planned Unit Development

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant Land Champion Cleaning Systems – Business Cactus Ridge (Subdivision)	Low Density Residential; Low Density Vertical Mixed Use Low Density Residential;
Property to the South	Single Family Residence; Clark Park; Gardner Park	Medium Density Residential Park/Recreation/Conservation
Property to the East	Clark Park Publix Shopping Center Diamante Townhomes	Park/Recreation/Conservation Low Density Vertical Mixed Use Low Density Residential
Property to the West	Big Oak Villas Woodland Ridge North Stockbridge	High Density Residential Medium Density Residential Medium Density Residential


Surrounding Land Use Densities (Subdivision)
N
W
E
S
Pineview
Number of Units: 77
Number of Acres; 30.93
Density Per Acre: 2.49 units per acre
Pine Grove
Number of Units: 270
Number of Acres; 72.16
Density Per Acre: 4 units per acre
Number of Units: 29
Number of Acres; 31.1
Density Per Acre: 1 unit per acre
Number of Units: 22
Number of Acres; 29.79
Density Per Acre: 1 unit per acre
Number of Units: 12
Number of Acres; 10.475
Density Per Acre: 1.14 units per acre
Number of Units: 22
Number of Acres; 20.32
Density Per Acre: 1 unit per acre
Kinsey Crossing
Ridge Crest
Sentry Oaks
Cactus Ridge
Knottingham
Spring Valley
Number of Units: 70
Number of Acres; 36.69
Density Per Acre: 2 units per acre
Number of Units: 70
Number of Acres; 46.35
Density Per Acre: 1.30 units per acre
Applicant: D.R. Horton, Inc.
Number of Units: 173
Number of Acres; 24.908
Density Per Acre: 7.2 units per acre
Big, Oak, Villas
Diamante Townhomes
Number of Units: 200
Number of Acres; 27.73
Density Per Acre: 7 units per acre
Meadow, Ridge
Woodland, Ridge
Number of Units: 39
Number of Acres; 28.85
Density Per Acre: 1.35 units per acre
Stockbridge, North
Austin, Park
Number of Units: 70
Number of Acres; 46.35
Density Per Acre: 1.30 units per acre
Number of Units: 105
Number of Acres; 69.74
Density Per Acre: 1.5 units per acre
Turning, Point
Pinehurst

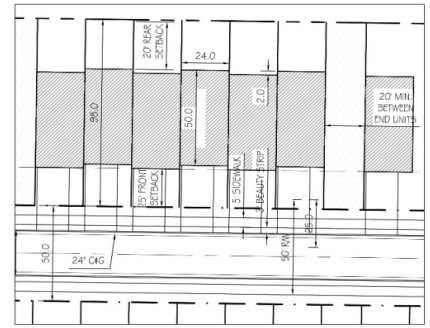
SURROUNDING LAND USE DENSITIES

Name of Subdivision	Units	Estimate Density Per Acres
Big Oak Villas	34	9 units per acre
Diamante Townhomes (construction phase)	200	7 units per acre
D. R. Horton, Inc.	**165**	**6.6 units per acre**
Pine Grove	270	4 units per acre
Pineview	77	2.49 units per acre
Ridge Crest	70	1.9 units per acre
North Stockbridge	105	1.50 units per acre
Woodland Ridge	61	1.39 units per acre
Meadow Ridge	70	1.30 units per acre
Cactus Ridge	12	1.14 units per acre
Kinsey Crossing	22	1 unit per acre
Springwood Valley	22	1 unit per acre
Sentry Oaks	29	1 unit per acre

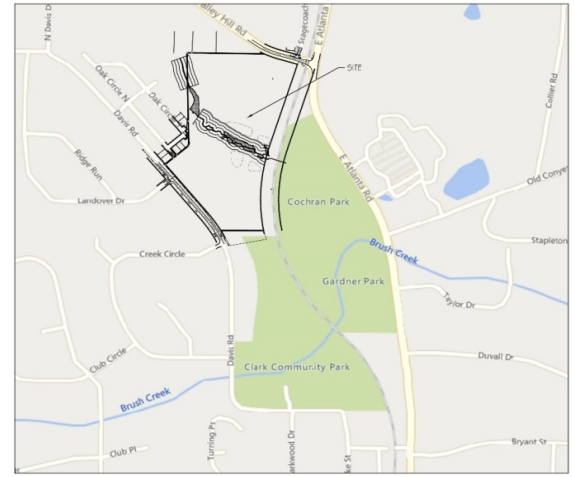
SITE DATA	
SITE AREA	24.908
ZONING	
EXISTING ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED ZONING	MFR (MULTI-FAMLY RES.)
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	165 TOWNHOME UNITS
GROSS DENSITY	6.62 UNITS PER ACRE
AREA IN BUFFERS & WETLANDS	2.7 ACRES (10.8% OF TOTAL AREA)
NET DENSITY	22.20 (NET AREA) = 7.79 UNITS PER ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	15% (3.74 ACRES)
PROPOSED OPEN SPACE	58% (14.66 ACRES)
SETBACK REQUIREMENTS	
FRONT SETBACK	25 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	20 FEET
BETWEEN BUILDINGS	20 FEET
TYPICAL LOT	
TOWNHOMES LOTS	24' WIDE BY 98' DEEP
PARKING REQUIREMENTS	
PARKING PER BED ROOM 2 BR / 3 BR	1.75 PER UNIT / 2.25 PER UNIT
REQUIRED PARKING 2BR / 3BR	289 / 372
SWIMMING POOL AMENITY	1 PER 15 UNITS = 11 - 16 PROVIDED
GUEST PARKING SPACES	68
TOTAL PARKING REQUIRED	384 (2.25 PER UNIT + 12 POOL AMENITY)
PARKING PROVIDED	(2-CAR GARAGE) 330 + 68 = 398

SIDEWALK NOTES:

1. INTERIOR SIDEWALKS ARE 5' WIDE WITH 3' BEAUTY STRIP
2. 10' WIDE SIDEWALKS EXTERIOR STREETS, 5' WIDE SIDEWALKS INTERIOR STREETS.



TYPICAL LAYOUT - (1" = 30')



LOCATION EXHIBIT

SCALE: 1" = 500'

VICINITY MAP - (N.T.S.)

DEVELOPER:
DR HORTON
1371 DOGWOOD DRIVE SW
CONYERS, GA 300 12
CONTACT: ANDREW BISHOP
404-664-1422

DESIGNER:
BOWMAN
4174 SILVER PEAK PKWY.
SUWANEE, GA 30024
CONTACT: CHRIS McCRARY
770-932-6550

NOTE: SUBDIVISIONS WITH OVER 150 LOTS MUST INCLUDE A COMMUNITY CLUBHOUSE AND AT LEAST 3 OF THE FOLLOWING:

1. POOL FACILITY
2. PLAYGROUND
3. DOG PARK
4. TENNIS COURT
5. BASKETBALL COURT
6. WALKING TRAIL
7. FITNESS CENTER
8. PICNIC AREA WITH GRILL AND COVERED PAVILION
9. COMMUNITY GARDEN AND REFLECTION AREA
10. FIRE PIT AND GATHERING AREA
11. ANY OTHER AMENITY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

GRID NORTH
GA WEST ZONE

GRAPHIC SCALE

100 0 100 200

(IN FEET)
1 INCH = 100 FT.

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www.Georgia811.com

August 24, 2023

File Path D:\2023\0303\CD\23-0303 - 2 - BASE REV 4-29-2023.dwg

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Bowman

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Phone: (770) 932-6550
WWW.BOWMAN.COM

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D.R.HORTON
1371 DOGWOOD CIRCLE
CONYERS, GA 30012

CONCEPT PLAN

VALLEY HILL ROAD TRACT

VALLEY HILL ROAD
STOCKBRIDGE, GA, HENRY CO.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	DESCRIPTION

DATE	DESCRIPTION	
--	--	--
DESIGN	DRAWN	CHKD

SCALE	1" = 20'
JOB No.	
DATE :	07-03-2023
FILE No.	23-0303
SHEET No.	

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

1. **<u>Consistency with the Comprehensive Plan</u>** – The requested Comprehensive Plan Amendment of the subject property from LI (Light Industrial) to High Density Residential is necessary because the current land use designation does not allow the development of townhomes. In addition, the proposed townhome development is consistent with the policy goals of the current City of Stockbridge Comprehensive Plan (2018-2038) that are listed as follows on pages 35 and 39.

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	Create a sense of place for our community along our commercial corridors
	Identify opportunities to create new trail connections between existing parks, residential areas, and the downtown.

Staff Analysis (Section 9.2.7 of The Unified Development Code)

2. **Relation to the Zoning of the Property** - The current zoning district of LI (Light Industrial) is not compatible with the list of permitted zoning districts that are found in the requested High-Density Residential Future Land Use designation. To allow for the proposed zoning, the applicant has requested the rezoning of the property from LI (Light Industrial) to MFR (Multiple Family Residential) to allow the townhomes to be built.

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Staff Analysis (Section 9.2.7 of The Unified Development Code)

3. **<u>Suitability of the Site's Location.</u>** - The requested future land-use designation of High-Density Residential is compatible with the other surrounding future land-use designations that are either adjacent or nearby the subject property which includes the following nearby subdivisions: Big Oak Villas, Pine Grove, Pineview, Ridge Crest, North Stockbridge, Woodland Ridge, Meadow Ridge, Cactus Ridge, Kinsey Crossing, Springwood Valley, and Sentry Oaks. In addition, there is currently a townhome development with 200 units (7 units per acre) that is located to the East that is being built as well in the area. Changing the property's future land use designation from Light Industrial to High-Density Residential is beneficial to the Valley Hill Road corridor by allowing the continuation of further residential development rather than additional industrial development. As a result, this would enable the City of Stockbridge to provide necessary housing.

   The requested 6.6 units per acre is consistent with the surrounding land-use densities of the subdivisions as shown on slides 7 and 8. Furthermore, the surrounding C-2 area located to the East as well as the city park makes the property suitable and feasible for the development of townhome units.

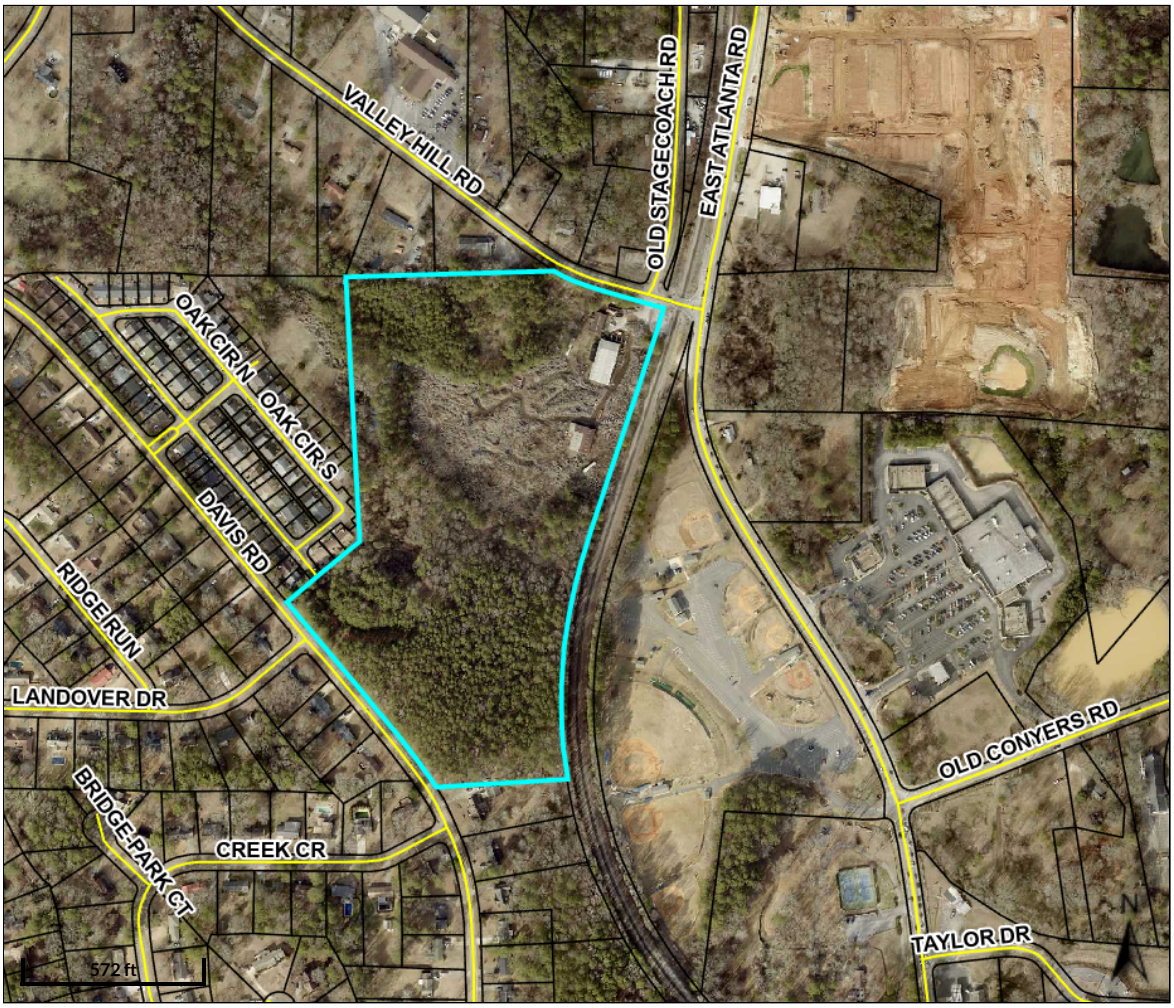
Staff Analysis
(Section 9.2.7 of The Unified Development Code)

4. **<u>Maintaining the Current Land Use Designation</u>**. - Due to the proximity of existing residential neighborhoods and a city park, it is unlikely for the subject property to be developed for industrial use. In addition, the subject property is the only property within the vicinity which has the Light Industrial designation, and residential land use designations surround the property. Furthermore, only one other nearby property is used for industrial purposes. Therefore, the requested High-Density Residential Future Land Use designation would be applicable for this location.

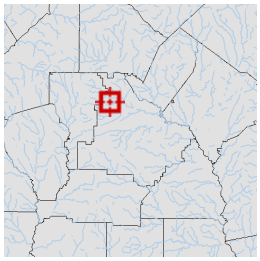
STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2023-02 would be necessary and desirable for the subject property in conjunction with the requested rezoning of the property via RZ-2023-03 to allow for the proposed townhome units and the requested variance of VR-2023-02 to allow for the reduction of the front yard setback. Therefore, the Planning and Zoning staff recommends **APPROVAL**.

qPublic.net™ Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S16-01006000	**Class**	I	**Owner**	OTAC DEVELOPMENT	**Land**	$961000				
Property	55 VALLEY HILL	**Acreage**	24.96	**Address**	GROUP LLC	**Value:**					
Address	RD				55 VALLEY HILL RD	**Building**	$243800	**Last 2 Sales**			
District	City/Stockbridge				STOCKBRIDGE GA	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					30281	**Misc**	$4800	2/4/2013	$1,000,000	n/a	Q
						Value:		8/1/1974	$131,500	n/a	Q
						Total	$1209600				
						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: 6/23/2023
Last Data Uploaded: 6/22/2023 9:00:14 PM

Developed by Schneider GEOSPATIAL

City of Stockbridge

AGENDA ITEM

MEETING DATE

SEPTEMBER 11, 2023

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

FUNDING SOURCE

- [ ] 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-2023-02. To consider a request for a Comprehensive Plan Amendment to change the future land use designation of property at 55 Valley Hill Road from 'Light Industrial' to "High-Density Residential' to allow for a townhome development with 165 units on 24.908 acres. Applicant: D.R. Horton, Inc., represented by Tiffany Hogan. PC Action on 8/24/23--Denial.

BACKGROUND INFORMATION:

The property extends from Valley Hill Road south to Davis Road, and access would be provided from each road. The property is bisected by a creek with wetlands, and it contains light industrial uses and a large "debris area." The Planning and Zoning Staff believes that townhomes would be a more appropriate use for the property than additional light industrial uses in view of the other recent townhome and condominium approvals within the vicinity. The Staff therefore recommends Approval with Conditions for this case.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-02.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL, WITH CONDITIONS.

Staff Signature_____

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

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant D.R. Horton, Inc. Phone: 678-509-0555 Date: 6/28/2023

Address Applicant: 1371 Dogwood Drive SW Fax _____ Cell # _____

City: Conyers State: GA Zip: 30012 E-mail: tdhogan@drhorton.com

Name of Agent Tiffany Hogan Phone: _____ Date: 6/28/2023

Address Agent: 1371 Dogwood Drive SW Fax _____ Cell # 678-780-8526

City: Conyers State: GA Zip: 30012 E-mail: tdhogan@drhorton.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 Applicant seeks to rezone parcel ID S16-01006000, 55 Valley Hill Rd. The property totals approximately 24.96 acres. The property is currently zoned LI and according to the FLUM is Light Residential. Therefore, applicant will also see an amendment to the FLUM.

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: 55 Valley Hill Road, Stockbridge, GA 30281

Nearest intersection to the property: Valley Hill Road and East Atlanta Road - 364 East Atlanta Rd.
(Street Address)

Size of Tract: 24.96 acre(s), Land Lot Number(s): 69, District(s): 12

Property Tax Parcel Number(s): S16-01006000 **(Required)**

Witness' Signature

Signature of Applicant

Tiffany D. Hogan

Printed Name of Witness

Printed Name of Applicant

Notary

Signature of Agent

NOTARY STAMP:

CYNTHIA COLLEEN MUSSELL
MY COMMISSION EXPIRES
NOTARY
PUBLIC
06/23/2025
HENRY COUNTY,
GEORGIA

(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: _____

Scanned with CamScanner

CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

June 30, 2023

Requestor
Matt Holder
D.R. Horton Inc.
1371 Dogwood Dr.
Conyers, GA 30094

Property Information
Parcel #: S16-010060000
Size = 24.9
Development Type: Townhomes

Subject: Parcel # S16-10060000, Water & Sewer Availability

Dear Mr. Holder

Per your request, the City of Stockbridge has researched their system records and determined that the subject parcel is located within the City of Stockbridge's Water and Sewer Service Area and there are water facilities located adjacent to and sanitary sewer facilities within 1,000 LF of the subject parcel.

Currently there is available capacity in the sanitary sewer collection system for the requested flows of 60,000 gpd but, if construction plans are not submitted within one (1) year, this reservation of capacity shall expire.

Please let me know if you have any further questions.

Sincerely,

Brad Holtsinger

Brad Holtsinger,
Wastewater Superintendent

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 29 day of June, 2023

Donald Cato Jr
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 29 day of June, 2023.

Notary Public

LUCINDA MURRAY
MY COMMISSION EXPIRES
NOTARY
PUBLIC
SEPT 06, 2026
NEWTON COUNTY, GEORGIA

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

D·R·HORTON
America's Builder

June 29, 2023

City of Stockbridge Planning & Zoning
4602 North Henry Blvd
Stockbridge, GA 30281

RE: Letter of Ownership

Dear Director Carter,

Please accept this correspondence as confirmation of ownership of the 24.9 acres located at 55 Valley Hill Road, respectively. Parcel identification number for the subject parcels is S16-01006000.

As owners of the above identified property, we are aware of the zoning request and comprehensive land map amendment requests submitted by D.R. Horton, Inc.

Thank you for your consideration and your time.

Sincerely,

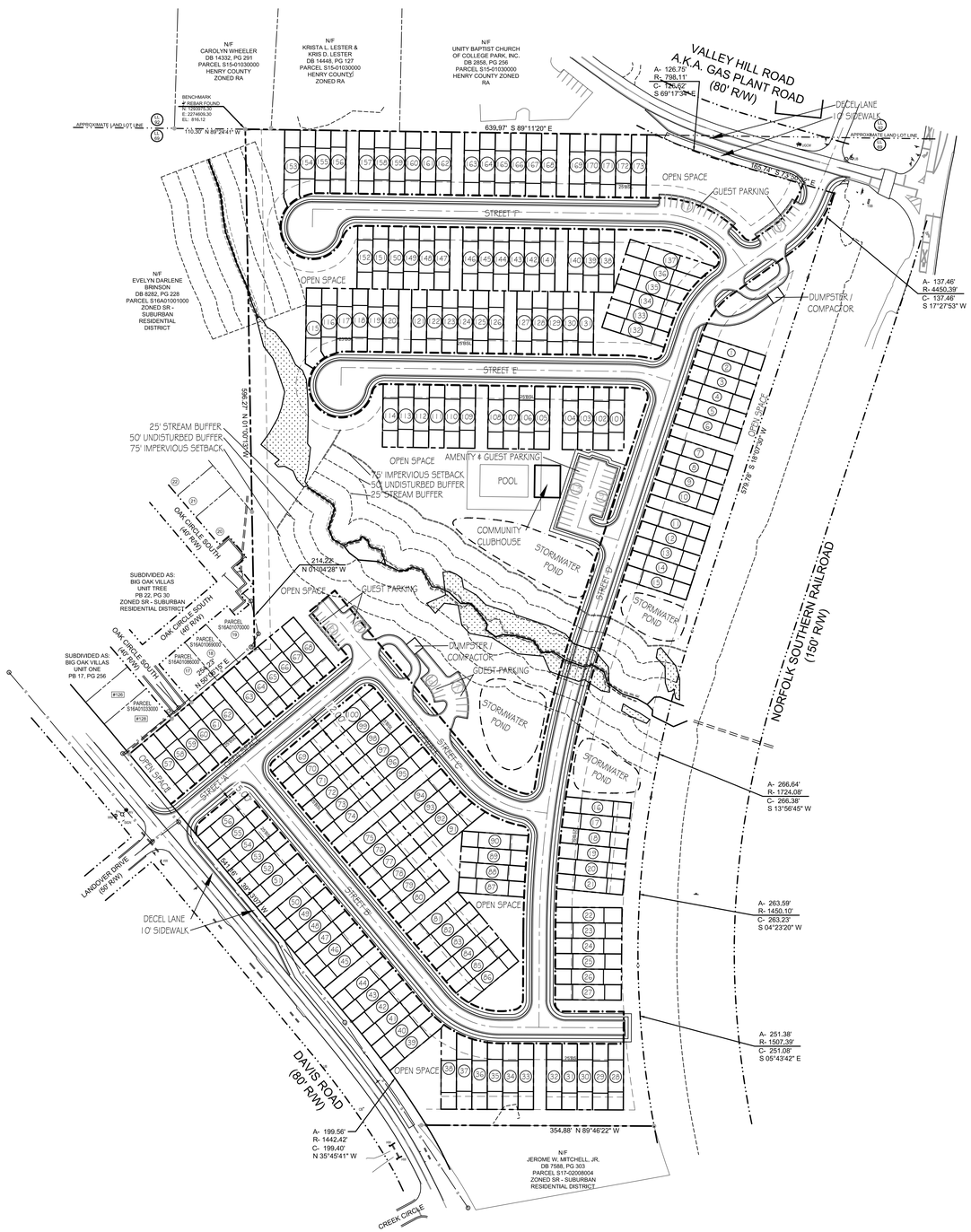
OTAC Development Group LLC

By: _____

Print Name: Donald Cato Jr

Title: CEO

D.R. Horton, Inc.
1371 Dogwood Drive, S.W. • Conyers • GA • 30012 • 678-509-0555 Phone • 678-509-0554 Fax
www.DRHorton.com



Parcel Area Table	
Parcel #	Area
1	2494.79
2	2494.79
3	2494.79
4	2494.79
5	2494.79
6	2494.79
7	2494.79
8	2494.79
9	2494.79
10	2494.79
11	2494.79
12	2494.79
13	2494.79
14	2494.79
15	2494.79
16	2479.38
17	2500.11
18	2511.45
19	2513.41
20	2506.01

Parcel Area Table	
Parcel #	Area
21	2489.22
22	2477.05
23	2480.97
24	2479.28
25	2477.20
26	2475.12
27	2473.04
28	2472.00
29	2472.00
30	2472.00
31	2472.00
32	2472.00
33	2472.00
34	2472.00
35	2481.43
36	2561.01
37	2740.81
38	3023.14
39	2585.48
40	2507.55

Parcel Area Table	
Parcel #	Area
41	2485.06
42	2474.93
43	2473.02
44	2473.02
45	2472.85
46	2472.79
47	2472.73
48	2472.67
49	2472.61
50	2472.55
51	2472.44
52	2472.37
53	2472.31
54	2472.25
55	2472.19
56	2472.13
57	2438.93
58	2440.65
59	2442.37
60	2444.09

Parcel Area Table	
Parcel #	Area
61	2445.81
62	2447.53
63	2450.69
64	2452.41
65	2454.06
66	2454.50
67	2454.50
68	2454.50
69	2472.00
70	2472.00
71	2472.00
72	2472.00
73	2472.00
74	2472.00
75	2472.00
76	2472.00
77	2472.00
78	2472.00
79	2472.00
80	2472.00

Parcel Area Table	
Parcel #	Area
81	2472.00
82	2568.00
83	2568.00
84	2568.00
85	2566.03
86	2499.88
87	2465.57
88	2456.46
89	2456.42
90	2465.44
91	2623.43
92	2508.73
93	2472.96
94	2472.00
95	2472.00
96	2472.00
97	2472.00
98	2472.00
99	2472.00
100	2472.00

Parcel Area Table	
Parcel #	Area
101	2352.00
102	2352.00
103	2352.00
104	2352.00
105	2352.00
106	2352.00
107	2352.00
108	2352.00
109	2352.00
110	2352.00
111	2352.00
112	2352.00
113	2352.00
114	2352.00
115	2926.11
116	2492.37
117	2367.09
118	2352.00
119	2352.00
120	2352.00

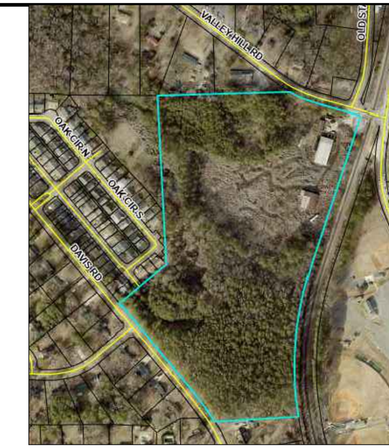
Parcel Area Table	
Parcel #	Area
121	2352.00
122	2352.00
123	2352.00
124	2352.00
125	2352.00
126	2352.00
127	2352.00
128	2352.00
129	2352.00
130	2352.00
131	2352.00
132	2447.18
133	2450.32
134	2492.33
135	2614.50
136	2826.53
137	3144.89
138	2351.04
139	2352.00
140	2352.00

Parcel Area Table	
Parcel #	Area
141	2352.00
142	2352.00
143	2352.00
144	2352.00
145	2352.00
146	2352.00
147	2352.00
148	2352.00
149	2352.00
150	2352.00
151	2352.00
152	2351.99
153	2691.82
154	2430.52
155	2352.60
156	2352.00
157	2352.00
158	2352.00
159	2352.00
160	2352.00

Parcel Area Table	
Parcel #	Area
161	2352.00
162	2352.00
163	2352.00
164	2352.00
165	2352.00
166	2352.00
167	2352.00
168	2352.00
169	2352.00
170	2352.00
171	2352.00
172	2352.00
173	2352.00

NOTE: SUBDIVISIONS WITH OVER 150 LOTS MUST INCLUDE A COMMUNITY CLUBHOUSE AND AT LEAST 3 OF THE FOLLOWING:

1. POOL FACILITY
2. PLAYGROUND
3. DOG PARK
4. TENNIS COURT
5. BASKETBALL COURT
6. WALKING TRAIL
7. FITNESS CENTER
8. PICNIC AREA WITH GRILL AND COVERED PAVILION
9. COMMUNITY GARDEN AND REFLECTION AREA
10. FIRE PIT AND GATHERING AREA
11. ANY OTHER AMENITY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.



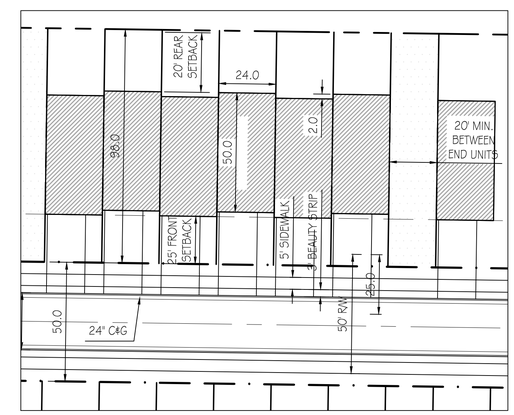
VICINITY MAP - (N.T.S.)

DEVELOPER:
DR HORTON
1371 DOGWOOD DRIVE SW
CONYERS, GA 30012
CONTACT: ANDREW BISHOP
404-664-1422

DESIGNER:
BOWMAN
4174 SILVER PEAK PKWY.
SUWANEE, GA 30024
CONTACT: CHRIS McCRARY
770-932-6550

VARIANCES:

1. SETBACK: FRONT 50' TO 25', SIDE 15' TO 0'



TYPICAL LAYOUT - (1" = 30')

NOTES:

1. SITE AREA = 24.908 ACRES
2. EXISTING ZONING: LI (LIGHT INDUSTRIAL)
3. PROPOSED ZONING: MFR (MULTI-FAMILY RESIDENTIAL)
4. 173 PROPOSED TOWNHOMES
5. DENSITY = 173/24.908 = 7.2 LOTS/ACRE
6. REQUIRED OPEN SPACE = 15% = 3.74 ACRES
7. PROVIDED OPEN SPACE = 10.00 ACRES = 40%
8. TOWNHOMES ARE 24' WIDE BY 50' DEEP
9. ROADS ARE 24' BACK OF CURB TO BACK OF CURB
10. SIDEWALKS ARE 5' WIDE WITH 3' BEAUTY STRIP
11. SETBACKS: FRONT = 25', SIDE 0' WITH 20' BETWEEN BUILDINGS, REAR 20'
12. 10' WIDE SIDEWALKS EXTERIOR STREETS, 5' WIDE SIDEWALKS INTERIOR STREETS.

GRID NORTH
GA WEST ZONE

GRAPHIC SCALE
100 0 100 200
(IN FEET)
1 INCH = 100 FT.

Bowman
Bowman Consulting Group Ltd
4174 Silver Peak Parkway, Suwanee, GA 30024
Phone: (770) 932-6550
WWW.BOWMAN.COM

© BOWMAN CONSULTING GROUP LTD

D.R.HORTON
1371 DOGWOOD CIRCLE
CONYERS, GA 30012

CONCEPT PLAN
VALLEY HILL ROAD TRACT
VALLEY HILL ROAD
STOCKBRIDGE, GA, HENRY CO.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	DESCRIPTION

DATE	DESCRIPTION	
--	--	--
DESIGN	DRAWN	CHKD

SCALE	1" = 20'
JOB No.	
DATE :	07-03-2023
FILE No.	23-0303
SHEET No.	

GEORGIA811
www.Georgia811.com

July 3, 2023
File Path:P:\2023\0303\CD\23-0303 - 2 - BASE REV 7-3-2023 (+pink%.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

July 3, 2023

City Council and Planning Commission
Stockbridge City Hall
4602 North Henry Blvd.
Stockbridge, GA 30281

RE: Rezoning, Change in Comprehensive Land Use Map Amendment, and Variance Application

Dear Mayor, Members of City Council and Planning Commission,

D.R. Horton, Inc. rezoning of property located at 364 East Atlanta Rd., Stockbridge, GA, Parcel ID S16-01006000. The property is approximately 24.96 acres. D.R. Horton seeks to develop a unique community of 173 attached homes, built as fee simple townhome units. The property is currently zoned Light Industrial (LI). Applicant seeks to rezone to Multi-Family Residential (MFR). The current future land use is also Light Industrial and therefore applicant simultaneously seeks to amend the Comprehensive Land Map for this parcel to High Density Residential.

The community will include multiple amenities and open space areas. Developer is also exploring the feasibility of connectivity to an existing city park.

Applicant intends to offer other features within the community such as:

- Approximately 70 Guest parking spaces
- 2 car garages on all townhome units
- 2 dumpster areas
- A Mandatory Homeowners Association
- 2 access points into the community

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent and nearby properties are owned by multiple, individual residents that are utilizing the property as a single family home. The properties across the street are commercial and underdevelopment as a high density residential community. An adjacent property is also owned by the City of Stockbridge and is utilized as a city park. D.R. Horton, Inc. intends to explore the possibility of connectivity to this city amenity for residents. This all creates a unique and cohesive flow from the development to a commercial use and a city park.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. In fact, in light of the current use, the clean-up of the site and the development as a

D.R. Horton, Inc.
1371 Dogwood Drive, S.W. • Conyers • GA • 30012 • 678-509-0555 Phone • 678-509-0554 Fax
www.DRHorton.com

beautiful residential community will benefit the entire area and the streetscape as people drive past the area to the new Stockbridge Amphitheater.

The applicant has engaged consultants to perform a traffic impact study as well as an environmental study. Both of these studies should result in completed reports prior to the Planning Commission hearing.

While the zoning sought is not compliant with the current Comprehensive Land Use, applicant simultaneously seeks an amendment to the Comprehensive Land Use. There is precedent set by nearby communities for an amendment to high density residential.

The City of Stockbridge continues to grow and attract new employers that are bringing more professional talent to the city. There is a demand for quality, affordable housing in the area as evidenced by the development pattern of the area. This development at Valley Hill will not only provide additional single family homes for Stockbridge residents, but will also create a community atmosphere.

Variance Sought

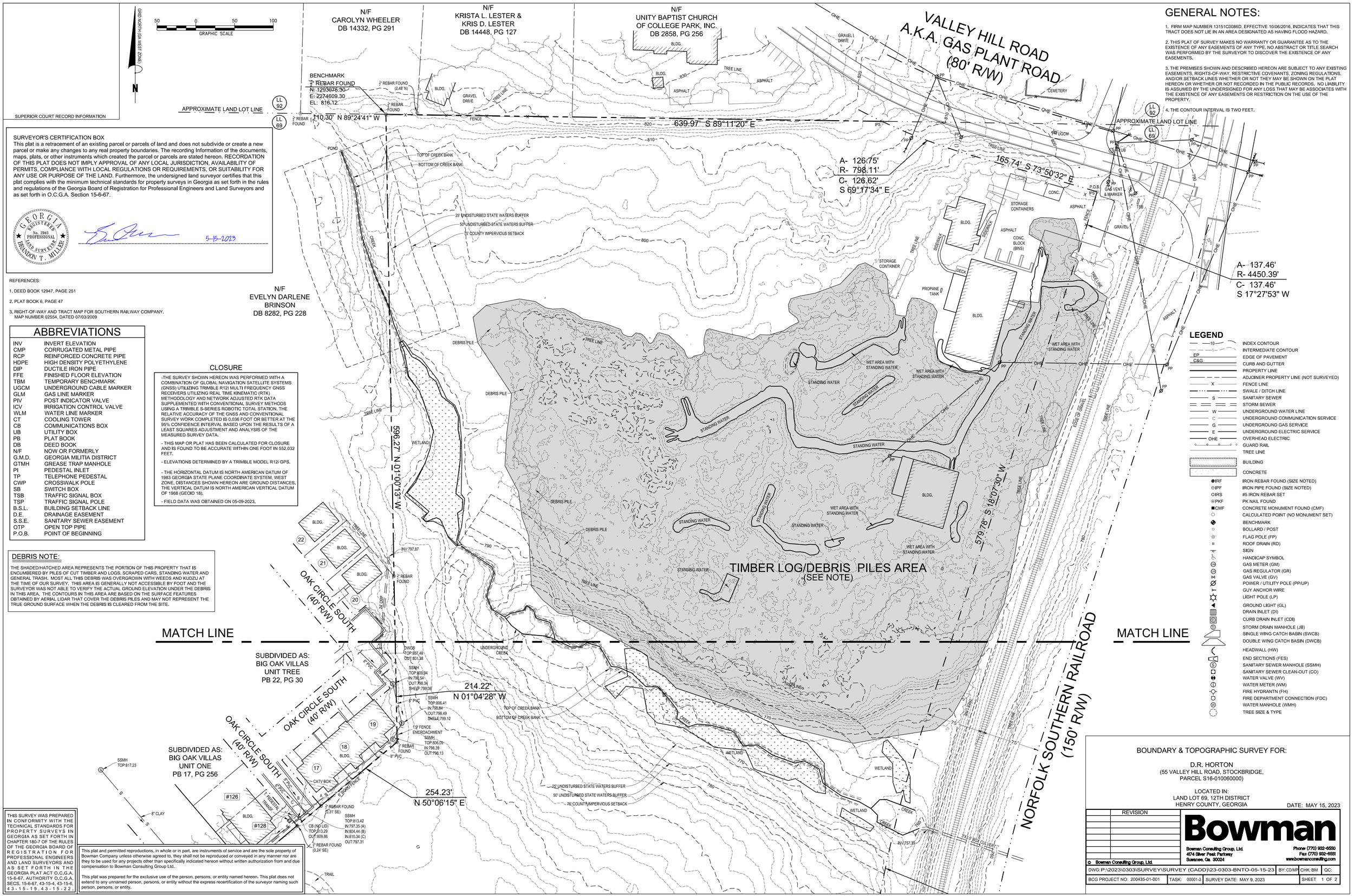
The Applicant does seek one variance. As planned, the site has a 25' front setback. The code currently requires a 50' front yard setback for Multi Family Residential zoning. Applicant believes a 25' front yard setback is consistent with the development of a townhome community and therefore seeks a reduction to 25'. The site has a stream on the property that will require significant buffer areas thereby making some of the site unbuildable. Additionally, there is a significant drop in the elevation of the site from Valley Hill to Davis Road which also significantly affects how the site may be developed. Due to this challenging and extreme topography, applicant believes there is a hardship that warrants a reduction of the front yard setback from proper design of the community.

D.R. Horton, Inc. respectfully requests approval of the rezoning from Light Industrial to Multi Family Residential, the Comprehensive Land Map Amendment from Light Industrial to High Density Residential, and the Front Yard Setback Variance.

Thank you for your consideration and your time.

Sincerely,

Tiffany D. Hogan
Forward Planning Manager
tdhogan@drhorton.com
678-780-8520



GENERAL NOTES:

1. FIRM MAP NUMBER 13151C0086D, EFFECTIVE 10/06/2016, INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD.

2. THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED BY THE SURVEYOR TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.

3. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATES WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTION ON THE USE OF THE PROPERTY.

4. THE CONTOUR INTERVAL IS TWO FEET.

SURVEYOR'S CERTIFICATION BOX

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording Information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 2945 PROFESSIONAL LAND SURVEYOR BRANDON T. MILLER

5-15-2023

REFERENCES:

1. DEED BOOK 12947, PAGE 251
2. PLAT BOOK 6, PAGE 47
3. RIGHT-OF-WAY AND TRACT MAP FOR SOUTHERN RAILWAY COMPANY, MAP NUMBER 02554, DATED 07/03/2009

ABBREVIATIONS

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
DIP	DUCTILE IRON PIPE
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
UGCM	UNDERGROUND CABLE MARKER
GLM	GAS LINE MARKER
PIV	POST INDICATOR VALVE
ICV	IRRIGATION CONTROL VALVE
WLM	WATER LINE MARKER
CT	COOLING TOWER
CB	COMMUNICATIONS BOX
UB	UTILITY BOX
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
G.M.D.	GEORGIA MILITIA DISTRICT
GTMH	GREASE TRAP MANHOLE
PI	PEDESTAL INLET
TP	TELEPHONE PEDESTAL
CWP	CROSSWALK POLE
SB	SWITCH BOX
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
OTP	OPEN TOP PIPE
P.O.B.	POINT OF BEGINNING

CLOSURE

-THE SURVEY SHOWN HEREON WAS PERFORMED WITH A COMBINATION OF GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) UTILIZING TRIMBLE R12i MULTI FREQUENCY GNSS RECEIVERS UTILIZING REAL TIME KINEMATIC (RTK) METHODOLOGY AND NETWORK ADJUSTED RTK DATA SUPPLEMENTED WITH CONVENTIONAL SURVEY METHODS USING A TRIMBLE S-SERIES ROBOTIC TOTAL STATION. THE RELATIVE ACCURACY OF THE GNSS AND CONVENTIONAL SURVEY WORK COMPLETED IS 0.036 FOOT OR BETTER AT THE 95% CONFIDENCE INTERVAL BASED UPON THE RESULTS OF A LEAST SQUARES ADJUSTMENT AND ANALYSIS OF THE MEASURED SURVEY DATA.

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 552,032 FEET.

- ELEVATIONS DETERMINED BY A TRIMBLE MODEL R12i GPS.

- THE HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 18).

- FIELD DATA WAS OBTAINED ON 05-09-2023.

DEBRIS NOTE:

THE SHADED/HATCHED AREA REPRESENTS THE PORTION OF THIS PROPERTY THAT IS ENCUMBERED BY PILES OF CUT TIMBER AND LOGS, SCRAPED CARS, STANDING WATER AND GENERAL TRASH. MOST ALL THIS DEBRIS WAS OVERGROWN WITH WEEDS AND KUDZU AT THE TIME OF OUR SURVEY. THIS AREA IS GENERALLY NOT ACCESSIBLE BY FOOT AND THE SURVEYOR WAS NOT ABLE TO VERIFY THE ACTUAL GROUND ELEVATION UNDER THE DEBRIS IN THIS AREA. THE CONTOURS IN THIS AREA ARE BASED ON THE SURFACE FEATURES OBTAINED BY AERIAL LIDAR THAT COVER THE DEBRIS PILES AND MAY NOT REPRESENT THE TRUE GROUND SURFACE WHEN THE DEBRIS IS CLEARED FROM THE SITE.

LEGEND

10	INDEX CONTOUR
9	INTERMEDIATE CONTOUR
EP	EDGE OF PAVEMENT
C&G	CURB AND GUTTER
	PROPERTY LINE
	ADJOINER PROPERTY LINE (NOT SURVEYED)
X	FENCE LINE
	SWALE / DITCH LINE
S	SANITARY SEWER
	STORM SEWER
W	UNDERGROUND WATER LINE
C	UNDERGROUND COMMUNICATION SERVICE
G	UNDERGROUND GAS SERVICE
E	UNDERGROUND ELECTRIC SERVICE
OHE	OVERHEAD ELECTRIC
	GUARD RAIL
	TREE LINE
	BUILDING
	CONCRETE
IRF	IRON REBAR FOUND (SIZE NOTED)
IPF	IRON PIPE FOUND (SIZE NOTED)
IRS	#5 IRON REBAR SET
PKF	PK NAIL FOUND
CMF	CONCRETE MONUMENT FOUND (CMF)
	CALCULATED POINT (NO MONUMENT SET)
	BENCHMARK
	BOLLARD / POST
	FLAG POLE (FP)
	ROOF DRAIN (RD)
	SIGN
	HANDICAP SYMBOL
	GAS METER (GM)
	GAS REGULATOR (GR)
	GAS VALVE (GV)
	POWER / UTILITY POLE (PP/UP)
	GUY ANCHOR WIRE
	LIGHT POLE (LP)
	GROUND LIGHT (GL)
	DRAIN INLET (DI)
	CURB DRAIN INLET (CDI)
	STORM DRAIN MANHOLE (JB)
	SINGLE WING CATCH BASIN (SWCB)
	DOUBLE WING CATCH BASIN (DWCB)
	HEADWALL (HW)
	END SECTIONS (FES)
	SANITARY SEWER MANHOLE (SSMH)
	SANITARY SEWER CLEAN-OUT (CO)
	WATER VALVE (WV)
	WATER METER (WM)
	FIRE HYDRANTN (FH)
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER MANHOLE (WMH)
	TREE SIZE & TYPE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 4 3 - 1 5 - 1 9 , 4 3 - 1 5 - 2 2 .

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BOUNDARY & TOPOGRAPHIC SURVEY FOR:

D.R. HORTON
(55 VALLEY HILL ROAD, STOCKBRIDGE,
PARCEL S16-010060000)

LOCATED IN:
LAND LOT 69, 12TH DISTRICT
HENRY COUNTY, GEORGIA

DATE: MAY 15, 2023

REVISION

Bowman
Bowman Consulting Group, Ltd.
4574 Silver Peak Parkway
Suwanee, Ga. 30024
Phone (770) 932-6550
Fax (770) 932-6555
www.bowmanconsulting.com

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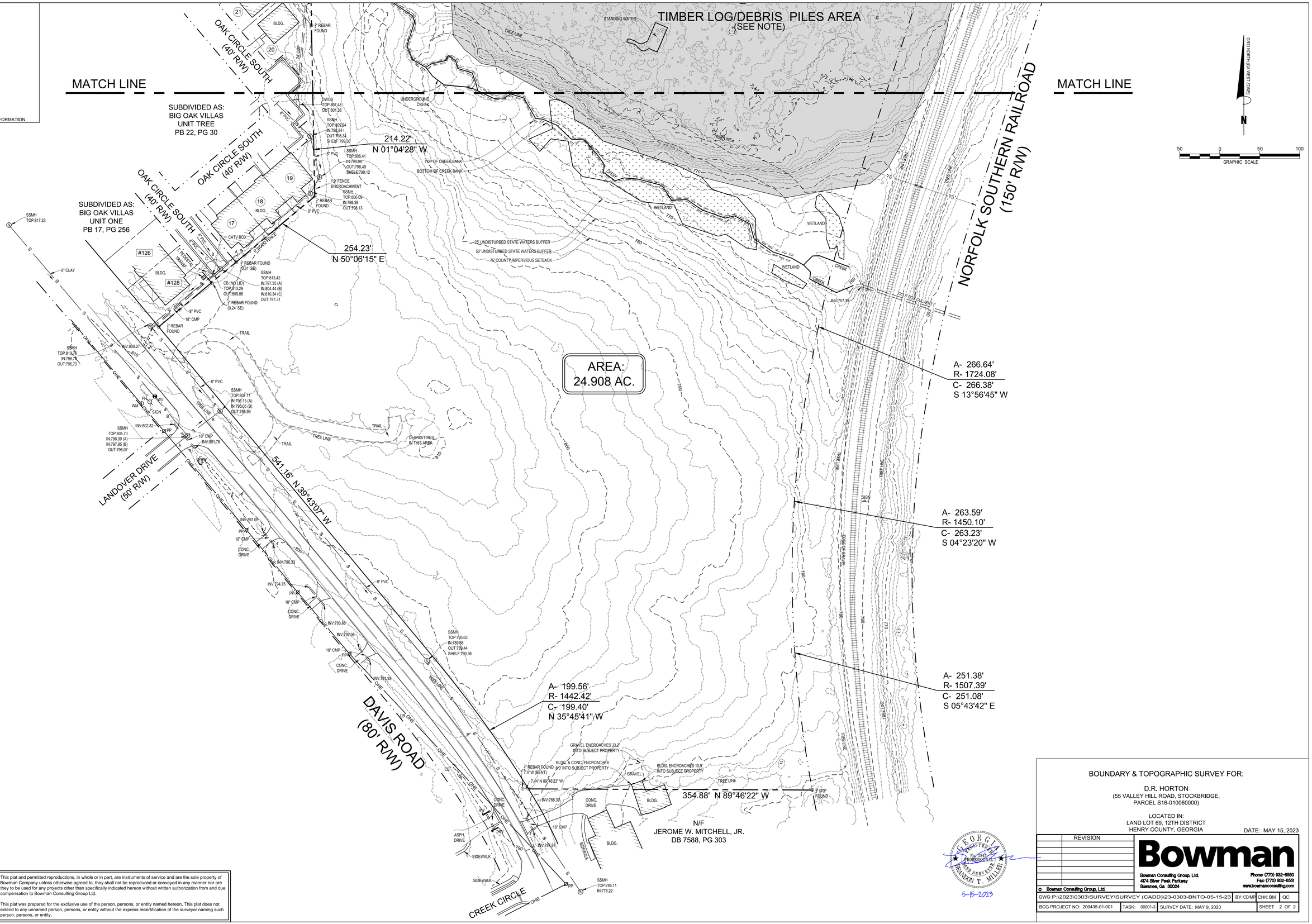
DWG: P:\2023\0303\SURVEY\SURVEY (CADD)\23-0303-BNTO-05-15-23 | BY: CD/MP | CHK: BM | QC:

BCG PROJECT NO: 200435-01-001 | TASK: 00001-3 | SURVEY DATE: MAY 9, 2023 | SHEET 1 OF 2

SUPERIOR COURT RECORD INFORMATION



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BOUNDARY & TOPOGRAPHIC SURVEY FOR:

D.R. HORTON
(55 VALLEY HILL ROAD, STOCKBRIDGE,
PARCEL S16-010060000)

LOCATED IN:
LAND LOT 69, 12TH DISTRICT
HENRY COUNTY, GEORGIA

DATE: MAY 15, 2023

REVISION

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 3945 BRANDON T. MILLER
5-15-2023

Bowman

Bowman Consulting Group, Ltd.
4274 Silver Peak Parkway
Suwanee, Ga. 30024

Phone: (770) 932-6550
Fax: (770) 932-6551
www.bowmanconsulting.com

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DWG: P:\2023\0303\SURVEY\SURVEY (CADD)\23-0303-BNTO-05-15-23 | BY: CD/MP | CHK: BM | QC:

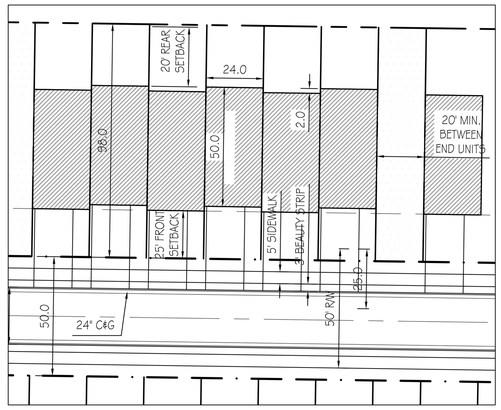
BCG PROJECT NO: 200435-01-001 | TASK: 00001-3 | SURVEY DATE: MAY 9, 2023 | SHEET 2 OF 2

SITE DATA	
SITE AREA	24.908
ZONING	
EXISTING ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED ZONING	MFR (MULTI-FAMLY RES.)
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	165 TOWNHOME UNITS
GROSS DENSITY	6.62 UNITS PER ACRE
AREA IN BUFFERS & WETLANDS	2.7 ACRES (10.8% OF TOTAL AREA)
NET DENSITY	22.20 (NET AREA) = 7.79 UNITS PER ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	15% (3.74 ACRES)
PROPOSED OPEN SPACE	58% (14.66 ACRES)
SETBACK REQUIREMENTS	
FRONT SETBACK	25 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	20 FEET
BETWEEN BUILDINGS	20 FEET
TYPICAL LOT	
TOWNHOMES LOTS	24' WIDE BY 98' DEEP
PARKING REQUIREMENTS	
PARKING PER BED ROOM 2 BR / 3 BR	1.75 PER UNIT / 2.25 PER UNIT
REQUIRED PARKING 2BR / 3BR	289 / 372
SWIMMING POOL AMENITY	1 PER 15 UNITS = 11 - 16 PROVIDED
GUEST PARKING SPACES	68
TOTAL PARKING REQUIRED	384 (2.25 PER UNIT + 12 POOL AMENITY)
PARKING PROVIDED	(2-CAR GARAGE) 330 + 68 = 398

VICINITY MAP - (N.T.S.)

SIDEWALK NOTES:

1. INTERIOR SIDEWALKS ARE 5' WIDE WITH 3' BEAUTY STRIP
2. 10' WIDE SIDEWALKS EXTERIOR STREETS, 5' WIDE SIDEWALKS INTERIOR STREETS.



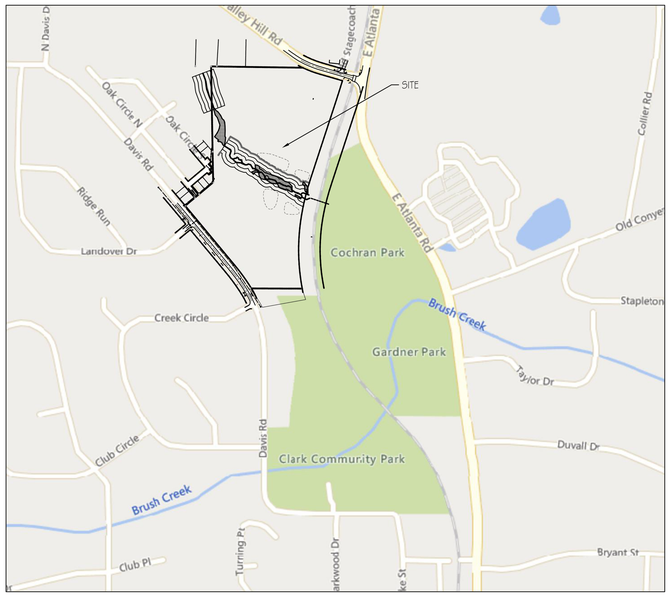
TYPICAL LAYOUT - (1" = 30')

DEVELOPER:
DR HORTON
1371 DOGWOOD DRIVE SW
CONYERS, GA 30012
CONTACT: ANDREW BISHOP
404-664-1422

DESIGNER:
BOWMAN
4174 SILVER PEAK PKWY.
SUWANEE, GA 30024
CONTACT: CHRIS McCRARY
770-932-6550

NOTE: SUBDIVISIONS WITH OVER 150 LOTS MUST INCLUDE A COMMUNITY CLUBHOUSE AND AT LEAST 3 OF THE FOLLOWING:

1. POOL FACILITY
2. PLAYGROUND
3. DOG PARK
4. TENNIS COURT
5. BASKETBALL COURT
6. WALKING TRAIL
7. FITNESS CENTER
8. PICNIC AREA WITH GRILL AND COVERED PAVILION
9. COMMUNITY GARDEN AND REFLECTION AREA
10. FIRE PIT AND GATHERING AREA
11. ANY OTHER AMENITY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.



LOCATION EXHIBIT

SCALE: 1" = 500'

GRID NORTH
GA WEST ZONE

GRAPHIC SCALE

100 0 100 200

(IN FEET)
1 INCH = 100 FT.

Bowman

Bowman Consulting Group Ltd
4174 Silver Peak Parkway, Suwanee, GA 30024
Phone: (770) 932-6550
WWW.BOWMAN.COM

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D.R.HORTON
1371 DOGWOOD CIRCLE
CONYERS, GA 30012

CONCEPT PLAN
VALLEY HILL ROAD TRACT
VALLEY HILL ROAD
STOCKBRIDGE, GA, HENRY CO.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	DESCRIPTION

DATE	DESCRIPTION	
--	--	--
DESIGN	DRAWN	CHKD

SCALE	1" = 20'
JOB No.	
DATE :	07-03-2023
FILE No.	23-0303
SHEET No.	

GEORGIA811
www.Georgia811.com

August 24, 2023
File Path P:\2023\0303\C\23-0303_2_BASE REV 8-23-2023.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

June 30, 2023

Requestor
Matt Holder
D.R. Horton Inc.
1371 Dogwood Dr.
Conyers, GA 30094

Property Information
Parcel #: S16-010060000
Size = 24.9
Development Type: Townhomes

Subject: Parcel # S16-10060000, Water & Sewer Availability

Dear Mr. Holder

Per your request, the City of Stockbridge has researched their system records and determined that the subject parcel is located within the City of Stockbridge's Water and Sewer Service Area and there are water facilities located adjacent to and sanitary sewer facilities within 1,000 LF of the subject parcel.

Currently there is available capacity in the sanitary sewer collection system for the requested flows of 60,000 gpd but, if construction plans are not submitted within one (1) year, this reservation of capacity shall expire.

Please let me know if you have any further questions.

Sincerely,

Brad Holtsinger

Brad Holtsinger,
Wastewater Superintendent

TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Ryan Anderson, Chief Planner

DATE: September 11, 2023

SUBJECT: Staff Report for Rezoning Case #RZ-2023-03 for Property at 55 Valley Hill Road (Parcel #S16-01006000). [Council District 4]

I. PURPOSE

Consider a Rezoning application (#RZ-2023-03) by D. R. Horton, Inc. (represented by Tiffany Hogan, JD) to rezone the subject property at 55 Valley Hill Road from the existing 'LI' (Light Industrial) zoning district to the 'MFR' (Multiple Family Residential) district to allow for the development of a townhome community with 165 attached homes, to be built as fee simple townhomes. The applicant also simultaneously submitted two other applications to the City of Stockbridge, as are listed below.

- A Comprehensive Plan Amendment Application (Case #CP-2023-02) —The applicant requests that the future land use designation of the subject property be changed from 'Light Industrial' to 'High-Density Residential'.
- A Variance Application (Case #VR-2023-02)—The applicant requests a variance to reduce the front yard setback from the required minimum of 50 feet to 25 feet.

AERIAL PHOTOGRAPH

For 55 Valley Hill Road
(Parcel #S16-01006000

II. CASE FACTS

Proposed Development:	Townhome community with 165 units.
Applicant:	D. R. Horton, Inc., represented by Tiffany Hogan.
Site Address:	55 Valley Hill Road.
Parcel ID and Acreage:	Parcel #S16-01006000 with 24.908 acres.
District and Land Lot:	District 12, Land Lot 69
Owner:	OTAC Development Group
Property Location:	In Council District 4, on south side of Valley Hill Road, adjacent to railroad tracks and across from Old Stagecoach Road, west of East Atlanta Road.
Road Classification:	Valley Hill road is classified as a "major collector", according to the Henry County 2022 Transportation Plan Update.
Current Use:	Small office building, warehouse, and open shed.
Surrounding Uses:	~ North—Unity Baptist Church (built in 1880), Brannan Cemetery, First Christian Church, a small commercial building, and numerous individual single-family detached residences. ~ South—Bridge Park Subdivision, Stockbridge North Subdivision, and numerous individual single-family residences. ~ East—Railroad tracks of the Norfolk Southern Railway, Cochran Park (owned by Henry County), Rico's Mexican Restaurant, Publix Shopping Center, and Diamonte Townes Condominiums (under construction). ~ West—Big Oak Villas single-family attached subdivision.
Existing & Proposed Zoning:	From LI (Light Industrial) to MFR (Multiple Family Residential).
Surrounding Zoning:	~ North—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ South—SR (Suburban Residential) and DT (Downtown) ~ East—DT (Downtown District), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ West—SR (Suburban Residential)
Existing and Proposed Future Land Use Designation:	From Light Industrial to High-Density Residential.

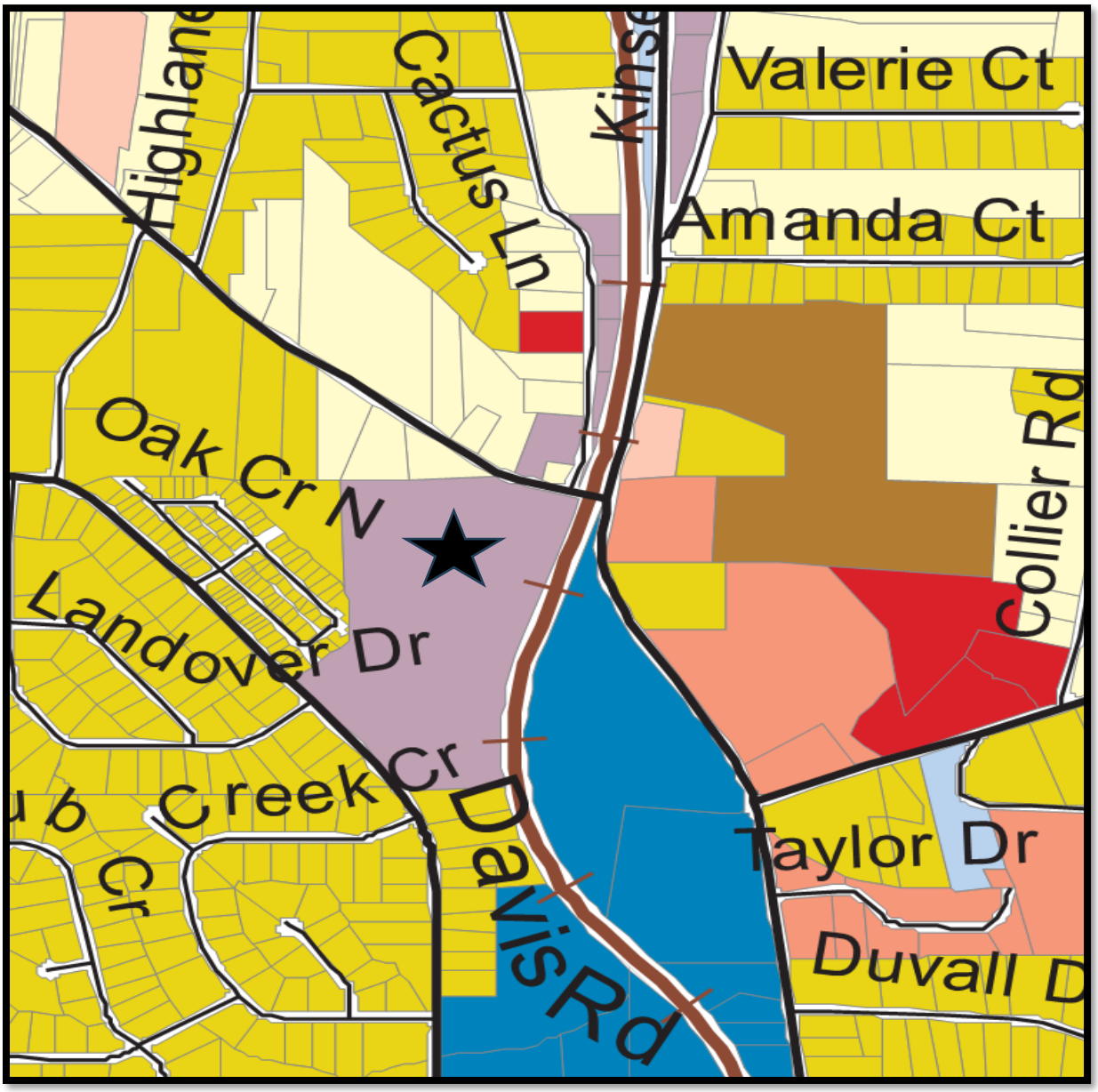
Property Conditions:	The front portion of the property is developed, and the rear portion is wooded. The elevation drops by about 100 feet from Valley Hill Road down to Davis Road. The applicant's survey states that the northern portion of the property contains a large "debris area", which includes a combination of piles of cut timber and logs, scraped cars, standing water, and general trash; and that it is overgrown with weeds and kudzu. The site plan shows that a creek traverses the center of the property, along with a 25-foot stream buffer, a 50-foot undisturbed buffer, and 75-foot impervious surface setbacks.

CITY OF STOCKBRIDGE 2023 ZONING MAP

For 55 Valley Hill Road (shown with a star)

KEY:

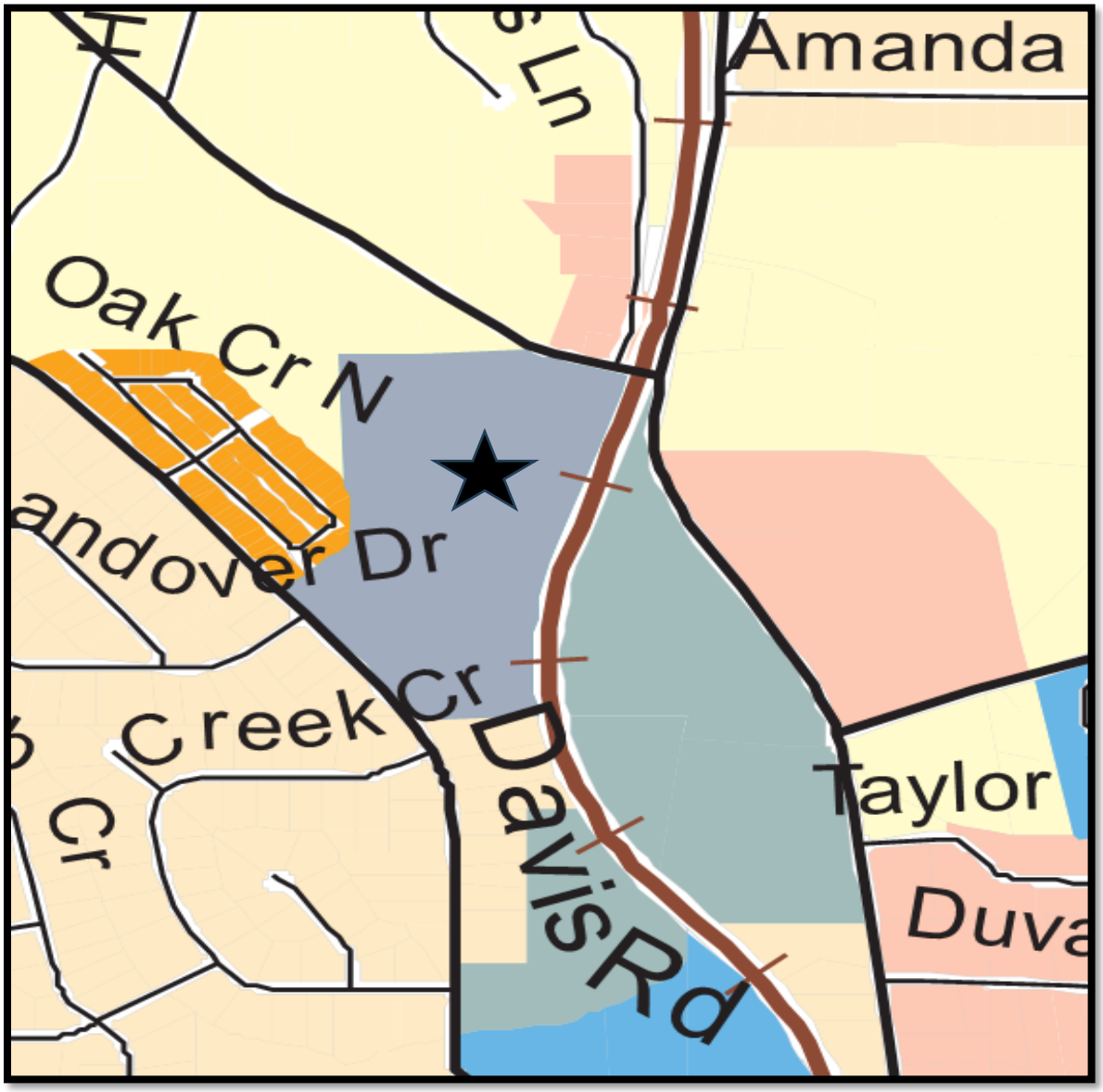
Lavender—LI (Light Industrial)
Pale Yellow—RR (Rural Residential)
Gold—SR (Suburban Residential)
Brown--MFR (Multiple Family Residential)
Pink – C-1 (Neighborhood Commercial)
Salmon – C-2 (General Commercial)
Light Blue—Office-Institutional
Medium Blue—DT (Downtown District)



CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP
For 55 Valley Hill Road (shown with a star)

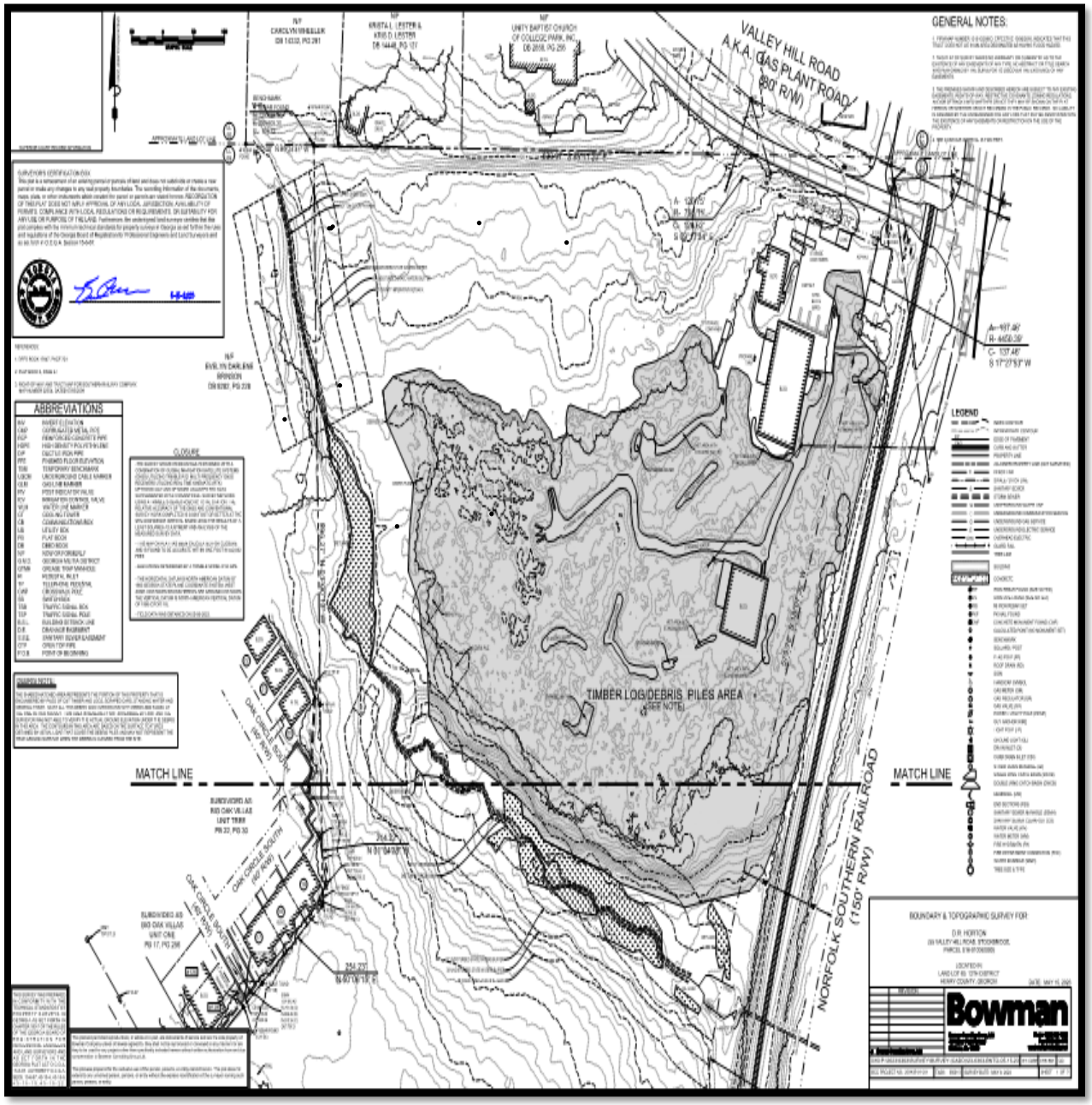
KEY:

Yellow—Low-Density Residential
Beige—Medium-Density Residential
Orange—High-Density Residential
Peach—Low-Density Vertical Mixed-Use
Salmon—Medium-Density Vertical Mixed-Use
Slate—Light Industrial
Teal—Park/Recreation/Conservation
Blue—Office-Institutional



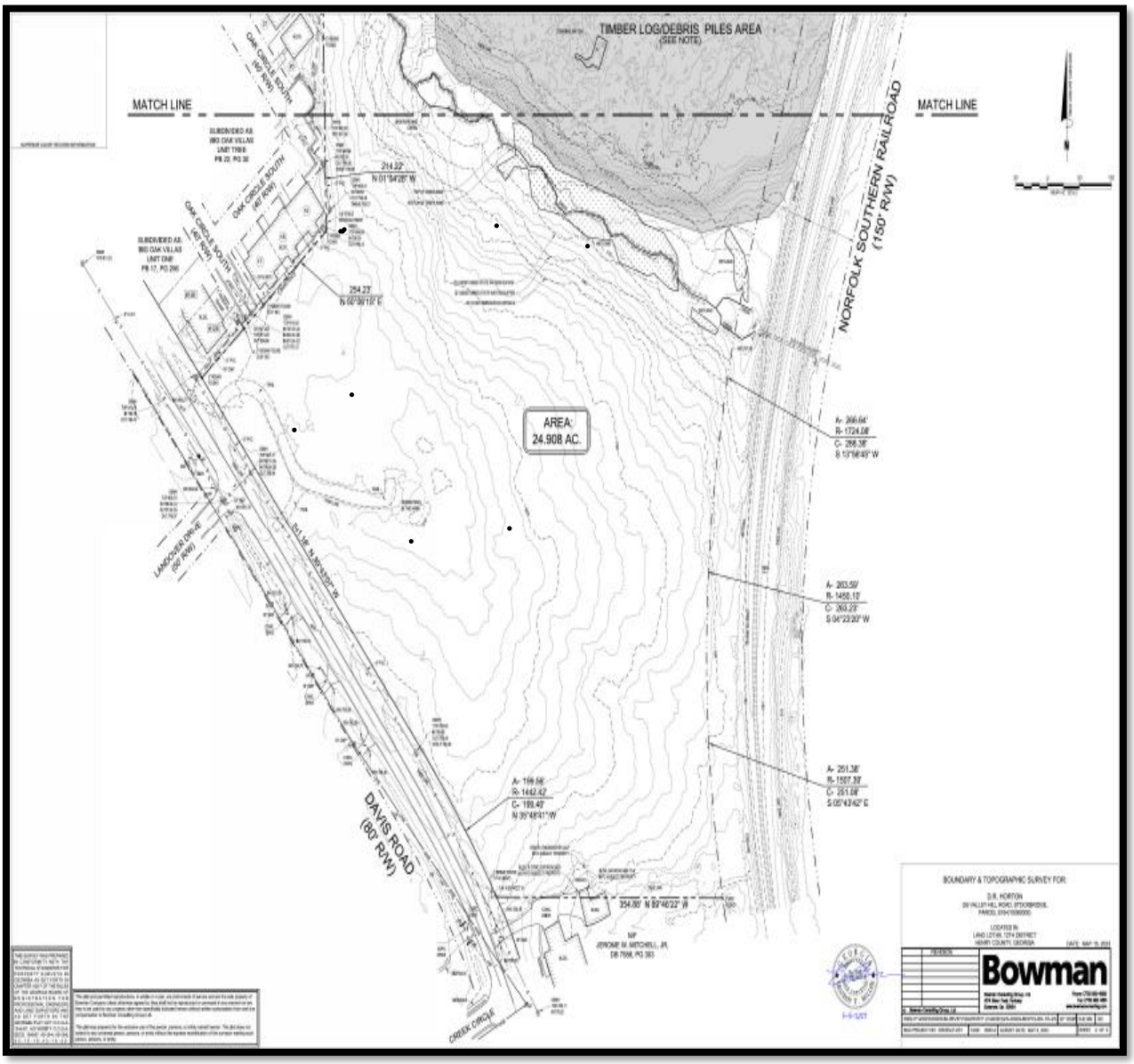
BOUNDARY AND TOPOGRAHIC SURVEY: NORTHERN SECTION

For 55 Valley Hill Road (Parcel #S16-01006000)



BOUNDARY AND TOPOGRAHIC SURVEY: SOUTHERN SECTION

For 55 Valley Hill Road (Parcel #S16-01006000)



III. PROPOSED DEVELOPMENT

A. Project Type and Size. The applicant submitted a conceptual site plan, which is titled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co." It was prepared by Bowman Consulting Group, Ltd. and dated 7/03/23. The latest version of the site plan was received by the Planning and Zoning Office on August 24, 2023, and it was presented to the Planning Commission that evening. It shows that the proposed development would contain 165 attached homes, to be built as fee simple townhomes. This would represent a gross density of 6.62 units per acre and a net density of 7.79 units per acre on the 24.908 total acres that are shown on the Boundary and Topographic Survey. About 58 percent (14.66 acres) of the site would be devoted to open space uses. This would substantially exceed the 15 percent (3.74 acres) of open space which the applicant's requested MFR district requires. The site plan does not state how many acres of the site are unbuildable.

B. Site Plan Design. The conceptual site plan shows that the proposed project would have its main entrance off Valley Hill Road, and that a secondary access would be provided at the rear, from Davis Road. Several internal streets and cul-de-sacs would be installed. An open space area, guest parking, and a dumpster area would be located near the main entrance.

At the center of the development site, a clubhouse, swimming pool, and more guest parking would be provided. Additional amenities which may be provided include a playground, a dog park, a tennis court, a walking trail, a fitness center, a picnic area with grill and covered pavilion, a community garden /reflection area, a fire pit/gathering area, and a possible connection eastward to Cochran Park. A second dumpster area and three more small open spaces areas would be located south of the creek, and three stormwater ponds would flank the creek. The applicant's letter of intent states that the applicant is exploring the feasibility of providing a connection to the adjacent park to the east. A mandatory homeowners' association would be provided to maintain the development site.

C. Parking. Each townhome unit would have a two-car garage, and 70 additional guest parking spaces would be provided within four small guest parking areas. The amount of required guest parking is calculated on the basis of the number of townhome units of each bedroom size to be provided. All of the proposed townhome units would have at least three bedrooms, with a few units having four bedrooms. A table comprising Section 4.8.5 of the Stockbridge Unified Development Code (UDC) states that at least 2.25 parking spaces are required for units having three or more bedrooms. With 165 proposed townhome units, 372 parking spaces would be required for the townhomes, plus 12 spaces for the proposed swimming pool, for a total of 384 spaces. Besides the two garage parking spaces within each townhome unit, guest parking would include two additional driveway parking spaces per unit plus 68 spaces within several small parking lots throughout the development. This would be a total of 396 guest parking spaces (165 X 2 + 68 = 398), plus the 12 pool spaces would yield a grand total of 410 parking spaces. This would therefore meet and exceed the parking requirement.

D. Buffers. Section 4.6.3 of the (UDC) states that multifamily developments are required to have 25-foot-wide buffers adjacent to properties that are zoned 'RR' (Rural Residential) and 'SR' (Suburban Residential). An RR district is located to the north of the subject property, and SR districts are located to the west and south. The 25-foot required zoning buffer surrounds the property, and the required 10-foot railroad right-of-way side yard setback (per Section 4.3.2 of the UDC) has also been provided along the eastern side of the property. A 25-foot stream buffer, a 50-foot undisturbed buffer, and a 75-foot impervious surface setback on both sides of the creek would be located near the center of the property.

E. Townhome Design. The Concept Plan states that the proposed townhome buildings would be located 20 feet apart to meet the requirements of the applicant's requested MFR (Multiple Family Residential) district. The required setbacks in the MFR district are 50 feet in the front yard, 15 feet in the side yards, and 20 feet in the rear yard. The applicant is requesting variances to reduce front yard setbacks by from the required 50 feet to 25 feet. The applicant has requested a variance for the front yard setback in a separate variance application. The site plan would, though, meet the rear yard setback requirement of 20 feet. Thus far, the applicant has not submitted any sample renderings of the proposed townhome buildings, nor stated the types of architectural materials to be used on the facades.

F. Traffic and Environmental Impact Studies. The applicant's letter of intent within the submitted Rezoning Application states that the applicant has engaged consultants to prepare both a traffic impact study and an environmental impact study, but the Planning and Zoning Office has not yet received them.

CONCEPTUAL SITE PLAN—TOTAL AREA

CONCEPTUAL SITE PLAN—ENLARGED

SITE DATA FROM CONCEPTUAL SITE PLAN

SITE DATA	
SITE AREA	24.908
ZONING	
EXISTING ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED ZONING	MFR (MULTI-FAMLY RES.)
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	165 TOWNHOME UNITS
GROSS DENSITY	6.62 UNITS PER ACRE
AREA IN BUFFERS & WETLANDS	2.7 ACRES (10.8% OF TOTAL AREA)
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REAR SETBACK	20 FEET
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TOWNHOMES LOTS	24' WIDE BY 98' DEEP
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PARKING PER BED ROOM 2 BR / 3 BR	1.75 PER UNIT / 2.25 PER UNIT
REQUIRED PARKING 2BR / 3BR	289 / 372
SWIMMING POOL AMENITY	1 PER 15 UNITS = 11 - 16 PROVIDED
GUEST PARKING SPACES	68
TOTAL PARKING REQUIRED	384 (2.25 PER UNIT + 12 POOL AMENITY)
PARKING PROVIDED	(2-CAR GARAGE) 330 + 68 = 398

IV. ANALYSIS OF REQUEST

The applicant requests a **Rezoning** under Section 9.2.1(C) of the City of Stockbridge's Unified Development Code (UDC). The Planning Commission and the City Council shall consider the following nine (9) standards in considering any proposal that would result in a change to the text or map of the UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

STANDARD #1--Consistency with the Comprehensive Plan.

A. Housing Goal and Policies. The City of Stockbridge's Comprehensive Plan for 2018-2023 identifies on Page 38 the following housing goal: "To provide a variety of housing choices to suit the changing needs and lifestyles of City residents." The requested rezoning of property at 55 Valley Hill Road to allow for the proposed development would further that goal, and it would also further the implementation of two of the established housing policies, as follows:

~ Provide a mixture of housing options to attract young professionals, singles, and small families.

~ Preserve and enhance older, existing neighborhoods by promoting rehabilitation of existing housing stock and infill of new development to revitalize established neighborhoods.

B. Land Use Designation and Density. To allow for the proposed residential development, the applicant has requested that the property's future land use designation be changed from its existing 'Light Industrial' designation to 'High-Density Residential' since residential uses are not permitted within the Light Industrial designation. This request is the subject of the separate Comprehensive Plan Amendment Application #CP-2023-02.

The subject property is the only property within the vicinity which has the Light Industrial designation, and residential land use designations surround the property. Further, only one other nearby property is used for industrial purposes. It is therefore reasonable to change the property's land use designation from Light Industrial to a residential land use designation.

The applicant's requested High-Density Residential designation allows 6 to 16 units per acre. The applicant's proposed net density would be 7.79 units per acre, which falls within this range. Page 45 of the Comprehensive Plan identifies multiple family zoning as being compatible with High-Density Residential. Further, the Comprehensive Plan encourages the development of higher-density residential developments in order to provide for the growing need for a range of housing choices within the City of Stockbridge.

For the above reasons, the proposed rezoning would be compatible with the intent of the Comprehensive Plan.

STANDARD #2 -- The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Unified Development Code (UDC).

The UDC states that MFR developments are to be located "with access provided on streets that are classified as collector streets of higher." According to the map of Functional Road Classifications within the 2022 Henry County Transportation Plan, Valley Hill Road is classified as a "major collector." Therefore, townhomes are an acceptable use for the subject property.

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

The proposed rezoning of the subject property to 'MFR' (Multiple Family Residential) may be beneficial to the Valley Hill Road corridor by allowing the continuation of further residential development rather than additional industrial development. This would enable the City of Stockbridge to provide needed housing.

Also, the rezoning of the subject property to MFR would allow for the development of alternative types of housing than which currently exist, thereby carrying out the intent of the Comprehensive Plan to encourage higher-density developments within the City of Stockbridge. This would further the recent trend of new multifamily development within the vicinity since the City of Stockbridge recently approved three other MFR rezoning requests for two nearby properties. These included Parcel #029-01009001 on Valley Hill Road to the west, property at 576 Davis Road, and property at 438 East Atlanta Road. The approval of the applicant's rezoning request would therefore bring additional multifamily development to the area.

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

The subject property is traversed by a creek and its adjoining stream buffer, undisturbed buffer, and impervious setback, which all limit the amount of buildable area on the site. However, the applicant has designed the site such that the proposed townhomes would avoid those areas. The topography does slope significantly downward from Valley Hill Road to Davis Road, but that does not appear to hinder the proposed development. The presence of two roads bordering the site allows two accesses to be provided—a main access from Valley Hill Road and a secondary access from Davis Road. The applicant is in the process of completing an environmental impact study, which was requested by the City's engineering consultant.

STANDARD #5 --The impact upon adjacent property owners should the request be granted.

The submitted site plan shows that the proposed project would not have any accesses to adjacent properties, thus none of the project's traffic would be traveling through them. The submitted site plan shows that buffer strips would be provided along the western and southern boundaries of the property, and the applicant has agreed to provide the required 25-foot zoning buffer along the northern boundary. The required 10-foot buffer needs to be provided along the eastern site boundary, adjacent to the railroad right-of-way.

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

The applicant has submitted a letter from the City's Public Works Department, dated June 30, 2023. It states that there is available capacity in the sanitary sewer collection system for the requested flows of 60,000 gallons per day, but that if construction plans are not submitted to that department within one year of the letter date, then this reservation of capacity would expire.

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

The applicant is in the process of completing a traffic impact study.

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

No other merits of the requested rezoning have been identified.

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

The property is currently zoned 'LI' (Light Industrial), and it is being used for light industrial purposes. A few other small light industrial uses are also present nearby, but there is no indication that there is a demand for additional light industrial uses in this area. In addition, due to the recent approvals of three other multifamily developments in the vicinity, it is more reasonable that the subject property be used for multifamily development, as well.

V. STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request to rezone the subject property from 'LI' (Light Industrial) to 'MFR' (Multiple Family Residential) via RZ-2023-03 to allow for the proposed townhome development would be acceptable.

VI. STAFF RECOMMENDATIONS

In view of the aforementioned positive conclusion, the Planning and Zoning Staff recommends **APPROVAL WITH CONDITIONS** for this case. The rezoning of the property at 55 Valley Hill Road from LI to MFR via RZ-2023-03 should be made with the following conditions:

1. **Comprehensive Plan Amendment –** The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-02, to change the subject property's future land use designation from Light Industrial to High-Density Residential is approved before, or simultaneously with, the approval of RZ-2023-03.

2. **Variance –** The rezoning shall not be approved unless the applicant's requested variance, via VR-2023-02, to reduce the required minimum front yard setback from 50 feet to 25 feet, is approved before, or simultaneously with, the approval of RZ-2023-03.

3. **Site Plan –** The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.", which was prepared by Bowman Consulting Group, Ltd., dated 7/03/23, and received by the Planning and Zoning Office on August 24, 2023.

4. **Sanitary Sewer Availability –** The rezoning shall not be approved unless the developer submits construction plans to the Stockbridge Public Works Department by June 29, 2024, or that office otherwise determines that sufficient sanitary sewer capacity is available to serve the proposed development.

5. **Traffic Impact Study –** The rezoning shall not be approved unless the applicant submits a traffic impact study which provides satisfactory traffic and transportation data.

6. **Environmental Impact Study –** The rezoning shall not be approved unless the applicant submits an environmental impact study which provides satisfactory environmental data.

Presentation For RZ-2023-03: REZONING

For Proposed TOWNHOMES AT 55 VALLEY HILL ROAD

Presented To:

Planning Commission – August 24, 2023

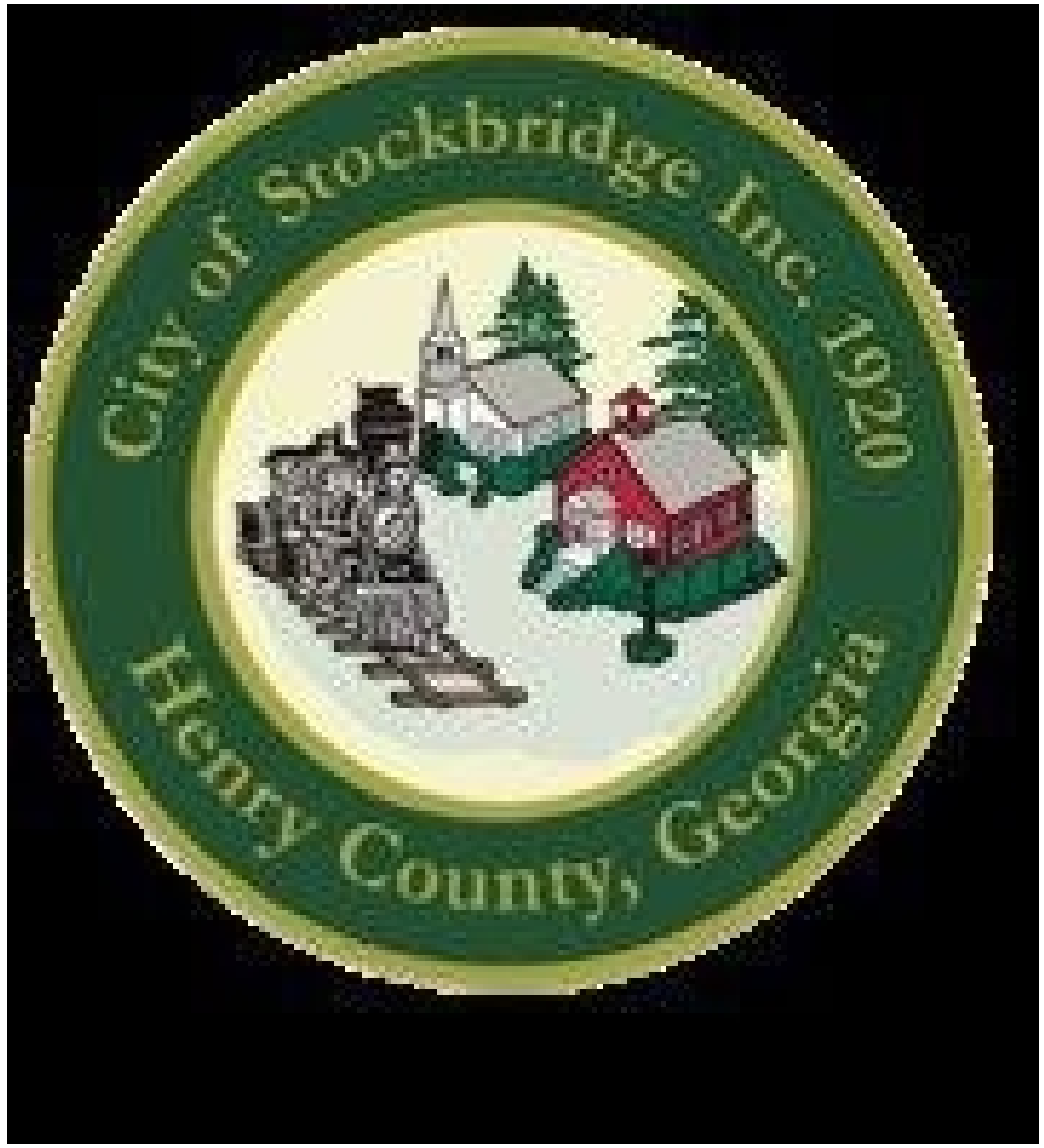
City Council – September 11, 2023

Presented By:

City of Stockbridge Community Development Department,

Planning and Zoning Division

Linda Logan, Senior Planner



INTRODUCTION

PURPOSE OF APPLICATION -- Consider a **Rezoning** application **(#RZ-2023-03)** by D.R. Horton, Inc. (represented by Tiffany Hogan, JD) for property at **55 Valley Hill Road** to allow for the development of a townhome community having **165 units.**

APPLICANT'S REQUEST – Rezone the property from 'LI' (Light Industrial) to 'MFR' (Multiple Family Residential).

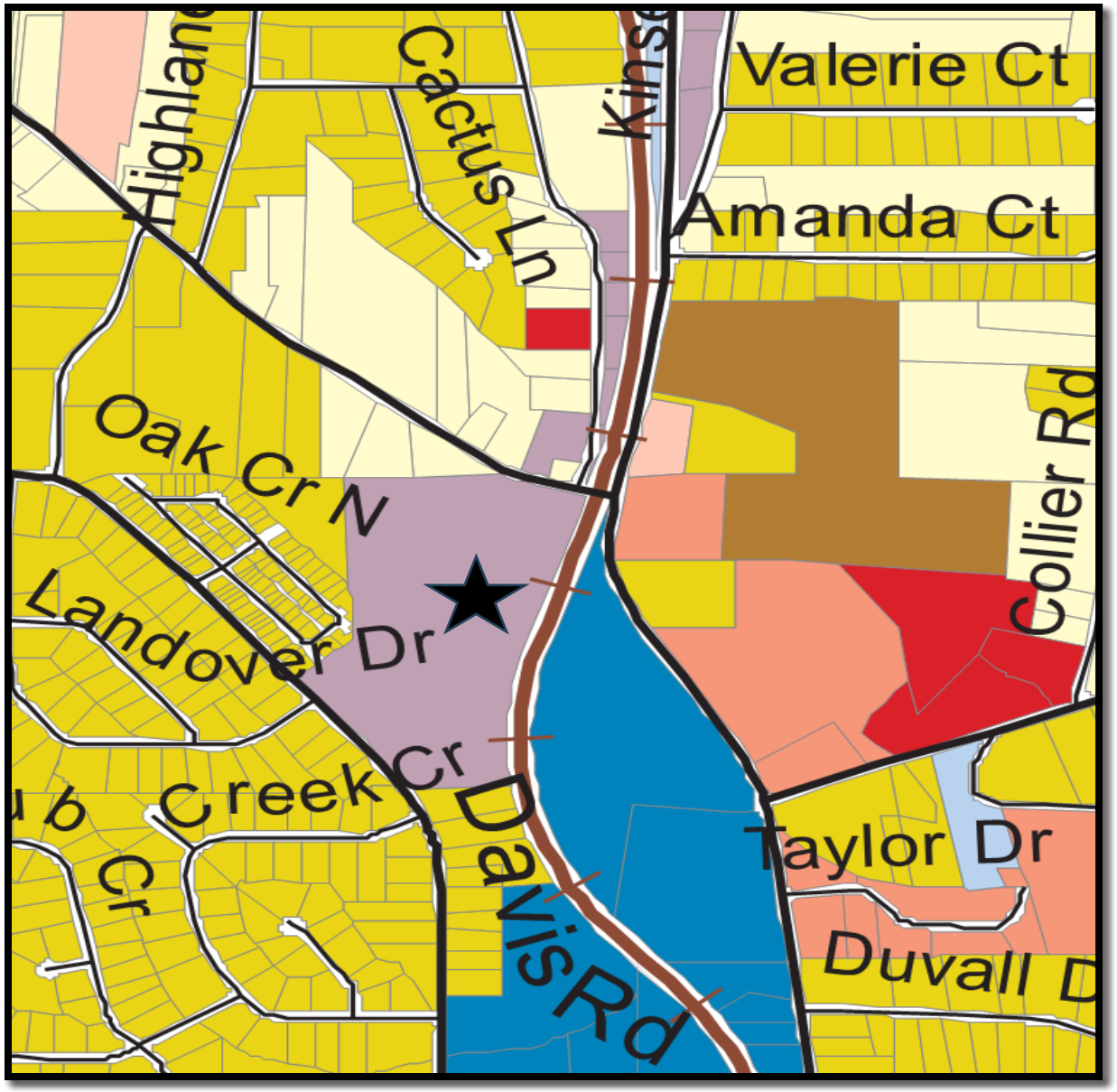
COMPANION APPLICATIONS -- The applicant also simultaneously submitted two other applications to the City of Stockbridge for the subject property, as are listed below.

1. **Comprehensive Plan Amendment Application (Case #CP-2023-02) –** The applicant requests that the property's future land use designation be changed from 'Light Industrial' to 'High-Density Residential'.

2. **Variance Application (Case #VR-2023-02) –** The applicant requests a Variance to allow for the reduction in the front yard setbacks from the required minimum of 50 feet to 25 feet.

AERIAL PHOTO OF SUBJECT PROPERTY

SURROUNDING ZONING



KEY:

Main Roads – Valley Hill Road, Davis Road, and East Atlanta Road
Lavender—Light Industrial
Pale Yellow—RR (Rural Residential)
Gold—SR (Suburban Residential)
Brown--MFR (Multiple Family Residential)
Pink – C-1 (Neighborhood Commercial)
Salmon – C-2 (General Commercial)
Red—C-3 General Commercial)
Light Blue—Office-Institutional
Dark Blue—Downtown District

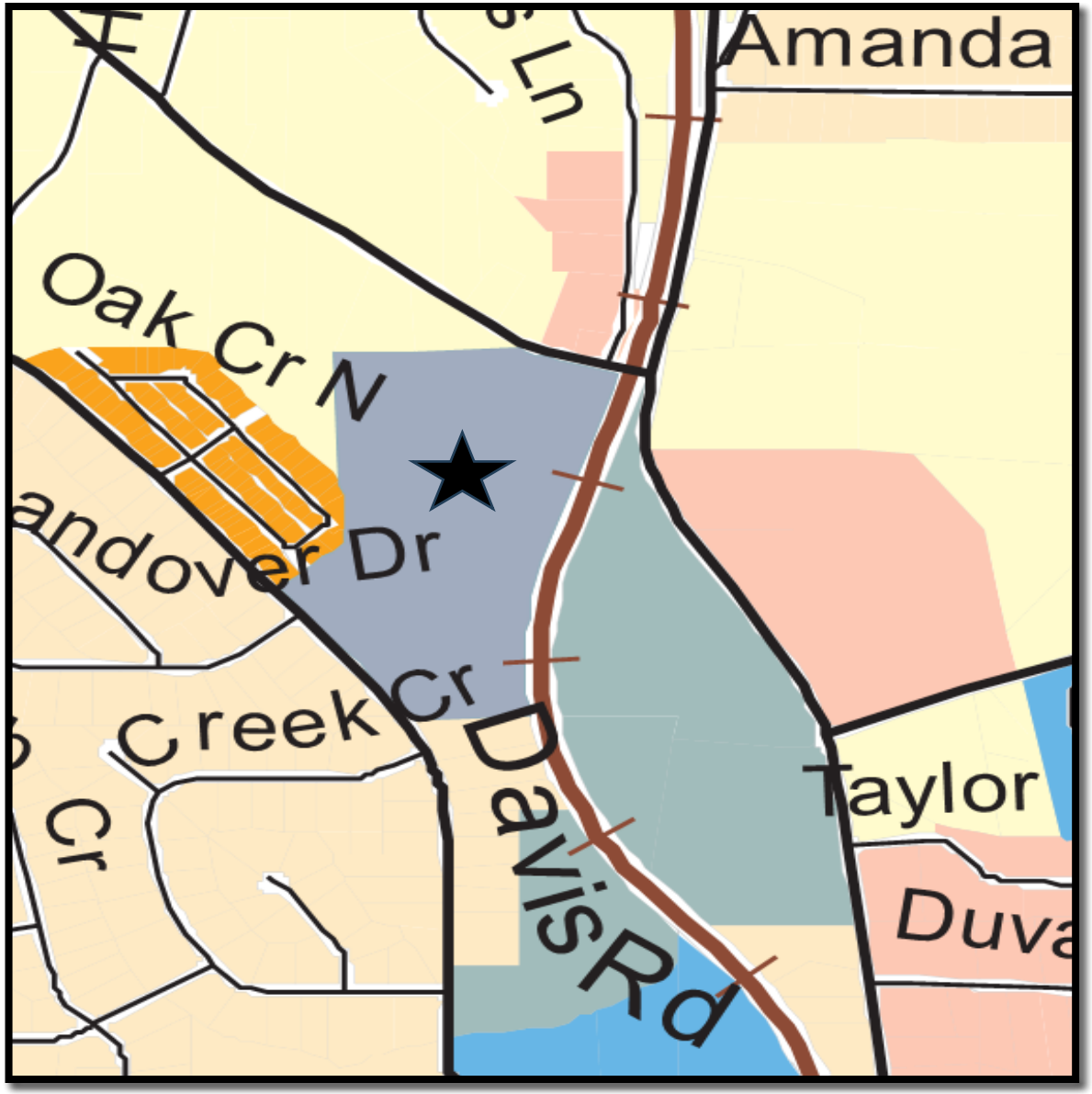
CASE FACTS—Slide #1

Proposed Development:	Townhome community with 165 units.
Applicant:	D. R. Horton, Inc., represented by Tiffany Hogan.
Site Address:	55 Valley Hill Road.
Parcel ID and Acreage:	Parcel #S16-01006000 with 24.908 acres.
District and Land Lot:	District 12, Land Lot 69
Owner:	OTAC Development Group
Property Location:	In Council District 4, on south side of Valley Hill Road, adjacent to railroad tracks and across from Old Stagecoach Road, west of East Atlanta Road.
Road Classification:	Valley Hill road is classified as a "major collector", according to the Henry County 2022 Transportation Plan Update.
Current Use:	Small office building, warehouse, and open shed.
Surrounding Uses:	~ North—Unity Baptist Church (built in 1880), Brannan Cemetery, First Christian Church, a small commercial building, and numerous individual single-family detached residences. ~ South—Bridge Park Subdivision, Stockbridge North Subdivision, and numerous individual single-family residences. ~ East—Railroad tracks of the Norfolk Southern Railway, Cochran Park (owned by Henry County), Rico's Mexican Restaurant, Publix Shopping Center, and Diamonte Townes Condominiums (under construction). ~ West—Big Oak Villas single-family attached subdivision.

CASE FACTS – Slide #2

Existing & Proposed Zoning:	From LI (Light Industrial) to MFR (Multiple Family Residential).
Surrounding Zoning:	~ North—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ South—SR (Suburban Residential) and DT (Downtown) ~ East—DT (Downtown District), C-1 (Neighbor-hood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ West—SR (Suburban Residential)
Existing and Proposed Future Land Use Designation:	From Light Industrial to High-Density Residential.
Property Conditions:	The front portion of the property is developed, and the rear portion is wooded. The elevation drops by about 100 feet from Valley Hill Road down to Davis Road. The applicant's survey states that the northern portion of the property contains a large "debris area", which includes a combination of piles of cut timber and logs, scraped cars, standing water, and general trash; and that it is overgrown with weeds and kudzu. The site plan shows that a creek traverses the center of the property, along with a 25-foot stream buffer, a 50-foot undisturbed buffer, and 75-foot impervious surface setbacks.

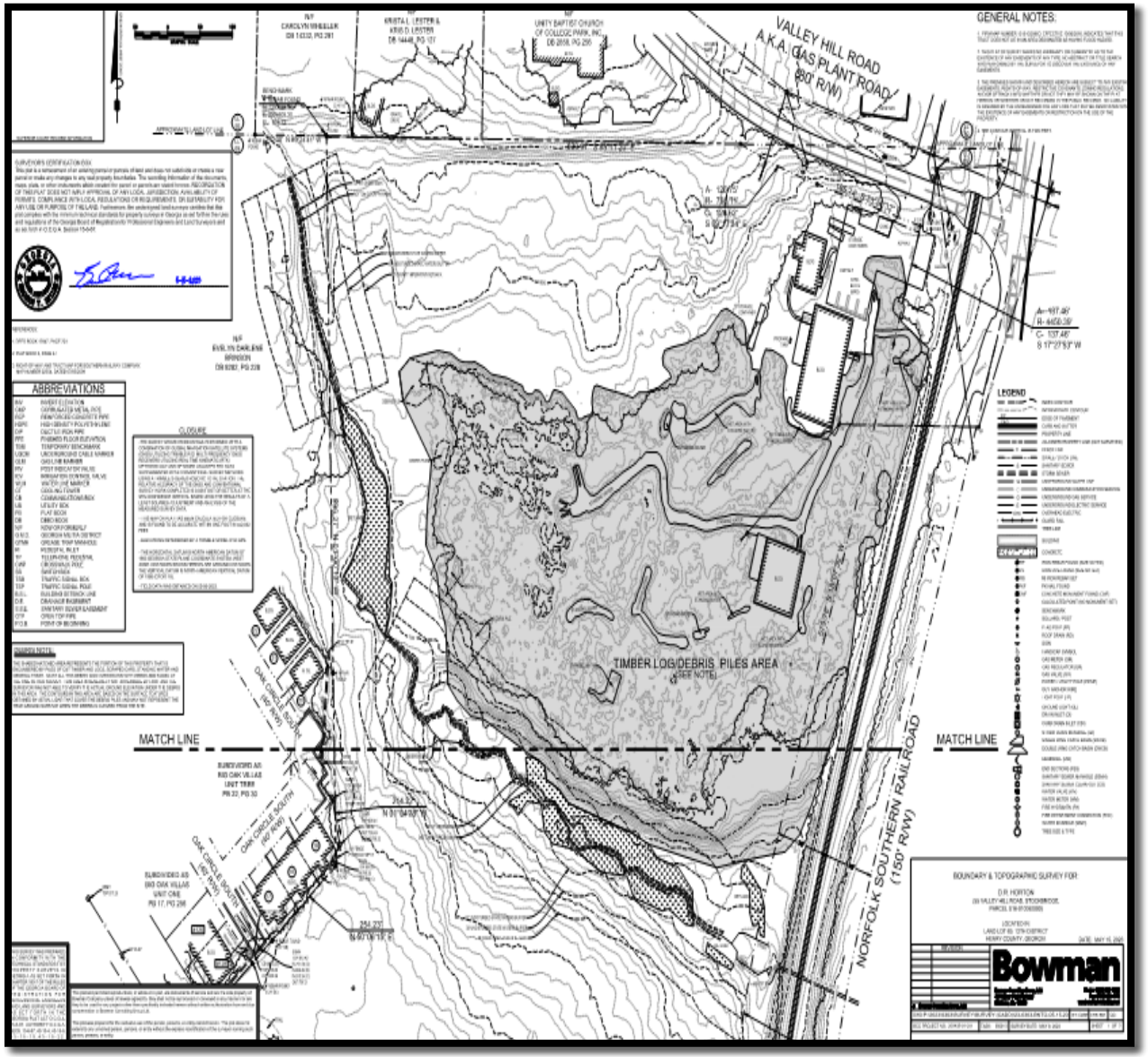
SURROUNDING LAND USE DESIGNATIONS



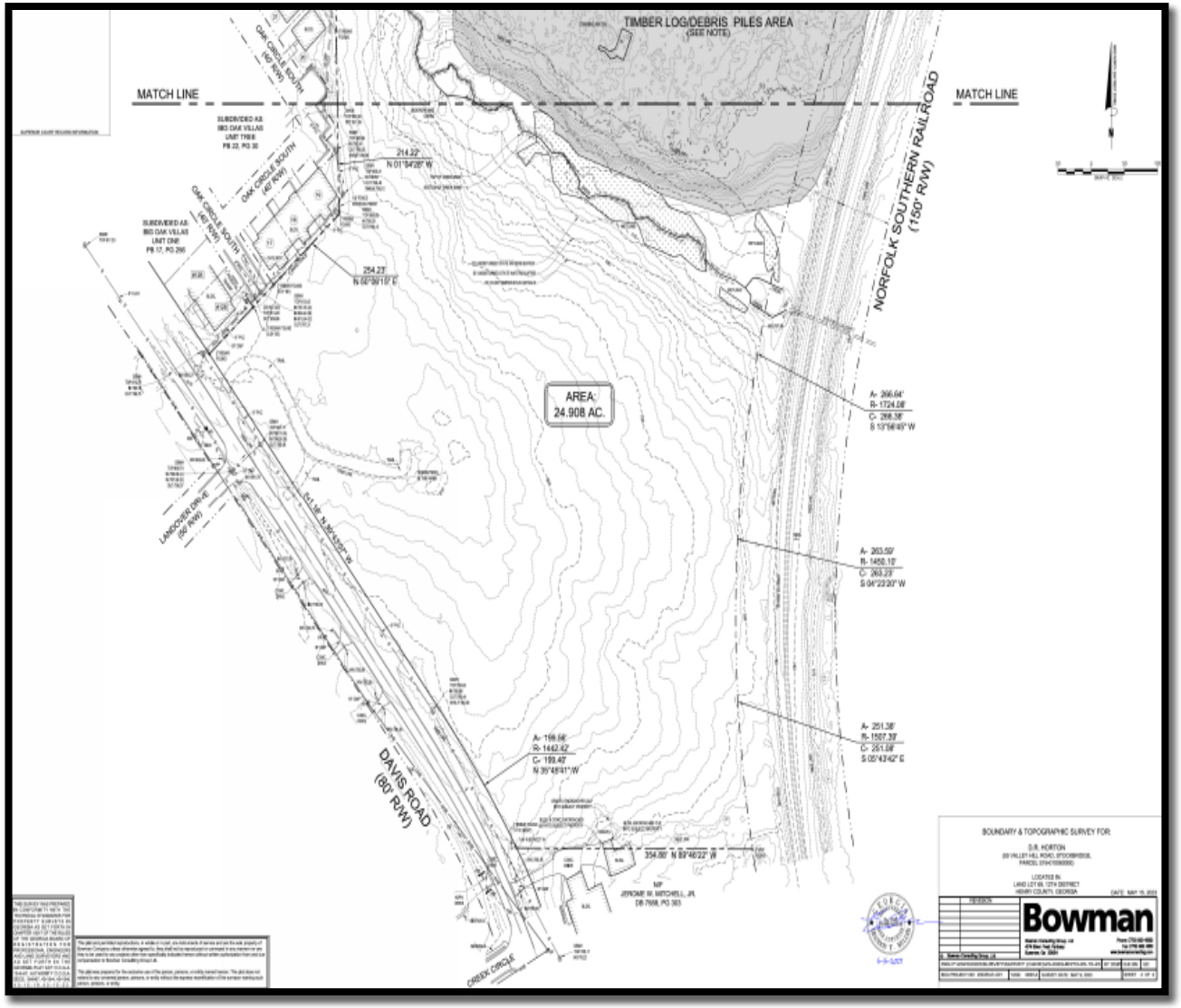
KEY:

Main Roads—Valley Hill Road, Davis Road, and East Atlanta Road
Yellow—Low-Density Residential
Beige—Medium-Density Residential
Orange—High-Density Residential
Peach—Low-Density Vertical Mixed-Use
Salmon—Medium-Density Vertical Mixed-Use
Slate—Light Industrial
Teal—Park/Recreation/Conservation
Blue—Office-Institutional

BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY—NORTHERN SECTION



BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY—SOUTHERN SECTION



PROPOSED DEVELOPMENT—Slide #1

PROJECT SIZE:

a. **Total Townhomes--**165 units on 24.908 acres of land at a gross density of 6.62 units per acre and a net density of 7.79 units per acre.
b. **Townhome Types--**All 165 units are anticipated to be 3-bedroom units.
c. **Townhome Sizes—**The townhomes would be 24 feet wide and 98 feet deep.

SITE PLAN DESIGN:

a. **Site Access—**Would have its main entrance from Valley Hill Road and a second access from Davis Road.
b. **Internal Streets—**Would include several cul-de-sacs and have 5-foot sidewalks on both sides.
c. **Mail Kiosk—**Its location could not be determined.
d. **Open Space—**The developer would designate 58% of the site as open space, exceeding the 15% required.
e. **Townhome Buildings –** Would be spaced 20 feet apart. Setbacks: 25 feet in the front (with an approved variance via VR-2023-02) and 20 feet in the rear.
f. **Open Spaces—**Would include one at the main entrance, another near the center of the site, and three more south of the creek.
g. **Amenities –** Would include a clubhouse, pool, playground, dog park, tennis court, walking trail, fitness center, picnic area with grill and covered pavilion, community garden /reflection area, fire pit/ gathering area, and a possible connection eastward to Cochran Park.

PROPOSED DEVELOPMENT—Slide #2

i. Parking Requirements—Include 2.25 spaces per unit, excluding garage spaces, X 165 units = 372 spaces, plus 12 spaces for the swimming pool amenity = 384 total parking spaces. The developer would also provide 68 guest spaces in various parking lots, for a grand total of 410 parking spaces, which exceeds the parking requirements.

j. Guest Parking Locations – Includes two guest parking spaces on the driveway of each townhome unit, plus guest parking lots at the main entrance, near the clubhouse, and in several locations throughout the site.

k. Parking Provision – The developer would provide 330 driveway spaces + 68 guest parking lot spaces + 12 swimming pool spaces = 410 total spaces, which exceeds the parking requirements.

l. Stormwater Ponds—Three stormwater ponds would be located on the site.

m. Zoning Buffers – Would include a 25-foot zoning buffers along the northern, southern, and western property lines.

n. Railroad Buffer--Would include a 10-foot buffer along the eastern property line, adjacent to the Norfolk Southern Railway right-of-way.

o. Environmental Buffers – Would include 25-foot stream buffer, a 50-foot undisturbed buffer, and a 75-foot impervious surface setback on both sides of the creek near the center of the property.

OTHER INFORMATION:

a. Homeowners' Association (HOA) – Would be provided.
b. Traffic Impact Study – Is being prepared.
c. Environmental Impact Study – Is being prepared.

CONCEPTUAL SITE PLAN, COLORED (8/24/23)—TOTAL AREA

CONCEPTUAL SITE PLAN, COLORED (8/22/23)-- ENLARGEMENT

SITE DATA FROM CONCEPTUAL SITE PLAN FOR 173 UNITS)

SITE DATA	
SITE AREA	24.908
ZONING	
EXISTING ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED ZONING	MFR (MULTI-FAMLY RES.)
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	165 TOWNHOME UNITS
GROSS DENSITY	6.62 UNITS PER ACRE
AREA IN BUFFERS & WETLANDS	2.7 ACRES (10.8% OF TOTAL AREA)
NET DENSITY	22.20 (NET AREA) = 7.79 UNITS PER ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	15% (3.74 ACRES)
PROPOSED OPEN SPACE	58% (14.66 ACRES)
SETBACK REQUIREMENTS	
FRONT SETBACK	25 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	20 FEET
BETWEEN BUILDINGS	20 FEET
TYPICAL LOT	
TOWNHOMES LOTS	24' WIDE BY 98' DEEP
PARKING REQUIREMENTS	
PARKING PER BED ROOM 2 BR / 3 BR	1.75 PER UNIT / 2.25 PER UNIT
REQUIRED PARKING 2BR / 3BR	289 / 372
SWIMMING POOL AMENITY	1 PER 15 UNITS = 11 - 16 PROVIDED
GUEST PARKING SPACES	68
TOTAL PARKING REQUIRED	384 (2.25 PER UNIT + 12 POOL AMENITY)
PARKING PROVIDED	(2-CAR GARAGE) 330 + 68 = 398

ANALYSIS OF REQUEST (First Slide)

NINE (9) REQUIRED CRITERIA WERE ANALYZED:

1. **Consistency with the Comprehensive Plan:**
   A. **Promote the CP's Housing Goal and Policies—**The proposed development would help to provide a variety of housing choices in the City:
   ~ By offering a new housing type to attract young professionals, singles, and small families to the City.
   ~ By providing infill development to revitalize an established neighborhood.
   B. **Land Use Designation –** Since the property's Light Industrial land use designation does not allow the applicant's requested MFR zoning, it must be changed to the 'High-Density Residential' designation, which the applicant has requested via a companion application, CP-2023-02.

2. **Ability to Carry out the Purpose of the Zoning Code –**The UDC calls for MFR districts to be located on collector or arterial streets, and Valley Hill Road is classified as a "major collector" street.

3. **Potential Positive Effects on the Area –** The proposed development would bring an alternative type of housing to the Valley Hill Road Corridor, thereby carrying out the CP goal of encouraging higher-density development. It would also allow further residential development rather than more industrial uses.

4. **Physical Suitability of the Site –**The site contains a creek, stream buffer, undisturbed buffer, and impervious setback, which all limit the amount of buildable area on the site. However, the site plan design shows that those areas would be avoided. Despite the presence of downward sloping topography, that does not appear to hinder the proposed development. And the presence of two roads bordering the site allows two accesses to be provided—a main access from Valley Hill Road and a secondary access from Davis Road.

ANALYSIS OF REQUEST (Second Slide)

5. Impacts on Adjacent Property Owners –The proposed development would not have any accesses to adjacent properties, thus none of the project's traffic would be traveling through them. And buffers would be provided around the site to minimize any other potential adverse impacts.

6. Impacts on Water and Sewer Infrastructure –The applicant has submitted a letter from the City's Public Works Department, dated June 30, 2023. It states that there is available capacity in the sanitary sewer collection system to serve the proposed development, but that if construction plans are not submitted to that department within one year of the letter date, then this reservation of capacity would expire.

7. Impacts on Traffic and Transportation –The applicant is in the process of completing a traffic impact study.

8. Relation to Other Considerations –No other merits of the requested rezoning have been identified.

9. The ability of the Subject Property to be Developed as it is Presently Zoned--The property is zoned 'LI' (Light Industrial), and it is being used for light industrial purposes. A few other small light industrial uses are also present nearby, but there is no indication that there is a demand for additional light industrial uses in this area. In addition, due to the recent approvals of three other multifamily developments in the vicinity, it is more reasonable that the subject property be used for multifamily development, as well.

STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request to rezone the subject property at 55 Valley Hill from 'LI' (Light Industrial) to 'MFR' (Multiple Family Residential) via RZ-2023-03 to allow for the proposed townhome development would be acceptable.

RECOMMENDATIONS—SLIDE #1

Having reached a positive conclusion in its analysis of this case, the **Planning and Zoning Staff recommends the APPROVAL WITH CONDITIONS for this request via RZ-2023-03 to rezone the subject property at 55 Valley Hill Road from 'LI' to 'MFR', with the following conditions:**

1. **Comprehensive Plan Amendment – The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-02, to change the property's land use designation from Light Industrial to High-Density Residential, is approved before, or simultaneously with, the approval of RZ-2023-03.**

2. **Variance – The rezoning shall not be approved unless the applicant's requested variance, via VR-2023-02, to reduce the required minimum front yard setback from 50 feet to 25 feet, is approved before, or simultaneously with, the approval of RZ-2023-03.**

3. **Site Plan – The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.", which was prepared by Bowman Consulting Group, Ltd., dated 7/03/23, and which was received by the Planning and Zoning Office on August 24, 2023.**

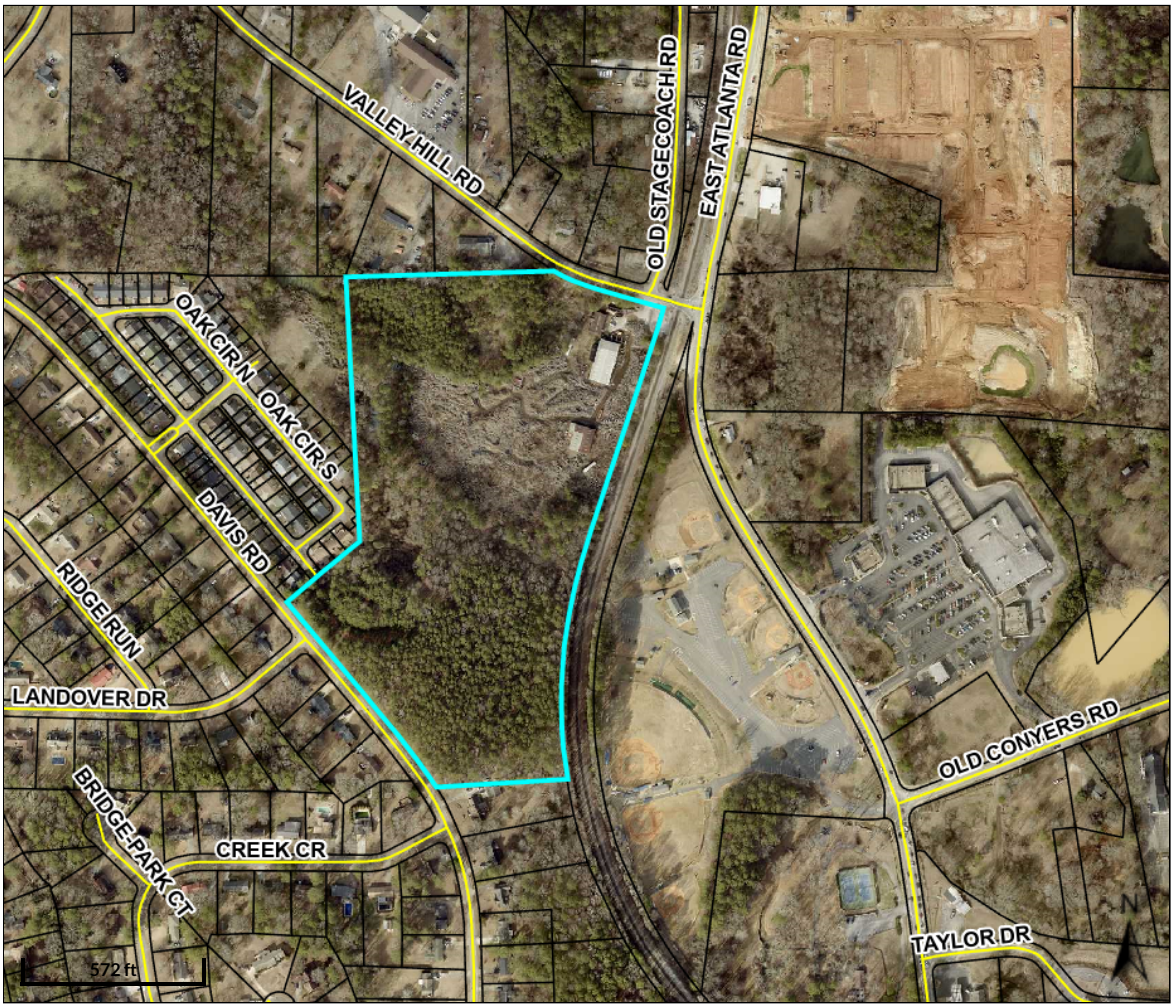
RECOMMENDATIONS—SLIDE #2

4. **Sanitary Sewer Availability –** The rezoning shall not be approved unless the developer submits construction plans to the Stockbridge Public Works Department by June 29, 2024, or that office otherwise determines that sufficient sanitary sewer capacity is available to serve the proposed development.

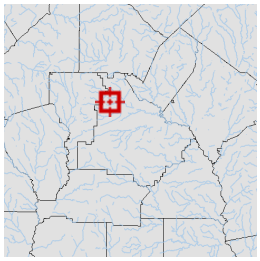
5. **Traffic Impact Study –** The rezoning shall not be approved unless the applicant submits a traffic impact study which provides satisfactory traffic and transportation data.

6. **Environmental Impact Study –** The rezoning shall not be approved unless the applicant submits an environmental impact study which provides satisfactory environmental data.

qPublic.net™ Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S16-01006000	**Class**	I	**Owner**	OTAC DEVELOPMENT	**Land**	$961000				
Property	55 VALLEY HILL	**Acreage**	24.96	**Address**	GROUP LLC	**Value:**					
Address	RD				55 VALLEY HILL RD	**Building**	$243800	**Last 2 Sales**			
District	City/Stockbridge				STOCKBRIDGE GA	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					30281	**Misc**	$4800	2/4/2013	$1,000,000	n/a	Q
						Value:		8/1/1974	$131,500	n/a	Q
						Total	$1209600				
						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: 6/23/2023
Last Data Uploaded: 6/22/2023 9:00:14 PM

Developed by Schneider GEOSPATIAL

City of Stockbridge

AGENDA ITEM

MEETING DATE

SEPTEMBER 11, 2023

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

FUNDING SOURCE

- [ ] 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:

VARIANCE CASE #RZ-2023-02. To consider a request to grant a variance to the property at 55 Valley Hill Road to allow for a townhome development with 165 units on 24.908 acres. The purpose of the variance is to reduce the front yard setbacks from the required 50 feet to 25 feet. Applicant: D.R. Horton, Inc., represented by Tiffany Hogan. PC Action on 8/24/23--Denial.

BACKGROUND INFORMATION:

The property extends from Valley Hill Road south to Davis Road, and access would be provided from each road. The property is bisected by a creek with wetlands, and it contains light industrial uses and a large "debris area." The Planning and Zoning Staff believes that townhomes would be a more appropriate use for the property than additional light industrial uses in view of the other recent townhome and condominium approvals within the vicinity. The Staff therefore recommends Approval with Conditions for this case.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-02.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL, WITH CONDITIONS.

Staff Signature_____

Variance 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 VARIANCE 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.

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
321 Taylor Drive
Stockbridge, GA 30281
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

City of Stockbridge Planning and Zoning Division

Community Development Department

VARIANCE APPLICATION CHECKLIST

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

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/INTIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application. **(by appointment only)**	
Application Form	1	1. Signed and **notarized** by owner. 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 zoning request and owns the property in question.	
Letter of Intent	1	Must clearly state the proposed use and development intent.	
Site Plans (24 x 36) and (11 x 17)	1 10	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and the proposed lot layout.	
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed ***within the last five years*** by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	
Letter from the Henry County Water and Sewerage Authority	1	This letter must accompany the application at the time of submittal. For properties that receive water and sewer service from the City of Stockbridge, please contact the Stockbridge Public Works Department.	
Form from the Health Department	1	This letter must accompany the application at the time of submittal ***(Only needed if property is not on sewer).***	

City of Stockbridge Planning and Zoning Division
Variance Application

Name of Applicant D.R. Horton, Inc. Phone: 678-780-8526 Date: 7/3/2023

Address Applicant: 1371 Dogwood Drive, SW Fax _____ Pager/Cell # 678-780-8526

City: Conyers State: GA Zip: 30012 E-mail: tdhogan@drhorton.com

Name of Agent Tiffany D. Hogan Phone: 678-780-8526 Date: 7/3/2023

Address Agent: 1371 Dogwood Drive, SW Fax _____ Pager/Cell # 678-780-8526

City: Conyers State: GA Zip: 30012 E-mail: tdhogan@drhorton.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 VARIANCE FOR THE PROPERTY.

Variance(s) being requested Applicant seeks a 50% reduction of the front setback variance from 50' to 25'

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

Acknowledgement

Address of Property: 55 Valley Hill Road

Nearest intersection to the property: Valley Hill Road and East Atlanta Road-
(Street Address)

Size of Tract: 24.96 Acres acre(s), Land Lot Number(s): 69, District(s): 12

Property Tax Parcel Number(s): S16-01006000 **(Required)**

Witness' Signature

Printed Name of Witness

Notary

NOTARY STAMP: CYNTHIA COLLEEN MUSSELL NOTARY PUBLIC COMMISSION EXPIRES 06/23/2025 HENRY COUNTY, GEORGIA

Signature of Applicant

Tiffany D. Hogan
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: _____

Scanned with CamScanner

CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

June 30, 2023

Requestor
Matt Holder
D.R. Horton Inc.
1371 Dogwood Dr.
Conyers, GA 30094

Property Information
Parcel #: S16-010060000
Size = 24.9
Development Type: Townhomes

Subject: Parcel # S16-10060000, Water & Sewer Availability

Dear Mr. Holder

Per your request, the City of Stockbridge has researched their system records and determined that the subject parcel is located within the City of Stockbridge's Water and Sewer Service Area and there are water facilities located adjacent to and sanitary sewer facilities within 1,000 LF of the subject parcel.

Currently there is available capacity in the sanitary sewer collection system for the requested flows of 60,000 gpd but, if construction plans are not submitted within one (1) year, this reservation of capacity shall expire.

Please let me know if you have any further questions.

Sincerely,

Brad Holtsinger

Brad Holtsinger,
Wastewater Superintendent

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 29 day of June, 2023

Donald Cato Jr
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 29 day of June, 2023.

Notary Public

LUCINDA MURRAY
MY COMMISSION EXPIRES
NOTARY
PUBLIC
SEPT 06, 2026
NEWTON COUNTY, GEORGIA

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

D·R·HORTON
America's Builder

June 29, 2023

City of Stockbridge Planning & Zoning
4602 North Henry Blvd
Stockbridge, GA 30281

RE: Letter of Ownership

Dear Director Carter,

Please accept this correspondence as confirmation of ownership of the 24.9 acres located at 55 Valley Hill Road, respectively. Parcel identification number for the subject parcels is S16-01006000.

As owners of the above identified property, we are aware of the zoning request and comprehensive land map amendment requests submitted by D.R. Horton, Inc.

Thank you for your consideration and your time.

Sincerely,

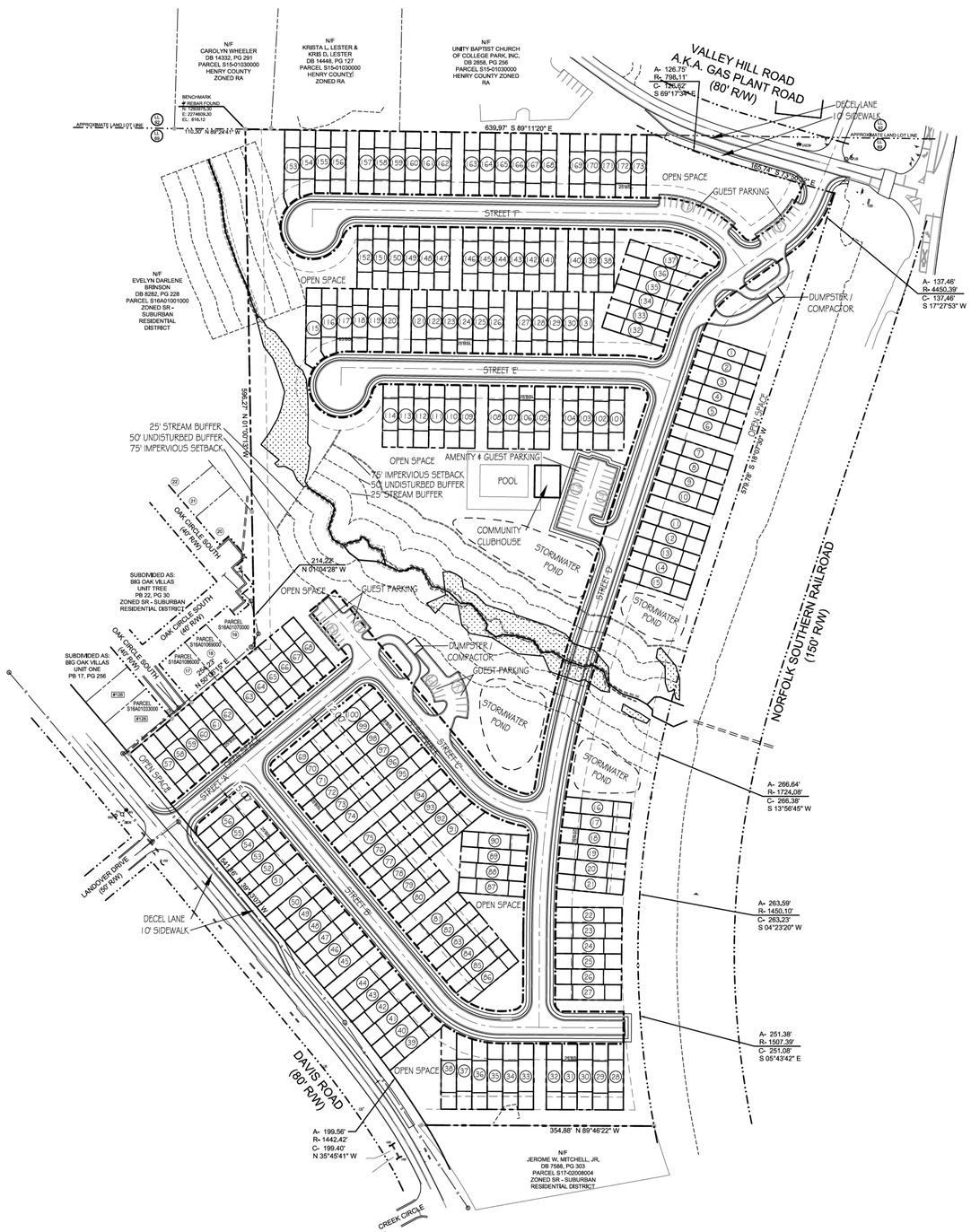
OTAC Development Group LLC

By: _____

Print Name: Donald Cato Jr

Title: CEO

D.R. Horton, Inc.
1371 Dogwood Drive, S.W. • Conyers • GA • 30012 • 678-509-0555 Phone • 678-509-0554 Fax
www.DRHorton.com



Parcel Area Table	
Parcel #	Area
1	2494.79
2	2494.79
3	2494.79
4	2494.79
5	2494.79
6	2494.79
7	2494.79
8	2494.79
9	2494.79
10	2494.79
11	2494.79
12	2494.79
13	2494.79
14	2494.79
15	2494.79
16	2479.38
17	2500.11
18	2511.45
19	2513.41
20	2506.01

Parcel Area Table	
Parcel #	Area
21	2489.22
22	2477.05
23	2480.97
24	2479.28
25	2477.20
26	2475.12
27	2473.04
28	2472.00
29	2472.00
30	2472.00
31	2472.00
32	2472.00
33	2472.00
34	2472.00
35	2481.43
36	2561.01
37	2740.81
38	3023.14
39	2585.48
40	2507.55

Parcel Area Table	
Parcel #	Area
41	2485.06
42	2474.93
43	2473.02
44	2473.02
45	2472.85
46	2472.79
47	2472.73
48	2472.67
49	2472.61
50	2472.55
51	2472.44
52	2472.37
53	2472.31
54	2472.25
55	2472.19
56	2472.13
57	2438.93
58	2440.65
59	2442.37
60	2444.09

Parcel Area Table	
Parcel #	Area
61	2445.81
62	2447.53
63	2450.69
64	2452.41
65	2454.06
66	2454.50
67	2454.50
68	2454.50
69	2472.00
70	2472.00
71	2472.00
72	2472.00
73	2472.00
74	2472.00
75	2472.00
76	2472.00
77	2472.00
78	2472.00
79	2472.00
80	2472.00

Parcel Area Table	
Parcel #	Area
81	2472.00
82	2568.00
83	2568.00
84	2568.00
85	2566.03
86	2499.88
87	2465.57
88	2456.46
89	2456.42
90	2465.44
91	2623.43
92	2508.73
93	2472.96
94	2472.00
95	2472.00
96	2472.00
97	2472.00
98	2472.00
99	2472.00
100	2472.00

Parcel Area Table	
Parcel #	Area
101	2352.00
102	2352.00
103	2352.00
104	2352.00
105	2352.00
106	2352.00
107	2352.00
108	2352.00
109	2352.00
110	2352.00
111	2352.00
112	2352.00
113	2352.00
114	2352.00
115	2926.11
116	2492.37
117	2367.09
118	2352.00
119	2352.00
120	2352.00

Parcel Area Table	
Parcel #	Area
121	2352.00
122	2352.00
123	2352.00
124	2352.00
125	2352.00
126	2352.00
127	2352.00
128	2352.00
129	2352.00
130	2352.00
131	2352.00
132	2447.18
133	2450.32
134	2492.33
135	2614.50
136	2826.53
137	3144.89
138	2351.04
139	2352.00
140	2352.00

Parcel Area Table	
Parcel #	Area
141	2352.00
142	2352.00
143	2352.00
144	2352.00
145	2352.00
146	2352.00
147	2352.00
148	2352.00
149	2352.00
150	2352.00
151	2352.00
152	2351.99
153	2691.82
154	2430.52
155	2352.60
156	2352.00
157	2352.00
158	2352.00
159	2352.00
160	2352.00

Parcel Area Table	
Parcel #	Area
161	2352.00
162	2352.00
163	2352.00
164	2352.00
165	2352.00
166	2352.00
167	2352.00
168	2352.00
169	2352.00
170	2352.00
171	2352.00
172	2352.00
173	2352.00

NOTE: SUBDIVISIONS WITH OVER 150 LOTS MUST INCLUDE A COMMUNITY CLUBHOUSE AND AT LEAST 3 OF THE FOLLOWING:

1. POOL FACILITY
2. PLAYGROUND
3. DOG PARK
4. TENNIS COURT
5. BASKETBALL COURT
6. WALKING TRAIL
7. FITNESS CENTER
8. PICNIC AREA WITH GRILL AND COVERED PAVILION
9. COMMUNITY GARDEN AND REFLECTION AREA
10. FIRE PIT AND GATHERING AREA
11. ANY OTHER AMENITY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

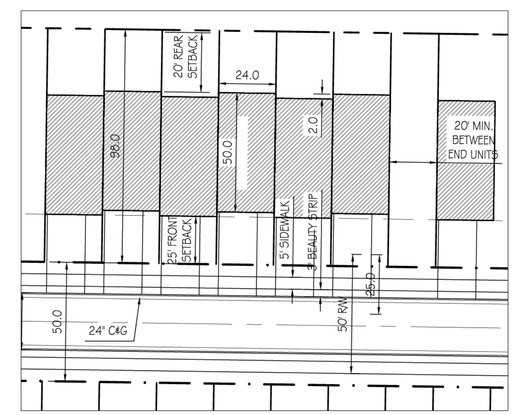
VICINITY MAP - (N.T.S.)

DEVELOPER:
DR HORTON
1371 DOGWOOD DRIVE SW
CONYERS, GA 30012
CONTACT: ANDREW BISHOP
404-664-1422

DESIGNER:
BOWMAN
4174 SILVER PEAK PKWY.
SUWANEE, GA 30024
CONTACT: CHRIS McCRARY
770-932-6550

VARIANCES:

1. SETBACK: FRONT 50' TO 25', SIDE 15' TO 0'



TYPICAL LAYOUT - (1" = 30')

NOTES:

1. SITE AREA = 24.908 ACRES
2. EXISTING ZONING: LI (LIGHT INDUSTRIAL)
3. PROPOSED ZONING: MFR (MULTI-FAMILY RESIDENTIAL)
4. 173 PROPOSED TOWNHOMES
5. DENSITY = 173/24.908 = 7.2 LOTS/ACRE
6. REQUIRED OPEN SPACE = 15% = 3.74 ACRES
7. PROVIDED OPEN SPACE = 10.00 ACRES = 40%
8. TOWNHOMES ARE 24' WIDE BY 50' DEEP
9. ROADS ARE 24' BACK OF CURB TO BACK OF CURB
10. SIDEWALKS ARE 5' WIDE WITH 3' BEAUTY STRIP
11. SETBACKS: FRONT = 25', SIDE 0' WITH 20' BETWEEN BUILDINGS, REAR 20'
12. 10' WIDE SIDEWALKS EXTERIOR STREETS, 5' WIDE SIDEWALKS INTERIOR STREETS.

GRID NORTH
GA WEST ZONE

GRAPHIC SCALE

100 0 100 200

(IN FEET)
1 INCH = 100 FT.

Bowman
Bowman Consulting Group Ltd
4174 Silver Peak Parkway, Suwanee, GA 30024
Phone: (770) 932-6550
WWW.BOWMAN.COM

© BOWMAN CONSULTING GROUP LTD

D.R.HORTON
1371 DOGWOOD CIRCLE
CONYERS, GA 30012

CONCEPT PLAN
VALLEY HILL ROAD TRACT
VALLEY HILL ROAD
STOCKBRIDGE, GA, HENRY CO.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	DESCRIPTION

DATE	DESCRIPTION	
--	--	--
DESIGN	DRAWN	CHKD

SCALE	1" = 20'
JOB No.	
DATE :	07-03-2023
FILE No.	23-0303
SHEET No.	

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

July 3, 2023
File Path P:\2023\03\03\CD\23-0303_2_BASE REV 7-3-2023 (rogers).dwg

GEORGIA811
www.Georgia811.com

D·R·HORTON
America's Builder

July 3, 2023

City Council and Planning Commission
Stockbridge City Hall
4602 North Henry Blvd.
Stockbridge, GA 30281

RE: Rezoning, Change in Comprehensive Land Use Map Amendment, and Variance Application

Dear Mayor, Members of City Council and Planning Commission,

D.R. Horton, Inc. rezoning of property located at 364 East Atlanta Rd., Stockbridge, GA, Parcel ID S16-01006000. The property is approximately 24.96 acres. D.R. Horton seeks to develop a unique community of 173 attached homes, built as fee simple townhome units. The property is currently zoned Light Industrial (LI). Applicant seeks to rezone to Multi-Family Residential (MFR). The current future land use is also Light Industrial and therefore applicant simultaneously seeks to amend the Comprehensive Land Map for this parcel to High Density Residential.

The community will include multiple amenities and open space areas. Developer is also exploring the feasibility of connectivity to an existing city park.

Applicant intends to offer other features within the community such as:

- Approximately 70 Guest parking spaces
- 2 car garages on all townhome units
- 2 dumpster areas
- A Mandatory Homeowners Association
- 2 access points into the community

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent and nearby properties are owned by multiple, individual residents that are utilizing the property as a single family home. The properties across the street are commercial and underdevelopment as a high density residential community. An adjacent property is also owned by the City of Stockbridge and is utilized as a city park. D.R. Horton, Inc. intends to explore the possibility of connectivity to this city amenity for residents. This all creates a unique and cohesive flow from the development to a commercial use and a city park.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. In fact, in light of the current use, the clean-up of the site and the development as a

D.R. Horton, Inc.
1371 Dogwood Drive, S.W. • Conyers • GA • 30012 • 678-509-0555 Phone • 678-509-0554 Fax
www.DRHorton.com

beautiful residential community will benefit the entire area and the streetscape as people drive past the area to the new Stockbridge Amphitheater.

The applicant has engaged consultants to perform a traffic impact study as well as an environmental study. Both of these studies should result in completed reports prior to the Planning Commission hearing.

While the zoning sought is not compliant with the current Comprehensive Land Use, applicant simultaneously seeks an amendment to the Comprehensive Land Use. There is precedent set by nearby communities for an amendment to high density residential.

The City of Stockbridge continues to grow and attract new employers that are bringing more professional talent to the city. There is a demand for quality, affordable housing in the area as evidenced by the development pattern of the area. This development at Valley Hill will not only provide additional single family homes for Stockbridge residents, but will also create a community atmosphere.

Variance Sought

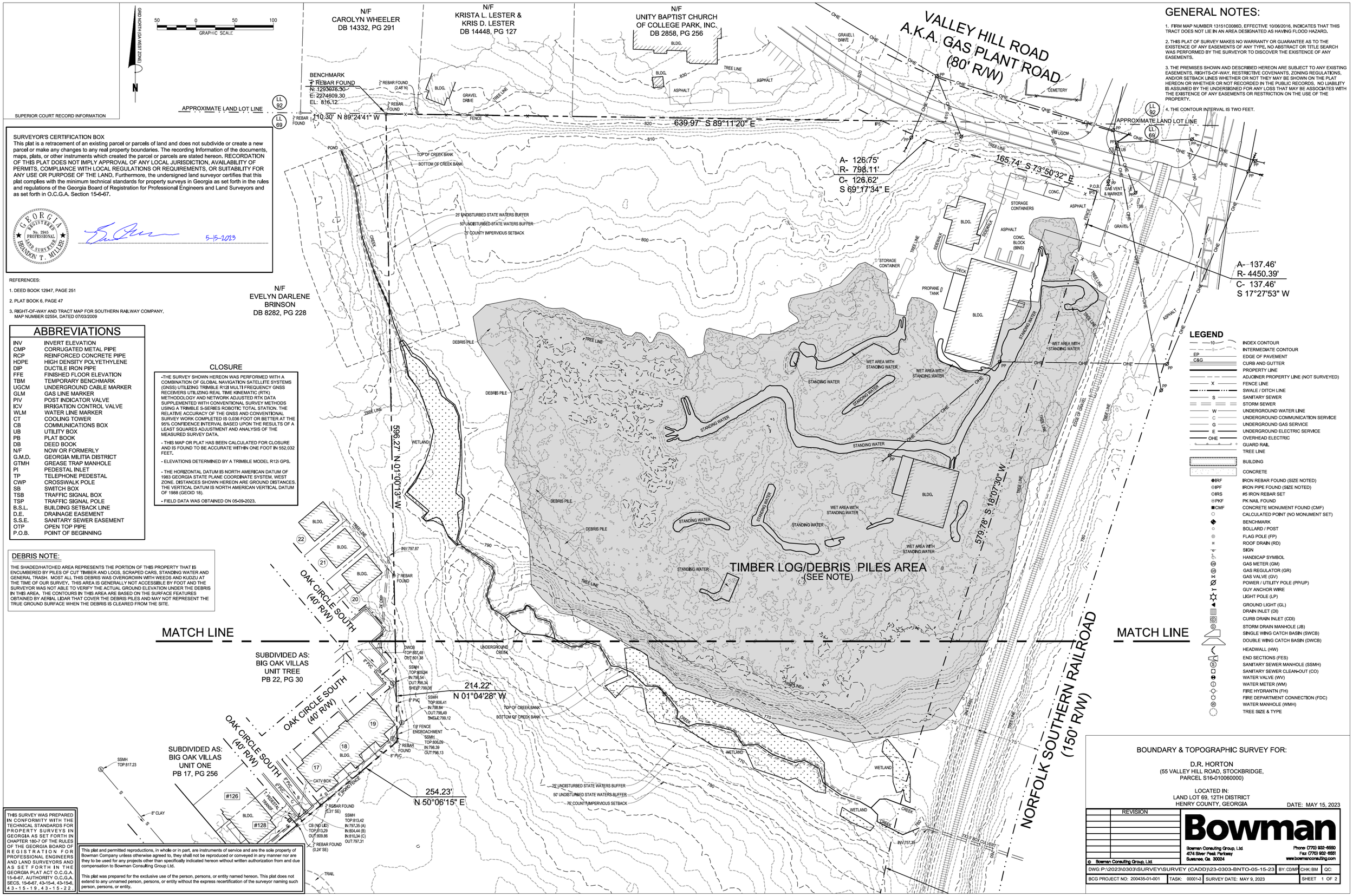
The Applicant does seek one variance. As planned, the site has a 25' front setback. The code currently requires a 50' front yard setback for Multi Family Residential zoning. Applicant believes a 25' front yard setback is consistent with the development of a townhome community and therefore seeks a reduction to 25'. The site has a stream on the property that will require significant buffer areas thereby making some of the site unbuildable. Additionally, there is a significant drop in the elevation of the site from Valley Hill to Davis Road which also significantly affects how the site may be developed. Due to this challenging and extreme topography, applicant believes there is a hardship that warrants a reduction of the front yard setback from proper design of the community.

D.R. Horton, Inc. respectfully requests approval of the rezoning from Light Industrial to Multi Family Residential, the Comprehensive Land Map Amendment from Light Industrial to High Density Residential, and the Front Yard Setback Variance.

Thank you for your consideration and your time.

Sincerely,

Tiffany D. Hogan
Forward Planning Manager
tdhogan@drhorton.com
678-780-8520



GENERAL NOTES:

1. FIRM MAP NUMBER 13151C0086D, EFFECTIVE 10/06/2016, INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD.

2. THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED BY THE SURVEYOR TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.

3. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATES WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTION ON THE USE OF THE PROPERTY.

4. THE CONTOUR INTERVAL IS TWO FEET.

SURVEYOR'S CERTIFICATION BOX

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording Information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 2945 PROFESSIONAL LAND SURVEYOR BRANDON T. MILLER

5-15-2023

REFERENCES:

1. DEED BOOK 12947, PAGE 251
2. PLAT BOOK 6, PAGE 47
3. RIGHT-OF-WAY AND TRACT MAP FOR SOUTHERN RAILWAY COMPANY, MAP NUMBER 02554, DATED 07/03/2009

ABBREVIATIONS

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
DIP	DUCTILE IRON PIPE
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
UGCM	UNDERGROUND CABLE MARKER
GLM	GAS LINE MARKER
PIV	POST INDICATOR VALVE
ICV	IRRIGATION CONTROL VALVE
WLM	WATER LINE MARKER
CT	COOLING TOWER
CB	COMMUNICATIONS BOX
UB	UTILITY BOX
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
G.M.D.	GEORGIA MILITIA DISTRICT
GTMH	GREASE TRAP MANHOLE
PI	PEDESTAL INLET
TP	TELEPHONE PEDESTAL
CWP	CROSSWALK POLE
SB	SWITCH BOX
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
OTP	OPEN TOP PIPE
P.O.B.	POINT OF BEGINNING

CLOSURE

- THE SURVEY SHOWN HEREON WAS PERFORMED WITH A COMBINATION OF GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) UTILIZING TRIMBLE R12I MULTI FREQUENCY GNSS RECEIVERS UTILIZING REAL TIME KINEMATIC (RTK) METHODOLOGY AND NETWORK ADJUSTED RTK DATA SUPPLEMENTED WITH CONVENTIONAL SURVEY METHODS USING A TRIMBLE S-SERIES ROBOTIC TOTAL STATION. THE RELATIVE ACCURACY OF THE GNSS AND CONVENTIONAL SURVEY WORK COMPLETED IS 0.036 FOOT OR BETTER AT THE 95% CONFIDENCE INTERVAL BASED UPON THE RESULTS OF A LEAST SQUARES ADJUSTMENT AND ANALYSIS OF THE MEASURED SURVEY DATA.

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 552,032 FEET.

- ELEVATIONS DETERMINED BY A TRIMBLE MODEL R12i GPS.

- THE HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 18).

- FIELD DATA WAS OBTAINED ON 05-09-2023.

DEBRIS NOTE:

THE SHADED/HATCHED AREA REPRESENTS THE PORTION OF THIS PROPERTY THAT IS ENCUMBERED BY PILES OF CUT TIMBER AND LOGS, SCRAPED CARS, STANDING WATER AND GENERAL TRASH. MOST ALL THIS DEBRIS WAS OVERGROWN WITH WEEDS AND KUDZU AT THE TIME OF OUR SURVEY. THIS AREA IS GENERALLY NOT ACCESSIBLE BY FOOT AND THE SURVEYOR WAS NOT ABLE TO VERIFY THE ACTUAL GROUND ELEVATION UNDER THE DEBRIS IN THIS AREA. THE CONTOURS IN THIS AREA ARE BASED ON THE SURFACE FEATURES OBTAINED BY AERIAL LIDAR THAT COVER THE DEBRIS PILES AND MAY NOT REPRESENT THE TRUE GROUND SURFACE WHEN THE DEBRIS IS CLEARED FROM THE SITE.

LEGEND

10	INDEX CONTOUR
9	INTERMEDIATE CONTOUR
EP	EDGE OF PAVEMENT
C&G	CURB AND GUTTER
	PROPERTY LINE
	ADJOINER PROPERTY LINE (NOT SURVEYED)
X	FENCE LINE
	SWALE / DITCH LINE
S	SANITARY SEWER
	STORM SEWER
W	UNDERGROUND WATER LINE
C	UNDERGROUND COMMUNICATION SERVICE
G	UNDERGROUND GAS SERVICE
E	UNDERGROUND ELECTRIC SERVICE
OHE	OVERHEAD ELECTRIC
	GUARD RAIL
	TREE LINE
	BUILDING
	CONCRETE
IRF	IRON REBAR FOUND (SIZE NOTED)
IPF	IRON PIPE FOUND (SIZE NOTED)
IRS	#5 IRON REBAR SET
PKF	PK NAIL FOUND
CMF	CONCRETE MONUMENT FOUND (CMF)
	CALCULATED POINT (NO MONUMENT SET)
	BENCHMARK
	BOLLARD / POST
	FLAG POLE (FP)
	ROOF DRAIN (RD)
	SIGN
	HANDICAP SYMBOL
	GAS METER (GM)
	GAS REGULATOR (GR)
	GAS VALVE (GV)
	POWER / UTILITY POLE (PP/UP)
	GUY ANCHOR WIRE
	LIGHT POLE (LP)
	GROUND LIGHT (GL)
	DRAIN INLET (DI)
	CURB DRAIN INLET (CDI)
	STORM DRAIN MANHOLE (JB)
	SINGLE WING CATCH BASIN (SWCB)
	DOUBLE WING CATCH BASIN (DWCB)
	HEADWALL (HW)
	END SECTIONS (FES)
	SANITARY SEWER MANHOLE (SSMH)
	SANITARY SEWER CLEAN-OUT (CO)
	WATER VALVE (WV)
	WATER METER (WM)
	FIRE HYDRANTN (FH)
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER MANHOLE (WMH)
	TREE SIZE & TYPE

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

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BOUNDARY & TOPOGRAPHIC SURVEY FOR:

D.R. HORTON
(55 VALLEY HILL ROAD, STOCKBRIDGE,
PARCEL S16-010060000)

LOCATED IN:
LAND LOT 69, 12TH DISTRICT
HENRY COUNTY, GEORGIA

DATE: MAY 15, 2023

REVISION

Bowman
Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway
Suwanee, Ga. 30024
Phone (770) 932-6550
Fax (770) 932-6551
www.bowmanconsulting.com

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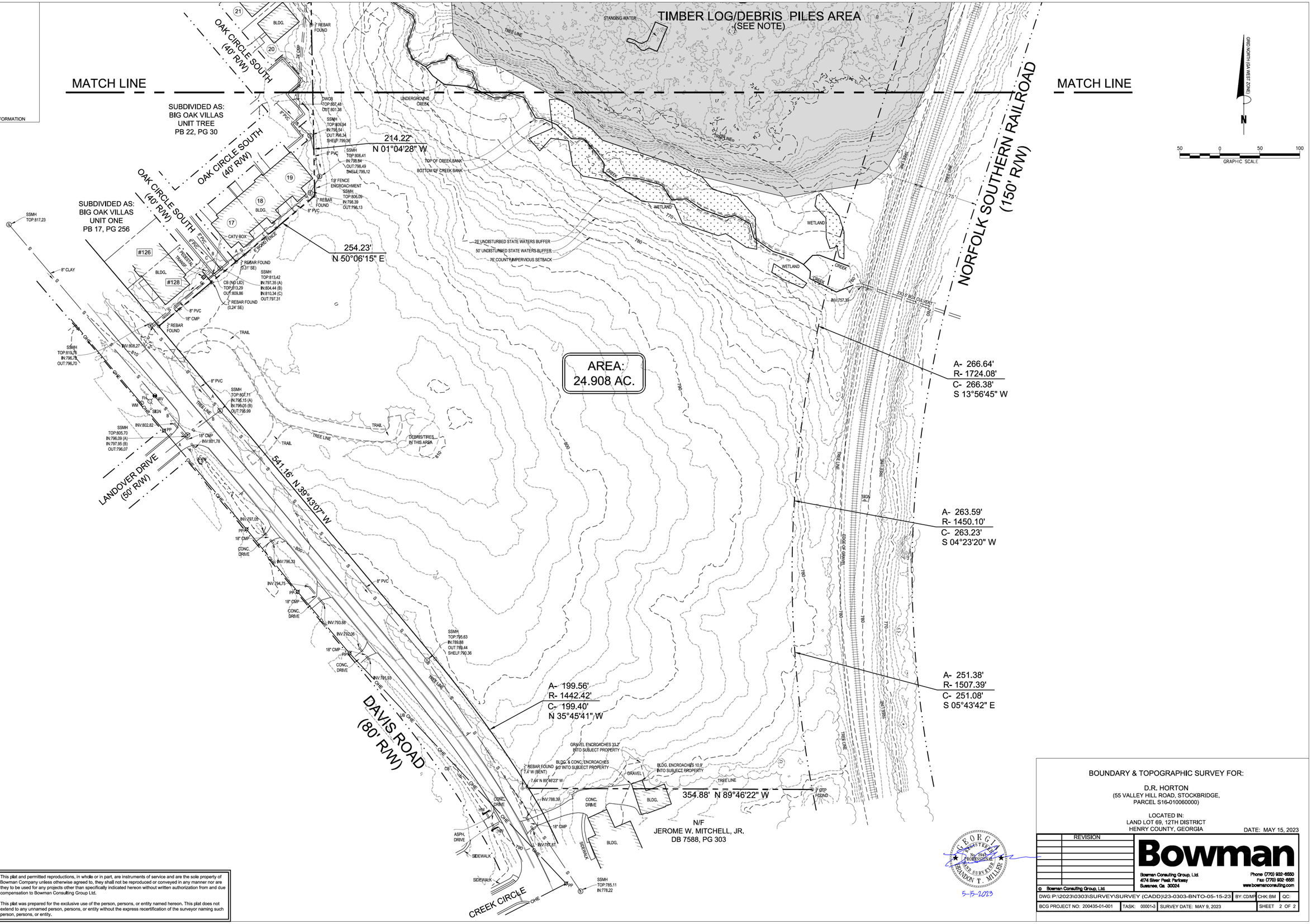
DWG: P:\2023\0303\SURVEY\SURVEY (CADD)\23-0303-BNTO-05-15-23 | BY: CD/MP | CHK: BM | QC:

BCG PROJECT NO: 200435-01-001 | TASK: 00001-3 | SURVEY DATE: MAY 9, 2023 | SHEET 1 OF 2

SUPERIOR COURT RECORD INFORMATION



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GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 3341 BRANDON T. MILLER

5-15-2023

BOUNDARY & TOPOGRAPHIC SURVEY FOR:

D.R. HORTON
(55 VALLEY HILL ROAD, STOCKBRIDGE,
PARCEL S16-010060000)

LOCATED IN:
LAND LOT 69, 12TH DISTRICT
HENRY COUNTY, GEORGIA

DATE: MAY 15, 2023

REVISION

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Bowman Consulting Group, Ltd.
4274 Silver Peak Parkway
Suwanee, Ga. 30024

Phone (770) 932-6550
Fax (770) 932-6551
www.bowmanconsulting.com

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DWG: P:\2023\0303\SURVEY\SURVEY (CADD)\23-0303-BNTO-05-15-23 | BY: CD/MP | CHK: BM | QC:

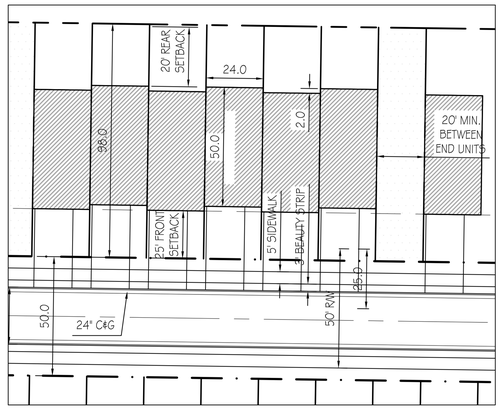
BCG PROJECT NO: 200435-01-001 | TASK: 00001-3 | SURVEY DATE: MAY 9, 2023 | SHEET 2 OF 2

SITE DATA	
SITE AREA	24.908
ZONING	
EXISTING ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED ZONING	MFR (MULTI-FAMLY RES.)
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	165 TOWNHOME UNITS
GROSS DENSITY	6.62 UNITS PER ACRE
AREA IN BUFFERS & WETLANDS	2.7 ACRES (10.8% OF TOTAL AREA)
NET DENSITY	22.20 (NET AREA) = 7.79 UNITS PER ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	15% (3.74 ACRES)
PROPOSED OPEN SPACE	58% (14.66 ACRES)
SETBACK REQUIREMENTS	
FRONT SETBACK	25 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	20 FEET
BETWEEN BUILDINGS	20 FEET
TYPICAL LOT	
TOWNHOMES LOTS	24' WIDE BY 98' DEEP
PARKING REQUIREMENTS	
PARKING PER BED ROOM 2 BR / 3 BR	1.75 PER UNIT / 2.25 PER UNIT
REQUIRED PARKING 2BR / 3BR	289 / 372
SWIMMING POOL AMENITY	1 PER 15 UNITS = 11 - 16 PROVIDED
GUEST PARKING SPACES	68
TOTAL PARKING REQUIRED	384 (2.25 PER UNIT + 12 POOL AMENITY)
PARKING PROVIDED	(2-CAR GARAGE) 330 + 68 = 398

VICINITY MAP - (N.T.S.)

SIDEWALK NOTES:

1. INTERIOR SIDEWALKS ARE 5' WIDE WITH 3' BEAUTY STRIP
2. 10' WIDE SIDEWALKS EXTERIOR STREETS, 5' WIDE SIDEWALKS INTERIOR STREETS.



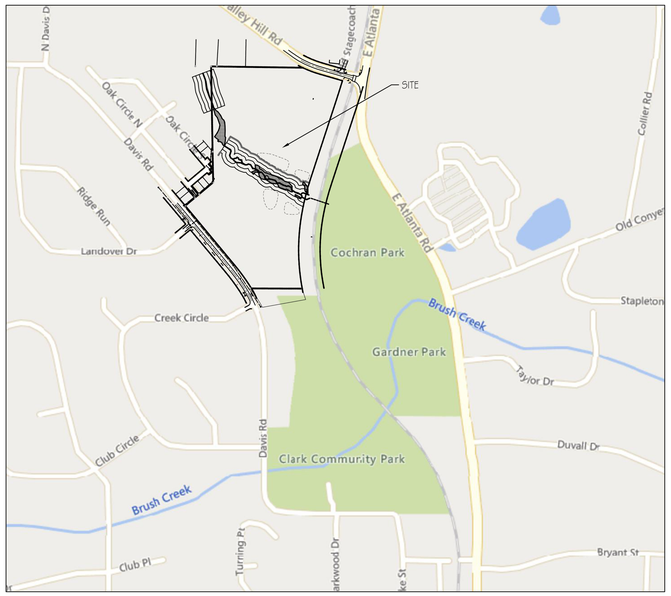
TYPICAL LAYOUT - (1" = 30')

DEVELOPER:
DR HORTON
1371 DOGWOOD DRIVE SW
CONYERS, GA 30012
CONTACT: ANDREW BISHOP
404-664-1422

DESIGNER:
BOWMAN
4174 SILVER PEAK PKWY.
SUWANEE, GA 30024
CONTACT: CHRIS McCRARY
770-932-6550

NOTE: SUBDIVISIONS WITH OVER 150 LOTS MUST INCLUDE A COMMUNITY CLUBHOUSE AND AT LEAST 3 OF THE FOLLOWING:

1. POOL FACILITY
2. PLAYGROUND
3. DOG PARK
4. TENNIS COURT
5. BASKETBALL COURT
6. WALKING TRAIL
7. FITNESS CENTER
8. PICNIC AREA WITH GRILL AND COVERED PAVILION
9. COMMUNITY GARDEN AND REFLECTION AREA
10. FIRE PIT AND GATHERING AREA
11. ANY OTHER AMENITY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.



LOCATION EXHIBIT

SCALE: 1" = 500'

GRID NORTH
GA WEST ZONE

GRAPHIC SCALE

100 0 100 200

(IN FEET)
1 INCH = 100 FT.

Bowman

Bowman Consulting Group Ltd
4174 Silver Peak Parkway, Suwanee, GA 30024
Phone: (770) 932-6550
WWW.BOWMAN.COM

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D.R.HORTON
1371 DOGWOOD CIRCLE
CONYERS, GA 30012

CONCEPT PLAN
VALLEY HILL ROAD TRACT
VALLEY HILL ROAD
STOCKBRIDGE, GA, HENRY CO.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	DESCRIPTION

DATE	DESCRIPTION	
--	--	--
DESIGN	DRAWN	CHKD

SCALE	1" = 20'
JOB No.	
DATE :	07-03-2023
FILE No.	23-0303
SHEET No.	

GEORGIA811
www.Georgia811.com

August 24, 2023
File Path P:\2023\0303\C\23-0303_2_BASE REV 8-23-2023.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

June 30, 2023

Requestor
Matt Holder
D.R. Horton Inc.
1371 Dogwood Dr.
Conyers, GA 30094

Property Information
Parcel #: S16-010060000
Size = 24.9
Development Type: Townhomes

Subject: Parcel # S16-10060000, Water & Sewer Availability

Dear Mr. Holder

Per your request, the City of Stockbridge has researched their system records and determined that the subject parcel is located within the City of Stockbridge's Water and Sewer Service Area and there are water facilities located adjacent to and sanitary sewer facilities within 1,000 LF of the subject parcel.

Currently there is available capacity in the sanitary sewer collection system for the requested flows of 60,000 gpd but, if construction plans are not submitted within one (1) year, this reservation of capacity shall expire.

Please let me know if you have any further questions.

Sincerely,

Brad Holtsinger

Brad Holtsinger,
Wastewater Superintendent

TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Ryan Anderson, Chief Planner

DATE: September 11, 2023

SUBJECT: Staff Report for Variance Case #VR-2023-02 for Property at 55 Valley Hill Road (Parcel #S16-01006000). [Located in Council District: 4.]

I. PURPOSE

Consider a Variance application (#VR-2023-03) by D.R. Horton, Inc. (represented by Tiffany Hogan, JD) to allow the development of a townhome community with 165 attached homes, to be built as fee simple townhomes. The applicant also simultaneously submitted two other applications to the City of Stockbridge, as are listed below. The purpose of the variance application is to request the reduction of the front yard setbacks for the proposed townhomes from the required 50 feet to 25 feet within the applicant's requested MFR (Multiple Family Residential) zoning district.

- A Comprehensive Plan Amendment Application (Case #CP-2023-02) —The applicant requests that the future land use designation of the subject property be changed from Light Industrial to High-Density Residential.
- A Rezoning Application (Case #RZ-2023-03)— (Case #RZ-2023-03) – The applicant requests that the subject property be rezoned from 'LI' (Light Industrial) to 'MFR' (Multiple Family Residential).

AERIAL PHOTOGRAPH

For 55 Valley Hill Road
(Parcel #S16-01006000

II. CASE FACTS

Proposed Development:	Townhome community with 165 units.
Applicant:	D. R. Horton, Inc., represented by Tiffany Hogan.
Site Address:	55 Valley Hill Road.
Parcel ID and Acreage:	Parcel #S16-01006000 with 24.908 acres.
District and Land Lot:	District 12, Land Lot 69
Owner:	OTAC Development Group
Property Location:	In Council District 4, on south side of Valley Hill Road, adjacent to railroad tracks and across from Old Stagecoach Road, west of East Atlanta Road.
Road Classification:	Valley Hill Road is classified as a "major collector", according to the Henry County 2022 Transportation Plan Update.
Current Use:	Small office building, warehouse, and open shed.
Surrounding Uses:	~ North—Unity Baptist Church (built in 1880), Brannan Cemetery, First Christian Church, a small commercial building, and numerous individual single-family detached residences. ~ South—Bridge Park Subdivision, Stockbridge North Subdivision, and numerous individual single-family residences. ~ East—Railroad tracks of the Norfolk Southern Railway, Cochran Park (owned by Henry County), Rico's Mexican Restaurant, Publix Shopping Center, and Diamonte Townes Condominiums (under construction). ~ West—Big Oak Villas single-family attached subdivision.
Existing & Proposed Zoning:	From LI (Light Industrial) to MFR (Multiple Family Residential).
Surrounding Zoning:	~ North—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ South—SR (Suburban Residential) and DT (Downtown) ~ East—DT (Downtown District), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ West—SR (Suburban Residential)
Existing and Proposed Future Land Use Designation:	From Light Industrial to High-Density Residential.

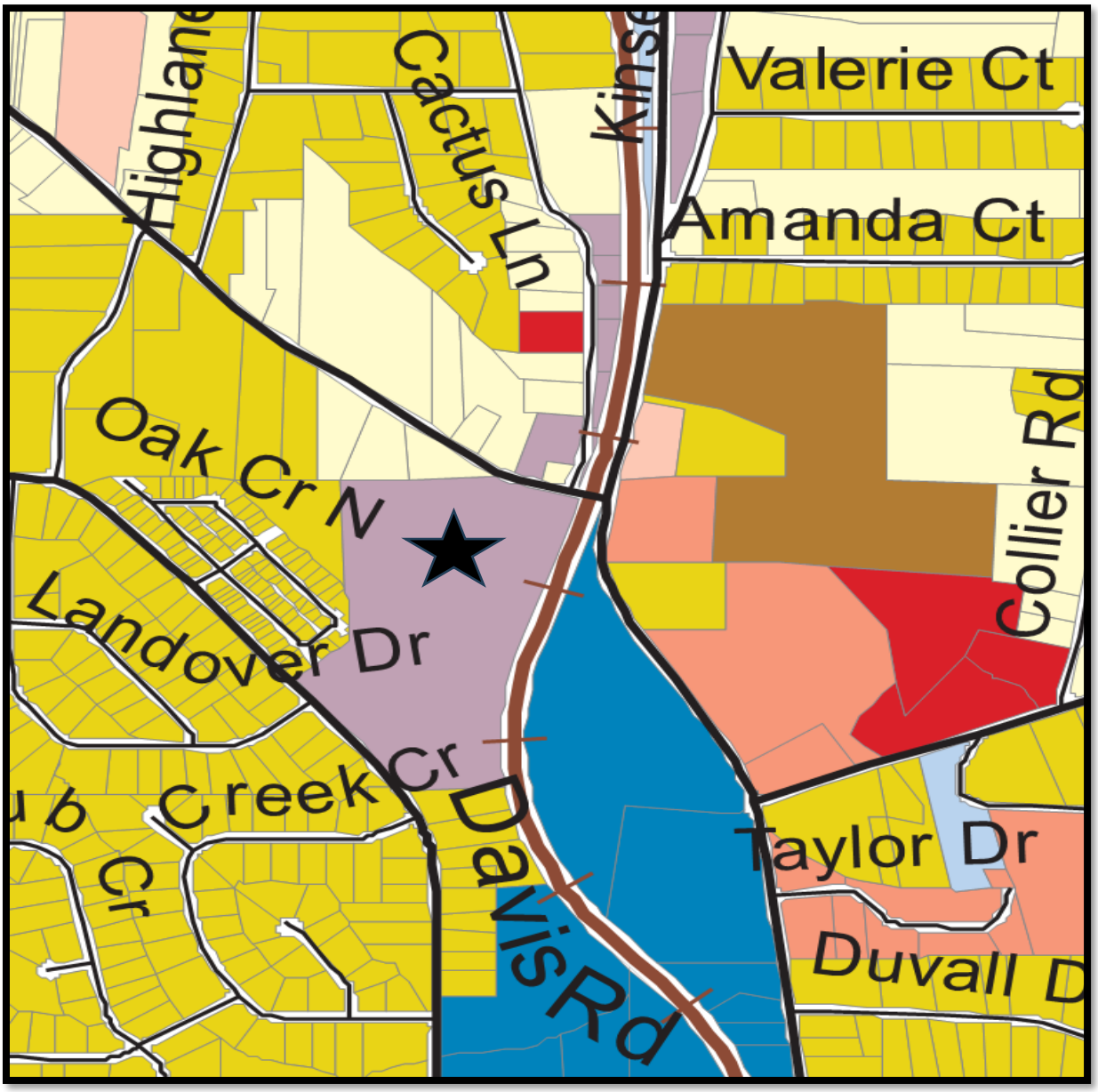
Property Conditions:	The front portion of the property is developed, and the rear portion is wooded. The elevation drops by about 100 feet from Valley Hill Road down to Davis Road. The applicant's survey states that the northern portion of the property contains a large "debris area", which includes a combination of piles of cut timber and logs, scraped cars, standing water, and general trash; and that it is overgrown with weeds and kudzu. The site plan shows that a creek traverses the center of the property, along with a 25-foot stream buffer, a 50-foot undisturbed buffer, and 75-foot impervious surface setbacks.

CITY OF STOCKBRIDGE 2023 ZONING MAP

For 55 Valley Hill Road (shown with a star)

KEY:

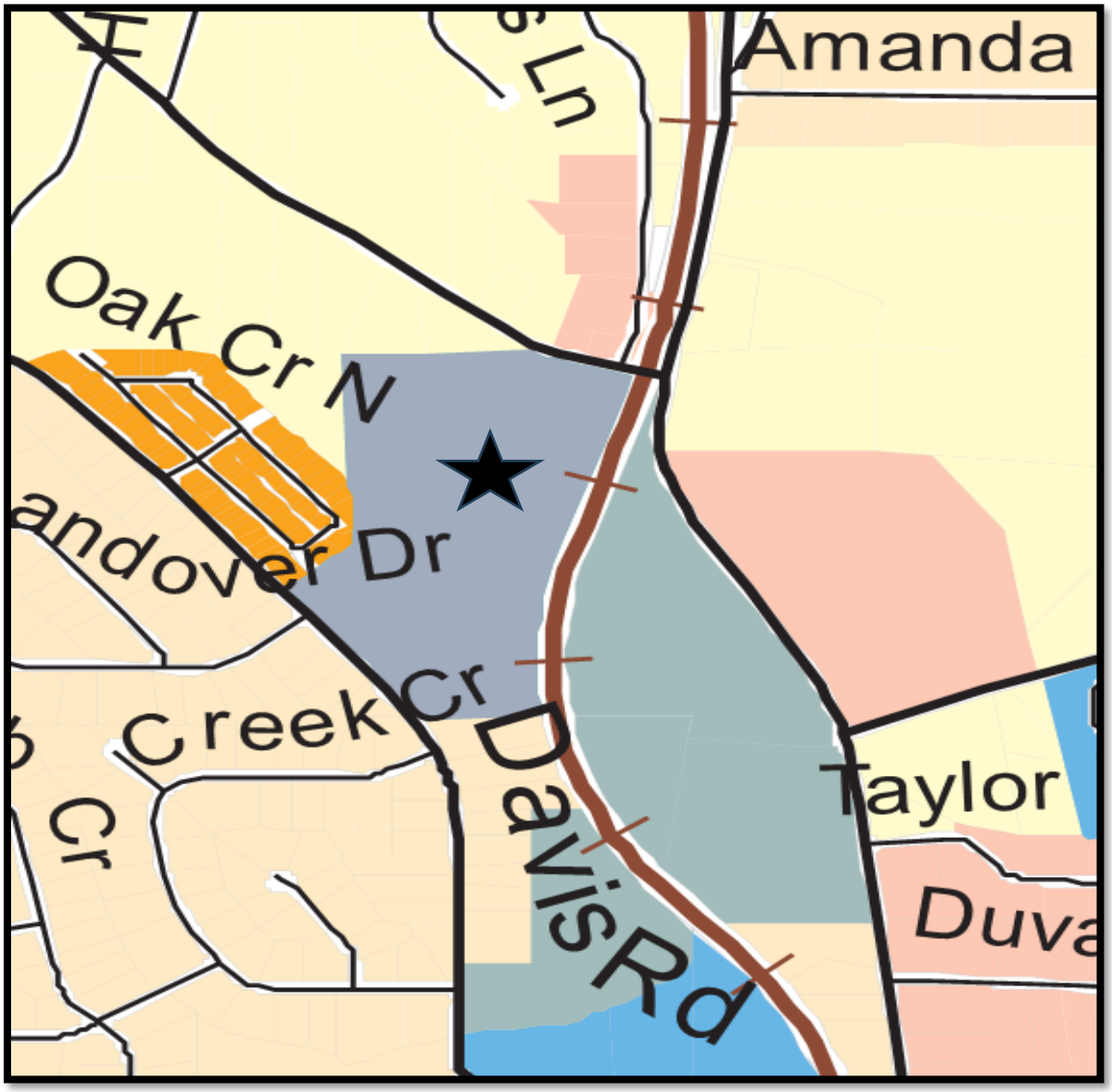
Lavender—LI (Light Industrial)
Pale Yellow—RR (Rural Residential)
Gold—SR (Suburban Residential)
Brown--MFR (Multiple Family Residential)
Pink – C-1 (Neighborhood Commercial)
Salmon – C-2 (General Commercial)
Light Blue—Office-Institutional
Medium Blue—DT (Downtown District)



CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP
For 55 Valley Hill Road (shown with a star)

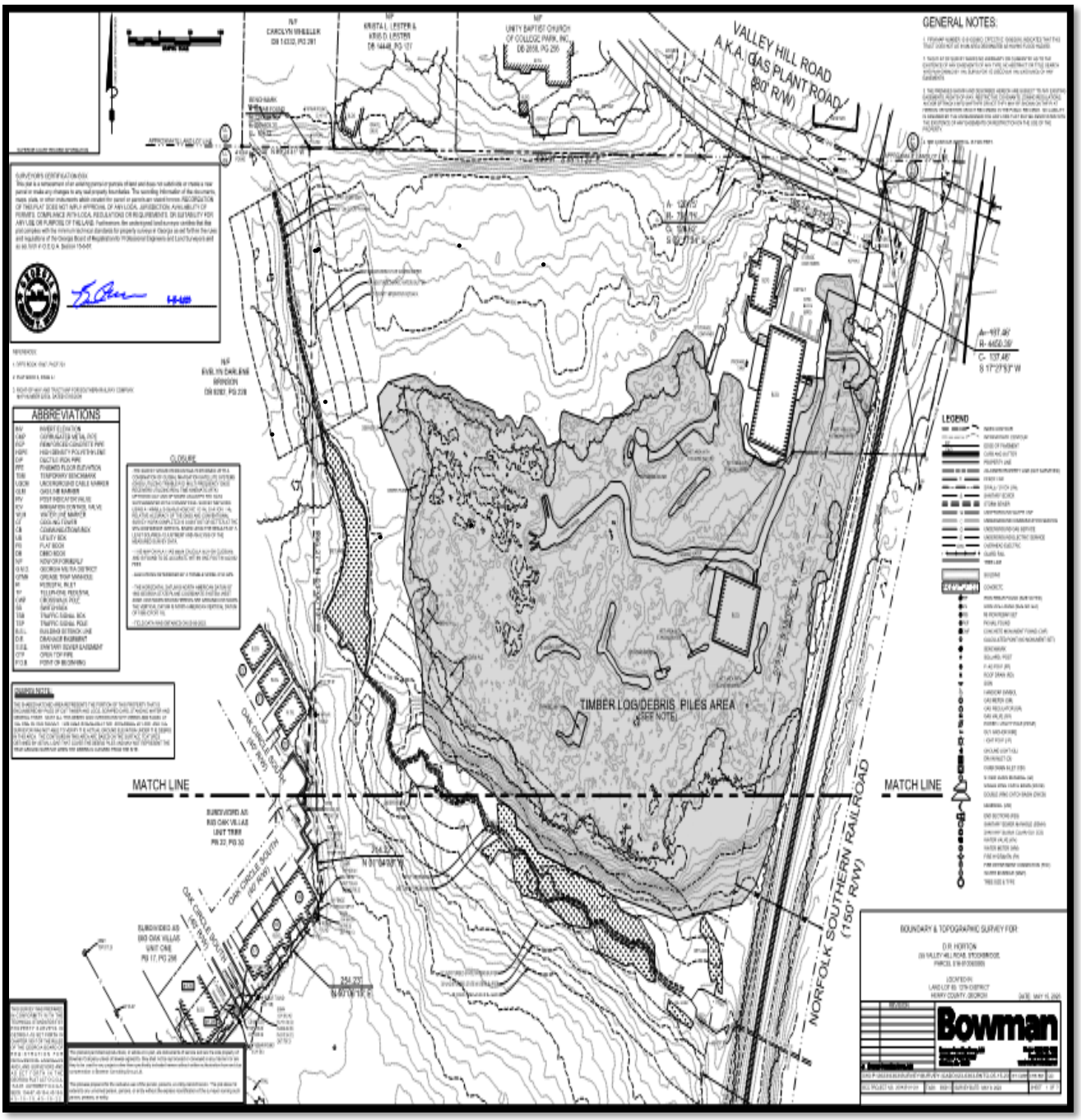
KEY:

Yellow—Low-Density Residential
Beige—Medium-Density Residential
Orange—High-Density Residential
Peach—Low-Density Vertical Mixed-Use
Salmon—Medium-Density Vertical Mixed-Use
Slate—Light Industrial
Teal—Park/Recreation/Conservation
Blue—Office-Institutional



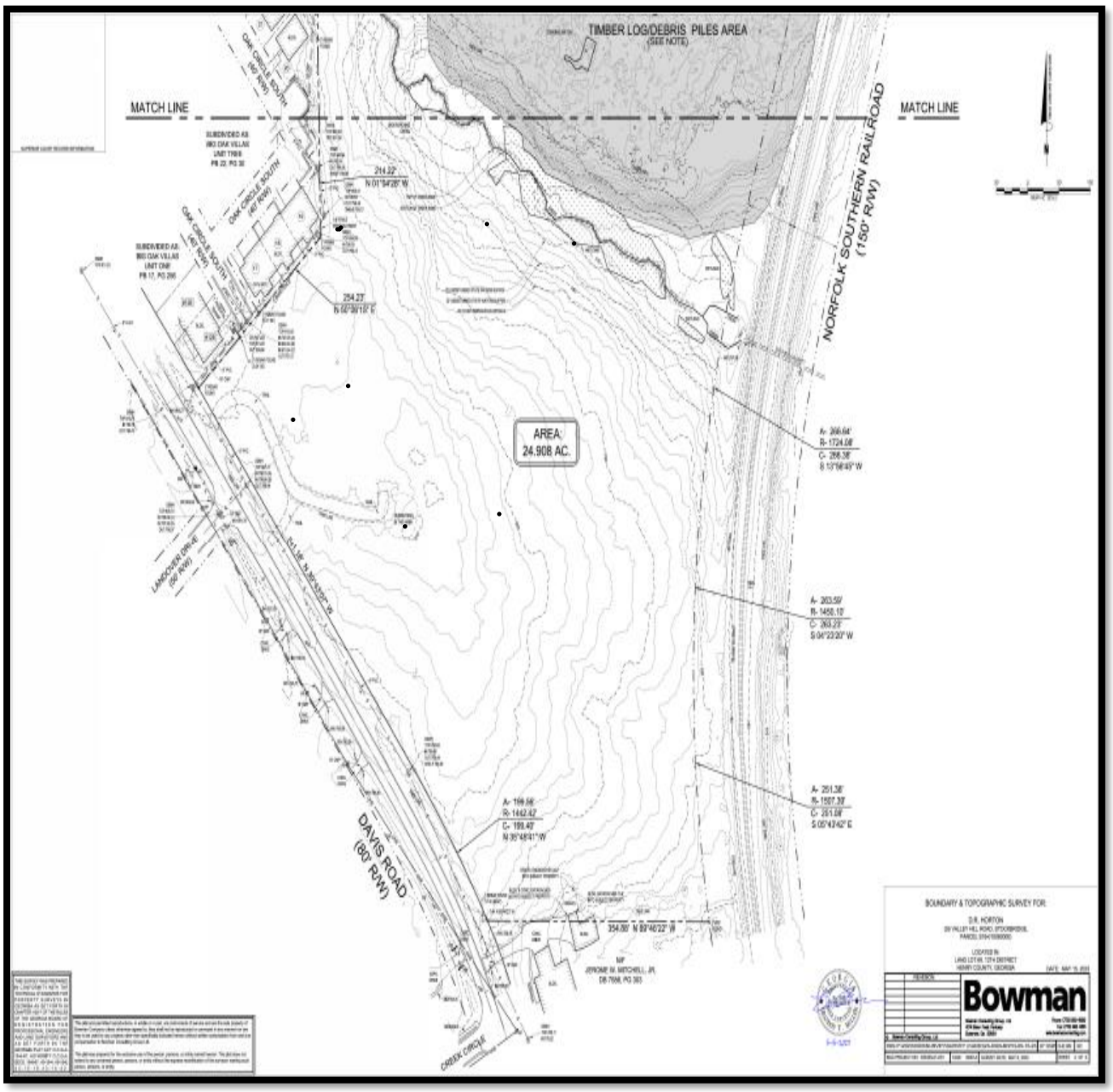
BOUNDARY AND TOPOGRAHIC SURVEY: NORTHERN SECTION

For 55 Valley Hill Road (Parcel #S16-01006000)



BOUNDARY AND TOPOGRAHIC SURVEY: SOUTHERN SECTION

For 55 Valley Hill Road (Parcel #S16-01006000)



III. PROPOSED DEVELOPMENT

A. Project Type and Size. The applicant submitted a conceptual site plan, which is titled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co." It was prepared by Bowman Consulting Group, Ltd. and dated 7/03/23. The latest version of the site plan was received by the Planning and Zoning Office on August 24, 2023, and it was presented to the Planning Commission that evening. It shows that the proposed development would contain 165 attached homes, to be built as fee simple townhomes. This would represent a gross density of 6.62 units per acre and a net density of 7.79 units per acre on the 24.908 total acres that are shown on the Boundary and Topographic Survey. About 58 percent (14.66 acres) of the site would be devoted to open space uses. This would substantially exceed the 15 percent (3.74 acres) of open space which the applicant's requested MFR district requires. The site plan does not state how many acres of the site are unbuildable.

B. Site Plan Design. The conceptual site plan shows that the proposed project would have its main entrance off Valley Hill Road, and that a secondary access would be provided at the rear, from Davis Road. Several internal streets and cul-de-sacs would be installed. An open space area, guest parking, and a dumpster area would be located near the main entrance.

At the center of the development site, a clubhouse, swimming pool, and more guest parking would be provided. Additional amenities which may be provided include a playground, a dog park, a tennis court, a walking trail, a fitness center, a picnic area with grill and covered pavilion, a community garden /reflection area, a fire pit/gathering area, and a possible connection eastward to Cochran Park. A second dumpster area and three more small open spaces areas would be located south of the creek, and three stormwater ponds would flank the creek. The applicant's letter of intent states that the applicant is exploring the feasibility of providing a connection to the adjacent park to the east. A mandatory homeowners' association would be provided to maintain the development site.

C. Parking. Each townhome unit would have a two-car garage, and 70 additional guest parking spaces would be provided within four small guest parking areas. The amount of required guest parking is calculated on the basis of the number of townhome units of each bedroom size to be provided. All of the proposed townhome units would have at least three bedrooms, with a few units having four bedrooms. A table comprising Section 4.8.5 of the Stockbridge Unified Development Code (UDC) states that at least 2.25 parking spaces are required for units having three or more bedrooms. With 165 proposed townhome units, 372 parking spaces would be required for the townhomes, plus 12 spaces for the proposed swimming pool, for a total of 384 spaces. Besides the two garage parking spaces within each townhome unit, guest parking would include two additional driveway parking spaces per unit plus 68 spaces within several small parking lots throughout the development. This would be a total of 396 guest parking spaces (165 X 2 + 68 = 398), plus the 12 pool spaces would yield a grand total of 410 parking spaces. This would therefore meet and exceed the parking requirement.

D. Buffers. Section 4.6.3 of the (UDC) states that multifamily developments are required to have 25-foot-wide buffers adjacent to properties that are zoned 'RR' (Rural Residential) and 'SR' (Suburban Residential). An RR district is located to the north of the subject property, and SR districts are located to the west and south. The 25-foot required zoning buffer surrounds the property, and the required 10-foot railroad right-of-way side yard setback (per Section 4.3.2 of the UDC) has also been provided along the eastern side of the property. A 25-foot stream buffer, a 50-foot undisturbed buffer, and a 75-foot impervious surface setback on both sides of the creek would be located near the center of the property.

E. Townhome Design. The Concept Plan states that the proposed townhome buildings would be located 20 feet apart to meet the requirements of the applicant's requested MFR (Multiple Family Residential) district. The required setbacks in the MFR district are 50 feet in the front yard, 15 feet in the side yards, and 20 feet in the rear yard. The applicant is requesting variances to reduce front yard setbacks by from the required 50 feet to 25 feet. The applicant has requested a variance for the front yard setback in a separate variance application. The site plan would, though, meet the rear yard setback requirement of 20 feet. Thus far, the applicant has not submitted any sample renderings of the proposed townhome buildings, nor stated the types of architectural materials to be used on the facades.

F. Traffic and Environmental Impact Studies. The applicant's letter of intent within the submitted Rezoning Application states that the applicant has engaged consultants to prepare both a traffic impact study and an environmental impact study, and that these studies are anticipated to be completed before the Planning Commission meeting.

CONCEPTUAL SITE PLAN—TOTAL AREA

CONCEPTUAL SITE PLAN—ENLARGED

SITE DATA FROM CONCEPTUAL SITE PLAN

SITE DATA	
SITE AREA	24.908
ZONING	
EXISTING ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED ZONING	MFR (MULTI-FAMLY RES.)
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	165 TOWNHOME UNITS
GROSS DENSITY	6.62 UNITS PER ACRE
AREA IN BUFFERS & WETLANDS	2.7 ACRES (10.8% OF TOTAL AREA)
NET DENSITY	22.20 (NET AREA) = 7.79 UNITS PER ACRE
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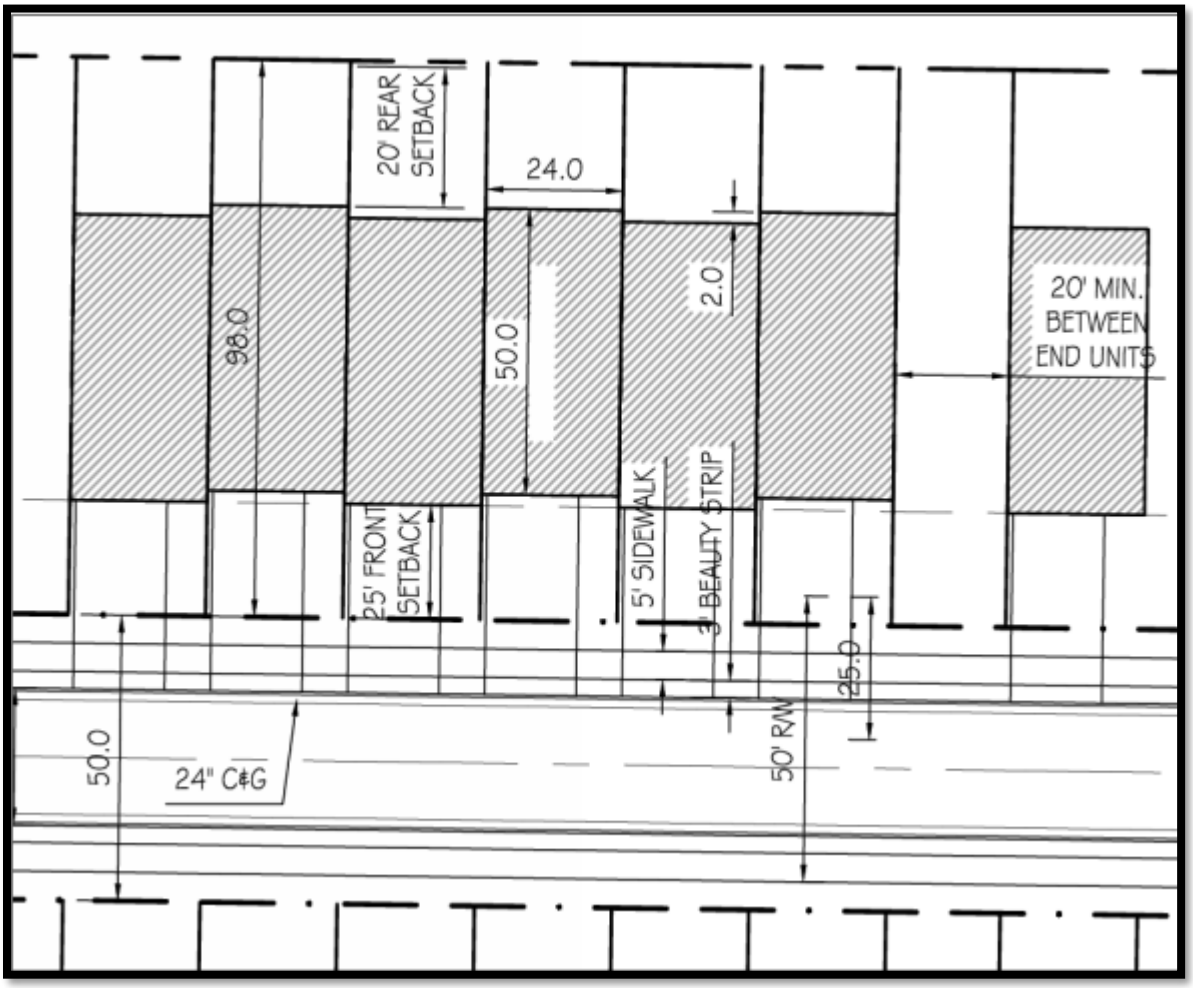
REQUIRED OPEN SPACE	15% (3.74 ACRES)
PROPOSED OPEN SPACE	58% (14.66 ACRES)
SETBACK REQUIREMENTS	
FRONT SETBACK	25 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	20 FEET
BETWEEN BUILDINGS	20 FEET
TYPICAL LOT	
TOWNHOMES LOTS	24' WIDE BY 98' DEEP
PARKING REQUIREMENTS	
PARKING PER BED ROOM 2 BR / 3 BR	1.75 PER UNIT / 2.25 PER UNIT
REQUIRED PARKING 2BR / 3BR	289 / 372
SWIMMING POOL AMENITY	1 PER 15 UNITS = 11 - 16 PROVIDED
GUEST PARKING SPACES	68
TOTAL PARKING REQUIRED	384 (2.25 PER UNIT + 12 POOL AMENITY)
PARKING PROVIDED	(2-CAR GARAGE) 330 + 68 = 398

F. Townhome Buildings, Lots, and Units. The Concept Plan contains an inset which shows the typical layout of a proposed townhome building at 55 Valley Hill Road. It shows that the proposed townhome buildings would have the following characteristics:

1. Be located at least 20 feet apart to meet the requirements of the applicant's requested MFR (Multiple Family Residential) district.
2. Have a 5-foot sidewalk and a 3-foot "beauty strip" in front.
3. Have lots that would be 24 feet wide and 98 feet deep.
4. Have units that would be 24 feet wide and 50 feet deep.
5. Have units with 20-foot-rear yard setbacks, which meets the requirements of the applicant's requested MFR district.
6. Have units with 25-foot front yard setbacks, which would be a reduction of the MFR district's requirement of 50 feet. This reduction is the subject of the applicant's requested variance.
7. Have units which would be offset slightly, by two feet, to provide architectural interest.

The proposed townhome units would all have three bedrooms and two-car garages. Thus far, the applicant has not submitted any sample renderings of the proposed townhome buildings, nor stated the types of architectural materials to be used on the facades.

TYPICAL LAYOUT OF A TOWNHOME BUILDING



IV. ANALYSIS OF REQUEST

The applicant has submitted a **Variance** application (Case #VR-2023-02) to request a variance for the development of the proposed townhome community at 55 Valley Hill Road. Section 10.1.2 of the Stockbridge Unified Development Code (UDC) identifies the reduction of a property's front, side, and rear yard setbacks as one of the reasons why an applicant may be allowed to request a variance. The purpose of the applicant's variance request in this case is to reduce the front yard setback within the site from the required minimum of 50 feet to 25 feet within the applicant's requested MFR (Multiple Family Residential) zoning district.

Section 10.1.2 further states that a variance may be granted only upon a finding by the Mayor and City Council that all of seven listed conditions (i.e., criteria) are met. An analysis of the applicant's variance request is made in the sections below relative to each of the required seven UDC criteria.

ANALYSIS OF U.D.C. CRITERIA:

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.

The subject property is constrained by both its topography and the presence of a creek. The applicant's submitted "Boundary & Topography Survey" (prepared by Bowman Consulting Group, Ltd. on May 15, 2023) shows significant drop in the property's elevation from Valley Hill Road at the front to Davis Road at the rear. In the center of the property, the existing creek would be flanked by the required 25-foot stream buffer, the 50-foot undisturbed buffer, and the 75-foot imperious surface setback.

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. The existing "debris area", which includes a combination of piles of cut timber and logs, scraped cars, standing water, and general trash, would presumably be cleaned up.

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.

The applicant may be deprived of the ability to develop a townhome community with lots that are of 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.

Granting the requested variance would not confer any special privileges upon the property owner. The same type of variance request was recently made by the applicants for two nearby properties. Further, the denial of the applicant's requested variance would force the developer to unfairly comply with the required 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.

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 the proposed townhome community in an area where two other properties recently received approvals by the Stockbridge City Council (one for Parcel #029-01009001 on Valley Hill Road and one for 576 Davis Road), with both developments also receiving variance approvals for reductions in their front yard setbacks.

Criterion 'E'. The extraordinary circumstances are not the result of actions of the applicant.

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.

The subject property could still be developed with additional light industrial uses under the property's LI (Light Industrial) zoning district, although such uses would not be suitable in view of the character of the surrounding neighborhood. And although townhomes could still be developed under the applicant's requested MFR zoning without the granting of 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.

Townhomes are a permitted use within the proposed MFR district.

V. STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request for a reduction in the front yard setbacks of the proposed townhomes from the required 50 feet to 25 feet within the MFR district would be reasonable and should be granted.

VI. STAFF RECOMMENDATIONS

In view of the aforementioned positive conclusion, the Planning and Zoning Staff recommends **APPROVAL WITH CONDITIONS** for VR-2023-02. The applicant's requested variance for a reduction in the front yard setbacks from 50 feet to 25 feet should therefore be made, with the following conditions:

1. **Comprehensive Plan Amendment –** The variance shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-02, to change the subject property's future land use designation from Light Industrial to High-Density Residential is approved before, or simultaneously with, the approval of VR-2023-02.

2. **Rezoning --** The variance shall not be approved unless the applicant's requested Rezoning, via RZ-2023-02, to rezone the subject property from Light Industrial to Multiple Family Residential is approved before, or simultaneously with, the approval of VR-2023-02.

3. **Site Plan –** The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.", which was prepared by Bowman Consulting Group, Ltd., dated 7/11/23, and received by the Planning and Zoning Office on July 3, 2023.

Presentation
For VR-2023-02:
VARIANCE
For Proposed
TOWNHOMES AT
55 VALLEY HILL ROAD

Presented To:

Planning Commission – August 24, 2023

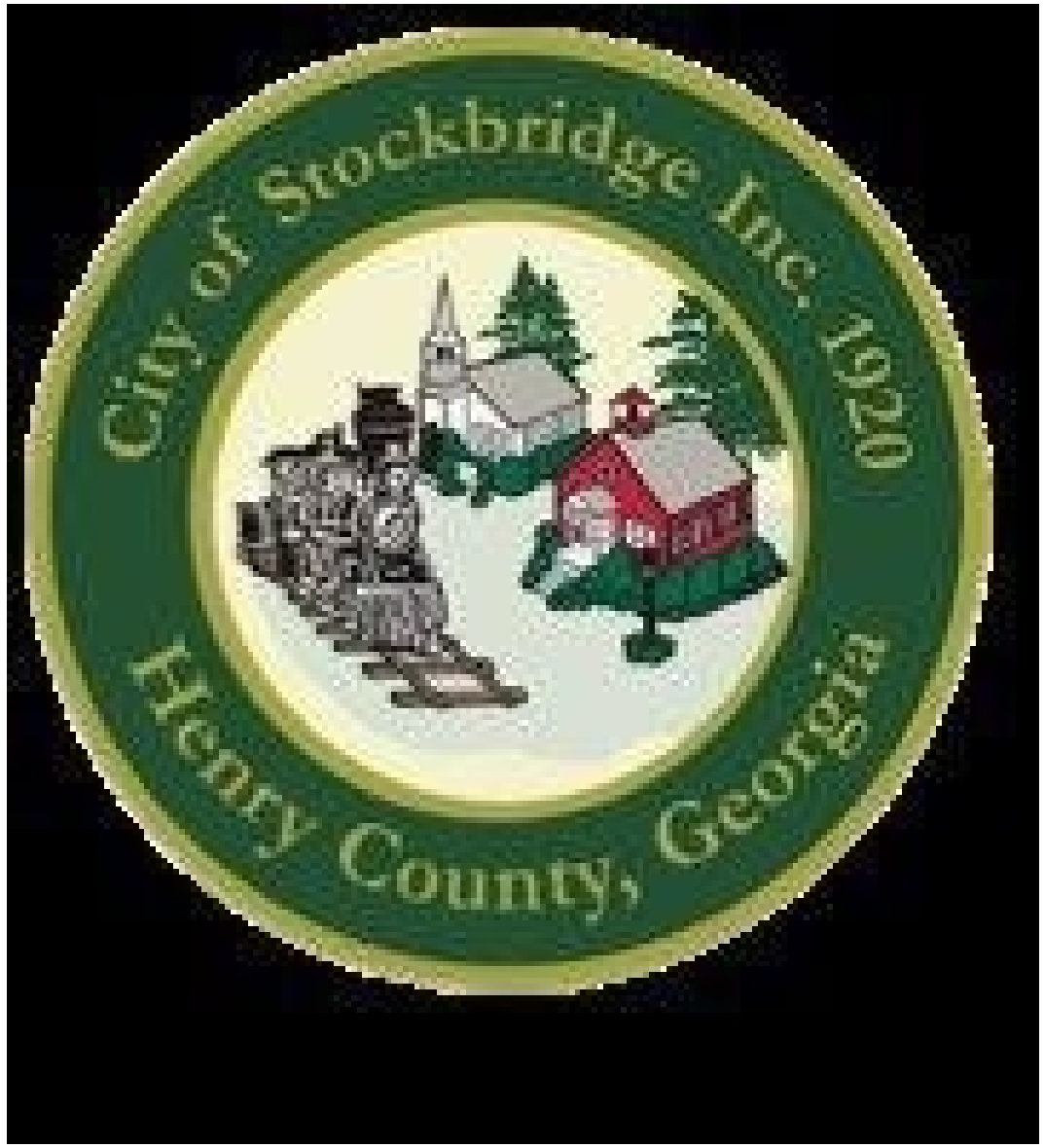
City Council – September 11, 2023

Presented By:

City of Stockbridge Community Development Department,

Planning and Zoning Division

Linda Logan, Senior Planner



INTRODUCTION

PURPOSE OF APPLICATION -- Consider a Variance application **(#VR-2023-02)** by D.R. Horton, Inc. (represented by Tiffany Hogan, JD) for property at **55 Valley Hill Road** to allow for the development of a townhome community having **165 units.**

APPLICANT'S REQUEST – Grant a variance to reduce the front yard setbacks for the proposed townhomes from the required 50 feet to 25 feet within an MFR (Multiple Family Residential) district.

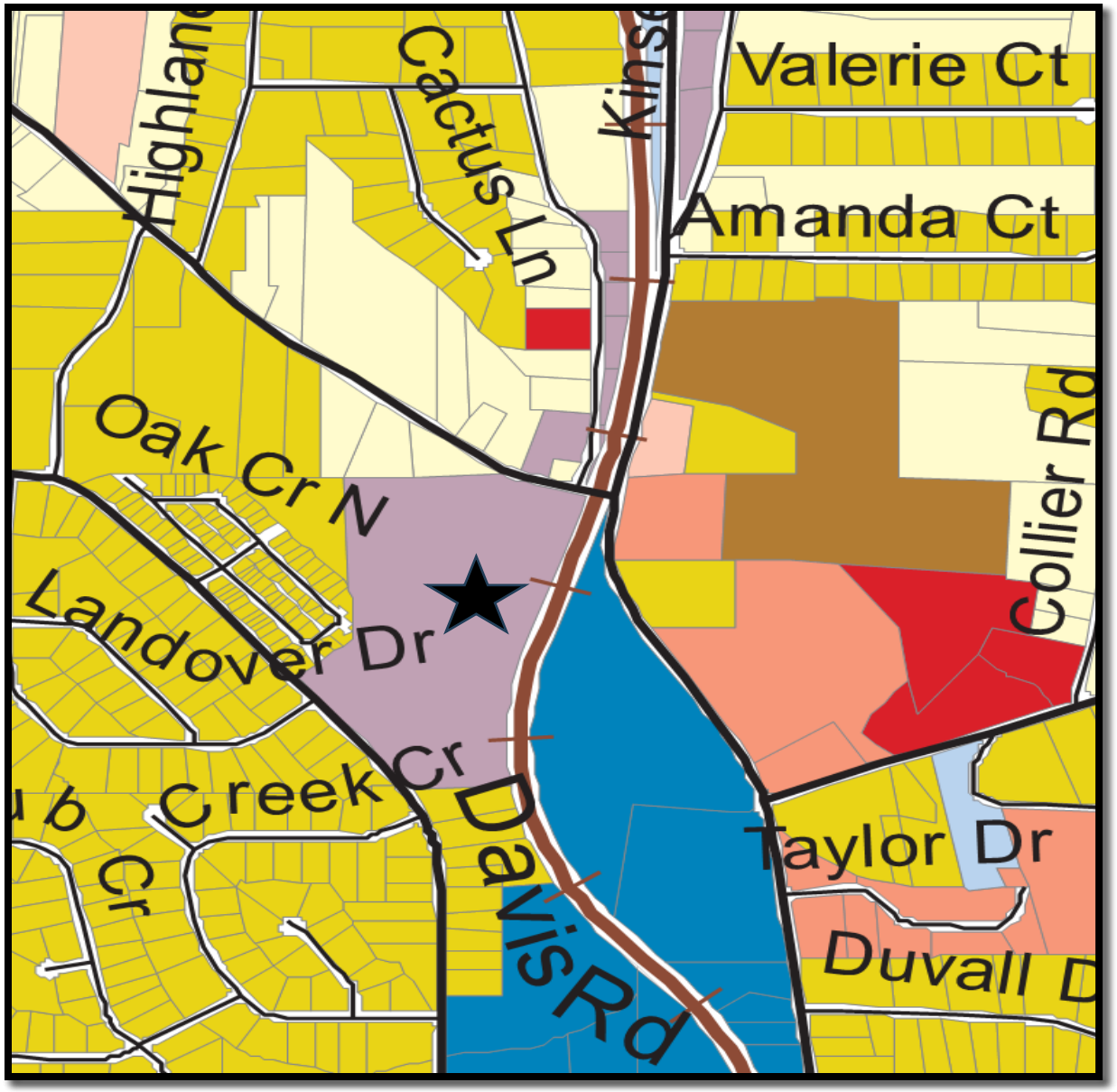
COMPANION APPLICATIONS -- The applicant also simultaneously submitted two other applications to the City of Stockbridge for the subject property, as are listed below.

1. **Comprehensive Plan Amendment Application (Case #CP-2023-02) –** The applicant requests that the property's future land use designation be changed from 'Light Industrial' to 'High-Density Residential'.

2. **Rezoning Application (Case #RZ-2023-03) –** The applicant requests that the subject property be rezoned from 'LI' (Light Industrial) to 'MFR' (Multiple Family Residential).

AERIAL PHOTO OF SUBJECT PROPERTY

SURROUNDING ZONING



KEY:

Main Roads – Valley Hill Road, Davis Road, and East Atlanta Road
Lavender—Light Industrial
Pale Yellow—RR (Rural Residential)
Gold—SR (Suburban Residential)
Brown--MFR (Multiple Family Residential)
Pink – C-1 (Neighborhood Commercial)
Salmon – C-2 (General Commercial)
Red—C-3 General Commercial)
Light Blue—Office-Institutional
Dark Blue—Downtown District

CASE FACTS—Slide #1

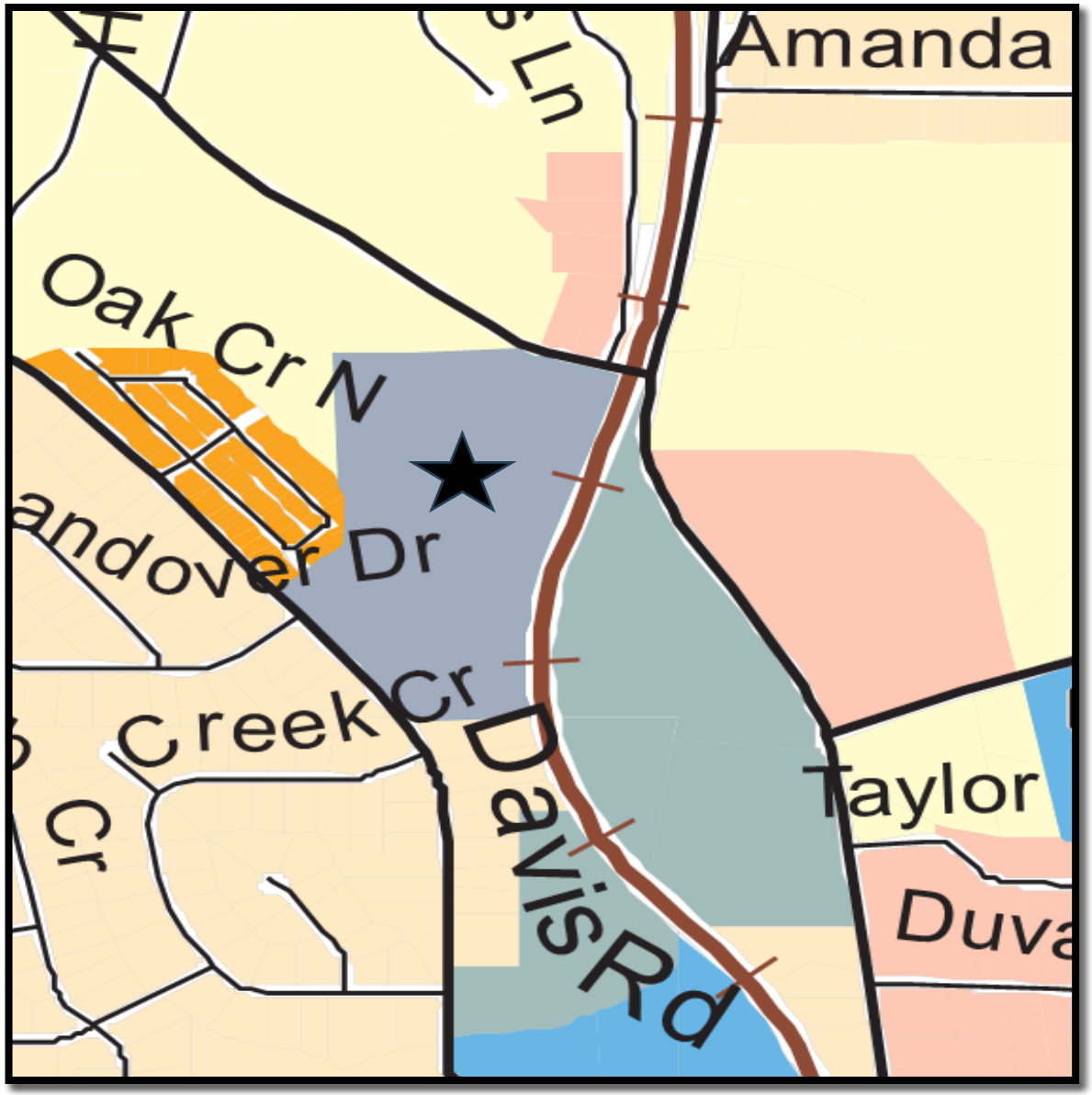
II. CASE FACTS

Proposed Development:	Townhome community with 165 units.
Applicant:	D. R. Horton, Inc., represented by Tiffany Hogan.
Site Address:	55 Valley Hill Road.
Parcel ID and Acreage:	Parcel #S16-01006000 with 24.908 acres.
District and Land Lot:	District 12, Land Lot 69
Owner:	OTAC Development Group
Property Location:	In Council District 4, on south side of Valley Hill Road, adjacent to railroad tracks and across from Old Stagecoach Road, west of East Atlanta Road.
Road Classification:	Valley Hill Road is classified as a "major collector", according to the Henry County 2022 Transportation Plan Update.
Current Use:	Small office building, warehouse, and open shed.
Surrounding Uses:	~ North—Unity Baptist Church (built in 1880), Brannan Cemetery, First Christian Church, a small commercial building, and numerous individual single-family detached residences. ~ South—Bridge Park Subdivision, Stockbridge North Subdivision, and numerous individual single-family residences. ~ East—Railroad tracks of the Norfolk Southern Railway, Cochran Park (owned by Henry County), Rico's Mexican Restaurant, Publix Shopping Center, and Diamonte Townes Condominiums (under construction). ~ West—Big Oak Villas single-family attached subdivision.

CASE FACTS – Slide #2

Existing & Proposed Zoning:	From LI (Light Industrial) to MFR (Multiple Family Residential).
Surrounding Zoning:	~ North—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ South—SR (Suburban Residential) and DT (Downtown) ~ East—DT (Downtown District), C-1 (Neighbor-hood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ West—SR (Suburban Residential)
Existing and Proposed Future Land Use Designation:	From Light Industrial to High-Density Residential.
Property Conditions:	The front portion of the property is developed, and the rear portion is wooded. The elevation drops by about 100 feet from Valley Hill Road down to Davis Road. The applicant's survey states that the northern portion of the property contains a large "debris area", which includes a combination of piles of cut timber and logs, scraped cars, standing water, and general trash; and that it is overgrown with weeds and kudzu. The site plan shows that a creek traverses the center of the property, along with a 25-foot stream buffer, a 50-foot undisturbed buffer, and 75-foot impervious surface setbacks.

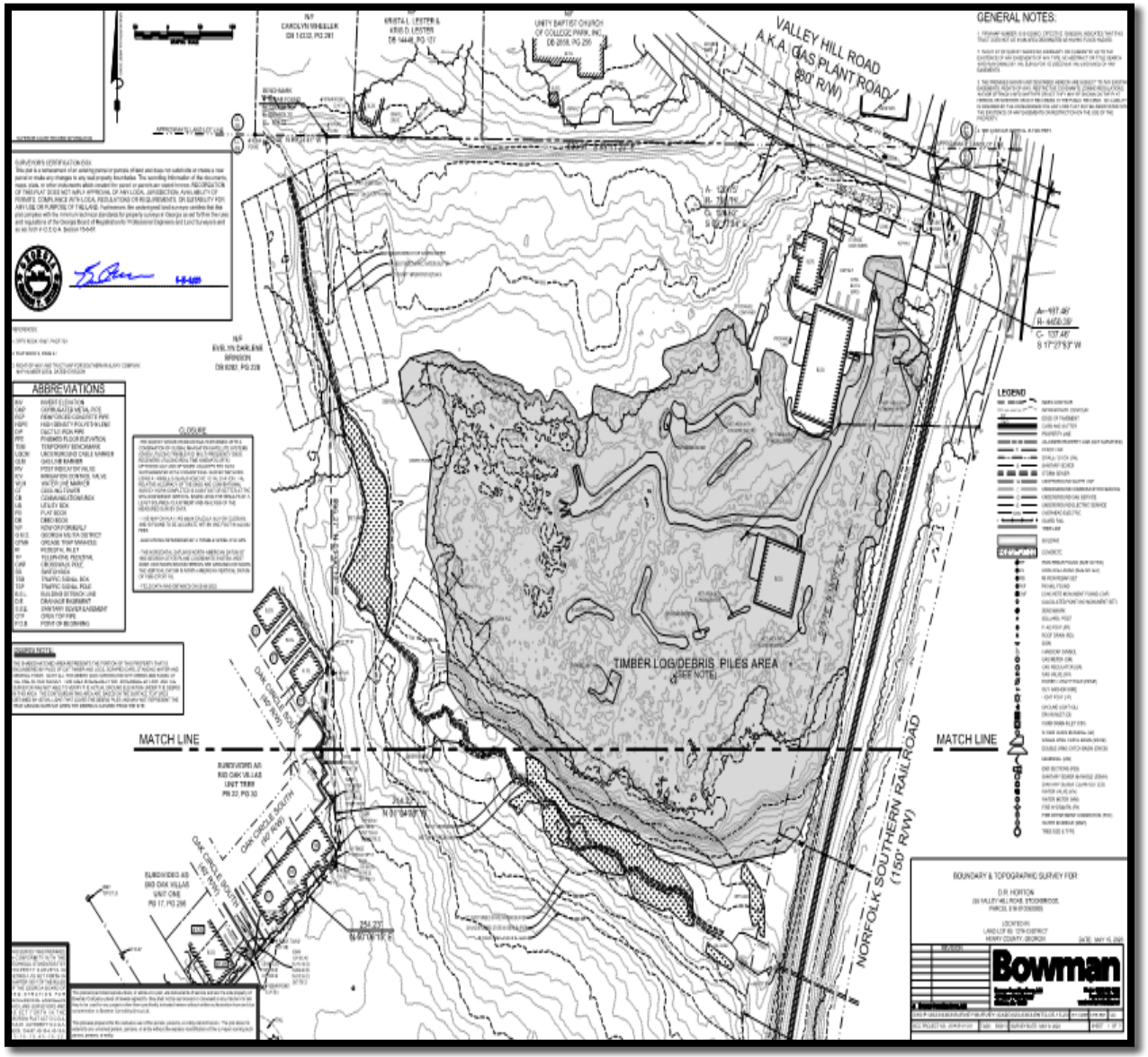
SURROUNDING LAND USE DESIGNATIONS



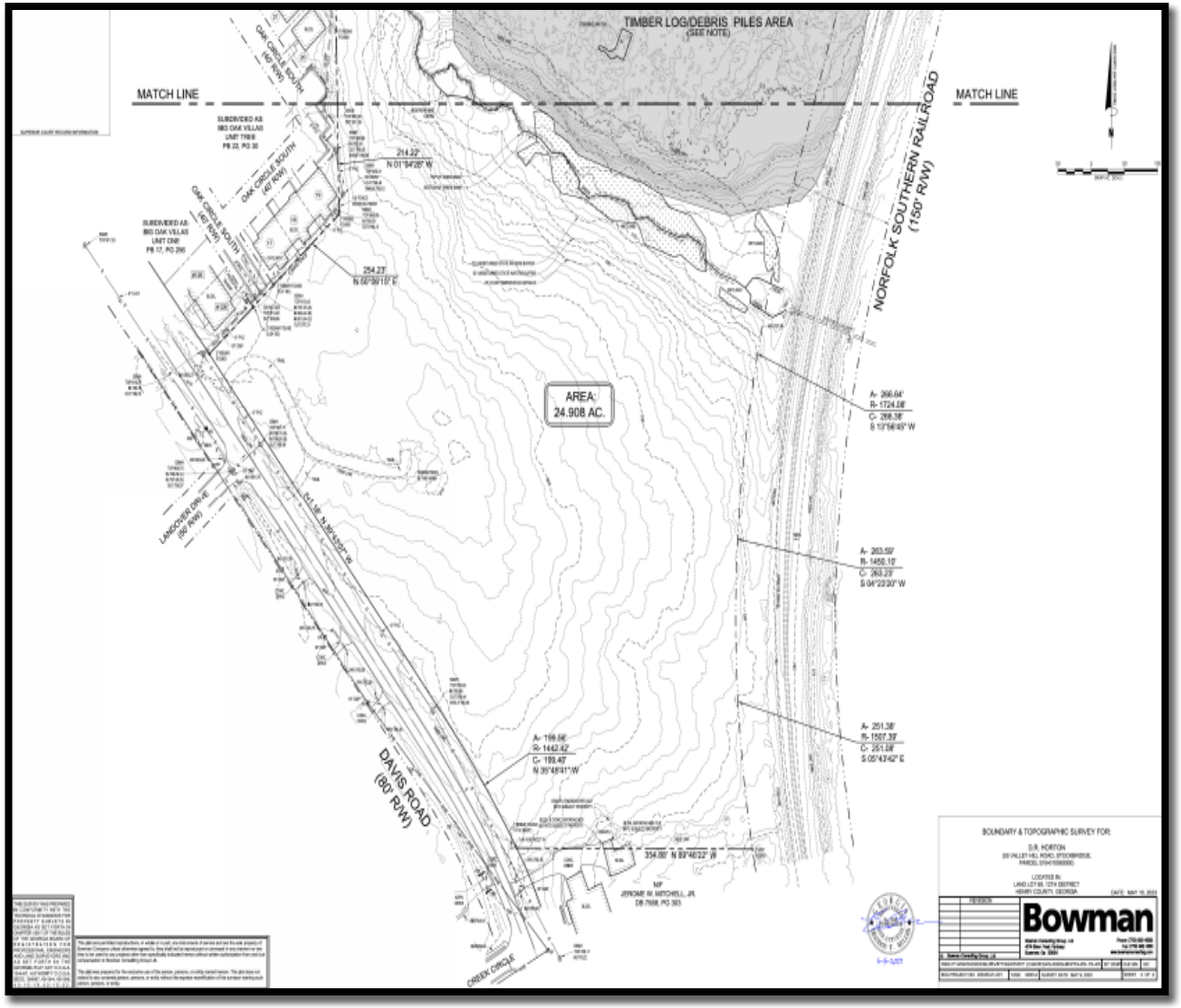
KEY:

Main Roads—Valley Hill Road, Davis Road, and East Atlanta Road
Yellow—Low-Density Residential
Beige—Medium-Density Residential
Orange—High-Density Residential
Peach—Low-Density Vertical Mixed-Use
Salmon—Medium-Density Vertical Mixed-Use
Slate—Light Industrial
Teal—Park/Recreation/Conservation
Blue—Office-Institutional

BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY—NORTHERN SECTION



BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY—SOUTHERN SECTION



PROPOSED DEVELOPMENT—Slide #1

PROJECT SIZE:

a. **Total Townhomes--**165 units on 24.908 acres of land at a gross density of 6.62 units per acre and a net density of 7.79 units per acre.

b. **Townhome Types--**All 165 units are anticipated to be 3-bedroom units.

c. **Townhome Sizes—**The townhomes would be 24 feet wide and 98 feet deep.

SITE PLAN DESIGN:

a. **Site Access—**Would have its main entrance from Valley Hill Road and a second access from Davis Road.

b. **Internal Streets—**Would include several cul-de-sacs and have 5-foot sidewalks on both sides.

c. **Mail Kiosk—**Its location could not be determined.

d. **Open Space—**The developer would designate 40% of the site as open space, exceeding the 15% required.

e. **Townhome Buildings –** Would be spaced 20 feet apart. Setbacks: 25 feet in the front (with an approved variance via VR-2023-02) and 20 feet in the rear.

f. **Open Spaces—**Would include one at the main entrance, another near the center of the site, and three more south of the creek.

g. **Amenities –** Would include a clubhouse, pool, playground, dog park, tennis court, walking trail, fitness center, picnic area with grill and covered pavilion, community garden /reflection area, fire pit/ gathering area, and a possible connection eastward to Cochran Park.

PROPOSED DEVELOPMENT—Slide #2

i. Parking Requirements—Include 2.25 spaces per unit, excluding garage spaces, X 165 units = 372 spaces, plus 12 spaces for the swimming pool amenity = 384 total parking spaces. The developer would also provide 68 guest spaces in various parking lots, for a grand total of 410 parking spaces, which exceeds the parking requirements.

j. Guest Parking Locations – Includes two guest parking spaces on the driveway of each townhome unit, plus guest parking lots at the main entrance, near the clubhouse, and in several locations throughout the site.

k. Parking Provision – The developer would provide 346 driveway spaces + 61 guest parking lot spaces + 16 swimming pool spaces = 423 total spaces, which exceeds the parking requirements.

l. Stormwater Ponds—Three stormwater ponds would be located on the site.

m. Zoning Buffers – Would include a 25-foot zoning buffers along the northern, southern, and western property lines.

n. Railroad Buffer--Would include a 10-foot buffer along the eastern property line, adjacent to the Norfolk Southern Railway right-of-way.

o. Environmental Buffers – Would include 25-foot stream buffer, a 50-foot undisturbed buffer, and a 75-foot impervious surface setback on both sides of the creek near the center of the property.

OTHER INFORMATION:

a. Homeowners' Association (HOA) – Would be provided.

b. Traffic Impact Study – Is being prepared.

c. Environmental Impact Study – Is being prepared.

CONCEPTUAL SITE PLAN—TOTAL AREA

CONCEPTUAL SITE PLAN -- ENLARGEMENT

SITE DATA FROM CONCEPTUAL SITE PLAN FOR 173 UNITS)

SITE DATA	
SITE AREA	24.908
ZONING	
EXISTING ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED ZONING	MFR (MULTI-FAMLY RES.)
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	165 TOWNHOME UNITS
GROSS DENSITY	6.62 UNITS PER ACRE
AREA IN BUFFERS & WETLANDS	2.7 ACRES (10.8% OF TOTAL AREA)
NET DENSITY	22.20 (NET AREA) = 7.79 UNITS PER ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	15% (3.74 ACRES)
PROPOSED OPEN SPACE	58% (14.66 ACRES)
SETBACK REQUIREMENTS	
FRONT SETBACK	25 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	20 FEET
BETWEEN BUILDINGS	20 FEET
TYPICAL LOT	
TOWNHOMES LOTS	24' WIDE BY 98' DEEP
PARKING REQUIREMENTS	
PARKING PER BED ROOM 2 BR / 3 BR	1.75 PER UNIT / 2.25 PER UNIT
REQUIRED PARKING 2BR / 3BR	289 / 372
SWIMMING POOL AMENITY	1 PER 15 UNITS = 11 - 16 PROVIDED
GUEST PARKING SPACES	68
TOTAL PARKING REQUIRED	384 (2.25 PER UNIT + 12 POOL AMENITY)
PARKING PROVIDED	(2-CAR GARAGE) 330 + 68 = 398

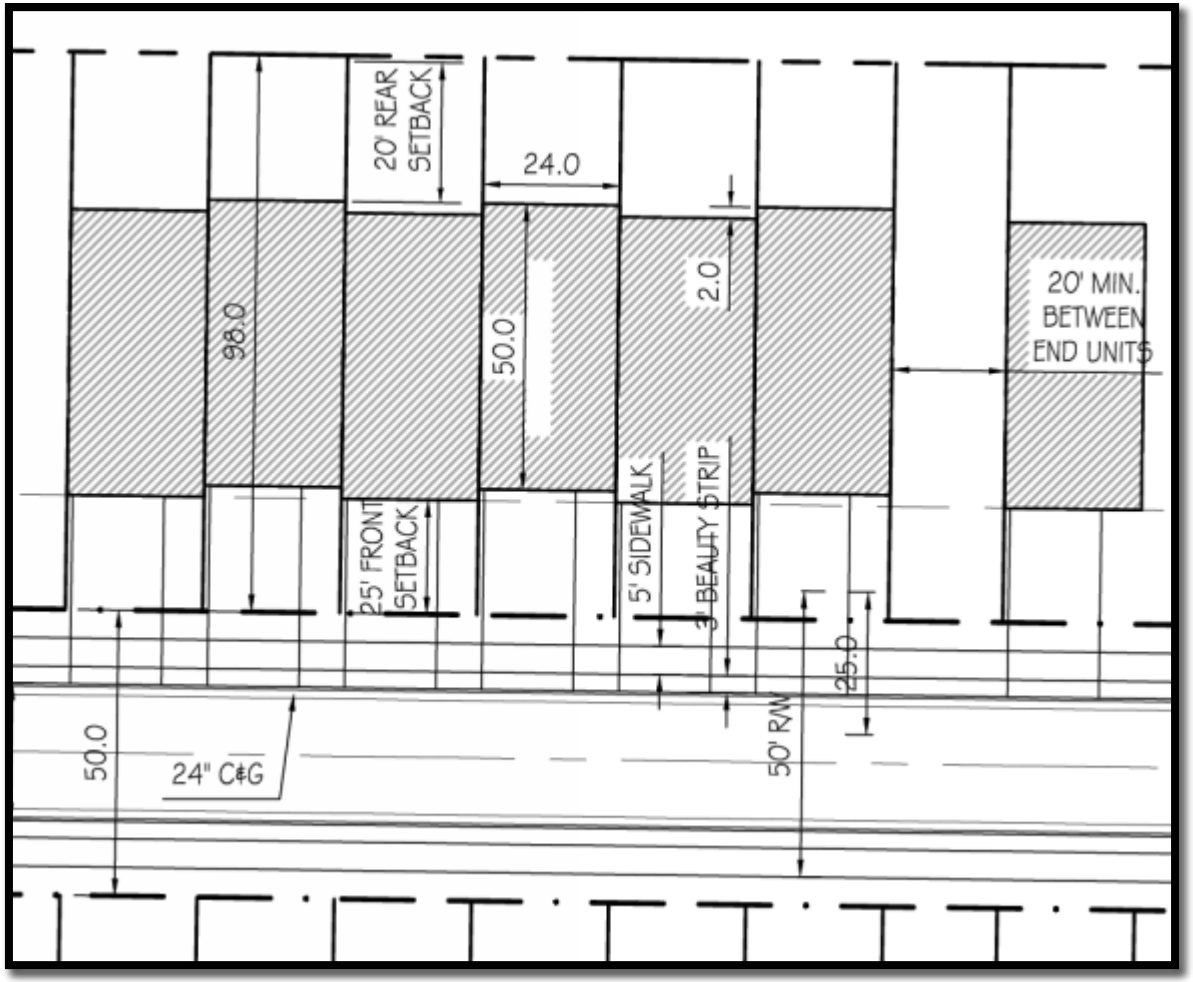
TOWNHOME BUILDINGS, LOTS, AND UNITS

SITE PLAN INSET -- The Concept Plan contains an inset which shows the typical layout of a proposed townhome building at 55 Valley Hill Road. It shows that the proposed townhome buildings would have the following characteristics:

1. **Distance Between Buildings—**Would be 20 feet to meet the requirements of the MFR district.
2. **Sidewalks—**Would be 5 feet wide and located on both sides of the internal streets.
3. **"Beauty Strips"—**These 3-foot strips for landscaping would be provided in front of each townhome building.
4. **Lot Sizes--**Would be 24 feet wide and 98 feet deep.
5. **Unit Sizes—**Would be 24 feet wide and 50 feet deep.
6. **Rear Yard Setbacks—**Would be 20 feet to meet the requirements of the MFR district.
7. **Front Yard Setbacks—**Would be 25 feet instead of the MFR district's required 50 feet. This reduction is the subject of the applicant's requested variance.
8. **Façade Offsets—**The units within each townhome building would be offset by two feet to provide architectural interest.
9. **Townhome Components—**All townhome units would have three bedrooms, two-car garages, and driveways to accommodate two guest's vehicles.

TYPICAL LAYOUT OF A TOWNHOME BUILDING

SITE PLAN INSET:



ANALYSIS OF REQUEST—First Slide

REASONS FOR REQUESTING AND GRANTING A VARIANCE – Sections 10.1.1 and 10.1.2 of the Stockbridge Unified Development Code (UDC) identifies reasons for requesting and granting a variance:

a. Reasons for Requesting a Variance --The reduction of a property's front, side, and rear yard setbacks is a valid reason.

b. Granting a Variance -- A variance may be granted only upon a finding by the Mayor and City Council that all of seven listed conditions (i.e., criteria) below are met.

ANALYSIS OF SEVEN U.D.C. CRITERIA:

Criterion 'A' – Whether the subject property has extraordinary and exceptional physical characteristics, compared to other properties in the same zoning district.

a. The property is constrained by both a creek (along with its required buffers and setbacks) and the sloping topography.

b. 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.

c. The existing "debris area", which includes a combination of piles of cut timber and logs, scraped cars, standing water, and general trash, would presumably be cleaned up.

Criterion 'B' – Whether a literal interpretation of the UDC would deprive the applicant of rights that are commonly enjoyed by owners of other properties in the same zoning district.

The applicant may be deprived of the ability to develop a townhome community with lots that are of similar sizes to those which are found in other MFR districts.

ANALYSIS OF REQUEST—Second Slide

Criterion 'C' – Whether the requested variance would give the property owner any special privileges that are denied to other property owners in the same zoning district.

a. Granting the requested variance would not confer any special privileges upon the property owner.

b. The same type of variance request was recently made by the applicants for two nearby properties.

c. The denial of the applicant's requested variance would force the developer to unfairly comply with the required standards in developing the site, even though the physical characteristics of the property would make it very difficult to do so, thus creating an unnecessary hardship for the developer.

Criterion 'D' – Whether the variance would be consistent with the purposes and intent of the UDC, whether it would be compatible with neighboring uses, and whether it would serve the public welfare.

a. The requested variance would be consistent with the purpose and intent of the UDC by encouraging the most appropriate use of land and buildings on the property.

b. The granting of the variance would allow the development of the proposed townhome community in an area where two other properties (one for Parcel 029-01009001 on Valley Hill Road and one for 576 Davis Road) recently received variance approvals by the Stockbridge City Council for reductions in their front yard setbacks.

Criterion 'E'. The extraordinary circumstances are not the result of actions of the applicant.

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.

ANALYSIS OF REQUEST—Third Slide

Criterion 'F' – Whether the variance is the minimum relief that would allow the legal use of the land.

a. The property could still be developed with additional light industrial uses under the existing LI (Light Industrial) zoning, although such uses would not be suitable in view of the character of the surrounding neighborhood.

b. Although townhomes could still be developed under the MFR zoning without the granting of 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.

Townhomes are a permitted use within the proposed MFR district.

STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request for a variance to reduce the front yard setbacks of the proposed townhomes from the required 50 feet to 25 feet within the MFR district would be reasonable and should be granted.

RECOMMENDATIONS

Having reached a positive conclusion for this case, the Planning and Zoning Staff recommends the APPROVAL WITH CONDITIONS for VR-2023-02. The applicant's requested variance for a reduction in the front yard setbacks from 50 feet to 25 feet should therefore be made, with the following conditions:

1. **Comprehensive Plan Amendment – The variance shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-02, to change the property's land use designation from Light Industrial to High-Density Residential, is approved before, or simultaneously with, the approval of VR-2023-02.**
2. **Rezoning -- The variance shall not be approved unless the applicant's requested Rezoning, via RZ-2023-02, to rezone the subject property from Light Industrial to Multiple Family Residential is approved before, or simultaneously with, the approval of VR-2023-02.**
3. **Site Plan – The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.", which was prepared by Bowman Consulting Group, Ltd., dated 7/03/23, and which was received by the Planning and Zoning Office on August 24, 2023 as two documents, including a black & white design and a colored design.**

City of Stockbridge

AGENDA ITEM

MEETING DATE

September 11, 2023

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

FUNDING SOURCE

- [ ] GENERAL FUND
- [ ] FUND BALANCE
- [x] SPLOST
- [ ] TSPLOST
- [ ] CDBG
- [ ] GRANT FUNDING
- [ ] COUNCIL INITIATIVE
- [ ] PARTNER/SPONSOR
- [ ] DEPARTMENT BUDGET
- [ ] BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works

ITEM/PROJECT/EVENT:

RFP NO. 2021-0008 – CITY OF STOCKBRIDGE ANNUAL ON-CALL SIDEWALK REPAIRS AND REPLACEMENT – DAF CONCRETE, INC.

BACKGROUND INFORMATION:

The City of Stockbridge Procurement Division requested approval to award a fixed contract to the single bidder, DAF Concrete, Inc., Request for Proposal (RFP) Number 2021-0008, for the City of Stockbridge Annual On-Call Sidewalk Repairs and Replacement, in the estimated annual amount of $150,000.00 (R1-1383).

On December 13, 2021, the City Council approved to award a fixed-contract to the single bidder, DAF Concrete, Inc., Request For Proposal (RFP) Number 2021-0008, for the City of Stockbridge Annual On-Call Sidewalk Repairs and Replacement, in the estimated annual amount of $150,000.00 (R1-1383).

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT **$300,000.00**

ATTACHMENTS: ■

On May 31, 2022, the City Council authorized an increase of the annual On-Call Sidewalk Repairs and Replacement contract with DAF Concrete, Inc. from $150,000.00 to $350,000.00 to complete sidewalk repairs in Monarch Village and Windsong Subdivision (R2-1459).

December 12, 2022, City Council approved the renewal of the City of Stockbridge On-Call Sidewalk Replacement and Repairs Contract with DAF Concrete, Inc., which was approved by Council, December 13, 2021 (R21-1383).

STAFF RECOMMENDATION:

The Public Works Department is requesting approval to renew City of Stockbridge On-Call Sidewalk Replacement and Repairs Contract with DAF Concrete, Inc., which was approved by Council, December 13, 2021 (R21-1383).

The initial term of this Agreement shall expire after one (1) year, though the Agreement can be renewed for up to four (4), one (1) year periods.

The work to be performed, in general, consists of removing and replacing damaged sections of existing concrete sidewalk, curb, gutter, curb ramp, and driveway; repairing sections of failed asphalt concrete pavement; and replacement of curb inlets and concrete repair of adjacent sidewalk flags. The work shall include traffic control, saw cutting, excavation, backlifting, compaction; installation of root barriers, patching asphalt conforms adjacent to new gutters, and clearing and grubbing. Locations of work will be throughout the City of Stockbridge.

Section 3.20.227—Renewals and Extensions. The City Council shall approve all renewals or term contract extensions: (A) to afford the City a continuous supply of items or services in the event of the termination or near termination of the award/contract and; (B) where cost is greater than fifty thousand dollars ($50,000.00); and when the original contract was approved by the City Council.

Fiscal Impact: Funds will be provided from SPLOST V.

Stockbridge

Where Community Connects

PROCUREMENT DIVISION
4640 North Henry Boulevard, Stockbridge, Georgia, 30281| Phone: (770) 389-7900

CONTRACT RENEWAL EVALUATION FORM

Date: August 8, 2023

Department: Public Works Department

Contact: Decius Aaron/Public Works Director

Contract No.: Request For Proposal (RFP) No. 2021-0008 – Annual On-Call Sidewalk Repairs and Replacement - DAF Concrete, Inc.

The above referenced contract expires on **January 28, 2024**. Per the terms of the Contract, this Agreement shall expire after one (1) year, though the Agreement can be renewed for up to four (4), one (1) year periods. This is the second renewal.

Please complete the Survey (Section 1, below) evaluating the Contractor's performance during the past Contract Term. If answering "No" to any question, please provide a brief explanation. Per Section 2, please indicate whether you wish to renew this contract.

Section 1: Contractor Evaluation

	YES	NO	N/A
1. Contractor performed all work in conformance with the Contract requirements?	X		
2. Contractor was responsive and professional?	X		
3. Are you satisfied with the quality of the work performed by Contractor?	X		
4. Did Contractor anticipate your needs and provide value-added services beyond the scope/requirements of the Contract?	X		

Comments:_____

Section 2: Renewal

___ No, we wish not to renew. Please close Contract.

X Yes, we wish to renew

___ This contract has no renewals left. I wish to rebid. Please see the attached verified scope of services.

a) Check the appropriate box below

X renew per the terms & requirements of original Contract

___ renewal to include additional/modified terms & requirements, please contact me for details

Please sign and return this form to: Wanda J. Cooley, Procurement Specialist
Procurement Division

Questions regarding this form should be directed to: _____.

Submitted by:

_____
(Department authorized signature)

Decius T. Aaron
(printed name)

Public Works Director
(title)

August 14, 2023
(date)

SERVICE AGREEMENT
BY AND BETWEEN
D A F CONCRETE, INC.
AND
THE CITY OF STOCKBRIDGE, GEORGIA

This Agreement ("Agreement") is made and entered into this 1/28/2022 day of January, 2022, by and between D A F Concrete, Inc. (hereinafter, "CONTRACTOR"), and the City of Stockbridge, Georgia (hereinafter, "City") (CONTRACTOR and City sometimes referred to herein as "Parties").

W I T N E S S E T H:

WHEREAS, City desires to engage the services of CONTRACTOR to perform for City services regarding annual on-call sidewalk repairs and replacements, as stated in City RFP No. 2021-0008 (the "Project"); and

NOW, THEREFORE, in consideration of the promises and mutual agreements herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. Termination. This Agreement shall expire after one (1) year, though the Agreement can be renewed for up to four (4), one (1) year periods. The provisions of Section 2(c) below shall specifically survive the termination or expiration of this Agreement. The City may terminate this Agreement at any time for any reason with thirty (30) days advance written notice.

2. Services.

(a) Subject to the terms and conditions set forth in this Agreement, City hereby retains CONTRACTOR to provide the services set forth on Exhibit A entitled "Scope of Work" and related sales proposals all attached hereto and incorporated herein by reference. The RFP No. 2021-0008 and all terms therein shall be incorporated completely herein by reference.

(b) The standard of care applicable to CONTRACTOR's services will be the degree of skill and diligence normally employed by professional contractors performing the same or similar services at the time said services are performed. CONTRACTOR will re-perform any services not meeting this standard without additional compensation. CONTRACTOR warrants that any services it conducts will be adequate and sufficient to accomplish the purposes for which they are performed, and no review or approval thereof by the City shall be deemed to diminish this warranty in any way.

(c) CONTRACTOR shall indemnify and hold harmless the City and its agents and employees (i) from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of the Project, provided that any such claim, damage, loss, expense or attorney's fees is attributable to bodily injury, sickness,

disease or death, or to injury to or destruction of tangible property including the loss of use resulting therefrom, and is caused in whole or in part by any negligent act or omission of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not the negligent act is caused in part by a party indemnified hereunder and (ii) from the inadequacy of the Services performed by CONTRACTOR or anyone for whom CONTRACTOR is responsible. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Clause. In any and all claims against the City or any of its agents or employees, by any employee of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation set forth in this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workman's compensation acts, disability benefit acts or other employee benefit acts.

3. **Compensation.** CONTRACTOR shall receive compensation from the City as set forth in the attached Exhibit B. The City shall pay the Contractor the cost of these services which shall be $150,000.00 (one hundred and fifty thousand dollars).

4. **Miscellaneous.**

(a) This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

(b) CONTRACTOR may not assign this Agreement, in whole or in part, without the prior written consent of City. City may assign this Agreement, in whole or in part, without the prior consent of CONTRACTOR; however, City shall provide CONTRACTOR with prior written notice of any such assignment.

(c) This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

(d) The headings contained herein are for the convenience of the parties only and shall not be interpreted to limit or affect in any way the meaning of the language contained in this Agreement.

(e) This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute the same Agreement. Any signature page of any such counterpart, or any electronic facsimile thereof, may be attached or appended to any other counterpart to complete a fully executed counterpart of this Agreement, and any telecopy or other facsimile transmission of any signature shall be deemed an original and shall bind such party.

(f) If any provision of this Agreement shall be held void, voidable, invalid or inoperative, no other provision of this Agreement shall be affected as a result thereof, and accordingly, the remaining provisions of this Agreement shall remain in full force and effect as

though such void, voidable, invalid or inoperative provision had not been contained herein. If any of the provisions of this Agreement shall be declared unenforceable as to certain parties, then the performance of said provision shall be excused by the parties hereto and the remaining provisions of this Agreement shall remain in full force and effect.

(g) This Agreement, including all exhibits hereto (which are incorporated herein by this reference), contains the entire agreement and understanding concerning the subject matter hereof between the parties hereto. No waiver, termination or discharge of this Agreement, or any of the terms or provisions hereof, shall be binding upon either party hereto unless confirmed in writing. This Agreement may not be modified or amended, except by a writing executed by both parties hereto. No waiver by either party hereto of any term or provision of this Agreement or of any default hereunder shall affect such party's rights thereafter to enforce such term or provision or to exercise any right or remedy in the event of any other default, whether or not similar.

(h) CONTRACTOR shall at all times maintain sufficient liability insurance and payment and performance bonds to cover their services under this Agreement.

IN WITNESS WHEREOF, the Parties intending to be legally bond hereby, have executed this Agreement as of the date first above written.

By: _____
Mayor
CITY OF STOCKBRIDGE, GEORGIA

By: Antonio Sarenc2
D A F CONCRETE, INC.

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. R21-383

A RESOLUTION FOR APPROVAL OF ANNUAL ON-CALL SIDEWALK REPAIRS AND REPLACEMENT

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds; and

WHEREAS, the City proposes to approve the contract for Request for Proposal (RFP) Number: 2021-0008, Annual On-Call Sidewalk Repairs and Replacement, for DAF Concrete, Inc;

THEREFORE, THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY RESOLVES:

SECTION 1. Approval of Bidder. The Council hereby approves the contract pursuant to Request for Proposal (RFP) Number: 2021-0008, Annual On-Call Sidewalk Repairs and Replacement, for DAF Concrete, Inc in the amount of $150,000. The supporting documents are attached as Exhibit A.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. Authorization of Execution. The Mayor is hereby authorized to sign all documents, including the contract with such changes and modifications as recommended by the City Attorney, necessary to effectuate this Resolution.

SECTION 4. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

SECTION 5. Effective Date. This resolution shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stockbridge as provided in the City Charter.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SO RESOLVED this 13th **day of** December, 2021.

ANTHONY **S.** FORD, Mayor

ATTEST:

(SEAL)
VANESSA HOLIDAY, **City** Clerk

APPROVED AS TO FORM:

QUINTON WASHINGTON, **ESQ., City Attorney**

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION R22-1459

A RESOLUTION AUTHORIZING AN INCREASE OF THE ANNUAL ON-CALL SIDEWALK REPAIRS AND REPLACEMENT CONTRACT WITH DAF CONCRETE, INC; AUTHORIZING THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Stockbridge ("City") is a municipal corporation located within Henry County, Georgia duly organized and existing under the laws of the State of Georgia and is charged with providing public services to residents located within the corporate limits of the City; and

WHEREAS, the City wishes to approve an increase of the annual On-Call Sidewalk Repairs and Replacement contract with DAF Concrete, Inc., from $150,000.00 to $350,000.00 to complete sidewalk repairs in Monarch Village and Windsong Subdivision; and

WHEREAS, the funding source to take this action shall be SPLOST V.

THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA, AS FOLLOWS:

1. **Approval of Execution.** The City Council hereby authorizes an increase of the annual On-Call Sidewalk Repairs and Replacement contract with DAF Concrete, Inc., from $150,000.00 to $350,000.00 to complete sidewalk repairs in Monarch Village and Windsong Subdivision, the documents for which are attached hereto as Exhibit A. The Mayor or Mayor Pro Tem is hereby authorized to execute said policies with such changes as are recommended by the City Attorney.

2. **Documents.** The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate the amendment, subject to approval as to form by the City Attorney.

3. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable or non-binding, that shall not affect the remaining portions of this Resolution.

4. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.

5. **Effective Date.** This Resolution shall be effective on the date of its approval by the City Council and Mayor as provided in the City Charter.

SO BE IT RESOLVED this 31st day of May, 2022

CITY OF STOCKBRIDGE, GEORGIA

Anthony S. Ford, Mayor

ATTEST:

Vanessa Holiday, City Clerk

APPROVED AS TO FORM:

Quinton G. Washington, City Attorney

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. R22-1516

A RESOLUTION FOR RENEWAL OF THE CITY OF STOCKBRIDGE ON-CALL SIDEWALK REPLACEMENT AND REPAIRS CONTRACT

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds; and

WHEREAS, The City of Stockbridge Procurement Division requested approval to award a fixed contract to the single bidder, OAF Concrete, Inc., Request for Proposal (RFP) Number 2021-0008, for the City of Stockbridge Annual On-Call Sidewalk Repairs and Replacement, in the estimated annual amount of $150,000.00 (R1-1383). On May 31, 2022, the City Council authorized an increase of the annual On-Call Sidewalk Repairs and Replacement contract with OAF Concrete, Inc. from $150,000.00 to $350,000.00 to complete sidewalk repairs in Monarch Village and Windsong Subdivision (R2-1459);

THEREFORE, THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY RESOLVES:

SECTION 1. Approval of Request. The Council hereby approves the requested RFP No, 2021-0008 City of Stockbridge Annual On-Call Sidewalk repairs and replacement with DAF Concrete, Inc. in the amount of $250,000.00 of SPLOST V funds. The supporting documentation is attached as Exhibit A.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. Authorization of Execution. The Mayor is hereby authorized to sign all documents, including the contract with such changes and modifications as recommended by the City Attorney, necessary to effectuate this Resolution.

SECTION 4. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

SECTION 5. Effective Date. This resolution shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stockbridge as provided in the City Charter.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SO RESOLVED this 12th day of December, 2022.

ANTHONY S. FORD, Mayor

ATTEST:

(SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

QUINTON G. WASHINGTON, ESQ., City Attorney

STAFF RECOMMENDATION:

The Public Works Department is requesting approval to renew City of Stockbridge On-Call Sidewalk Replacement and Repairs Contract with DAF Concrete, Inc., which was approved by Council, December 13, 2021 (R21-1383).

The initial term of this Agreement shall expire after one (1) year, though the Agreement can be renewed for up to four (4), one (1) year periods.

The work to be performed, in general, consists of removing and replacing damaged sections of existing concrete sidewalk, curb, gutter, curb ramp, and driveway; repairing sections of failed asphalt concrete pavement; and replacement of curb inlets and concrete repair of adjacent sidewalk flags. The work shall include traffic control, saw cutting, excavation, backlifting, compaction; installation of root barriers, patching asphalt conforms adjacent to new gutters, and clearing and grubbing. Locations of work will be throughout the City of Stockbridge.

Section 3.20.227—Renewals and Extensions. The City Council shall approve all renewals or term contract extensions: (A) to afford the City a continuous supply of items or services in the event of the termination or near termination of the award/contract and; (B) where cost is greater than fifty thousand dollars ($50,000.00); and when the original contract was approved by the City Council.

Fiscal Impact: Funds will be provided from SPLOST V.

City of Stockbridge

AGENDA ITEM

MEETING DATE

September 11, 2023

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

FUNDING SOURCE

- [ ] GENERAL FUND
- [ ] FUND BALANCE
- [x] SPLOST
- [ ] TSPLOST
- [ ] CDBG
- [ ] GRANT FUNDING
- [ ] COUNCIL INITIATIVE
- [ ] PARTNER/SPONSOR
- [ ] DEPARTMENT BUDGET
- [ ] BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron and Brad Holtsinger

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

Wastewater Treatment Plant Pole Barn Change Order #1.

BACKGROUND INFORMATION:

Change Order #1 is for the removal and replacement of 2,784 cubic yards of unsuitable soil.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER John Wiggins

CITY ATTORNEY _____

[x] FINANCIAL IMPACT [ ] N/A

AMOUNT **$181,041.03**

ATTACHMENTS: [x]

Carter & Sloope

CONSULTING ENGINEERS

August 23, 2023 Via Email

Mr. Decius Aaron
Public Works Director
City of Stockbridge
321 Taylor Drive
Stockbridge, GA 30281

RE: City of Stockbridge
Wastewater Treatment Plant Pole Barn
C&S Project No.: S9100.042

Dear Mr. Aaron:

While clearing and grubbing for the proposed North Pole Barn site at the wastewater treatment plant, Diversified Construction of Georgia encountered unsuitable soils. The contractor hired a third-party geotechnical engineer to inspect the site, and the geotechnical engineer recommended removing 2-4 feet of unsuitable soil in the area of the proposed building and pavement so the ground could support the weight of the building and vehicular traffic.

Diversified proceeded with removal of the unsuitable materials and found that, in some places, removal of unsuitable materials was required beyond four feet of depth, which was confirmed by the geotechnical engineer. The contractor removed approximately 1,984 cubic yards of unsuitable materials before submitting a Proposed Change Order (PCO) request to Carter & Sloope.

Carter & Sloope coordinated with the contractor to verify quantities and pricing, and the two parties came to an agreement on pricing for the PCO. Diversified prepared the PCO for the unsuitable materials removed, but they also anticipate needing to remove an additional 800 cubic yards of unsuitable soils. Thus, Diversified has submitted a change order request for cost associated with removing the unsuitable materials that was already removed, removing the remaining unsuitable materials, and bringing in suitable fill dirt to replace what was removed.

This scope of work was not included in the original bid but is required for completion of the project. Carter & Sloope believes the pricing provided by Diversified is fair and competitive. Thus, **Carter & Sloope recommends amending Diversified Construction of Georgia's contract by Change Order to increase it in the amount of $181,041.03 for a total amended contract amount of $1,452,691.03.**

Please execute and return a copy of the attached Contract Change Order. We will deliver a copy to you following execution by the Contractor.

If you have any questions or need any additional information, please call us.

1031 Stonebridge Parkway • P. O. Box 534 • Watkinsville, Georgia 30677 • 706.769.4119 tel • 706.769.4546 fax

August 23, 2023

Sincerely,

Chad Peden PE

J. Chad Peden, P.E.

JCP/ies

CC: Mr. Brad Holtsinger, City of Stockbridge

Change Order

No. 1

Date of Issuance: August 23, 2023 Effective Date: August 23, 2023

Project: Wastewater Treatment Plant Pole Barn	Owner: City of Stockbridge	Owner's Contract No.:
Contract:		Date of Contract: March 23, 2023
Contractor: Diversified Construction of Georgia, Inc.		Engineer's Project No.: S9100.034

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

Description:
Removal of unsuitable soils under proposed building and paved areas
Replacement of unsuitable soils with structural fill

Attachments (list documents supporting change):
Contractor's PCO with pricing breakdown

CHANGE IN CONTRACT PRICE:

Original Contract Price:

$ 1,271,650.00

[Increase] [Decrease] from previously approved Change Orders No. _____ to No. _____:

N/A

Contract Price prior to this Change Order:

$ 1,271,650.00

[Increase] [Decrease] of this Change Order:

$ 181,041.03

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☒ Calendar days
Substantial completion (days or date): **240 days**
Ready for final payment (days or date): **270 days**

[Increase] [Decrease] from previously approved Change Orders No. _____ to No. _____:

Substantial completion (days): N/A
Ready for final payment (days): N/A

Contract Times prior to this Change Order:
Substantial completion (days or date): **240 days**
Ready for final payment (days or date): **270 days**

[Increase] [Decrease] of this Change Order:
Substantial completion (days or date): **30 days**
Ready for final payment (days or date): **30 days**

Contract Price incorporating this Change Order:

$ 1,452,691.03

Contract Times with all approved Change Orders:

Substantial completion (days or date): **270 days**

Ready for final payment (days or date): **300 days**

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: Chad Rel PE	By: _____	By: _____
Engineer (Authorized Signature)	Owner (Authorized Signature)	Contractor (Authorized
Date: 08/23/2023	Date: _____	Date: _____

Approved by Funding Agency (if applicable):

N/A

Date: N/A

PCO #003

Diversified Construction Of Georgia
2104 Vista Dale Ct.
Tucker, Georgia 30084
Phone: (678) 706-4373

Project: S9100.042 - Wastewater Treatment Plant Pole Barn
100 Stapleton Drive
Stockbridge, 30281
Phone: 770-389-7900

Prime Contract Potential Change Order #003: Unsuitable soil

TO:	City of Stockbridge 4640 North Henry Boulevard Stockbridge, Georgia 30281	**FROM:**	Diversified Construction Of Georgia 2104 Vista Dale Ct. Tucker, Georgia 30084
PCO NUMBER/REVISION:	003 / 0	**CONTRACT:**	1 - Prime Contract
REQUEST RECEIVED FROM:		**CREATED BY:**	Leo Steinberg **(Diversified Construction Of Georgia)**
STATUS:	Pending - Proceeding	**CREATED DATE:**	7/10/2023
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	30 days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$124,641.03

POTENTIAL CHANGE ORDER TITLE: Unsuitable soil

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #004 - Unsuitable soil
Removed unsuitable from the project site at the request of the geotechnical inspector. They instructed us to remove 2-4 feet of unsuitable material in an area that is 150'x50'x2' for the Building Pad, and 158'x52x2' for the Roadway. The first 86 trucks (16cy each) were removed to an on-site location, and the remaining 126 trucks were moved off-site. This price also includes importing 124 loads of structural fill from an off-site location.
We have included 88 trucks under the contract Clearing and Grubbing section.
*There are still approx. 50 loads of unsuitable fill that need to be removed, hauled off, and replaced with structural fill that will be charged at $60 per CY. This is just an estimate of what we think will be removed, but there may be more depending on what the geotechnical inspector says.
Added supervision is $2100 a week.
Added general conditions as detailed in the breakdown.
Pricing assumes approval of the change order by Aug 16.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	31-0500.O Earthwork.Other	Excavate and Remove off Site Unsuitable Soil 608 CY @ $30	$18,240.00
2	31-0500.O Earthwork.Other	Excavate and Place on Site Unsuitable Soil 1376CY @ $15	$20,640.00
3	31-0500.O Earthwork.Other	Soil replacement placed and compacted 1984 CY @ $30	$59,520.00
4	31-0500.O Earthwork.Other	Mobilize skid steer and loader	$1,700.00
5	01-3120.O Jobsite Supervision.Other	Extra 4 weeks of supervision at $2100 a week	$8,400.00
6	01-5130.O Phone/ Int	GC: Phone and Internet for Superintendent ($25 a week)	$100.00
7	01-3120.O Jobsite Supervision.Other	GC: PM, Sr. PM, Project Executive time in office and on-site ($300 a week)	$1,200.00
8	01-0020.O Insurance.Other	General Liability Insurance	$500.00

PCO #003

#	Budget Code	Description	Amount
9	31-0500.O Earthwork.Other	Credit for 6" of Excavated and Placed Soils during Grubbing (76 CY @ $60)	$(4,560.00)
		Subtotal:	**$105,740.00**
		Overhead (8.00% Applies to all line item types.):	$8,459.20
		Profit (7.00% Applies to all line item types.):	$7,401.80
		Bonds & Insurance (2.50% Applies to all line item types.):	$3,040.03
		Grand Total:	**$124,641.03**

Chad Peden (Carter & Sloope, Inc.)
1031 Stonebridge Parkway
Watkinsville, Georgia 30677

Chad Peden PE 08/23/2023
SIGNATURE **DATE**

City of Stockbridge
4640 North Henry Boulevard
Stockbridge, Georgia 30281

SIGNATURE **DATE**

Diversified Construction Of Georgia
2104 Vista Dale Ct.
Tucker, Georgia 30084

SIGNATURE **DATE**

PCO #005

Diversified Construction Of Georgia
2104 Vista Dale Ct.
Tucker, Georgia 30084
Phone: (678) 706-4373

Project: S9100.042 - Wastewater Treatment Plant Pole Barn
100 Stapleton Drive
Stockbridge, 30281
Phone: 770-389-7900

Prime Contract Potential Change Order #005: Additional Unsuitable Soil Unit Rate

TO:	City of Stockbridge 4640 North Henry Boulevard Stockbridge, Georgia 30281	**FROM:**	Diversified Construction Of Georgia 2104 Vista Dale Ct. Tucker, Georgia 30084
PCO NUMBER/REVISION:	005 / 0	**CONTRACT:**	1 - Prime Contract
REQUEST RECEIVED FROM:		**CREATED BY:**	Leo Steinberg **(Diversified Construction Of Georgia)**
STATUS:	Pending - In Review	**CREATED DATE:**	8/15/2023
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$56,400.00

POTENTIAL CHANGE ORDER TITLE: Additional Unsuitable Soil Unit Rate

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #004 - Unsuitable soil unit rate
There are still approx. 800 CY of unsuitable fill that need to be removed, hauled off, and replaced with structural fill that will be charged at $70.50 per CY. This is just an estimate of what we think will be removed, but there may be more depending on what the geotechnical inspector says. This rate includes profit, overhead, bond, and insurance.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	31-0500.O Earthwork.Other	Unit rate for estimated 800 CY of unsuitable fill that still needs to be removed from the site. This unit rate includes profit, overhead, bonds, and insurance	$56,400.00
		Subtotal:	**$56,400.00**
		Overhead (0.00% Applies to all line item types.):	$0.00
		Profit (0.00% Applies to all line item types.):	$0.00
		Bonds & Insurance (0.00% Applies to all line item types.):	$0.00
		Grand Total:	**$56,400.00**

Chad Peden (Carter & Sloope, Inc.)
1031 Stonebridge Parkway
Watkinsville, Georgia 30677

Chad Peden PE 08/23/2023
SIGNATURE **DATE**

City of Stockbridge
4640 North Henry Boulevard
Stockbridge, Georgia 30281

SIGNATURE **DATE**

Diversified Construction Of Georgia
2104 Vista Dale Ct.
Tucker, Georgia 30084

SIGNATURE **DATE**

Stockbridge

Where Community Connects

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

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

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

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

APPLICANT INFORMATION

Applicant Name: Shawana Davis

Occupation: National HR Director

Employer: IDEA Public Schools

Home Address: 651 Pathwood Ln

City: Stockbridge

Zip: 30281

Home Phone: (_____)

Home E-Mai [redacted]

Work Phone: [redacted]

Work E-Mail:

Cell Phone: [redacted]

Preferred E-Mail: ● Home ☐ Work

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

Blyss Bistro- 1175 Hwy 138SE, Suite 111 Stockbridge GA 30281

BOARD, COMMITTEE OR COMMISSION APPLICATION

a) Which Board(s) or Commission(s) do you wish to be appointed to? Ethics, Planning, Youth Council

If applying for the Main Street Advisory Board, which position? (See positions noted below) _____

b) How long have you been a resident or business owner/operator in the City of Stockbridge? 4___ Years 5___ Months

c) Are you current with all your financial obligations to the City of Stockbridge? ● Yes ☐ No

d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ● Yes ☐ No

e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application. Are you able to meet the attendance requirements of the position for which you are applying? ● Yes ☐ No

f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ● No If yes, please explain:

_____

_____

_____

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

_____

_____

_____

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

_____

BOARD, COMMITTEE OR COMMISSION APPLICATION

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

I have been a resident of Stockbridge for many years and want to give back and make a difference in my community. I feel as if my work experience and education will add value to the board and/or committee as the work to strengthen Stockbridge as a community continues.

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

Planning, Youth Advisory

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

APPLICANT STATEMENT

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

Signature	Printed Name	Date
	Shawana Davis	08-15-2023

Please return signed application to:

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

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