Stockbridge

Where Community Connects

Council Meeting Agenda November 13, 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

Vacant

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

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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, NOVEMBER 13, 2023 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

1 Approval of the September 11, 2023 Council Meeting Minutes

2 Approval of the September 26, 2023 Work Session Minutes

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

CEREMONIAL REVIEW

3 Proclamations: World Pancreatic Cancer Day, Small Business Saturday, 2023 Bizness Matters Expo, National Native American Indian Month

PRESENTATION

4 **REVISED PROVISIONS TO STATE ZONING PROCEDURES LAW.**
A presentation on the State of Georgia's Zoning Procedures Law regarding new mandated requirements.

- Presented by: Ryan Anderson

5 2022 AUDITOR'S DISCUSSION & ANALYSIS OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FROM MAULDIN & JENKINS
- Presented by: Frederick Gardiner, Hope Pendergrass, Mauldin & Jenkins

CONSENT AGENDA

6 Council consideration to approve the use of the Merle Manders Conference Center Ballroom for a Youth Council Holiday Event on December 16, 2023.
- Presented by: Dr. Renee Gourdine

PUBLIC HEARING

7 **2024-2028 CITY OF STOCKBRIDGE SHORT-TERM WORK PROGRAM AND CAPITAL IMPROVEMENTS ELEMENT.**
Council consideration of the adoption of the 2024-2028 City of Stockbridge Short-Term Work Program and Capital Improvements Element (STWP/CIE).
- Presented by: Ryan Anderson

8 **ZONING MODIFICATION CASE #ZM-2023-01. (Council District 5)**
Council consideration of a request for a zoning modification to amend the Bridges at Jodeco Conceptual Plan to allow multi-family residential development in Pod A and to allow senior family residential in Pod B, identified by Parcel #053-01018000. The property has 14.630 +/- acres, and it is accessed via **Chen Parkway and Argento Drive** in Land Lots 77, 78, & 83 of District 6. Application by Michelle Y. Saade, Member (Applicant) of Southern Consulting Services, Inc. (Owner). The Staff recommendation is approval and the Planning Commission Recommendation is approval. Applicant requested a deferral to the November 13, 2023 Council meeting. - Presented by: Community Development Staff

9 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-02. (Council District 4)**
Council 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, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval and the Planning Commission Recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting. - Presented by: Community Development Staff

10 **REZONING CASE #RZ-2023-03. (Council District 4)**
Council 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., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval and the Planning Commission Recommendation is denial. Applicant

requested a deferral to the November 13, 2023 Council meeting. - Presented by: Community Development Staff

11 **VARIANCE CASE #VR-2023-02. (Council District 4)**
Council consideration of a request for a variance on **property at 55 Valley Hill Road** 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 represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval and the Planning Commission Recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting.
- Presented by: Ryan Anderson

12 **ANNEXATION CASE #AX-2023-03. (To be located in Council District 5.)**
Council consideration of a request for the annexation of **property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway),** located in unincorporated Henry County, into the Stockbridge City Limits. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.16 +/- total acres. Property at 77 Holloway Road (Parcel #052-01023000) contains 1.16 +/- acres. Property at 87 Holloway Road (Parcel #052-01024000) contains 13.00 +/- acres. The Staff recommendation is approval and the Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 meeting and the second deferral to the December 11, 2023 meeting. - Presented by: Community Development Staff

13 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-03. (To be located in Council District 5.)**
Council consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to **property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway),** located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. Property at 77 Holloway Road (Parcel #052-01023000) contains 1.160 +/- acres. Property at 87 Holloway Road (Parcel #052-01024000) contains 13.012 +/- acres. Staff recommendation is approval and Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 Council meeting and the second deferral to the December 11, 2023 meeting.
- Presented by: Community Development Staff

14 **REZONING CASE #RZ-2023-04. (To be located in Council District 5.)**
Council consideration of a request for rezoning to assign the zoning district of 'PUD' (Planned Unit Development) to two parcels on **property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway)**, located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o

Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. 77 Holloway Road (Parcel 052-01023000) -- Contains 1.160 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.012 +/- acres. The Staff recommendation is approval and the Planning Commission recommendation is denial. Applicant requested a first deferral to the November 13, 2023 meeting, and a second deferral to the December 11, 2023 meeting. - Presented by: Community Development Staff

15 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-04. (Council District 2)**
Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of three parcels on **Davidson Parkway and Walter Way** from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 contains 73.859 +/- acres. Parcel #030-01009005 contains 3.636 +/- acres. Parcel #030-01009006 contains 1.369 +/- acres. The Staff recommendation is denial and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting. - Presented by: Community Development Staff

16 **REZONING CASE #RZ-2023-05. (Council District 2)**
Consideration of a request to rezone three parcels on **Davidson Parkway and Walter Way** from 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development) to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 contains 73.859 +/- acres. Parcel #030-01009005 contains 3.636 +/- acres. Parcel #030-01009006 contains 1.369 +/- acres. The Staff recommendation is denial and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting. - Presented by: Community Development Staff

17 First Reading of the Proposed FY2024 Operating Budget and Capital Expenditures - Presented by: Frederick Gardiner

NEW BUSINESS

18 Council review & consideration of the Property Tax Homestead Exemption Plan and Ordinance for 2025.

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 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 (Nov 14)**

- **Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Nov 21)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m. -3rd Tuesday of each month Levi Meeting Room - City Hall (Nov 21)**
- **City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Nov 28)**
- **2nd Reading of the Proposed FY2024 Operating Budget- Public Hearing** at 6:00 p.m. - City Hall Council Chamber (Nov 28)
- **Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (TBA)**
- **Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:00 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. (Dec 7)**
- **Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Dec 8)**
- **City Council Meeting 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Dec 11)**
- **Adoption of the Proposed FY2024 Operating Budget- Public Hearing** at 6:00 p.m. - City Hall Council Chamber (Dec 11)
- **Youth Council Meeting, 6:30 p.m. - 2nd Monday each month - City Hall Levi Meeting Romm (Dec 11)**

UPCOMING CITY EVENTS/INITIATIVES

- **Join Councilman Blount for *Bingo Bash*, Wednesday, November 15th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.**
- **Join Mayor Ford for the monthly *Meet the Mayor* on Monday, November 27th from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov**
- **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**

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, SEPTEMBER 11, 2023 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
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

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
John Wiggins – City Treasurer
Quinton Washington – 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 6:07 p.m.

Invocation by Mrs. Neeley

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 amend the Agenda to remove Public Hearing Items Regarding the Valley Hill Rd. Development Item # 12, Item #13 and #14 from the Agenda and defer to the November 13, 2023, meeting at the Developer's Request made by Councilman Alexander; seconded by Councilman Blount. The motion passed 4-0.

Motion to amend the Agenda to request use of the Merle Manders Conference Center Lower Level on Monday, October 2nd, for a Council Initiative - 'Breast Friends'-Breast Health Awareness Event and Monday, October 9th, for a Council Initiative - My 'Breast Friends' Mammogram Screening Event in partnership with Women's Imaging Specialists made by Councilwoman Barber; seconded by Councilman Blount. The motion passed unanimously 4-0.

Motion to approve the Agenda made by Councilman Blount; seconded by Councilman Alexander. The motion passed unanimously 4-0.
Motion to approve the Minutes for the following meetings made by Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 4-0.

1. July 10, 2023 Council Meeting Minutes
2. July 18, 2023 at 9:00am Millage Rate Public Hearing Minutes
3. July 18, 2023 at 6:00pm Millage Rate Public Hearing Minutes
4. July 25, 2023 Work Session Minutes
5. July 27, 2023 Millage Rate Public Hearing 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

6. Mayor Ford reviewed the 9/11 Remembrance Ceremony, the Swearing In of (8) eight new Youth Council Members, the Constitution Week Proclamation, presented the Workforce Development Month and UpSkill Stockbridge proclamation to Dr. Clark of Southern Crescent Technical College, presented the Hispanic Heritage Month Proclamation to the owners of Rico's Mexican Restaurant, presented a proclamation in Recognition of City Poet Laureate, Steaven Misher and reviewed the 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
   Chief Trammer gave an overview presentation regarding surveillance cameras throughout the city.

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

   Councilman Blount, Councilwoman Gantt, and Mayor Ford inquired about businesses who already have cameras, the timeline to come into compliance, FLOCK cameras and the associated costs for business owners and residents, especially those neighborhoods without a Homeowners Association and if the cameras would be required for new developments.

   Councilman Alexander noted his support all new developments having cameras, and existing neighborhoods should add the cameras.

Chief Trammer noted his department would continue to research and explore and was tasked with preparing Ordinances addressing the inquiries and concerns and return the information to the City Council for consideration.

UNIFINISHED 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: Vanessa Holiday and Quinton Washington
   Ms. Holiday referenced information that had previously been submitted to the Mayor and members of Council where the 500+ cities throughout the State of Georgia had been polled and the responses received all noted the Deputy City Clerk is hired by the City Clerk; noted Georgia Municipal Association officials stated the appointment by Council is not best practice; and noted every Department in the city has the authority to hire staff, including those staff members who are appointed by the City Council, except for the City Clerk.

   Councilman Blount called for a Point of Order noting the item was scheduled to be presented by Ms. Wheeler, the city's HR Manager (who was not present), and the City Attorney, and stated the matter should be heard in Executive Session.

   Councilwoman Gantt referenced the City of College Park's Ordinance whereas the Council may appoint the Deputy Clerk should the Clerk become ill or have an extended absence, and noting the appointment of the Deputy City Clerk for the City of Stockbridge goes back to the 1930's.

   Councilman Thomas referenced several cities who had responded to the polling where it was noted that City Clerk hires their staff in the department and noted every department in the City of Stockbridge has full authority to hire their team, and asked why this department was different.

   Attorney Washington noted his research has shown that there is nothing in the Charter, nor is there an Ordinance or a Resolution stating how the Deputy City Clerk position is selected, however, the action would be at the City Council's discretion.

   Councilman Alexander noted he also wanted the item to be discussed in Executive Session.

   Attorney Washington noted that because there was no specific employee being discussed, the matter does not meet Executive Session rules.

   Mayor Ford offered his opinion that the City Clerk should be able to hire staff in the Clerk's Office department.

Motion to approve Ordinance Option 1 authorizing the City Clerk to hire the Deputy City Clerk made by Councilman Thomas; seconded by Mayor Pro Tem Barber. The motion failed 2-3 (Alexander, Gantt and Blount Opposed).

Motion to revisit the item following Executive Session made by Councilman Alexander; seconded by Councilwoman Gantt. Councilman Alexander withdrew the motion.

Motion to approve Ordinance Option 2 authorizing the City Council to appoint the Deputy City Clerk made by Councilman Blount; seconded by Councilwoman Gantt. The motion failed 2-3 (Alexander, Barber and Thomas Opposed).
Motion to reconsider made by Councilman Alexander for Option 2 for the City Council to appoint; seconded by Councilwoman Gantt.
There was no vote on the Motion to Reconsider.

Councilman Blount called for a point of order of the Clerk speaking; Mayor Ford overrode the point of order to allow the Clerk to speak.

Councilman Alexander called for an override of the Mayor's decision on the point of order; seconded by Councilman Blount; the vote passed 3-2 (Alexander, Blount, Gantt in Favor) and (Barber and Thomas Opposed).

Motion to approve Option 2 Ordinance for the Council to appoint the City Clerk made by Councilwoman Gantt; seconded by Councilman Blount.

Mayor Ford noted he would use his veto authority should the Ordinance pass.

Attorney Washington noted the Mayor has authority to veto an Ordinance and cannot veto a Resolution.

Councilwoman Gantt rescinded the motion.

Councilman Alexander reserved the right to discuss further, however, to move the process forward, asked the Mayor to call for the vote.

Motion to approve a Resolution authorizing the City Council to appoint the Deputy City Clerk made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed 3-2 (Alexander, Blount, and Gantt in Favor) and (Barber and Thomas Opposed).

ITEM UNANIMOUSLY REMOVED FROM CONSENT AGENDA

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

Mr. Aaron noted the request is to approve the payment of the project.

Councilman Blount questioned how the project was completed without funding in place, noting the process is flawed.

Councilman Thomas agreed, noting the work should not have been completed without approval of the Council.

Councilman Alexander noted the project was approved, along with the Hudson Bridge project, however, the funding source needed to be identified, noting the request was to use Tourism dollars, and Mr. Aaron and the city's Treasurer needed to confirm that source.

Mr. Aaron noted he takes full responsibility as he did not bring the item back to the Council after meeting with Mr. Wiggins.

Councilman Blount asked Mr. Wiggins to confirm the amount of funding that could be used on other landscaping projects throughout the city, noting improvements to be done along Eagles Landing Parkway.

Councilman Thomas noted the funding should be divided and shared with each district.

Mayor Pro Tem Barber asked Mr. Gardiner to approve the process, noting the city cannot continue to function this way.

Motion to Approve the payment to Yellowstone made by Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0. Staff were tasked with reporting back to the Council with the total of the 3% amount in the Hotel/Motel Tourism account and determining what other projects can be completed citywide using this funding source.

CONSENT AGENDA

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.

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.

Motion to approve the Consent Agenda made by Councilman Blount; seconded by Councilman Alexander. The motion passed unanimously 5-0.

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.
    ITEM DEFERRED BY THE DEVELOPER TO THE 11/13/2023 MEETING.

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.
    ITEM DEFERRED BY THE DEVELOPER TO THE 11/13/2023 MEETING.

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.
    ITEM DEFERRED BY THE DEVELOPER TO THE 11/13/2023 MEETING.

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, Public Works Director
    Motion to approve made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

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. Funding Source: SPLOST V.
    Presented by: Decius Aaron, Public Works Director
    Motion to approve made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

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, City Clerk
    Ms. Holiday noted there is one vacancy and one applicant.
    Motion to appoint Shawana Davis to the Stockbridge Youth Council Advisory Board to serve an unexpired term through 12/31/2024 made by Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0.

18. Council consideration approve use of the Merle Manders Conference Council consideration to approve use of the Lower Level on Monday, October 2nd, for a Council Initiative - 'Breast Friends'-Breast Health Awareness Event and Monday, October 9th, for a Council Initiative - My 'Breast Friends' Mammogram Screening Event in partnership with Women's Imaging.
    Presented by Mayor Pro Tem Barber
    Motion to approve made by Mayor Pro Tem Barber; seconded by Councilman Blount. The motion passed unanimously 5-0.

ANNOUNCEMENTS OF UPCOMING MEETINGS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change 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) CANCELED
- 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)

ANNOUNCEMENTS OF UPCOMING EVENTS

- 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*, Sunday, 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

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. Babyface and Stokley on September 16th and Stephanie Mills, Jeffrey Osborne, and Michael Colyar on September 23rd. Be there!

MAYOR'S COMMENTS

Mayor Ford noted COVID-19 is still with us and noted a new vaccine and booster is scheduled to be available within the next few weeks and encouraged everyone to get the vaccinations and boosters to stay healthy, and congratulated Coco Gauff on her recent win of the U.S. Open, the youngest since Serena Williams.

Motion to convene Executive Session for Personnel made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed 4-1 (Alexander, Barber, Blount, Gantt In Favor); (Councilman Thomas Opposed).

Motion to approve an Affidavit and reconvene the meeting without action made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed 4-0 (Alexander, Barber, Gantt, Thomas) (Blount was not present for the vote.)

Motion to adjourn made by Councilwoman Gantt; seconded by Councilman Thomas. The motion passed 4-0 (Alexander, Barber, Gantt, Thomas) (Blount was not present for the vote.) The meeting adjourned at 8:48 p.m.

Respectfully submitted by:

_____ _____

Vanessa Holiday, City Clerk Anthony S. Ford, Mayor

Where Community Connects

WORK SESSION MEETING
SUMMARY MINUTES

TUESDAY, SEPTEMBER 26, 2023 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
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

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
John Wiggins – City Treasurer
Quinton Washington – 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 6:02 p.m.

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.

Motion to amend the Agenda to add item #8 for clarification regarding Reconsideration made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed 4-0-1. Alexander, Barber, Blount, and Gantt approved; (Thomas abstained).

Motion to approve the Agenda made by Councilman Blount; seconded by Councilman Alexander. The motion passed unanimously 5-0.

Review of the Minutes – No Action

1. Review of the Draft Retreat Minutes August 10, 2023
2. Review of the Draft Retreat Minutes August 11, 2023
3. Review of the Draft Council Meeting Minutes August 14, 2023
4. Review of the Draft Work Session Minutes August 29, 2023

PUBLIC COMMENTS
There were no public comments.

NEW BUSINESS

5. Council consideration to approve Task Order No. 44 with Carter & Sloope for Watershed Monitoring and Reporting (2024 – 2026 Monitoring Years) in the amount of $70,400.00. Funding Source: Sewer Department Budget. Presented by: Decius Aaron, Public Works Director
   Mr. Aaron noted the EPD requires watershed monitoring and requested approval.

   Motion to approve made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

   Mr. Aaron requested a site visit with the Council to determine the trees to be trimmed/cut.

   Mayor Pro Tem Barber made a Point of Order to request the Agenda be amended to add the discussion regarding tree trimming and maintenance.

   Motion to amend the Agenda to add a discussion for Tree/Trimming and Maintenance around city hall made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

   Councilman Blount noted there needs to be a plan presented to the Council showing what is to be removed, and why.

   Councilwoman Gantt agreed with a site visit to determine what trees need to be removed and/or cut back.

   Councilman Alexander referenced pictures sent from 2018 where the area was clear, and not it is not common to have flag poles surrounded by trees.

   Mayor Ford agreed, noting flags are generally placed in a cleared area.

   Councilman Thomas agrees the area around city hall and along East Atlanta Road needs to be addressed and definitely pruned, noting the cypress trees are expensive, and would be okay with a site visit if necessary.

   Motion to cut down the trees around the flagpole and trim the trees along East Atlanta Rd. made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously 5-0.

6. Council consideration to renew the contract with Amazon, which is a Piggyback contract with OMNIA Partners Public Sector, through Prince William County Public Schools in the amount of $75,000.00 under R21-1386.

Presented by: John Wiggins, Treasurer
Mr. Wiggins noted the plan was reviewed and the amount of the contract is being reduced to $75,000 based on the usage.

Councilman Blount asked what control mechanism is in place to prevent purchases exceeding $75,000.

Mr. Wiggins noted a requisition cannot be entered that exceeds the $75,000 allotted.

Motion to approve made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

7. Council consideration to amend the Downtown Special Events Program to increase the maximum funding amount from $2,500 to $5,000 and allowing for up to $1,500 to be used towards City of Stockbridge fees related to special events such as staffing needs, street closures, security detail, cleaning, and City equipment.
   Presented by: Kim Allonce, Economic Development Director
   Mr. Allonce the new program is being implemented, and noted that upon review, the current funding will not be sufficient to effectively carry out the goals of the program and engaged the Council in discussion on how the program will be carried out along with the permitting process, noting final approval of each event is at the discretion of the City Manager.

   Councilman Alexander suggests the city streamline the process to be more business-friendly and remove the red tape where possible.

   Motion to approve with a cap of $15,000 per year made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously 5-0.

8. Clarification of the Reconsideration of Selection of Deputy Clerk
   Presented by Attorney Washington
   Attorney Washington noted during the September 11, 2023 meeting, the Council voted 3-2 to move forward with a Resolution for the City Council to continue the process of appointing the Deputy City Clerk and noted during the meeting the Motion to Reconsider had not been voted on by the Council and needed to clarify; and referenced a legal opinion that he had distributed to the Mayor & Council.

   Attorney Washington advised the Council of the options:
   1. A Resolution for Council to appoint the Deputy City Clerk.
   2. The Deputy City Clerk to be hired by the process under the HR and City Manager process.

Motion to issue the directive of the consensus of Council that the staff shall be prohibited from directly hiring anyone for the position of Deputy Clerk and to yield to the will of the City Council to appoint the candidate of our choice made by Councilman Alexander; seconded by Councilman Blount. The motion passed 3-2 Alexander, Blount and Gantt approved; Barber and Thomas opposed.

Mayor Pro Tem Barber asked if the action taken means the City Clerk is not authorized to hire the Deputy Clerk.

Attorney Washington confirmed that is the action; noting one Council cannot bind another Council.

Councilwoman Gantt asked Attorney Washington if the Council needed to vote on the original motion to reconsider from the September 11, 2023 meeting.

Attorney Washington stated the motion was taken up by the Chair, and the motion can either die or bring it back; and further stated there was no action taken by the Council and the intent was clearly expressed, and there are no pending motions.

Mayor Ford suggested moving on, noting the will of the Council.

Councilman Blount noted he wants the matter to be clean, cut, and dry, and asked Attorney Washington if there were any flaws in the process.

Attorney Washington noted there has been a final point of clarification made.

Councilman Blount stated that if the matter was legally clear, the item should not have been presented to the Council on the Agenda tonight and asked the City Clerk if there were any flaws in the process tonight.

Ms. Holiday's response was to defer to Legal Counsel, as she cannot overrule Legal.

Attorney Washington stated the Council does not need to vote on the Reconsideration motion made by Councilman Alexander at the September 11, 2023 meeting.

ANNOUNCEMENTS OF UPCOMING MEETINGS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change or contact City Hall offices at 770-389-7900 for updates.

- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:00 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. (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)
- Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Oct 10)
- 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)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Oct 17)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month - Levi Meeting Room - City Hall (Oct 17)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Oct 26)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Oct 31)

UPCOMING CITY EVENTS/INITIATIVES

- 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*, Sunday, October 1st from 11am - 5pm at the Merle Manders Conference Center; contact via email: paoblack365@psialphaomega.org for additional information.
- Join Mayor Pro Tem Barber for the 'Breast Friends' Breast Health Awareness event on Monday, October 2nd at the Merle Manders Conference Center Lower Level and again on October 9th for the 'My Breast Friend' mammogram screening event in partnership with Women's Imaging Specialist. There are 20 slots available for women who are uninsured.
- Join Councilman Alexander for the District 5 Jodeco Rd. Community Clean Up – Saturday, October 7th from 9am – 11am. Meet at Hardee's on Jodeco Rd.
- Join Councilman Blount for *Bingo Bash*, Wednesday, October 18th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, October 23rd from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- Join Councilwoman Gantt for the 2023 Fall Festival on Saturday, October 28th at Clark Park from 12pm – 4pm. This is a Free Event with free candy, games and a costume contest, and Food Trucks will be on site.

- 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

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 Ford noted COVID-19 is still on the rise and encouraged everyone to get their vaccinations and boosters to stay healthy as the flu season approaches; noted Costco is having their grand opening at the Bridges of Jodeco on Thursday, November 16th; referenced the Candidate Forum taking place on Tuesday, October 10th with Stockbridge municipal candidates and will be hosted by an AJC journalist; and reminded everyone about the upcoming Free BridgeFest event and to get your ticket to secure seating.

Motion to convene Executive Session for Personnel made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed 3-2 Alexander, Blount and Gantt Approved; Barber and Thomas Opposed. Councilman Thomas exited the meeting during Executive Session.

Motion to adjourn Executive Sesson with an Affidavit and reconvene the meeting made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed 3-0. Alexander, Blount and Gantt Approved; Barber and Thomas were not present for the vote.

Motion to transfer properties: 108 First Street, 142 Wilson Avenue and 4498 North Henry Blvd. to the URA made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed 3-0. Alexander, Blount and Gantt Approved; Barber and Thomas were not present for the vote.

Motion to adjourn made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed 3-0. Alexander, Blount and Gantt Approved; Barber and Thomas were not present for the vote. The meeting was adjourned at 9:00 p.m.

Respectfully submitted by:

_____ _____

Vanessa Holiday, City Clerk Anthony S. Ford, Mayor

City of Stockbridge

AGENDA ITEM

MEETING DATE

NOVEMBER 13, 2023

- [x] 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: Community Development Staff - R. Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

REVISED PROVISIONS TO STATE ZONING PROCEDURES LAW. Council consideration of revised provisions to the State Zoning Procedures Law related to judicial reviews of zoning decisions that were recently made via House Bill 1405. Appropriate changes will need to be incorporated into the City's Unified Development Code (UDC). To be presented by a consultant, Clark Patterson Lee.

BACKGROUND INFORMATION:

House Bill 1405 has been reviewed by the Georgia Municipal Association, which provided a narrative review on its website; and by the Georgia Planning Association, which prepared a Summary Table.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

REVISED PROVISIONS TO STATE ZONING PROCEDURES LAW.
Council consideration of revised provisions to the State Zoning Procedures Law related to judicial reviews of zoning decisions; and authorization to the City of Stockbridge to update its Unified Development Code (UDC) to incorporate such revised provisions, as appropriate.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL

Staff Signature_____

House Bill 1405 (AS PASSED HOUSE AND SENATE)

By: Representatives Roberts of the 52nd, Washburn of the 141st, Crowe of the 110th, Dreyer of the 59th, Paris of the 142nd, and others

A BILL TO BE ENTITLED

AN ACT

To amend Title 36 of the Official Code of Georgia Annotated, relating to local governments, so as to revise "The Zoning Procedures Law"; to revise provisions related to judicial review of zoning decisions; to revise definitions; to provide for requirements for zoning decisions by boards or agencies using delegated powers; to provide additional notice and hearing provisions for changes to zoning ordinances that revise single-family residential classifications and definitions so as to authorize multifamily residential property uses; to require review procedures for decisions made by boards or agencies using delegated powers; to provide for judicial review of zoning decisions; to require certain designations relating to appeals of quasi-judicial decisions; to provide for related matters; to provide for an effective date and applicability; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

Title 36 of the Official Code of Georgia Annotated, relating to local governments, is amended by revising Chapter 66, relating to zoning procedures, as follows:

"CHAPTER 66

36-66-1.

This chapter shall be known and may be cited as ~~'The Zoning~~ the 'Zoning Procedures Law.'

36-66-2.

(a) While recognizing and confirming the authority of local governments to exercise zoning power within their respective territorial boundaries, it is the intention of this chapter to establish as state policy minimum procedures governing the exercise and means of judicial review of the exercise of that power. The purpose of these minimum procedures is to assure that due process is afforded to the general public when local governments regulate the uses of property through the exercise of the zoning power. Nothing in this chapter shall be construed to invalidate any zoning decision made by a local government prior to ~~January 1, 1986~~ July 1, 2023, or to require a local government to exercise its zoning power.

(b) Consistent with the minimum procedures required by this chapter, local governments may:

(1) Provide by ordinance or resolution for such administrative officers, ~~bodies~~ boards, or agencies as may be expedient for the efficient exercise of ~~their~~ delegated, quasi-judicial zoning powers and to establish procedures and notice requirements for hearings before such quasi-judicial officers, boards, or agencies that are consistent with the minimum procedures provided for in this chapter to assure due process is afforded the general public; and

(2) Provide by ordinance or resolution for procedures and requirements in addition to or supplemental to those required by this chapter and, where so adopted, thereby establish the minimum procedures for such local government's exercise of zoning powers.

36-66-3.

As used in this chapter, the term:

(1) 'Local government' means any county or municipality which exercises zoning power within its territorial boundaries.

(1.1) 'Quasi-judicial officers, boards, or agencies' means an officer, board, or agency appointed by a local government to exercise delegated, quasi-judicial zoning powers including hearing appeals of administrative decisions by such officers, boards, or agencies and hearing and rendering decisions on applications for variances, special administrative permits, special exceptions, conditional use permits, or other similar permits not enumerated herein as a zoning decision, pursuant to standards for the exercise of such quasi-judicial authority adopted by a local government.

(2) 'Territorial boundaries' means, in the case of counties, the unincorporated areas thereof and any area defined in paragraph (5.1) of Code Section 36-70-2, and, in the case of municipalities, the area lying within the corporate limits thereof except any area defined in paragraph (5.1) of Code Section 36-70-2.

(3) 'Zoning' means the power of local governments to provide within their respective territorial boundaries for the zoning or districting of property for various uses and the prohibition of other or different uses within such zones or districts and for the regulation of development and the improvement of real estate within such zones or districts in accordance with the uses of property for which such zones or districts were established.

(4) 'Zoning decision' means final legislative action by a local government which results in:

(A) The adoption or repeal of a zoning ordinance;

(B) The adoption of an amendment to a zoning ordinance which changes the text of the zoning ordinance;

(C) The adoption or denial of an amendment to a zoning ordinance ~~which rezones~~ to rezone property from one zoning classification to another;

(D) The adoption or denial of an amendment to a zoning ordinance by a municipal local government ~~which zones~~ to zone property to be annexed into the municipality; ~~or~~

(E) The grant or denial of a permit relating to a special use of property;

(F) The grant or denial of a variance or conditions concurrent and in conjunction with a decision pursuant to subparagraphs (C) or (E) of this paragraph.

(5) 'Zoning ordinance' means an ordinance or resolution of a local government establishing procedures and zones or districts within its respective territorial boundaries which regulate the uses and development standards of property within such zones or districts. The term also includes the zoning map adopted in conjunction with a zoning ordinance which shows the zones and districts and zoning classifications of property therein.

36-66-4.

(a) A local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action. Where the proposed action includes any combination of zoning decisions under subparagraphs (C), (E), or (F) of paragraph (4) of Code Section 36-66-3 for the same property, only one hearing shall be required under this Code Section. At least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation within the territorial boundaries of the local government a notice of the hearing. The notice shall state the time, place, and purpose of the hearing.

(b) If a zoning decision of a local government is for the rezoning of property and the rezoning is initiated by a party other than the local government, then:

(1) The notice, in addition to the requirements of subsection (a) of this Code section, shall include the location of the property, the present zoning classification of the property, and the proposed zoning classification of the property; and

(2) A sign containing information required by local ordinance or resolution shall be placed in a conspicuous location on the property not less than 15 days prior to the date of the hearing.

(c) If the zoning decision of a local government is for the rezoning of property and the amendment to the zoning ordinance to accomplish the rezoning is defeated by the local government, then the same property may not again be considered for rezoning until the expiration of at least six months immediately following the defeat of the rezoning by the local government.

(d) If the zoning is for property to be annexed into a municipality, then:

(1) Such municipal local government shall complete the procedures required by this chapter for such zoning, except for the final vote of the municipal governing authority, prior to adoption of the annexation ordinance or resolution or the effective date of any local Act but no sooner than the date the notice of the proposed annexation is provided to the governing authority of the county as required under Code Section 36-36-6;

(2) The hearing required by subsection (a) of this Code section shall be conducted prior to the annexation of the subject property into the municipality;

(3) In addition to the other notice requirements of this Code section, the municipality shall cause to be published within a newspaper of general circulation within the territorial boundaries of the county wherein the property to be annexed is located a notice of the hearing as required under the provisions of subsection (a) or (b), as applicable, of this Code section and shall place a sign on the property when required by subsection (b) of this Code section; and

(4) The zoning classification approved by the municipality following the hearing required by this Code section shall become effective on the later of:

(A) The date the zoning is approved by the municipality;

(B) The date that the annexation becomes effective pursuant to Code Section 36-36-2; or

(C) Where a county has interposed an objection pursuant to Code Section 36-36-11, the date provided for in paragraph (8) of subsection (c) of said Code section.

(e) A qualified municipality into which property has been annexed may provide, by the adoption of a zoning ordinance, that all annexed property shall be zoned by the municipality, without further action, for the same use for which that property was zoned immediately prior to such annexation. A qualified county which includes property which has been deannexed by a municipality may provide, by the adoption of a zoning ordinance, that all deannexed property shall be zoned by the county, without further action, for the same use for which that property was zoned immediately prior to such deannexation. A municipality shall be a qualified municipality only if the municipality and the county in which is located the property annexed into such municipality have a common zoning ordinance with respect to zoning classifications. A county shall be a qualified county only if that county and the municipality in which was located the property deannexed have a common zoning ordinance with respect to zoning classifications. A zoning ordinance authorized by this subsection shall be adopted in compliance with the other provisions of this chapter. The operation of such ordinance to zone property which is annexed or deannexed shall not require any further action by the adopting municipality, adopting county, or owner of the property annexed or deannexed. Property which is zoned pursuant to this subsection may have such zoning classification changed upon compliance with the other provisions of this chapter.

(f) When a proposed zoning decision relates to or will allow the location or relocation of a halfway house, drug rehabilitation center, or other facility for treatment of drug dependency, a public hearing shall be held on the proposed action. Such public hearing shall be held at least six months and not more than nine months prior to the date of final action on the zoning decision. The hearing required by this subsection shall be in addition to any hearing required under subsection (a) of this Code section. The local government shall give notice of such hearing by:

(1) Posting notice on the affected premises in the manner prescribed by subsection (b) of this Code section; and

(2) Publishing in a newspaper of general circulation within the territorial boundaries of the local government a notice of the hearing at least 15 days and not more than 45 days prior to the date of the hearing.

Both the posted notice and the published notice shall include a prominent statement that the proposed zoning decision relates to or will allow the location or relocation of a halfway house, drug rehabilitation center, or other facility for treatment of drug dependency. The published notice shall be at least six column inches in size and shall not be located in the classified advertising section of the newspaper.

(g) A local government delegating decision-making power to a quasi-judicial officer, board, or agency shall provide for a hearing on each proposed action described in paragraph (1.1) of Code Section 36-66-3. Notice of such hearing shall be provided at least 30 days prior to the quasi-judicial hearing, with such notice being made as provided for in subsection (a) of this Code section and with additional notice being mailed to the owner of the property that is the subject of the proposed action.

(h)(1) Notwithstanding any other provisions of this chapter to the contrary, when a proposed zoning decision relates to an amendment of the zoning ordinance to revise one or more zoning classifications or definitions relating to single-family residential uses of property so as to authorize multifamily uses of property pursuant to such classification or definitions, or to grant blanket permission, under certain or all circumstances, for property owners to deviate from the existing zoning requirements of a single-family residential zoning, such zoning decision must be adopted in the following manner:

(A) The zoning decision shall be adopted at two regular meetings of the local government making the zoning decision, during a period of not less than 21 days apart; and

(B) Prior to the first meeting provided for in subparagraph (A) of this paragraph, at least two public hearings shall be held on the proposed action. Such public hearings shall be held at least three months and not more than nine months prior to the date of

final action on the zoning decision. Furthermore, at least one of the public hearings must be held between the hours of 5:00 P.M. and 8:00 P.M. The hearings required by this paragraph shall be in addition to any hearing required under subsection (a) of this Code section. The local government shall give notice of such hearing by:

(i) Posting notice on each affected premises in the manner prescribed by subsection (b) of this Code section; provided, however, that when more than 500 parcels are affected, in which case posting notice is required every 500 feet in the affected area; and

(ii) Publishing in a newspaper of general circulation within the territorial boundaries of the local government a notice of each hearing at least 15 days and not more than 45 days prior to the date of the hearing.

Both the posted notice and the published notice shall include a prominent statement that the proposed zoning decision relates to or will authorize multifamily uses or give blanket permission to the property owner to deviate from the zoning requirements of a single-family residential zoning of property in classification previously relating to single-family residential uses. The published notice shall be at least nine column inches in size and shall not be located in the classified advertising section of the newspaper. The notice shall state that a copy of the proposed amendment is on file in the office of the clerk or the recording officer of the local government and in the office of the clerk of the superior court of the county of the legal situs of the local government for the purpose of examination and inspection by the public. The local government shall furnish anyone, upon written request, a copy of the proposed amendment, at no cost.

(2) The provisions of paragraph (1) of this subsection shall also apply to any zoning decisions that provide for the abolition of all single-family residential zoning classifications within the territorial boundaries of a local government or zoning decisions that result in the rezoning of all property zoned for single-family residential uses within

the territorial boundaries of a local government to multifamily residential uses of property.

(3) This subsection shall not apply to zoning decisions for the rezoning of property from a single-family residential use of property to a multifamily residential use of property when the rezoning is initiated by the owner or authorized agent of the owner of such property.

36-66-5.

(a) Local governments shall adopt policies and procedures which govern calling and conducting hearings required by Code Section 36-66-4, and printed copies of such policies and procedures shall be available for distribution to the general public. Such policies and procedures shall specify a minimum time period at hearings on proposed zoning decisions or quasi-judicial decisions for presentation of data, evidence, and opinion by proponents of each zoning decision and an equal minimum time period for presentation by opponents of each proposed zoning decision, such minimum time period to be no less than ten minutes per side.

(b) In addition to policies and procedures required by subsection (a) of this Code section, each local government rendering a zoning decision shall adopt standards governing the exercise of the zoning power, and such standards may include any factors which the local government finds relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property. Such standards shall be printed and copies thereof shall be available for distribution to the general public.

(b.1) In addition to policies and procedures required by subsection (a) of this Code section, each local government providing for a quasi-judicial officer's, board's, or agency's grant, denial, or review of a quasi-judicial matter may adopt specific standards and criteria governing the exercise of such quasi-judicial decision-making authority, and such standards

shall include the factors by which the local government directs the evaluation of a quasi-judicial matter. Such standards shall be printed and copies thereof made available for distribution to the general public.

(c) The policies and procedures required by subsection (a) of this Code section and the adoption of standards required by subsection (b) and permitted by subsection (b.1) of this Code section ~~may~~ shall be included in and adopted as part of the zoning ordinance. Prior to the adoption of any zoning ordinance enacted on or after ~~January 1, 1986~~ July 1, 2022, a local government shall conduct a public hearing on a proposed action which may be advertised and held concurrent with the hearing required by subsection (a) of Code Section 36-66-4 for the adoption of a zoning ordinance. The provisions of subsection (a) of Code Section 36-66-4 relating to notices of public hearings for the purposes of that subsection shall also apply to public hearings required by this subsection.

36-66-5.1.

(a) To ensure that the general public is afforded due process in an orderly way to petition the courts for review of a local government's exercise of zoning, administrative, or quasi-judicial powers as guaranteed by Article I, Section I, Paragraphs IX and XII of the Constitution, the General Assembly, pursuant to its authority under Article VI, Section IV, Paragraph I of the Constitution, provides the following mechanism by which each of the powers described in this chapter may be reviewed by the superior court of the county wherein such property is located:

(1) Zoning decisions as described in this chapter, being legislative in nature, shall be subject to direct constitutional challenge regarding the validity of maintaining the existing zoning on the subject property or the validity of conditions or an interim zoning category other than what was requested in the superior court pursuant to its original jurisdiction over declaratory judgments pursuant to Chapter 4 of Title 9 and equity jurisdiction under Title 23. Such challenges shall be by way of a de novo review by the superior court

wherein such review brings up the whole record from the local government and all competent evidence shall be admissible in the trial thereof, whether adduced in a local government process or not and employing the presumption that a governmental zoning decision is valid and can be overcome substantively by a petitioner showing by clear and convincing evidence that the zoning classification is a significant detriment to the petitioner and is insubstantially related to the public health, safety, morality, or general welfare; or

(2) Quasi-judicial decisions as described in this chapter and zoning decisions under subparagraph (E) of paragraph (4) of Code Section 36-66-3 shall be subject to appellate review by the superior court pursuant to its appellate jurisdiction from a lower judicatory body and shall be brought by way of a petition for such review as provided for in Title 5. Such matters shall be reviewed on the record which shall be brought to the superior court as provided in Title 5.

(b) All such challenges or appeals shall be brought within 30 days of the written decision of the challenged or appealed action.

(c) To ensure that the citizens of this state are not unnecessarily burdened by the review process as a mechanism of appeal, local governments shall designate by ordinance or resolution:

(1) The officer of the quasi-judicial board or agency who shall have authority, without additional board or agency action, to approve or issue any form or certificate necessary to perfect the petition described in Title 5 for review of lower judicatory bodies and upon whom service of such petition may be effected or accepted on behalf of the lower judicatory board or agency, during normal business hours, at the regular offices of the local government; and

(2) The elected official or his or designee who shall have authority to accept service and upon whom service of an appeal of a quasi-judicial decision may be effected or accepted

on behalf of the local governing authority, during normal business hours, at the regular offices of the local government.

(d) An appeal or challenge by an opponent filed pursuant to this chapter shall stay all legal proceedings in furtherance of the action appealed from or challenged, unless the local government, officer, board, or agency from which or from whom the appeal or challenge is taken certifies that, by reason of the facts stated in the certificate, a stay would cause imminent peril to life or property. In such actions, the applicant for the zoning decision or the quasi-judicial decision shall be a necessary party and shall be named as a defendant in the action and served in accordance with the requirements of Title 5 or Title 9, as appropriate.

36-66-6.

(a) In any local government which has established a planning department or other similar agency charged with the duty of reviewing zoning proposals, such planning department or other agency shall, with respect to each proposed zoning decision involving land that is adjacent to or within 3,000 feet of any military base or military installation or within the 3,000 foot Clear Zone and Accident Prevention Zones Numbers I and II as prescribed in the definition of an Air Installation Compatible Use Zone of a military airport, investigate and make a recommendation with respect to each of the matters enumerated in subsection (b) of this Code section, in addition to any other duties with which the planning department or agency is charged by the local government. The planning department or other agency shall request from the commander of such military base, military installation, or military airport a written recommendation and supporting facts relating to the use of the land being considered in the proposed zoning decision at least 30 days prior to the hearing required by subsection (a) of Code Section 36-66-4. If the base commander does not submit a response to such request by the date of the public hearing, there shall be a presumption that the proposed zoning decision will not have any adverse effect relative to

the matters specified in subsection (b) of this Code section. Any such information provided shall become a part of the public record.

(b) The matters with which the planning department or agency shall be required to make such investigation and recommendation shall be:

(1) Whether the zoning proposal will permit a use that is suitable in view of the use of adjacent or nearby property within 3,000 feet of a military base, military installation, or military airport;

(2) Whether the zoning proposal will adversely affect the existing use or usability of nearby property within 3,000 feet of a military base, military installation, or military airport;

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

(4) Whether the zoning proposal will result in a use which will or could cause a safety concern with respect to excessive or burdensome use of existing streets, transportation facilities, utilities, or schools due to the use of nearby property as a military base, military installation, or military airport;

(5) If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan; and

(6) Whether there are other existing or changing conditions affecting the use of the nearby property as a military base, military installation, or military airport which give supporting grounds for either approval or disapproval of the zoning proposal.″

SECTION 2.

This Act shall become effective on July 1, 2022, and shall apply to all zoning and quasi-judicial decisions occurring on and after that date; however, no zoning or quasi-judicial decision prior to July 1, 2023, shall be rendered invalid or void because of a local government's failure to implement language in their ordinances accomplishing the provisions of Code Section 36-66-5.1.

SECTION 3.

All laws and parts of laws in conflict with this Act are repealed.

HB 1405, Zoning Procedures; Judicial Review

Municipal Impact

Position
Support
GMA Contact
Rusi Patel, (678) 686-6210
Bill Sponsor

Rep. Shea Roberts
District 52

This legislation has been drafted to clarify the process for appeals of zoning decisions and disputes following some judicial decisions in recent years.

Recently, the Georgia Supreme Court held that local ordinances could not create a means of appeal to the superior court if such was not authorized by statute and that quasi-judicial decisions of zoning boards could only be appealed by certiorari even if such was not articulated in a local ordinance. Appeals by certiorari would be based on the record presented meaning that both the zoning applicant/complainant and the local government would have to make their case in court based on the evidence presented to the local government. This means the applicant/complainant and the local government would likely have to utilize expert witnesses at the local government level for all of these zoning decisions in the event they are appealed and they need a record of why they made the decision they made.

This legislation would allow for local governments to provide by ordinance or resolution those officers, boards, or agencies that should exercise delegated quasi-judicial zoning powers and to establish procedures and notice requirements for hearing before such quasi-judicial officers, boards, or agencies. These quasi-judicial officers, boards, and agencies would have the power to hear appeals from administrative decisions and hear and render decisions on applications for variances, special administrative permits, special exemptions, conditional use permits, and other similar permits, which would not be zoning decisions, as such term is defined in the code.

Any local government delegating decision-making powers to a quasi-judicial officer, board, or agency would be required to provide for a hearing on each proposed action with a notice sent at least 30 days' prior. Such local governments would also be allowed to adopt specific standards and criteria governing such quasi-judicial decision-making authority.

Finally, this legislation clarifies the appeals process by the superior court by providing that zoning decisions would be subject to direct constitutional challenge regarding the validity of maintaining the existing zoning, the validity of conditions, or an interim zoning category other than what was requested in the superior court. Such challenges would be by way of de novo review in the superior court but would require the entire record from the local government to be brought up, with all competent evidence being admissible. Additionally, a presumption that a governmental zoning decision is valid would substantively be able to be overcome when there is clear and convincing evidence that ths zoning classification is a siginficant detriment to the petitioner and not related to public health, safety, morality, or the general welfare.

Quasi-judicial decisions would be subject to appellate review in the superior court and could only be brought by petition for certiorari. Those quasi-judicial decisions would be reviewed and based on the record. The legislation would set a deadline of 30 days to bring any challenges and would also require that local governments designate the quasi-judicial officer, board, or agency upon whom service could be effected and the elected official or designee who service can be effected.

The Senate, through a floor amendment, added language establishing a new rezoning process in the instance that a city revise existing single-family residentially zoned properties to allow for multi-family uses. This language allows a city wish to adopt such zoning changes, but a municipality would first need to:

(1) Adopt such decision through two public meetings during a period of not less than 21 days apart;

(2) Prior to such public meetings, hold two public hearings specific to the proposed changes within 3-9 months of any final zoning decision, and at least one must occur between 5PM-8PM;

(3) Post details of zoning change on any impacted properties, and posting every 500 ft in cases of where over 500 parcels are affected, as well as publish hearing information in the local newspaper 15-45 days prior detailing the changes would allow property owners to not comply with single-family residential zoning requirements; and

(4) Provide language of proposed amendment at no cost to any individual requesting the information.

(5) These provisions apply to both altering single-family zoning and abolishing single-family zoning requirements for the purposes of authorizing multi-family zoning standards on the same properties.

These newly added provisions would not apply to any property owner or authorized person seeking the rezoning to multifamily from the local government.

Last Updated: 4/4/2022
Subject Area: Land Use and Annexation | Municipal Powers |
Resources: bill text
BILL STATUS
7/1/2022 - Effective Date 5/13/2022 - Act 881 5/13/2022 - Date Signed by Governor
COMMITTEE
House Governmental Affairs
Senate Judiciary

Votes

4/5/2022	House Vote #916	Yea - 130
4/4/2022	Senate Vote #835	Yea - 53
3/15/2022	House Vote #745	Yea - 160

Comment on this Bill

	SECTION	CHANGE	INTERPRETATIONS TO BE DETERMINED LOCALLY WITH COUNSEL
DEFINITIONS	Sec. 36-66-3(1.1)	Defines "quasi-judicial officers, boards, or agencies" as those entities rendering decisions on variances, special administrative permits, special exceptions, conditional use permits, or other zoning decisions.	Need to determine how to handle the difference between a conditional use and a special use. No definition provided for each of the application types in the list of quasi-judicial decisions in the amendment.
	Sec. 36-66-3(4)	Defines "zoning decision" as a rezoning, text amendment, special use, and concurrent variances - Incorporates "repeal" of decisions and conditions in the definition of "zoning decision" - Incorporates variances concurrent with special uses of property and rezonings in the definition of "zoning decision"	Consider whether administrative variances and procedures for minor modifications can be reviewed at the administrative level without a public hearing since alterations of conditions are considered "zoning decisions."
REQUIRED HEARINGS	Sec. 36-66-4(a)	Only one hearing is required for text amendments, rezonings, special uses, and concurrent variances. Only one hearing is required for any combination thereof.	
	Sec. 36-66-4(g)	One hearing per proposed action required for all quasi-judicial decisions.	Consider whether this requires the opening and closing of a separate hearing for each variance request. Compare the language to the zoning decision language in (a) of that section for context.
	Sec. 36-66-4(h)(1), (2), and (3):	Text amendments that involve allowing multi-family (MF) uses in a single-family residential (SFR) district; abolition of SFR classifications in jurisdictions; or when properties are granted ability to deviate from existing zoning requirements in single-family residential zoning districts – does not apply to SFR uses being changed to MFR uses for owner-initiated applications.	No definition of MF in ZPL. Determine if this section should apply to planned unit development districts. Note that the requirement specifies "uses," not zoning. The exemption specifies "owner-initiated applications only.
		Decisions to be adopted at two regular meetings that are to be a minimum of 21 days apart.	
		Prior to two-read adoption, two additional public hearings required: - Hearings shall be held 3-9 months prior to date of final adoption - At least one hearing shall be held between 5 p.m. and 8 p.m.	

	SECTION	CHANGE	INTERPRETATIONS TO BE DETERMINED LOCALLY WITH COUNSEL
NOTICE	Sec. 36-66-4(g)	Quasi-judicial decisions: 30 days notice	
		Quasi-judicial decisions: Requires written notification to property owner and newspaper ad	Note the added requirement to send written notice to the property owner.
	Sec. 36-66-4(h)(1), (2), and (3)	Applies to same scenarios as above - Text amendments that involve allowing multi-family (MF) uses in a single-family residential (SFR) district; abolition of SFR classifications in jurisdictions; or when properties are granted ability to deviate from existing zoning requirements in single-family residential zoning districts – does not apply to SFR uses being changed to MFR uses for owner-initiated applications.	No definition of MF in ZPL.
			Determine if this section should apply to planned unit development districts.
			Note that the requirement specifies "uses," not zoning. The exemption specifies "owner-initiated applications only.
		Post notice on each affected "premises." If there are more than 500 parcels, posting is only required every 500 feet.	Determine if "premises" is referring also to situations where properties impacted by text amendments have to be posted under the cited scenarios.
		Newspaper ad - Minimum of 15 days/not more than 45 days from hearing (unchanged) - Prominent notice of purpose (provide full description of intent of change) - 9 column inches - Shall not located in classified section - State that a copy of proposed ordinance is on file (to be furnished upon request at no cost).	

	SECTION	CHANGE	INTERPRETATIONS TO BE DETERMINED LOCALLY WITH COUNSEL
WRITTEN POLICY	Sec. 36-66-5	Policies and procedures outlined in ZPL shall be incorporated into ordinance (a portion is existing but requirements specific to quasi-judicial decisions has been added).	
		Incorporate requirements for designating hearing procedures, criteria for review, and providing printed copies of procedures at quasi-judicial hearings.	
DELEGATION OF DECISION MAKING POWER TO OFFICER, BOARD, OR AGENCY	Sec. 36-66-4(g)	Specific changes are noted elsewhere in chart - this line item is added specifically to contemplate whether the requirements are different in the authority is not delegated.	Identify whether local interpretation is that requirements related to quasi-judicial decisions are not required when decisions are made by governing body (i.e.: the authority is not delegated to a subordinate board).

	SECTION	CHANGE	INTERPRETATIONS TO BE DETERMINED LOCALLY WITH COUNSEL
APPEALS	Sec. 36-66-5.1	Zoning decisions – subject to de novo review that reviews the record and any new evidence.	Note implications for conditional use permits and special uses based on how prior sections are interpreted.
		Quasi-judicial decisions – subject to appellate review – reviews only the record.	
		Government to designate (by ordinance or resolution) - Officer of quasi-judicial board to receive service (at office during regular hours) - Elected official or designee for quasi-judicial appeals	
		Appeal stays all actions	
EFFECTIVE DATE	Sec. 36-66-5	No text amendments adopted after July 1, 2022 are procedurally correct unless adoption procedures comply with the aforementioned changes.	
	Sec. 36-66-2(a)	No zoning or quasi-judicial decision prior to July 1, 2023 is rendered invalid or void because of failure to update ordinances.	

City of Stockbridge
Zoning Procedures Law (ZPL)
Summary

November 13, 2023

Outline

- Review Zoning Procedures Law updates
- Identify recommended approach
- Discuss outstanding policy items/generate consensus
- Move forward with text amendments

What is the Zoning Procedures Law?

- Powers enumerated by the State
- Outlines required processes to be followed when exercising zoning powers
  - Defines which actions apply
  - Required notice
  - Required hearings
  - Appeals procedures
- Required to comply with ZPL + local ordinances for due process
- Amended in July 2022; changes effective by July 2023

Definitions

- Defines “quasi-judicial officers, boards, or agencies” as those entities rendering decisions on variances, special administrative permits, special exceptions, conditional use permits, or other zoning decisions (Sec. 36-66-3(1.1))
- Defines “zoning decision” as a rezoning, text amendment, special use, and concurrent variances (Sec. 36-66-3(4))
  - Incorporates “repeal” and “denial” of decisions in the definition of “zoning decision”
  - Incorporates variances concurrent with special uses of property and rezonings in the definition of “zoning decision”

- Ordinance
  - Clearly define each of these actions
    - Variance
    - Administrative Variance
    - Special/Conditional Use Permits
    - Concurrent variance (if desired)
    - Rezoning
    - Text amendment
- Practice
  - Ensure each type of case is being properly processed

Required Hearings

- Only <u>one hearing combined</u> required for text amendments, rezonings, special uses, and concurrent variances (or any combination thereof) (Sec. 36-66-4(a))
- One hearing <u>per proposed action</u> required for all quasi-judicial decisions (Sec. 36-66-4(g))

- Ordinance
  - No local changes anticipated at this time
- Practice
  - Continue to vote on each decision individually

Notice

- Quasi- judicial decisions (Sec. 36-66-4(g)):
  - 30-days notice
  - Requires written notification to **property owner** and newspaper ad

- Ordinance
  - Set <u>all</u> notice requirements to 30 days minimum (regardless of decision type)
  - Identify property owner and newspaper as ad recipients
- Practice
  - Adjust 2024 calendar prior to adoption

Multi-Family Changes

- Text amendments that involve allowing MF in a SFR district
- Abolition of SFR classifications in the jurisdiction
- When properties granted ability to deviate from existing zoning requirements in single-family residential zoning districts
  - Does not apply to SFR uses being changed to MFR uses for owner-initiated applications
- (Sec. 36-66-4(h)(1), (2), and (3))

- Ordinance
  - Clearly define multi-family uses and districts
  - Adopt by reference only
- Practice
  - Reference the state code if a request meeting this standard is proposed as a city-initiated action

Multi-Family Changes (Hearings)

- Decisions to be adopted at two regular meetings that are to be a minimum of 21 days apart
- Prior to two-read adoption, two additional public hearings required
  - Hearings shall be held between 3-9 months prior to date of adoption
  - At least one hearing shall be held between 5 p.m. and 8 p.m.

- Ordinance
  - Clearly define multi-family uses and districts
  - Adopt by reference only
- Practice
  - Reference the state code if a request meeting this standard is proposed as a city-initiated action

Multi-Family Changes (Notice)

- Post notice on each affected "premises." If there are more than 500 parcels, posting is only required every 500 feet.
- Newspaper ad
  - Minimum of 15 days/not more than 45 days from hearing
  - Prominent notice of purpose (full description of intent of change)
  - 9 column inches
  - Not located in classified section
  - State that a copy of proposed ordinance on file (to be furnished upon request at no cost)

- Ordinance
  - Clearly define multi-family uses and districts
  - Adopt by reference only
- Practice
  - Reference the state code if a request meeting this standard is proposed as a city-initiated action

Written Policies and Procedures

Quasi-judicial decisions

- Policies and procedures outlined in ZPL shall be incorporated into ordinance
- Incorporate requirements for designating hearing procedures, criteria for review, and providing printed copies of procedures to general public
- (Sec. 36-66-5)

- Ordinance
  - No additional change necessary (aside from prior updates)
- Practice
  - Offer printed copies of procedures at meetings

Appeals

- Zoning decisions – subject to de novo review that reviews the record and any new evidence; direct constitutional challenge regarding the validity of zoning
- Quasi-judicial decisions – subject to appellate review – reviews only the record
- Government to designate (by ordinance or resolution)
  - Officer of quasi-judicial board to receive service (at office during regular hours)
  - Elected official or designee for quasi-judicial appeals
- Appeal stays all actions
- (Sec. 36-66-5.1)

- Ordinance
  - Define what a zoning versus quasi-judicial decision is via ordinance
  - Designate officer(s) to accept service
- Practice
  - Process appeals accordingly

Effective Date

- No text amendments adopted after July 1, 2022 unless adoption procedures comply with the aforementioned changes (Sec. 36-66-5(c))
- No zoning or quasi-judicial decision prior to July 1, 2023 is rendered invalid or void because of failure to update ordinances (Sec. 36-66-2(a))

- Ordinance
  - Adopt revisions
- Practice
  - Implement changes immediately upon adoption

Policy Decisions

- Duration for successive applications (6 or 12 months)?
- Property owner notifications – local preference
- Who to accept service?
- Replace allowed variances with prohibited variances?
- Consider Plats as administrative process
- Consider Community Zoning Information Meetings (applicant-driven)

City of Stockbridge

AGENDA ITEM

MEETING DATE

NOVEMBER 13, 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Presentation of changes enacted at the state-level related to required zoning procedures.

BACKGROUND INFORMATION:

The power to zone and make land use decisions (rezonings, use permits, variances, etc) is enumerated by the state to local and County governments, while the minimum standards for exercising those powers are outlined in what is referred to as the Zoning Procedures Law. The Zoning Procedures Law was amended by the state legislature in July 2022. Those changes involve minimum requirements for notice and hearing procedures for what are defined as quasi-judicial and zoning decisions. The changes require amendments to local ordinances to be in compliance with state law. Staff will review and summarize those changes as an informational step prior to proceeding through the text amendment process in December/January to answer any questions and receive policy feedback from City Council.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

Presentation of changes enacted at the state-level related to required zoning procedures.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

No action required at this time.

Staff Signature_____

City of Stockbridge
Zoning Procedures Law (ZPL)
Summary

November 13, 2023

Outline

- Review Zoning Procedures Law updates
- Identify recommended approach
- Discuss outstanding policy items/generate consensus
- Move forward with text amendments

What is the Zoning Procedures Law?

- Powers enumerated by the State
- Outlines required processes to be followed when exercising zoning powers
  - Defines which actions apply
  - Required notice
  - Required hearings
  - Appeals procedures
- Required to comply with ZPL + local ordinances for due process
- Amended in July 2022; changes effective by July 2023

Definitions

- Defines “quasi-judicial officers, boards, or agencies” as those entities rendering decisions on variances, special administrative permits, special exceptions, conditional use permits, or other zoning decisions (Sec. 36-66-3(1.1))
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  - Incorporates “repeal” and “denial” of decisions in the definition of “zoning decision”
  - Incorporates variances concurrent with special uses of property and rezonings in the definition of “zoning decision”

- Ordinance
  - Clearly define each of these actions
    - Variance
    - Administrative Variance
    - Special/Conditional Use Permits
    - Concurrent variance (if desired)
    - Rezoning
    - Text amendment
- Practice
  - Ensure each type of case is being properly processed

Required Hearings

- Only <u>one hearing combined</u> required for text amendments, rezonings, special uses, and concurrent variances (or any combination thereof) (Sec. 36-66-4(a))
- One hearing <u>per proposed action</u> required for all quasi-judicial decisions (Sec. 36-66-4(g))

- Ordinance
  - No local changes anticipated at this time
- Practice
  - Continue to vote on each decision individually

Notice

- Quasi- judicial decisions (Sec. 36-66-4(g)):
  - 30-days notice
  - Requires written notification to **property owner** and newspaper ad

- Ordinance
  - Set <u>all</u> notice requirements to 30 days minimum (regardless of decision type)
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Multi-Family Changes

- Text amendments that involve allowing MF in a SFR district
- Abolition of SFR classifications in the jurisdiction
- When properties granted ability to deviate from existing zoning requirements in single-family residential zoning districts
  - Does not apply to SFR uses being changed to MFR uses for owner-initiated applications
- (Sec. 36-66-4(h)(1), (2), and (3))

- Ordinance
  - Clearly define multi-family uses and districts
  - Adopt by reference only
- Practice
  - Reference the state code if a request meeting this standard is proposed as a city-initiated action

Multi-Family Changes (Hearings)

- Decisions to be adopted at two regular meetings that are to be a minimum of 21 days apart
- Prior to two-read adoption, two additional public hearings required
  - Hearings shall be held between 3-9 months prior to date of adoption
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Multi-Family Changes (Notice)

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  - 9 column inches
  - Not located in classified section
  - State that a copy of proposed ordinance on file (to be furnished upon request at no cost)

- Ordinance
  - Clearly define multi-family uses and districts
  - Adopt by reference only
- Practice
  - Reference the state code if a request meeting this standard is proposed as a city-initiated action

Written Policies and Procedures

Quasi-judicial decisions

- Policies and procedures outlined in ZPL shall be incorporated into ordinance
- Incorporate requirements for designating hearing procedures, criteria for review, and providing printed copies of procedures to general public
- (Sec. 36-66-5)

- Ordinance
  - No additional change necessary (aside from prior updates)
- Practice
  - Offer printed copies of procedures at meetings

Appeals

- Zoning decisions – subject to de novo review that reviews the record and any new evidence; direct constitutional challenge regarding the validity of zoning
- Quasi-judicial decisions – subject to appellate review – reviews only the record
- Government to designate (by ordinance or resolution)
  - Officer of quasi-judicial board to receive service (at office during regular hours)
  - Elected official or designee for quasi-judicial appeals
- Appeal stays all actions
- (Sec. 36-66-5.1)

- Ordinance
  - Define what a zoning versus quasi-judicial decision is via ordinance
  - Designate officer(s) to accept service
- Practice
  - Process appeals accordingly

Effective Date

- No text amendments adopted after July 1, 2022 unless adoption procedures comply with the aforementioned changes (Sec. 36-66-5(c))
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- Ordinance
  - Adopt revisions
- Practice
  - Implement changes immediately upon adoption

Policy Decisions

- Duration for successive applications (6 or 12 months)?
- Property owner notifications – local preference
- Who to accept service?
- Replace allowed variances with prohibited variances?
- Consider Plats as administrative process
- Consider Community Zoning Information Meetings (applicant-driven)

City of Stockbridge

AGENDA ITEM

MEETING DATE

November 13, 2023

- [x] 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: Dr. Alfreda Gourdine

DEPARTMENT: Youth Council

ITEM/PROJECT/EVENT:

Council consideration to approve the use of the Merle Manders Conference Center Ballroom for a Youth Council Holiday Event on December 16, 2023.

BACKGROUND INFORMATION:

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

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

AMOUNT $

ATTACHMENTS: [ ]

City of Stockbridge

AGENDA ITEM

MEETING DATE

November 13, 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 IV
■	TSPLOST
■	CDBG
■	GRANT FUNDING
☐	COUNCIL INITIATIVE
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
■	BONDING

ACCOUNT TRANSFER FROM: N/A

ACCOUNT TRANSFER TO: N/A

PRESENTER: Ryan Anderson, Chief Planner

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Council Consideration to adopt the City of Stockbridge 2024-2028 Short Term Work Program/Capital Improvements Element (STWP/CIE).

BACKGROUND INFORMATION:

This is a state mandated annual update to be heard as a Public Hearing for transmission to the GA Department of Community Affairs and the Atlanta Regional Commission. Both have reviewed and provided minor comments which have been updated in the document. The Community Development Department requests City Council adoption of the 2024-2028 Short Term Work Program/Capital Improvements Element (STWP/CIE) to remain in compliance with state minimum standards.

SIGNATURES:	
CITY ATTORNEY	
CITY TREASURER	
CITY MANAGER	

FINANCIAL IMPACT:	N/A
AMOUNT: N/A	
ATTACHMENTS:	Yes

PUBLIC HEARING NOTICE
Stockbridge City Council Meeting

Date: **November 13, 2023**
Location: **4640 North Henry Blvd**
Stockbridge, GA 30281
Public Hearing: 6:00 P.M.

CITY OF STOCKBRIDGE 2024-2028 SHORT TERM WORK PROGRAM/CAPITAL IMPROVEMENT ELEMENT (STWP/CIE) The Community Development Department is requesting that the City Council approve the Transmittal of the 2024-2028 Short-Term Work Program/Capital Improvement Element (STWP/CIE) to the Department of Community Affairs & the Atlanta Regional Commission for their review and recommendations.

Please run a Display ad in *The Henry Herald* on the following dates: October 18, 2023.

Edited by: _____ Date: _____

Checked by: _____ Date: _____

Approved by: _____ Date: _____

Received at *The Daily Herald* by: _____

Date: _____ Time: _____

Please Bill: 7040—Planning and Zoning Department

Please e-mail a copy of the Ad, once it has run to planning@cityofstockbridge-ga.gov and also to randerson@cityofstockbridge-ga.gov

Stockbridge
Where Community Connects

City of Stockbridge
4640 North Henry Blvd. • Stockbridge, GA 30281
City Hall: (770) 389-7900 • Fax: (770) 389-7912

November 13, 2023

Mr. Andrew Smith, Principal Planner
Atlanta Regional Commission
229 Peachtree St. NE STE 100
Atlanta, GA 30303

RE: Transmittal of City of Stockbridge 2023-2027 Short Term Work Program & Capital Improvement Element Update to the Atlanta Regional Commission & Dept. of Community Affairs

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Dear Mr. Smith,

The City of Stockbridge has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that the appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Ryan Anderson, Chief Planner at 678-833-3340 and randerson@cityofstockbridge-ga.gov.

Best regards,

_____

Mayor Anthony Ford
Stockbridge City Council
aford@cityofstockbridge-ga.gov

cc: Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Ryan Anderson Chief Planner-Community Development

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO.

A RESOLUTION APPROVING CITY OF STOCKBRIDGE 2024-2028 SHORT TERM WORK PROGRAM AND CAPITAL IMPROVEMENTS ELEMENT (CIE).

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 providing public services to residents located within the corporate limits of the City; and,

WHEREAS, there are certain minimum standards for the Short Term Work Program/Capital Improvement Element plan; and;

WHEREAS, the City is required to hold a public hearing on such a plan; and

WHEREAS, the City would like to transmit its 2024-2028 Short-Term Work Program/Capital Improvement plan to the Georgia Department of Community Affairs and Atlanta Regional Commission; and

WHEREAS, the Department of Community Affairs and Atlanta Regional Commission will review such plan within the next 30 days and provide feedback to the City on the plan.

THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE GEORGIA AS FOLLOWS:

SECTION 1. Approval of Transmittal - The City Council approves the 2024-2028 Short-Term Work Program/Capital Improvement plan and approves the transmittal of the plan to the Georgia Department of Community Affairs and Atlanta Regional Commission as described in Exhibit A hereto.

SECTION 2. 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.

SECTION 3. Repeal of Conflicting Provisions – All City Resolutions inconsistent with this Resolution are hereby repealed.

SECTION 4. Effective Date. This resolution shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

Stockbridge

Where Community Connects

Short-Term Work Program & CIE Update 2024-2028
CITY OF STOCKBRIDGE, GEORGIA

Contents

SHORT TERM WORK PROGRAM ANNUAL UPDATE ..... Pages 2-5

CAPITAL IMPROVEMENT ELEMENT ..... Pages 6-8

Community Facilities						
Item	Activity	Years	Responsible Party	**Cost Estimate**	**Funding Source**	**Status**
1	Splash Pad/Park Design-Construction	2015-2026	Community Development	$1,300,000	General Fund	In Progress
2	Stockbridge Electric Vehicle Station @ Amphitheater	**2022-2024**	Community Development	$75,000	**GA Power** General Fund	In Progress
3	Monument Sign (City Hall Fountain}	**2018-2026**	Community Development	$152,000	General Fund	Concept Plan Process
4	Multi-Purpose Facility (Youth/Senior}	**2018-2026**	Community Development	$8,000,000	General Fund/Bond Financing	Concept Plan Process
5	Cultural Arts Center	**2018-2026**	Community Development	$18,000,000	Bond FinancinQ/SPLOST V	Concept & Development Plan Process
6	Water supply source development	2015-2025	Public Works	$102,900	SPLOST 111, IV	2 wells drilled, did not supply sufficient water, and were abandoned.
7	GIS - Infrastructure inventory and detailed maooina	2016-2025	Public Works	$50,000	SPLOST IV	In Progress
8	Sewer - infiltration and inflow study	2016-2026	Public Works	$1,500,000	SPLOST IV	In Progress
Subtotal				**$29,179,900**		

Economic Development

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Create a Citywide Marketing Plan (Rebranding)	2016-2026	Economic Development	$75,000	Hotel/ Motel	On-going
2	Establish Stockbridge Assoc. of Businesses	2017-2026	Economic Development	$20,000	General Fund	In Progress
3	Create Economic Development Marketing Plan	2017-2026	Economic Development	$100,000	Hotel/ Motel	In Progress
4	Opportunity Zone Designation Study	2017-2026	Economic Development	$25,000	General Fund	In Progress
Subtotal				**$220,000**		

Land Use

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Trail Study Implementation	2016-2025	Community Development	$1,000,000	Bond Financing/ SPLOSTV	In Progress
2	Comprehensive Plan 5-Year Update	2022-2025	Community Development	$100,000	General Fund	In Progress
3	Overlay District Designation	2018-2025	Community Development	$75,000	General Fund	Complete
4	LCI Implementation & Update - Supplemental Study	2018-2025	Community Development	$150,000	General Fund	Scope Development
5	Park Plan Development (passive, active, pocket) city-wide (south, west, east, north)	2018-2025	Community Development	$100,000	SPLOSTV	Scope Development
6	Update of Sign Ordnance	2019-2025	Community Development	$100,000	General Fund	Complete
Subtotal				**$1,525,000**		

Transportation						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Roadway Construction Projects/Engineering and ROW Acquisition	2016-2026	Public Works	$3,000,000	SPLOST IV	In Progress
2	Sidewalk - repair and reconstruction	2015-2026	Public Works	$500,000	SPLOST IV	On-going
3	Road Improvements for City Project and streets	2018-2026	Public Works	$5,000,000	SPLOSTV	Concept Plan Process
4	Infrastructure Improvements for city projects	2018-2026	Public Works	$7,000,000	SPLOSTV	Concept Plan Process
6	Downtown Pedestrian & Bicycle Connectivity Concept Study	2022-2023	Community Development	$125,000	ARC Grant & General Funds	RFP process underway
Subtotal				**$15,625,000**		

Completed Projects						
Item	**Activity**	**Years**	**Responsible Party**	**Cost Estimate**	**Funding Source**	**Status**
1	Update City Unified Development Codes	2018-2025	Community Development	$100,000	General Fund	Complete
2	Update of Sign Ordnance	**2019-2025**	Community Development	**$100,000**	General Fund	Complete
3	Public Works Facility	2018-2026	Public Works	$3,000,000	SPLOST IV	Complete
4	Amphitheater	**2018-2026**	Community Development	**$23,085,254**	Fund Balance/Bond Financing/SPLOST IV	Complete
5	Overlay District Designation	**2018-2025**	Community Development	**$75,000**	General Fund	Complete
6	Wastewater Heads Work, Phase 2	**2018-2025**	Public Works	**$3,232,367.00**	**SPLOST III/Sewer** Fund/ Impact Fees	Complete
7	SCADA Replacement	**2018-2025**	Public Works	**$721,977.00**	SPLOST III	Complete
8	Waste Water Treatment Plant Upgrade	**2018-2025**	Public **Works**	**$1,414,000**	**SPLOST IV**	Complete
9	**Wastewater** Treatment Plant Upgrade Plans/Engineering	**2015-2025**	Public **Works**	**$5,858,344**	**SPLOST** 111, IV	Complete
10	Sewer reconstruction & Pump Station replacement	**2015-2025**	Public Works	**$1,350,000**	**SPLOSTIV**	Complete
11	Water main and service line replacement	**2016-2024**	Public Works	**$276,000**	Water Fund/ Impact **Fees/ SPLOST IV**	Complete
12	Wastewater Treatment Plant Upgrade Plans/Engineering	**2015-2025**	Public Works	**$5,858,344**	SPLOST 111, IV	Complete
13	Davis Road from Shields Road to Highway 42 (Sidewalks and Streetscape)	2015-2024	Public Works	$605,725	SPLOST, TE General Fund	Complete
Subtotal				**$45,677,011**		

CIP EXPENDITURES SUMMARY BY PROJECT

FUND - 353

	Estimated Project Cost	Amount Anticipated To Be Used In	Balance To Be Carried Over To		
	FY2023	FY2023	FY2024	FY2024	FY2025
Projects:					
Water Project Improvements	$ 503,820	$ 211,320	$ 292,500	$ 292,500	$ -
Sewer Project Improvements	$ 1,500,000	$ 385,350	$ 1,114,650	$ 1,114,650	$ -
Storm Water Project Improvements	$ -	$ -	$ 2,000,000	$ 400,000	$ 400,000
Alleyway Project	$ 350,000	$ -	$ 350,000	$ 175,000	$ 175,000
Court Renovation	$ 94,736	$ -	$ 94,736	$ 94,736	
Cultural Art Center	$ 34,000,000	$ -	$ 32,000,000	$ 5,400,000	$ 6,575,000
Multi-Purpose Facility/Senior and Youth Center	$ 10,000,000	$ -	$ 10,000,000	$ 1,252,608	$ 2,130,598
TSCC Renovation Project	$ 31,340	$ 31,340	$ -		
Park and Trail Projects	$ 2,000,000	$ 218,166	$ 1,781,834	$ 356,367	$ 356,367
Wayfinding Project	$ 573,104	$ 22,000	$ 551,104	$ 551,104	
Road Improvement	$ 4,500,000	$ 599,793	$ 3,900,207	$ 780,041	$ 780,041
Infrastructure Improvement	$ 3,500,000	$ 553,500	$ 2,946,500	$ 589,300	$ 589,300
Total Proposed Expenditures	**$ 57,053,000**	**$ 2,021,469**	**$ 55,031,531**	**$ 11,006,306**	**$ 11,006,306**

Funding Type	Final Adopted FY2023	Amount Anticipated To Be Used In FY2023	Balance To Be Carried Over To FY2024	FY2024	FY2025
General Fund	$ 3,320,511	$ 100,000	$ 2,220,511	$ 444,102	$ 444,102
CIP Bond	$ 30,629,523	$ 1,000,000	$ 29,629,523	$ 5,925,905	$ 5,925,905
Future SPLOST	$ 20,434,912	$ 500,000	$ 19,934,912	$ 3,986,982	$ 3,986,982
SPLOST IV	$ 2,668,054	$ 421,469	$ 2,246,585	$ 449,317	$ 449,317
Grants	$ -	$ -	$ 1,000,000	$ 200,000	$ 200,000
Sale of Land	$ -	$ -	$ -	$ -	$ -
Total Proposed Funding Sources	**$ 57,053,000**	**$ 2,021,469**	**$ 55,031,531**	**$ 11,006,306**	**$ 11,006,306**
Surplus (Deficit)	0	0	(0)	(0)	0

FY2026	FY2027	FY2028	Projected Five Year Total	Funding Source
$ -	$ -	$ -	$ 292,500	**SPLOST/Grants**
$ -	$ -	$ -	$ 1,114,650	**SPLOST/Grants**
$ 400,000	$ 400,000	$ 400,000	$ 2,000,000	**SPLOST**
$ -	$ -	$ -	$ 350,000	**Fund Balance/SPLOST V**
			$ 94,736	**General Fund**
$ 6,675,000	$ 6,675,000	$ 6,675,000	$ 32,000,000	**Bonds/SPLOST**
$ 2,205,598	$ 2,205,598	$ 2,205,598	$ 10,000,000	**Bonds/SPLOST**
			$ -	**General Fund/Hotel Motel**
$ 356,367	$ 356,367	$ 356,367	$ 1,781,835	**SPLOST/SPLOST**
			$ 551,104	**ARPA**
$ 780,041	$ 780,041	$ 780,041	$ 3,900,205	**TSPLOST**
$ 589,300	$ 589,300	$ 589,300	$ 2,946,500	**SPLOST/SPLOST**
$ 11,006,306	**$ 11,006,306**	**$ 11,006,306**	**$ 55,031,530**	

FY2026	FY2027	FY2028	Projected Five Year Total
$ 444,102	$ 444,102	$ 444,102	$ 2,220,510
$ 5,925,905	$ 5,925,905	$ 5,925,905	$ 29,629,525
$ 3,986,982	$ 3,986,982	$ 3,986,982	$ 19,934,910
$ 449,317	$ 449,317	$ 449,317	$ 2,246,585
$ 200,000	$ 200,000	$ 200,000	$ 1,000,000
$ -	$ -	$ -	$ -
$ 11,006,306	**$ 11,006,306**	**$ 11,006,306**	**$ 55,031,530**
0	0	0	(0)

ANNUAL FINANCIAL REPORT FOR 2024
City of Stockbridge

2024 Item #	Public Facility Type	Water Supply	Wastewater	*TOTAL*
1	**Service Area**	**City-Wide**	**City-Wide**	**City-Wide**
2	**Beginning Impact Fee Fund Balance**	$217,491	$291,396	$508,887
3	**Impact Fees Collected**	$60,000	$68,000	$128,000
4	**Accrued Interest**	$0	$0	$0
5	**Project Expenditures**	0	0	$0
6	**Administrative Costs**	0	0	$0
7	**Impact Fee Refunds**	0	0	$0
8	**Ending Impact Fee Fund Balance**	$277,491	$359,396	$636,887
9	**Impact Fees Encumbered**	$277,491	$359,396	$636,887

APARTMENTS- 660 TOTAL
Sterling Apartments- 306 total
Townhomes- 140 total
Thompson Thrift- 214 total

Commercial SF= 639,256 sf total
Sparrow Partners Senior Living- 240,000 sf
Costco- 151,000 sf
Sprouts- 23,256 sf
Pads/Shop Space/Commercial Center- ~125,000 sf
Future Commercial/Institutional Uses- 100,000 sf
Hotel Room Keys- 200 keys

07 SEPTEMBER 2023

NELSON

JODECO ROAD
MCDONOUGH | GEORGIA

CP 16A

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Interim Community Development Director; Chief Planner

DATE: September 28, 2023

Subject: #ZM-2023-01 For 2245 Jodeco Road

I. Purpose

Consider a request to for a change in zoning for a modification to amend the Bridges of Jodeco Conceptual Plan to allow to allow senior family residential in Pod B, identified by Parcel #053-01018000. The applicant is Michelle Y. Saade of Southern Consulting Services, Inc.

II. Background

Proposed Development	Multi-family residential development in Pod A; Senior family residential development in Pod B
Site Address	2245 Jodeco Road
Parcel Identification	053-01018000
Parcel Acreage	14.630 +/- acres
Applicant	Michelle Y. Saade
Owner	Jodeco 158, LLC.
Current Zoning	PTD (Planned Town Development District)
Current Use	Vacant

III. Finding of Facts—Add 4-5 bullet points about the case.

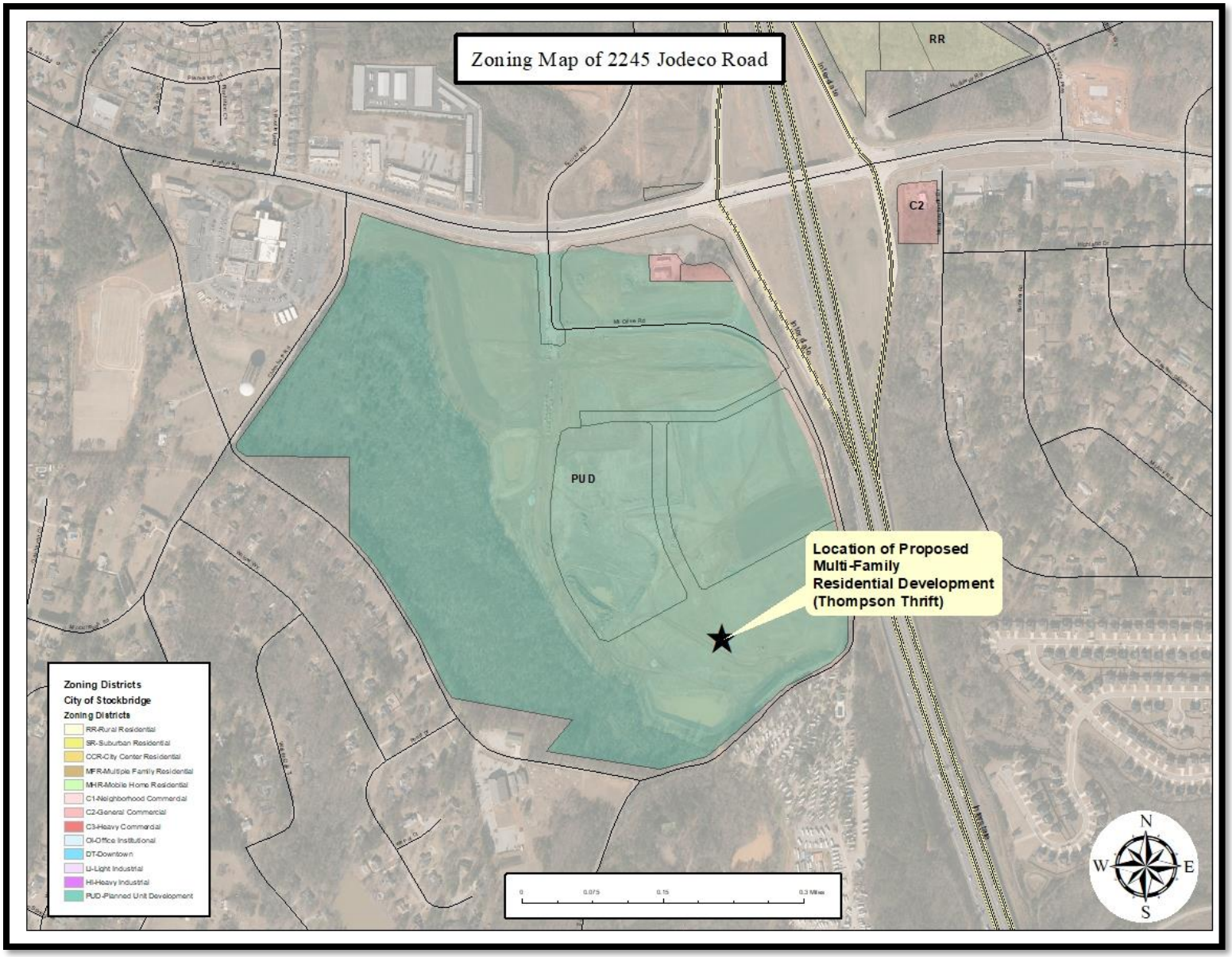
1. The subject property is currently zoned PTD (Planned Town Development District).

2. The subject property is located within the boundaries of the Parkway Mixed Use Overlay District.

3. The subject property is governed by the design guidelines of Jodeco South Concept Plan guidelines.

IV. Maps and Illustrations

Aerial Photo of 2245 Jodeco Road


Zoning Map of 2245 Jodeco Road
RR
C2
PUD
Location of Proposed Multi-Family Residential Development (Thompson Thrift)
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
0
0.075
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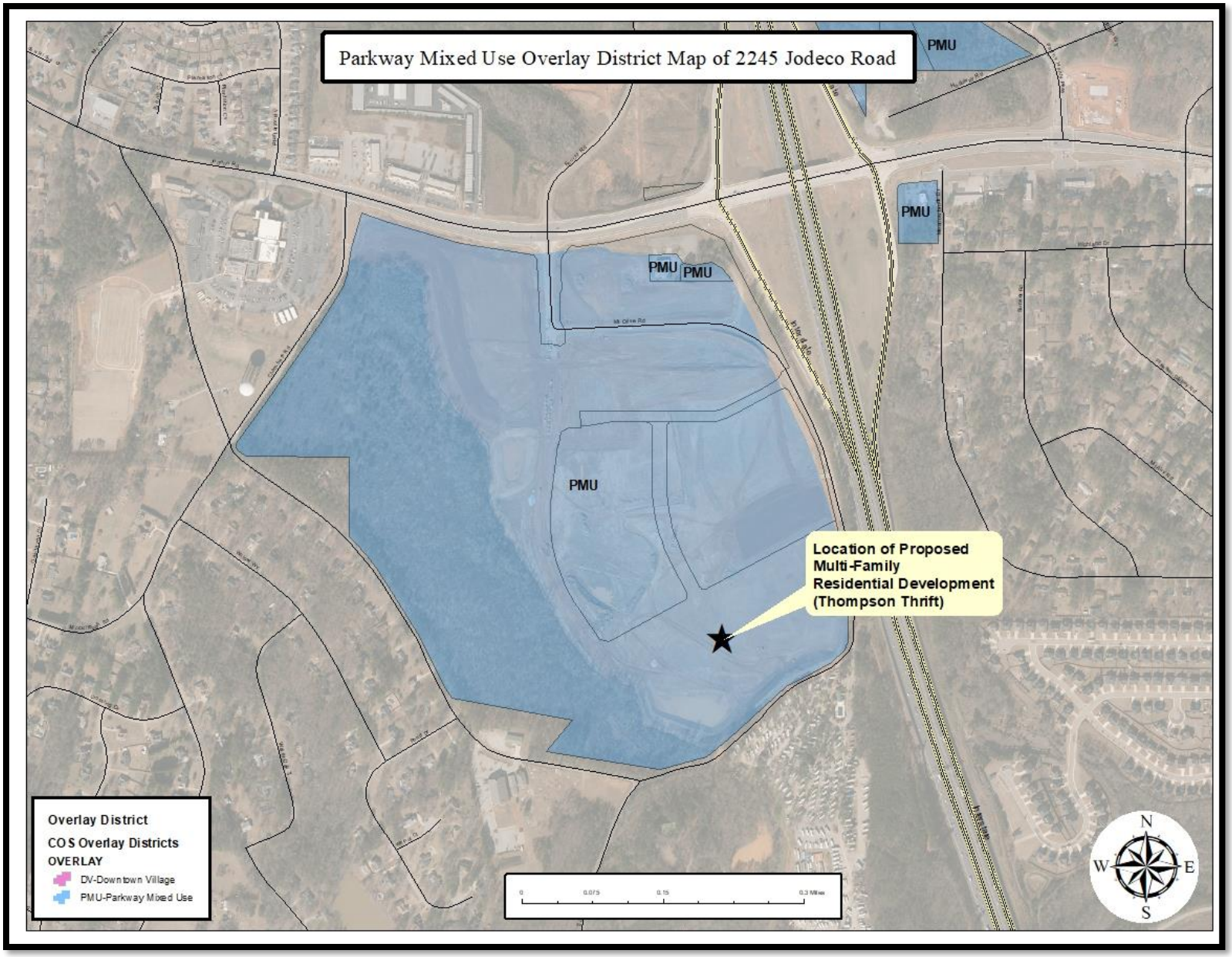
Parkway Mixed Use Overlay District Map of 2245 Jodeco Road
PMU
PMU
PMU
PMU
PMU
Location of Proposed Multi-Family Residential Development (Thompson Thrift)
Overlay District
COS Overlay Districts
OVERLAY
DV-Downtown Village
PMU-Parkway Mixed Use
0
0.075
0.15
0.3 Miles
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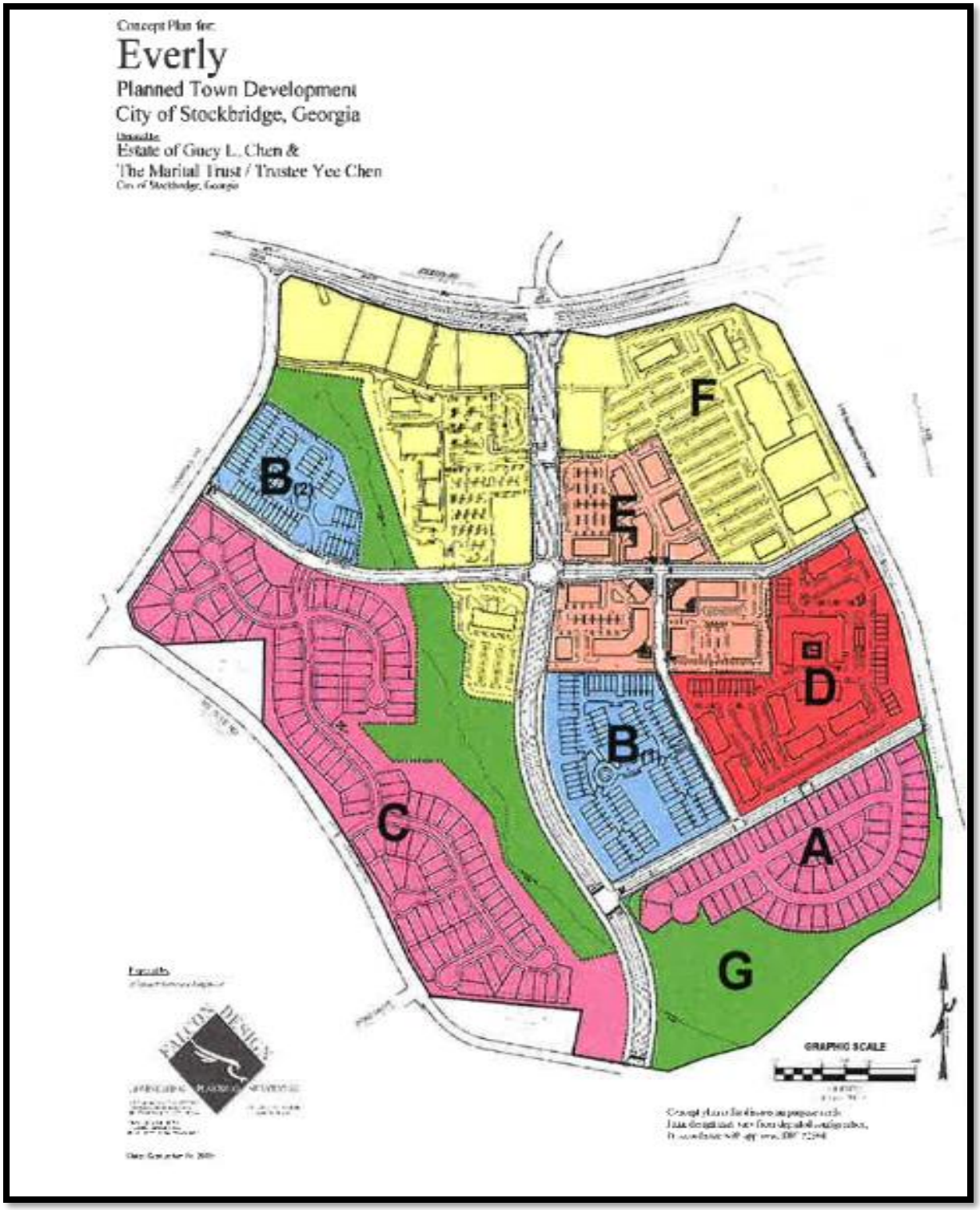
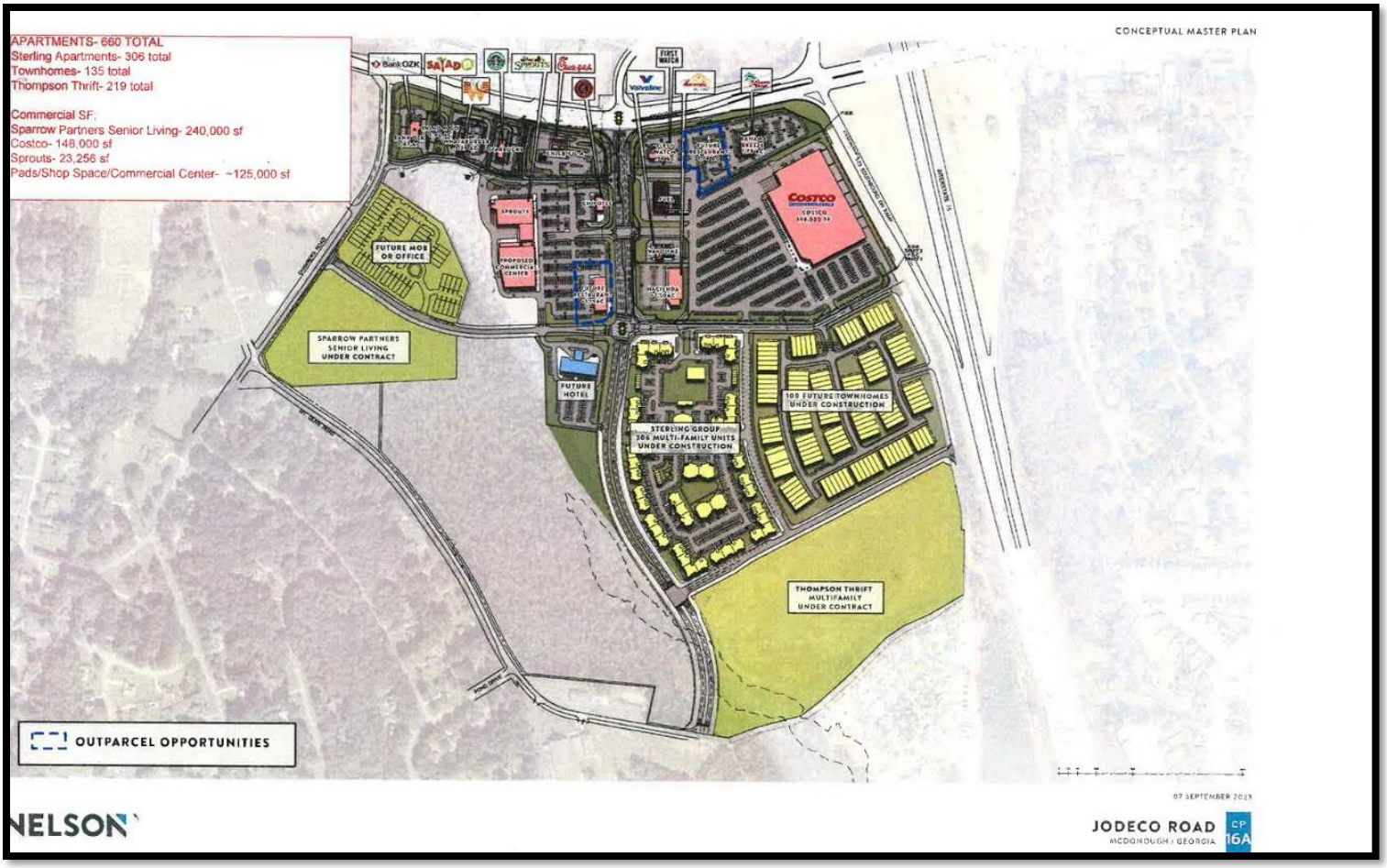
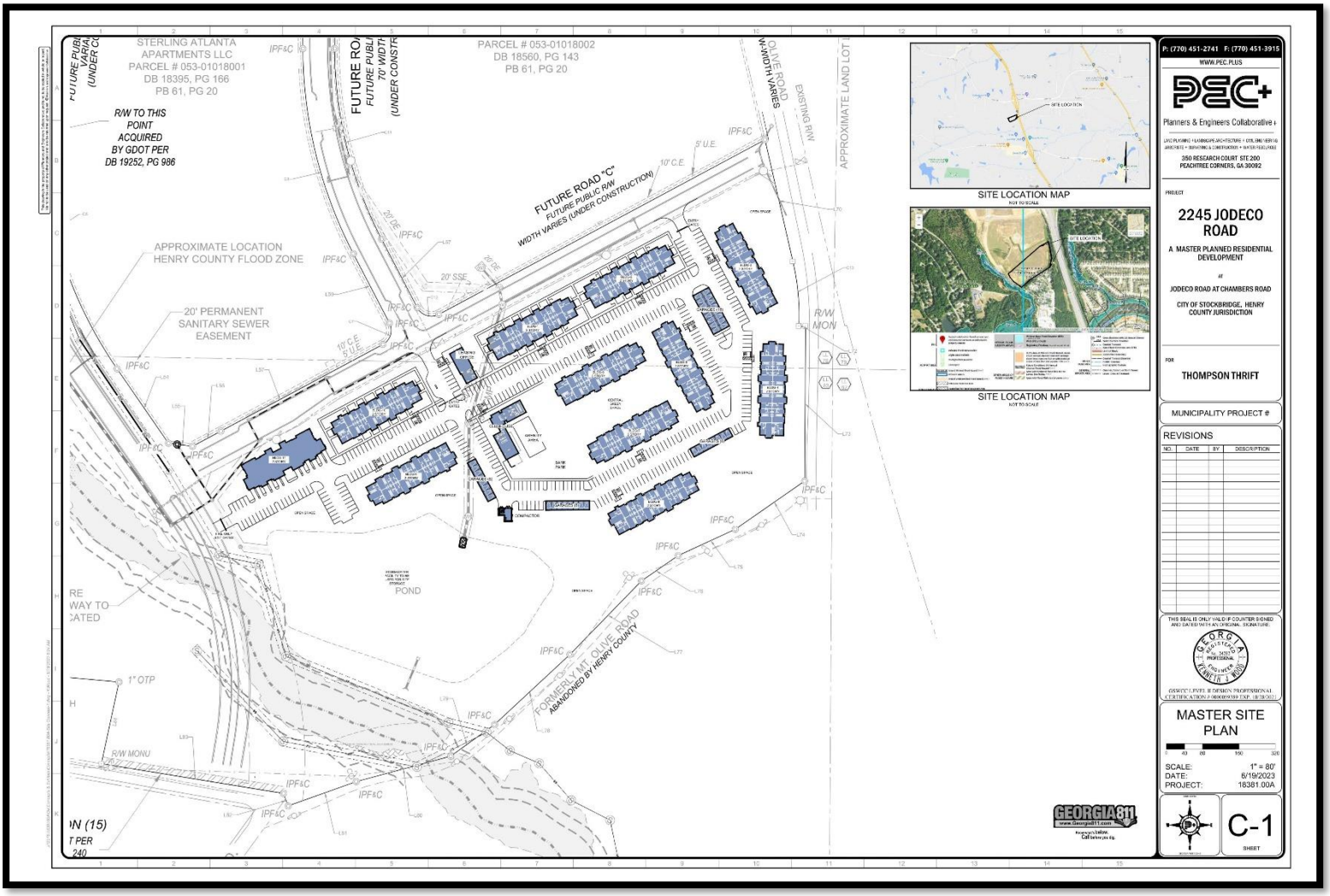


Site Plan of Bridges of Jodeco Design South Guidelines

Site Plan of Bridges of Jodeco Design South Guidelines in April 2016



New Conceptual Site Plan of Bridges of Jodeco



Conceptual Site Plan of Proposed Multi-Family Residential Development

V. Analysis

Project Description

The applicant requests a change in zoning for a modification to amend the Bridges of Jodeco Conceptual Site Plan to allow multi-family residential development in Pod A and to allow senior family residential in Pod B. The applicant proposes to build an apartment with 219 units. In addition, the site plan shows the development will include 40 parking garages, an amenity area, a clubhouse, and a dog park.

The Bridges of Jodeco site plan consisted of approximately 724,400 square feet of commercial space which included the following: three retail superstores, specialty retail, restaurants, gas stations, a bank, grocery store, and a daycare facility. The original site plan of the mixed-use development included two hotel rooms (110 rooms and 120 rooms), 615 multi-family residential units (300 standalone structures and 300 above commercials), and 14.5 acres of open space.

The revised site plan the applicant has provided shows the 12 story hotel and the outparcels, which are approximately 125,000 square feet. The outparcels include a 35,000 square foot office space and other recreational uses. The site plan shows the approved 306 multi-family units and the approved 135 townhomes. The applicant proposes to build a multi-family residential development with 219 multi-family units. The addition of the proposed 219 multi-family units will bring the total to 660 units.

The proposed changes to the Bridges of Jodeco are still below the approved DRI for both the total square footage and number of units for the development. Thus, the proposed zoning modification will not have a negative impact.

Staff Analysis

1. Reasonableness of Applicant's Request.

The applicant's request to amend the Bridges of Jodeco Conceptual Plan is reasonable and practical. The original site plan included approximately 724,400 square feet of commercial space which included the following: three retail superstores, specialty retail, restaurants, gas stations, a bank, grocery store, and a daycare facility. The original site plan of the mixed-use development included two hotel rooms (110 rooms and 120 rooms), 615 multi-family residential units (300 standalone structures and 300 above commercials), and 14.5 acres of open space.

However, the updated site plan the applicant has provided shows the approved 12 story hotel and the outparcels, which are approximately 125,000 square feet. The outparcels include a 35,000 square foot office space and other recreational uses. The site plan shows the approved 306 multi-family units and the approved 135 townhomes.

The proposed changes will not affect the overall number square footage and number of units for

the development. Therefore, it is reasonable to grant the request.

2. Suitability for the Proposed Development

The granting of the applicant's request to change the location of the multi-family residential development in Pod A and to allow senior family residential in Pod B to, as are shown by the submitted conceptual plan, is suitable and feasible. It is better to have an increase in density to support the overall project and enhance economic development activities.

3. Effects on Surrounding Properties and Infrastructure

The granting of the applicant's request to change the location of the multi-family residential development in Pod A and to allow senior family residential in Pod B will not have a negative impact on the community. The project is compatible with the overall community and surrounding areas. The proposed changes will serve as a catalyst to attract additional high end retail and commercial establishments to the area.

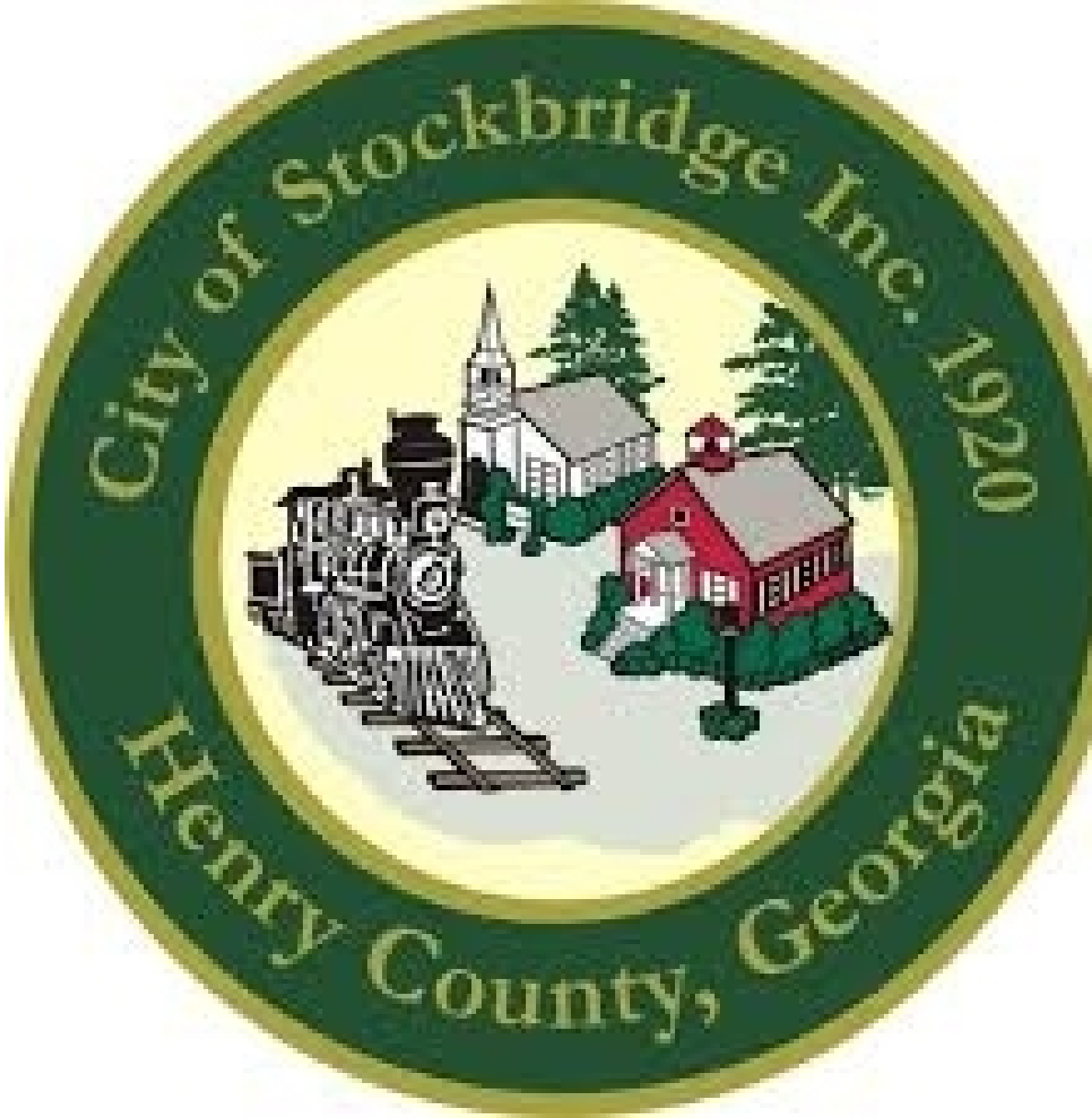
VI. STAFF RECOMMENDATION

This Staff Report has demonstrated that the applicant's proposed location would be acceptable. The Staff recommends **APPROVAL** of this zoning modification request.

Presentation For #ZM-2023-01

Presented To:

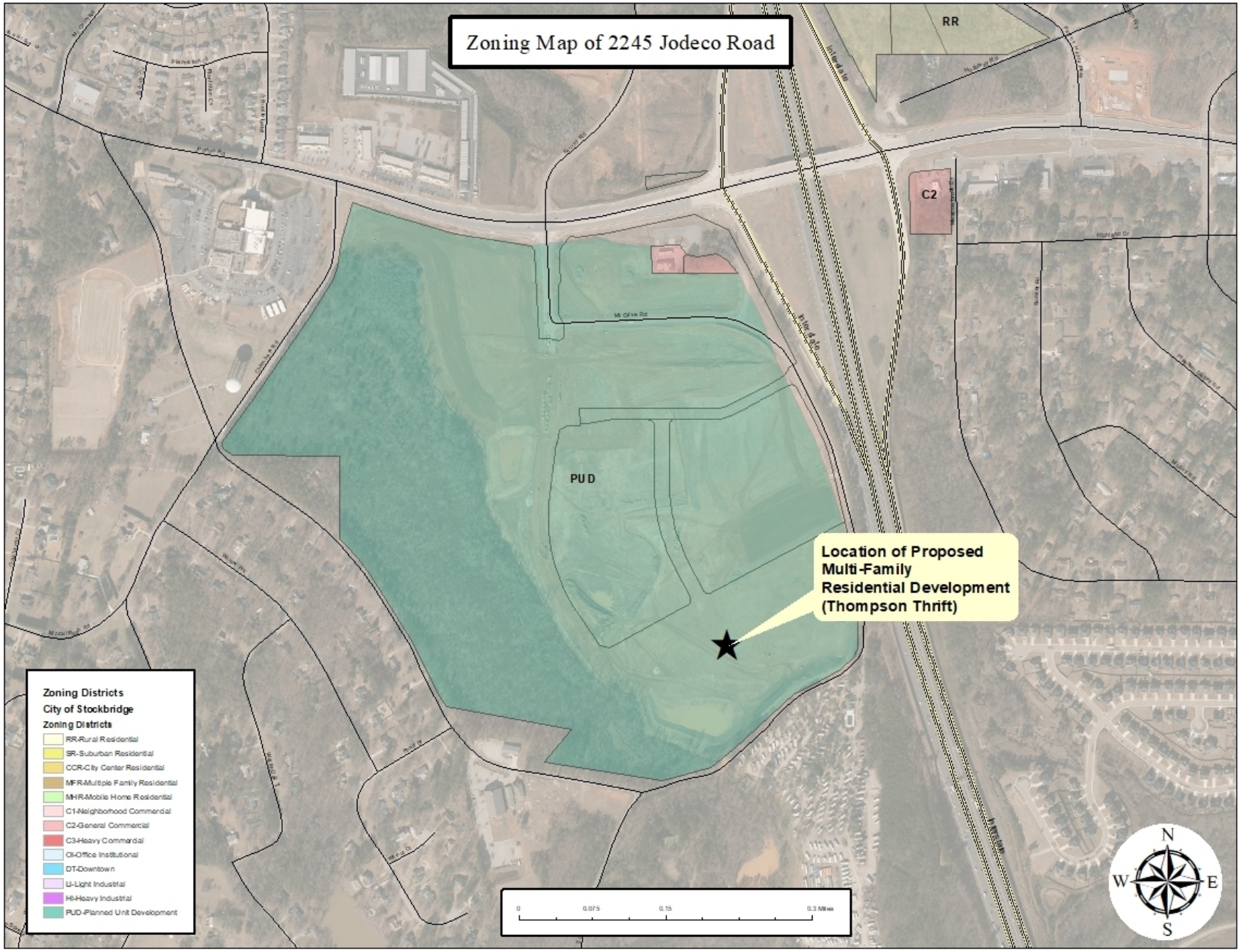
- Planning Commission – September 28, 2023
- Mayor and Council – October 9, 2023



CASE FACTS

- Applicant: Michelle Y. Saade (Southern Consulting Services, Inc.)
- Owner: Jodeco 158, LLC.
- Applicant's Request: request to for a change in zoning for a modification to amend the Bridges of Jodeco Conceptual Plan to allow senior family residential in Pod B and to allow Multi-family residential development in Pod A
- Address of Property: 2245 Jodeco Road
- Number of Acres: 14.630 +/- acres
- City Land Use Designation: PTD (Planned Town Development District) - governed by the design guidelines of Jodeco South Concept Plan
- Sign Posting: September 13, 2023

Neighborhood Dealer
Jodeco Rd
Jodeco Rd
Chambers Rd
401
Mt Olive Rd
Mt Olive Rd
Mt Olive Rd
75
Mt Olive Rd
Willow Way
Atlanta South RV Resort


Zoning Map of 2245 Jodeco Road
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PUD
Location of Proposed Multi-Family Residential Development (Thompson Thrift)
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
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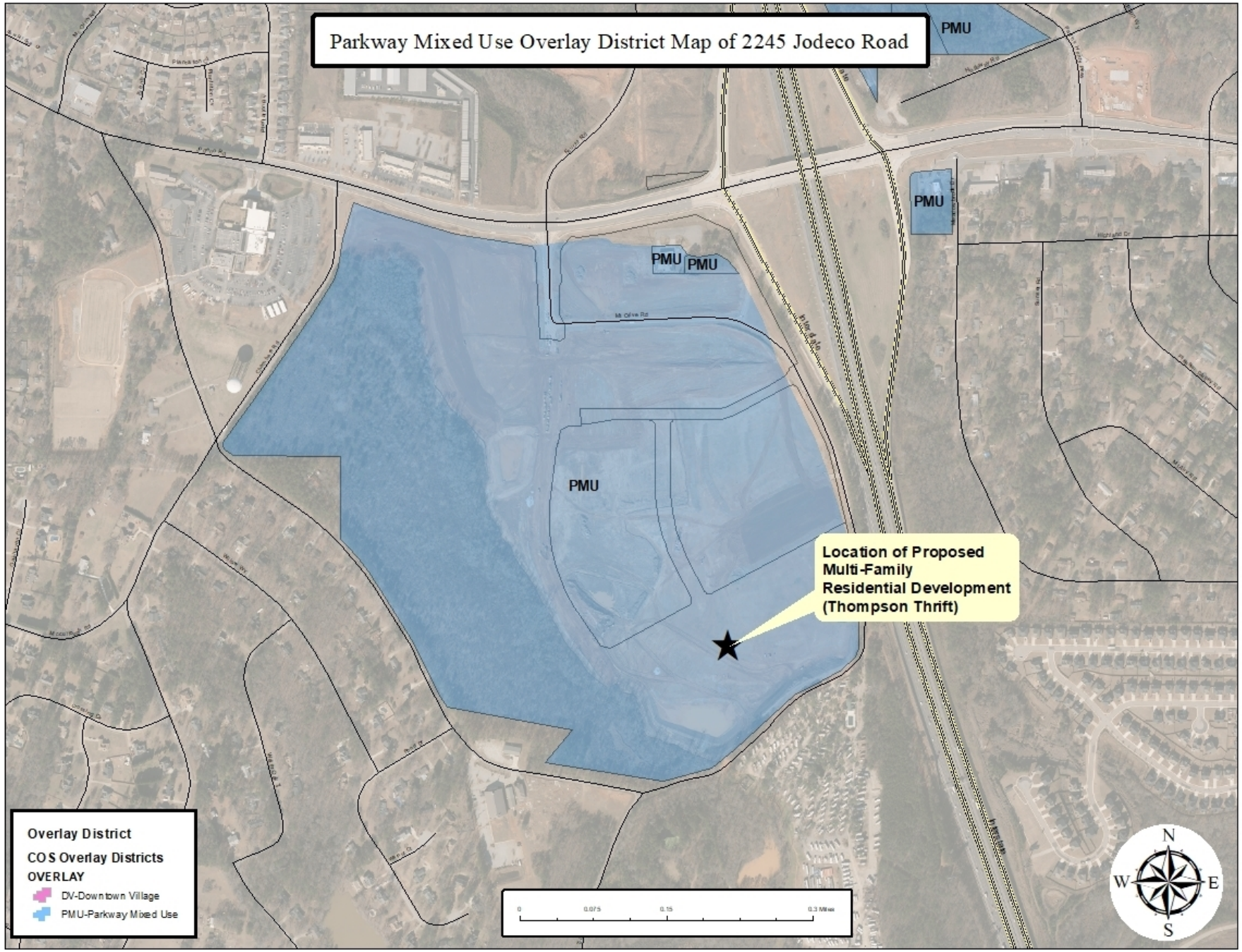
Parkway Mixed Use Overlay District Map of 2245 Jodeco Road
PMU
PMU
PMU
PMU
PMU
Location of Proposed Multi-Family Residential Development (Thompson Thrift)
Overlay District
COS Overlay Districts
OVERLAY
DV-Downtown Village
PMU-Parkway Mixed Use
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BRIDGES OF JODECO SITE PLAN

The Bridges of Jodeco site plan consisted of approximately 724,400 square feet of commercial space which included the following: three retail superstores, specialty retail, restaurants, gas stations, a bank, grocery store, and a daycare facility. The original site plan of the mixed-use development included two hotel rooms (110 rooms and 120 rooms), 615 multi-family residential units (300 standalone structures and 300 above commercials), and 14.5 acres of open space.

Concept Plan for:

Everly

Planned Town Development

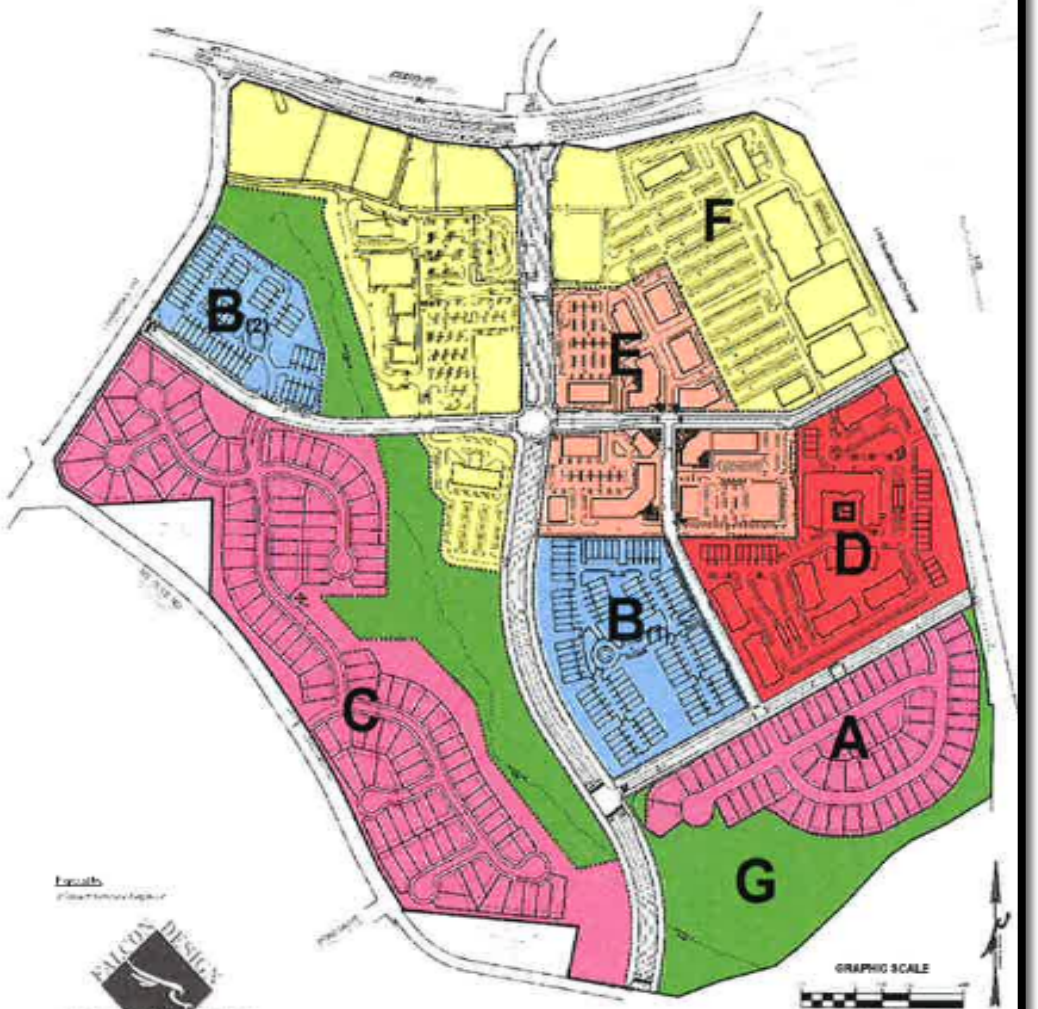
City of Stockbridge, Georgia

Owner:

Estate of Guey L. Chen &

The Marital Trust / Trustee Yee Chen

City of Stockbridge, Georgia



Prepared by:

FALCON'S DESIGN

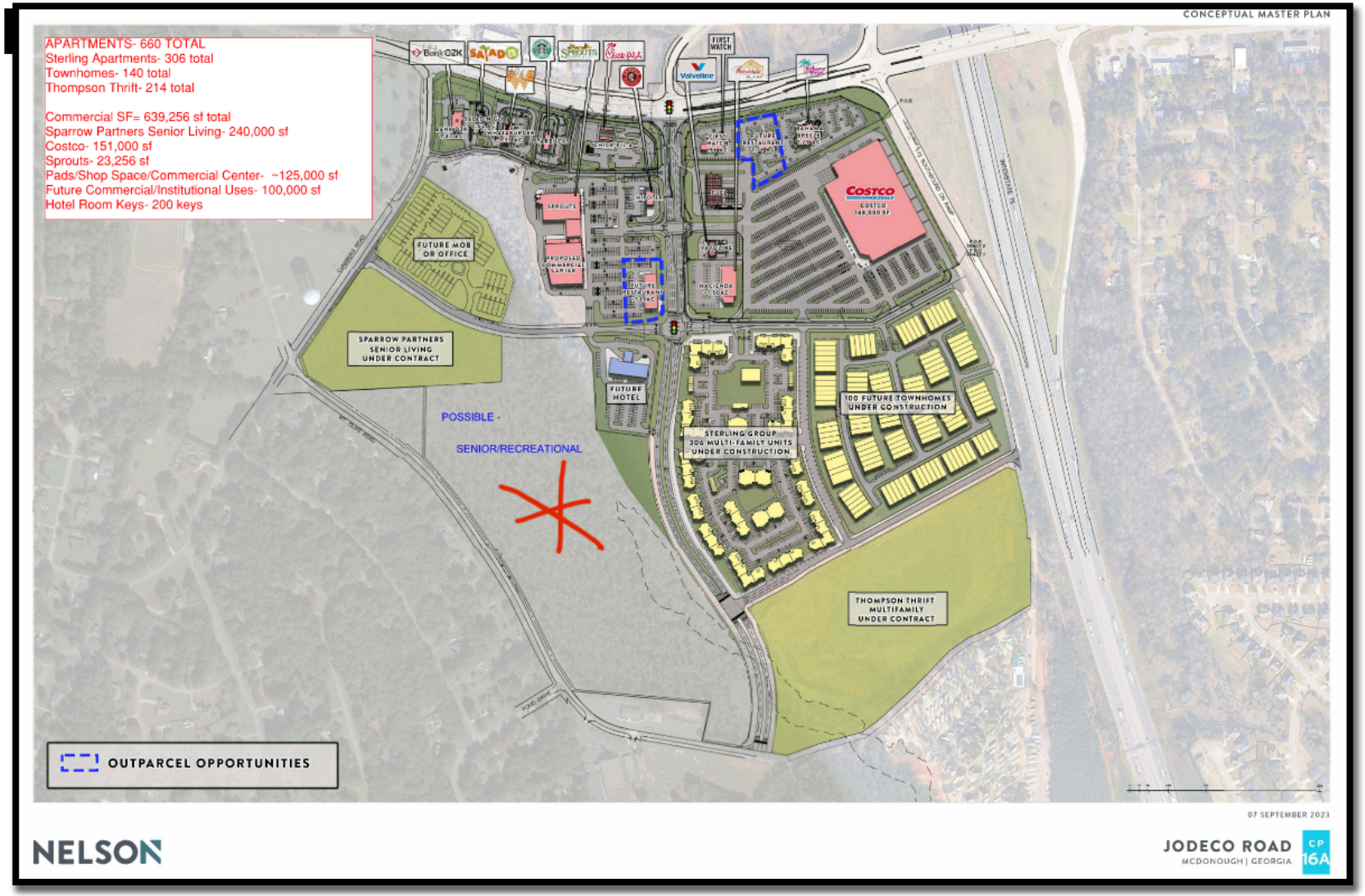
LANDSCAPE ARCHITECTURE PLANNING & DEVELOPMENT

Date: Generated in 2005

NEW CONCEPTUAL SITE PLAN OF BRIDGES OF JODI

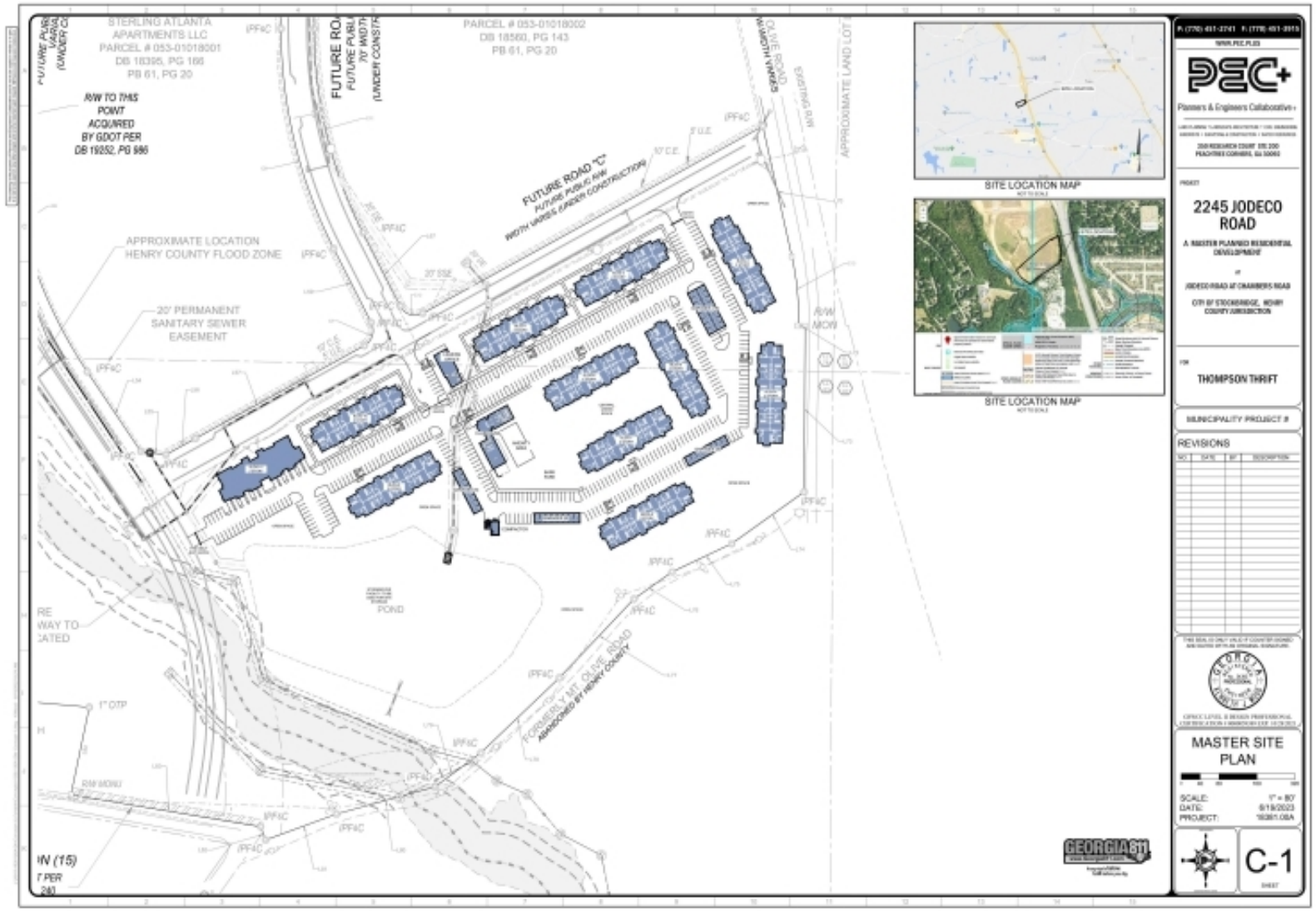
The revised site plan the applicant has provided shows the 12-story hotel and the outparcels, which are approximately 125,000 square feet. The outparcels include a 35,000 square foot office space and other recreational uses. The site plan shows the approved 306 multi-family units and the approved 135 townhomes. The applicant proposes to build a multi-family residential development with 219 multi-family units. The addition of the proposed 219 multi-family units will bring the total to 660 units.

The proposed changes to the Bridges of Jodeco are still below the approved DRI for both the total square footage and number of units for the development. Thus, the proposed zoning modification will not have a negative impact.



PROJECT INFORMATION

The applicant proposes to build an apartment with 219 units. In addition, the site plan shows the development will include 40 parking garages, an amenity area, a clubhouse, and a dog park.



Staff Analysis

1. **Reasonableness of Applicant's Request: The applicant's request to amend the Bridges of Jodeco Conceptual Plan is reasonable and practical. The original site plan included approximately 724,400 square feet of commercial space which included the following: three retail superstores, specialty retail, restaurants, gas stations, a bank, grocery store, and a daycare facility. The original site plan of the mixed-use development included two hotel rooms (110 rooms and 120 rooms), 615 multi-family residential units (300 standalone structures and 300 above commercials), and 14.5 acres of open space.**

However, the updated site plan the applicant has provided shows the approved 12 story hotel and the outparcels, which are approximately 125,000 square feet. The outparcels include a 35,000 square foot office space and other recreational uses. The site plan shows the approved 306 multi-family units and the approved 135 townhomes.

The proposed changes will not affect the overall number square footage and number of units for the development. Therefore, it is reasonable to grant the request.

Staff Analysis (cont.)

2. **<u>Suitability for the Proposed Development</u>: The granting of the applicant's request to change the location of the multi-family residential development in Pod A and to allow senior family residential in Pod B to, as are shown by the submitted conceptual plan, is suitable and feasible. It is better to have an increase in density to support the overall project and enhance economic development activities.**

3. **<u>Effects on Surrounding Properties and Infrastructure:</u> The granting of the applicant's request to change the location of the multi-family residential development in Pod A and to allow senior family residential in Pod B will not have a negative impact on the community. The project is compatible with the overall community and surrounding areas. The proposed changes will serve as a catalyst to attract additional high-end retail and commercial establishments to the area.**

STAFF RECOMMENDATION

This Staff Report has demonstrated that the applicant's proposed location would be acceptable. The Staff recommends APPROVAL of this zoning modification request.

APPLICATION FOR ADMINISTRATIVE OR ZONING MODIFICATIONS

The undersigned, having an interest in the property herein described respectfully request:

SECTION I

MODIFICATION #:_____
(To be assigned by the City of Stockbridge)

[_] A. **ADMINISTRATIVE MODIFICATION:** A modification of a condition(s) of zoning or Use Permit that does not require a public hearing. A decision will be made by the Director of Community Development Services.

[X] B. **ZONING MODIFICATION:** A modification of a condition(s) of zoning or Use Permit where public interest has been determined. This requires a public hearing by the City of Stockbridge Councilmembers.

If "A" was denied, list previous case number: #M _____

SECTION II

1) The planner assigned to work on the Modification: Ryan Anderson

2) Identify the specific condition(s) being modified. State the condition number(s) and letter(s) (e.g. 2-b, 2-e)
single family to multi family(reference "A" on concept) & single family to Senior(reference "B" on concept)

3) Petition number of the Zoning or Use Permit to which this application applies _____
Current zoning district _____

4) Attach a copy of Legal Description [must be metes and bounds], or complete the following information if the property is within a recorded subdivision.

5) An official survey of the property.

6) Copies of pertinent rezoning cases and zoning conditions, with case numbers.

7) Copies of any approved development agreements or shared parking agreements.

8) Copies of any approved subdivision plats or recombination plats.

9) Copies of any approved variances, conditional uses, or administrative waivers, with case numbers.

10) Copy of a recently-completed zoning compliance letter.

~~SUBDIVISION~~ Project NAME: Bridges of Jodeco UNIT/PHASE:_____

LOT NUMBER:_____ BLOCK DESIGNATION:_____ LAND LOT(S): 77,78 & 83

DISTRICT/SECTION:____/____ RECORDED IN PLAT BOOK:_____ PAGE: _____

ROAD NAME: Chen Parkway & Argento Drive

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Jodeco 158, LLC

TYPE OR PRINT OWNER'S NAME

120 S. Zack Hinton Parkway

ADDRESS

McDonough, GA 30253

CITY & STATE ZIP CODE

J R Grant

OWNER OF PROPERTY (SIGNATURE)

(Jeff R. Grant, Manager)

404-925-3917

PHONE NUMBER

jgrant@southernconsultingllc.com

EMAIL ADDRESS

Sworn to and subscribed before me this 7th day of September 20 23

NOTARY PUBLIC

MICHELLE Y SAADE
MY COMMISSION EXPIRES
NOTARY PUBLIC
FEBRUARY 18, 2026
HENRY COUNTY, GEORGIA

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

N/A

APPLICANT (SIGNATURE)

TYPE/PRINT NAME OF APPLICANT

ADDRESS

CITY & STATE ZIP CODE

PHONE NUMBER

EMAIL ADDRESS

Sworn to and subscribed before me this

_____day of_____20____

NOTARY PUBLIC

Indicate which of the above is applicable: 1_____ 2_____ or 3 _____

SECTION V: Attorney or Agent, if different from the applicant and/or owner

N/A

SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: [_____] ATTORNEY [_____] AGENT

ADDRESS

CITY & STATE ZIP CODE

PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid $_____ Check #_____Received by:_____*(FEES ARE NON-REFUNDABLE)*

Application checked by:_____Date:_____Map Number(s): _____

Pre-application meeting:_____Date:_____

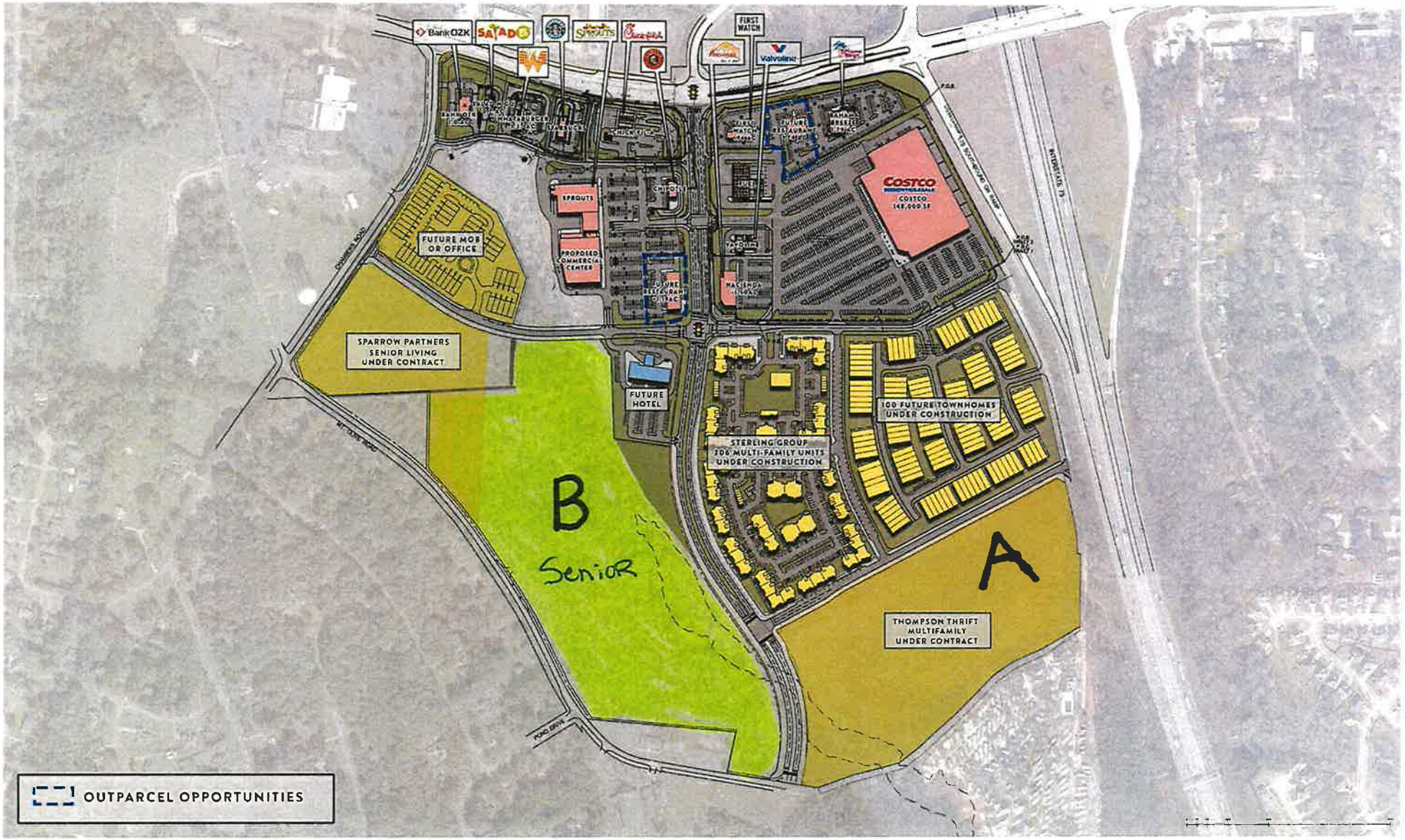
Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature:_____Date: _____

CONCEPT

CONCEPTUAL MASTER PLAN

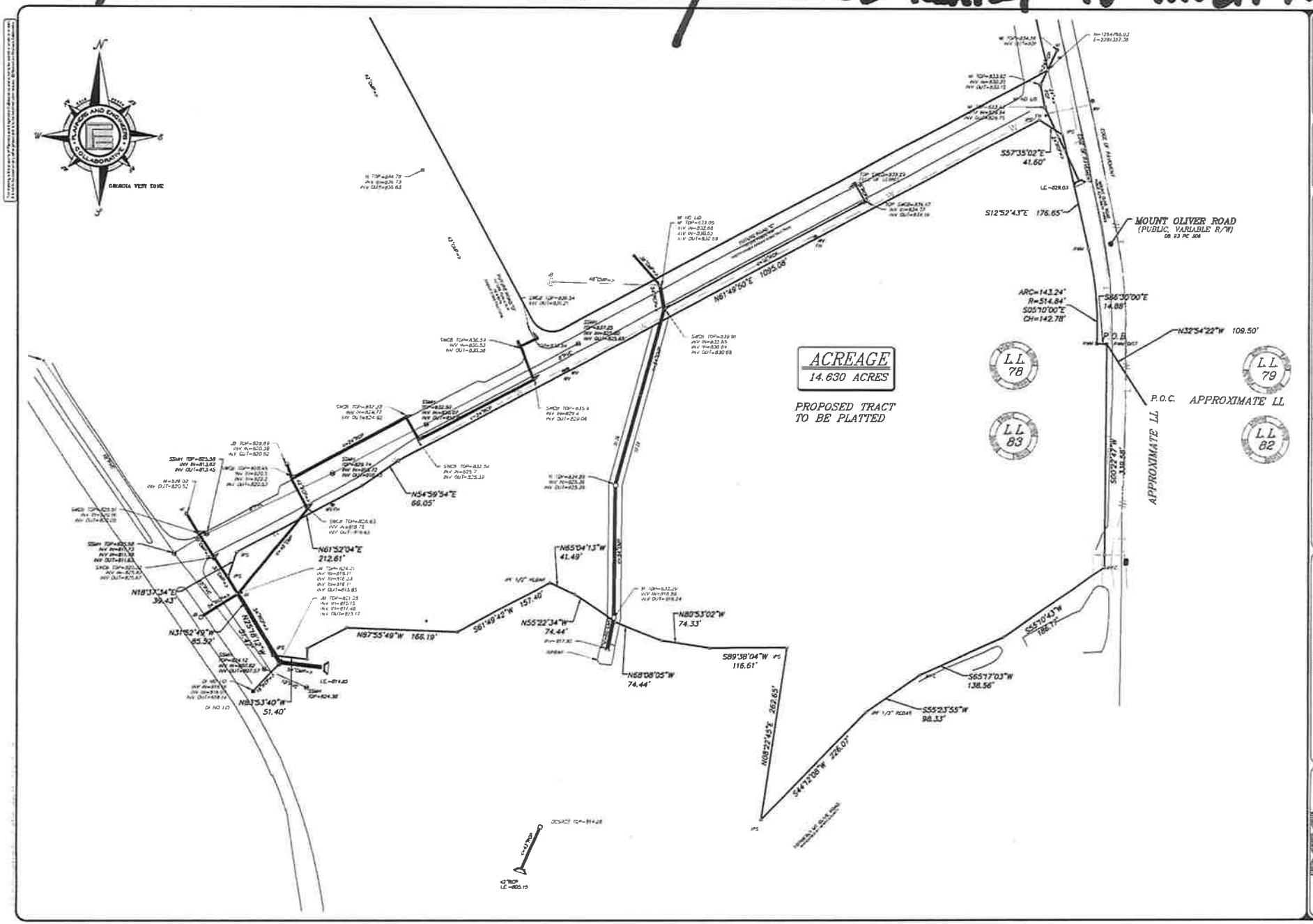


16 AUGUST 2023

NELSON

JODECO ROAD
MCDONOUGH | GEORGIA

"A" THOMPSON THRIFT / SINGLE FAMILY TO MULTI FAMILY



SHEET 1 OF 3

GEORGIA REGISTERED LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY
FOR
THOMPSON THRIFT RESIDENTIAL

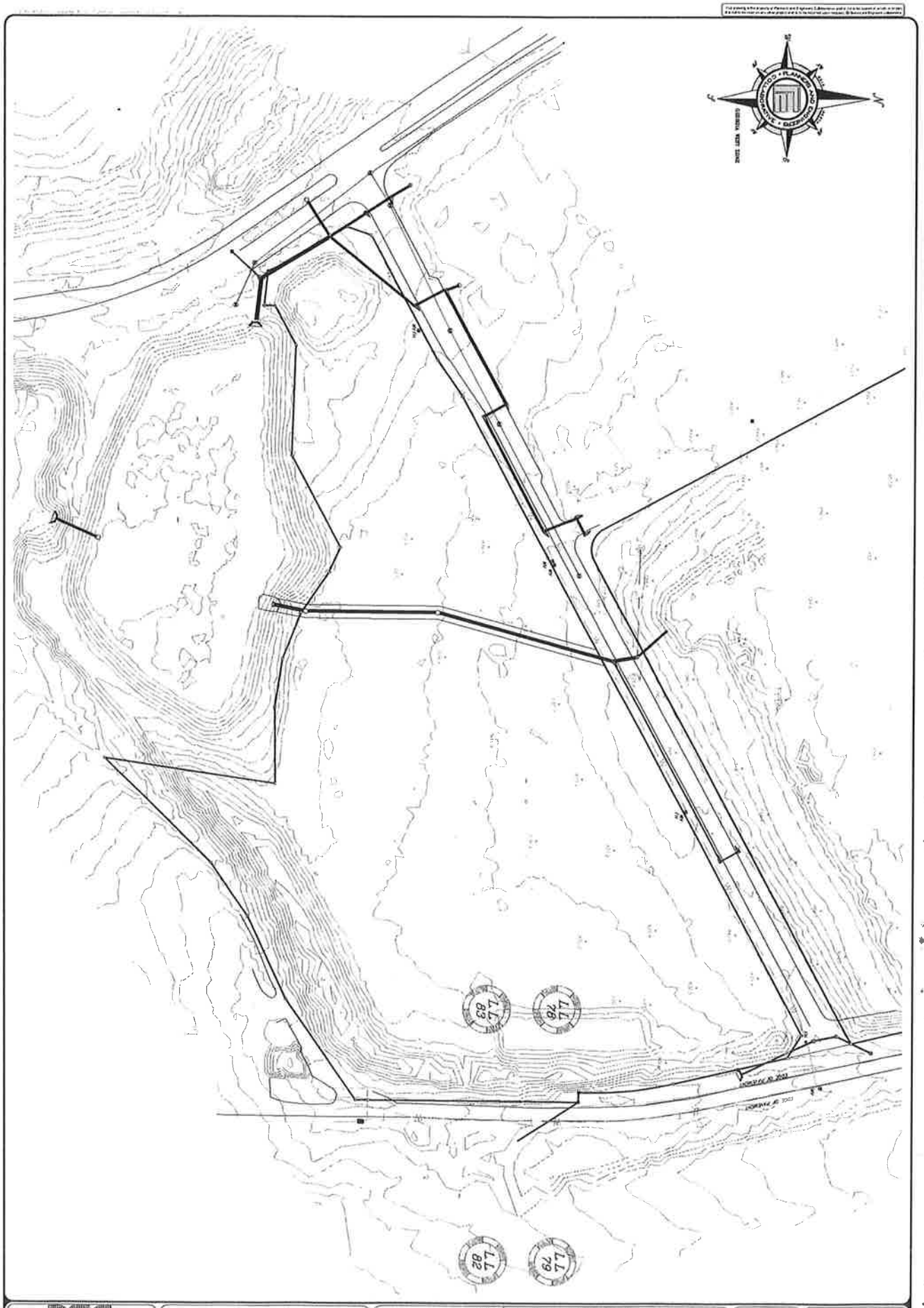
HENRY COUNTY GEORGIA

LAND LOTS 77, 78
83 DISTRICT 8th.

REVISIONS

	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

Planners & Engineers Collaborative



Planners & Engineers Collaborative

LAND PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING
ARBORISTS • SURVEYING & CONSTRUCTION • WATER RESOURCES
710 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770) 451-3741 WWW.PEC-PLUS

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

ALTA/NSPS LAND TITLE SURVEY

FOR

THOMPSON THRIFT RESIDENTIAL

LAND LOT(S) 78
DISTRICT 8TH
HENRY COUNTY

SHEET 2 OF 3

DRAWN BY: NAV
CHECKED BY: JRN
FILE NO.: 18-337.00
DATE: 06/28/23
SCALE:
DATE OF FIELD WORK: 6/22/23

0 30 60 120

TITLE EXCEPTIONS

Old Republic National Title Insurance Company Commitment number GA23002264 with an effective commitment date of May 31, 2023 was used in the preparation of this survey and the listed exceptions are as follows:

12. Easement from Willard L. Faught to Southern Bell Telephone and Telegraph Company (Incorporated), dated October 13, 1953 and recorded February 15, 1954 in Deed Book 48, Page 413, records of the Superior Court of Henry County, Georgia.
Comment: May affect. The easement location cannot be determined from the record document.

13. Easement from Willard L. Faught to Georgia Power Company, dated February 4, 1957 and recorded March 11, 1957 in Deed Book 55, Page 471, aforesaid records.
Comment: Affects. the exact location cannot be determined from record document. It is a blanket easement.

14. Easement as contained in that certain Right-of-Way Deed from Willard L. Faught to State Highway Department of Georgia, dated January 8, 1969, filed September 17, 1970 and recorded in Deed Book 115, Page 483, aforesaid records.
Comment: Does not affect. Road runs between State Route 351 (Jodeco Road) and Rock Quarry Road. Rock Quarry Road is north of subject property.

15. Easement as contained in that certain Right-of-Way Deed from H. E. Mullis, et al. to State Highway Department of Georgia, dated May 3, 1970, filed October 14, 1970 and recorded in Deed Book 118, Page 323, aforesaid records.
Comment: May affect. The easement location cannot be determined from the record document.

16. Easement from Southeastern Roof Decks, Inc. to Georgia Power Company, dated December 18, 1980, filed February 20, 1981 and recorded in Deed Book 442, Page 146, aforesaid records.
Comment: May affect. The exact location cannot be determined from record document. Deed calls for Land Lot 77, subject property in Land Lot 78. Appears deed incorrectly lists East by lands of Chambers Road and West by lands of Mt. Olive Road.

17. Right of Way Deed from Southeastern Roof Decks, Inc. Profit Sharing Trust to Henry County, a political subdivision of the State of Georgia, filed August 23, 1985 and recorded in Deed Book 652, Page 83, aforesaid records.
Comment: Does not affect. Chambers Road is west of subject property.

18. Easement as contained in that certain Right-of-Way Deed from Yee Chan and Guey Chan to Henry County, a political subdivision of the State of Georgia, dated March 29, 1986, filed May 18, 1986 and recorded in Deed Book 712, Page 181, aforesaid records.
Comment: Does not affect. Chambers Road is west of subject property.

19. Easement from Dr. Yee Chan to Georgia Power Company, dated March 25, 1987, filed April 3, 1987 and recorded in Deed Book 811, Page 240, aforesaid records.
Comment: Affects. The exact location cannot be determined from record document. It is a blanket easement. No above ground, visible evidence of powerline observed.

20. Deed of Easement from Yee and Guey Chan to Henry County, Georgia, dated February 9, 1993, filed March 2, 1993 and recorded in Deed Book 1393, Page 284, aforesaid records.
Comment: Does not affect. Easement is south of subject property.

21. Easement for Sewer Line from Yee Chan IRA/Reliance Trust Company as Custodians to Henry County Water & Sewerage Authority, a political subdivision of the State of Georgia, dated October 20, 2003, filed January 7, 2004 and recorded in Deed Book 6735, Page 61, aforesaid records.
Comment: Does not affect. Easement is east of subject property.

22. Easement for Sewer Line from Yee Chan to Henry County Water & Sewerage Authority, a political subdivision of the State of Georgia, dated October 20, 2003, filed January 7, 2004 and recorded in Deed Book 6735, Page 63, aforesaid records.
Comment: May affect. The easement location cannot be determined from the record document.

23. Declaration of taking as contained in that certain Order and Judgment styled Department of Transportation vs. 0.146 acres of land; and certain easements rights; and K. V. Dronamraju, et al, Docket No. 11-CV-05334WC, dated February 15, 2011, filed February 17, 2011 and recorded in Deed Book 12020, Page 6, aforesaid records.
Comment: Does not affect. Parcel 44 is north of subject property.

24. Declaration of taking as contained in that certain Order and Judgment styled Department of Transportation vs. 4.29 acres of land; certain easement rights; and certain access rights; and K. V. Dronamraju, et al, Docket No. 11-CV-05334WC, dated February 15, 2011, filed February 17, 2011 and recorded in Deed Book 12020, Page 26, aforesaid records.
Comment: Affects. Easement area C for construction & maintenance of drainage & utilities.

25. Terms, conditions and easements as contained in that certain Stormwater Facility Maintenance Agreement from Estate of Guey L. Chan and Martha Trust/Trustee of Yee Chan to Henry County, Georgia, a political subdivision of the State of Georgia, dated July 22, 2019, filed September 26, 2019 and recorded in Deed Book 16692, Page 31, aforesaid records.
Comment: Affects. Blanket in nature.

26. Terms, conditions and easements as contained in that certain Declaration of Covenants, Conditions and Restrictions for Bridges at Jodeco by JODECO 158, LLC, a Georgia limited liability company, dated August 6, 2021, filed August 9, 2021 and recorded in Deed Book 18370, Page 23, aforesaid records; as affected by Approval Uses Under the Declaration of Covenants, Conditions and Restrictions for Bridges at Jodeco by JODECO 158, LLC, a Georgia limited liability company, dated August 6, 2021, filed August 9, 2021 and recorded in Deed Book 18370, Page 133, aforesaid records; as affected by Approval Uses Under the Declaration of Covenants, Conditions and Restrictions for Bridges at Jodeco by JODECO 158, LLC, a Georgia limited liability company, dated October 12, 2021, filed October 14, 2021 and recorded in Deed Book 18537, Page 217, aforesaid records; as assigned by Collateral Assignment of Declarant's Rights by JODECO 158, LLC, a Georgia limited liability company to Arena Limited SPV, LLC, a Delaware limited liability company, dated May 4, 2023, filed May 11, 2023 and recorded in Deed Book 19281, Page 818, aforesaid records; as may be further amended and/or supplemented.
Comment: May affect. The easement location cannot be determined from the record document.

The field data upon which this map or plat is based has a closure precision of one foot in 44,498 feet and an angular error of 00° 00' 02" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 976,267 feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION

TITLE EXCEPTIONS

27. Underground Easement from JODECO 158 LLC to Georgia Power Company, a Georgia corporation, dated April 14, 2022, filed July 19, 2022 and recorded in Deed Book 19196, Page 1700, aforesaid records.
Comment: Does not affect subject property.

28. Easements as contained in that certain Quitclaim Deed from Department of Transportation, an agency of the State of Georgia to JODECO 158, LLC, dated March 23, 2022, filed March 30, 2023 and recorded in Deed Book 19252, Page 709, aforesaid records.
Comment: Does not affect subject property.

29. Relinquishment of access rights (except where designated by the Department of Transportation) and easement as contained in that certain Right of Way Deed from JODECO 158 LLC to Department of Transportation, dated March 20, 2023, filed March 30, 2023 and recorded in Deed Book 19252, Page 986, aforesaid records.
Comment: Does not affect subject property.

30. All matters affecting subject property as shown on the following plats, all aforesaid records:

(A) Plat Book 12, Page 30; and
Plat Book 61, Page 22.
Comment: Matters as shown.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 78 AND 83 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT OF WAY MONUMENT, LOCATED NORTH 32 DEGREES 54 MINUTES 22 SECONDS WEST, 109.50 FEET FROM THE COMMON CORNER OF LAND LOTS 78, 79, 82, AND 83;

THENCE S 00°22'47" W A DISTANCE OF 339.56' TO A IRON PIN FOUND WITH CAP;
THENCE S 55°10'43" W A DISTANCE OF 186.17' TO A POINT;
THENCE S 65°17'03" W A DISTANCE OF 138.56' TO A IRON PIN FOUND WITH CAP;
THENCE S 55°23'25" W A DISTANCE OF 98.13' TO A 1/2" REBAR FOUND;
THENCE N 44°12'08" W A DISTANCE OF 226.07' TO A POINT;
THENCE N 08°22'43" E A DISTANCE OF 293.65' TO A POINT;
THENCE S 89°38'04" W A DISTANCE OF 118.81' TO A POINT;
THENCE N 80°53'02" W A DISTANCE OF 74.33' TO A POINT;
THENCE N 69°06'05" W A DISTANCE OF 74.44' TO A POINT;
THENCE N 55°22'34" W A DISTANCE OF 74.44' TO A POINT;
THENCE N 55°04'13" W A DISTANCE OF 41.40' TO A 1/2" REBAR FOUND;
THENCE S 61°49'42" W A DISTANCE OF 157.40' TO A POINT;
THENCE N 87°55'19" W A DISTANCE OF 168.19' TO A POINT;
THENCE S 61°49'26" W A DISTANCE OF 86.77' TO A POINT;
THENCE S 02°09'43" W A DISTANCE OF 16.32' TO A POINT;
THENCE N 25°16'12" W A DISTANCE OF 51.47' TO A POINT;
THENCE N 31°52'19" W A DISTANCE OF 83.32' TO A POINT;
THENCE N 18°37'34" E A DISTANCE OF 38.43' TO A POINT;
THENCE N 61°52'04" E A DISTANCE OF 212.81' TO A POINT;
THENCE N 54°39'54" E A DISTANCE OF 86.05' TO A POINT;
THENCE N 81°49'30" E A DISTANCE OF 1093.06' TO A POINT;
THENCE S 57°35'02" E A DISTANCE OF 41.80' TO A POINT;
THENCE S 12°32'43" E A DISTANCE OF 176.63' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 143.24', WITH A RADIUS OF 514.84', WITH A CHORD BEARING OF S 05°10'00" E, WITH A CHORD LENGTH OF 142.78', TO A CONCRETE MONUMENT FOUND;
THENCE S 88°30'00" E A DISTANCE OF 14.88' TO A CONCRETE MONUMENT FOUND;
SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT HAVING AN AREA OF 837,279 SQUARE FEET, 14.830 ACRES.

STRUCTURE LEGEND

CABLE / TV
- Cable / TV Marker
- Cable / TV Pedestal
- Cable / TV Manhole
- Cable / TV Handhole
- Cable / TV Cable Box

ELECTRIC/POWER
- Transformer
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- Street Light/Light Pole
- Electric Panel
- Electric Box
- Electric Manhole
- Electric Handhole
- Electric / Power Marker
- Yard Light

FIBER OPTIC
- Fiber Optic Marker
- Fiber Optic Manhole
- Fiber Optic Pedestal

GAS
- Gas Meter
- Gas Valve
- Gas Fill Cap
- Gas Manhole
- Gas Marker
- Gas Pressure Relief Valve
- Gas Vault
- Gas Vent Pipe

PAVEMENT MARKING
- RUS Pavement Marking
- ONLY Pavement Marking
- SCHOOL Pavement Marking
- Lane Arrow Left/Right
- Lane Arrow Left
- Lane Arrow Right
- Traffic Arrow Straight
- Traffic Arrow Straight/Left
- Traffic Arrow Straight/Right
- Traffic Arrow U-Turn
- Handicap Pavement Marking
- Other Lane Pavement Marking

PROPERTY MONUMENTS
- Right-of-Way Monument Found
- Concrete Monument Found
- Iron Pin Set
- Iron Pin Found (Picket based)
- Pk Nail Set
- Pk Nail Found
- Point
- Benchmark

MISCELLANEOUS
- Land Lot Symbol

SEWER
- Grease Trap
- Sanitary Sewer Manhole
- Cleanout
- Sanitary Sewer Line Pipe
- Sanitary Sewer Marker
- Sanitary Sewer Force Main Valve
- Sanitary Sewer Lift Station

SITE / TOPOGRAPHIC FEATURES
- Street Sign
- Air Conditioner Unit
- Bollard
- Mailbox
- Satellite Dish
- Flag Pole
- Retaining Wall
- Artesian
- Cabinet
- Camera Pole / Camera
- Back Flow Preventer
- Mile Post
- Rail Road Mile Post

STORM / DRAINAGE
- Storm Structure Lid
- Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Head Wall
- Yard Drain
- Junction Box
- Curb Inlet
- Flume-in-Section
- Storm Spread

TELEPHONE
- Telephone Terminal Box
- Telephone Marker
- Telephone Handhole Box
- Telephone Manhole
- Telephone Cabinet

TRAFFIC
- Controlled Traffic Signal
- Traffic Handhole Box
- Telephone Handhole Box
- Traffic Signal Pole
- Traffic Signal Loop Control Box

WATER
- Fire Hydrant
- Irrigation Control Valve
- Water Meter
- Water Valve
- Fire Department Connection
- Water Well
- Pressure Irrigation Valve
- Water Vent Pipe
- Water Value Marker
- Water Marker
- Water manhole
- Water Air Release Valve
- Water Back Flow Preventer
- Sprinkler Head
- Sprinkler Valve

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood fence
- Metal Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- Overhead Wires

EXISTING UNDERGROUND
- Cable
- Electric
- Fiber Optic
- Gas
- Telecommunications
- Water
- Television
- Storm Drainage Line
- Sanitary Sewer

ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MB	Mailbox
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat Book
DI	Drop Inlet	PG	Page
DE	Drainage Easement	PKF	Pk Nail Found
EOP	Edge of Pavement	PKS	PK Nail Set
EPP	Electric Power Pole	POB	Point of Beginning
EPM	Electric Power	POC	Point of Commencement
ESMT	Easement	PVC	Polyvinyl Chloride Pipe
FCS	Forced End Section	RBC	Rebar Capped
FTE	Field Tract Elevation	RCP	Reinforced Concrete Pipe
FH	Fire Hydrant	ROW	Right of Way Monument
FLGS	Flag Pole	SSE	Sanitary Sewer Easement
GA	Guy(s)	SSMH	Sanitary Sewer Manhole
GM	Gas Meter	TRAN	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hand Rail	W.O.T.	Wood Fence
H.W.	Head Wall	WM	Water Meter
HB	Handhole	WV	Water Valve
IRV	Irrigation Control Valve		

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13089G, MAP NUMBERS 13151 C 0151 D & 13151 C 0152 D, PANELS 151 & 152 OF 305, EFFECTIVE DATE OCTOBER 6, 2016 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALLS WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

3. THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN JUNE 2019. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

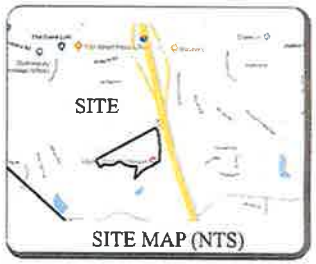
5. THE PROPOSED PARCEL SHOWN HEREON DOES NOT CONSTITUTE A LEGAL SUBDIVISION CURRENTLY.

6. THE SITE IS CURRENTLY UNDER CONSTRUCTION.

To Thompson Thrift Development, Jodeco 158, LLC, a Georgia limited liability company & Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1—4, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: 06/22/23

Date of Map or Plat: 06/29/23



811 Know what's below. Call before you dig.

SHEET 3 OF 3
DRAWN BY: JDH
CHECKED BY: JDH
FILE NAME: 23-0621
SCALE: 1"=50'
DATE OF FIELD WORK: 6/22/23

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR JOHN D. HAYES No. 3000

ALTA/NSPS LAND TITLE SURVEY
THOMPSON THRIFT RESIDENTIAL

HENRY COUNTY, GEORGIA

LAND LOT(S) 78
DISTRICT 6TH

REVISIONS			
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

PLANNERS & Engineers Collaborative
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND PLANNING
RESIDENTIAL • SUBDIVISIONS & CONDOMINIUMS • MASTER PLANNED COMMUNITIES
INFRASTRUCTURE DESIGN • SITE DEVELOPMENT • WATER RESOURCES
2970 CLAIRMONT ROAD, SUITE 610 ATLANTA, GEORGIA 30329
(770) 451-1914 EMAIL: info@pecatlanta.com
C.O.A. 000470

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at Bridges of Jodeco [address], with Parcel Number 053-01018000, which is the subject of this application.

Name of Property Owner: Jodeco 158, LLC

Property Owner's Address: 120 S. Zack Hinton Parkway, McDonough, GA 30253

Telephone: 404-925-3917 E-mail: jgrant@southernconsultingllc.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], GA [State].

Signature: Jeff R Grant Date: 9-7-23

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): _____

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: _____

_____

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Jeff R Grant

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

9-7-23

Date

M Saade

Signature of Notary Public

Michelle Y. Saade

Printed Name of Notary Public

9-7-23

Date

Notary Public's Seal or Stamp:

MICHELLE Y SAADE
COMMISSION EXPIRES
NOTARY
PUBLIC
FEBRUARY 18, 2026
HENRY COUNTY, GEORGIA

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 conditional use permit, 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
		n/a

We certify that the foregoing information is true and correct, this 7TH day of SEPTEMBER, 2023

JEFF R. GRANT
Applicant's Name - Printed

Jeff R Grant
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

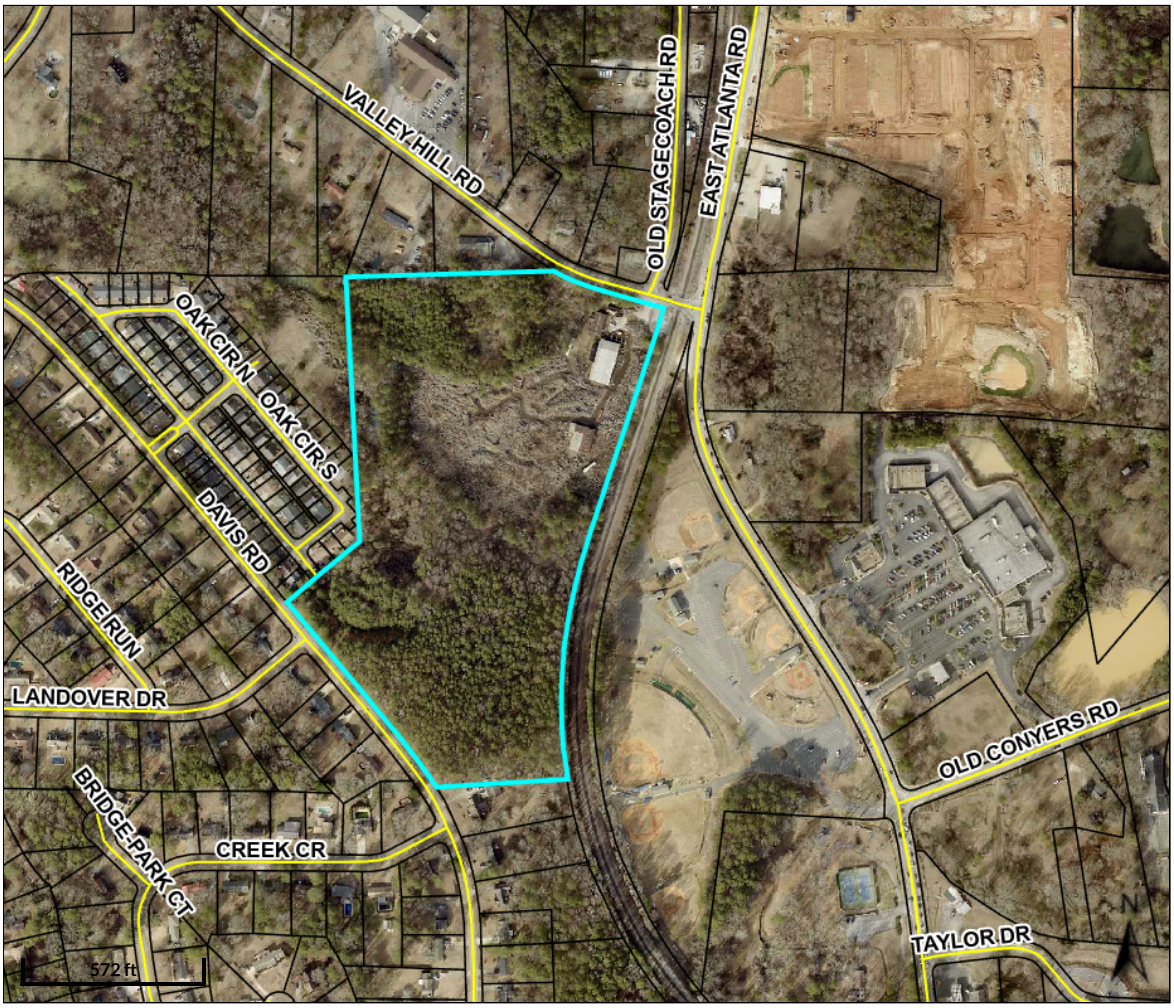
Sworn to and subscribed before me this 7TH day of SEPTEMBER, 2023.

Notary Public

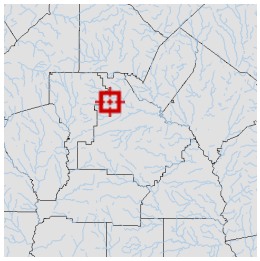
MICHELLE Y SAADE
MY COMMISSION EXPIRES
NOTARY
PUBLIC
FEBRUARY 18, 2026
HENRY COUNTY, GEORGIA

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

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

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,

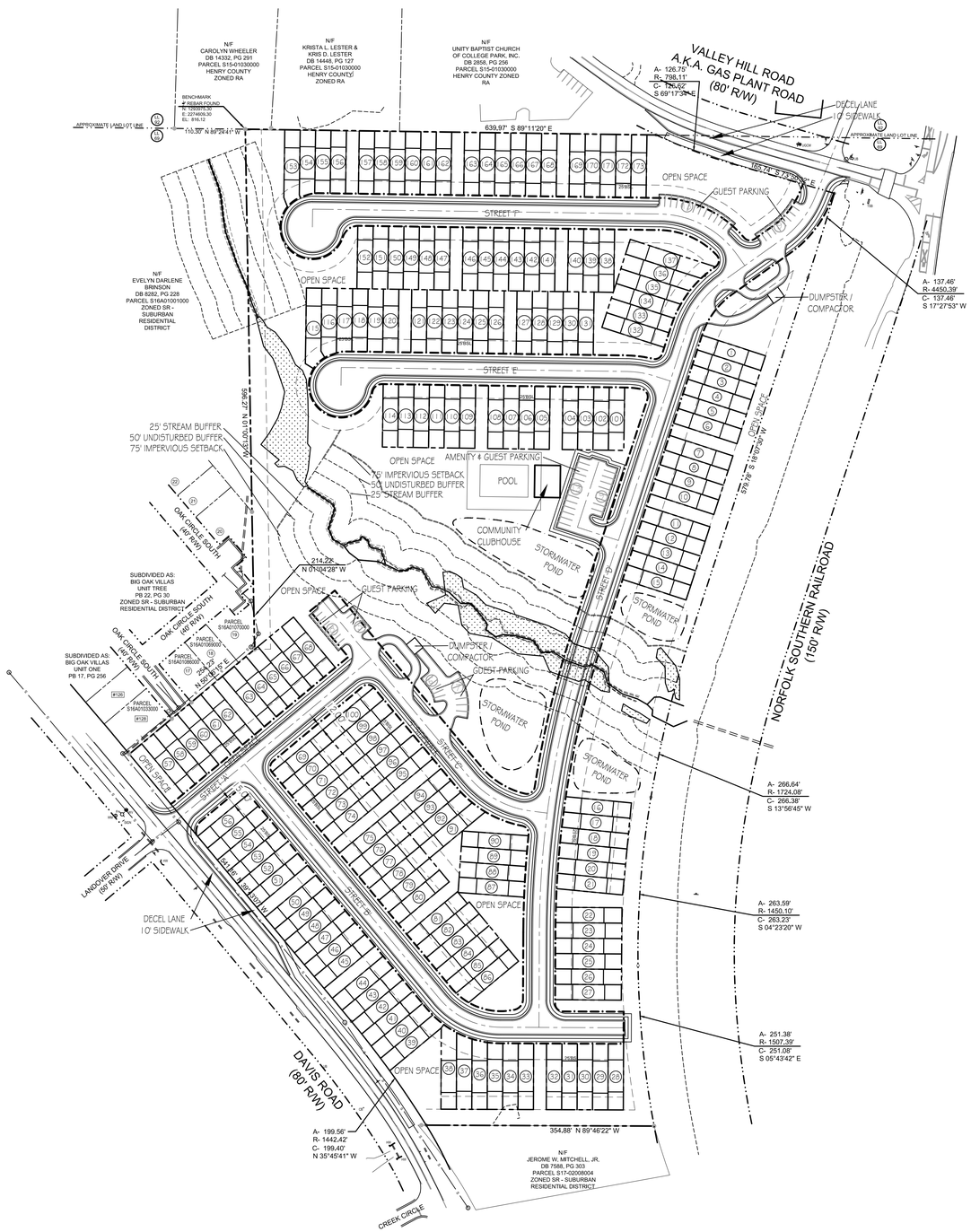
OTAC Development Group LLC

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
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

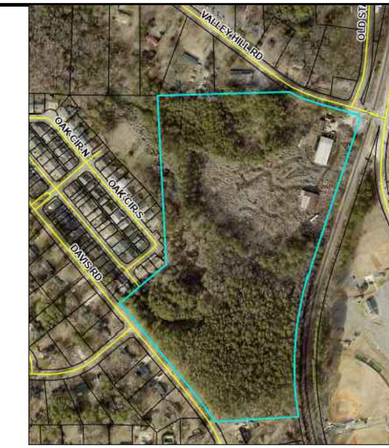
Parcel Area Table	
Parcel #	Area
121	2352.00
122	2352.00
123	2352.00
124	2352.00
125	2352.00
126	2352.00
127	2352.00
128	2352.00
129	2352.00
130	2352.00
131	2352.00
132	2447.18
133	2450.32
134	2492.33
135	2614.50
136	2826.53
137	3144.89
138	2351.04
139	2352.00
140	2352.00

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.



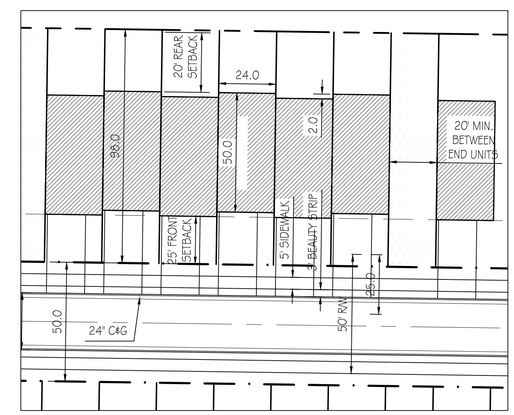
VICINITY MAP - (N.T.S.)

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

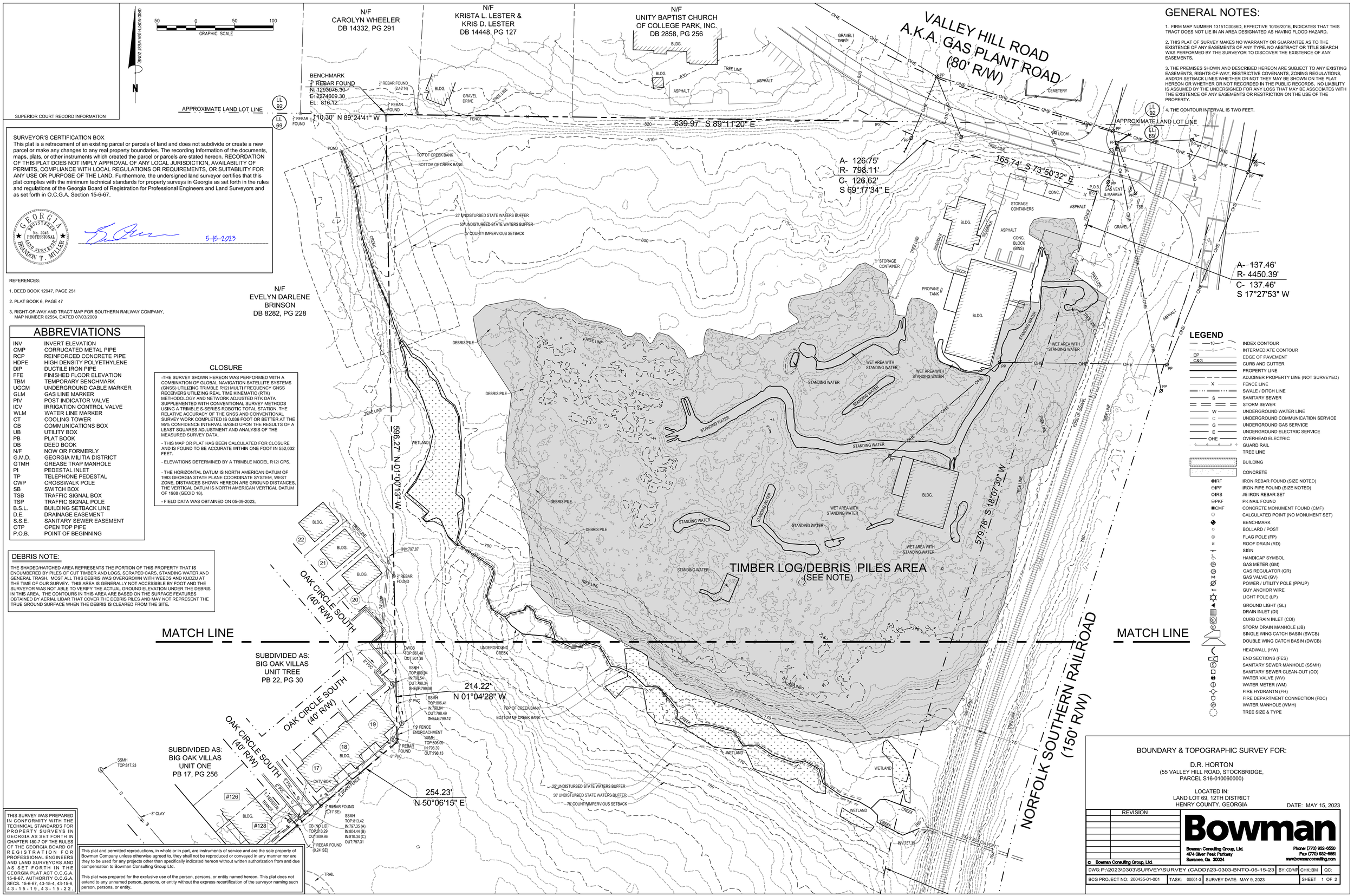
The Applicant does seek one variance. As planned, the site has a 25' front setback. The code currently requires a 50' front yard setback for Multi Family Residential zoning. Applicant believes a 25' front yard setback is consistent with the development of a townhome community and therefore seeks a reduction 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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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

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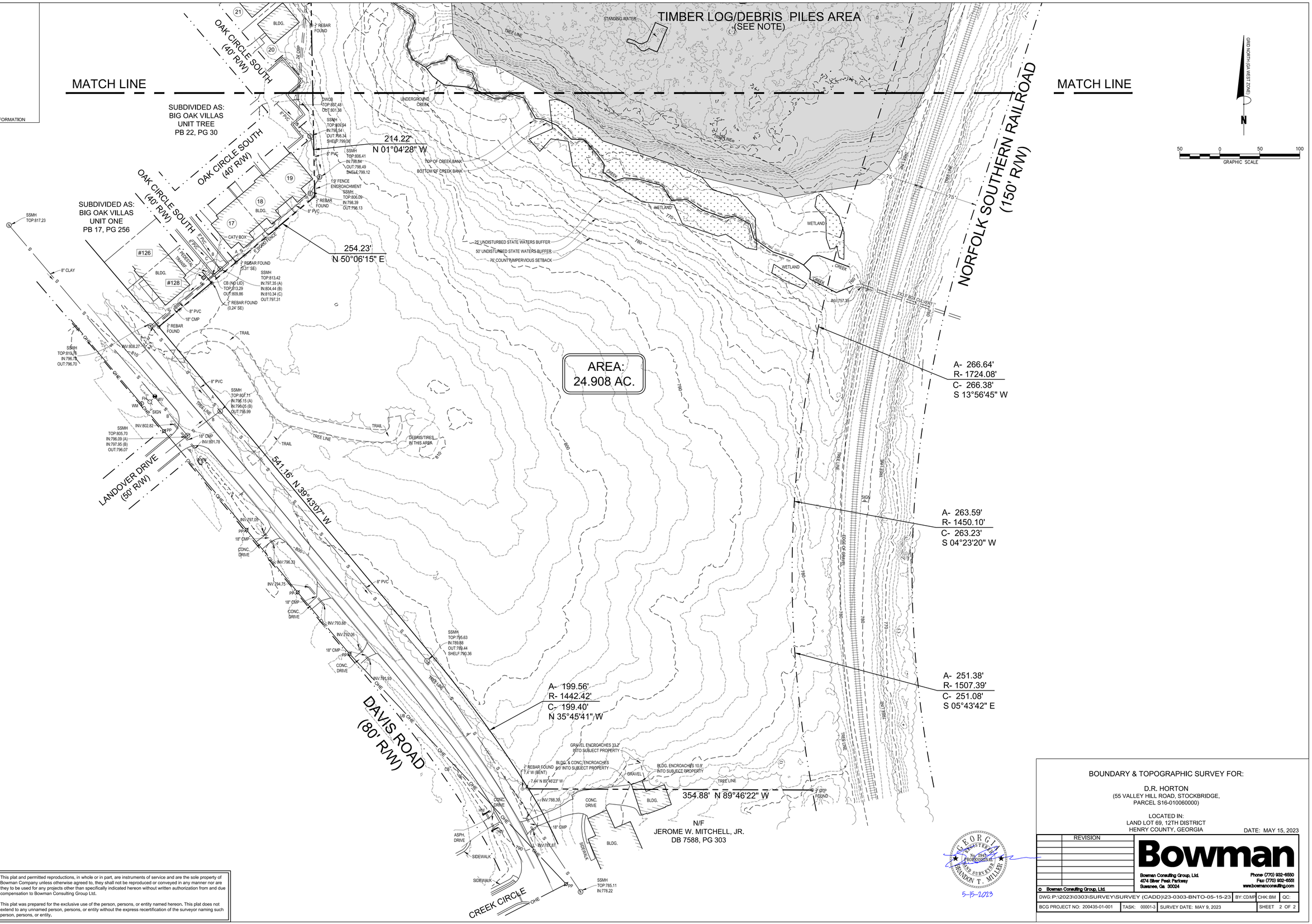
DWG: P:\2023\0303\SURVEY\SURVEY (CADD)\23-0303-BNTO-05-15-23 | BY: CD/MP | CHK: BM | QC:

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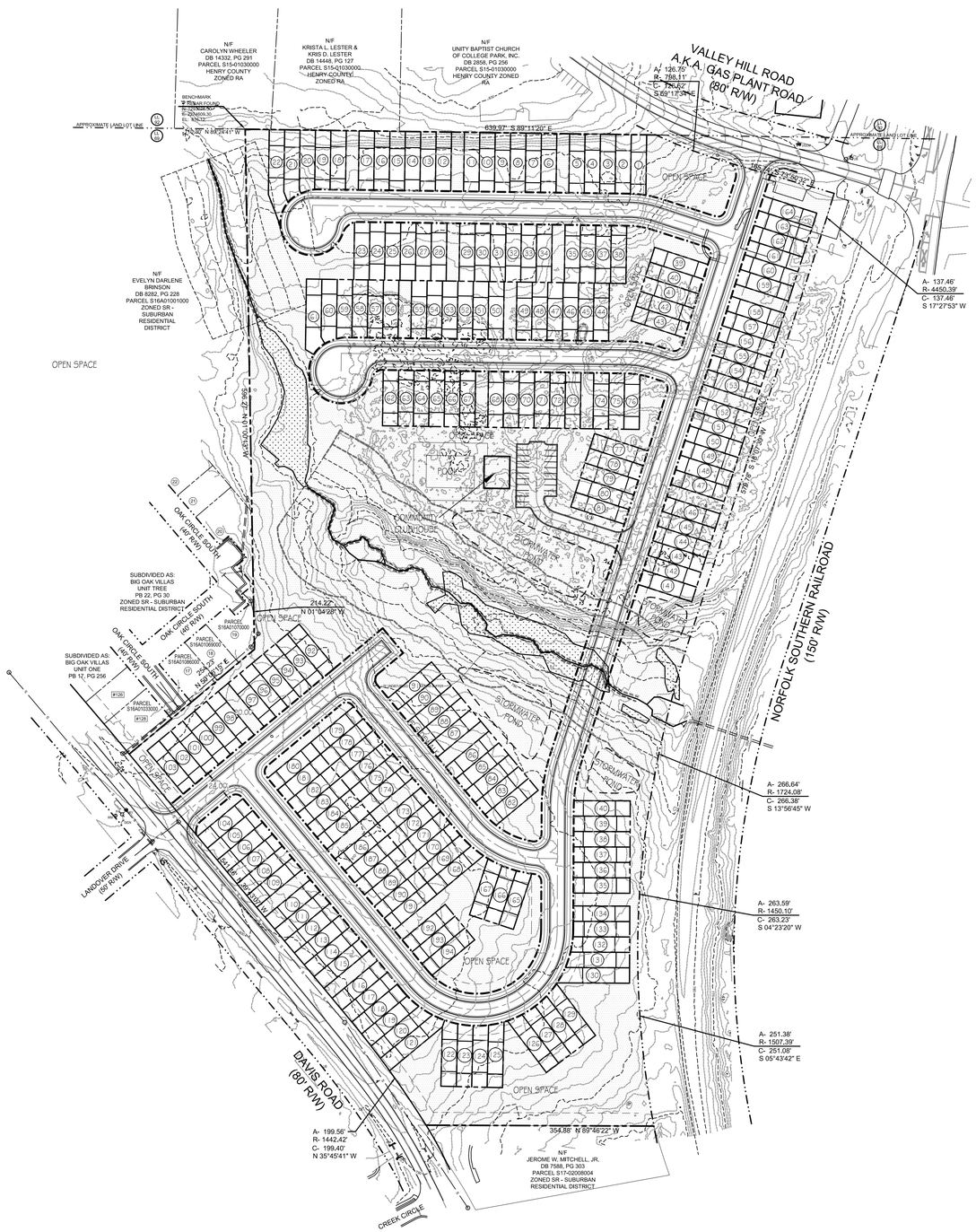
DWG: P:\2023\0303\SURVEY\SURVEY (CADD)\23-0303-BNTO-05-15-23 | BY: CD/MP | CHK: BM | QC:

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



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.

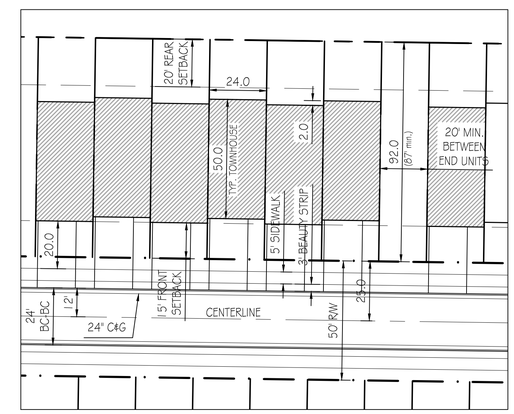
VICINITY MAP - (N.T.S.)

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. LOT WIDTH; 100' TO 24'
2. SETBACKS: FRONT 50' TO 15', SIDE 15' TO 0'
3. MAXIMUM LOT COVERAGE FROM 50% TO 60%



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. 194 PROPOSED TOWNHOMES
5. DENSITY = 194/24.908 = 7.8 LOTS/ACRE
6. REQUIRED OPEN SPACE = 15% = 3.74 ACRES
7. PROVIDED OPEN SPACE = 10.405 ACRES = 42%
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 = 15', SIDE 0' WITH 20' BETWEEN BUILDINGS, REAR 20'

GRID NORTH
GA WEST ZONE

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

GEORGIA811
www.Georgia811.com

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4174 Silver Peak Parkway, Suwanee, GA 30024
Phone: (770) 932-6550
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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 :	05-01-2023
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.

June 15, 2023
File Path P:\2023\0303\CD\23-0303_2_BASE REV 5-18-2023 (WMM).dwg

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: August 24, 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 173 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 173 units
Site Address	55 Valley Hill Road
Parcel Identification	S16-01006000
Parcel Acreage	24.96 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	7.2 units per acre
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.	**173**	**7.2 units per acre**
Pine Grove	270	4 units per acre
Pineview	77	2.49 units per acre

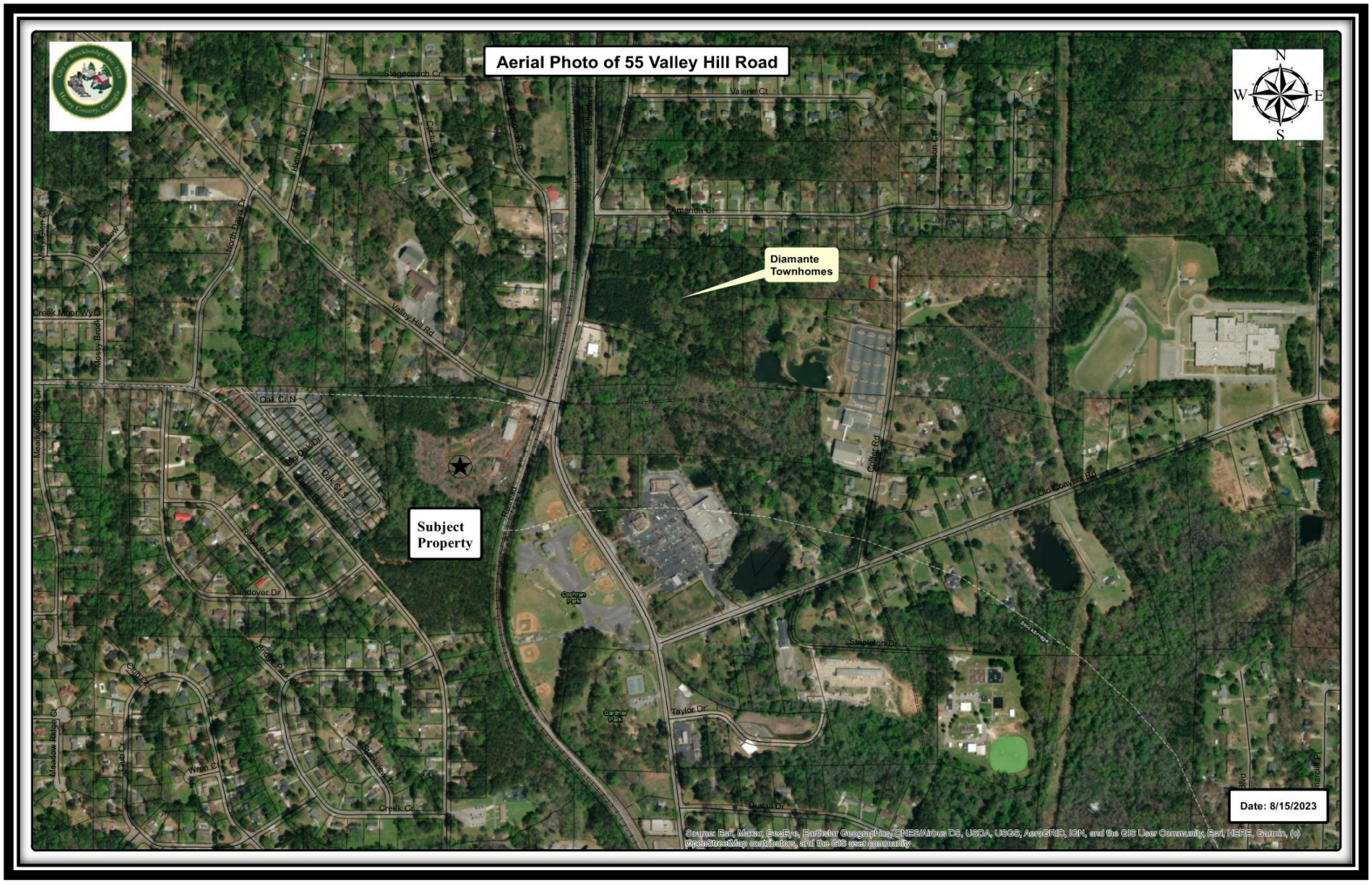
Ridge Crest	70	1.9 units per acre
North Stockbridge	105	1.50 units per acre
Woodland Ridge	61	1.39 units per acre
Meadow Ridge	70	1.30 units per acre
Cactus Ridge	12	1.14 units per acre
Kinsey Crossing	22	1 unit per acre
Springwood Valley	22	1 unit per acre
Sentry Oaks	29	1 unit per acre

III. Findings of Fact

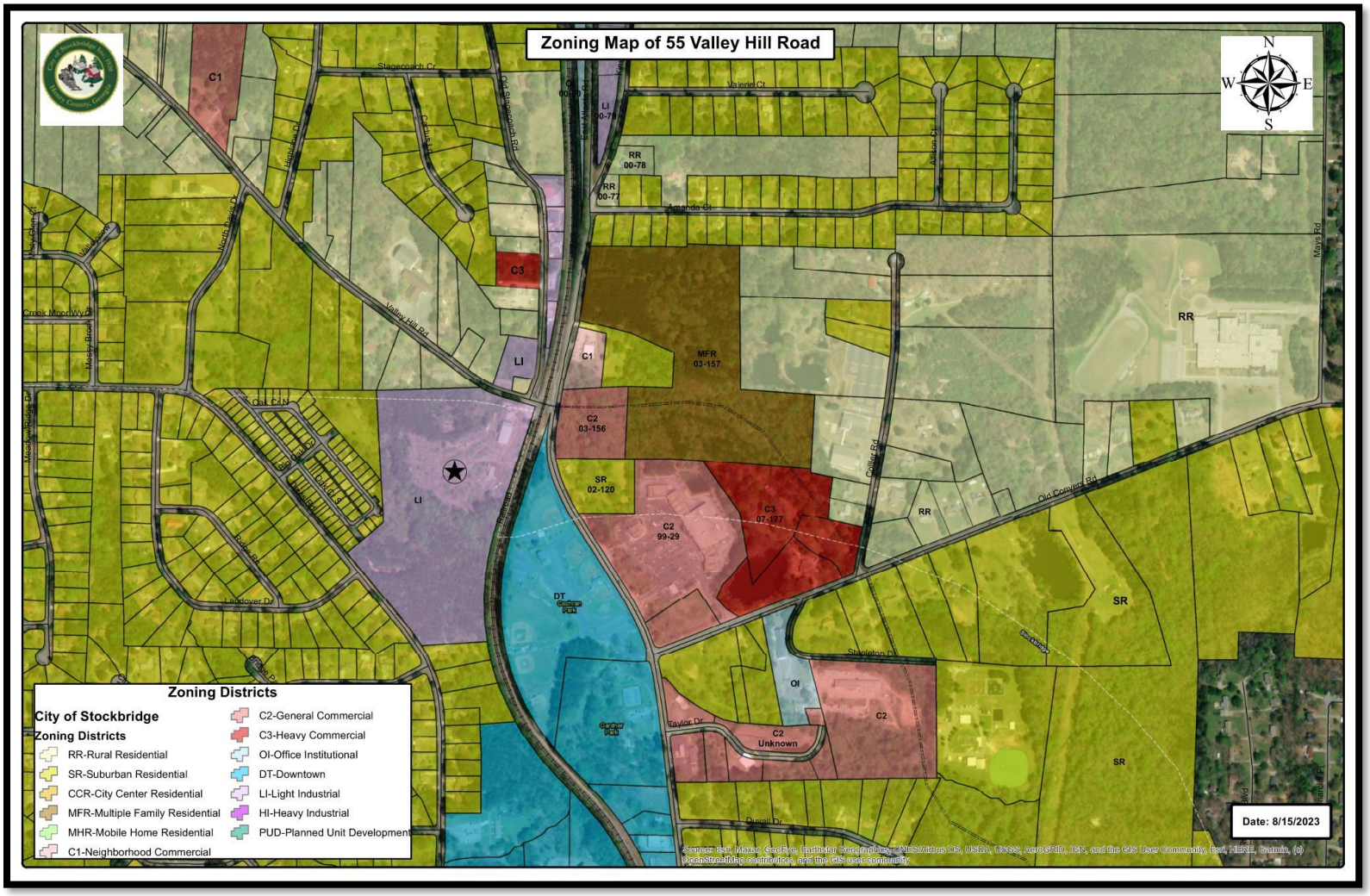
- The applicant will be rezoning the subject property from LI (Light Industrial) to MFR (Multiple Family Residential). The case will be heard concurrently.
- The applicant will be seeking a variance to reduce the front yard setback from 50 feet to 25 feet. The case will be heard concurrently.
- The vicinity 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

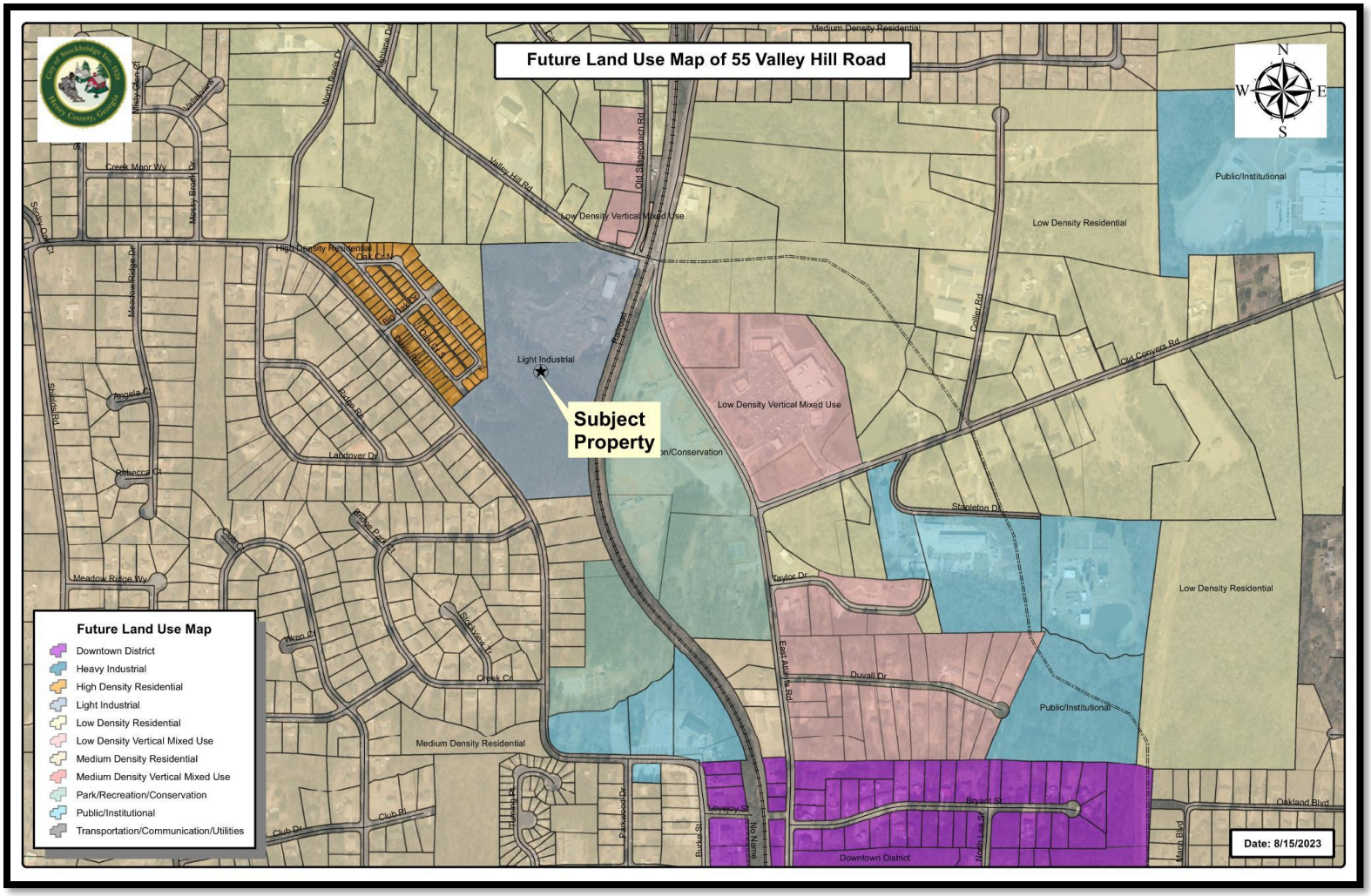
Aerial Photo of 55 Valley Hill Road



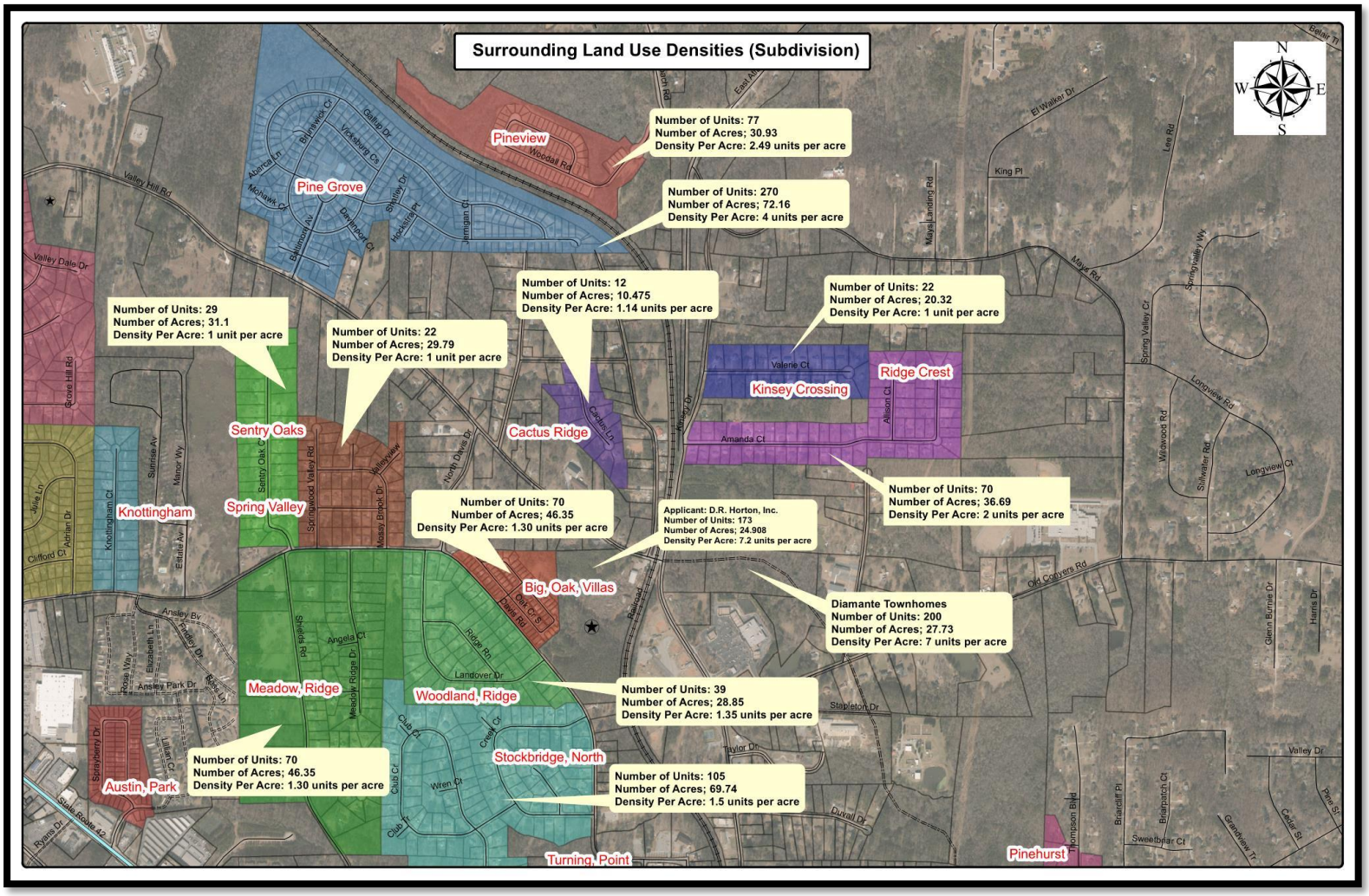
Zoning Map of 55 Valley Hill Road



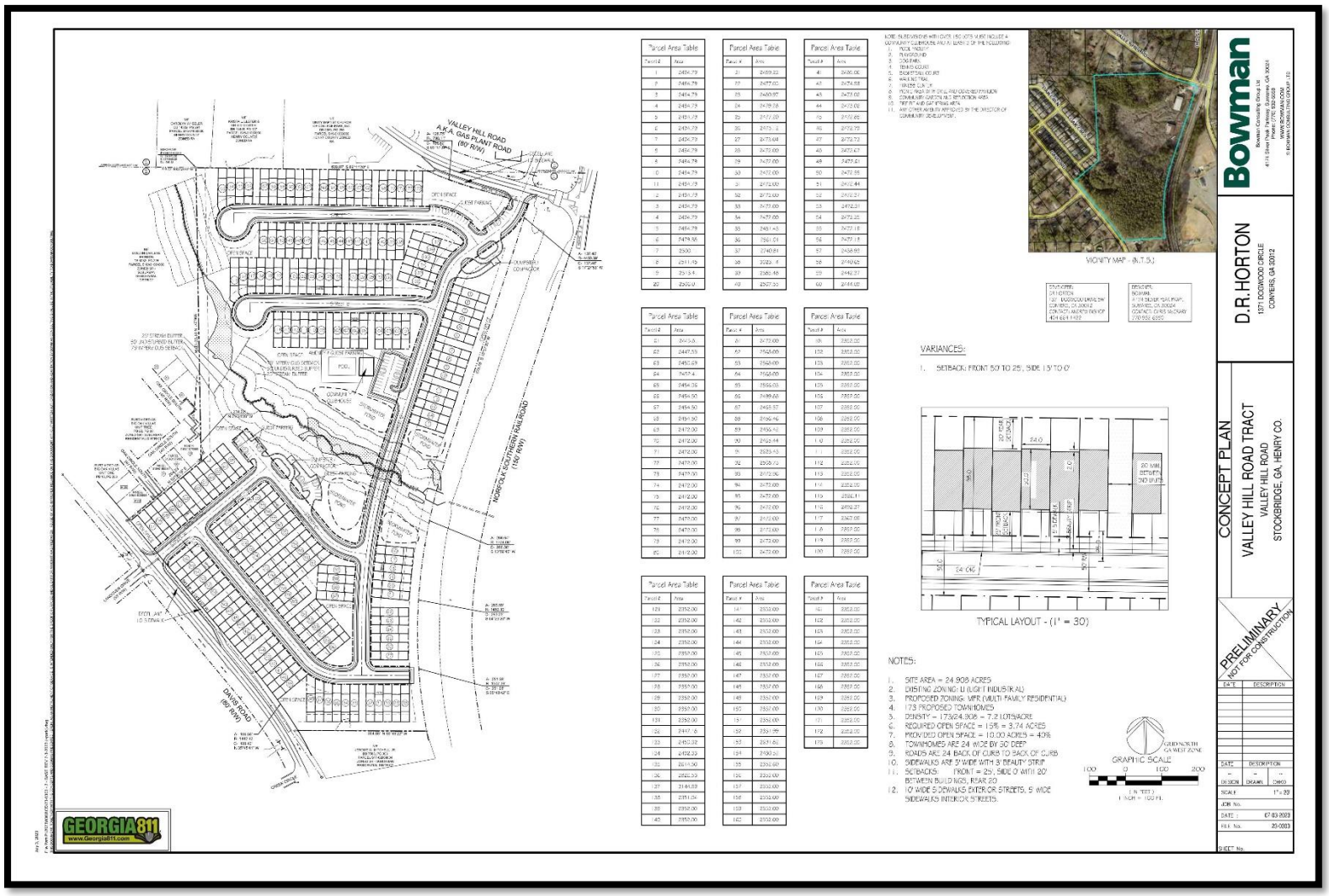
Future Land Use Map of 55 Valley Hill Road



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 173 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 7.2 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.

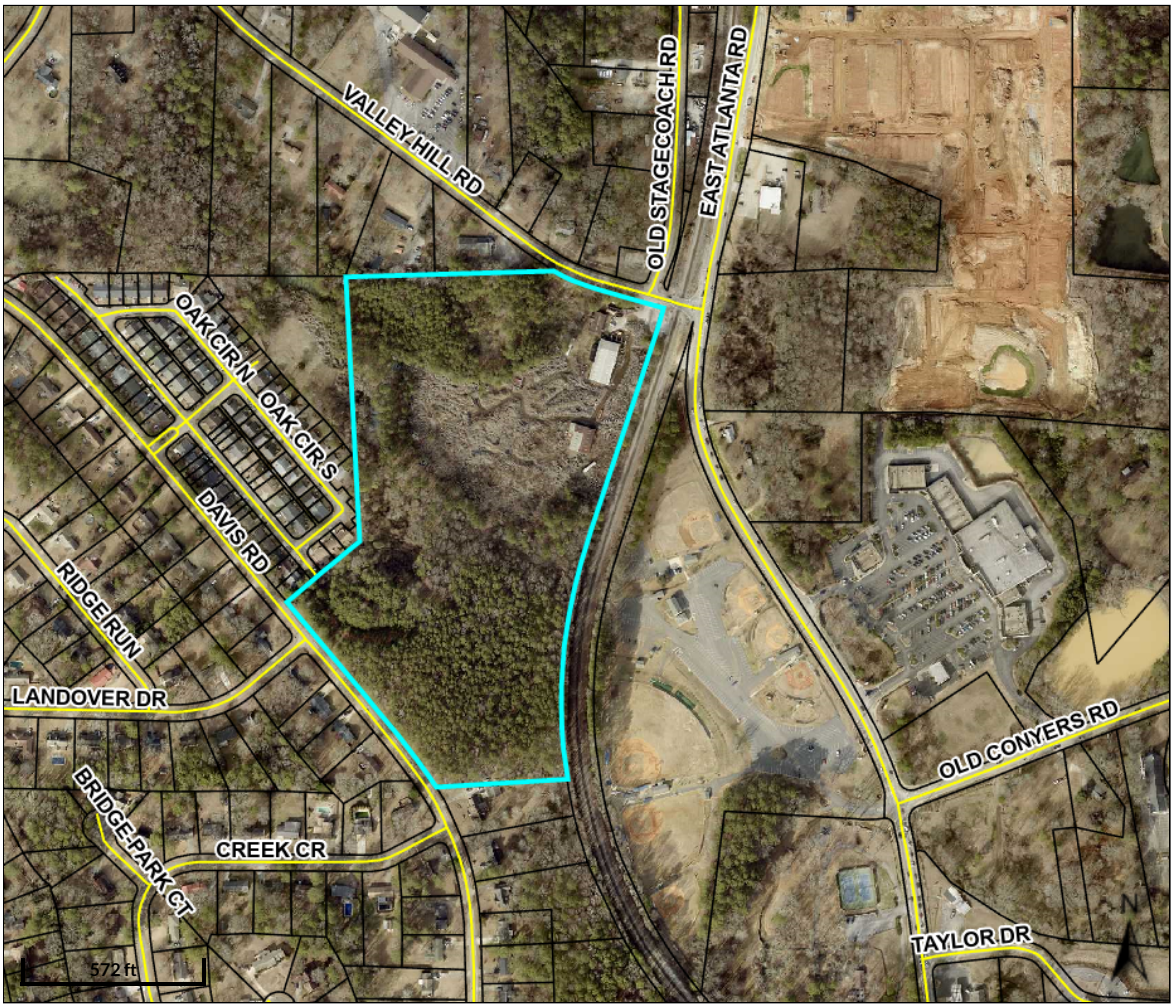
4. Maintaining the Current Land Use Designation.

- 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.

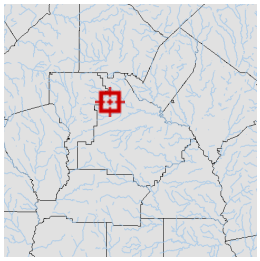
VI. STAFF RECOMMENDATION

- 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**.

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

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,

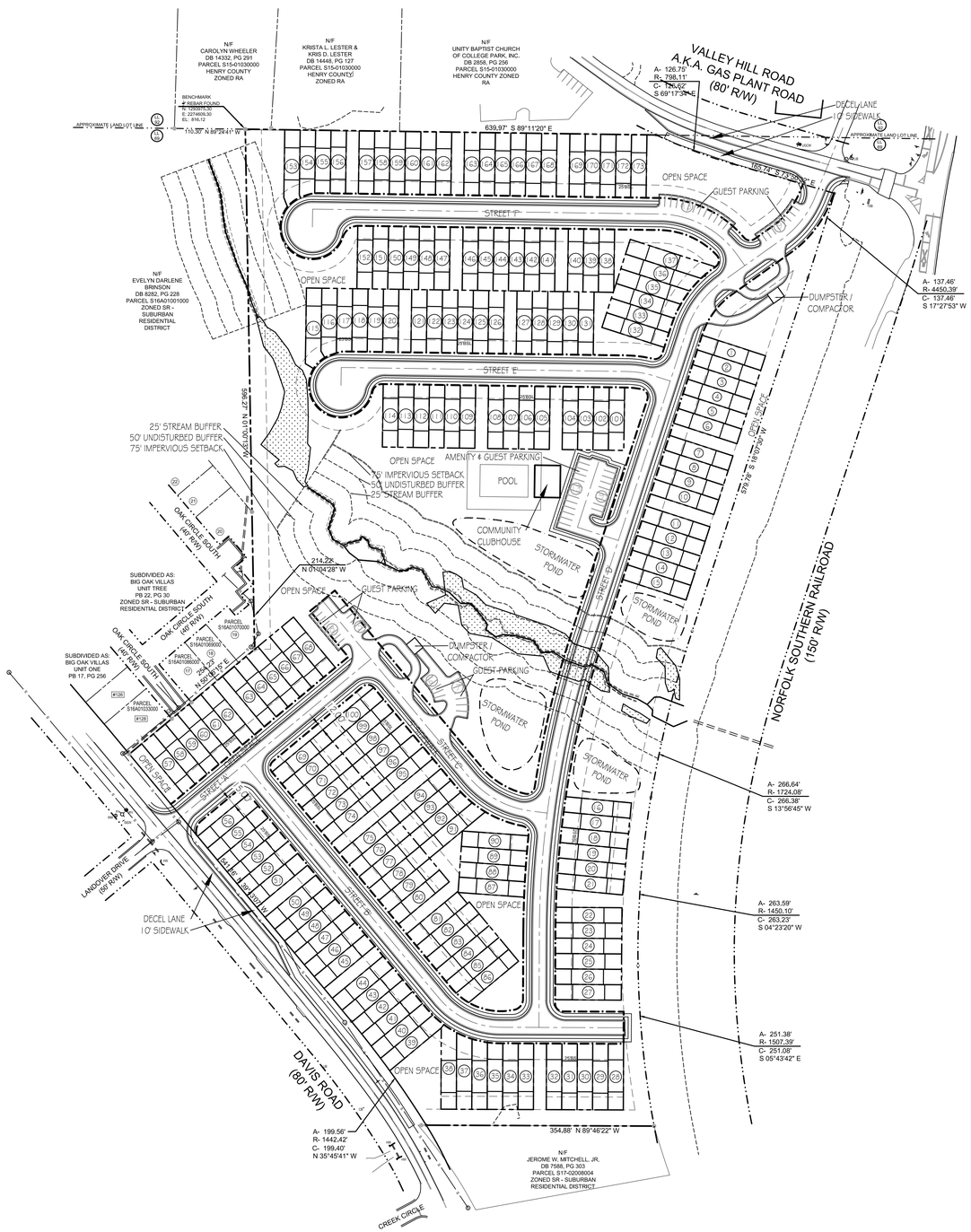
OTAC Development Group LLC

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

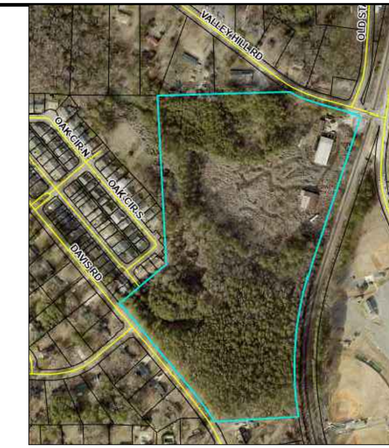
Parcel Area Table	
Parcel #	Area
121	2352.00
122	2352.00
123	2352.00
124	2352.00
125	2352.00
126	2352.00
127	2352.00
128	2352.00
129	2352.00
130	2352.00
131	2352.00
132	2447.18
133	2450.32
134	2492.33
135	2614.50
136	2826.53
137	3144.89
138	2351.04
139	2352.00
140	2352.00

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.



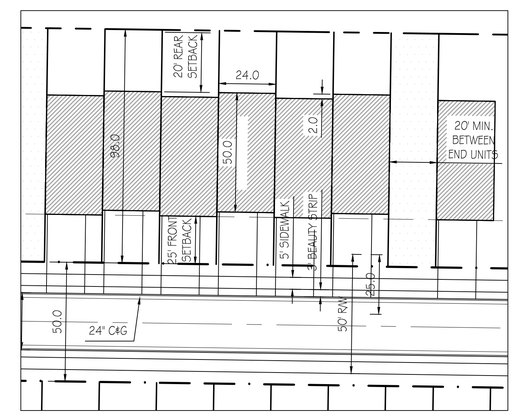
VICINITY MAP - (N.T.S.)

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

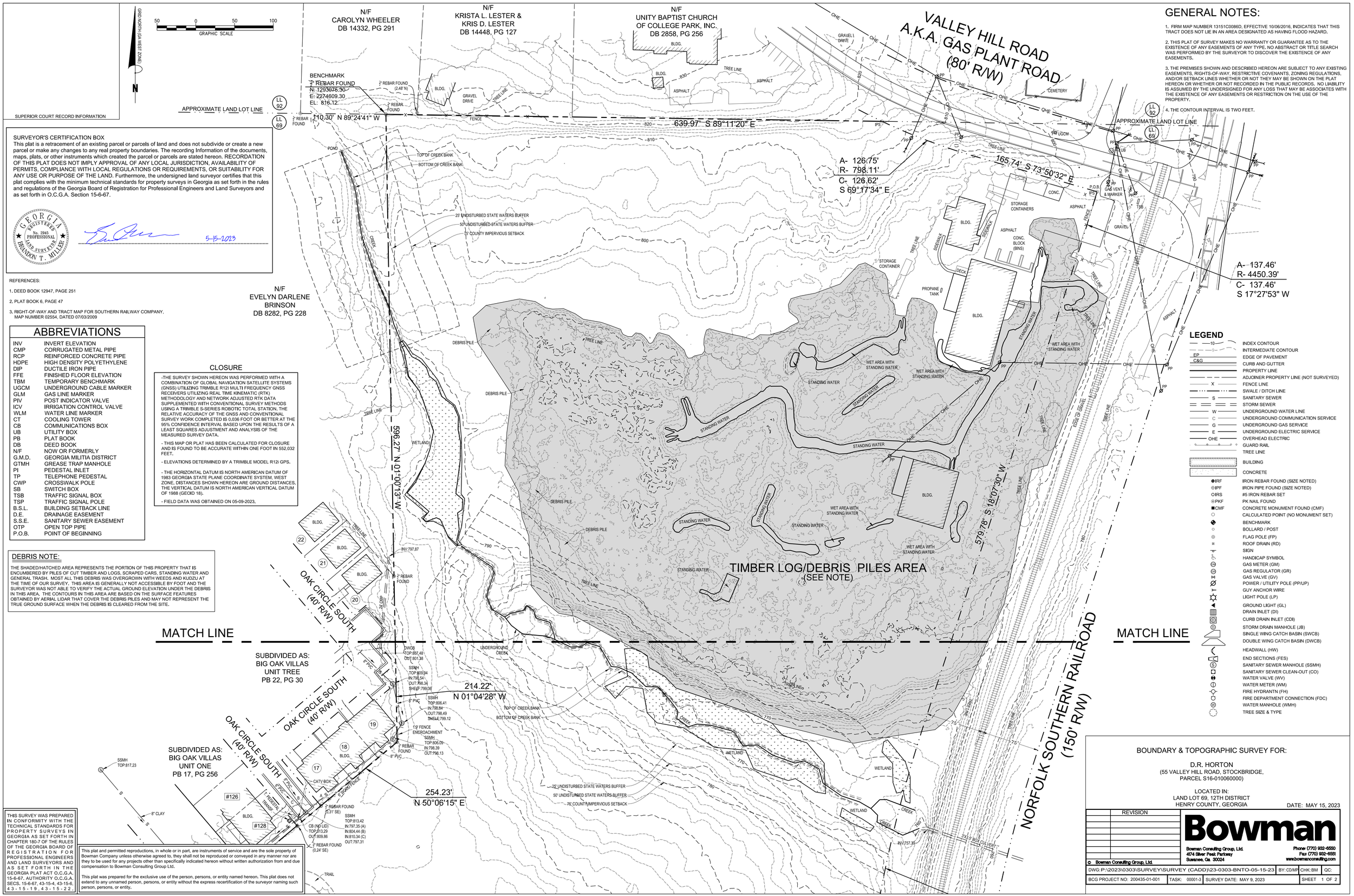
The Applicant does seek one variance. As planned, the site has a 25' front setback. The code currently requires a 50' front yard setback for Multi Family Residential zoning. Applicant believes a 25' front yard setback is consistent with the development of a townhome community and therefore seeks a reduction 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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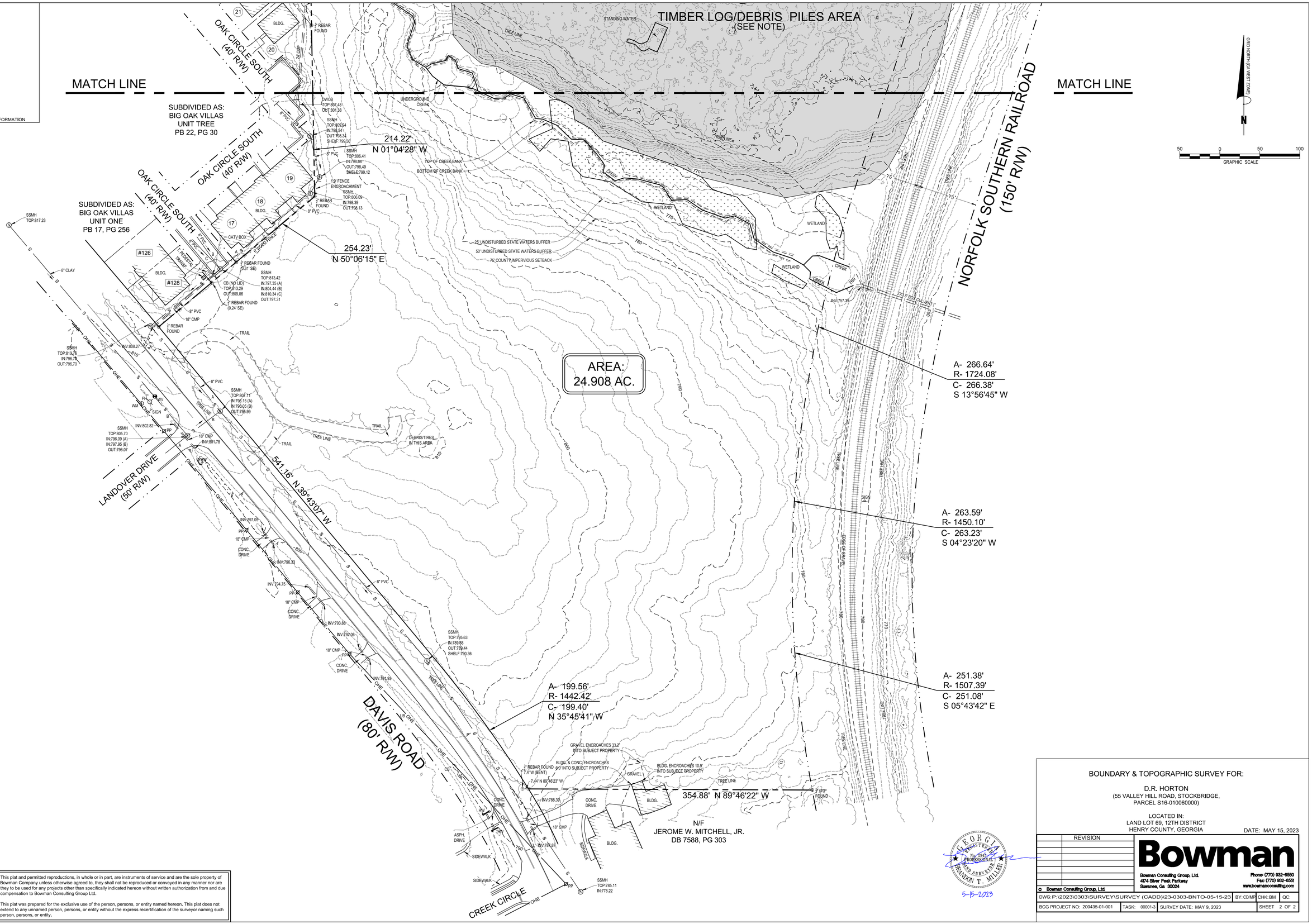
DWG: P:\2023\0303\SURVEY\SURVEY (CADD)\23-0303-BNTO-05-15-23 | BY: CD/MP | CHK: BM | QC:

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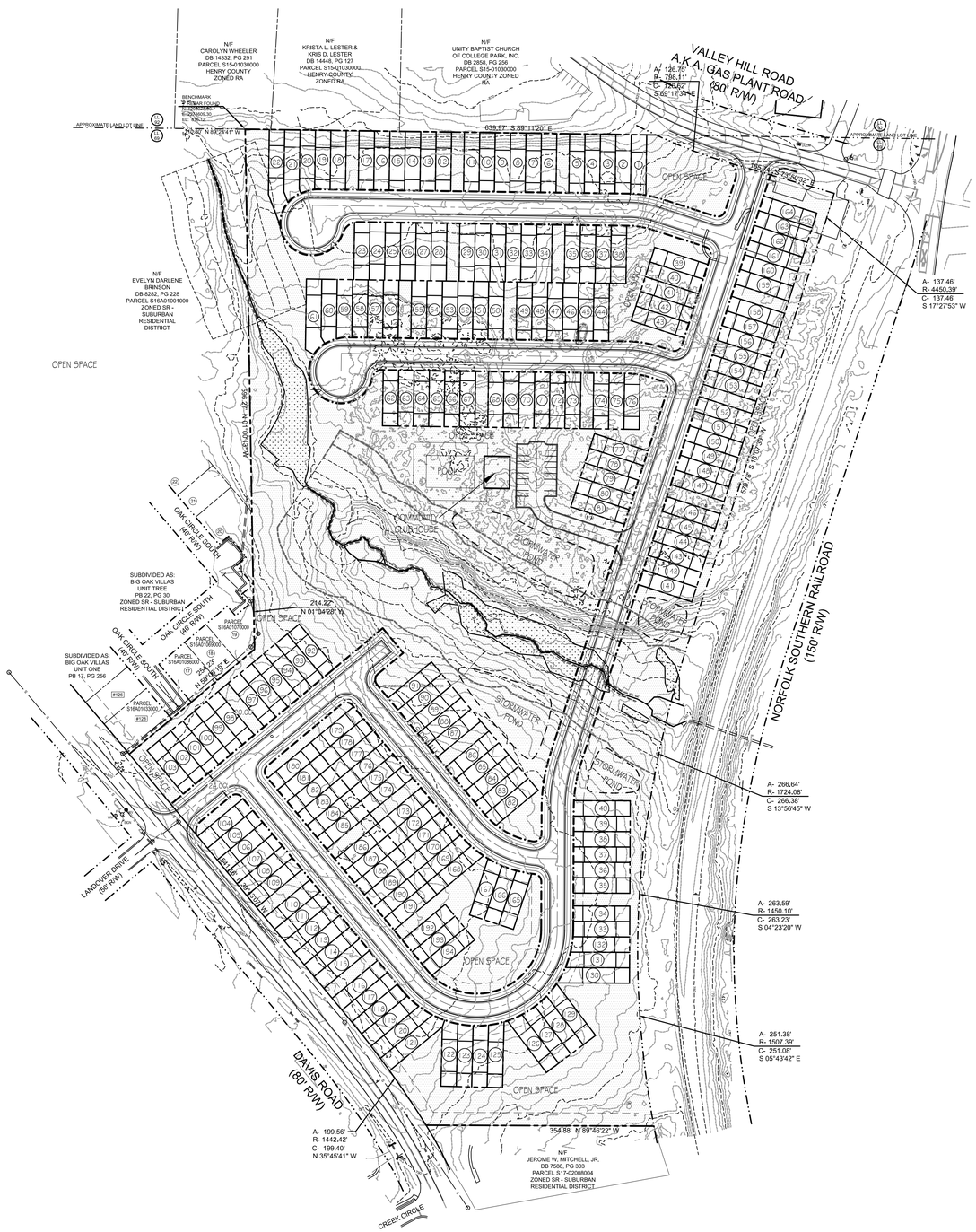
DWG: P:\2023\0303\SURVEY\SURVEY (CADD)\23-0303-BNTO-05-15-23 | BY: CD/MP | CHK: BM | QC:

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



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.

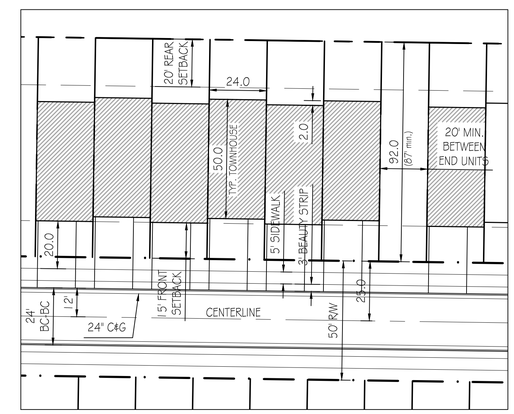
VICINITY MAP - (N.T.S.)

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. LOT WIDTH; 100' TO 24'
2. SETBACKS: FRONT 50' TO 15', SIDE 15' TO 0'
3. MAXIMUM LOT COVERAGE FROM 50% TO 60%



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. 194 PROPOSED TOWNHOMES
5. DENSITY = 194/24.908 = 7.8 LOTS/ACRE
6. REQUIRED OPEN SPACE = 15% = 3.74 ACRES
7. PROVIDED OPEN SPACE = 10.405 ACRES = 42%
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 = 15', SIDE 0' WITH 20' BETWEEN BUILDINGS, REAR 20'

GRID NORTH
GA WEST ZONE

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

GEORGIA811
www.Georgia811.com

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Bowman Consulting Group Ltd
4174 Silver Peak Parkway, Suwanee, GA 30024
Phone: (770) 932-6550
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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 :	05-01-2023
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.

June 15, 2023
File Path P:\2023\0303\CD\23-0303_2_BASE REV 5-18-2023 (WMM).dwg

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: August 24, 2023

SUBJECT: **Staff Report for Rezoning Case #RZ-2023-03 for Property at 55 Valley Hill Road (Parcel #S16-01006000). [Located in 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 173 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 173 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.

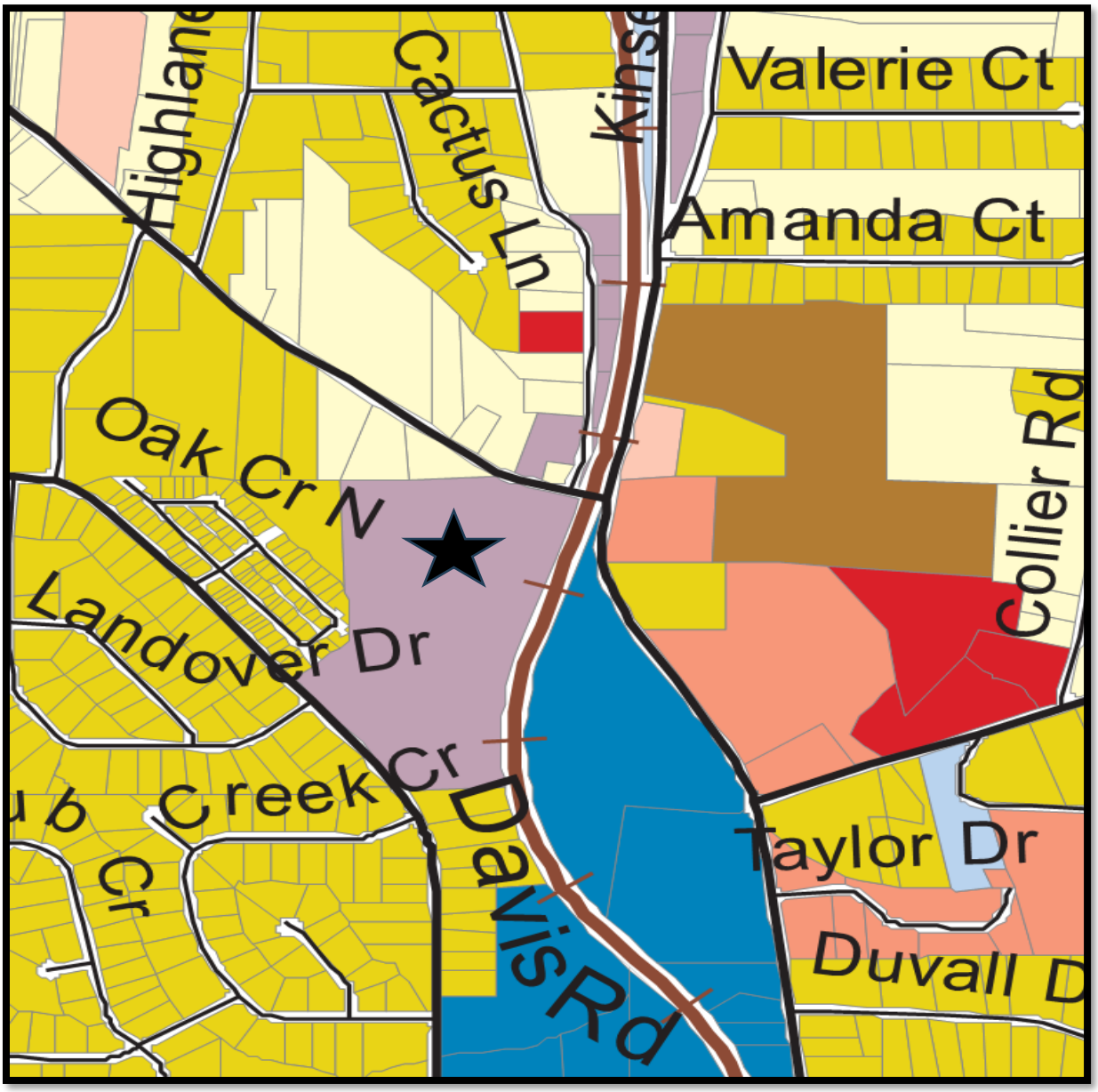
Property Conditions:	The front portion of the property is developed, and the rear portion is wooded. The elevation drops by about 100 feet from Valley Hill Road down to Davis Road. The applicant's survey states that the northern portion of the property contains a large "debris area", which includes a 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:

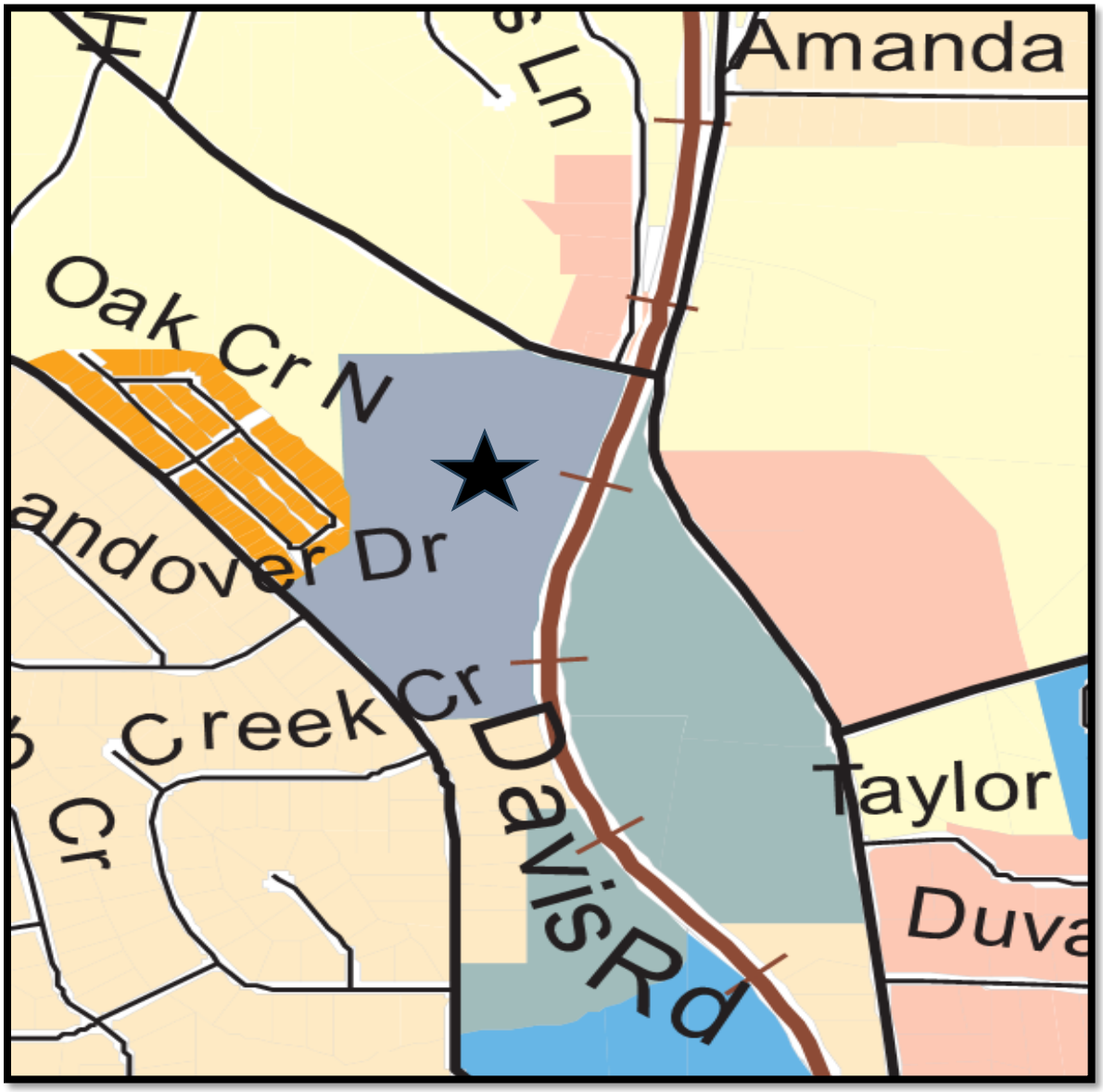
Lavender—LI (Light Industrial)
Pale Yellow—RR (Rural Residential)
Gold—SR (Suburban Residential)
Brown--MFR (Multiple Family Residential)
Pink – C-1 (Neighborhood Commercial)
Salmon – C-2 (General Commercial)
Light Blue—Office-Institutional
Medium Blue—DT (Downtown District)



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

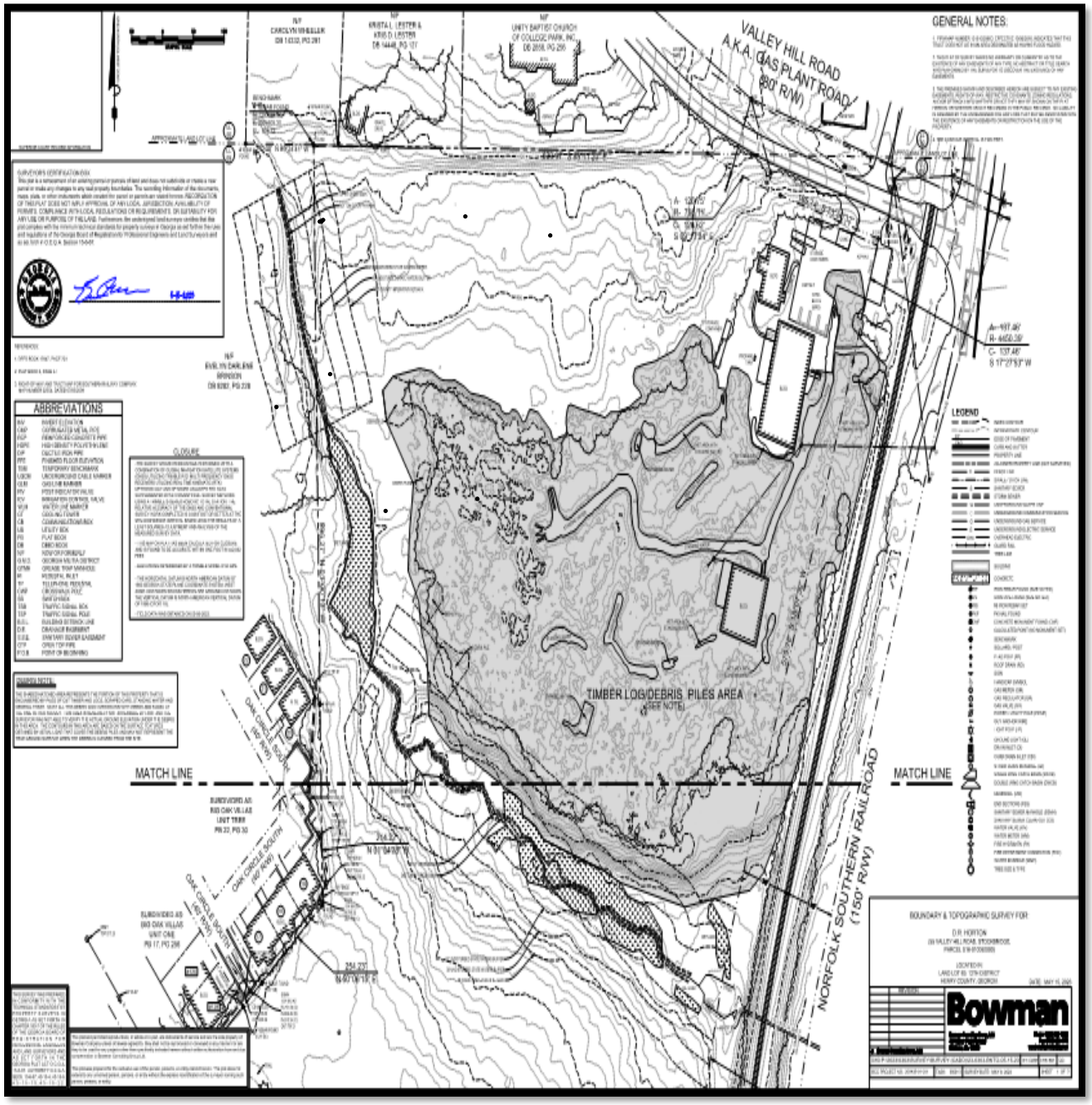
KEY:

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



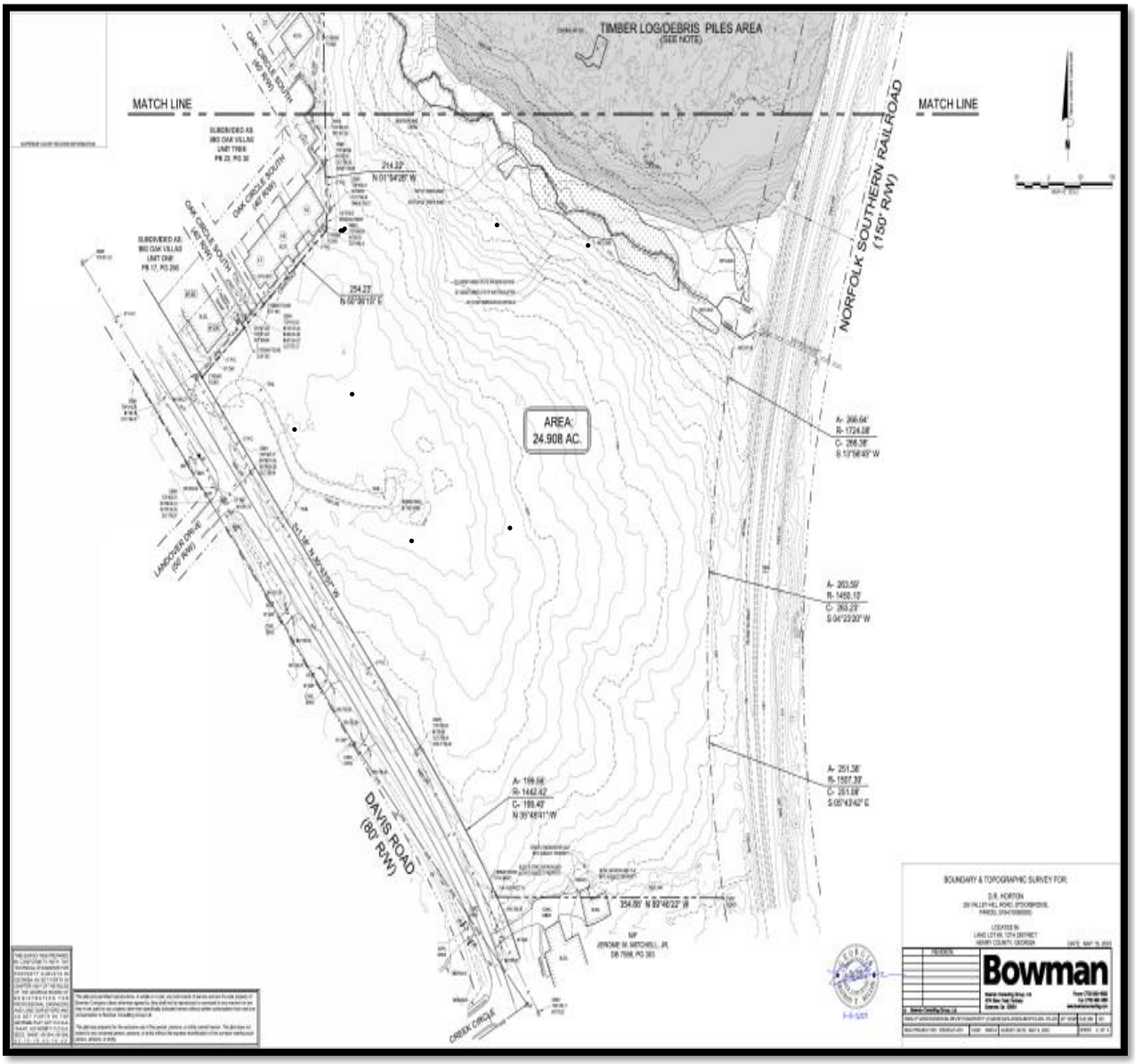
BOUNDARY AND TOPOGRAHIC SURVEY: NORTHERN SECTION

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



BOUNDARY AND TOPOGRAHIC SURVEY: NORTHERN 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 7/11/23. The site plan was received by the Planning and Zoning Office on July 3, 2023, as part of the Rezoning Application. It shows that the proposed development would contain 173 attached homes, to be built as fee simple townhomes. This would represent a density of 7.2 units per acre on the 24.908 acres that are shown on the Boundary and Topographic Survey. About 40 percent (10 acres) of the site would be devoted to open space uses. This would substantially exceed the 15 percent 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, or what the gross density and net density would be.

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, pool, and additional guest parking would be provided. 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 173 proposed townhome units, 390 parking spaces would be required. Besides the two garage parking spaces within each townhome unit, guest parking would include two additional driveway parking spaces per unit plus 50 spaces within several small parking lots throughout the development. This would be a total of 396 guest parking spaces (173 X 2 + 50). This would therefore meet the parking requirement.

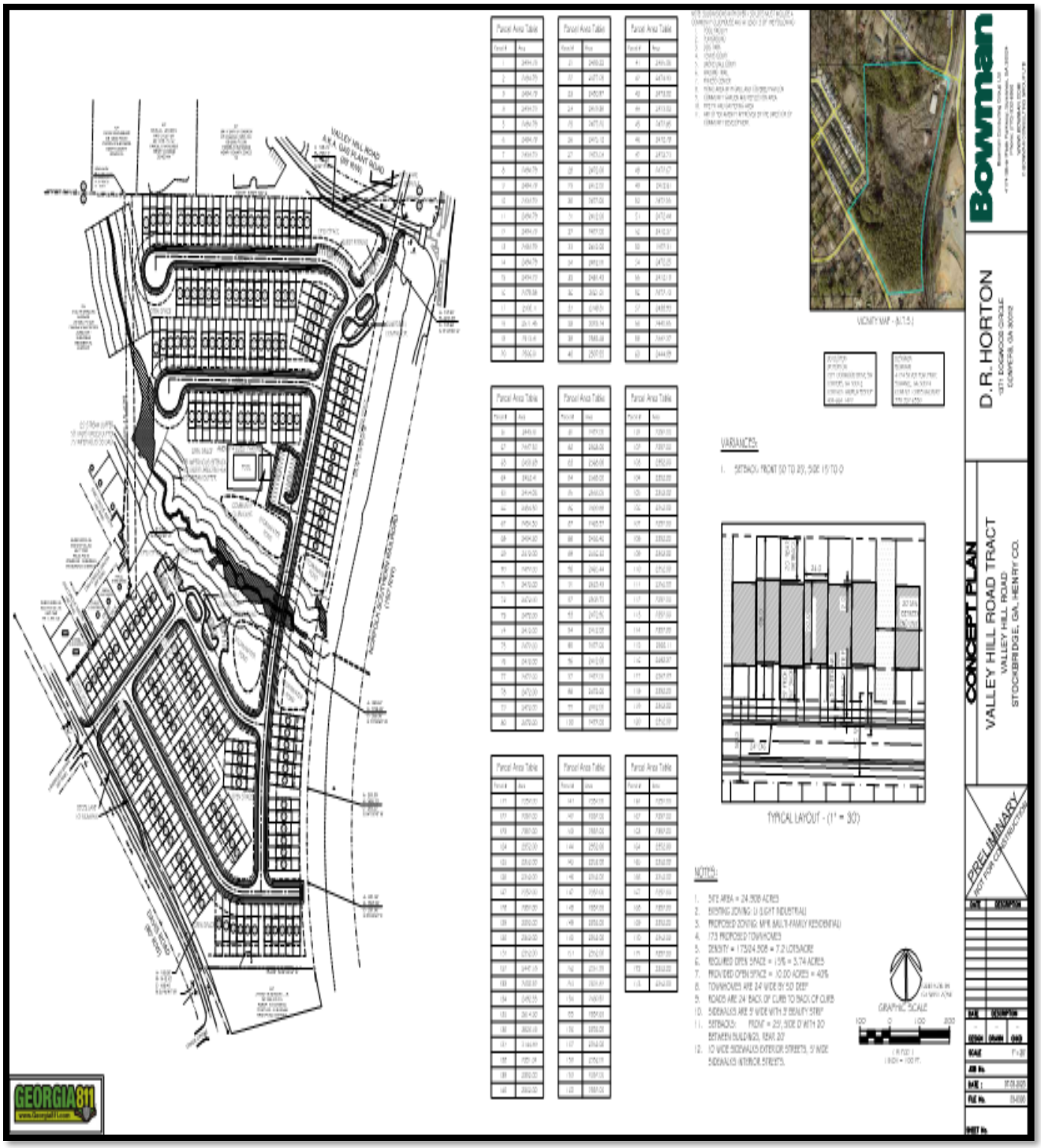
D. Buffers. Section 4.6.3 of the (UDC) states that multifamily developments are required to have 25-foot-wide buffers adjacent to properties that are zoned 'RR' (Rural Residential) and 'SR' (Suburban Residential). An RR district is located to the north of the subject property, and SR districts are located to the west and south. The site plan shows that townhome lots would extend right up to the northern property line, with no buffer being provided. The site plan will need to be modified to include the required 25-foot-wide buffer along the northern property line. Also, even though open space areas are shown along the western and southern property lines, they are not labeled as being buffers. The site plan

does show a 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. Section 4.3.2 of the UDC states as follows: "Property with a side lot line adjacent to a railroad right-of-way shall provide a ten-feet side yard setback." Although the site plan appears to show sufficient open space adjacent to the right-of-way line for the Norfolk Southern Railway, this area should be labeled as the 10-foot railroad buffer.

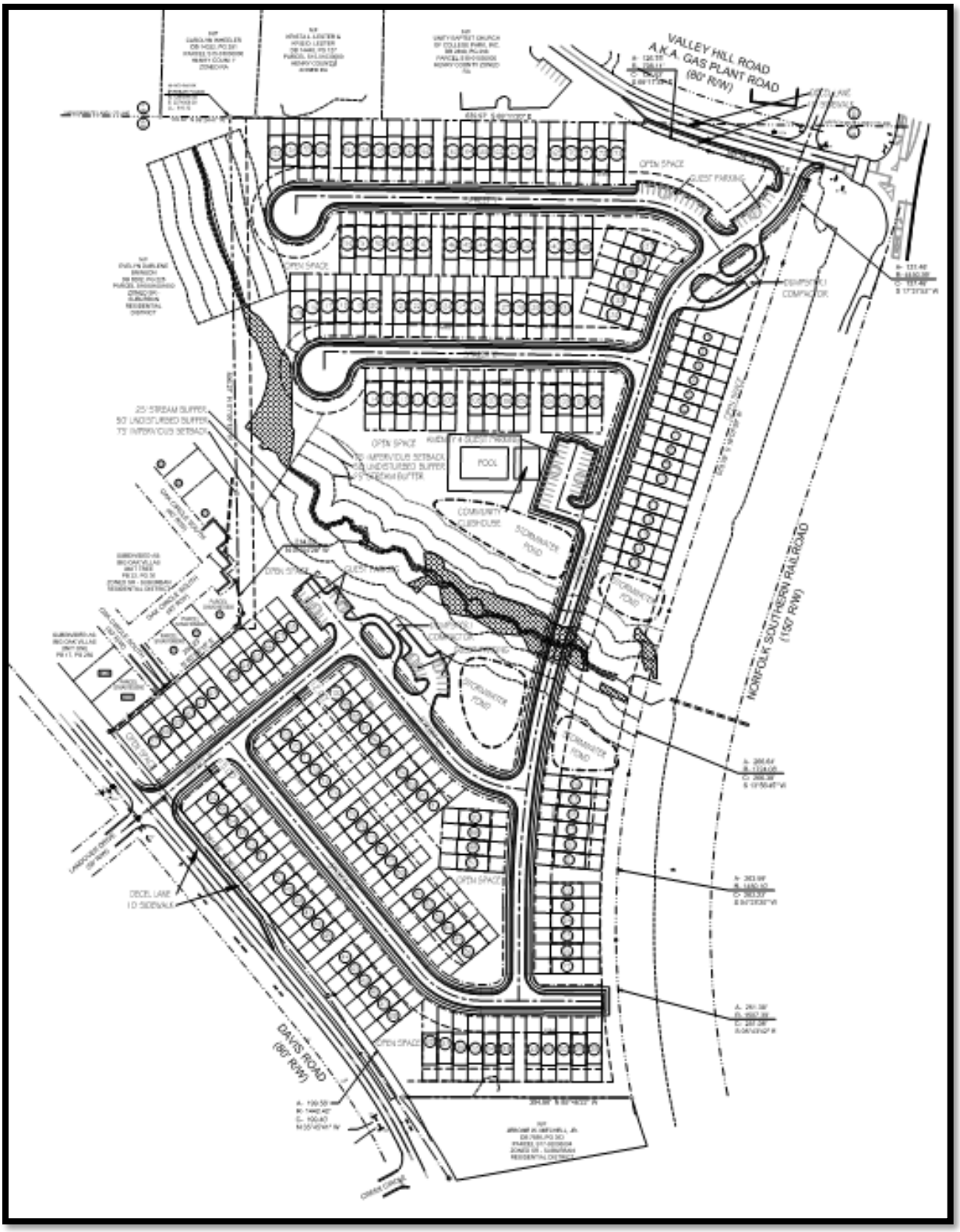
E. Townhome Design. The Concept Plan states that the proposed townhome buildings would be located 20 feet apart to meet the requirements of the applicant's requested MFR (Multiple Family Residential) district. The required setbacks in the MFR district are 50 feet in the front yard, 15 feet in the side 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

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.

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 density would be 7.2 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 7/11/23, and received by the Planning and Zoning Office on July 3, 2023. The applicant shall submit a revised site plan which shows and labels all required setbacks and buffers, the number of unbuildable acres, and the net and gross densities of the proposed development.

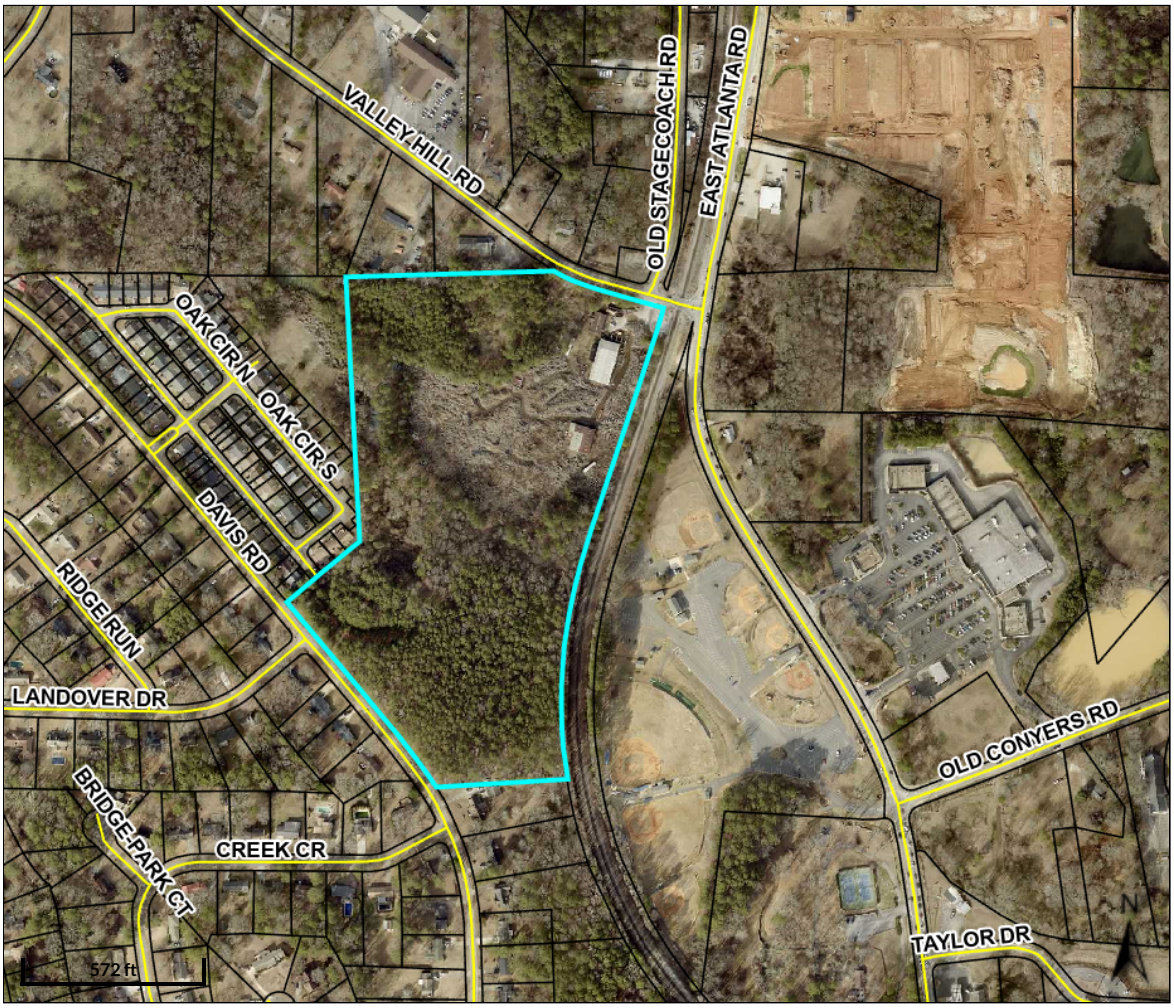
4. **Additional Buffers --** The rezoning shall not be approved unless the applicant submits a revised site plan which shows the required 25-foot zoning buffer along the northern boundary, as well as the required 10-foot buffer at the eastern site boundary, adjacent to the railroad right-of-way.

5. **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.

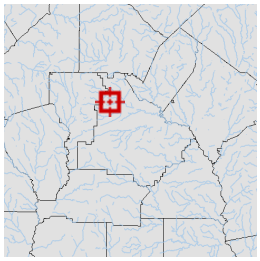
6. **Traffic Impact Study –** The rezoning shall not be approved unless the applicant submits a traffic impact study which provides satisfactory traffic and transportation data.

7. **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: _____

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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,

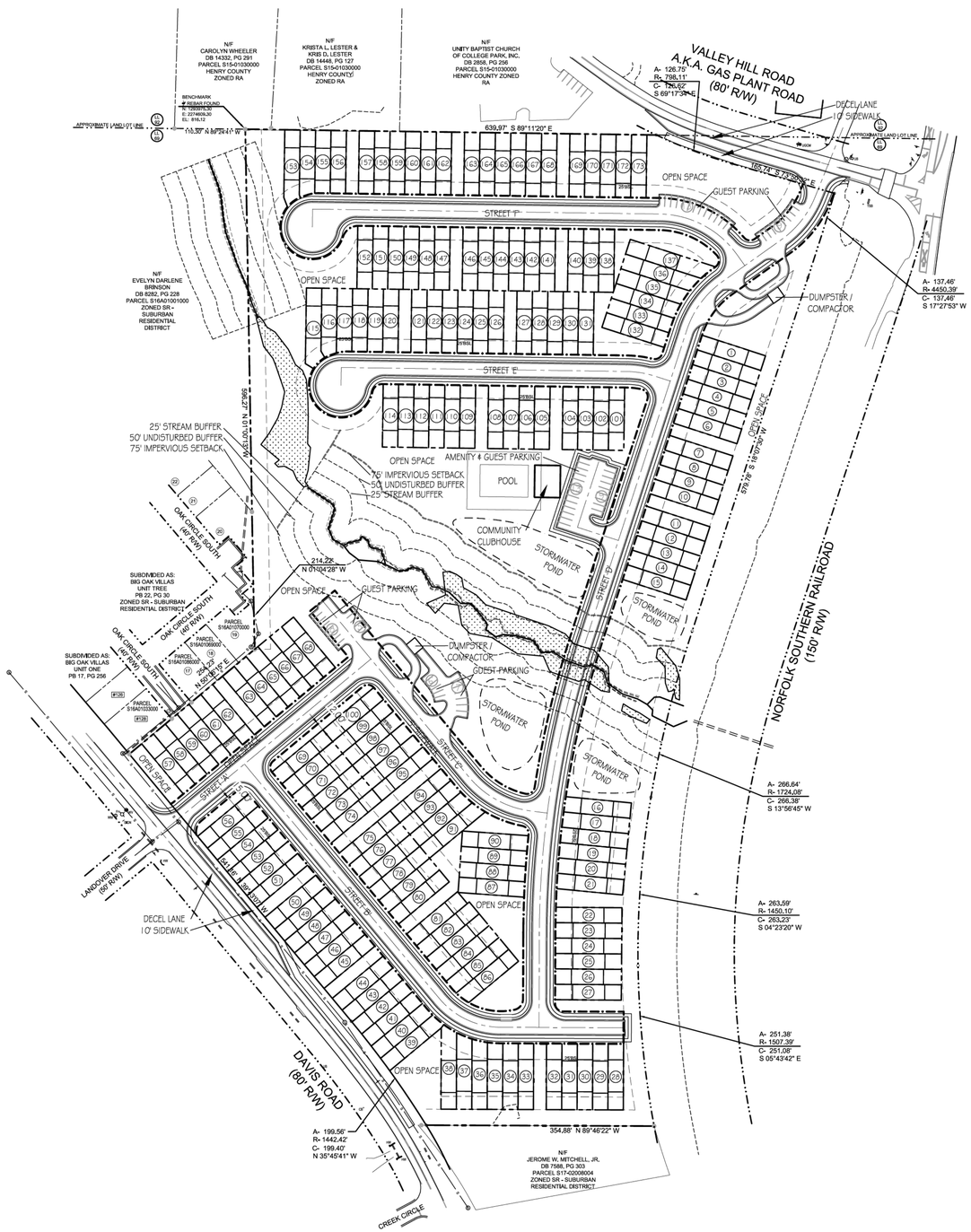
OTAC Development Group LLC

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
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.

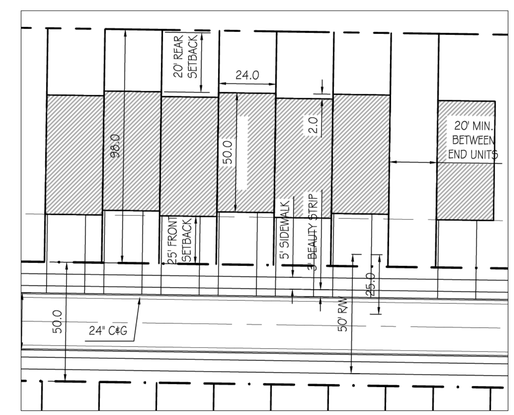
VICINITY MAP - (N.T.S.)

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

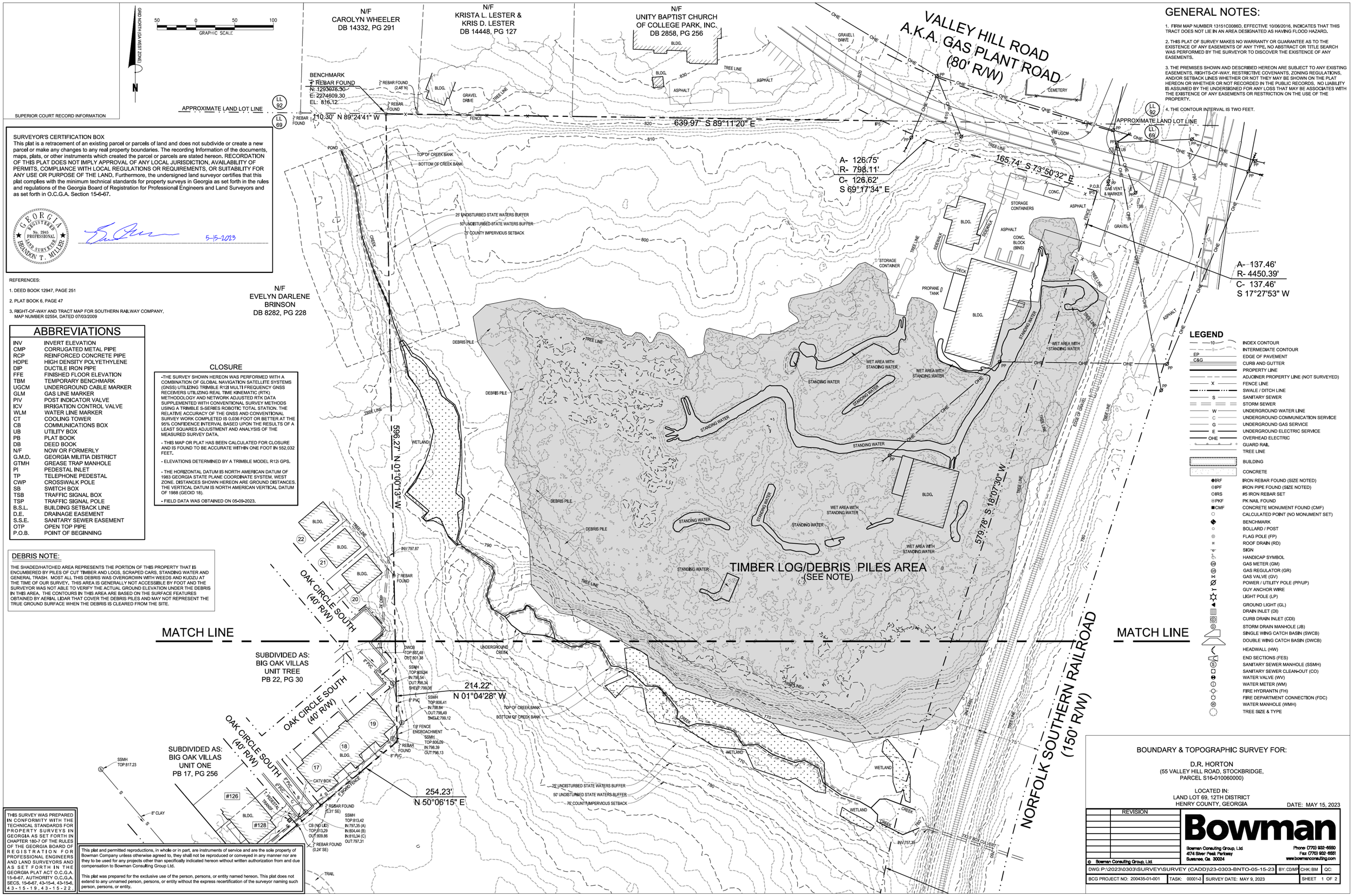
The Applicant does seek one variance. As planned, the site has a 25' front setback. The code currently requires a 50' front yard setback for Multi Family Residential zoning. Applicant believes a 25' front yard setback is consistent with the development of a townhome community and therefore seeks a reduction 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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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.
4174 Silver Peak Parkway
Suwanee, Ga. 30024
Phone (770) 932-6550
Fax (770) 932-6551
www.bowmanconsulting.com

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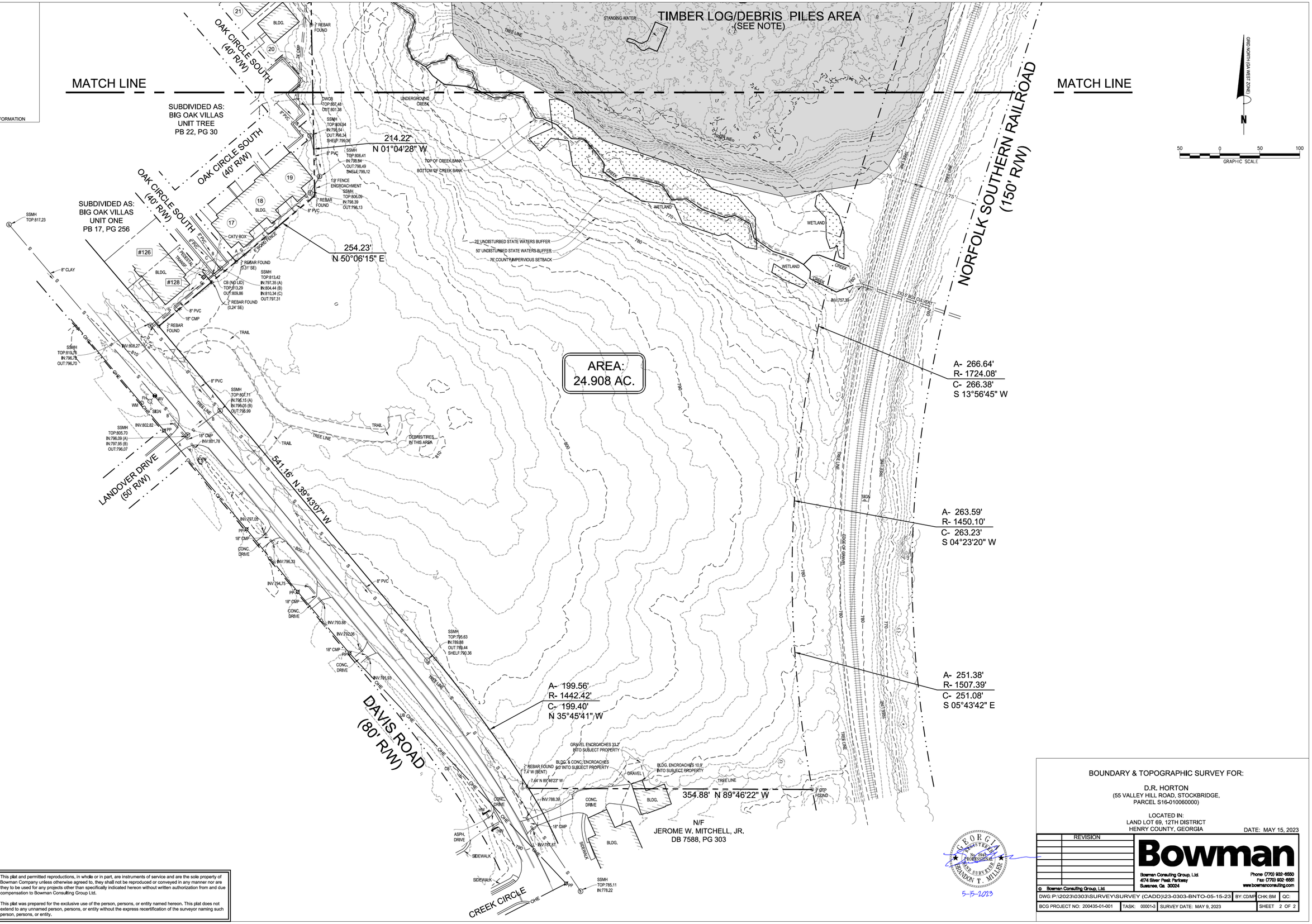
DWG: P:\2023\0303\SURVEY\SURVEY (CADD)\23-0303-BNTO-05-15-23 | BY: CD/MP | CHK: BM | QC:

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

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:

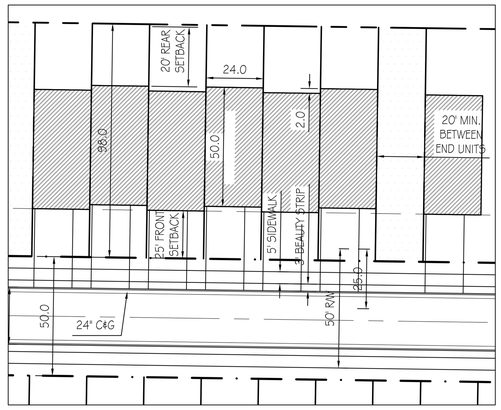
BCG PROJECT NO: 200435-01-001 | TASK: 00001-3 | SURVEY DATE: MAY 9, 2023 | SHEET 2 OF 2

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.



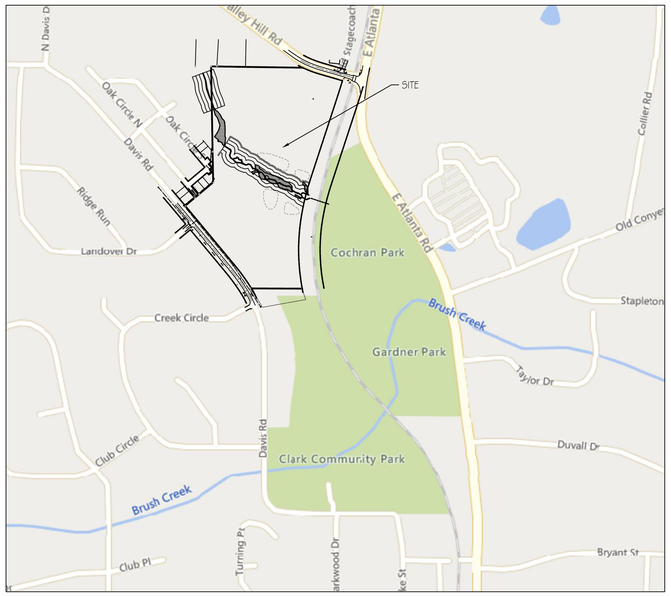
TYPICAL LAYOUT - (1" = 30')

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	
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DESIGN	DRAWN	CHKD

SCALE	1" = 20'
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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

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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

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.

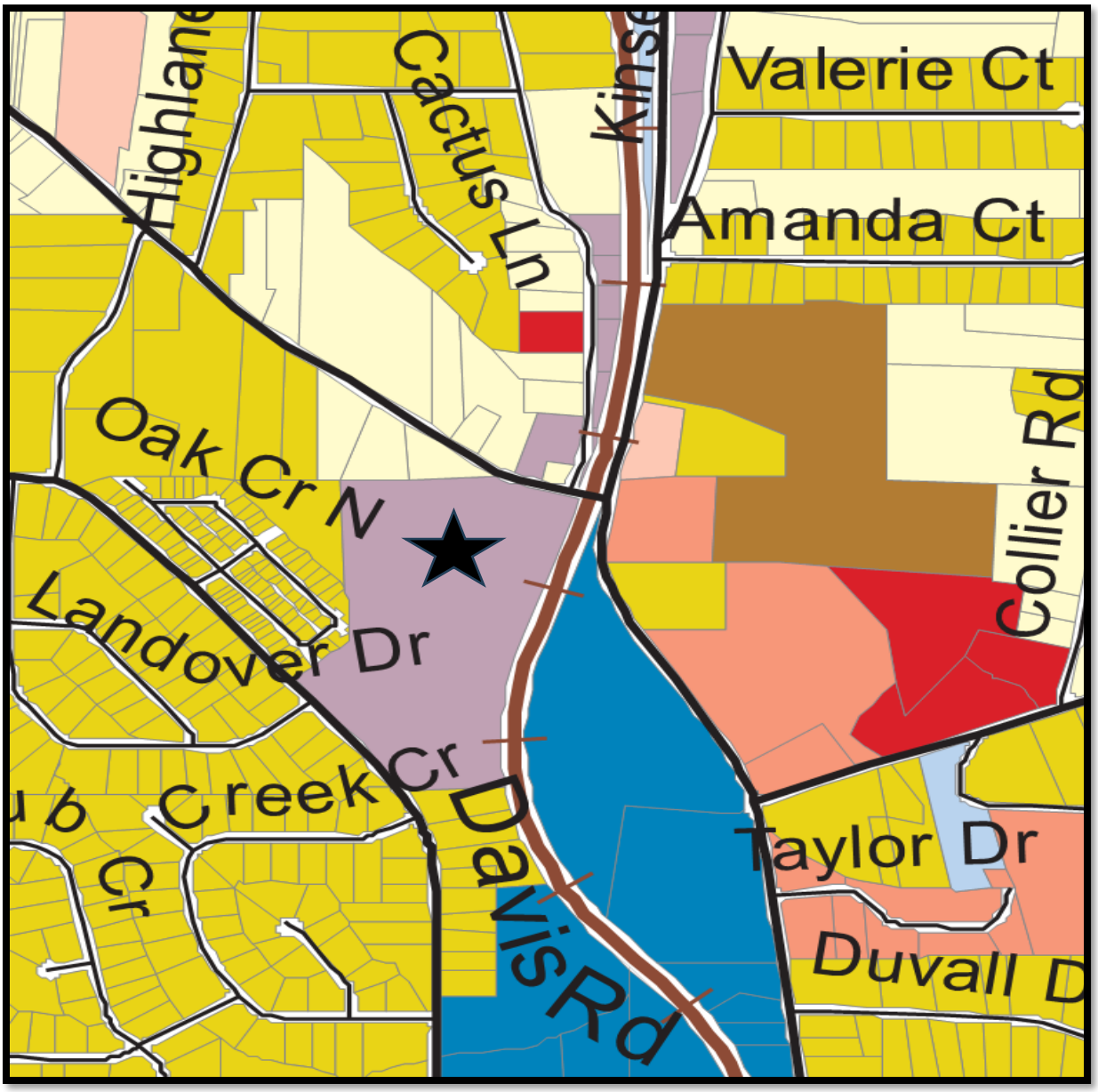
Property Conditions:	The front portion of the property is developed, and the rear portion is wooded. The elevation drops by about 100 feet from Valley Hill Road down to Davis Road. The applicant's survey states that the northern portion of the property contains a large "debris area", which includes a 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:

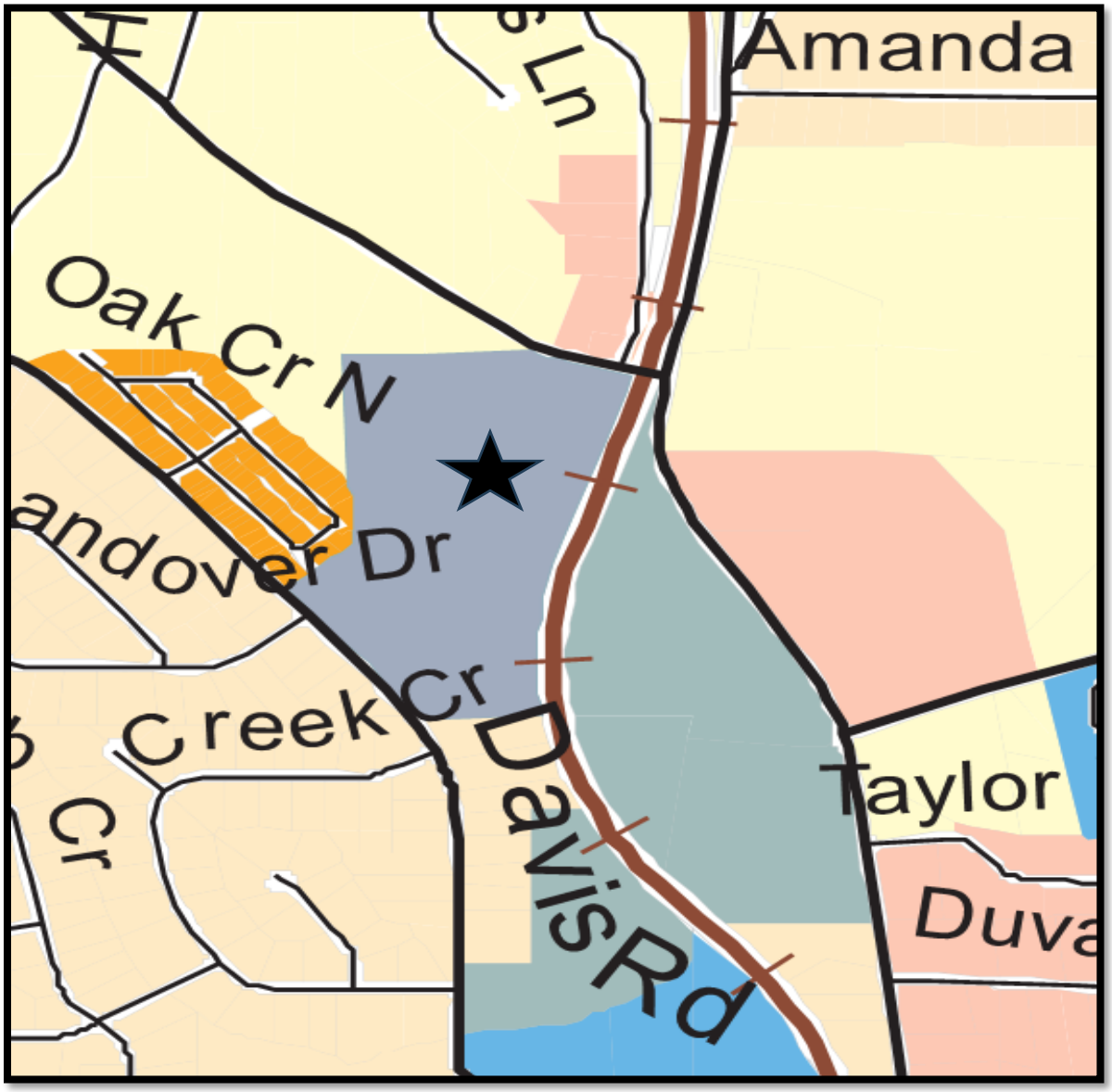
Lavender—LI (Light Industrial)
Pale Yellow—RR (Rural Residential)
Gold—SR (Suburban Residential)
Brown--MFR (Multiple Family Residential)
Pink – C-1 (Neighborhood Commercial)
Salmon – C-2 (General Commercial)
Light Blue—Office-Institutional
Medium Blue—DT (Downtown District)



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

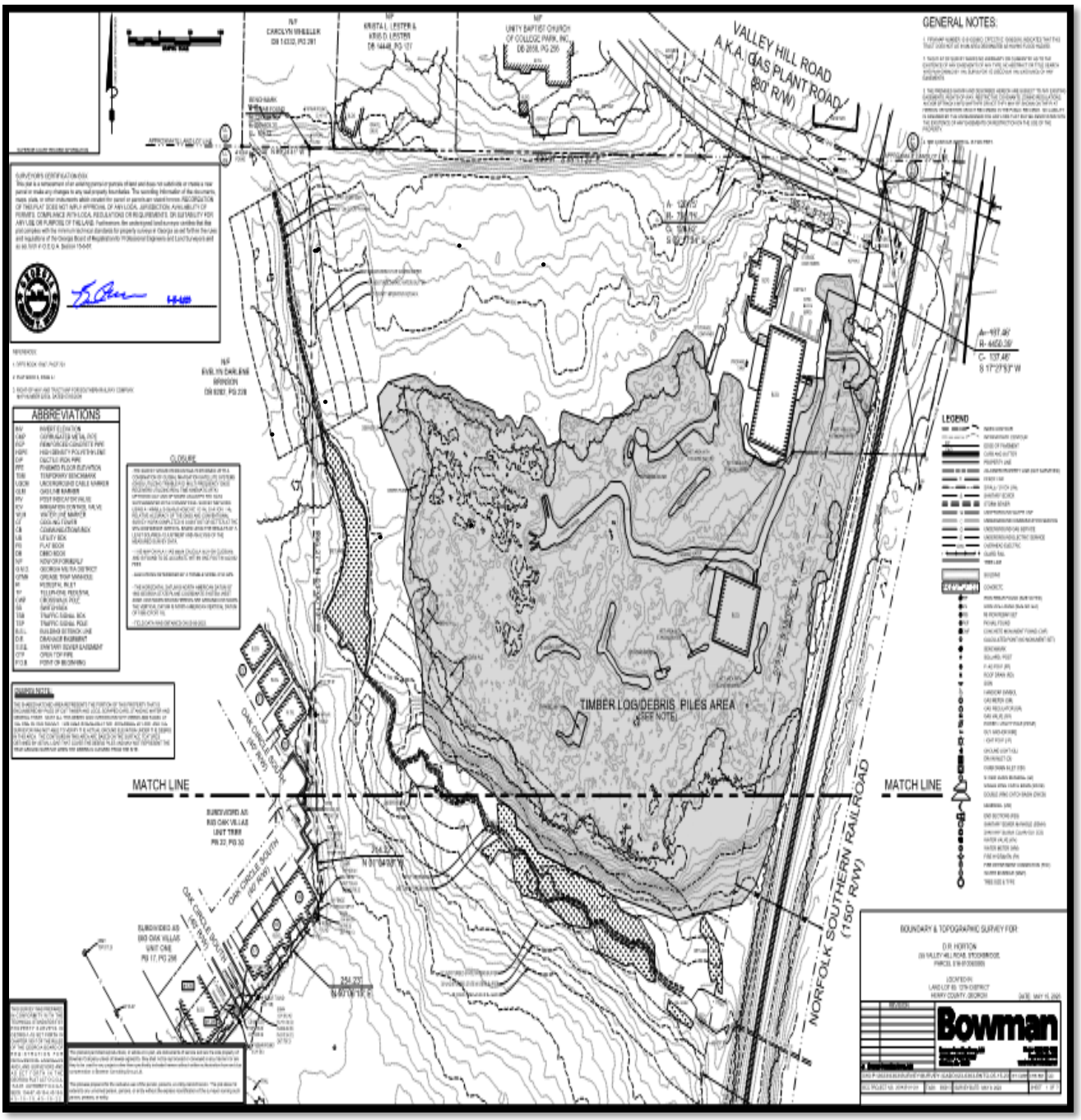
KEY:

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



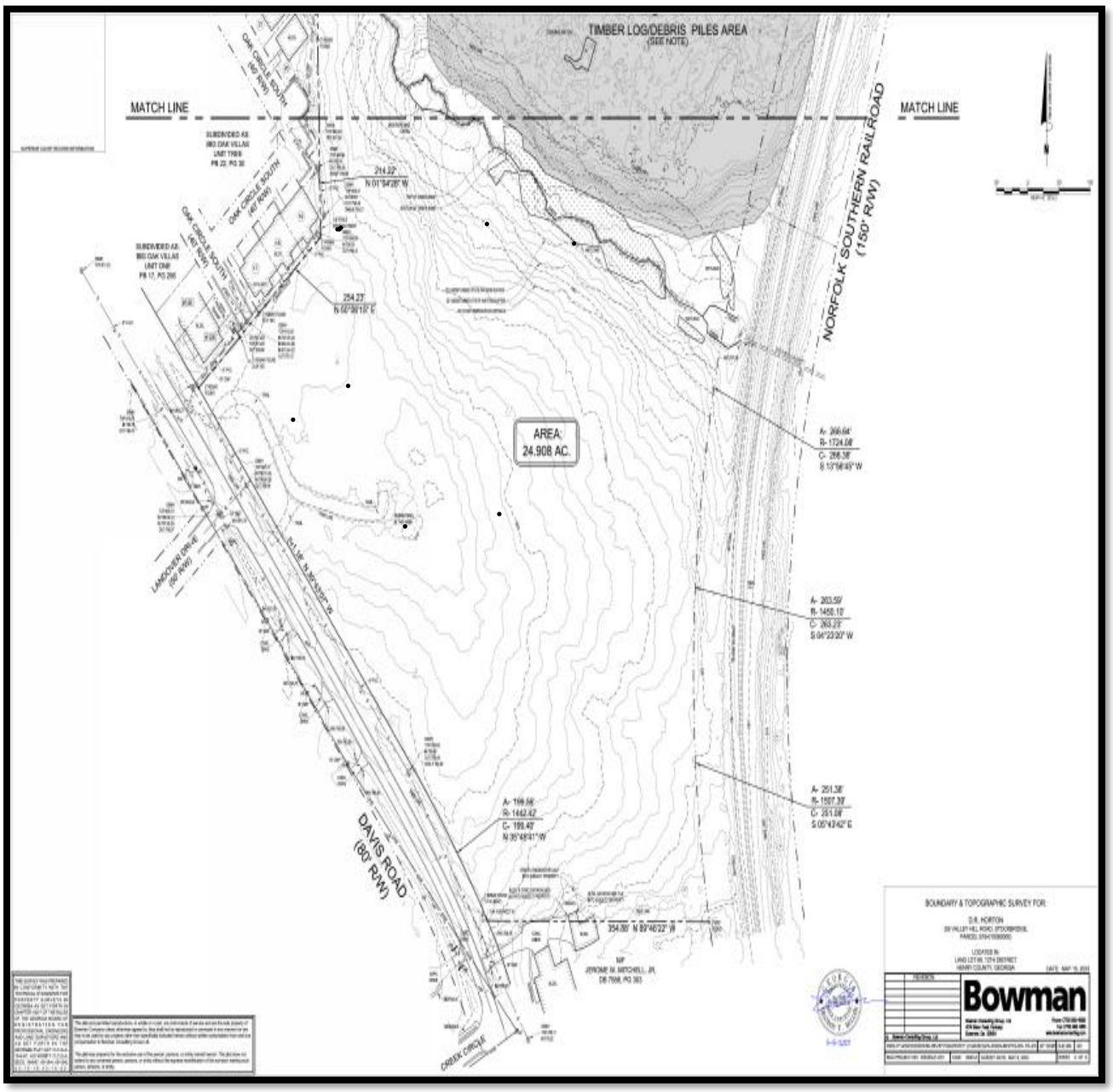
BOUNDARY AND TOPOGRAHIC SURVEY: NORTHERN SECTION

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

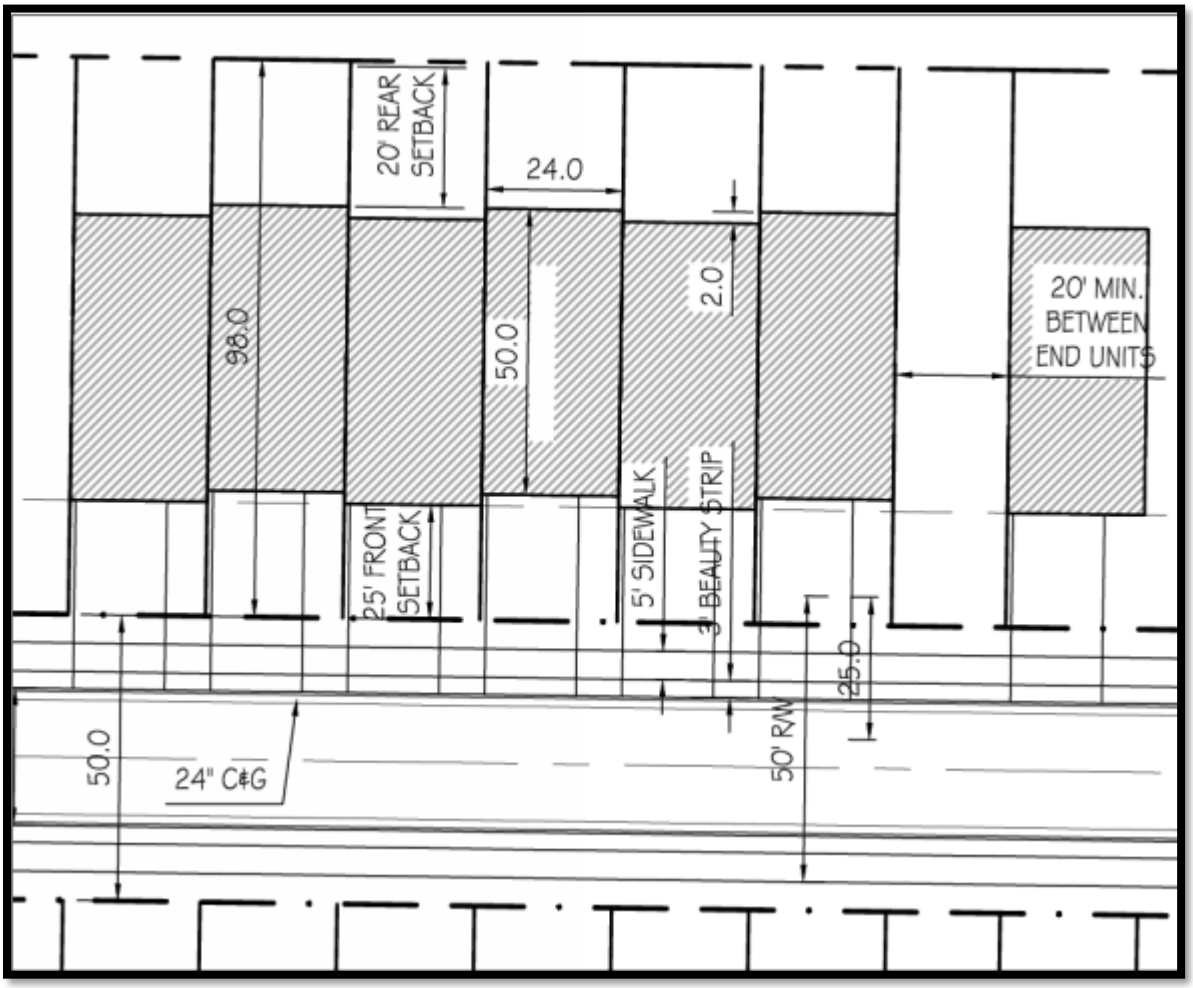
SITE DATA	
SITE AREA	24.908
ZONING	
EXISTING ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED ZONING	MFR (MULTI-FAMLY RES.)
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	165 TOWNHOME UNITS
GROSS DENSITY	6.62 UNITS PER ACRE
AREA IN BUFFERS & WETLANDS	2.7 ACRES (10.8% OF TOTAL AREA)
NET DENSITY	22.20 (NET AREA) = 7.79 UNITS PER ACRE
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

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

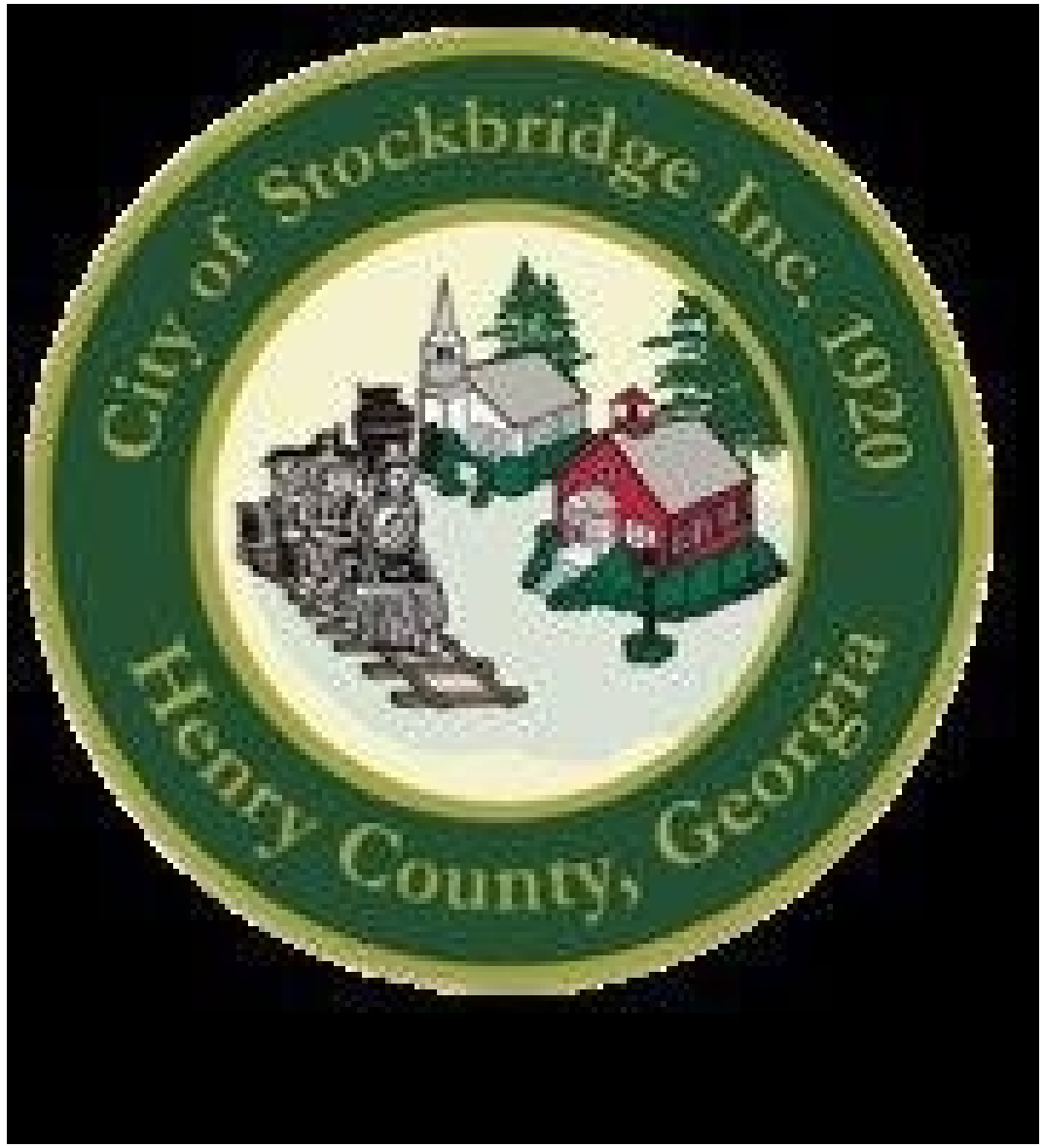
City Council – September 11, 2023

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.

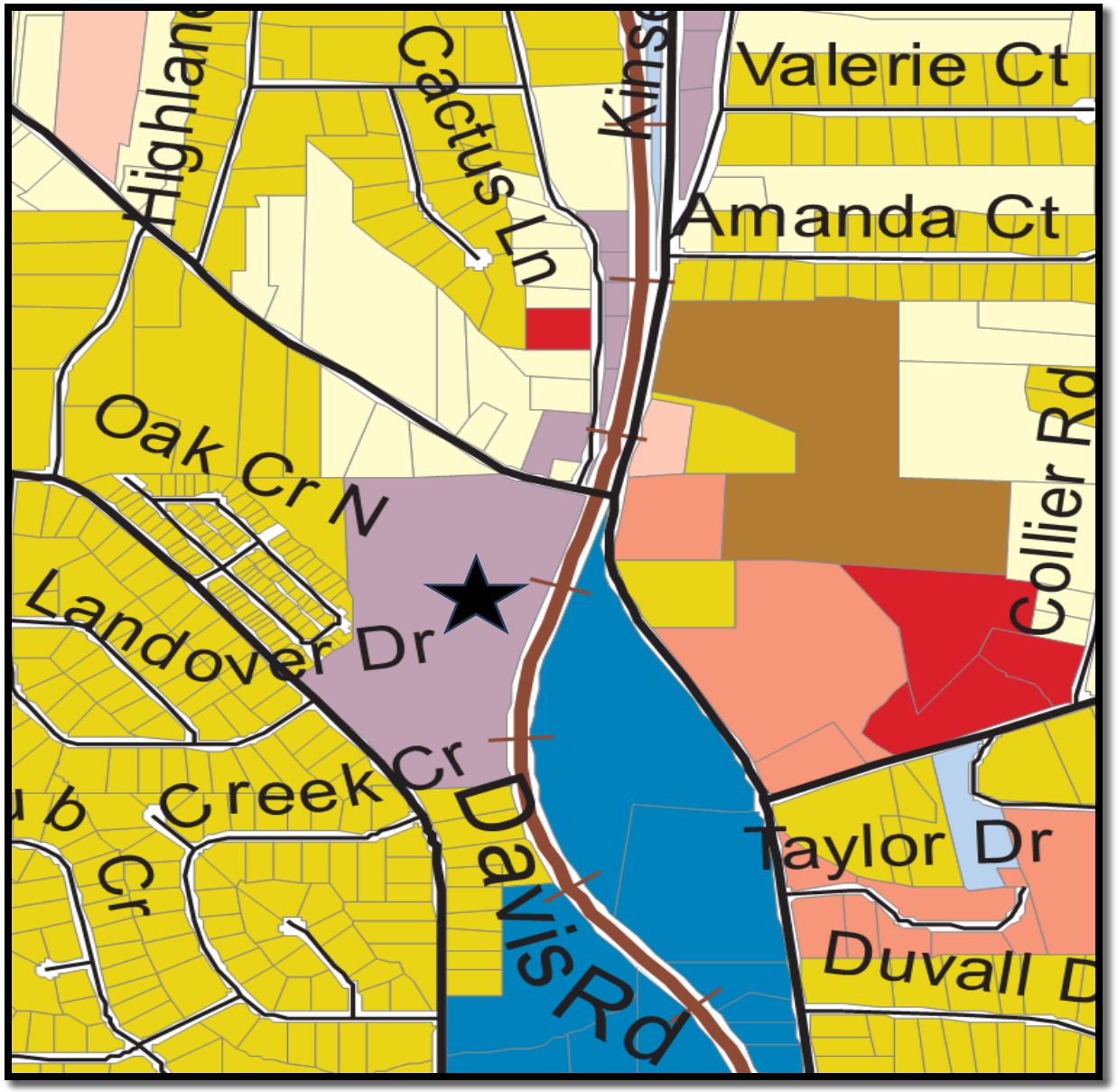
COMPANION APPLICATIONS -- The applicant also simultaneously submitted two other applications to the City of Stockbridge for the subject property, as are listed below.

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

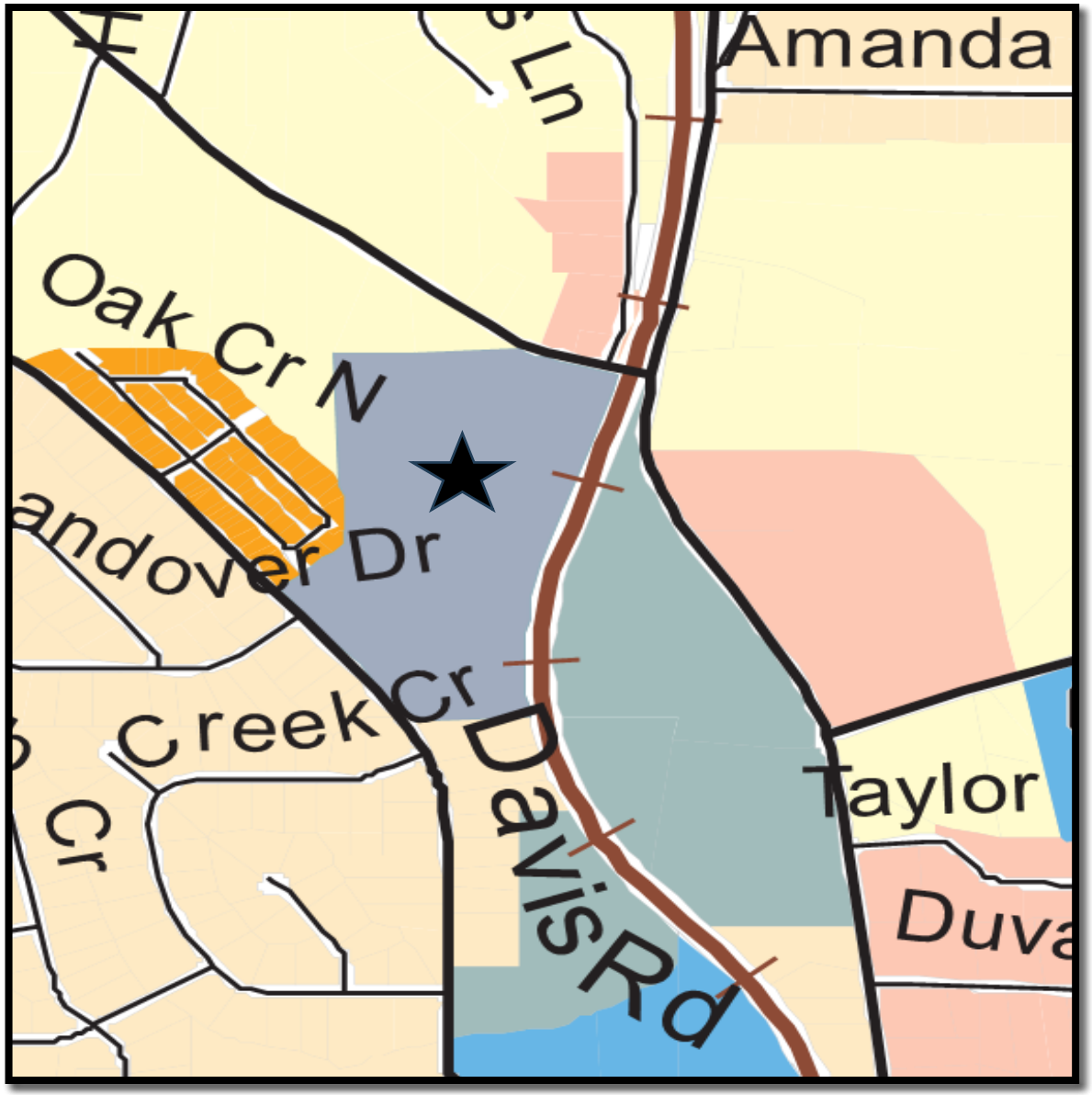
II. CASE FACTS

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.

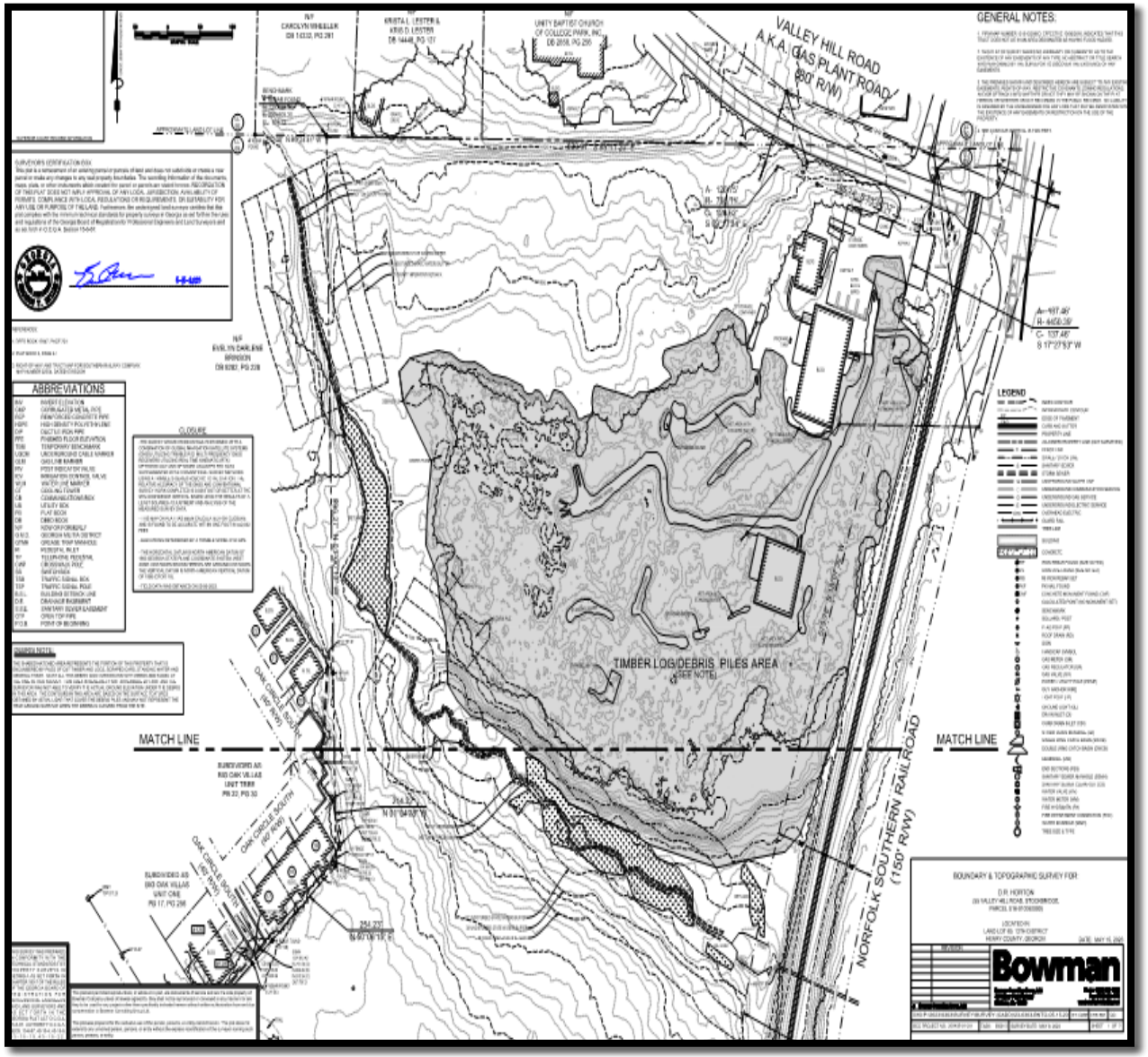
SURROUNDING LAND USE DESIGNATIONS



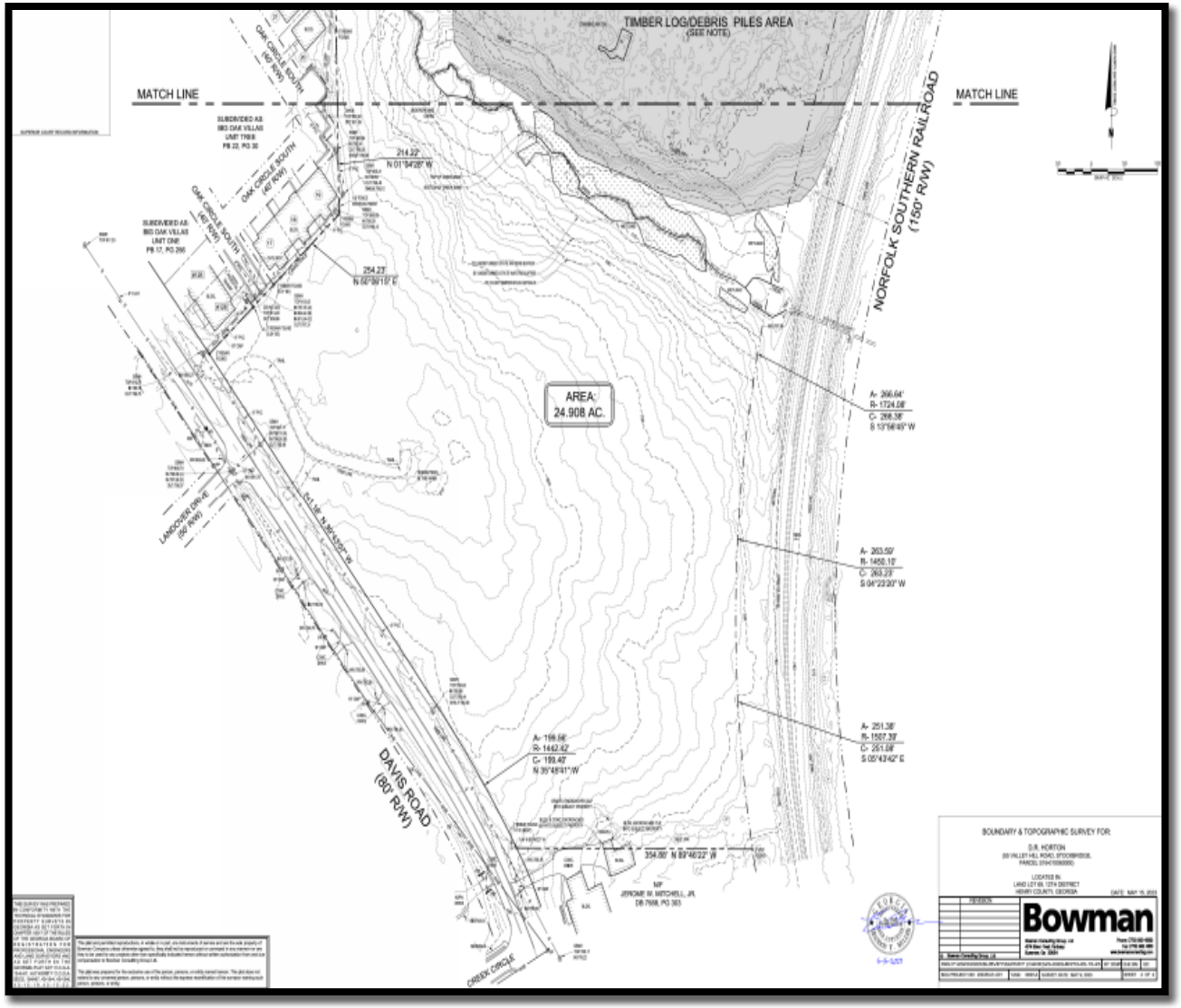
KEY:

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
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GUEST PARKING SPACES	68
TOTAL PARKING REQUIRED	384 (2.25 PER UNIT + 12 POOL AMENITY)
PARKING PROVIDED	(2-CAR GARAGE) 330 + 68 = 398

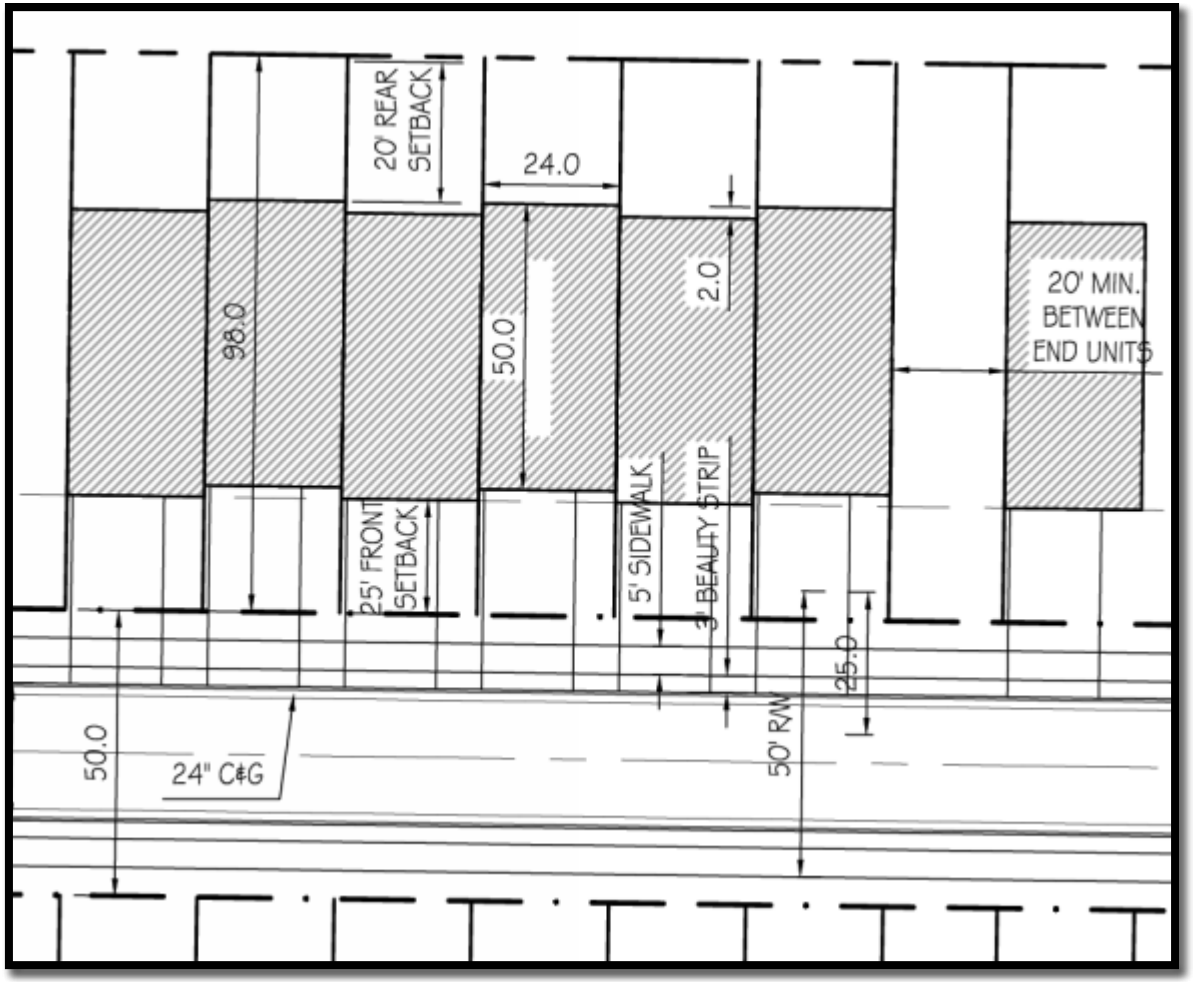
TOWNHOME BUILDINGS, LOTS, AND UNITS

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.**

Battle Law

October 27, 2023

VIA Email (llogan@cityofstockbridge-ga.gov)

Linda M. Logan, Senior Planner
City of Stockbridge Planning & Zoning Division
4602 North Henry Boulevard
Stockbridge, GA 30281

Re: 77 and 87 Holloway Road

Dear Linda:

I am hereby requesting that Applications AX-2023-03, CP-2023-02, and RZ-2023-04 for 77 & 87 Holloway Road be deferred to the December council meeting in order to allow the us time to continue addressing some of the issues raised by the community.

Sincerely,

Micheal L. Battle
President/Senior Attorney

9/29/2023

Battle Law

Linda M. Logan, Senior Planner
Planning & Zoning Division
Community Development Department
City of Stockbridge

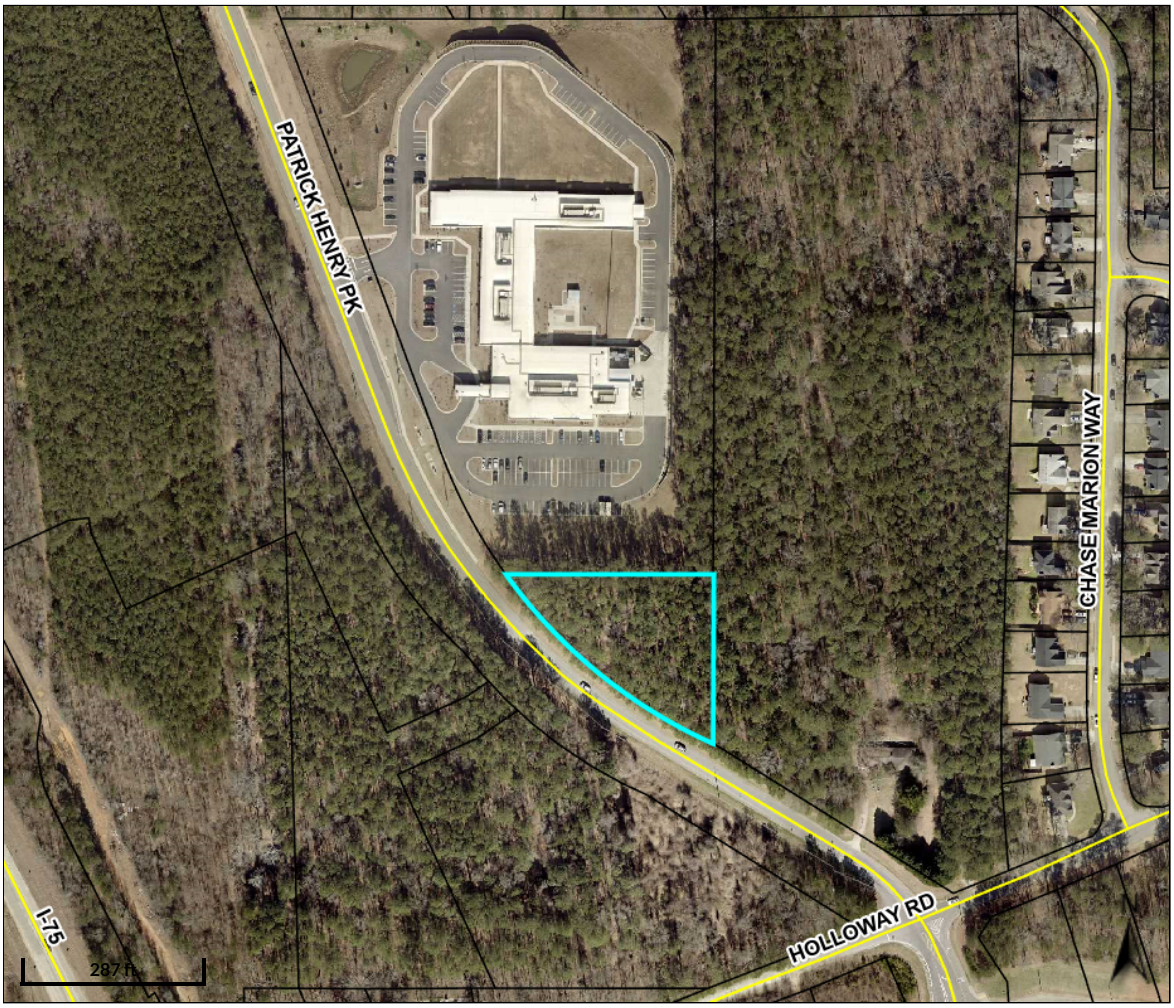
Greetings,

Please accept this request on this day, September 29, 2023, to defer AX-2023-03, CP-2023-02, and RZ-2023-04 for 77 & 87 Holloway Road to the next council meeting on November 13, 2023. We are currently sorting out matters related to this petition.

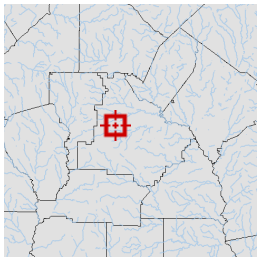
Thank you

Keedra T. Jackson

qPublic.net™ Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	052-01023000	**Class**	R	**Owner**	MCCRANIE	**Land**	$38800				
Property	77 HOLLOWAY	**Acreage**	1.15	**Address**	CHARLES R SR	**Value:**					
Address	RD				801 PARKWAY	**Building**	$0	**Last 2 Sales**			
District	County/UnIncorp				DRIVE	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					SMYRNA GA 30080	**Misc**	$0	11/18/2022	$0	FAMLY/GIFT	U
						Value:		11/17/2022	$0	FAMLY/GIFT	U
						Total	$38800				
						Value:					

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

Date created: 9/20/2023
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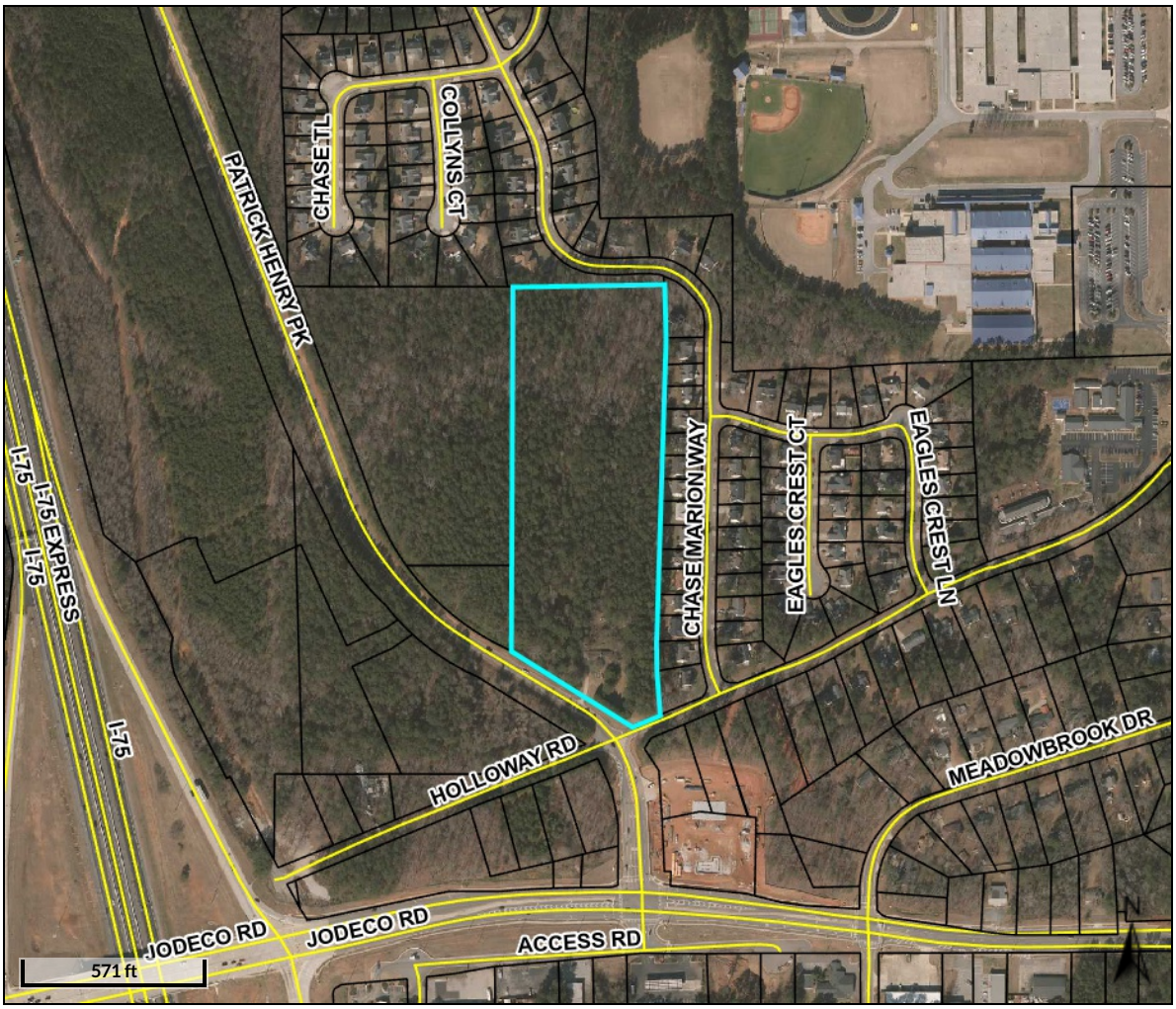
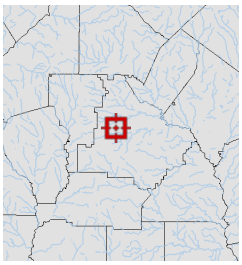
Developed by Schneider GEOSPATIAL

qPublic.net™ Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	052-01024000	**Class**	R	**Owner**	HOLLOWAY JAMES H SR C/O LYNN PACK 603 NORTH SALEM DR MCDONOUGH GA 30253	**Land Value:**	$156,100				
Property Address	87 HOLLOWAY RD	**Acreage**	13.01	**Address**		**Building Value:**	$103,500	**Last 2 Sales**			
District	County/UnIncorp					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
								11/21/2002	$0	n/a	U
								1/1/1968	$0	n/a	U
						Total Value:	$259,600				

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

Date created: 4/21/2023
Last Data Uploaded: 4/21/2023 1:20:19 AM

Developed by Schneider GEOSPATIAL

1 BEDROOM DUPLEX UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: MFR (CITY OF STOCKBRIDGE)

TOTAL SITE AREA: 14.18ac

TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

GROSS DENSITY: 9.6 du/ac
NET DENSITY: 9.6 du/ac
PARKING SPACES: 228
GARAGE SPACES: 40
TOTAL SPACES: 268
LOT COVERAGE: 6.96ac (49%)

NO BUFFERS REQUIRED (Variance Requested)

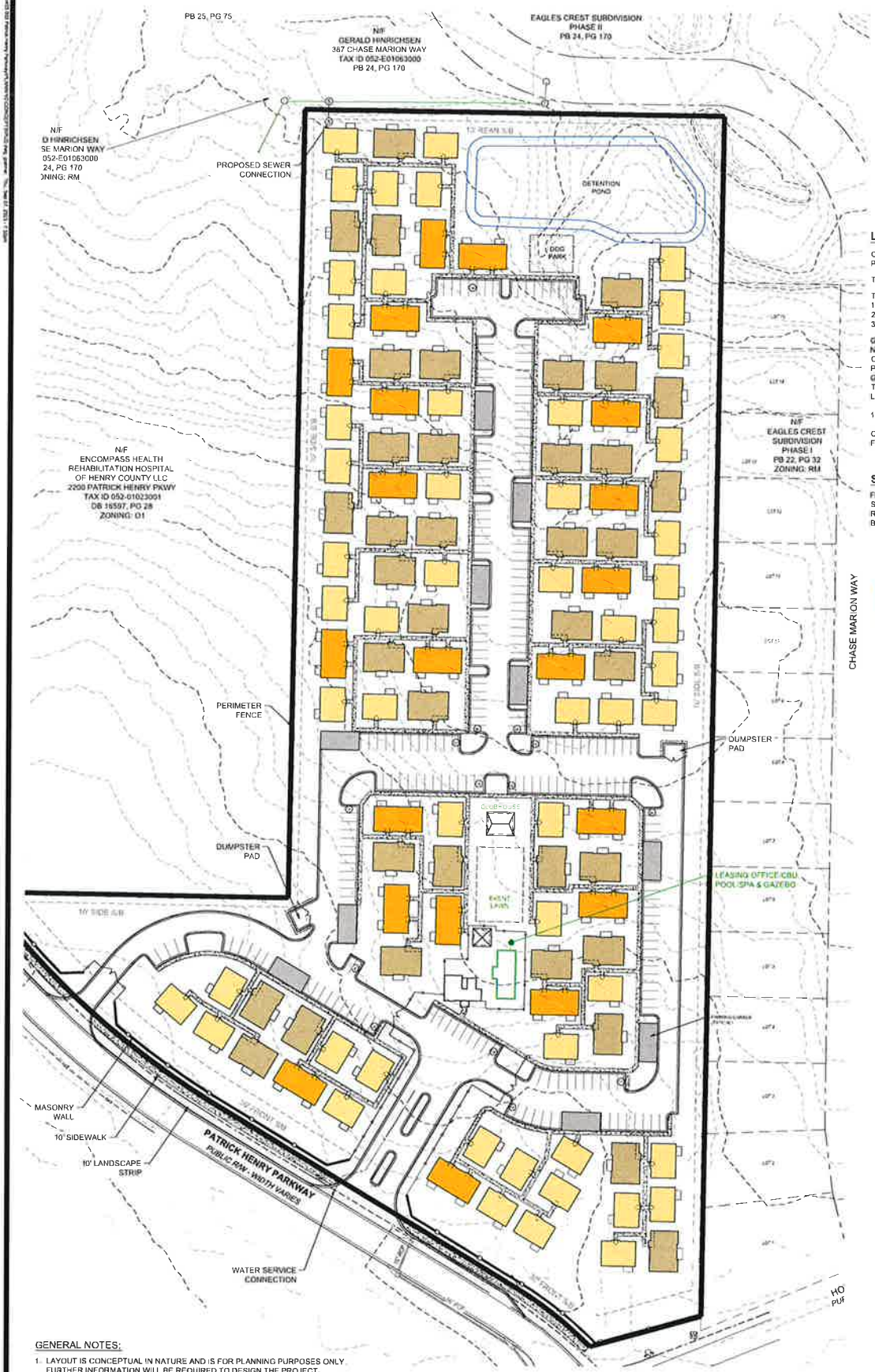
CONCEPT PLAN IS CONCEPTUAL IN NATURE AND FINAL DESIGN/UNIT COUNT MAY VARY

VARIANCES WILL BE REQUIRED TO DEVELOP ACCORDING TO THE CONCEPT PLAN

1) MINIMUM SETBACK BETWEEN BUILDINGS REDUCTION REQUIRED FROM 20' TO 10'

77 & 87 Holloway Road

Stockbridge, Georgia



VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: PUD

TOTAL SITE AREA: 14.16ac

TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

GROSS DENSITY: 9.6 du/ac
NET DENSITY: 9.6 du/ac
OPEN SPACE: 5.97ac (42%)
PARKING SPACES: 228
GARAGE SPACES: 40
TOTAL SPACES: 268
LOT COVERAGE: 6.96ac (49%)

10' BUFFERS PROVIDED

CONCEPT PLAN IS CONCEPTUAL IN NATURE AND FINAL DESIGN/UNIT COUNT MAY VARY.

SETBACKS

FRONT SETBACK: 30'
SIDE SETBACK: 10'
REAR SETBACK: 10'
BETWEEN BUILDINGS: 10'

1 BEDROOM DUPLEX UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft

GENERAL NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. BOUNDARY OBTAINED FROM ALTA SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC , DATED MARCH 08, 2023.
3. EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS DATA.
4. AN ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PERFORMED FOR THIS SITE.

SHEET NUMBER
4.0

DATE
SCALE
PROJ. NUMBER
DRAWN BY
REVIEWED BY

REVISIONS

Know what's below.
Call before you dig
UTILITIES PROTECTION CENTER

PUD ZONING PLAN
FOR
77 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRIC
STOCKBRIDGE, GEORGIA

FALCON DESIGN CONSULTANTS

TO: Mayor/Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Interim Community Development Director; Chief Planner

DATE: September 28, 2023

Subject: #AX-2023-03 For 77 and 87 Holloway Road

I. PURPOSE

Consider a request for the annexation of property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, into the Stockbridge City Limits. The property contains two parcels with 14.162 +/- total acres. The applicant is NexMetro Acquisitions, LLC and is represented by Battle Law, P.C.

II. Background

Proposed Development	Mixed residential development with 136 units
Site Address	77 and 87 Holloway Road
Parcel Identification	77 Holloway Road (Parcel #052-01023000); 87 Holloway Road (Parcel #052-01024000)
Parcel Acreage	14.162 acres
Applicant	NexMetro Acquisitions
Agent	Battle Law, P.C.
Owner	Charles R. McCranie (77 Holloway Road); James H. Holloway Sr. (87 Holloway Road)
County Land Use Designation	Mixed Use (Henry County)
County Land Use Zoning	RA (Residential-Agricultural)

Current Use	Vacant with single family residence on 87 Holloway Road

SURROUNDING AREAS

Location	Adjacent Property Zoning
Properties to the North	RM (Multifamily Residential District); RA (Residential-Agricultural District)
Properties to the South	RR-Rural Residential (Stockbridge); C-3 (Heavy Commercial District)
Properties to the East	RM (Multifamily Residential District)
Properties to the West	RR-Rural Residential (Stockbridge); OI (Office Institutional)

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Eagles Crest (Subdivision)	High-Density Residential (Henry County)
Property to the South	Vacant Land Vacant Land	Medium Density Vertical Mixed Use (Stockbridge) Mixed Use (Henry County)
Property to the East	Eagles Crest (Subdivision) Eagles Landing Middle School	High-Density Residential(Henry County) Park/Recreation/Conservation
Property to the West	Vacant Land Encompass Health Rehabilitation Hospital of Henry	Medium Density Vertical Mixed Use (Stockbridge) High-Density Residential (Henry County)

III. Findings of Fact:

1. The applicant has also applied for a Comprehensive Plan Amendment (CP-2023-03) to assign the future land use designation of High Density Residential.

2. The applicant has also applied for a Rezoning application (RZ-2023-04) to assign the zoning district of 'PUD' (Planned Unit Development).

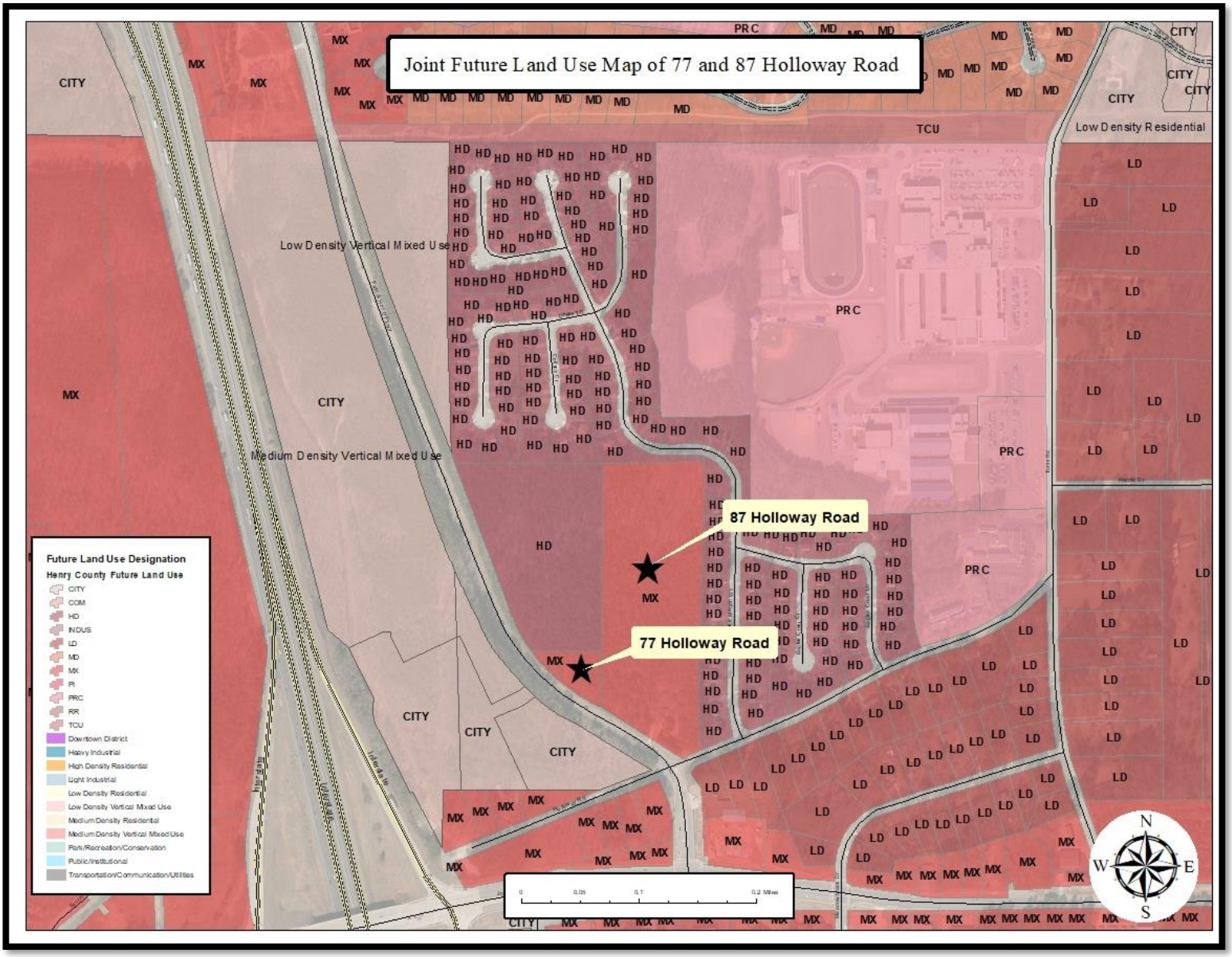
3. The Henry County Tax Assessors record indicates that the larger parcel, 87 Holloway Road, is being used for a "smaller acre improvement."

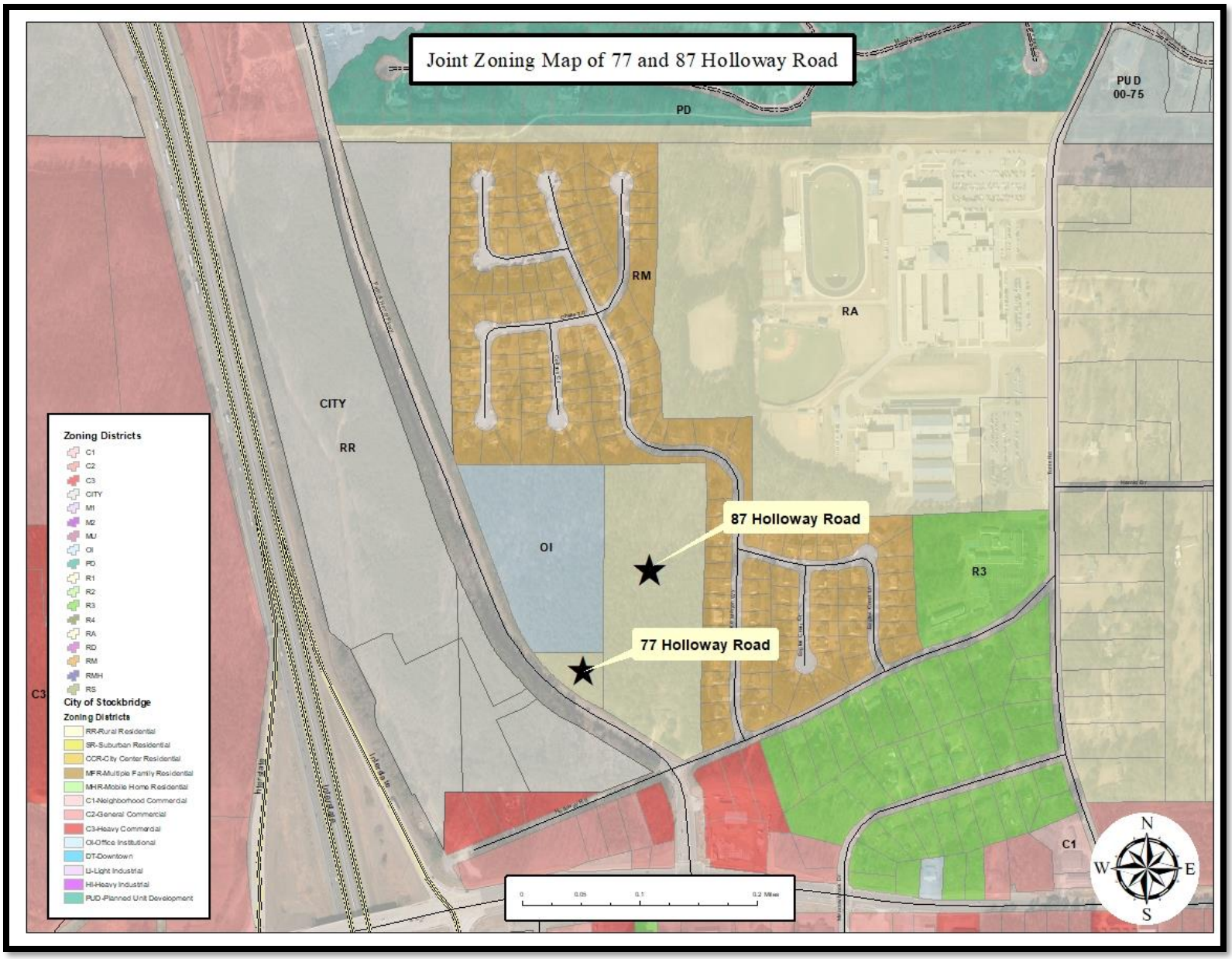
4. The Henry County Tax Assessors record indicates that the smaller parcel, 77 Holloway Road, is being used for a "transition area."

5. The subject properties are currently zoned as RA (Residential-Agricultural) by the Henry County Zoning Ordinance and is currently designated as MX (Mixed-Use) by the Henry County Future Land Use Map.

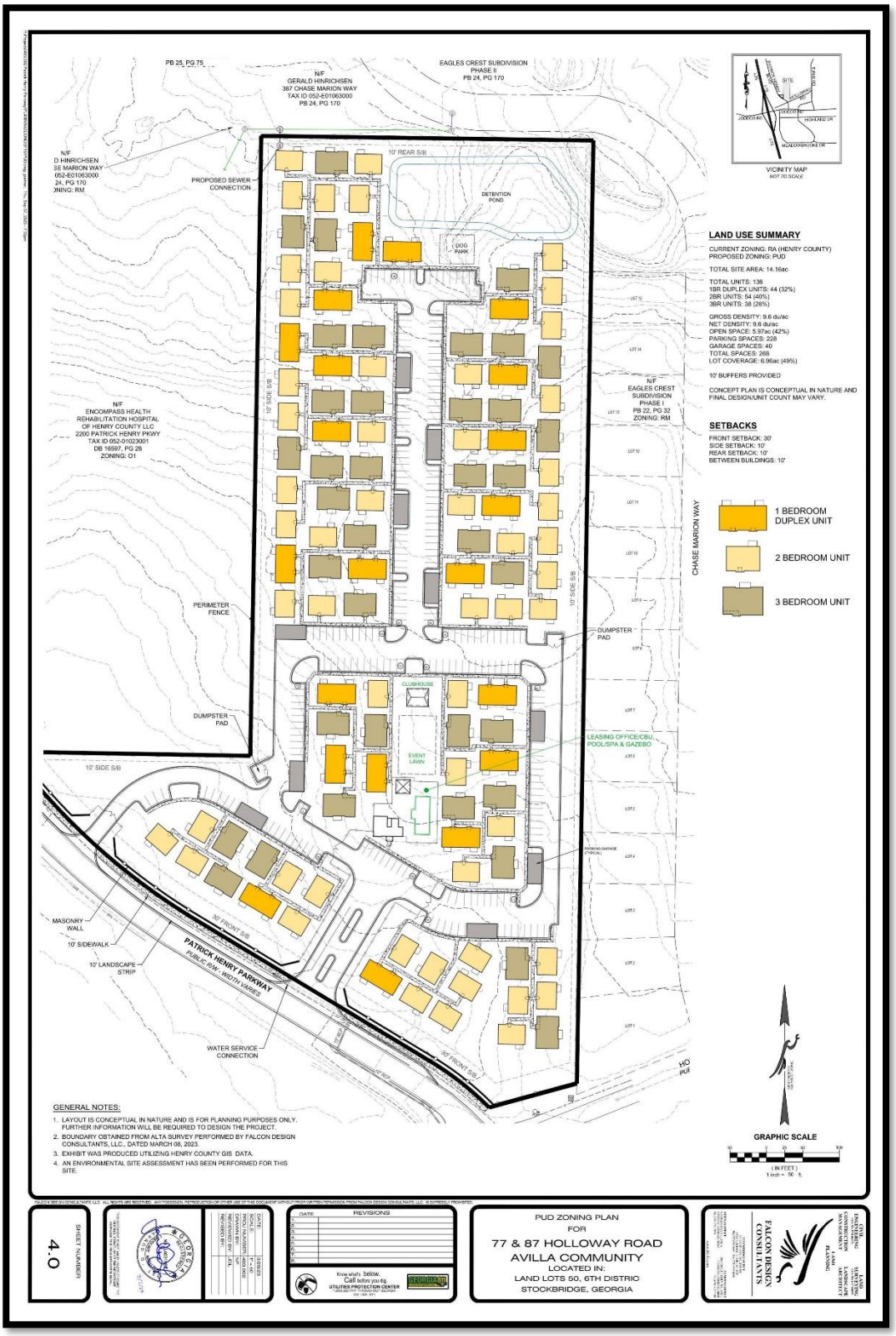
IV. Maps and Illustrations

Aerial Photo of 77 and 87 Holloway Road


Joint Future Land Use Map of 77 and 87 Holloway Road
87 Holloway Road
77 Holloway Road
Low Density Vertical Mixed Use
Medium Density Vertical Mixed Use
Low Density Residential
TCU
PRC
CITY
Future Land Use Designation
Henry County Future Land Use
CITY
COM
HD
INDUS
LD
MD
MX
PI
PRC
RR
TCU
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
N
S
E
W


Joint Zoning Map of 77 and 87 Holloway Road
PD
PUD
00-75
RM
RA
CITY
RR
OI
87 Holloway Road
77 Holloway Road
R3
C1
C3
Zoning Districts
C1
C2
C3
CITY
M1
M2
MU
OI
PD
R1
R2
R3
R4
RA
RD
RM
RMH
RS
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
0
0.05
0.1
0.2 Miles
N
W
E
S

Conceptual Site Plan of 77 and 87 Holloway Road



V. Analysis

Description

The applicant, NexMetro Acquisitions, LLC. requests the annexation of two properties at 77 and 87 Holloway Road, in unincorporated Henry County.

A developer proposes to build a mixed residential development with 136 units, including 92 single-family detached rental units and 44 duplex rental units. In addition, the development will include a dog park, pool, spa, and a gazebo.

Staff Analysis

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

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

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

   Yes, the subject is contiguous with the following parcels that are located within the City limits of Stockbridge: #052-01022000 (25 Holloway Road), #052-01031000, and #052-01023002.

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

   The 100% method would be used for the proposed annexation.

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

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

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

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

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

   Yes, the applicant proposes to build a mixed residential community with 136 units including 92 single-family detached rental units and 44 duplex rental units.

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

   No, the subject property has a Henry County Future Land Use designation of MX (Mixed-Use). The applicant has submitted a Comprehensive Plan Amendment (CP-2023-03) to assign the future land use designation of High Density Residential.

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

   No, the applicant has submitted a rezoning application (RZ-2023-04) to assign the zoning district of 'PUD' (Planned Unit Development).

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

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

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

   The site plan the applicant has provided shows that the proposed mixed residential development would be compatible with the physical features of the subject property.

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

    To the north and east of the subject property lies the Eagles Crest subdivision. Although the proposed residential units are adjacent to the residents of the Eagles Crest subdivision, the site plan shows that the developer is planning to install a fence around the perimeter of the property.

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

A letter from the Henry County Water Authority, dated February 28, 2023, stated that the water service along with the sewage treatment, and sewer line capacity are available for the subject properties.

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

The proposed subdivision will not have any negative impact on adjacent thoroughfares nor pedestrian and vehicular circulation and traffic volumes.

VI. Staff Recommendation

This Staff Report has demonstrated that the requested annexation via AX-2023-03 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2023-03) to assign the future land use designation of High Density Residential and the requested rezoning of RZ-2023-04 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

PRESENTATION FOR AX-2023-03

Presented To:

Planning Commission – September 28, 2023

Mayor and Council – October 9, 2023

CASE FACTS

- **Applicant: NexMetro Acquisitions**
- **Agent: Battle Law, P.C.**
- **Owner: Charles R. McCranie (77 Holloway Road); James H. Holloway Sr. (87 Holloway Road)**
- **Applicant's Request: Consider a request for the annexation of property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, into the Stockbridge City limits**
- **Address of Property: 77 and 87 Holloway Road**
- **Number of Acres: 14.162 acres**
- **Current Use: Vacant with single family residence on 87 Holloway Road**
- **Current County Zoning: RA (Residential-Agricultural)**
- **County Land Use Designation: Mixed Use**

Encompass Health Rehabilitation Hospital of Henry
Eagles Landing (Unit 8)
Eagles Crest
87 Holloway Road
Eagles Crest
77 Holloway Road
AUGUSTA DR
INVERRARY CT
BINGHAM DR
LANGSHIRE DR
REDBUD CT
CHASE MARION WAY
CHASE TL
COLLYNS CT
PATRICK HENRY PK
I-75
I-75
HAROLD DR
ORCHARD PARK DR
VERDANT CRANE CT
FIERY WARBLER ST
AVOCET SEA LN
EAGLES CREST CT
EAGLES CREST LN
HOLLOWAY RD
MEADOWBROOK DR
HOLIDAY BIRCH
SAXTON LN
GLADSTO

ADJACENT PROPERTY ZONING

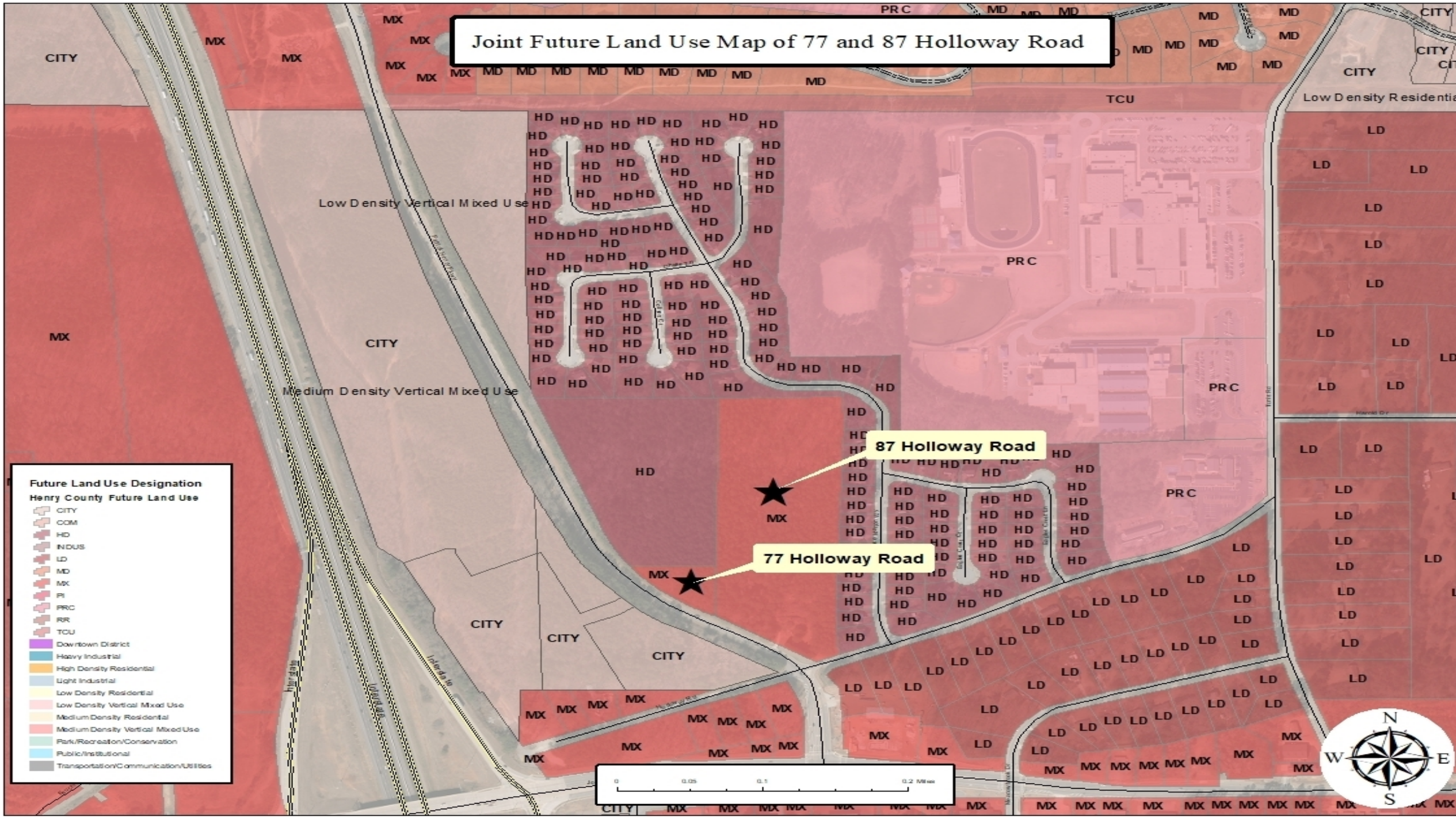
Location	Adjacent Property Zoning
Properties to the North	RM (Multifamily Residential District); RA (Residential-Agricultural District)
Properties to the South	RR-Rural Residential (Stockbridge); C-3 (Heavy Commercial District)
Properties to the East	RM (Multifamily Residential District)
Properties to the West	RR-Rural Residential (Stockbridge); OI (Office Institutional)

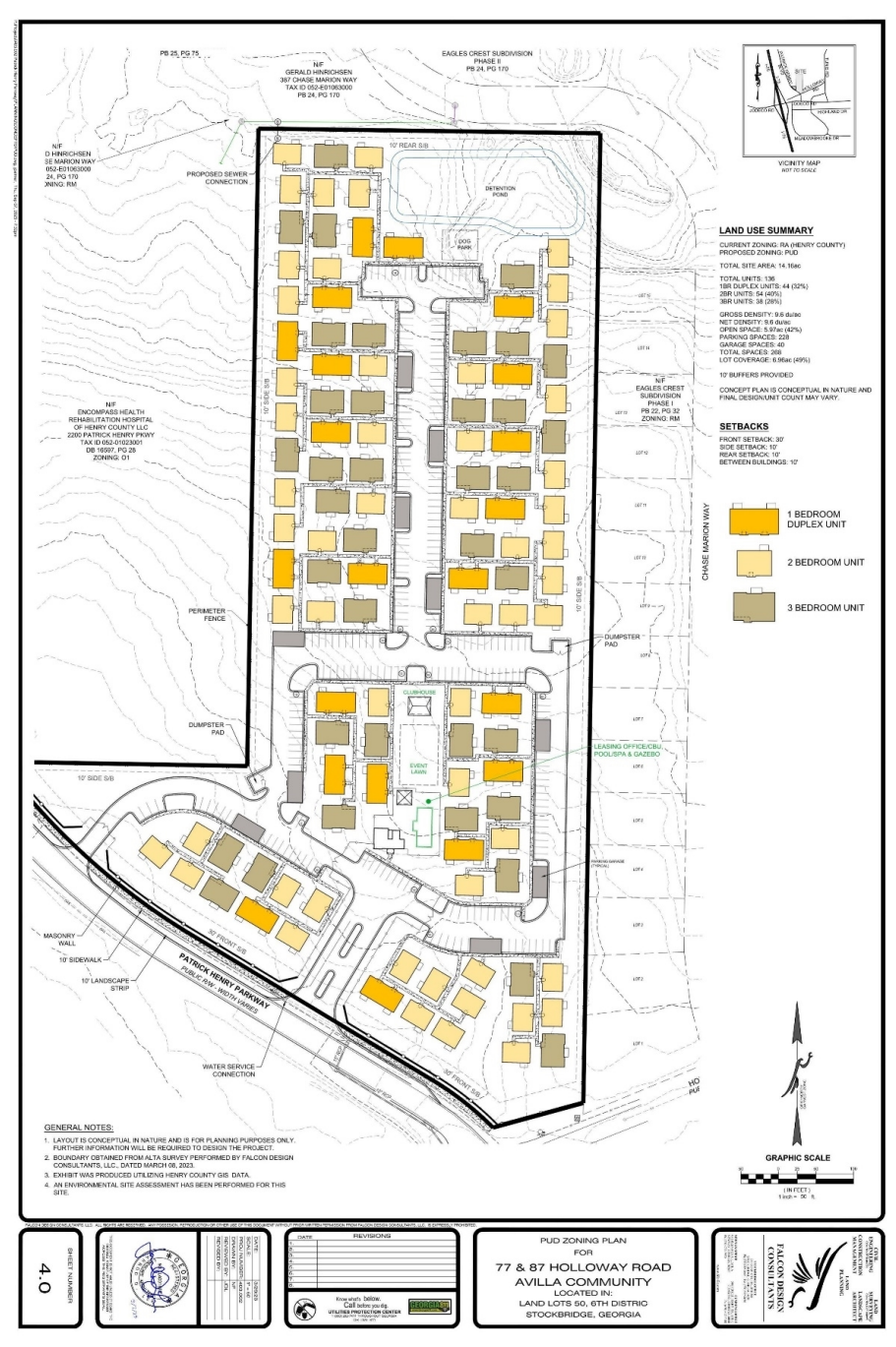
Joint Zoning Map of 77 and 87 Holloway Road

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Eagles Crest (Subdivision)	High-Density Residential (Henry County)
Property to the South	Vacant Land Vacant Land	Medium Density Vertical Mixed Use (Stockbridge) Mixed Use (Henry County)
Property to the East	Eagles Crest (Subdivision) Eagles Landing Middle School	High-Density Residential(Henry County) Park/Recreation/Conservation
Property to the West	Vacant Land Encompass Health Rehabilitation Hospital of Henry	Medium Density Vertical Mixed Use (Stockbridge) High-Density Residential (Henry County)

Joint Future Land Use Map of 77 and 87 Holloway Road





PROJECT INFORMATION

A developer proposes to build a mixed residential development with 136 units, including 92 single-family detached rental units and 44 duplex rental units. In addition, the development will include a dog park, pool, spa, and a gazebo.

SECTION 9.8 OF THE UNIFIED DEVELOPMENT CODE

9.8 Zoning of Annexed Property with Common Zoning Classification.

Property annexed from Henry County into the City shall be automatically zoned by the City through the operation of this section for the same use for which the property was zoned immediately prior to annexation, so long as the City and county zoning ordinances share a common zoning classification for such use. As provided under Official Code of Georgia Annotated Section 36-66-4(e), a zoning action taken pursuant to this section shall exempt the City from the notice and public hearing requirements of the Zoning Procedure Law, Official Code of Georgia Annotated Section 36-66-l et seq., and the zoning amendment procedures under this code. Property which was zoned pursuant to this section may later be rezoned upon compliance with the requirements of the Zoning Procedure Law, Official Code of Georgia Annotated Section 36-66-1 et seq., and the zoning amendment procedures under this code.

STAFF ANALYSIS (SECTION 9.8 OF THE STOCKBRIDGE UNIFIED DEVELOPMENT CODE)

1. **Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state: Yes, the subject is contiguous with the following parcels that are located within the City limits of Stockbridge: #052-01022000 (25 Holloway Road), #052-01031000, and #052-01023002.**
2. **Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation: The 100% method would be used for the proposed annexation.**
3. **Is any part of the subject property being proposed for annexation is within the boundary of another municipal corporation or county? Yes, the subject property is located within the boundary of Henry County.**
4. **Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation? Yes, the subject property is receiving municipal services from Henry County. The following entities include Henry County Water Authority, Henry County Fire and EMS, Henry County Police Department, and the Georgia Power Company.**

STAFF ANALYSIS (SECTION 9.8 OF THE STOCKBRIDGE UNIFIED DEVELOPMENT CODE)

5. **Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre? Yes, the applicant proposes to build a mixed residential community with 136 units including 92 single-family detached rental units and 44 duplex rental units.**
6. **Is the proposed annexation consistent with the Comprehensive Plan? No, the subject property has a Henry County Future Land Use designation of MX (Mixed-Use). The applicant has submitted a Comprehensive Plan Amendment (CP-2023-03) to assign the future land use designation of High Density Residential.**
7. **Does the proposed annexed property share a common zoning classification with the adjoining City property as ascribed in Section 9.8 of the Unified Development Code? No, the applicant has submitted a rezoning application (RZ-2023-04) to assign the zoning district of 'PUD' (Planned Unit Development).**
8. **Potential positive effects of the proposed annexation on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community. The proposed subdivision will not have any negative impact on the existing subdivision**

STAFF ANALYSIS (SECTION 9.8 OF THE STOCKBRIDGE UNIFIED DEVELOPMENT CODE)

9. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property: The site plan the applicant has provided shows that the proposed mixed residential development would be compatible with the physical features of the subject property.**

10. **The impact upon adjacent property owners should the request be granted: To the north and east of the subject property lies the Eagles Crest subdivision. Although the proposed residential units are adjacent to the residents of the Eagles Crest subdivision, the site plan shows that the developer is planning to install a fence around the perimeter of the property.**

11. **The potential impact of the annexation on City infrastructure including water and sewage system: A letter from the Henry County Water Authority, dated February 28, 2023, stated that the water service along with the sewage treatment, and sewer line capacity are available for the subject properties.**

12. **The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes: The proposed subdivision will not have any negative impact on adjacent thoroughfares nor pedestrian and vehicular circulation and traffic volumes.**

STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested annexation via AX-2023-03 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2023-03) to assign the future land use designation of High Density Residential and the requested rezoning of RZ-2023-04 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends APPROVAL.

CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

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

Annexation No: AX-2023-03 Date: April 24, 2023

Received by: Linda M. Logan

TYPE OF ANNEXATION

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

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

Property Address: 77 and 87 Holloway Road (052-010-23000, and 052-01024000

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

LAND USE AND ZONING

County: Henry County

County Zoning Classification: RA

Present Land Use: Mixed Use

Requested Zoning Classification: MFR

PROPERTY OWNER

Name: James H. Holloway, Sr. and Charles Richard McCranie, Sr. (Subject parcels are owned separately. see separate owner authorization and campaign disclosure forms below)

Mailing Address: _____

Telephone: (_____) _____

Email: _____

Signature: _____

Date: _____

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

APPLICANT

Name: NexMetro Acquisitions, LLC. c/o Battle Law, P.C.

Mailing Address: 3562 Habersham at Northlake, Tucker, GA. 30038

Telephone: (404) 601-7616 Email: mlb@battlelawpc.com

Signature: MLB Date: 04/18/2023

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: Linda M. Logan Date: April 24, 2023

Battle Law

3/30/2023
VIA: EMAIL
ATTN: Linda Logan

Senior Planner Logan:

On behalf of NexMetro Acquisitions, LLC (the "Applicant") for the proposed Annexation, Rezoning, Comprehensive Land Use Amendment, and Variance concerning +/- 14.16 acres of land located at 77 and 87 Holloway Road (the "Subject Property"), being parcel number 052-01023000, and 052-01024000, I submit the following letter.

The Applicant seeks to develop the Subject Property with a unique, high-end, luxury-style, rental product (apartments). The site plan attached to each application shows that the units will be detached, except for the one-bedroom units, which will be duplexes. However, each unit will rent on a case-by-case basis. The entirety of the Subject Property will be combined into one parcel and remain under single ownership.

Each unit will have rear yard space, and each occupant will have access to the various amenities shown throughout the site plan, including the trails, parks, pool, and pavilions.

The Subject Property is currently within the jurisdiction of Henry County. Thus, the Applicant has submitted the Annexation request. Because the City's regulations do not govern the Subject Property, a Comprehensive Land Use Amendment and Rezoning are required to bring the Subject Property under the City's regulations. Lastly, the Applicant has requested a Variance to reduce the distance required between multi-family buildings from twenty (20) feet to ten (10) feet.

The Applicant welcomes any questions from the Mayor and City Council members madas well as the Planning Staff.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.

3562 Habersham at Northlake • Building J, Suite 100 • Tucker, Georgia 30084 • Ph: 404.601.7616

battlelawpc.com

CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

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

Annexation No: AX-202303 Date: April 21, 2023

Received by: Linda M. Hogan

TYPE OF ANNEXATION

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

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

Property Address: 77 Holloway Road

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

LAND USE AND ZONING

County: Henry County

County Zoning Classification: RA

Present Land Use: MIX

Requested Zoning Classification: MFR

PROPERTY OWNER

Name: Charles Richard McCranie Sr

Mailing Address: 801 Parkway Drive, Smyrna Ga 30080

Telephone: (678) 799-0481

Email: charlesmccranie88@gmail.com
ceciliasmithwick32@gmail.com

Signature: Cecilia D. McCranie

Cecilia D. McCranie as Attorney in Fact for Charles R. McCranie Sr under p/o/a date 10/29/2020 a copy of which is attached hereto.

Date: 3/8/2023

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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

Name/Company Name of Property Owner Charles Richard McCranie Sr
Address of Property Owner 801 Parkway Drive, Smyrna Ga 30080
Telephone and E-Mail of Property Owner
Name/Company Name of Authorized Applicant NexMetro Acquisitions, LLC
Address of Authorized Applicant 500 N Westshore Blvd Suite 600, Tampa FL 33609
Telephone and E-Mail of Authorized Applicant (813) 819-1293 sean@nexmetro.com

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

Signature Cecilia D. McCranie Date 3/8/2023
Cecilia D. McCranie, as Attorney in Fact for Charles Richard McCranie Sr. under p/o/a dated 10/29/20

Personally appeared before me:

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

MICHAEL DAWKINS
Notary Public, Georgia
Cobb County
My Commission Expires
May 04, 2026

Notary Public's Signature

Michael Dawkins 3-8-23
Notary Public's Printed Name and Date

[Affix Seal Here]

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 conditional use permit, 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 8th day of March, 2023

Charles Richard McCranie Sr
Applicant's Name - Printed

Cecilia D. McCranie
Signature of Applicant/Property Owner/Agent
Cecilia D. McCranie POA

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of March 2023.

MICHAEL DAWKINS
Notary Public, Georgia
Cobb County
My Commission Expires
May 04, 2026

Notary Public

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

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 conditional use permit, 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 27th day of March, 2023

NexMetro Acquisitions, LLC
Applicant's Name - Printed

NexMetro Acquisitions, LLC
By:
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of March, 2023

BERNADETTE E FITTS
Notary Public, State of Arizona
Maricopa County
Commission # 612468
My Commission Expires
August 09, 2025

Bernadette E Fitts
Notary Public

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

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 conditional use permit, 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 27th day of March, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Michele L. Battle
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of March, 2023.

BATOYA CLEMENTS NOTARY PUBLIC GEORGIA GWINNETT COUNTY EXPIRES May 4, 2024

Notary Public

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

CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

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

Annexation No: AX-2023-03 Date: April 24, 2023

Received by: Linda M. Logan

TYPE OF ANNEXATION

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

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

Property Address: 87 Holloway Road, ~~XXXXXXXXXXXX~~

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

LAND USE AND ZONING

County: Henry County

County Zoning Classification: RA

Present Land Use: MIX

Requested Zoning Classification: MFR

PROPERTY OWNER

Name: James H. Holloway, Sr.

Mailing Address: c/o Lynn Pack, 603 North Salem Dr, McDonough GA 30253

Telephone: (770) 883-4742

Email: lynnpack@bellsouth.net

Signature: Lynn Holloway Pack

Date: 3/8/2023

Lynn Holloway Pack, as Executor under the Last Will and Testament of James Harold Holloway St., deceased

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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

Name/Company Name of Property Owner James Holloway Sr
Address of Property Owner 603 North Salem Drive, McDonough GA 30253
Telephone and E-Mail of Property Owner
Name/Company Name of Authorized Applicant NexMetro Acqusitions, LLC
Address of Authorized Applicant 500 N Westshore Blvd Suite 600, Tampa FL 33609
Telephone and E-Mail of Authorized Applicant (813) 819-1293 sean@nexmetro.com

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

Signature Lynn Holloway Pack Date 3/8/2023
Lynn Holloway Pack, s Executor under the Last Will and Testament of James Harold Holloway Sr., deceased

Personally appeared before me:

Lynn Holloway Pack

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

Notary Public's Signature

Angele F Dolbier 3-8-2023
Notary Public's Printed Name and Date

ANGELE F. DOLBIER NOTARY EXPIRES GEORGIA 06-25-23 PUBLIC HENRY COUNTY
[Affix Seal Here]

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 conditional use permit, 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 8th day of March, 2023

James H. Holloway, Sr.
Applicant's Name - Printed

Lynn Holloway Pack
Signature of Applicant/Property Owner/Agent

Lynn Holloway Pack, as Executor under the Last Will and Testament of James Harold Holloway Sr., deceased

Applicant's ~~Attorney~~, if applicable - Printed

Signature of ~~Applicant's~~ Attorney, if applicable

Sworn to and subscribed before me this 8 day of March 2023,

ANGELE F. DOLBIER NOTARY PUBLIC GEORGIA EXPIRES 06-25-23 HENRY COUNTY

Notary Public

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

Henry County Water Authority
Engineering Division

February 28, 2023

Re: Water and Sewer Services - Availability

Proposed Development:	**Residential Development**
Property Information:	**Holloway Road Parcel NO's: 052-01024000 & 052-01023000**
	LL 50; District 6; 14.16+/- acres
Proposed Zoning:	**MFR (City of Stockbridge)**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	127	psi
Residual:	109	psi
Flow	1680	gpm
Calculated Flow @ 20 psi:	4398	gpm

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

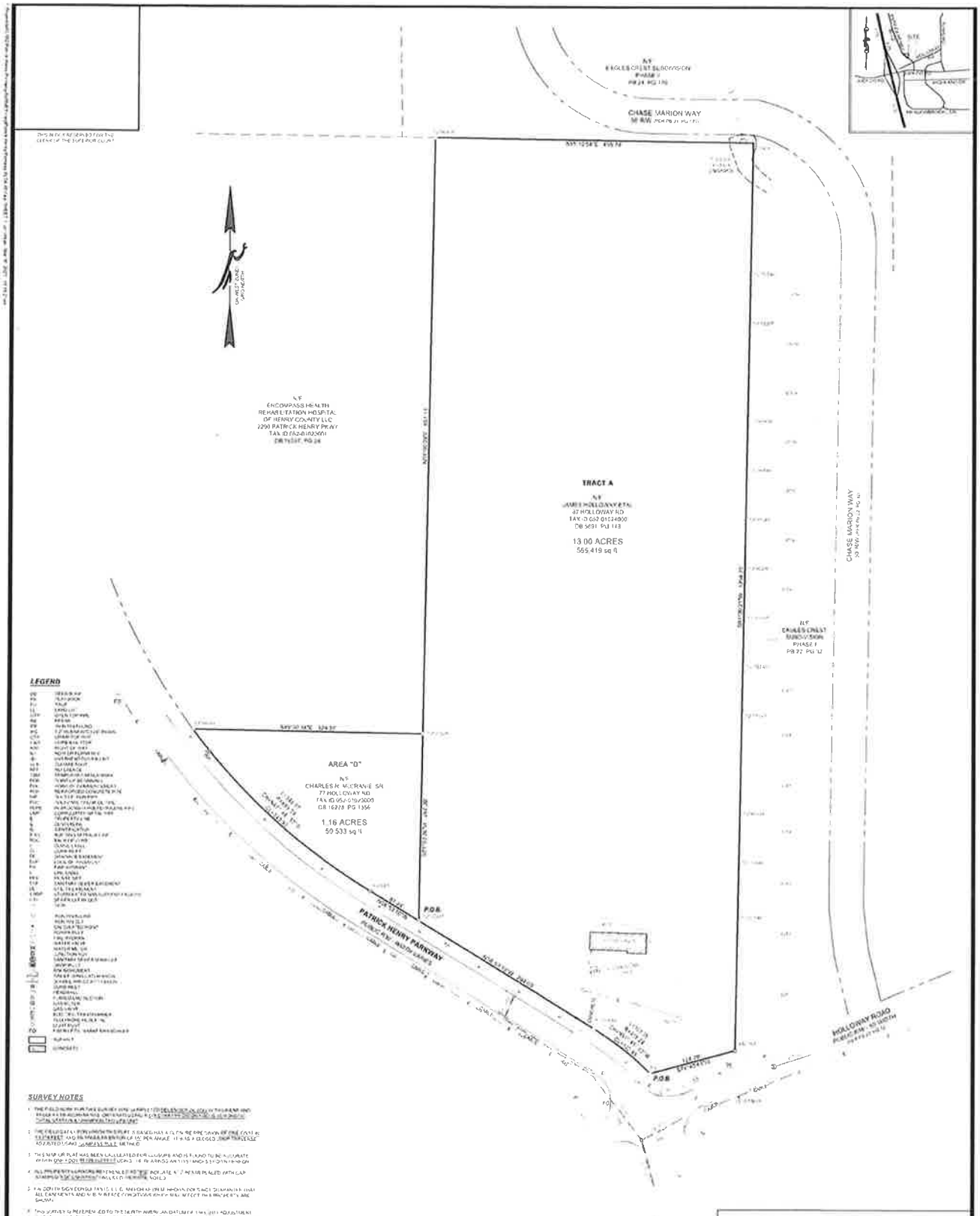
Sewage **treatment** and sewer line **capacity** are currently available for the property. ***However, a sanitary sewer line extension is required to serve the property at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.***

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

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

This letter was prepared with information submitted to HCWA on a Preliminary Concept Plan dated 02/09/2023 prepared by Falcon Design Consultants, LLC.

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



SURVEYOR'S CERTIFICATION

SHEET NUMBER

1 of 2

REVISIONS

1	ADDRESSED ATTORNEY COMMENTS	2.23.23
2	ADDED SECOND TITLE COMMITMENTS	3.01.23
3	CORRECTED COMPUTATION OF AREA "D"	3.03.23
4	CORRECTED TITLE BLOCK	3.30.23

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON

ALTA/NSPS LAND TITLE SURVEY

HOLLOWAY ROAD

LAND LOTS 50, 6TH DISTRICT
HENRY COUNTY, GEORGIA

FALCON DESIGN CONSULTANTS

THIS DOCUMENT RECEIVED FOR THE
OFFICE OF THE CLERK OF COURT

TRACT A

RECORD DESCRIPTION

[illegible]

SURVEY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 96, 6TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR AND CAP SET AT THE NORTHERLY RIGHT OF WAY LINE OF HOLLOWAY ROAD AND THE EASTERLY RIGHT OF WAY LINE OF PATRICK HENRY PARKWAY;

THENCE, WITH SAID EASTERLY RIGHT OF WAY LINE, 30.16 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 431.46 FEET AND A CHORD BEARING NORTH 17 DEGREES 54 MINUTES 51 SECONDS WEST, 30.16 FEET TO A 1/2 INCH REBAR;

THENCE, REMAINING DEGREES 57 MINUTES 19 SECONDS EAST, 200.11 FEET TO A 1/2 INCH REBAR;

THENCE, LEAVING SAID RIGHT OF WAY, NORTH 01 DEGREES 31 MINUTES 30 SECONDS EAST, 30.16 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 01 DEGREES 00 MINUTES 00 SECONDS EAST, 200.11 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 01 DEGREES 31 MINUTES 30 SECONDS WEST, 30.16 FEET TO A 1/2 INCH REBAR;

THENCE, WITH THE WESTERLY LINE OF LOT 51 OF THE EAGLES CREEK SUBDIVISION, SOUTH 01 DEGREES 00 MINUTES 00 SECONDS WEST, 1,248.75 FEET TO A 1/2 INCH REBAR AND CAP;

THENCE, ALONG THE NORTHERLY RIGHT OF WAY LINE OF HOLLOWAY ROAD, SOUTH 74 DEGREES 43 MINUTES 41 SECONDS WEST, 121.74 FEET TO THE POINT OF BEGINNING.

THE TRACT OR PARCEL CONTAINING 0.96 ACRES (41,812 SQUARE FEET).

TRACT A NOTES

1. PROPERTY SHOWN ON THIS SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT PROVIDED
2. PROPERTY HAS DIRECT ACCESS TO PATRICK HENRY PARKWAY, EXISTING DRIVEWAY SHOWN
3. NO ENCROACHMENTS OBSERVED
4. PROPERTY IS NOT A CONTIGUOUS PARCEL WITHOUT GAPS, GORES OR OVERLAPS
5. NO RECENT EARTH MOVING WORK OBSERVED
6. NO RECENT STREET AND UTILITY CONSTRUCTION OBSERVED
7. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES PROVIDED
8. NO USE OF THE PROPERTY AS A LANDFILL OBSERVED
9. NO USE OF THE PROPERTY AS A CEMETERY OBSERVED

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION II - EXCEPTIONS

Commitment No.: 223731GA
EFFECTIVE DATE: November 7, 2023 at 12:00 AM

11. Easement from J. J. Holloway to Georgia Power Company, dated September 4, 1947, to be determined, as shown in Deed Book 37, Page 211, in the Henry Superior Court Records for Henry County, Georgia.

    DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

12. Easement from J. J. Holloway to Georgia Power Company, dated February 19, 1948, to be determined, as shown in Deed Book 41, Page 232, aforesaid records.

    DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

13. Easement from J. J. Holloway to Georgia Power Company, dated January 11, 1954, to be determined, as shown in Deed Book 56, Page 101, aforesaid records.

    DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

14. Application and Duplicate Application for Conservation Assessment, if any, as set forth in Conservation Assessment Covenant recorded in the Henry County Board of Tax Assessors, dated February 11, 2011, filed February 14, 2011, and recorded in Deed Book 10242, Page 245, aforesaid records.

    DOCUMENT AFFECTS SUBJECT PROPERTY BY REFERENCING PARCEL NUMBER.

SURVEY NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS OBSERVATIONS AND REFERENCED TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83 (2011).
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 71,000 FEET AND AN ANGULAR ERROR OF 06" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE WITH BALANCING CORRECTIONS APPLIED.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 250,000 FEET. USING THE AMERICAN STANDARD STANDARDS SHOWN HEREON.
4. NO PROPERTY CORNERS WERE SET AS PER REQUEST OF THE PARTIES AND WILL BE SET UPON SURVEYED "TOP OF HIGHWAY" UNLESS OTHERWISE NOTED.
5. THE CONDITION SIGN CONSTRUCTIONS (I.E. ZONING, ETC.) SHOWN HEREON DO NOT GUARANTEE THAT ALL EASEMENTS AND SUBSURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83 (2011)) FOR THE HORIZONTAL DATA, NAVD 1988 NORTH AMERICAN VERTICAL DATUM OF 1988 FOR THE VERTICAL REFERENCE, AND TRUE NORTH PROVIDED BY THE SUN.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND INFORMATION. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. FOR UPDATED AND THE UNDERGROUND UTILITIES INFORMATION, SERVICE MUST BE CALLED FROM 10 WORKING DAYS TO ANY AND ALL RELATED DOCUMENTS ACCURATE.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13151C0134H, DATED DECEMBER 8, 2014, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

TABLE A - OPTIONAL ITEMS

1. PROPERTY CORNER MONUMENTS FOUND OR SET, AS SHOWN
2. ADDRESS OF THE SUBJECT PROPERTY PER TAX RECORDS
3. FLOOD ZONE NOTED AND SHOWN GRAPHICALLY
4. GROSS LAND AREA – 1.19 ACRES
11. a. OBSERVED EVIDENCE OF UTILITIES SHOWN
11. b. ALL APPARENT UTILITIES SHOWN PER TAX RECORDS

SURVEYOR'S CERTIFICATION

TO: NEXMETRO ACQUISITIONS, LLC, an Arizona limited liability company
and FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11a, 11b, 13, 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 21, 2022.

DATE OF PLAT OR MAP: JANUARY 17, 2023; REVISED MARCH 31, 2023

KEVIN M. BROWN — 3/30/2023
REGISTERED LAND SURVEYOR #2540 — DATE

AREA "D"

RECORD DESCRIPTION

[illegible]

SURVEY DESCRIPTION

[illegible]

AREA "D" NOTES

1. PROPERTY SHOWN ON THIS SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT PROVIDED
2. PROPERTY HAS DIRECT ACCESS TO PATRICK HENRY PARKWAY. NO CURB CUTS OBSERVED
3. NO ENCROACHMENTS OBSERVED
4. PROPERTY FORMS A CONTIGUOUS PARCEL WITHOUT GAPS, GORES OR OVERLAPS
5. NO RECENT EARTH MOVING WORK OBSERVED
6. NO RECENT STREET AND UTILITY CONSTRUCTION OBSERVED
7. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES PROVIDED
8. NO USE OF THE PROPERTY AS A LANDFILL OBSERVED
9. NO USE OF THE PROPERTY AS A CEMETERY OBSERVED

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION II - EXCEPTIONS

Commitment No.: 223730GA
EFFECTIVE DATE: January 31, 2023 at 12:00 AM

11. Easement from J. J. Holloway to Georgia Power Company, dated September 4, 1947, to be determined, as shown in Deed Book 37, Page 211, in the Henry Superior Court Records for Henry County, Georgia.

    DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

12. Easement from J. J. Holloway to Georgia Power Company, dated February 19, 1948, to be determined, as shown in Deed Book 41, Page 232, aforesaid records.

    DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

13. Easement from J. J. Holloway to Georgia Power Company, dated January 11, 1954, to be determined, as shown in Deed Book 56, Page 101, aforesaid records.

    DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

14. [illegible]

TABLE A - OPTIONAL ITEMS

1. PROPERTY CORNER MONUMENTS FOUND OR SET, AS SHOWN
2. ADDRESS OF THE SUBJECT PROPERTY PER TAX RECORDS
3. FLOOD ZONE NOTED AND SHOWN GRAPHICALLY
4. GROSS LAND AREA – 1.19 ACRES
11. a. OBSERVED EVIDENCE OF UTILITIES SHOWN
11. b. ALL APPARENT UTILITIES SHOWN PER TAX RECORDS

SURVEYOR'S CERTIFICATION

TO: NEXMETRO ACQUISITIONS, LLC, an Arizona limited liability company
and FIDELITY NATIONAL TITLE INSURANCE COMPANY

[illegible]

THE FIELD WORK WAS COMPLETED ON DECEMBER 21, 2022.

DATE OF PLAT OR MAP: JANUARY 17, 2023; REVISED MARCH 31, 2023

KEVIN M. BROWN — 3/30/2023
REGISTERED LAND SURVEYOR #2540 — DATE

SURVEYOR'S CERTIFICATION

THIS TRACT IS A PARCEL OF LAND THAT IS NOT A SUBDIVISION OR PORTION OF A SUBDIVISION AND SUBDIVIDES OR CREATES A NEW PARCEL OR MAKES 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, MUNICIPALITY OR HENRY COUNTY AND WITH LOCAL REGULATIONS NOR DOES IT IMPLY THE SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

IN ADDITION, 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.

KEVIN M. BROWN — 3/30/2023
REGISTERED LAND SURVEYOR #2540 — DATE

FALCON DESIGN CONSULTANTS

ALTA/NSPS LAND TITLE SURVEY

HOLLOWAY ROAD

LAND LOTS 50, 51 6TH DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS

1	REVISED SURVEY COMMENTS	2-24-23
2	REVISED SURVEY COMMENTS	3-31-23
3	REVISED SURVEY COMMENTS	4-10-23
4	REVISED SURVEY COMMENTS	4-20-23
5	REVISED SURVEY COMMENTS	5-30-23

THIS PLAT WAS PREPARED FOR THE PURPOSE OF ESTABLISHING THE BOUNDARIES OF THE PROPERTY SHOWN HEREON AS REQUIRED BY THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, AS REFERENCED HEREON, AND AS REQUESTED BY THE PARTIES LISTED HEREON.

DATE: 1-10-2023
SCALE: [illegible]
FILE NUMBER: [illegible]
DRAWN BY: CC
REVIEWED BY: K. BROWN

GEORGIA
KEVIN M. BROWN
2540
COA# LSF 000995

SHEET NUMBER
2 of 2

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 50 of the 6th District of Henry County, Georgia; formerly being areas A and B of the Willic May Holloway Estate; being shown as one tract on a plat of survey prepared by Daniel R. Moore, R.L.S., dated February 23, 2005; being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the Northerly right of way of Holloway Road with the Easterly right of way of Patrick Henry Parkway; thence Westerly along the Northerly right of way of Patrick Henry Parkway 103.15 feet (arc distance) along a curve concave to the left with a chord distance of 102.89 feet on a bearing of N 51° 47' 15" W to an iron pin, thence continuing along the right of way N 58° 51' 22" W a distance of 294.03 feet to an iron pin, thence leaving the right of way of Patrick Henry Parkway on a bearing of N 01° 01' 46" E a distance of 1118.43 feet to an iron pin, thence on a bearing of S 89° 12' 59" E a distance of 456.13 feet to an iron pin, thence on a bearing of S 01° 01' 46" W a distance of 1295.01 feet to a concrete monument, said monument being at the Northerly right of way of Holloway Road, thence along the right of way of Holloway Road 124.84 feet on a bearing of S 74° 42' 31" W to a concrete monument, said monument being the Point of Beginning.

The above tract being 13.012 acres.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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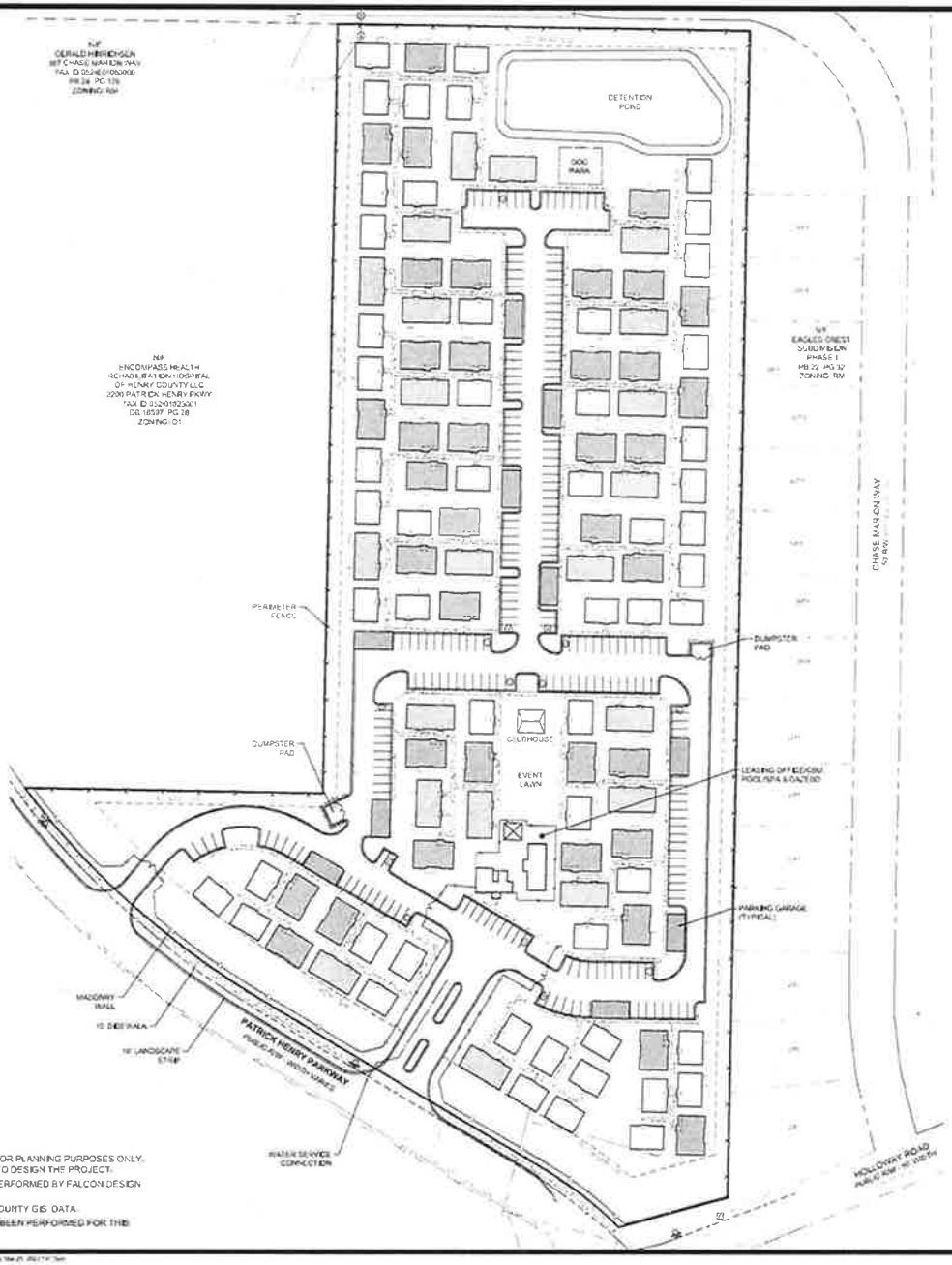
AMERICAN LAND TITLE ASSOCIATION



VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: MFR (CITY OF STOCKBRIDGE)

TOTAL SITE AREA: 14.16ac

TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

GROSS DENSITY: 9.6 du/ac
NET DENSITY: 9.6 du/ac
PARKING SPACES: 208
GARAGE SPACES: 40
TOTAL SPACES: 208
LOT COVERAGE: 6.96ac (49%)

NO BUFFERS REQUIRED (Variance Required)

CONCEPT PLAN IS CONCEPTUAL IN NATURE AND FINAL DESIGN/UNIT COUNT MAY VARY.

VARIANCES WILL BE REQUIRED TO DEVELOP ACCORDING TO THE CONCEPT PLAN.

1) MINIMUM SETBACK BETWEEN BUILDINGS REDUCTION REQUIRED FROM 20' TO 10'

SETBACKS

FRONT SETBACK: 50'
SIDE SETBACK: 15'
REAR SETBACK: 20'
BETWEEN BUILDINGS: 10'

1 BEDROOM DUPLEX UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

GENERAL NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. BOUNDARY OBTAINED FROM ALTA SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC., DATED MARCH 06, 2023.
3. EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS DATA.
4. AN ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PERFORMED FOR THIS SITE.

FALCON DESIGN CONSULTANTS

ZONING CONCEPT PLAN
FOR
77 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRIC
STOCKBRIDGE, GEORGIA

REVISIONS
DATE

SHEET NUMBER
CP-1

1 BEDROOM DUPLEX UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: MFR (CITY OF STOCKBRIDGE)

TOTAL SITE AREA: 14.18ac

TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

GROSS DENSITY: 9.6 du/ac
NET DENSITY: 9.8 du/ac
PARKING SPACES: 228
GARAGE SPACES: 40
TOTAL SPACES: 268
LOT COVERAGE: 6.96ac (49%)

NO BUFFERS REQUIRED (Variance Required)

CONCEPT PLAN IS CONCEPTUAL IN NATURE AND FINAL DESIGN/UNIT COUNT MAY VARY.

VARIANCES WILL BE REQUIRED TO DEVELOP ACCORDING TO THE CONCEPT PLAN

1) MINIMUM SETBACK BETWEEN BUILDINGS REDUCTION REQUIRED FROM 20' TO 10'

77 & 87 Holloway Road

Stockbridge, Georgia

Battle Law

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Zoning Ordinance
For
An Annexation of Property in Henry County to the City of Stockbridge
of

NEXMETRO ACQUISITIONS, LLC
c/o Battle Law, P.C.

for

+/-14.16 Acres of Land
Being 77 and 87 Holloway Road
City of Stockbridge, Georgia and
Parcel Nos. 052-01023000 and 052-01024000

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

Battle Law

I. LETTER OF INTENT

NexMetro Acquisitions, LLC (the "Applicant") is seeking to develop on +/- 14.16 acres of land being Tax Parcel No. 052-01023000 and 052-01024000 having frontage on 77 and 87 Holloway Road (the "Subject Property") with a unique, luxury, single-family rental product (apartments). The Applicant is seeking an Annexation of the Subject Property from Henry County to the City of Stockbridge.

This document serves as a statement of intent, analysis of the criteria under the City of Stockbridge Unified Development Code and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the

Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Annexation of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

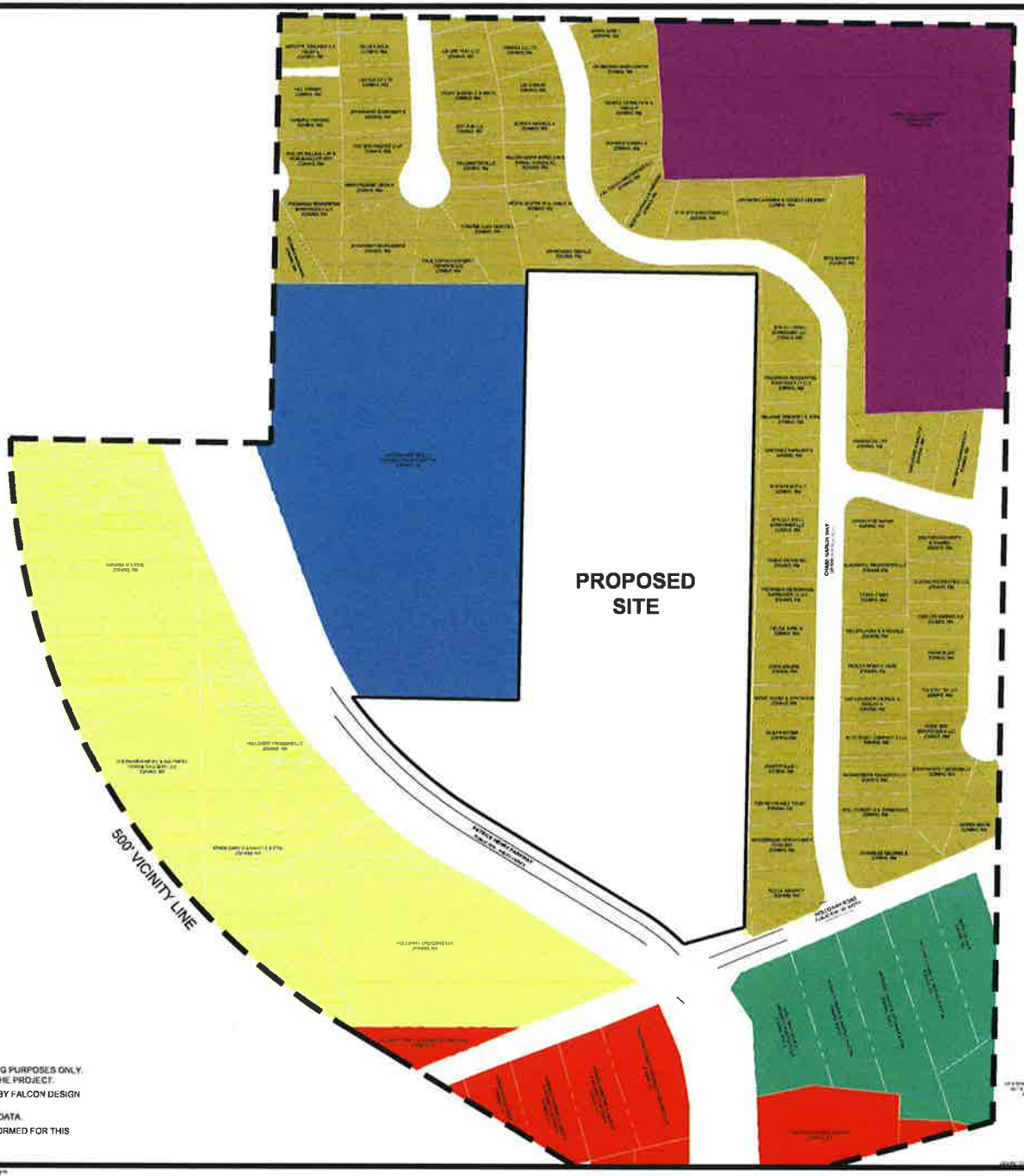
A refusal to allow the land use amendment and/or Annexation in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or Annexation in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. BOUNDARY OBTAINED FROM ALTA SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC., DATED MARCH 08, 2023.
3. EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS DATA.
4. AN ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PERFORMED FOR THIS SITE.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

CIVIL ENGINEERING · LAND SURVEYING · CONSTRUCTION MANAGEMENT · LANDSCAPE ARCHITECT · LAND PLANNING

FALCON DESIGN CONSULTANTS

ADJACENT PROPERTIES MAP
FOR
77 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRIC
STOCKBRIDGE, GEORGIA

REVISIONS

DATE	

Know what's below. Call before you dig.

DATE	3/29/23
SCALE	1" = 50'
PROJ NUMBER	423.002
DRAWN BY	NF
REVIEWED BY	JDL
REVISED BY	

GEORGIA REGISTERED PROFESSIONAL ENGINEER

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT AND HAS THE ORIGINAL SEAL.

SHEET NUMBER

2.0

Battle Law

3/30/2023
VIA: EMAIL
ATTN: Linda Logan

Senior Planner Logan:

On behalf of NexMetro Acquisitions, LLC (the "Applicant") for the proposed Annexation, Rezoning, Comprehensive Land Use Amendment, and Variance concerning +/- 14.16 acres of land located at 77 and 87 Holloway Road (the "Subject Property"), being parcel number 052-01023000, and 052-01024000, I submit the following letter.

The Applicant seeks to develop the Subject Property with a unique, high-end, luxury-style, rental product (apartments). The site plan attached to each application shows that the units will be detached, except for the one-bedroom units, which will be duplexes. However, each unit will rent on a case-by-case basis. The entirety of the Subject Property will be combined into one parcel and remain under single ownership.

Each unit will have rear yard space, and each occupant will have access to the various amenities shown throughout the site plan, including the trails, parks, pool, and pavilions.

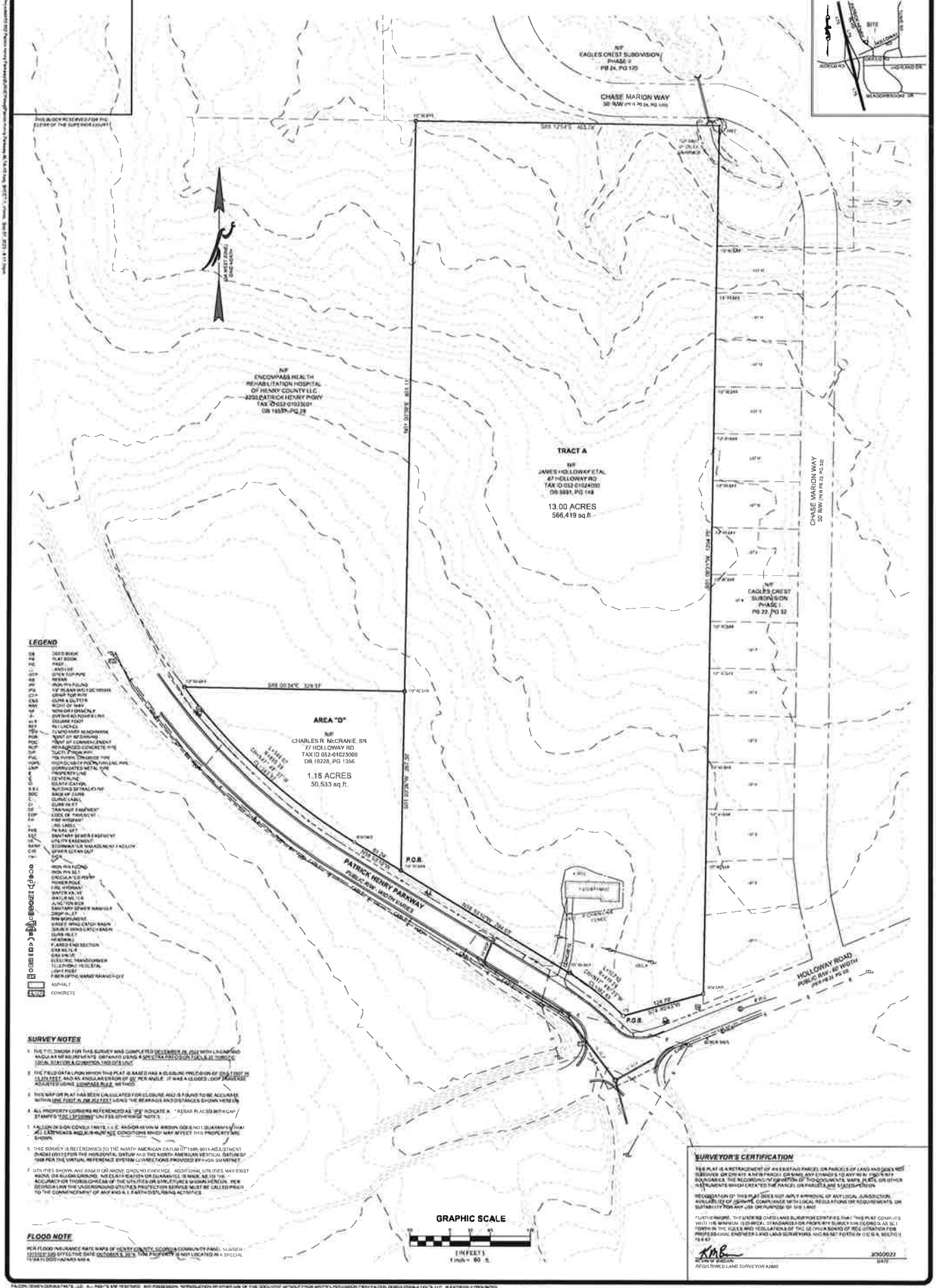
The Subject Property is currently within the jurisdiction of Henry County. Thus, the Applicant has submitted the Annexation request. Because the City's regulations do not govern the Subject Property, a Comprehensive Land Use Amendment and Rezoning are required to bring the Subject Property under the City's regulations. Lastly, the Applicant has requested a Variance to reduce the distance required between multi-family buildings from twenty (20) feet to ten (10) feet.

The Applicant welcomes any questions from the Mayor and City Council members madas well as the Planning Staff.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.



LEGEND

DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
—	ANTENNA
OTP	OPEN TOP PIPE
RB	REBAR
IPF	IRON PIN FOUND
PK	1/2" REBAR W/ CC CAP
CTP	CRIMP TOP PIPE
C&G	CURB & GUTTER
R/W	RIGHT OF WAY
NF	NOW OR FORMERLY
E	OVERHEAD POWER LINE
S.F.	SQUARE FOOT
BFI	BELLSOUTH
TBM	TEMPORARY BENCHMARK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
B	PROPERTY LINE
℄	CENTERLINE
ID	IDENTIFICATION
B.S.L.	BUILDING SETBACK LINE
BOC	BACK OF CURB
C	CURVE LABEL
D	CURB INLET
DE	DRAINAGE EASEMENT
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
L	LINE LABEL
PKE	PK NAIL SET
SE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY
CO	SEWER CLEAN OUT
TBM	TOP
	IRON PIN FOUND
	IRON PIN SET
	DECIDUOUS TREE
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	R/W MONUMENT
	STREET WING CATCH BASIN
	SQUARE WING CATCH BASIN
	CURB INLET
	HEADWALL
	FLARED END SECTION
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POLE
	FIBER OPTIC MARKER/WARNING POST
	ASPHALT
	CONCRETE

SURVEY NOTES

1. THE TITLE SHOWN FOR THIS SURVEY WAS COMPLETED DECEMBER 28, 2022 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CONTROL 1400 DATA LINK.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET, AND AN ANGULAR ERROR OF 05" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,000 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPF" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "FDC LS 000969" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN, GSRLS DO NOT GUARANTEE THAT ALL EASEMENTS AND/OR RIGHT OF WAY CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983-2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY FUGRO SUMMIT NET.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CLAIM IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13151C 0125 EFFECTIVE DATE DECEMBER 8, 2014 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR NAME ANY STREETS TO ANY NEW PUBLIC WAY 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, AND LACK OF OBVIOUS 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.

KMB
KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2860

3/30/2023
DATE

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SHEET NUMBER
3.0

COA # LSF 000969

GEORGIA REGISTERED LAND SURVEYOR KEVIN M. BROWN 3/30/23

DATE:	1-10-2023
SCALE:	1" = 60'
FILE NUMBER:	HOLLOWAY
DRAWN BY:	CDG
REVIEWED BY:	K. BROWN

REVISIONS

1	ADDRESSED ATTORNEY COMMENTS	2-23-23
2	ADDRESSED NEW TITLE COMMITMENTS	3-01-23
3	CORRECTED OWNER OF AREA "D"	3-08-23
4	CORRECTED TITLE BLOCK	3-30-23

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

ALTA/NSPS LAND TITLE SURVEY

HOLLOWAY ROAD

LAND LOTS 50, 6TH DISTRICT
HENRY COUNTY, GEORGIA

FALCON DESIGN CONSULTANTS

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND DEVELOPMENT
LAND SURVEYING
LAND PLANNING
ENVIRONMENTAL MANAGEMENT

Henry County Water Authority
Engineering Division

February 28, 2023

Re: Water and Sewer Services - Availability

Proposed Development:	**Residential Development**
Property Information:	**Holloway Road Parcel NO's: 052-01024000 & 052-01023000**
	LL 50; District 6; 14.16+/- acres
Proposed Zoning:	**MFR (City of Stockbridge)**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	127	psi
Residual:	109	psi
Flow	1680	gpm
Calculated Flow @ 20 psi:	4398	gpm

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

Sewage **treatment** and sewer line **capacity** are currently available for the property. ***However, a sanitary sewer line extension is required to serve the property at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.***

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

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

This letter was prepared with information submitted to HCWA on a Preliminary Concept Plan dated 02/09/2023 prepared by Falcon Design Consultants, LLC.

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

9/29/2023

Battle Law

Linda M. Logan, Senior Planner
Planning & Zoning Division
Community Development Department
City of Stockbridge

Greetings,

Please accept this request on this day, September 29, 2023, to defer AX-2023-03, CP-2023-02, and RZ-2023-04 for 77 & 87 Holloway Road to the next council meeting on November 13, 2023. We are currently sorting out matters related to this petition.

Thank you

Keedra T. Jackson

Battle Law

October 27, 2023

VIA Email (llogan@cityofstockbridge-ga.gov)

Linda M. Logan, Senior Planner
City of Stockbridge Planning & Zoning Division
4602 North Henry Boulevard
Stockbridge, GA 30281

Re: 77 and 87 Holloway Road

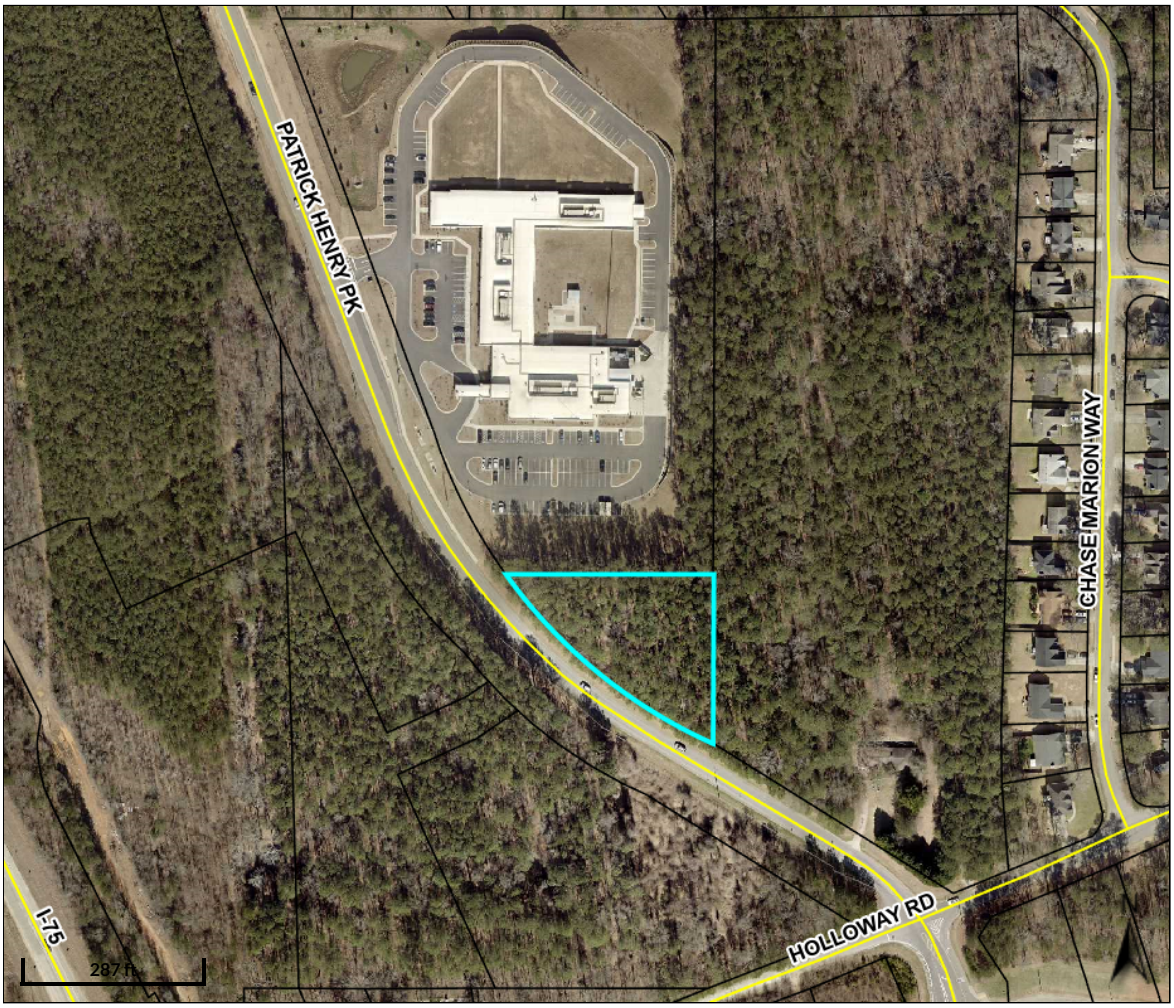
Dear Linda:

I am hereby requesting that Applications AX-2023-03, CP-2023-02, and RZ-2023-04 for 77 & 87 Holloway Road be deferred to the December council meeting in order to allow the us time to continue addressing some of the issues raised by the community.

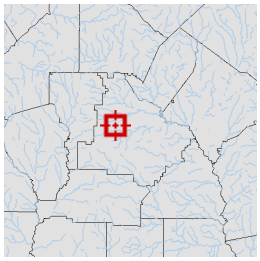
Sincerely,

Micheal L. Battle
President/Senior Attorney

qPublic.net™ Henry County, GA



Overview



Legend

- Parcels
- Roads

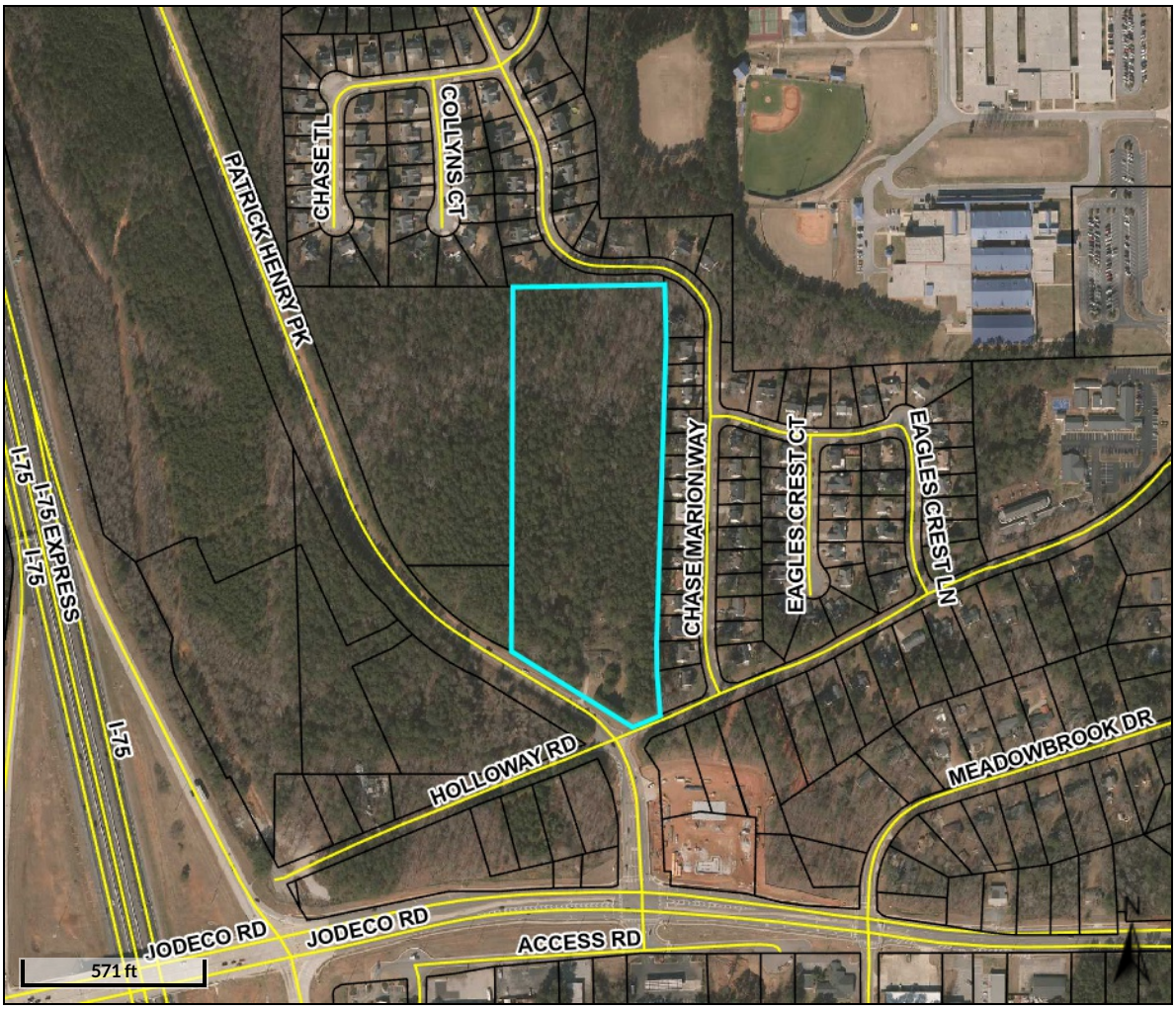
Parcel ID	052-01023000	**Class**	R	**Owner**	MCCRANIE	**Land**	$38800				
Property	77 HOLLOWAY	**Acreage**	1.15	**Address**	CHARLES R SR	**Value:**					
Address	RD				801 PARKWAY	**Building**	$0	**Last 2 Sales**			
District	County/UnIncorp				DRIVE	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					SMYRNA GA 30080	**Misc**	$0	11/18/2022	$0	FAMLY/GIFT	U
						Value:		11/17/2022	$0	FAMLY/GIFT	U
						Total	$38800				
						Value:					

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

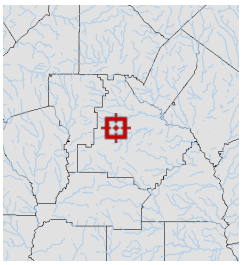
Date created: 9/20/2023
Last Data Uploaded: 9/20/2023 1:32:13 AM

Developed by Schneider GEOSPATIAL

qPublic.net™ Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	052-01024000	**Class**	R	**Owner**	HOLLOWAY JAMES H SR C/O LYNN PACK 603 NORTH SALEM DR MCDONOUGH GA 30253	**Land Value:**	$156,100				
Property Address	87 HOLLOWAY RD	**Acreage**	13.01	**Address**		**Building Value:**	$103,500	**Last 2 Sales**			
District	County/UnIncorp					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
								11/21/2002	$0	n/a	U
								1/1/1968	$0	n/a	U
						Total Value:	$259,600				

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

Date created: 4/21/2023
Last Data Uploaded: 4/21/2023 1:20:19 AM

Developed by Schneider GEOSPATIAL

1 BEDROOM DUPLEX UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: MFR (CITY OF STOCKBRIDGE)

TOTAL SITE AREA: 14.18ac

TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

GROSS DENSITY: 9.6 du/ac
NET DENSITY: 9.6 du/ac
PARKING SPACES: 228
GARAGE SPACES: 40
TOTAL SPACES: 268
LOT COVERAGE: 6.96ac (49%)

NO BUFFERS REQUIRED (Variance Requested)

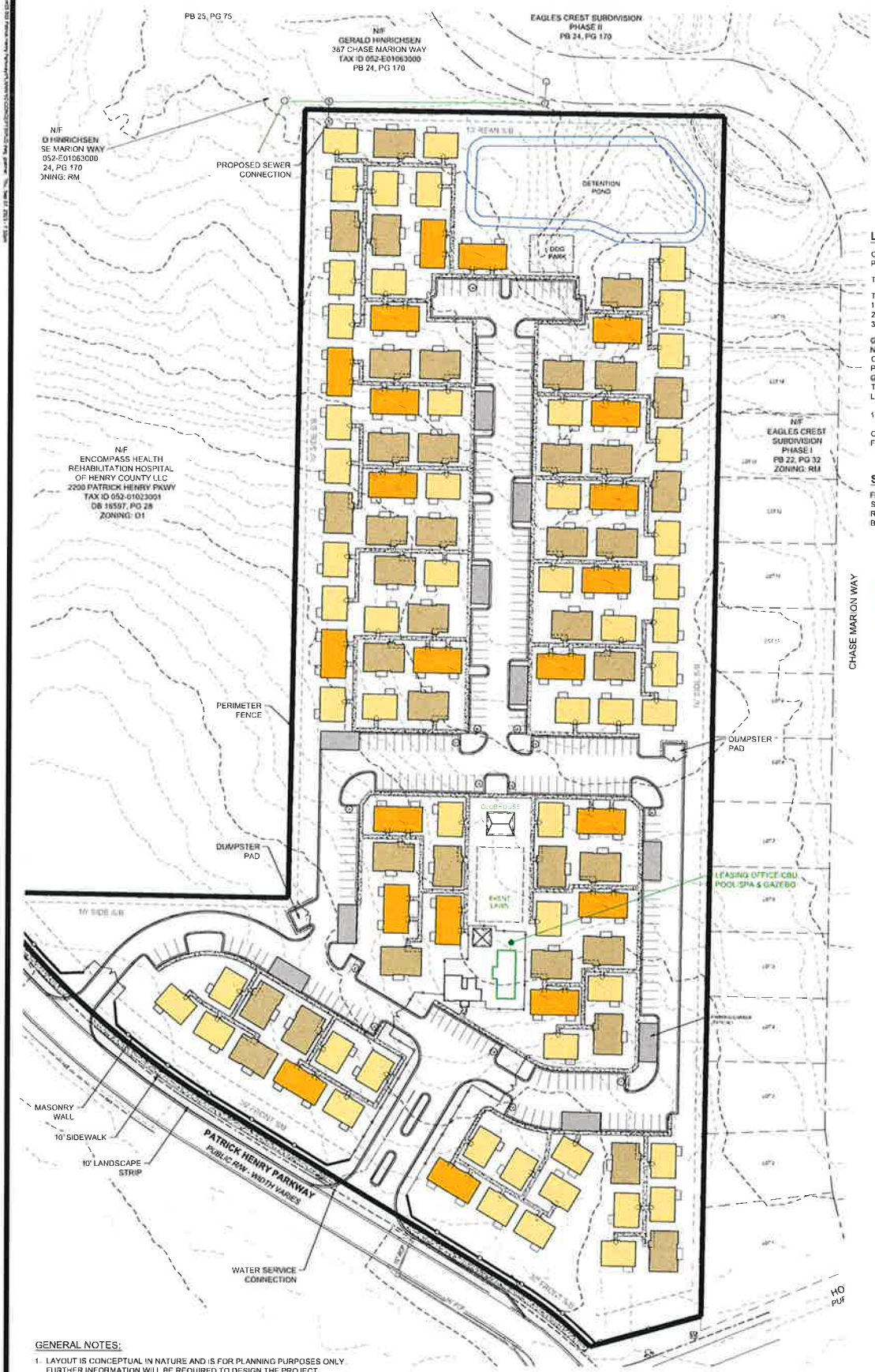
CONCEPT PLAN IS CONCEPTUAL IN NATURE AND FINAL DESIGN/UNIT COUNT MAY VARY

VARIANCES WILL BE REQUIRED TO DEVELOP ACCORDING TO THE CONCEPT PLAN

1) MINIMUM SETBACK BETWEEN BUILDINGS REDUCTION REQUIRED FROM 20' TO 10'

77 & 87 Holloway Road

Stockbridge, Georgia



VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: PUD

TOTAL SITE AREA: 14.16ac

TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

GROSS DENSITY: 9.6 du/ac
NET DENSITY: 9.6 du/ac
OPEN SPACE: 5.97ac (42%)
PARKING SPACES: 228
GARAGE SPACES: 40
TOTAL SPACES: 268
LOT COVERAGE: 6.96ac (49%)

10' BUFFERS PROVIDED

CONCEPT PLAN IS CONCEPTUAL IN NATURE AND FINAL DESIGN/UNIT COUNT MAY VARY.

SETBACKS

FRONT SETBACK: 30'
SIDE SETBACK: 10'
REAR SETBACK: 10'
BETWEEN BUILDINGS: 10'

1 BEDROOM DUPLEX UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft

GENERAL NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. BOUNDARY OBTAINED FROM ALTA SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC , DATED MARCH 08, 2023.
3. EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS DATA.
4. AN ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PERFORMED FOR THIS SITE.

SHEET NUMBER
4.0

DATE
SCALE
PROJ. NUMBER
DRAWN BY
REVIEWED BY

REVISIONS

Know what's below.
Call before you dig
UTILITIES PROTECTION CENTER

PUD ZONING PLAN
FOR
77 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRIC
STOCKBRIDGE, GEORGIA

FALCON DESIGN CONSULTANTS

TO: Mayor/Council
Planning Commission

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Interim Community Development Director; Chief Planner

DATE: September 28, 2023

Subject: #CP-2023-03 For 77 and 87 Holloway Road

I. PURPOSE

Consider a Comprehensive Plan Amendment application by NexMetro Acquisitions, LLC to assign the future land use designation of 'High-Density Residential' to property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County after the parcels are annexed into the Stockbridge City Limits. The property contains two parcels with 14.162 +/- total acres. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC and is represented by Battle Law, P.C.

II. Background

Proposed Development	Mixed residential development with 136 units
Site Address	77 and 87 Holloway Road
Parcel Identification	77 Holloway Road (Parcel #052-01023000); 87 Holloway Road (Parcel #052-01024000)
Parcel Acreage	14.162 acres
Applicant	NexMetro Acquisitions
Agent	Battle Law, P.C.
Owner	Charles R. McCranie (77 Holloway Road); James H. Holloway Sr. (87 Holloway Road)

County Land Use Designation	Mixed Use (Henry County)
County Land Use Zoning	RA (Residential-Agricultural)
Number of Proposed Units Per Acre	9.6 dwelling units per acre
Current Use	Vacant with single family residence on 87 Holloway Road

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Eagles Crest (Subdivision)	High-Density Residential (Henry County)
Property to the South	Vacant Land Vacant Land	Medium Density Vertical Mixed Use (Stockbridge) Mixed Use (Henry County)
Property to the East	Eagles Crest (Subdivision) Eagles Landing Middle School	High-Density Residential(Henry County) Park/Recreation/Conservation
Property to the West	Vacant Land Encompass Health Rehabilitation Hospital of Henry	Medium Density Vertical Mixed Use (Stockbridge) High-Density Residential (Henry County)

SURROUNDING LAND USE DENSITIES (SUBDIVISIONS)

Name of Subdivision	Units	Estimate Density Per Acres
Eagles Crest	165	3.20 units per acre
Meadowbrook	394	1 unit per acre
Eagles Landing (Unit 8)	22	1.15 units per acre
Avilla Community	**136**	**9.6 units per acre**

III. Findings of Fact

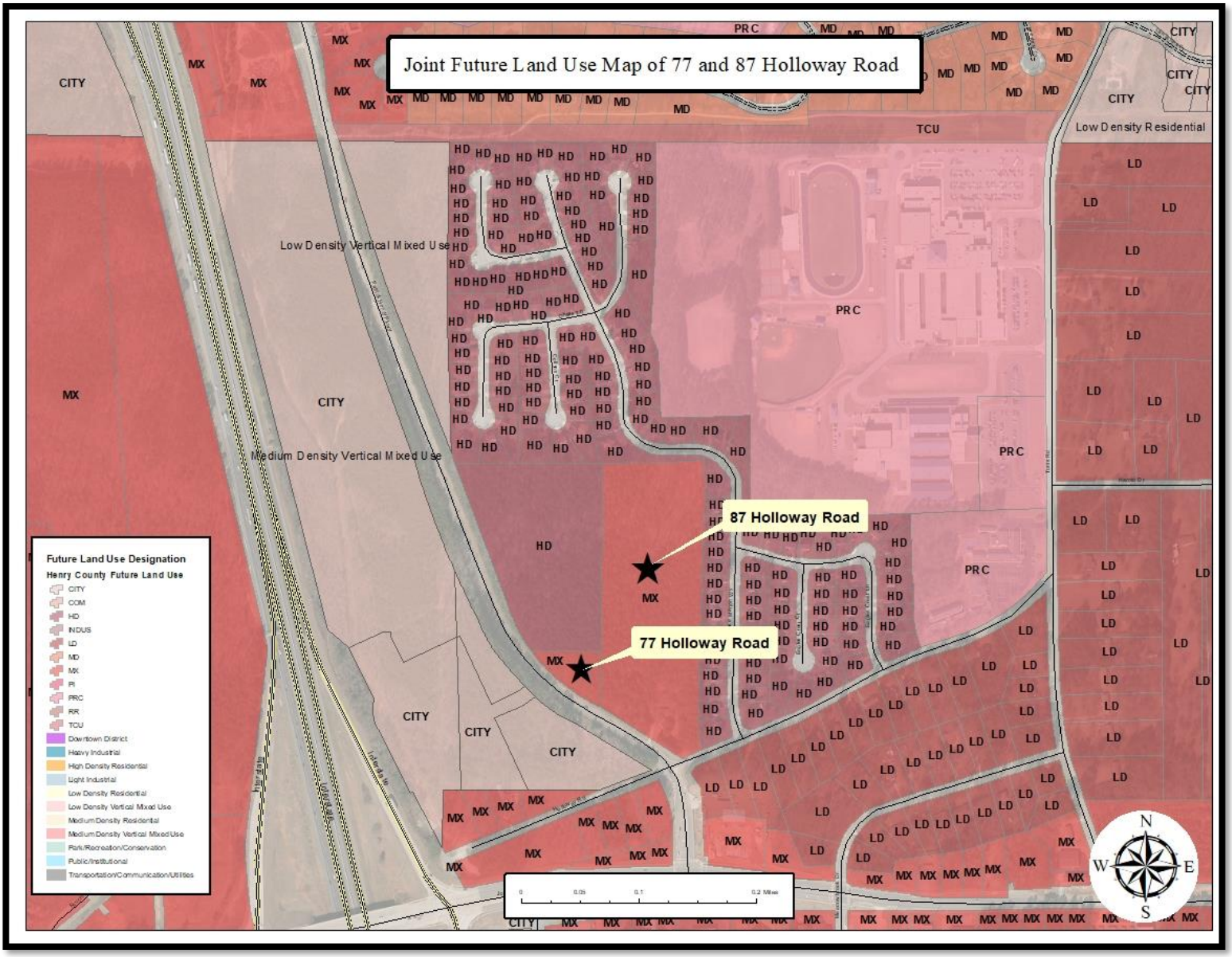
1. The applicant has also applied for an annexation application for both subject properties to be annexed into the City. The case will be heard concurrently.

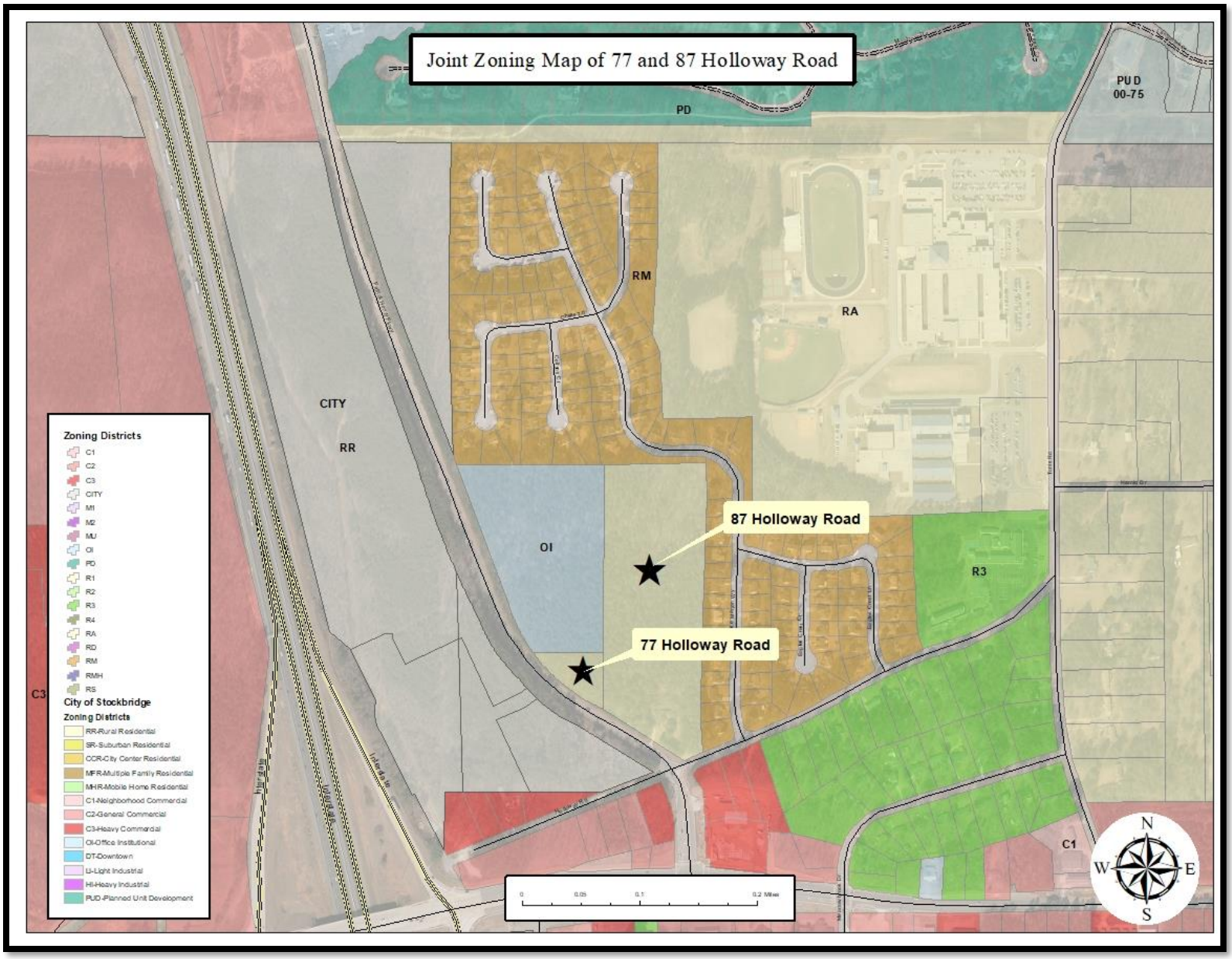
2. The applicant will be seeking a rezoning application to assign the zoning classification of PUD (Planned Unit Development). The case will be heard concurrently.

3. The vicinity of the area is mostly residential and commercial with a combination of Low Density Residential, Mixed Use, High-Density Residential, and Park/Recreation/Conservation. There is also a rehabilitation hospital to the East, and a middle school and other surrounding retail uses.

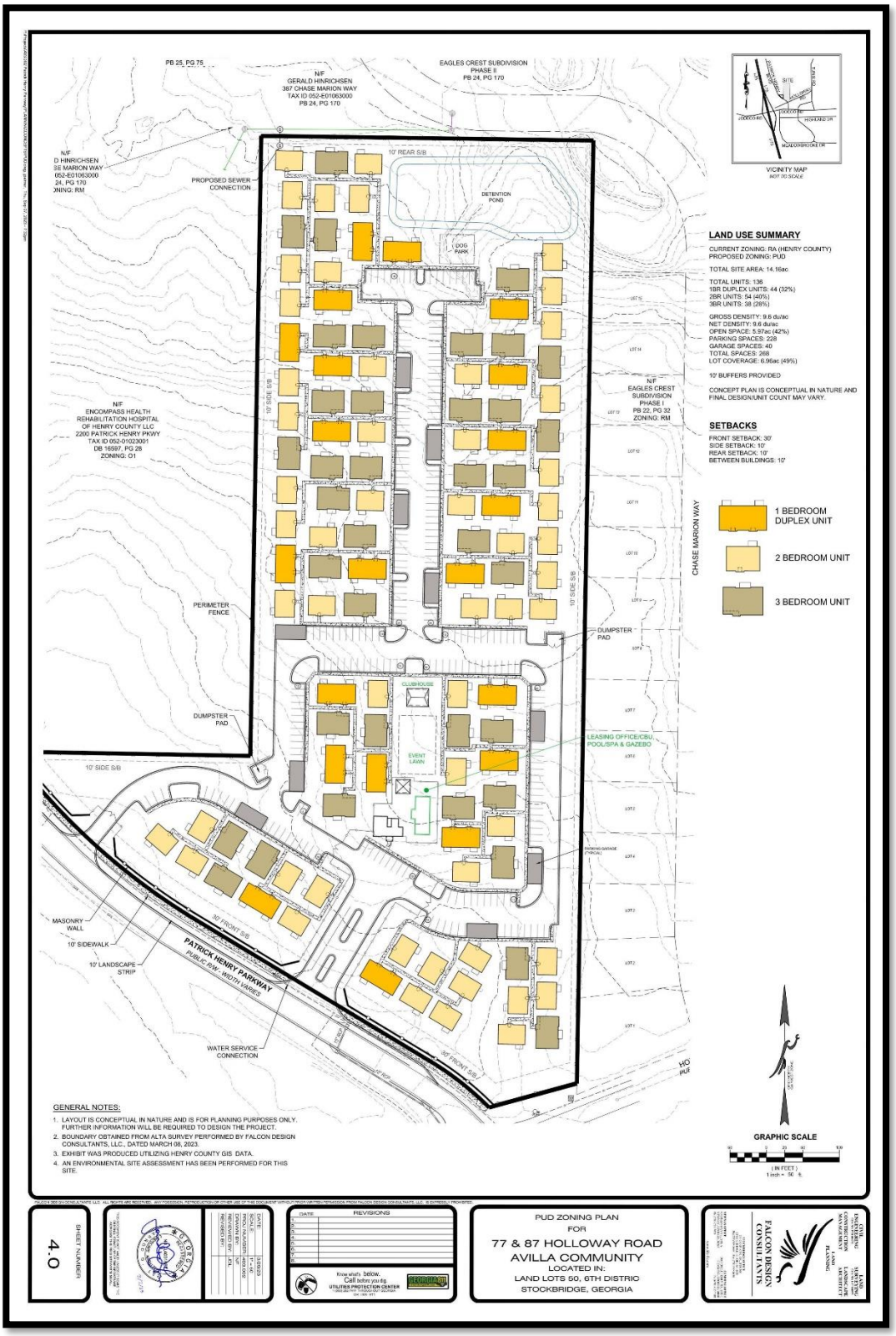
IV. Maps and Illustrations

Aerial Photo of 77 and 87 Holloway Road

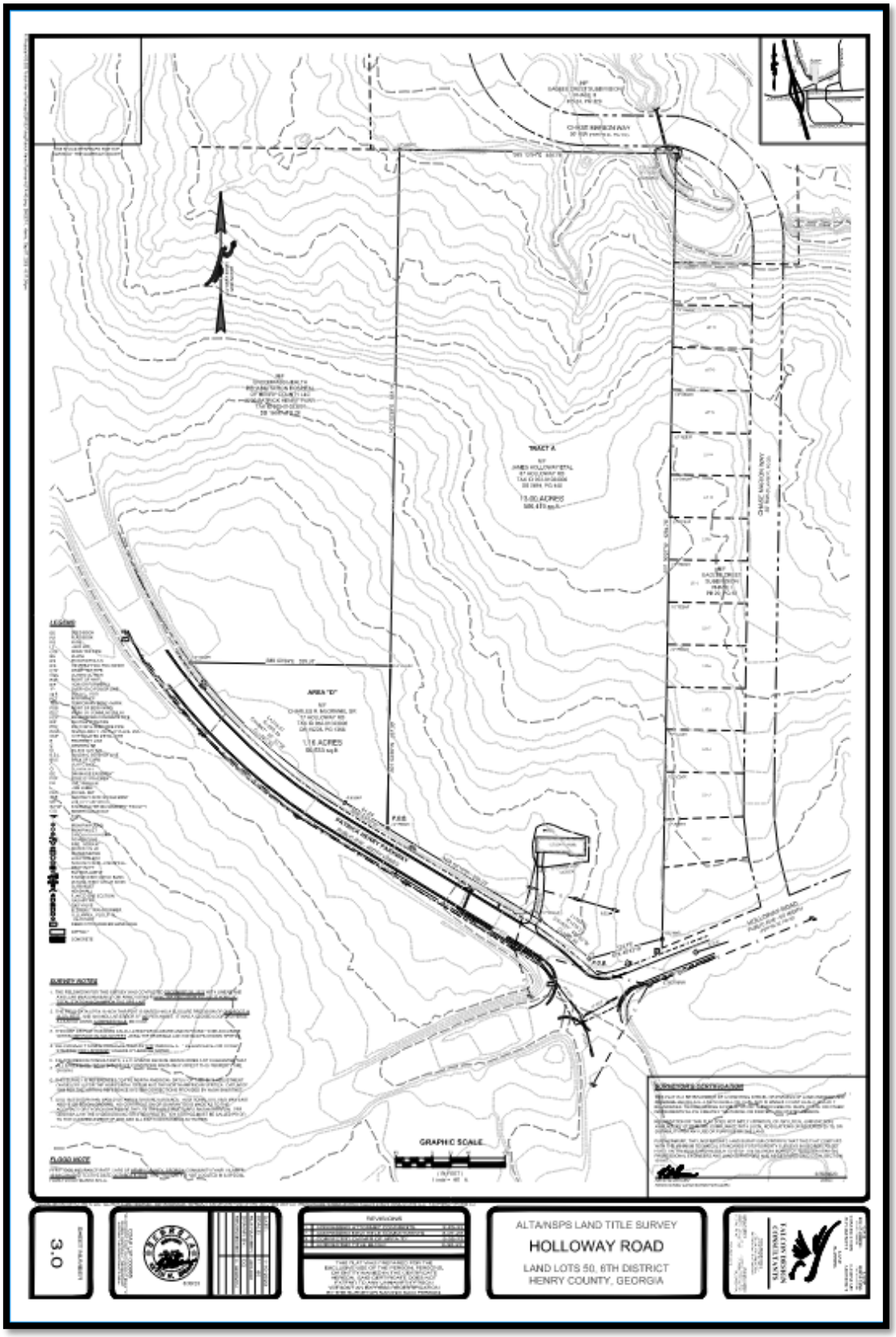

Joint Future Land Use Map of 77 and 87 Holloway Road
87 Holloway Road
77 Holloway Road
Low Density Vertical Mixed Use
Medium Density Vertical Mixed Use
Low Density Residential
TCU
PRC
CITY
Future Land Use Designation
Henry County Future Land Use
CITY
COM
HD
INDUS
LD
MD
MX
PI
PRC
RR
TCU
Downtown District
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
N
S
E
W


Joint Zoning Map of 77 and 87 Holloway Road
PD
PUD
00-75
RM
RA
CITY
RR
OI
87 Holloway Road
77 Holloway Road
R3
C1
C3
Zoning Districts
C1
C2
C3
CITY
M1
M2
MU
OI
PD
R1
R2
R3
R4
RA
RD
RM
RMH
RS
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
0
0.05
0.1
0.2 Miles
N
W
E
S

Conceptual Site Plan of 77 and 87 Holloway Road



Survey of 77 and 87 Holloway Road



V. Analysis

Project Description

The applicant has requested a Comprehensive Plan Amendment to assign the City Future Land Use Designation of High-Density Residential to allow for a mixed residential development with 136 units, including 92 single-family detached rental units and 44 duplex rental units. In addition, the development will include a dog park, pool, spa, and a gazebo.

The Henry County Future Land Use Map currently designates the property as MX (Mixed Use). However, if the proposed annexation (AX-2023-03) is approved by the City, the property would be assigned the City future land use designation of High-Density Residential.

The subject property is currently zoned as RA (Residential-Agricultural) by the Henry County Zoning Ordinance. However, once the proposed annexation is approved by the city, it will be assigned to the zoning district PUD (Planned Unit Development). The High-Density Future Land Use designation provides a list of permitted zoning districts, which includes the PUD zoning district.

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 request to assign the Future Land Use designation of High-Density Residential is necessary because the High-Density Future Land Use designation provides a list of permitted zoning districts, which includes the PUD zoning district. In addition, the proposed mixed residential development is consistent with the policy goals that are found in the current City of Stockbridge Comprehensive Plan that are found on pages 36 and 38.

Community Goals and Policies (pg. 35-39)	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.

2. **Relation to the Zoning of the Property.**

The applicant's request of assigning the subject property PUD (Planned Unit Development) is compatible with the other surrounding land use designation that are adjacent to the subject property, which includes the following subdivisions: Eagles Crest, Meadowbrook, and Eagles Landing (Unit 8)

3. **Suitability of the Site's Location.**

The requested 9.6 units per acre by the applicant is consistent with the surrounding land uses densities of the nearby subdivisions.

4. **Maintaining the Current Land Use Designation.**

The proximity of the existing subdivisions, rehabilitation hospital, and a middle school makes the requested High-Density Residential Future Land Use Designation an appropriate future land use for the subject property.

VI. STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2023-03 would be necessary and desirable for the subject property in conjunction with the requested annexation of the property via AX-2023-03 and the requested rezoning of RZ-2023-04 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

Presentation For CP-2023-03

Presented To:

Planning Commission – September 28, 2023

Mayor and Council – October 9, 2023

CASE FACTS

- **Applicant: NexMetro Acquisitions**
- **Agent: Battle Law, P.C.**
- **Owner: Charles R. McCranie (77 Holloway Road); James H. Holloway Sr. (87 Holloway Road)**
- **Applicant's Request: Assign the future land use designation of 'High-Density Residential' to allow for a mixed residential development**
- **Number of Proposed Units Per Acre: 9.6 dwelling units per acre**
- **Address of Property: 77 and 87 Holloway Road**
- **Number of Acres: 14.162 acres**
- **Project Characteristics: Vacant with single family residence on 87 Holloway Road**
- **County Land Use Designation: Mixed Use (Henry County)**
- **County Land Use Zoning : RA (Residential-Agricultural)**
- **Sign Posting: September 6, 2023**

Encompass Health Rehabilitation Hospital of Henry
Eagles Landing (Unit 8)
Eagles Crest
87 Holloway Road
Eagles Crest
77 Holloway Road
AUGUSTA DR
INVERRARY CT
BINGHAM DR
LANGSHIRE DR
REDBUD CT
CHASE MARION WAY
CHASE TL
COLLYNS CT
PATRICK HENRY PK
I-75
I-75
HAROLD DR
ORCHARD PARK DR
VERDANT CRANE CT
FIERY WARBLER ST
AVOCET SEA LN
EAGLES CREST CT
EAGLES CREST LN
HOLLOWAY RD
MEADOWBROOK DR
HOLIDAY BIRCH
SAXTON LN
GLADSTO

City of Stockbridge Comprehensive Plan (2018-2038)

The Henry County Future Land Use Map currently designates the property as MX (Mixed Use). However, if the proposed annexation (AX-2023-03) is approved by the City, the property would be assigned the City future land use designation of High-Density Residential.

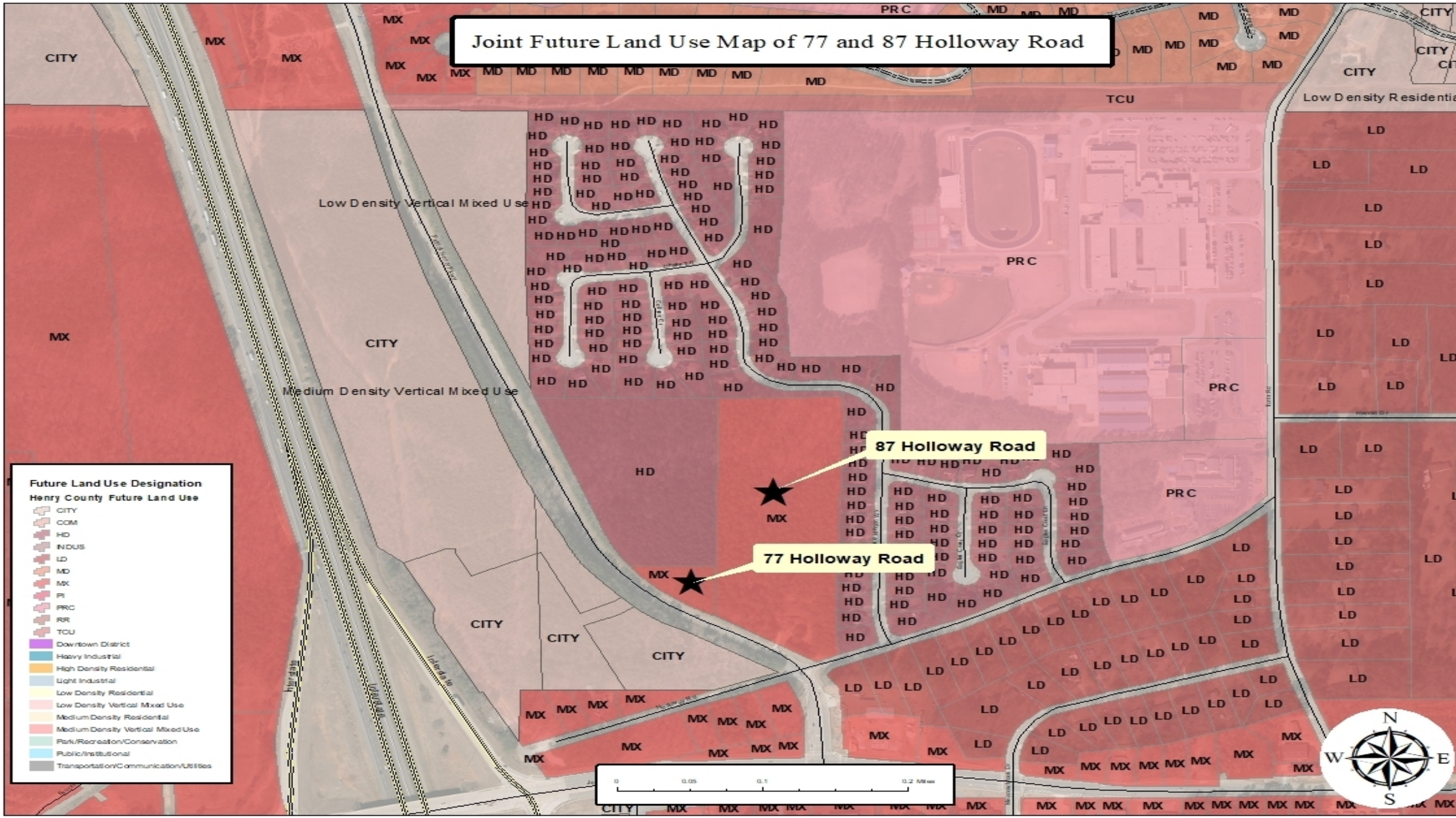
The High-Density Future Land Use designation provides a list of permitted zoning districts, which includes the PUD zoning district.

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

Joint Future Land Use Map of 77 and 87 Holloway Road



Joint Zoning Map of 77 and 87 Holloway Road

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Eagles Crest (Subdivision)	High-Density Residential (Henry County)
Property to the South	Vacant Land Vacant Land	Medium Density Vertical Mixed Use (Stockbridge) Mixed Use (Henry County)
Property to the East	Eagles Crest (Subdivision) Eagles Landing Middle School	High-Density Residential(Henry County) Park/Recreation/Conservation
Property to the West	Vacant Land Encompass Health Rehabilitation Hospital of Henry	Medium Density Vertical Mixed Use (Stockbridge) High-Density Residential (Henry County)

SURROUNDING LAND USE DENSITIES

Name of Subdivision	Units	Estimate Density Per Acres
Eagles Crest	165	3.20 units per acre
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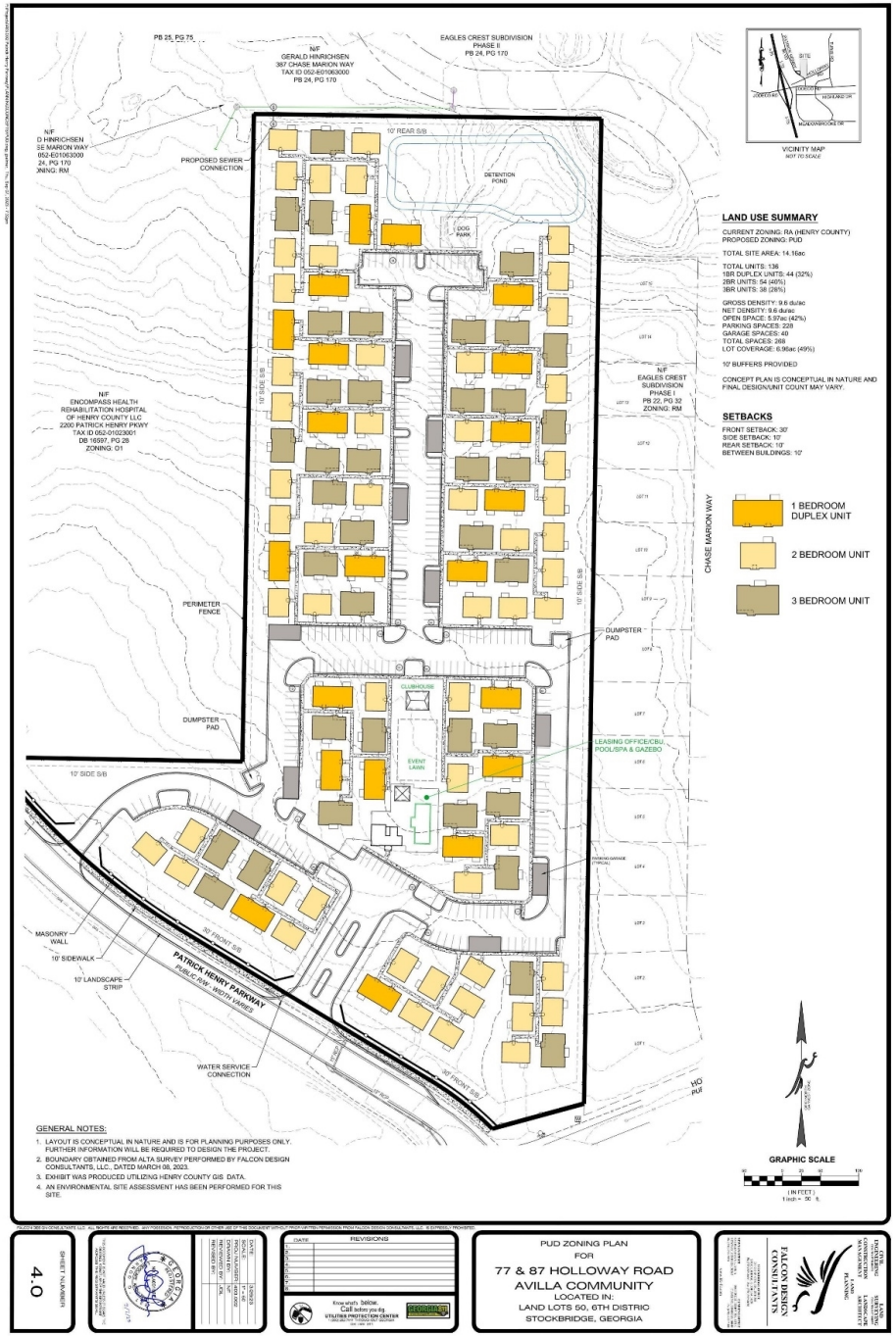


Project Information

The applicant has requested a Comprehensive Plan Amendment to assign the City Future Land Use Designation of High-Density Residential to allow for a mixed residential development with 136 units, including 92 single-family detached rental units and 44 duplex rental units. In addition, the development will include a dog park, pool, spa, and a gazebo.

Staff Analysis
(Section 9.2.7 of The Unified Development Code)

1. **<u>Consistency with the Comprehensive Plan:</u> The request to assign the Future Land Use designation of High-Density Residential is necessary because the High-Density Future Land Use designation provides a list of permitted zoning districts, which includes the PUD zoning district. In addition, the proposed mixed residential development is consistent with the policy goals that are found in the current City of Stockbridge Comprehensive Plan that are found on pages 36 and 38.**

Community Goals and Policies (pg. 35-39)	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.

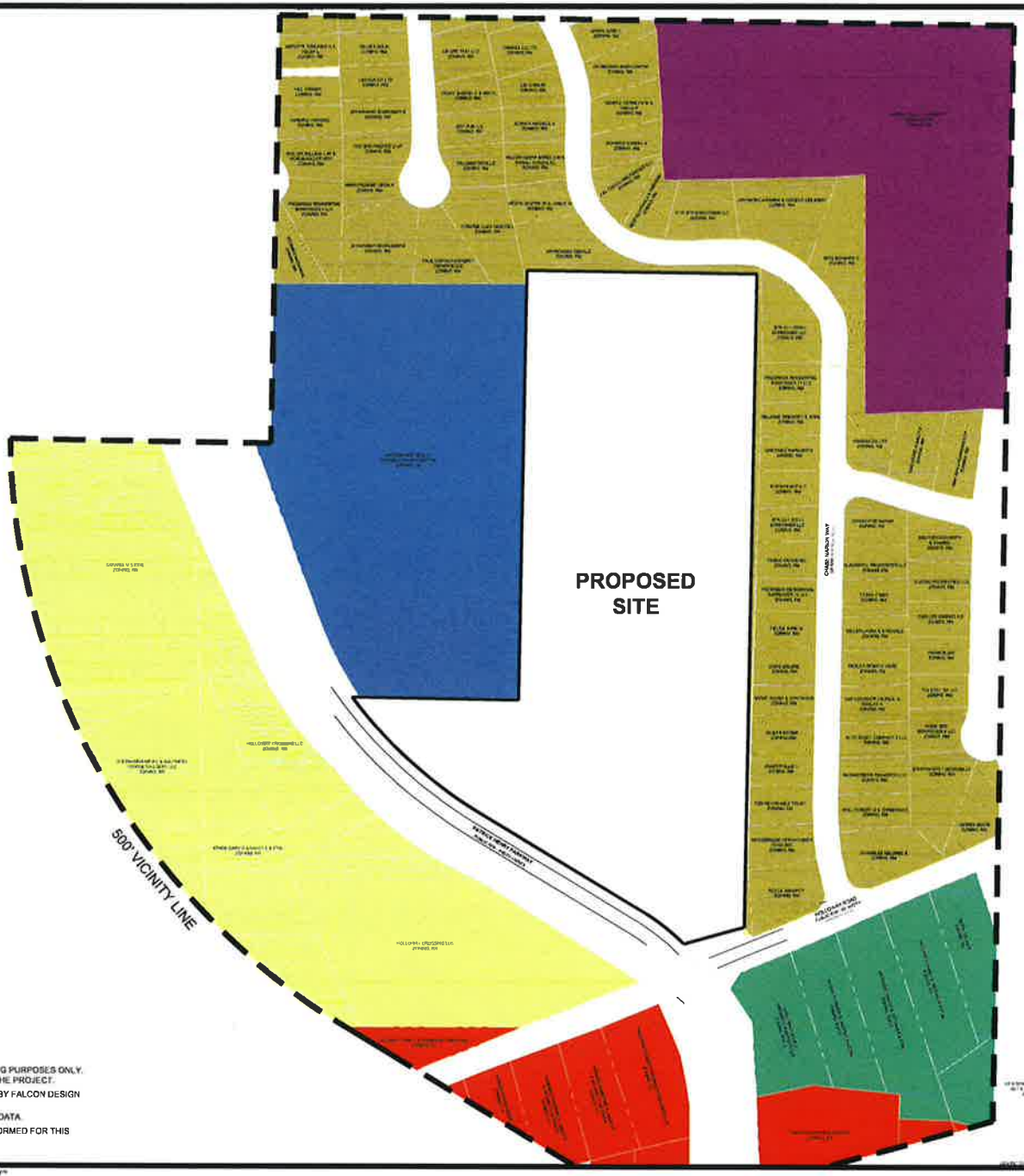
Staff Analysis (cont.)

2. **<u>Relation to the Zoning of the Property</u>: The applicant's request of assigning the subject property PUD (Planned Unit Development) is compatible with the other surrounding land use designation that are adjacent to the subject property, which includes the following subdivisions: Eagles Crest, Meadowbrook, and Eagles Landing (Unit 8)**
3. **<u>Suitability of the Site's Location:</u> The requested 9.6 units per acre by the applicant is consistent with the surrounding land uses densities of the nearby subdivisions.**
4. **<u>Maintaining the Current Land Use Designation</u>: The proximity of the existing subdivisions, rehabilitation hospital, and a middle school makes the requested High-Density Residential Future Land Use Designation an appropriate future land use for the subject property.**

Staff Recommendation

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2023-03 would be necessary and desirable for the subject property in conjunction with the requested annexation of the property via AX-2023-03 and the requested rezoning of RZ-2023-04 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends APPROVAL.

VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. BOUNDARY OBTAINED FROM ALTA SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC., DATED MARCH 08, 2023.
3. EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS DATA.
4. AN ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PERFORMED FOR THIS SITE.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

CIVIL ENGINEERING · LAND SURVEYING · CONSTRUCTION MANAGEMENT · LANDSCAPE ARCHITECT · LAND PLANNING

FALCON DESIGN CONSULTANTS

ADJACENT PROPERTIES MAP
FOR
77 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRIC
STOCKBRIDGE, GEORGIA

REVISIONS

DATE	

Know what's below. Call before you dig.

DATE	3/29/23
SCALE	1" = 50'
PROJ NUMBER	423.002
DRAWN BY	NF
REVIEWED BY	JDL
REVISED BY	

GEORGIA REGISTERED PROFESSIONAL ENGINEER

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT AND HAS THE ORIGINAL SEAL.

SHEET NUMBER

2.0

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant NexMetro Acquisitions, LLC Phone: (813) 819-1293 Date: _____

Address of Applicant: 500 N. Westshore Blvd. Suite 600 Cell # _____

City: Tampa, State: FL Zip: 33609 E-mail: sean@nexmetro.com

Name of Agent Battle Law PC Phone: (404) 601-7616 Date: _____

Address of Agent: 3562 Habersham at Northlake Bldg J, Ste. 100 Cell # _____

City: Tucker State: GA Zip: 30084 E-mail: jsm@battlelawpc.com

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

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: N/A (annexation)

TO: High Density Residential

Property Address: 77 and 87 Holloway Road

Nearest intersection to the property: Patrick Henry Parkway and Holloway Road

Size of Tract: 14.16 acre(s). Land Lot Number(s): _____. District(s): _____

Property Tax Parcel Number(s): 052-01023000, 052-01024000 **(Required)**

Witness' Signature

Signature of Applicant

Michele L. Battle

Printed Name of Witness

Brian Rosenbaum

Printed Name of Applicant

Notary

Signature of Agent

Notary Seal:

BERNADETTE E FITTS
Notary Public, State of Arizona
Maricopa County
Commission # 612468
My Commission Expires
August 09, 2025

(For Office Use Only)

*For four applications

Total Amount Paid $3558.00 Check # 53014-29811 Credit Card # _____ *(FEES ARE NON-REFUNDABLE)*

Application checked by: Sylvia M. Logan Date: April 24, 2023

Pre-application meeting: With NexMetro Communities + Battle Law PC Date: February 23, 2023

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____

Battle Law

3/30/2023
VIA: EMAIL
ATTN: Linda Logan

Senior Planner Logan:

On behalf of NexMetro Acquisitions, LLC (the "Applicant") for the proposed Annexation, Rezoning, Comprehensive Land Use Amendment, and Variance concerning +/- 14.16 acres of land located at 77 and 87 Holloway Road (the "Subject Property"), being parcel number 052-01023000, and 052-01024000, I submit the following letter.

The Applicant seeks to develop the Subject Property with a unique, high-end, luxury-style, rental product (apartments). The site plan attached to each application shows that the units will be detached, except for the one-bedroom units, which will be duplexes. However, each unit will rent on a case-by-case basis. The entirety of the Subject Property will be combined into one parcel and remain under single ownership.

Each unit will have rear yard space, and each occupant will have access to the various amenities shown throughout the site plan, including the trails, parks, pool, and pavilions.

The Subject Property is currently within the jurisdiction of Henry County. Thus, the Applicant has submitted the Annexation request. Because the City's regulations do not govern the Subject Property, a Comprehensive Land Use Amendment and Rezoning are required to bring the Subject Property under the City's regulations. Lastly, the Applicant has requested a Variance to reduce the distance required between multi-family buildings from twenty (20) feet to ten (10) feet.

The Applicant welcomes any questions from the Mayor and City Council members madas well as the Planning Staff.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.

3562 Habersham at Northlake • Building J, Suite 100 • Tucker, Georgia 30084 • Ph: 404.601.7616

battlelawpc.com

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant NexMetro Acquisitions, LLC Phone: (813) 819-1293 Date: 04/24/2023

Address of Applicant: 500 N. Westshore Blvd. Suite 600 Cell #

City: Tampa State: FL Zip: 33609 E-mail: sean@nexmetro.com

Name of Agent Battle Law, P.C. Phone: (404) 601-7616 Date: 04/24/2023

Address of Agent: 3562 Habersham at Northlake Bldg. J, Ste. 100 Cell #

City: Tucker State: GA Zip: 30084 E-mail: jsm@battlelawpc.com

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

FROM: Mixed Use in Henry County

TO: High Density Residential in Stockbridge

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

_____ **(Acknowledgement)**

Property Address: 77 and 87 Holloway Road

Nearest intersection to the property: Patrick Henry Parkway and Holloway Road

Size of Tract: 14.16 acre(s). Land Lot Number(s): _____. District(s): _____

Property Tax Parcel Number(s):
52-01023000 (Owned by the McCranie Family), 52-01024000 (Owned by the Holloway Estate) **(Required)**

Witness' Signature | Signature of Applicant

Printed Name of Witness | Printed Name of Applicant

Notary | Signature of Agent

Notary Seal:

(For Office Use Only)

Fee for applications

Total Amount Paid $3,558.00 Check # 53014 7811 Credit Card # _____ *(FEES ARE NON-REFUNDABLE)*

Application checked by: Tyler M. Logan Date: April 24, 2023

Pre-application meeting: With NexMetro Communities & Battle Law PC Date: February 23, 2023

Planning Commission Decision:

Mayor/City Council Decision:

Planning Director's Signature: _____ Date: _____

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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

Name/Company Name of Property Owner James Holloway Sr
Address of Property Owner 603 North Salem Drive, McDonough GA 30253
Telephone and E-Mail of Property Owner
Name/Company Name of Authorized Applicant NexMetro Acqusitions, LLC
Address of Authorized Applicant 500 N Westshore Blvd Suite 600, Tampa FL 33609
Telephone and E-Mail of Authorized Applicant (813) 819-1293 sean@nexmetro.com

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

Signature Lynn Holloway Pack Date 3/8/2023
Lynn Holloway Pack, s Executor under the Last Will and Testament of James Harold Holloway Sr., deceased

Personally appeared before me:

Lynn Holloway Pack

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

Notary Public's Signature

Angele F Dolbier 3-8-2023
Notary Public's Printed Name and Date

ANGELE F. DOLBIER NOTARY EXPIRES GEORGIA 06-25-23 PUBLIC HENRY COUNTY
[Affix Seal Here]

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 conditional use permit, 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 8th day of March, 2023

James H. Holloway, Sr.
Applicant's Name - Printed

Lynn Holloway Pack
Signature of Applicant/Property Owner/Agent

Lynn Holloway Pack, as Executor under the Last Will and Testament of James Harold Holloway Sr., deceased

Applicant's ~~Attorney~~, if applicable - Printed

Signature ~~of Applicant's~~ Attorney, if applicable

Sworn to and subscribed before me this 8 day of March 2023,

ANGELE F. DOLBIER NOTARY EXPIRES GEORGIA 06-25-23 PUBLIC HENRY COUNTY

Notary Public

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

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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

Name/Company Name of Property Owner Charles Richard McCranie Sr
Address of Property Owner 801 Parkway Drive, Smyrna Ga 30080
Telephone and E-Mail of Property Owner
Name/Company Name of Authorized Applicant NexMetro Acquisitions, LLC
Address of Authorized Applicant 500 N Westshore Blvd Suite 600, Tampa FL 33609
Telephone and E-Mail of Authorized Applicant (813) 819-1293 sean@nexmetro.com

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

Signature Cecilia D. McCranie Date 3/8/2023
Cecilia D. McCranie, as Attorney in Fact for Charles Richard McCranie Sr. under p/o/a dated 10/29/20

Personally appeared before me:

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

MICHAEL DAWKINS
Notary Public, Georgia
Cobb County
My Commission Expires
May 14, 2026

Notary Public's Signature

Michael Dawkins 3-8-23
Notary Public's Printed Name and Date

[Affix Seal Here]

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 conditional use permit, 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 8th day of March, 2023

Charles Richard McCranie Sr
Applicant's Name - Printed

Cecilia D. McCranie
Signature of Applicant/Property Owner/Agent
Cecilia D. McCranie POA

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of March 2023

MICHAEL DAWKINS
Notary Public, Georgia
Cobb County
My Commission Expires
May 04, 2026

Notary Public

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

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 conditional use permit, 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 27th day of March, 2023

NexMetro Acquisitions, LLC
Applicant's Name - Printed

NexMetro Acquisitions, LLC
By:
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of March, 2023

BERNADETTE E FITTS
Notary Public, State of Arizona
Maricopa County
Commission # 612468
My Commission Expires
August 08, 2025

Notary Public

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

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 conditional use permit, 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 27th day of March, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Michele L. Battle
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of March, 2023.

BATOYA CLEMENTS NOTARY PUBLIC GEORGIA EXPIRES May 4, 2024 GWINNETT COUNTY

Notary Public

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

Henry County Water Authority
Engineering Division

February 28, 2023

Re: Water and Sewer Services - Availability

Proposed Development:	**Residential Development**
Property Information:	**Holloway Road Parcel NO's: 052-01024000 & 052-01023000**
	LL 50; District 6; 14.16+/- acres
Proposed Zoning:	**MFR (City of Stockbridge)**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	127	psi
Residual:	109	psi
Flow	1680	gpm
Calculated Flow @ 20 psi:	4398	gpm

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

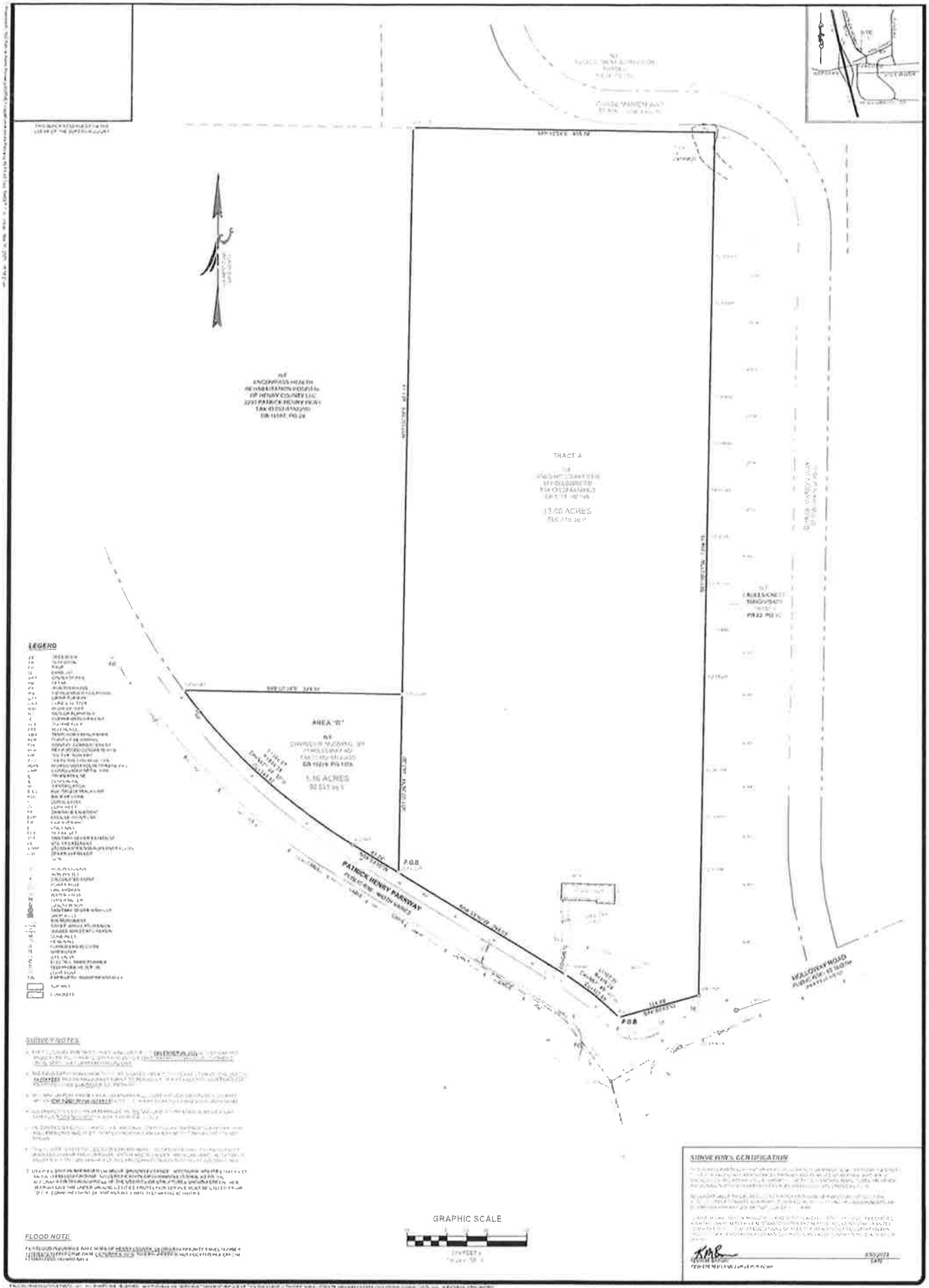
Sewage **treatment** and sewer line **capacity** are currently available for the property. ***However, a sanitary sewer line extension is required to serve the property at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.***

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

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

This letter was prepared with information submitted to HCWA on a Preliminary Concept Plan dated 02/09/2023 prepared by Falcon Design Consultants, LLC.

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



SHEET NUMBER
1 of 2

REVISIONS

ALTA/NSPS LAND TITLE SURVEY

HOLLOWAY ROAD

LAND LOTS 50, 6TH DISTRICT
HENRY COUNTY, GEORGIA

FALCON DESIGN CONSULTANTS

TRACT A

RECORD DESCRIPTION

SURVEY DESCRIPTION

TRACT A NOTES

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION II - EXCEPTIONS

Commitment No.: [illegible]
EFFECTIVE DATE: November 7, 2022 at 12:00 AM

TABLE A - OPTIONAL ITEMS

SURVEYOR'S CERTIFICATION

AREA "D"

RECORD DESCRIPTION

SURVEY DESCRIPTION

AREA "D" NOTES

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION II - EXCEPTIONS

Commitment No.: [illegible]
EFFECTIVE DATE: January 31, 2023 at 12:00 AM

TABLE A - OPTIONAL ITEMS

SURVEYOR'S CERTIFICATION

SURVEY NOTES

FLOOD NOTE

SURVEYOR'S CERTIFICATION

FALCON DESIGN CONSULTANTS

ALTA/NSPS LAND TITLE SURVEY

PATRICK HENRY PKWY

LAND LOTS 50, 10TH DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS

GEORGIA REGISTERED LAND SURVEYOR

SHEET NUMBER

2 of 2

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 50 of the 6th District of Henry County, Georgia; formerly being areas A and B of the Willic May Holloway Estate; being shown as one tract on a plat of survey prepared by Daniel R. Moore, R.L.S., dated February 23, 2005; being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the Northerly right of way of Holloway Road with the Easterly right of way of Patrick Henry Parkway; thence Westerly along the Northerly right of way of Patrick Henry Parkway 103.15 feet (arc distance) along a curve concave to the left with a chord distance of 102.89 feet on a bearing of N 51° 47' 15" W to an iron pin, thence continuing along the right of way N 58° 51' 22" W a distance of 294.03 feet to an iron pin, thence leaving the right of way of Patrick Henry Parkway on a bearing of N 01° 01' 46" E a distance of 1118.43 feet to an iron pin, thence on a bearing of S 89° 12' 59" E a distance of 456.13 feet to an iron pin, thence on a bearing of S 01° 01' 46" W a distance of 1295.01 feet to a concrete monument, said monument being at the Northerly right of way of Holloway Road, thence along the right of way of Holloway Road 124.84 feet on a bearing of S 74° 42' 31" W to a concrete monument, said monument being the Point of Beginning.

The above tract being 13.012 acres.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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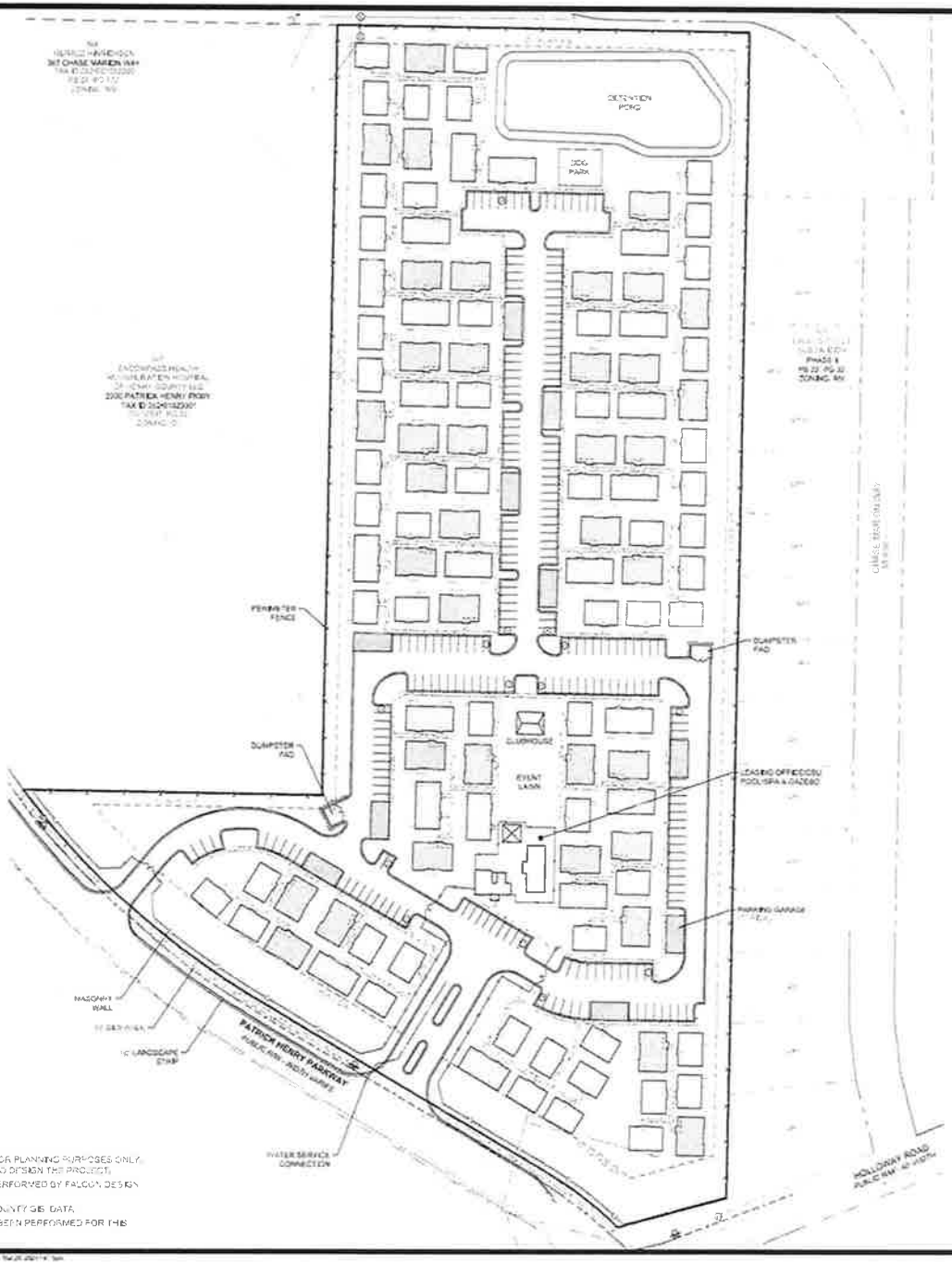
AMERICAN LAND TITLE ASSOCIATION



VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: PD (CITY OF STOCKBRIDGE)

TOTAL SITE AREA: 14.[illegible] (GROSS)

TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

GROSS DENSITY: 9.6 u/ac
NET DENSITY: 9.6 u/ac
PARKING SPACES: 156
GARAGE SPACES: 52
TOTAL SPACES: 208
LOT COVERAGE: 6.98ac (49%)

NO BUFFERS REQUIRED (Variance Required)

CONCEPT PLAN IS CONCEPTUAL IN NATURE AND FINAL DESIGN MAY COUNT MAY VARY.

VARIANCES WILL BE REQUIRED TO DEVELOP ACCORDING TO THE CONCEPT PLAN

1) MINIMUM SETBACK BETWEEN BUILDINGS REDUCTION FROM [illegible] TO 15

SETBACKS

FRONT SETBACK: 50'
SIDE SETBACK: 15'
REAR SETBACK: 25'
BUILDING SEPARATION: 15'

1 BEDROOM DUPLEX UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

GRAPHIC SCALE

(IN FEET)
1 INCH = 50 FT

GENERAL NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. BOUNDARY OBTAINED FROM ALTA SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC, DATED MARCH 08, 2023
3. EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS DATA
4. AN ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PERFORMED FOR THIS SITE.

LAND PLANNING
LAND ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT

FALCON DESIGN CONSULTANTS

ZONING CONCEPT PLAN
FOR
77 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRIC
STOCKBRIDGE, GEORGIA

REVISIONS

DATE:
SCALE:
PROJ NUMBER:
DRAWN BY:
REVIEWED BY:
REVISED BY:

SHEET NUMBER

CP-1

1 BEDROOM DUPLEX UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: MFR (CITY OF STOCKBRIDGE)

TOTAL SITE AREA: 14.16ac

TOTAL UNITS: 138
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

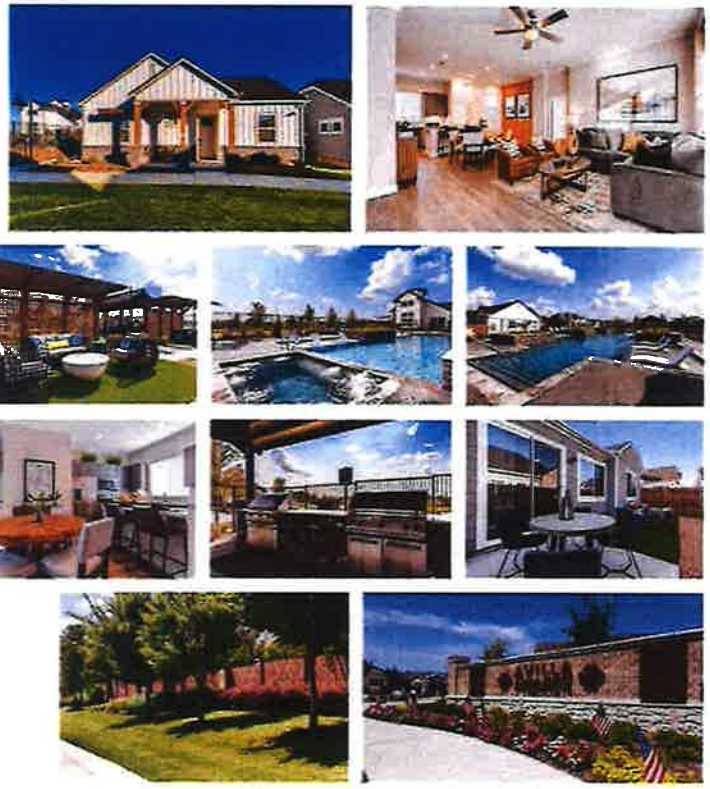
GROSS DENSITY: 9.8 du/ac
NET DENSITY: 9.5 du/ac
PARKING SPACES: 228
GARAGE SPACES: 40
TOTAL SPACES: 268
LOT COVERAGE: 6.96ac (49%)

NO BUFFERS REQUIRED (Variance Required)

CONCEPT PLAN IS CONCEPTUAL IN NATURE AND FINAL DESIGN/UNIT COUNT MAY VARY.

VARIANCES WILL BE REQUIRED TO DEVELOP ACCORDING TO THE CONCEPT PLAN

1) MINIMUM SETBACK BETWEEN BUILDINGS REDUCTION REQUIRED FROM 20' TO 10'



77 & 87 Holloway Road

Stockbridge, Georgia

Battle Law

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Zoning Ordinance
For
A Comprehensive Plan Amendment from Mixed Use in Henry County to High Density Residential in the City of Stockbridge
of

NEXMETRO ACQUISITIONS, LLC
c/o Battle Law, P.C.

for

+/-14.16 Acres of Land
Being 77 and 87 Holloway Road
City of Stockbridge, Georgia and
Parcel Nos. 052-01023000 and 052-01024000

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

I. LETTER OF INTENT

NexMetro Acquisitions, LLC (the "Applicant") is seeking to develop on +/- 14.16 acres of land being Tax Parcel No. 052-01023000 and 052-01024000 having frontage on 77 and 87 Holloway Road (the "Subject Property") with a unique, luxury, single-family rental product (apartments). The Applicant is seeking a Comprehensive Plan Amendment of the Subject Property from Mixed Use in Henry County to High Density Residential in the City of Stockbridge.

This document serves as a statement of intent, analysis of the criteria under the City of Stockbridge Unified Development Code and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. STEINBERG ACT REZONING CRITERIA

The State of Georgia proposes the following decision criteria to be considered for rezonings in jurisdictions that do not propose other criteria:

1. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;*

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Subject Property has a medical office on the west side of it and homes to the east. The zoning proposal will allow a rental community that is laid out like cluster single family detached homes. The product will serve as a transition from the office uses to the single family detached homes to the east and protect the single family homes from any additional medical office uses that might seek to occupy the Subject Property and thereby immediately abut the single family homes. Therefore, the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

2. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;*

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. The property adjacent and nearby is already developed as medical offices and as residential. Adding more residential uses will not have any affect on the surrounding properties. Therefore, the zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

3. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;*

The property to be affected by the zoning proposal does not have a reasonable economic use as currently zoned. In Henry County, the Subject Property is zoned RA, which allows for large lot developments and agricultural uses. However, the future land use on the Subject Property is Mixed Use and allows for up to 16 dwelling units per acre. The Subject Property is not suitable

for the permitted agricultural uses and is planned to have a higher density residential use under Henry County's plan. Therefore, the property to be affected by the zoning proposal does not have a reasonable economic use as currently zoned.

4. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;*

The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

5. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and*

The zoning proposal is in conformity with the policy and intent of the land use plan. In Henry County, the comprehensive plan allows for up to 16 dwelling units per acre and also allows for a mixture of uses, but does not require it. This proposal includes a comprehensive land use plan amendment to change the future land use of the Subject Property from Mixed Use in Henry County to High Density Residential in the City of Stockbridge. The site plan included with this proposal contemplates building at 9.6 dwelling units per acre. Thus, this zoning proposal will bring development at a density a bit lower than what is currently permitted while also adhering to the City's comprehensive land use plan. Therefore, the zoning proposal is in conformity with the policy and intent of the land use plan.

6. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

The Applicant is not aware of any other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

III. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Comprehensive Plan Amendment of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or Comprehensive Plan Amendment in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or Comprehensive Plan Amendment in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the

taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant NexMetro Acquisitions, LLC Phone: (813) 819-1293 Date: _____

Address Applicant: 500 N Westshore Blvd Suite 600 Fax _____ Cell # _____

City: Tampa State: FL Zip: 33609 E-mail: sean@nexmetro.com

Name of Agent Battle Law P.C. Phone: (404) 601-7616 Date: _____

Address Agent: 3562 Habersham at Northlake Building J Suite 100 Fax _____ Cell # _____

City: Tucker State: GA Zip: 30084 E-mail: jsm@battlelawpc.com

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

Rezoning being requested MFR

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: 77 and 87 Holloway Road

Nearest intersection to the property: Patrick Henry Pkwy and Holloway Road
(Street Address)

Size of Tract: 14.16 acre(s), Land Lot Number(s): _____, District(s): RA

Property Tax Parcel Number(s): 52-01023000, 052-01024000 **(Required)**

Witness' Signature

Signature of Applicant

Michele L. Battle
Printed Name of Witness

Brian Rosenbaum
Printed Name of Applicant

Notary

Signature of Agent

NOTARY STAMP:

BERNADETTE E FITTS
Notary Public, State of Arizona
Maricopa County
Commission # 612468
My Commission Expires
August 09, 2025

(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: _____

Battle Law

3/30/2023
VIA: EMAIL
ATTN: Linda Logan

Senior Planner Logan:

On behalf of NexMetro Acquisitions, LLC (the "Applicant") for the proposed Annexation, Rezoning, Comprehensive Land Use Amendment, and Variance concerning +/- 14.16 acres of land located at 77 and 87 Holloway Road (the "Subject Property"), being parcel number 052-01023000, and 052-01024000, I submit the following letter.

The Applicant seeks to develop the Subject Property with a unique, high-end, luxury-style, rental product (apartments). The site plan attached to each application shows that the units will be detached, except for the one-bedroom units, which will be duplexes. However, each unit will rent on a case-by-case basis. The entirety of the Subject Property will be combined into one parcel and remain under single ownership.

Each unit will have rear yard space, and each occupant will have access to the various amenities shown throughout the site plan, including the trails, parks, pool, and pavilions.

The Subject Property is currently within the jurisdiction of Henry County. Thus, the Applicant has submitted the Annexation request. Because the City's regulations do not govern the Subject Property, a Comprehensive Land Use Amendment and Rezoning are required to bring the Subject Property under the City's regulations. Lastly, the Applicant has requested a Variance to reduce the distance required between multi-family buildings from twenty (20) feet to ten (10) feet.

The Applicant welcomes any questions from the Mayor and City Council members madas well as the Planning Staff.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.

3562 Habersham at Northlake • Building J, Suite 100 • Tucker, Georgia 30084 • Ph: 404.601.7616

battlelawpc.com

Battle Law

3/30/2023
VIA: EMAIL
ATTN: Linda Logan

Senior Planner Logan:

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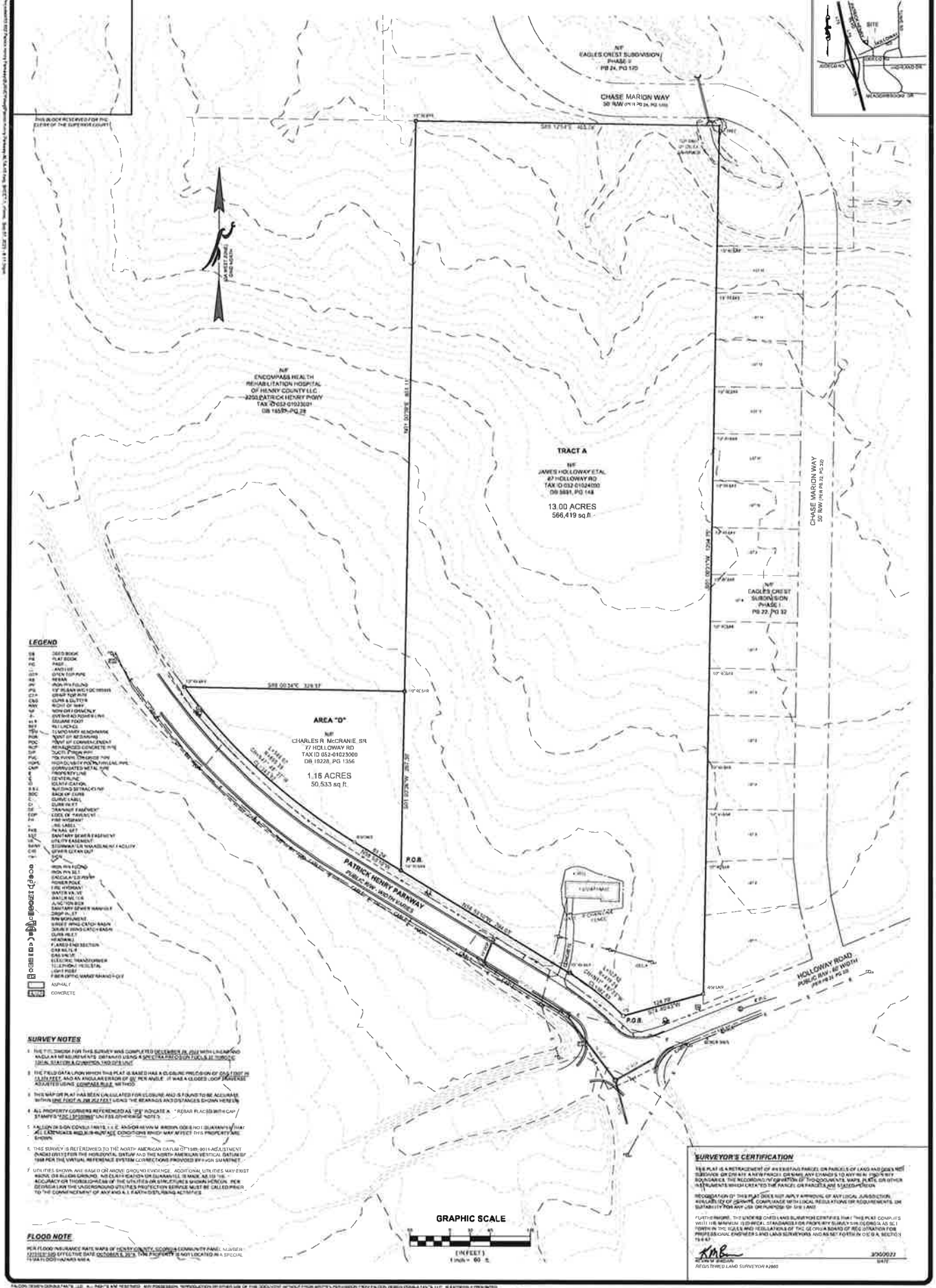
Prepared By:

Joshua Mahoney

For Battle Law, P.C.



LEGEND

DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
—	ANTENNA
OTP	OPEN TOP PIPE
RB	REBAR
IPF	IRON PIN FOUND
PK	1/2" REBAR W/ CC CAP
CTP	CRIMP TOP PIPE
C&G	CURB & GUTTER
R/W	RIGHT OF WAY
NF	NOW OR FORMERLY
E	OVERHEAD POWER LINE
S.F.	SQUARE FOOT
BFI	BELLSOUTH
TBM	TEMPORARY BENCHMARK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
B	PROPERTY LINE
℄	CENTERLINE
ID	IDENTIFICATION
B.S.L.	BUILDING SETBACK LINE
BOC	BACK OF CURB
C	CURVE LABEL
D	CURB INLET
DE	DRAINAGE EASEMENT
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
L	LINE LABEL
PKE	PK NAIL SET
SE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY
CO	SEWER CLEAN OUT
TBM	TOP
	IRON PIN FOUND
	IRON PIN SET
	DECIDUOUS TREE
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	R/W MONUMENT
	STREET WING CATCH BASIN
	SQUARE WING CATCH BASIN
	CURB INLET
	HEADWALL
	FLARED END SECTION
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POLE
	FIBER OPTIC MARKER/WARNING POST
	ASPHALT
	CONCRETE

SURVEY NOTES

1. THE TITLE SHOWN FOR THIS SURVEY WAS COMPLETED DECEMBER 28, 2022 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CONTROL 1400 DATA LINK.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET, AND AN ANGULAR ERROR OF 05" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,000 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPF" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "FDC LS 000969" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN, GSRLS DO NOT GUARANTEE THAT ALL EASEMENTS AND/OR RIGHT OF WAY CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983-2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY FUGRO SUMMIT NET.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CLAIM IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13151C 0125 EFFECTIVE DATE DECEMBER 8, 2014 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR NAME ANY STREETS TO ANY NEW PUBLIC WAY 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, AND LACK OF OBVIOUS 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.

KMB
KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2860

3/30/2023
DATE

FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. NO POSSESSION, REPRODUCTION OR OTHER USE OF THE DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC IS EXPRESSLY PROHIBITED.

SHEET NUMBER
3.0

COA # LSF 000969

GEORGIA REGISTERED LAND SURVEYOR KEVIN M. BROWN 3/30/23

DATE:	1-10-2023
SCALE:	1" = 60'
FILE NUMBER:	HOLLOWAY
DRAWN BY:	CDG
REVIEWED BY:	K. BROWN

REVISIONS

1	ADDRESSED ATTORNEY COMMENTS	2-23-23
2	ADDRESSED NEW TITLE COMMITMENTS	3-01-23
3	CORRECTED OWNER OF AREA "D"	3-08-23
4	CORRECTED TITLE BLOCK	3-30-23

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

ALTA/NSPS LAND TITLE SURVEY

HOLLOWAY ROAD

LAND LOTS 50, 6TH DISTRICT
HENRY COUNTY, GEORGIA

FALCON DESIGN CONSULTANTS

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND DEVELOPMENT
LAND SURVEYING
LAND PLANNING
ENVIRONMENTAL MANAGEMENT

Henry County Water Authority
Engineering Division

February 28, 2023

Re: Water and Sewer Services - Availability

Proposed Development:	**Residential Development**
Property Information:	**Holloway Road Parcel NO's: 052-01024000 & 052-01023000**
	LL 50; District 6; 14.16+/- acres
Proposed Zoning:	**MFR (City of Stockbridge)**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	127	psi
Residual:	109	psi
Flow	1680	gpm
Calculated Flow @ 20 psi:	4398	gpm

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

Sewage **treatment** and sewer line **capacity** are currently available for the property. ***However, a sanitary sewer line extension is required to serve the property at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.***

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

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

This letter was prepared with information submitted to HCWA on a Preliminary Concept Plan dated 02/09/2023 prepared by Falcon Design Consultants, LLC.

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

9/29/2023

Battle Law

Linda M. Logan, Senior Planner
Planning & Zoning Division
Community Development Department
City of Stockbridge

Greetings,

Please accept this request on this day, September 29, 2023, to defer AX-2023-03, CP-2023-02, and RZ-2023-04 for 77 & 87 Holloway Road to the next council meeting on November 13, 2023. We are currently sorting out matters related to this petition.

Thank you

Keedra T. Jackson

Battle Law

October 27, 2023

VIA Email (llogan@cityofstockbridge-ga.gov)

Linda M. Logan, Senior Planner
City of Stockbridge Planning & Zoning Division
4602 North Henry Boulevard
Stockbridge, GA 30281

Re: 77 and 87 Holloway Road

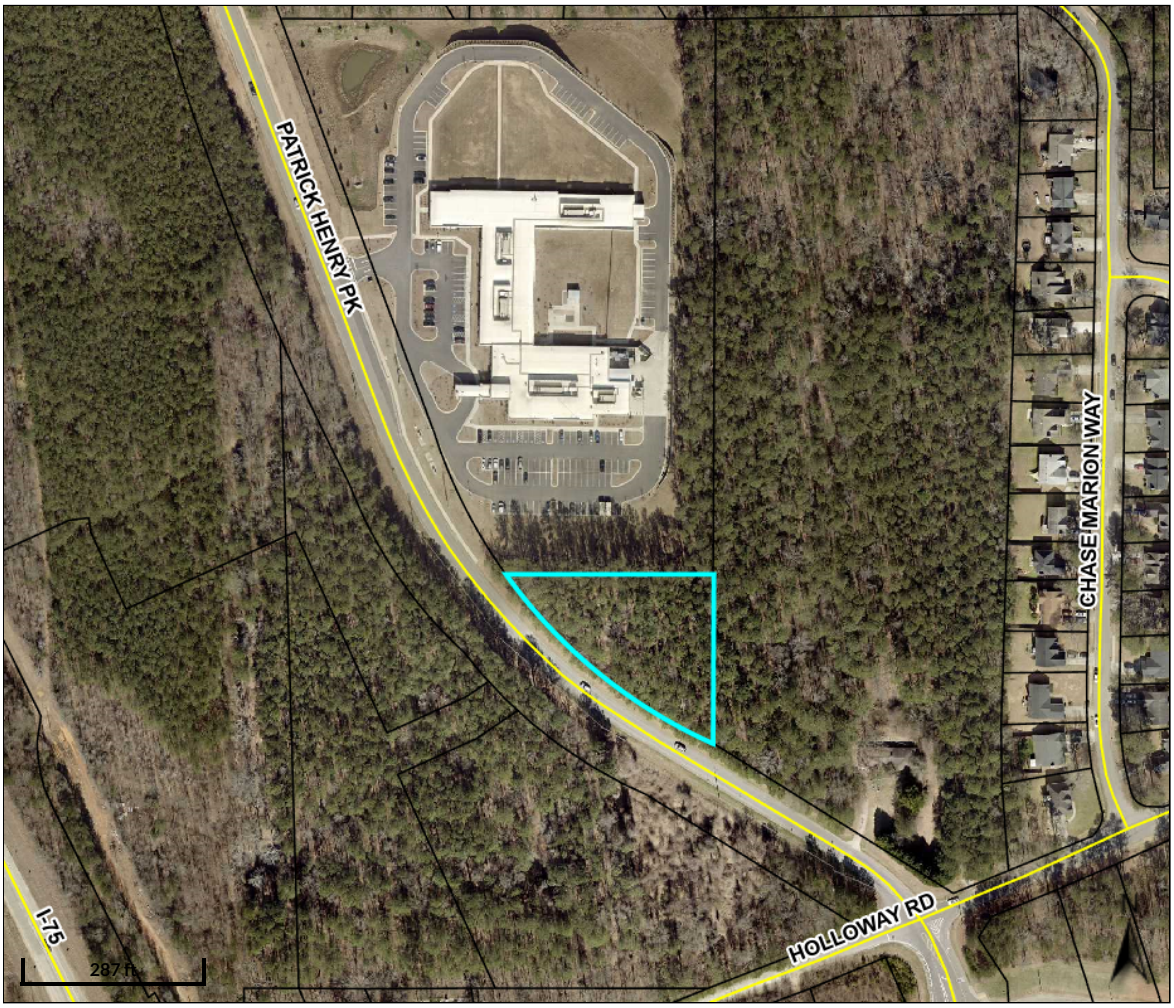
Dear Linda:

I am hereby requesting that Applications AX-2023-03, CP-2023-02, and RZ-2023-04 for 77 & 87 Holloway Road be deferred to the December council meeting in order to allow the us time to continue addressing some of the issues raised by the community.

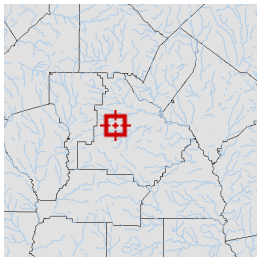
Sincerely,

Micheal L. Battle
President/Senior Attorney

qPublic.net™ Henry County, GA



Overview



Legend

- Parcels
- Roads

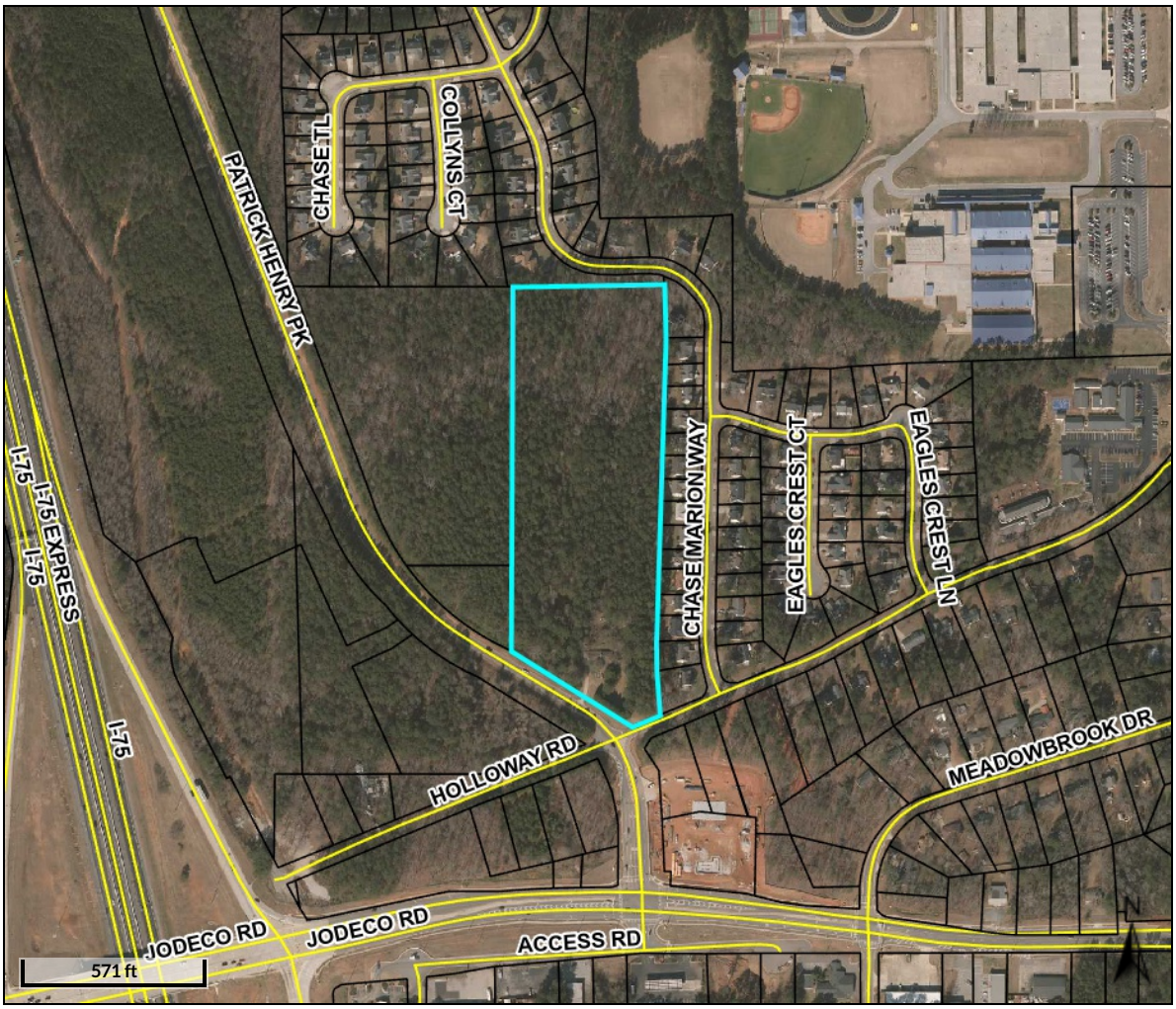
Parcel ID	052-01023000	**Class**	R	**Owner**	MCCRANIE	**Land**	$38800				
Property	77 HOLLOWAY	**Acreage**	1.15	**Address**	CHARLES R SR	**Value:**					
Address	RD				801 PARKWAY	**Building**	$0	**Last 2 Sales**			
District	County/UnIncorp				DRIVE	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					SMYRNA GA 30080	**Misc**	$0	11/18/2022	$0	FAMLY/GIFT	U
						Value:		11/17/2022	$0	FAMLY/GIFT	U
						Total	$38800				
						Value:					

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

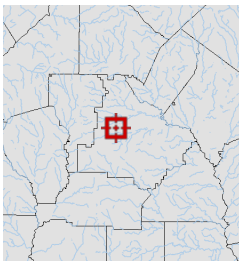
Date created: 9/20/2023
Last Data Uploaded: 9/20/2023 1:32:13 AM

Developed by Schneider GEOSPATIAL

qPublic.net™ Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	052-01024000	**Class**	R	**Owner**	HOLLOWAY JAMES H SR C/O LYNN PACK 603 NORTH SALEM DR MCDONOUGH GA 30253	**Land Value:**	$156,100				
Property Address	87 HOLLOWAY RD	**Acreage**	13.01	**Address**		**Building Value:**	$103,500	**Last 2 Sales**			
District	County/UnIncorp					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
								11/21/2002	$0	n/a	U
								1/1/1968	$0	n/a	U
						Total Value:	$259,600				

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

Date created: 4/21/2023
Last Data Uploaded: 4/21/2023 1:20:19 AM

Developed by Schneider GEOSPATIAL

1 BEDROOM DUPLEX UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: MFR (CITY OF STOCKBRIDGE)

TOTAL SITE AREA: 14.18ac

TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

GROSS DENSITY: 9.6 du/ac
NET DENSITY: 9.6 du/ac
PARKING SPACES: 228
GARAGE SPACES: 40
TOTAL SPACES: 268
LOT COVERAGE: 6.96ac (49%)

NO BUFFERS REQUIRED (Variance Requested)

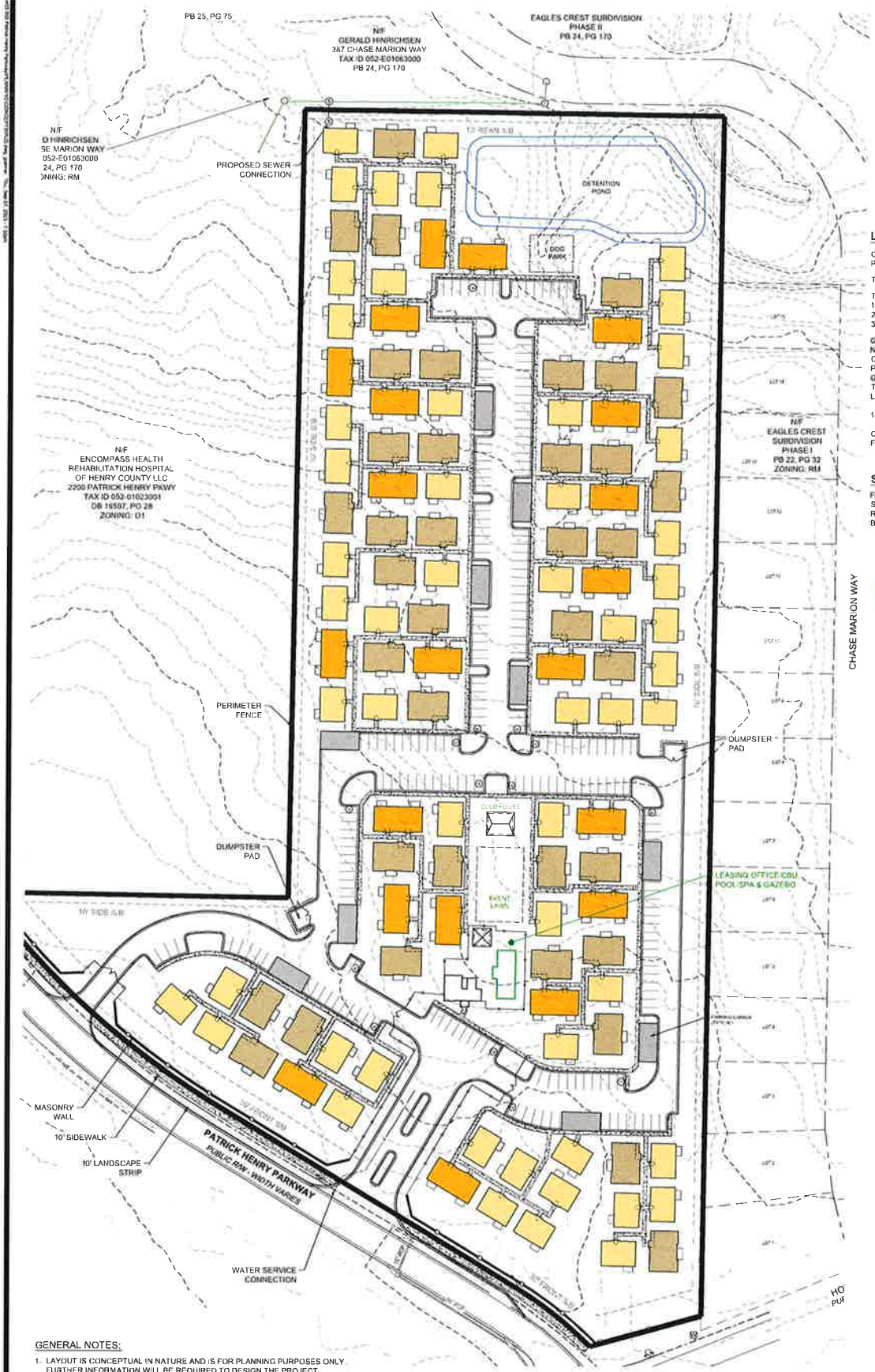
CONCEPT PLAN IS CONCEPTUAL IN NATURE AND FINAL DESIGN/UNIT COUNT MAY VARY

VARIANCES WILL BE REQUIRED TO DEVELOP ACCORDING TO THE CONCEPT PLAN

1) MINIMUM SETBACK BETWEEN BUILDINGS REDUCTION REQUIRED FROM 20' TO 10'

77 & 87 Holloway Road

Stockbridge, Georgia



VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: PUD

TOTAL SITE AREA: 14.16ac

TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

GROSS DENSITY: 9.6 du/ac
NET DENSITY: 9.6 du/ac
OPEN SPACE: 5.97ac (42%)
PARKING SPACES: 228
GARAGE SPACES: 40
TOTAL SPACES: 268
LOT COVERAGE: 6.96ac (49%)

10' BUFFERS PROVIDED

CONCEPT PLAN IS CONCEPTUAL IN NATURE AND FINAL DESIGN/UNIT COUNT MAY VARY.

SETBACKS

FRONT SETBACK: 30'
SIDE SETBACK: 10'
REAR SETBACK: 10'
BETWEEN BUILDINGS: 10'

1 BEDROOM DUPLEX UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft

GENERAL NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. BOUNDARY OBTAINED FROM ALTA SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC , DATED MARCH 08, 2023.
3. EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS DATA.
4. AN ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PERFORMED FOR THIS SITE.

SHEET NUMBER
4.0

DATE
SCALE
PROJ. NUMBER
DRAWN BY
REVIEWED BY

REVISIONS

Know what's below.
Call before you dig
UTILITIES PROTECTION CENTER

PUD ZONING PLAN
FOR
77 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRIC
STOCKBRIDGE, GEORGIA

FALCON DESIGN CONSULTANTS

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: August 24, 2023

SUBJECT: **Staff Report for Rezoning Case #RZ-2023-04 for Property at 77 Holloway Road (Parcel #052-01023000) and 87 Holloway Road (Parcel #052-01024000). Located in Council District 4.**

I. PURPOSE

Consider a Rezoning application (#RZ-2023-04) by NexMetro Acquisitions, LLC (represented by Battle Law, P.C.) to assign the zoning district of 'PUD' (Planned Unit Development) to the subject property at 77 and 87 Holloway Road to allow for the construction of a mixed-residential development. The subject property contains two parcels, as follows:

- 77 Holloway Road (Parcel #052-01023000) -- Contains 1.16 +/- acres.
- 87 Holloway Road (Parcel #052-01024000) -- Contains 13.00 +/- acres.

The applicant also simultaneously submitted two other applications to the City of Stockbridge, as are listed below.

- An Annexation Application (Case #AX-2023-03)—The applicant requests that the subject property be annexed into the City of Stockbridge from unincorporated Henry County.
- A Comprehensive Plan Amendment Application (Case #CP-2023-03) —The applicant requests that the 'High-Density Residential' future land use designation be assigned to the subject property.

AERIAL PHOTOGRAPH—77 Holloway Road
(Parcel #052-01023000)

AERIAL PHOTOGRAPH—87 Holloway Road
(Parcel #052-01024000)

II. CASE FACTS

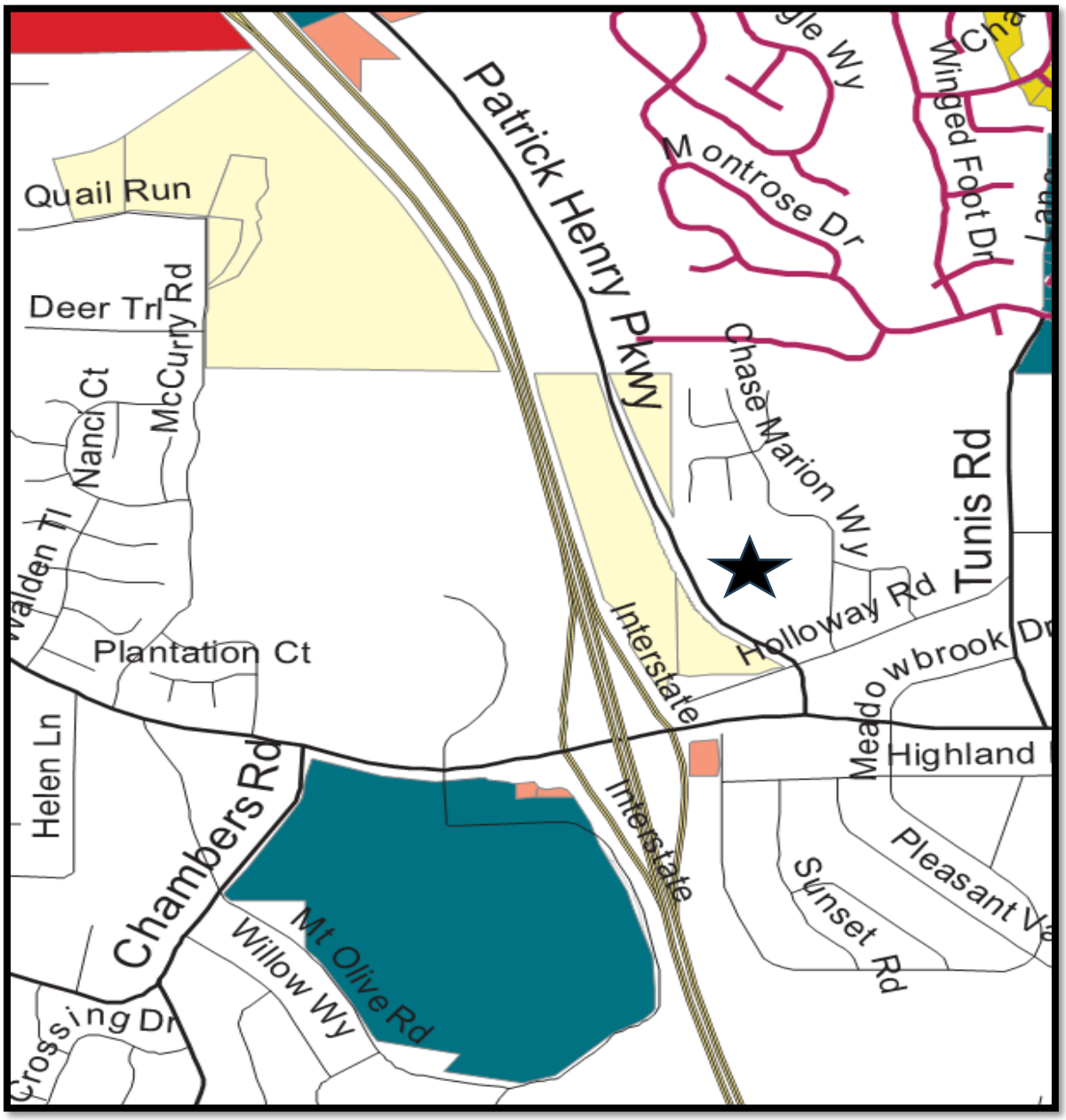
Proposed Development:	Mixed-residential development.
Applicant:	NexMetro Acquisitions, LLC.
Site Address:	77 & 87 Holloway Road
Parcel ID and Acreage:	052-01023000 & 052-01024000.
District and Land Lot:	District 6, Land Lot 50.
Owner:	Charles R. McCranie, Sr. (77 Holloway Road) and James H. Holloway, Sr. (87 Holloway Road).
Property Location:	Northeast corner of Holloway Road and Patrick Henry Parkway.
Current Use:	A single-family detached home is located at 87 Holloway Road. Remaining property is vacant.
Surrounding Uses:	~ North—Encompass Health Rehabilitation Hospital; Eagles Crest Subdivision in unincorporated Henry County. ~ South—Meadowbrook Subdivision in unincorporated Henry County. ~ East—Eagles Crest Subdivision in unincorporated Henry County. ~ West—RaceTrac Petroleum gas station and convenience store; vacant land.
Existing & Proposed Zoning:	Currently zoned 'RA' (Residential-Agricultural) in unincorporated Henry County. Proposed zoning of 'PUD' (Planned Unit Development) in the City.
Surrounding Zoning:	~ North—'OI' (Office-Institutional) and 'RM' (Multiple Family Residential) within Henry County. ~ South—R-3 (Single-Family Residential) and C-3 (Heavy Commercial) within Henry County. ~ East—'RM' (Multiple Family Residential) within Henry County. ~ West—'RR' (Rural Residential) within the City.
Existing and Proposed Future Land Use Designation:	Existing—Mixed-Use in Henry County. Proposed—High-Density Residential.
Property Conditions:	Vacant and wooded.

CITY OF STOCKBRIDGE 2023 ZONING MAP

(The subject property is marked by a star, outside of the City.)

KEY:

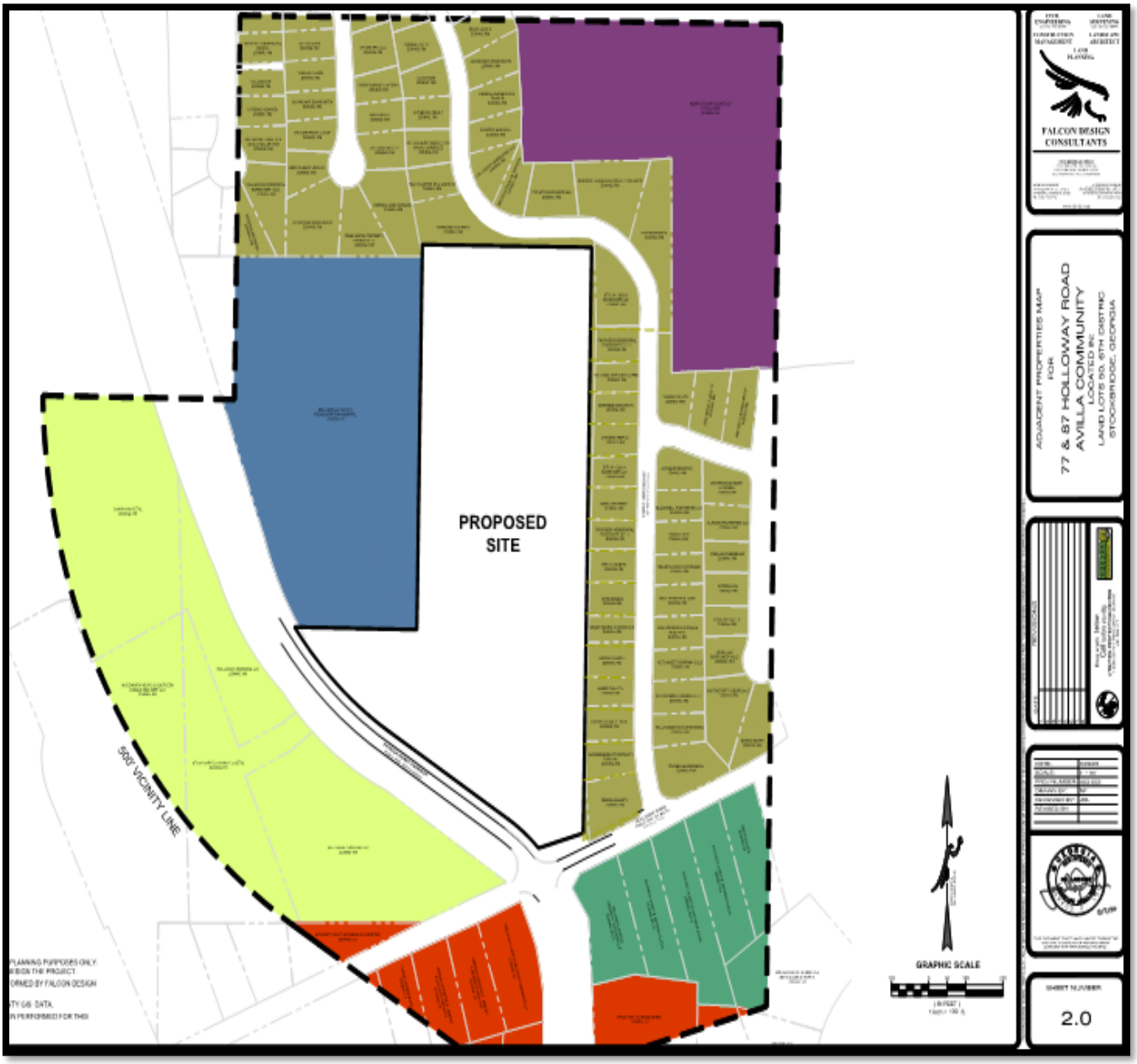
Pale Yellow—RR (Rural Residential)
Salmon – C-2 (General Commercial)
Red—C-3 (Heavy Commercial)
Teal—PUD (Planned Unit Development)



APPLICANT'S "ADJACENT PROPERTIES MAP", SHOWING BOTH CITY AND COUNTY ZONING

KEY:

Chartreuse—'RR' (Rural Residential) in the City
Slate—'OI' (Office-Institutional) in Henry County
Olive—'RM' (Multiple Family Residential) in Henry County
Plum—'RA' (Residential-Agricultural) in Henry County (Board of Education)
Green—'R-3' (Single-Family Residential) & 'C-3' (Heavy Commercial) in Henry County
Red—'C-3' (Heavy Commercial) in Henry County

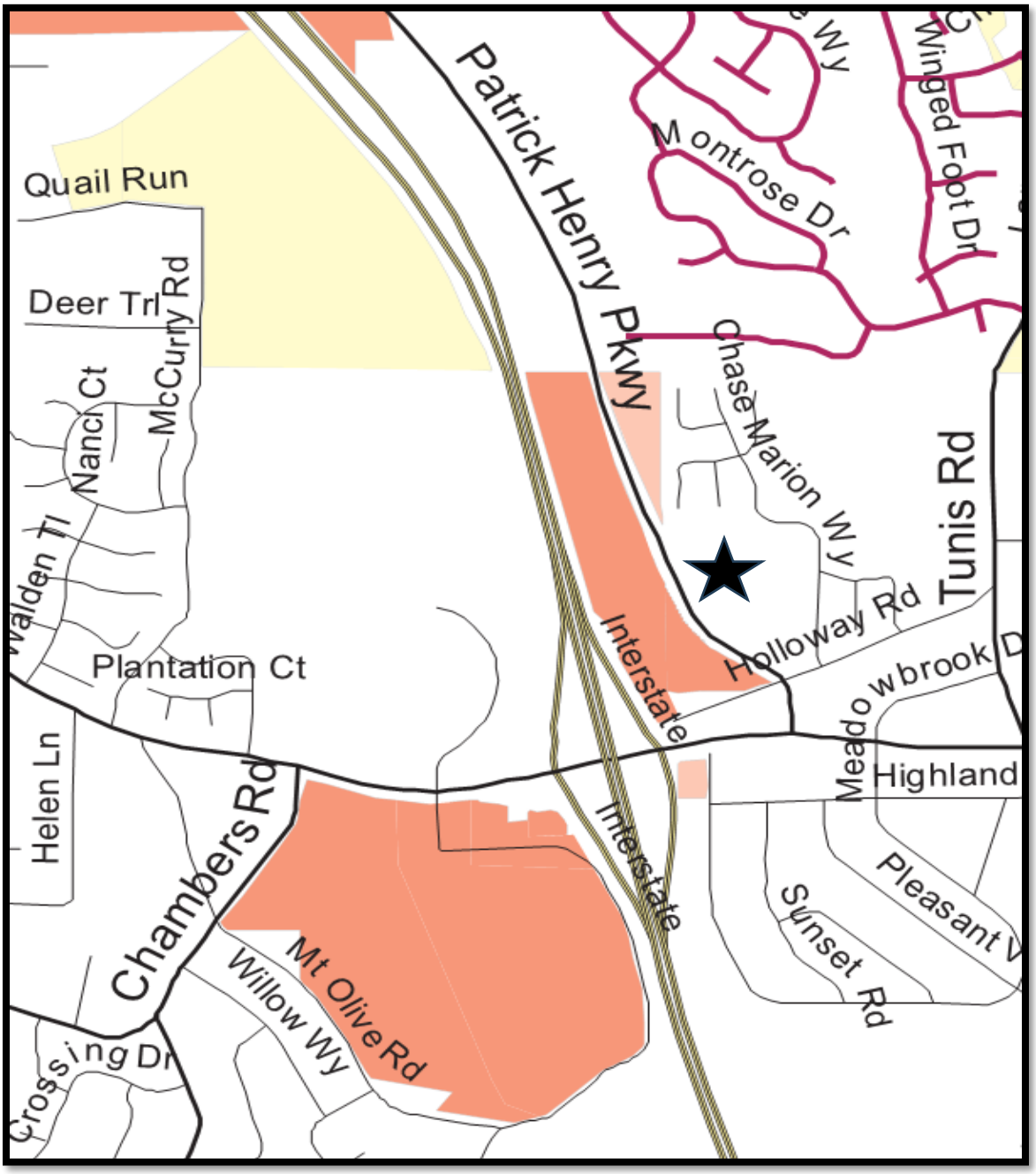


CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP

(The subject property is marked by a star, outside of the City.)

KEY:

Yellow—Low-Density Residential
Peach—Low-Density Vertical Mixed-Use
Salmon—Medium-Density Vertical Mixed-Use



III. PROPOSED DEVELOPMENT

A. Project Type and Size. The applicant proposes to build a rental community with 136 total units on 14.16 acres of land comprising two parcels at 77 and 87 Holloway Road. The proposed development would have a density of 9.60 units per acre and a lot coverage of 49 percent. The applicant's Letter of Intent states that the development would be "laid out like cluster single family detached homes", with all units to be located in freestanding buildings. The Land Use Summary on the site plans states that three types of residential dwellings would be provided – 44 one-bedroom duplex units, 54 two-bedroom units, and 38 three-bedroom units.

B. Site Plan Design.
The applicant has submitted a schematic site plan and a detailed site plan, both of which are in color. The schematic site plan also provides sample illustrations of a proposed residential unit and the amenities to be provided. The detailed site plan is entitled, "PUD Zoning Plan: Avilla Community", and it was prepared by Falcon Design Consultants on 3/29/23. The main project entry would occur from Patrick Henry Parkway in a boulevard-style entrance, and a secondary driveway would also be provided off Patrick Henry Parkway. A swimming pool and a clubhouse would be provided near the main entrance, encircled by an internal street. A dog park and detention pond would be located at the rear of the property. The provision of additional amenities for a development of this size would be desirable. Rather than grouping each type of unit in one area of the site, they would be intermingled among each other in a unique design.

C. Parking. Parking would be provided along both sides of the internal streets. The table comprising Section 4.8.5 of the Unified Development Code (UDC) lists parking standards by the number of bedrooms to be provided in each unit. These are stated below, along with calculations on the number of needed parking spaces for the proposed development.

One-Bedroom Units – 1.40 spaces per unit X 44 units = 61.60 spaces, or 62 spaces
Two-Bedroom Units – 2.00 spaces per unit X 54 units = 108 spaces
Three-Bedroom Units – 2.25 spaces per unit X 38 units = 85.50 spaces, or 86 spaces
Total Parking Requirement = 228.00 parking spaces

The Land Use Summary on the site plans states that 268 total parking spaces would be provided. This would exceed the total parking requirement by 40 spaces.

D. Setbacks and Buffers. The Land Use Summary on the site plan states that the property would have 30-foot front yard setbacks and 10-foot setbacks for the side and rear yards. A distance of 10 feet would be provided between buildings, and 10-foot buffers would surround the property.

E. Architectural Design. The applicant has provided only one small rendering of a proposed dwelling within the proposed development. To enhance the uniqueness of this development, while still maintaining some cohesiveness, the dwelling facades should have separate styles and colors for the one-, two-, and three-bedroom units; yet they should still have some common elements.

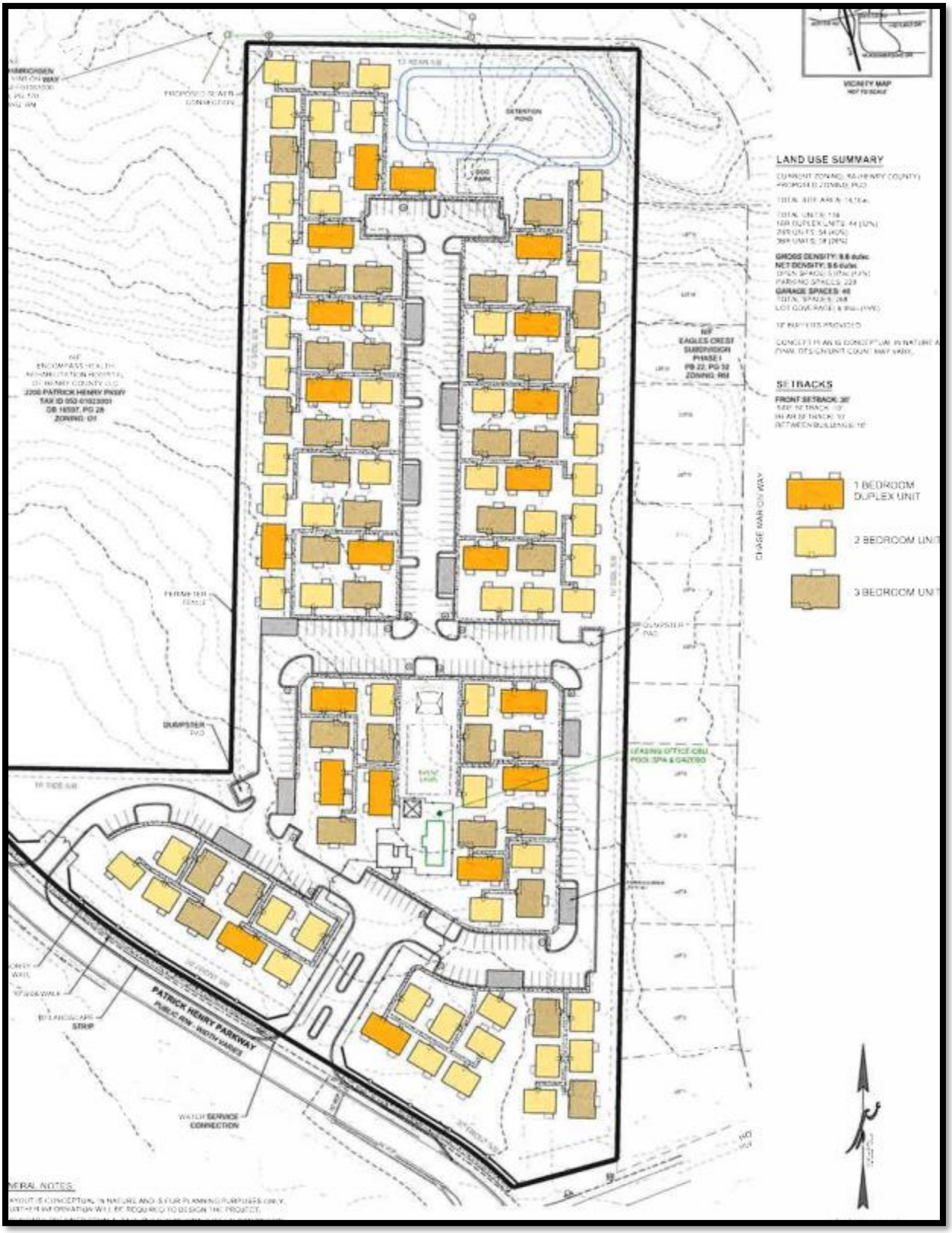
SCHEMATIC SITE PLAN—TOTAL AREA

SCHEMATIC SITE PLAN--ENLARGED

KEY:
Orange—One-Bedroom Duplex Unit
Yellow—Two-Bedroom Unit
Tan—Three-Bedroom Unit

DETAILED SITE PLAN—TOTAL AREA

DETAILED SITE PLAN—ENLARGED



DETAILED SITE PLAN—LAND USE SUMMARY

LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: PUD

TOTAL SITE AREA: 14.16ac

TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

GROSS DENSITY: 9.6 du/ac
NET DENSITY: 9.6 du/ac
OPEN SPACE: 5.97ac (42%)
PARKING SPACES: 228
GARAGE SPACES: 40
TOTAL SPACES: 268
LOT COVERAGE: 6.96ac (49%)

10' BUFFERS PROVIDED

CONCEPT PLAN IS CONCEPTUAL IN NATURE AND FINAL DESIGN/UNIT COUNT MAY VARY.

SETBACKS

FRONT SETBACK: 30'
SIDE SETBACK: 10'
REAR SETBACK: 10'
BETWEEN BUILDINGS: 10'

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 assignment of the 'PUD' (Planned Unit Development) zoning district to the subject property at 77 and 87 Holloway Road to allow for the proposed development would further that goal, and it would also further the implementation of an established housing policy to provide a mixture of housing options to attract young professionals, singles, and small families.

B. Future Land Use Designation and Density. To allow for the proposed mixed residential development, the applicant has requested that the 'High-Density Residential' future land use designation be assigned to the subject property since the proposed types of mixed residential uses are not permitted within the property's existing zoning classification of 'RA' (Residential-Agricultural) within unincorporated Henry County. This request is the subject of the separate Comprehensive Plan Amendment Application #CP-2023-03.

The High-Density Residential designation allows 6 to 16 units per acre. The applicant's proposed density would be 9.60 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 these 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 applicant requests that the 'PUD' (Planned Unit Development) zoning district be assigned to the subject property at 77 and 87 Holloway Road. The PUD district intent / purpose, according to the UDC, is provided below.

PUD District Intent / Purpose (from Section 2.4.13 of the UDC)

> The intent of the Planned Unit Development district is to: 1) Allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones; 2) Provide an appropriate district for mixed-use developments; and 3) Allow flexibility in design for environmentally challenged properties.

The applicant's proposed cottage-style rental community would not be allowed under the property's existing 'RA' (Residential-Agricultural) zoning classification, but the PUD district offers a flexibility in design, which is ideal for the proposed development.

Section 1.4 of the UDC lists several purposes and intents which the UDC aims to accomplish. Among them is the following: "A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge." The vicinity of the subject property has experienced little, if any, development activity in recent years. The proposed development would serve to stimulate development in this area of the City (provided that the subject property is annexed into the City).

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.

As was mentioned above, the applicant's requested assignment of the PUD zoning district to the subject property may be beneficial to the Holloway Road area by enabling the proposed development to stimulate additional development within the vicinity. Also, the assignment of the PUD zoning district to the subject property would allow for the development of alternative types of housing than may otherwise occur, thereby carrying out the intent of the Comprehensive Plan to encourage higher-density developments within the City of Stockbridge.

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.

There is no indication that the subject property would not be physically suitable for the proposed development. No floodplains, wetlands, creeks, or lakes appear to be present on the property. The existing single-family detached dwelling at 87 Holloway Road, which was built in 1958, would be demolished. The property's frontage is sufficiently wide to allow the provision of two accesses off Patrick Henry Parkway.

STANDARD #5 --The impact upon adjacent property owners should the request be granted.

The Eagles Crest Subdivision contains single-family detached dwellings to the north and east of the subject property. Since the proposed development would feature cottage-style dwellings which would resemble traditional single-family detached dwellings, there may be little physical differences between the two types of housing. Traffic impacts on Eagles

Crest residents would likely be minimal since both project accesses would be located off Patrick Henry Parkway, whereas Eagles Crest residents must utilize Chase Marion Way to the east.

STANDARD #6 -- The potential impact of the rezoning on City infrastructure including water and sewage system.

The applicant has submitted a letter from the Henry County Water Authority, which was dated February 23, 2023. It states that water and sewer capacity are both available to serve the proposed development on the subject property, but that a sanitary sewer line extension must be made to the subject property to serve the proposed development, at the developer's expense.

STANDARD #7 -- The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The applicant has not submitted a traffic impact study, thus, the potential traffic and transportation impacts on the surrounding area cannot be determined at this time. Sidewalks should be provided along both sides of the internal streets, and they should be at least five (5) feet wide.

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.

Due to the location of the subject property near Jodeco Road and Interstate 75, it is unlikely that the subject property would be attractive for development as agricultural or rural residential uses under its current 'RA' zoning classification.

V. STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request to assign the zoning district of 'PUD' (Planned Unit Development) to allow for the proposed mixed-residential 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 assignment of the PUD zoning district to the property at 77 and 87 Holloway Road via RZ-2023-04 should be made with the following conditions:

1. **Annexation –** The rezoning shall not be approved unless the applicant's requested Annexation of the subject property, via AX-2023-03, is first approved.

2. **Comprehensive Plan Amendment –** The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-03, to assign the 'High-Density Residential' future land use designation to the subject property, is approved before, or simultaneously with, the approval of RZ-2023-04.

3. **Parcel Recombination --** No permits shall be issued by the City of Stockbridge until the developer provides to the Planning and Zoning Office a copy of the recorded plat for the recombination of the two parcels comprising the subject property.

4. **Site Plan –** The proposed mixed-residential 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 "PUD Zoning Plan: Avilla Community", which was prepared by Falcon Design Consultants on 3/29/23. Further, the revised site plan shall show the following:

   a. Sidewalks—The developer shall provide sidewalks which are at least five (5) feet wide on both sides of all internal streets comprising the proposed development.

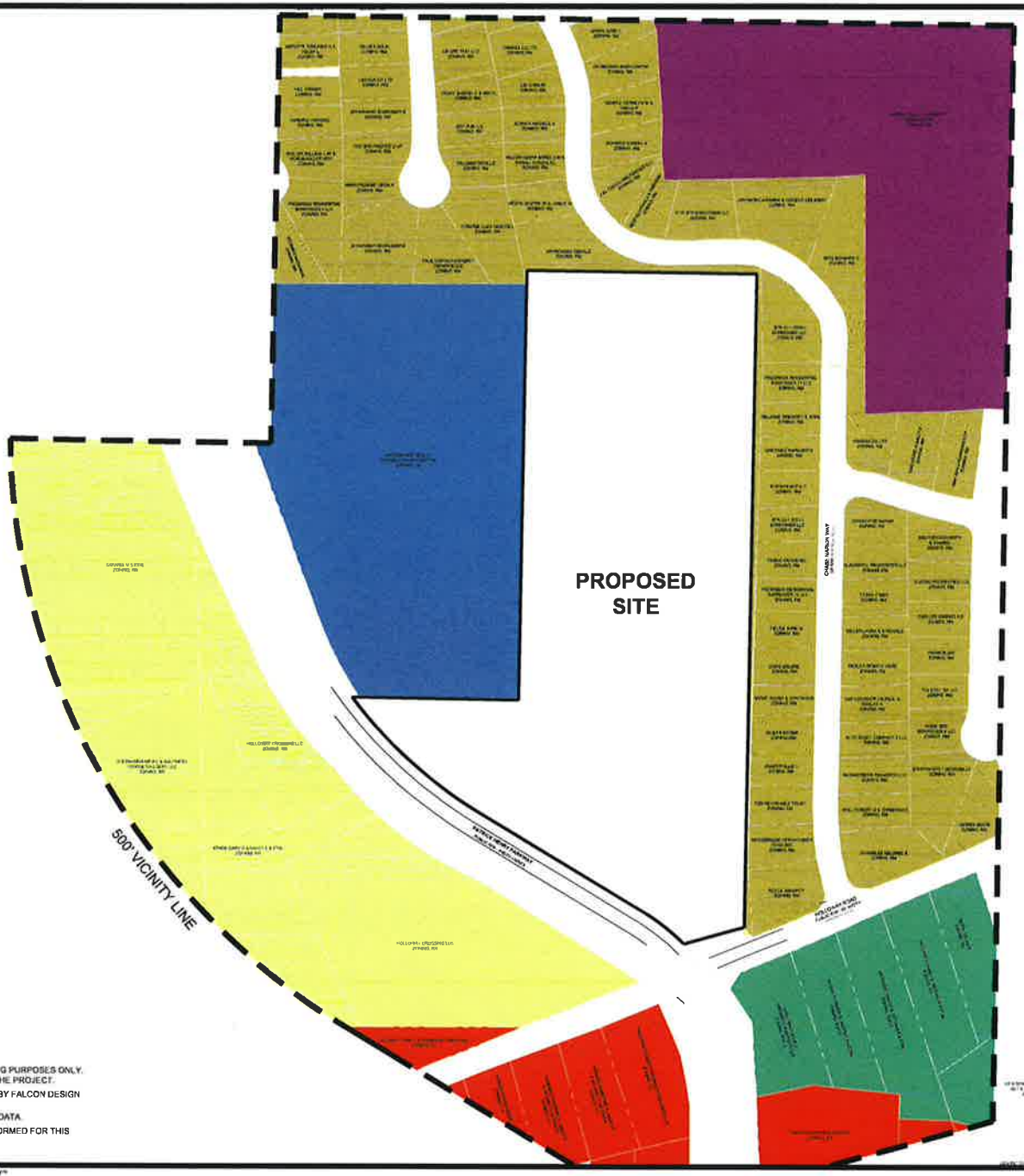
   b. Additional Amenities -- The developer shall provide additional amenities on the site plan, to be determined by the Planning and Zoning Staff.

5. **Architectural Design --** To enhance the uniqueness of this development, while still maintaining some cohesiveness, the developer shall provide dwelling facades having separate styles and colors for the one-, two-, and three-bedroom units, while still sharing some common elements.

6. **Water and Sewer Availability –** The developer shall obtain the necessary easements for the required sanitary sewer line extension into the subject property, and the developer shall finance and construct the sewer line extension in cooperation with the Henry County Water Authority.

7. **Transportation and Traffic Impacts –** The applicant shall submit a traffic impact study which provides satisfactory traffic and transportation data; and the applicant shall provide any appropriate needed transportation and traffic improvements, in conjunction with City of Stockbridge, Henry County DOT, and Georgia DOT officials.

VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. BOUNDARY OBTAINED FROM ALTA SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC., DATED MARCH 08, 2023.
3. EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS DATA.
4. AN ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PERFORMED FOR THIS SITE.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

CIVIL ENGINEERING · LAND SURVEYING · CONSTRUCTION MANAGEMENT · LANDSCAPE ARCHITECT · LAND PLANNING

FALCON DESIGN CONSULTANTS

ADJACENT PROPERTIES MAP
FOR
77 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRIC
STOCKBRIDGE, GEORGIA

REVISIONS

DATE	

Know what's below. Call before you dig.

DATE	3/29/23
SCALE	1" = 50'
PROJ NUMBER	423.002
DRAWN BY	NF
REVIEWED BY	JDL
REVISED BY	

GEORGIA REGISTERED PROFESSIONAL ENGINEER

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT AND HAS THE ORIGINAL SEAL.

SHEET NUMBER

2.0

Presentation For RZ-2023-04:

Rezoning for a Mixed Residential

Development

At 77 & 87 Holloway Road

Presented To:

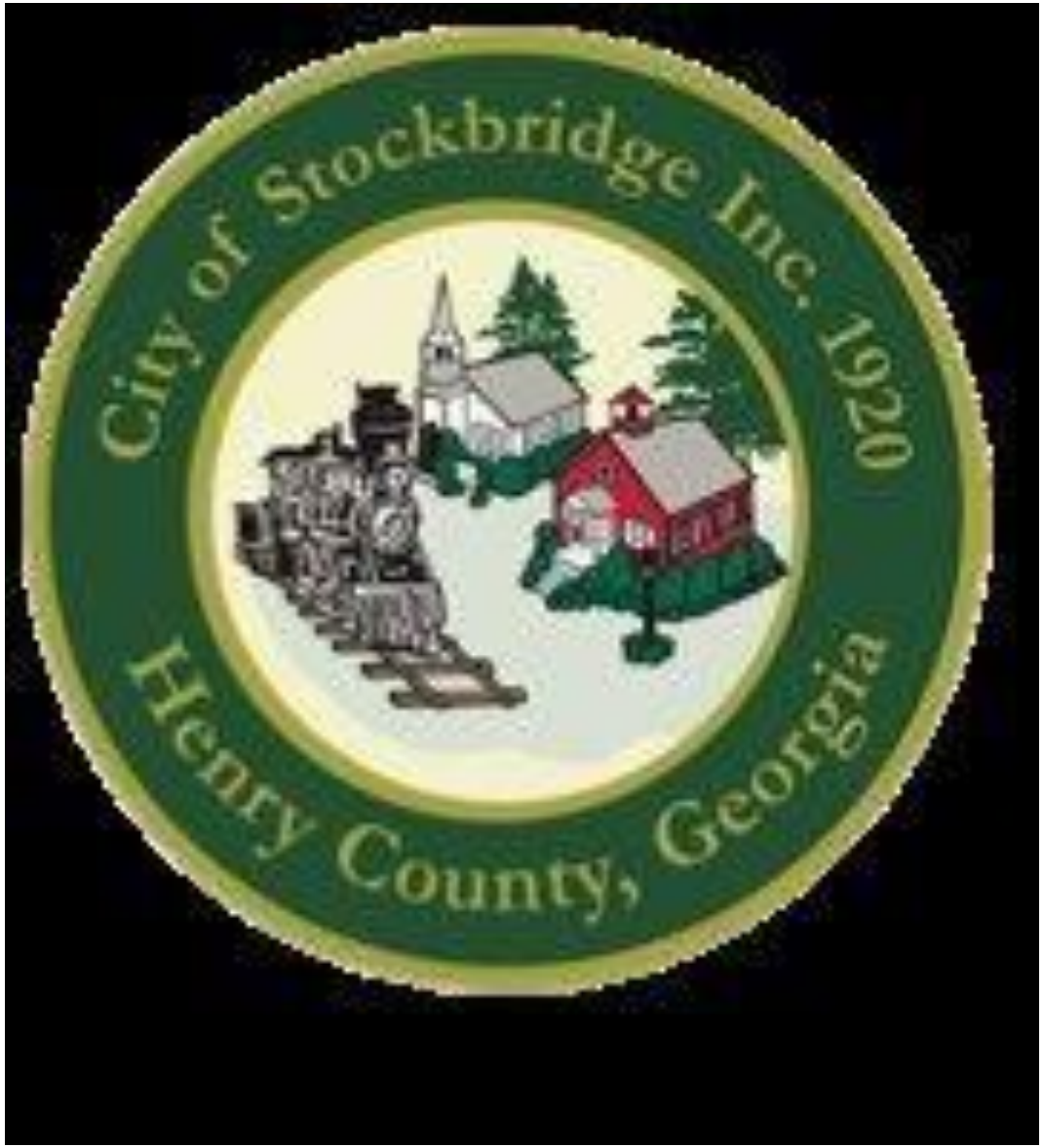
Planning Commission –

September 28, 2023

City Council – October 9, 2023

By:

City of Stockbridge Community Development Department – Linda Logan, Senior Planner



AERIAL PHOTO #1: 77 Holloway Road
(Parcel #052-01023000)

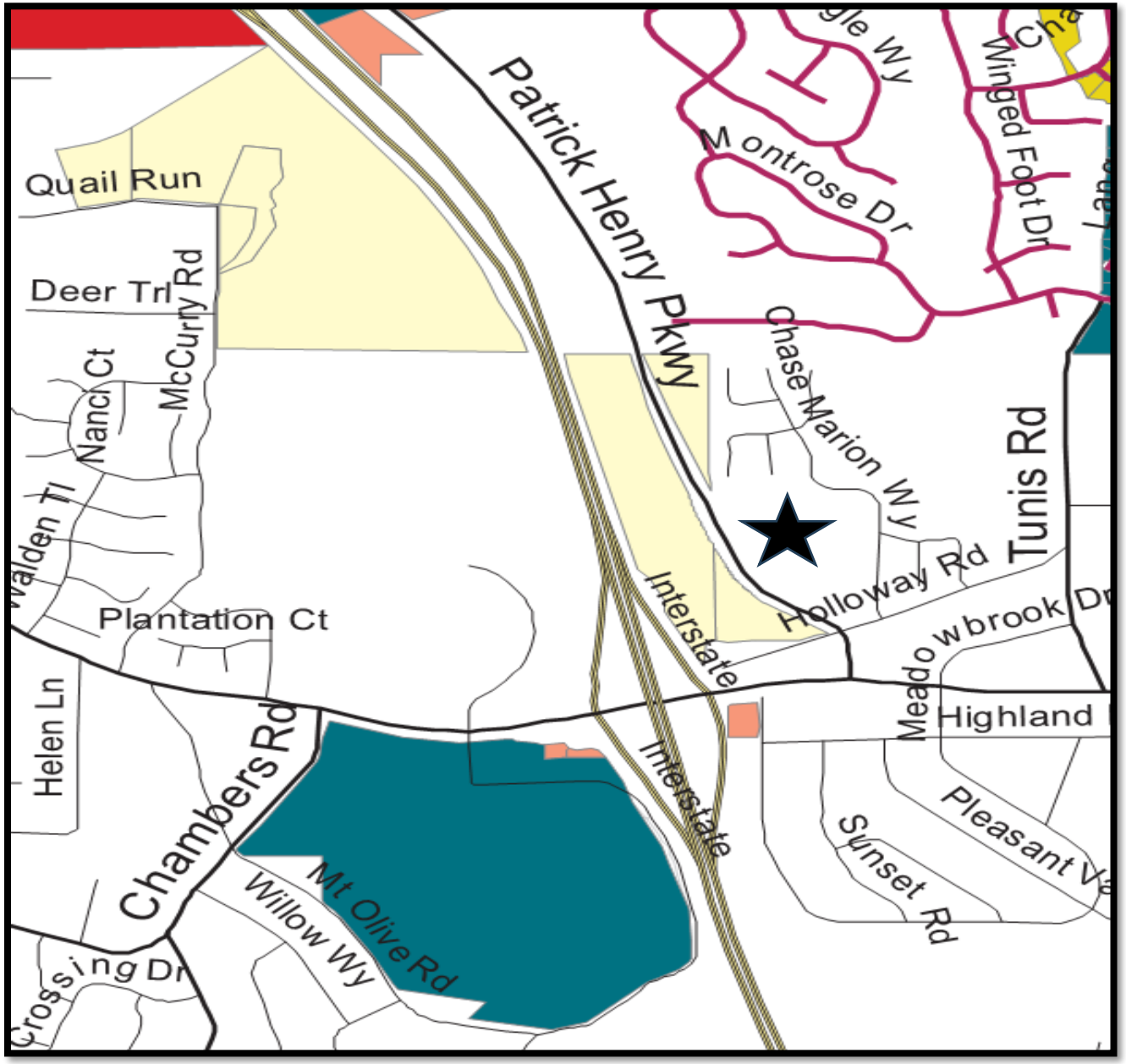
AERIAL PHOTO #2: 87 Holloway Road
(Parcel #052-01024000)

CITY OF STOCKBRIDGE 2023 ZONING MAP

(The subject property is marked by a star, outside of the City.)

KEY:

Pale Yellow—RR (Rural Residential)
Salmon – C-2 (General Commercial)
Red—C-3 (Heavy Commercial)
Teal—PUD (Planned Unit Development)



APPLICANT'S "ADJACENT PROPERTIES MAP", SHOWING BOTH CITY AND COUNTY ZONING

KEY:

Chartreuse—'RR' (Rural Residential) in the City

Slate—'OI' (Office-Institutional) in Henry County

Olive—'RM' (Multiple Family Residential) in Henry County

Plum—'RA' (Residential-Agricultural) in Henry County (Board of Education)

Green—'R-3' (Single-Family Residential) & 'C-3' (Heavy Commercial) in Henry County

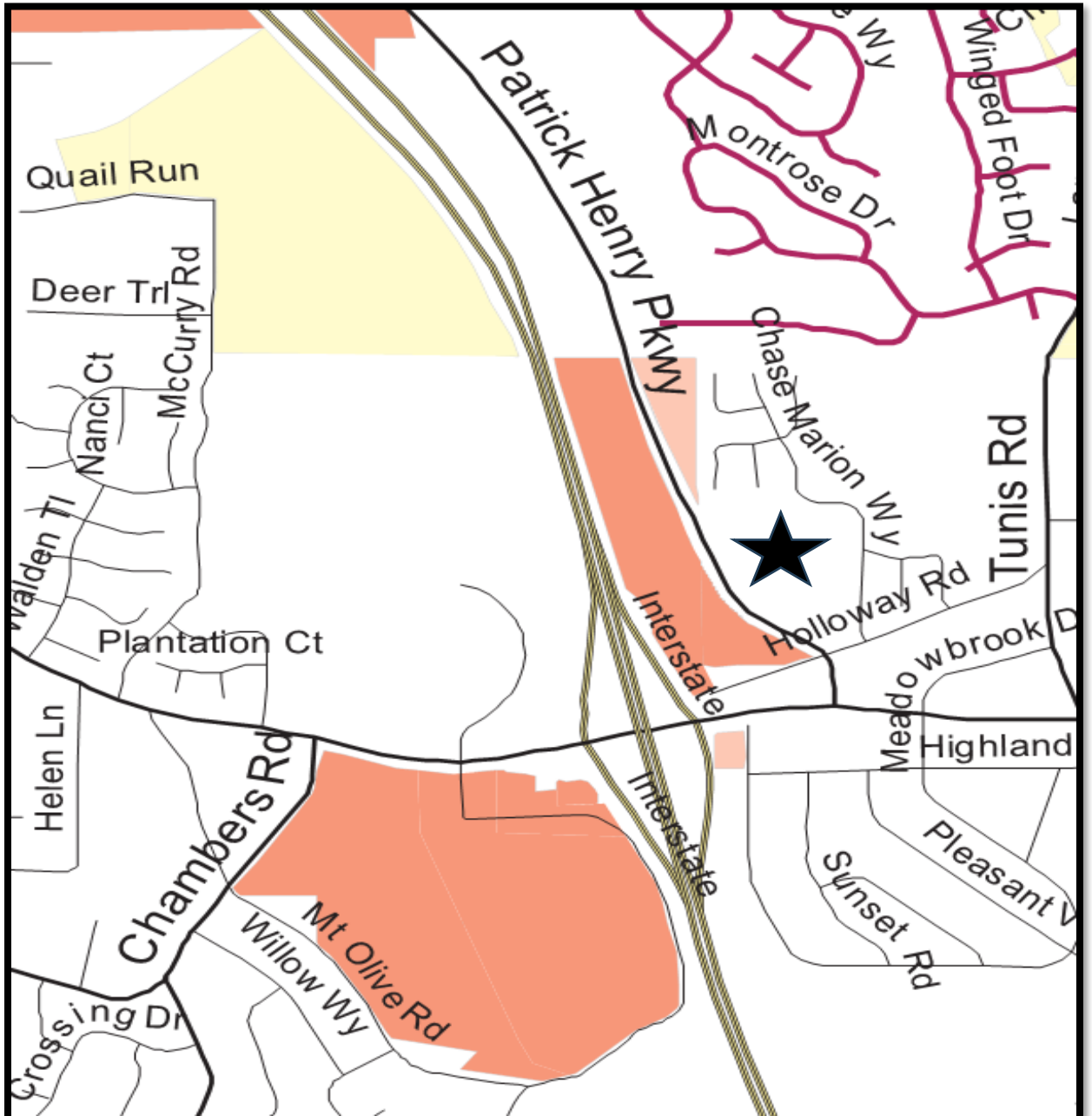
Red—'C-3' (Heavy Commercial) in Henry County

CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP

(The subject property is marked by a star, outside of the City.)

KEY:

Yellow—Low-Density Residential
Peach—Low-Density Vertical Mixed-Use
Salmon—Medium-Density Vertical Mixed-Use



CASE FACTS (Slide #1)

Proposed Development:	**Mixed-residential development.**
Applicant:	NexMetro Acquisitions, LLC.
Site Address:	77 & 87 Holloway Road
Parcel ID and Acreage:	052-01023000 & 052-01024000.
District and Land Lot:	District 6, Land Lot 50.
Owner:	Charles R. McCranie, Sr. (77 Holloway Road) and James H. Holloway, Sr. (87 Holloway Road).
Property Location:	Northeast corner of Holloway Road and Patrick Henry Parkway.
Current Use:	A single-family detached home is located at 87 Holloway Road. Remaining property is vacant.
Surrounding Uses:	~ North—Encompass Health Rehabilitation Hospital; Eagles Crest Subdivision in unincorporated Henry County. ~ South—Meadowbrook Subdivision in unincorporated Henry County. ~ East—Eagles Crest Subdivision unincorporated Henry County. ~ West—RaceTrac Petroleum gas station and convenience store; vacant land.

CASE FACTS (Slide #2)

Existing & Proposed Zoning:	**Currently zoned 'RA' (Residential-Agricultural) in unincorporated Henry County. Proposed zoning of 'PUD' (Planned Unit Development) in the City.**
Surrounding Zoning:	~ North—'OI' (Office-Institutional) and 'RM' (Multiple Family Residential) within unincorporated Henry County. ~ South—R-3 (Single-Family Residential) and C-3 (Heavy Commercial) within unincorporated Henry County. ~ East—'RM' (Multiple Family Residential) within unincorporated Henry County. ~ West—'RR' (Rural Residential) within the City.
Existing and Proposed Future Land Use Designation:	Existing—Mixed-Use in unincorporated Henry County. Proposed—High-Density Residential within the City.
Property Conditions:	Vacant and wooded.

PROPOSED DEVELOPMENT—Slide One

A. Project Type and Size:

- ~ Proposed rental community to be "laid out like cluster single family detached homes", with all units to be freestanding buildings.
- ~ There would be 136 total units on 14.16 acres of land, at a density of 9.6 units per acre.
- ~ Lot coverage would be 49 percent.
- ~ Three types of residential dwellings would be provided – 44 one-bedroom duplex units, 54 two-bedroom units, and 38 three-bedroom units.

B. Site Plan Design:

- ~ The applicant has submitted a schematic site plan and a detailed site plan, both in color.
- ~ The detailed site plan is entitled, "PUD Zoning Plan: Avilla Community", and it was prepared by Falcon Design Consultants on 3/29/23.
- ~ Main project entry would be off Patrick Henry Parkway in a boulevard-style entrance, and a secondary driveway would also be provided off Patrick Henry Parkway.
- ~ Proposed Amenities -- Include a swimming pool, a clubhouse, and a dog park. Additional amenities for a development of this size would be desirable.
- ~ Unit Locations -- Rather than grouping each type of unit in one area of the site, they would be intermingled among each other in a unique design.

PROPOSED DEVELOPMENT—Slide Two

C. **Parking.** **Parking would be provided along both sides of the internal streets. The table comprising Section 4.8.5 of the Unified Development Code (UDC) lists parking standards by the number of bedrooms to be provided in each unit. These are stated below, along with calculations on the number of needed parking spaces for the proposed development.**

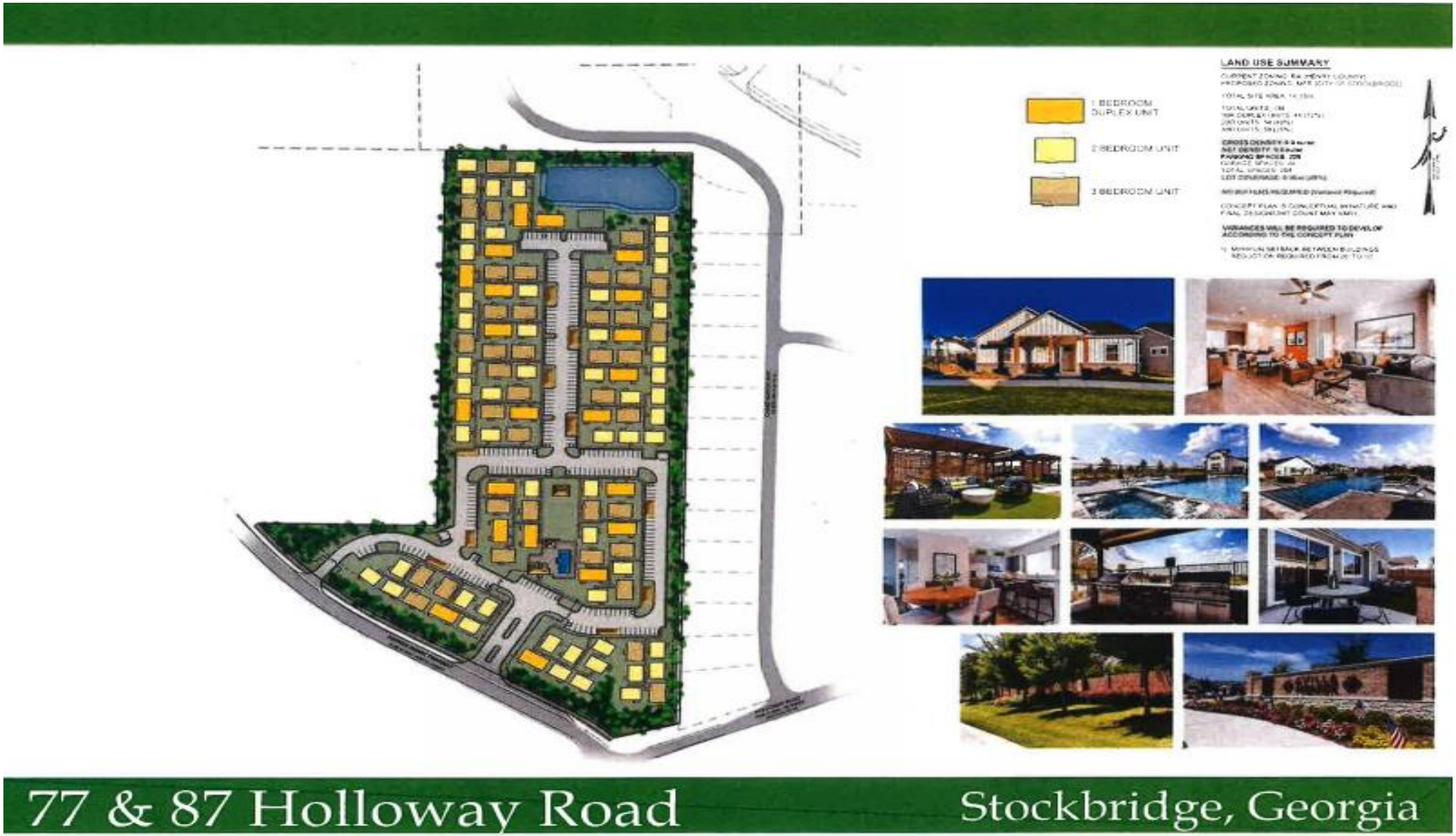
One-Bedroom Units – 1.40 spaces per unit X 44 units = 61.60 spaces, or 62 spaces
Two-Bedroom Units – 2.00 spaces per unit X 54 units = 108 spaces
Three-Bedroom Units – 2.25 spaces per unit X 38 units = 85.50 spaces, or 86 spaces
Total Parking Requirement = 228.00 parking spaces

A total of 268 parking spaces would be provided, which exceeds the total parking requirement.

D. **Setbacks and Buffers.** The Land Use Summary on the site plan states that the property would have 30-foot front yard setbacks and 10-foot setbacks for the side and rear yards. A distance of 10 feet would be provided between buildings, and 10-foot buffers would surround the property.

E. **Architectural Design.** The applicant has provided only one small rendering to show a proposed dwelling. To enhance the uniqueness of this development, while still maintaining some cohesiveness, the dwelling facades should have separate styles and colors for the one-, two-, and three-bedroom units; yet they should still have some common elements.

SCHEMATIC SITE PLAN—TOTAL AREA

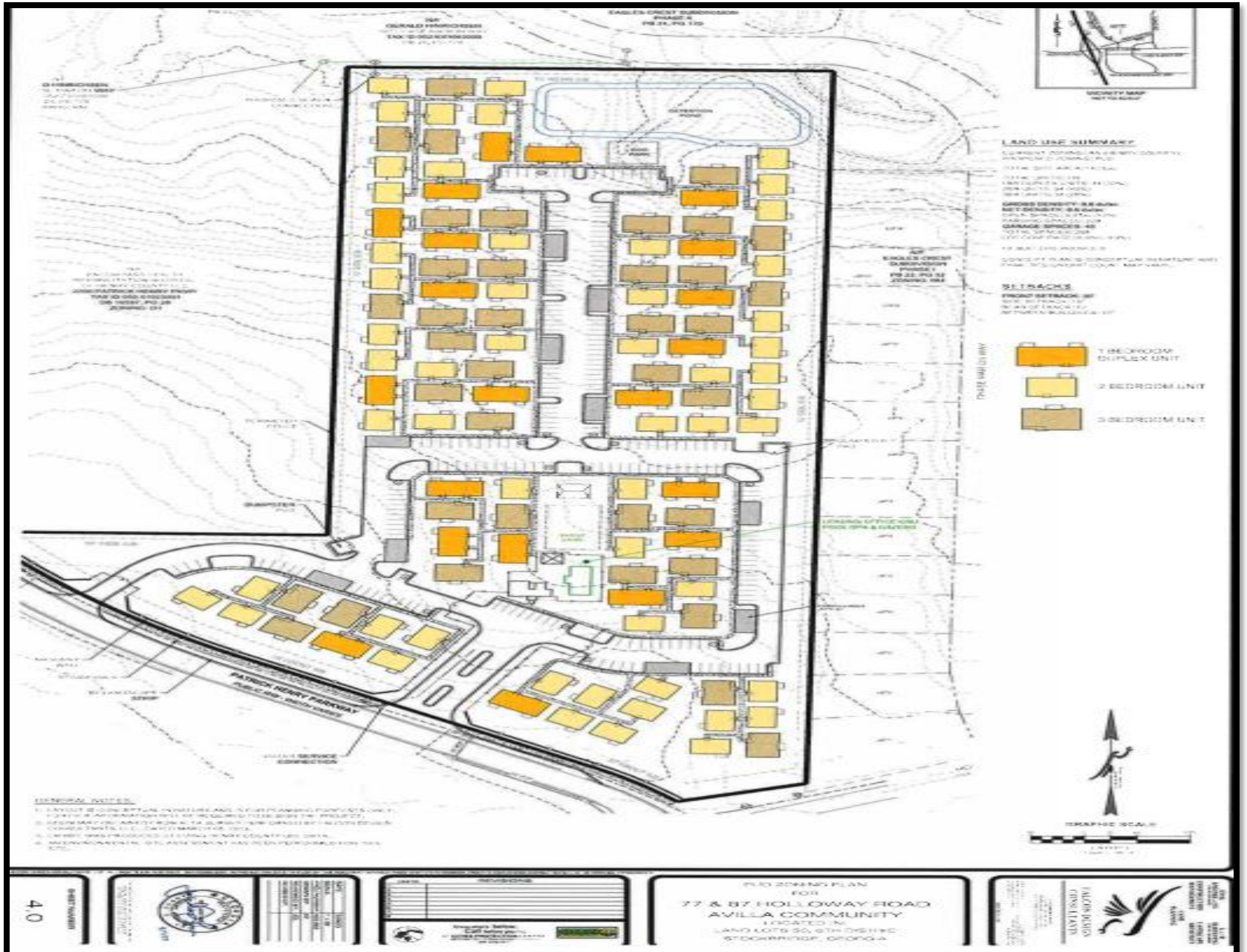


SCHEMATIC SITE PLAN--ENLARGED

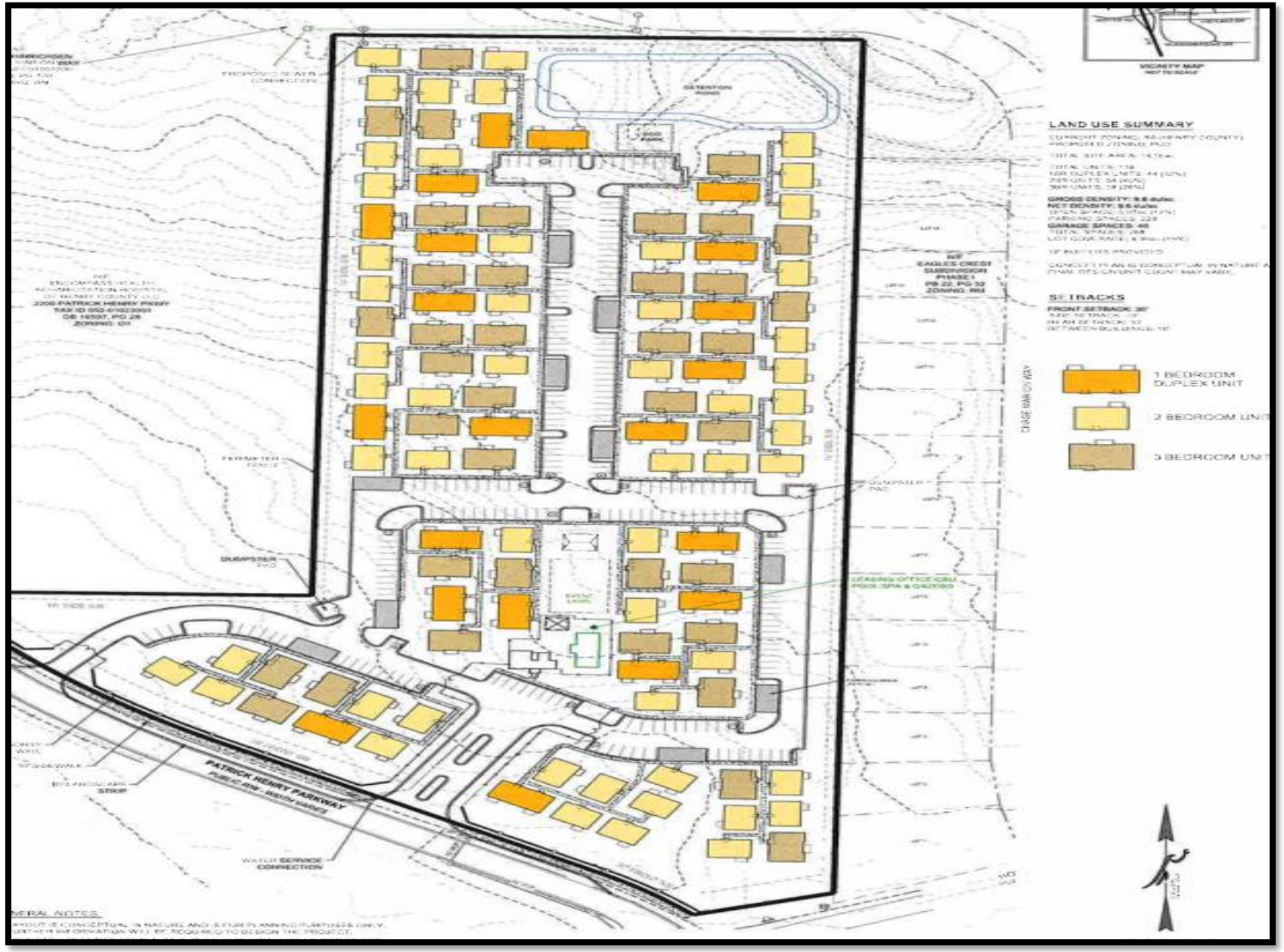
KEY:

Orange—One-Bedroom Duplex Unit
Yellow—Two-Bedroom Unit
Tan—Three-Bedroom Unit

DETAILED SITE PLAN—TOTAL AREA



DETAILED SITE PLAN--ENLARGED



DETAILED SITE PLAN—LAND USE SUMMARY

LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: PUD

TOTAL SITE AREA: 14.16ac

TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

GROSS DENSITY: 9.6 du/ac
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10' BUFFERS PROVIDED

CONCEPT PLAN IS CONCEPTUAL IN NATURE AND FINAL DESIGN/UNIT COUNT MAY VARY.

SETBACKS

FRONT SETBACK: 30'
SIDE SETBACK: 10'
REAR SETBACK: 10'
BETWEEN BUILDINGS: 10'

ANALYSIS OF REQUEST – Page One

Section 9.2.1C of the UDC requires the evaluation of rezoning cases on the basis of nine (9) standards.

STANDARD #1--Consistency with the Comprehensive Plan.

A. Housing Goal and Policies. The following housing goals is stated on Page 23: "To provide a variety of housing choices to suit the changing needs and lifestyles of City residents." The requested assignment of the 'PUD' district to the subject property would further that goal, and it would also further the implementation of an established housing policy to provide a mixture of housing options to attract young professionals, singles, and small families.

B. Future Land Use Designation and Density. To allow for the proposed mixed residential development, the applicant has requested that the 'High-Density Residential' future land use designation be assigned to the subject property since the proposed types of mixed residential uses are not permitted within the property's existing zoning classification of 'RA' (Residential-Agricultural) within unincorporated Henry County. This request is the subject of the separate Comprehensive Plan Amendment Application #CP-2023-03.

ANALYSIS OF REQUEST – Page Two

-- 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).

PUD District Intent / Purpose (from Section 2.4.13 of the UDC)

> The intent of the Planned Unit Development district is to: 1) Allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones; 2) Provide an appropriate district for mixed-use developments; and 3) Allow flexibility in design for environmentally challenged properties.

The applicant's proposed cottage-style rental community would not be allowed under the property's existing 'RA' (Residential-Agricultural) zoning classification, but the PUD district offers a flexibility in design, which is ideal for the proposed development.

Section 1.4 of the UDC lists several purposes and intents which the UDC aims to accomplish. Among them is the following: "A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge." The vicinity of the subject property has experienced little, if any, development activity in recent years. The proposed development would serve to stimulate development in this area of the City (provided that the subject property is annexed into the City).

ANALYSIS OF REQUEST – Page Three

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.

Assigning the PUD zoning district to the subject property may be beneficial to the Holloway Road area by enabling the proposed development to stimulate additional development within the vicinity. It would also allow for the development of alternative types of housing than may otherwise occur, thereby carrying out the intent of the Comprehensive Plan to encourage higher-density developments within the City of Stockbridge.

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.

There is no indication that the subject property would not be physically suitable for the proposed development. No floodplains, wetlands, creeks, or lakes appear to be present on the property. The existing single-family detached dwelling at 87 Holloway Road, which was built in 1958, would be demolished. The property's frontage is sufficiently wide to allow the provision of two accesses off Patrick Henry Parkway.

ANALYSIS OF REQUEST– Page Four

STANDARD #5 --The impact upon adjacent property owners should the request be granted.

~ The Eagles Crest Subdivision contains single-family detached dwellings to the north and east of the subject property. Since the proposed development would feature cottage-style dwellings which would resemble traditional single-family detached dwellings, there may be little physical differences between the two types of housing.

~ Traffic impacts on Eagles Crest residents would likely be minimal since both project accesses would be located off Patrick Henry Parkway, whereas Eagles Crest residents must utilize Chase Marion Way to the east.

STANDARD #6 -- The potential impact of the rezoning on City infrastructure including water and sewage system.

A letter from the Henry County Water Authority (2/023/23) stated that water and sewer capacity are both available to serve the proposed development, but that a sanitary sewer line extension must be made to the subject property to serve the proposed development, at the developer's expense.

STANDARD #7 -- The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

~ No traffic impact study has been submitted, thus the traffic impacts are unknown.
~ Sidewalks should be provided along both sides of the internal streets, at least 5 feet wide.

ANALYSIS OF REQUEST– Page Five

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.

Due to the location of the subject property near Jodeco Road and Interstate 75, it is unlikely that the subject property would be attractive for development as agricultural or rural residential uses under its current 'RA' zoning classification.

STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request to assign the zoning district of 'PUD' (Planned Unit Development) to allow for the proposed mixed-residential development would be ACCEPTABLE.

STAFF RECOMMENDATIONS – Page ONE

In view of the aforementioned positive conclusion, the Planning and Zoning Staff recommends APPROVAL WITH CONDITIONS for this case. The assignment of the PUD zoning district to the property at 77 and 87 Holloway Road via RZ-2023-04 should be made with the following conditions:

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   a. **Sidewalks—The developer shall provide sidewalks which are at least five (5) feet wide on both sides of all internal streets comprising the proposed development.**

   b. **Additional Amenities -- The developer shall provide additional amenities on the site plan, to be determined by the Planning and Zoning Staff.**

STAFF RECOMMENDATIONS – Page Two

5. **Architectural Design --** **To enhance the uniqueness of this development, while still maintaining some cohesiveness, the developer shall provide dwelling facades having separate styles and colors for the one-, two-, and three-bedroom units, while still sharing some common elements.**

6. **Water and Sewer Availability –** **The developer shall obtain the necessary easements for the required sanitary sewer line extension into the subject property, and the developer shall finance and construct the sewer line extension in cooperation with the Henry County Water Authority.**

7. **Transportation and Traffic Impacts –** **The applicant shall submit a traffic impact study which provides satisfactory traffic and transportation data; and the applicant shall provide any appropriate needed transportation and traffic improvements, in conjunction with City of Stockbridge, Henry County DOT, and Georgia DOT officials.**

Battle Law

3/30/2023
VIA: EMAIL
ATTN: Linda Logan

Senior Planner Logan:

On behalf of NexMetro Acquisitions, LLC (the "Applicant") for the proposed Annexation, Rezoning, Comprehensive Land Use Amendment, and Variance concerning +/- 14.16 acres of land located at 77 and 87 Holloway Road (the "Subject Property"), being parcel number 052-01023000, and 052-01024000, I submit the following letter.

The Applicant seeks to develop the Subject Property with a unique, high-end, luxury-style, rental product (apartments). The site plan attached to each application shows that the units will be detached, except for the one-bedroom units, which will be duplexes. However, each unit will rent on a case-by-case basis. The entirety of the Subject Property will be combined into one parcel and remain under single ownership.

Each unit will have rear yard space, and each occupant will have access to the various amenities shown throughout the site plan, including the trails, parks, pool, and pavilions.

The Subject Property is currently within the jurisdiction of Henry County. Thus, the Applicant has submitted the Annexation request. Because the City's regulations do not govern the Subject Property, a Comprehensive Land Use Amendment and Rezoning are required to bring the Subject Property under the City's regulations. Lastly, the Applicant has requested a Variance to reduce the distance required between multi-family buildings from twenty (20) feet to ten (10) feet.

The Applicant welcomes any questions from the Mayor and City Council members madas well as the Planning Staff.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant NexMetro Acquisitions, LLC. Phone: (813) 819-1293 Date: 04/24/2023

Address Applicant: 500 N. Westshore Blvd. Suite 600 Fax _____ Cell # _____

City: Tampa State: FL Zip: 33609 E-mail: sean@nexmetro.com

Name of Agent Battle law, P.C. Phone: (404) 601-7616 Date: 04/24/2023

Address Agent: 3562 Habersham at Northlake Bldg. J, Ste. 100 Fax _____ Cell # _____

City: Tucker State: GA Zip: 30084 E-mail: jsm@battlelawpc.com

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

Rezoning being requested RA in Henry County to PUD in Stockbridge

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

Address of Property: 77 and 87 Holloway Road

Nearest intersection to the property: Patrick Henry Pkwy and Holloway Road
(Street Address)

Size of Tract: 14.6 acre(s), Land Lot Number(s): _____, District(s): RA in Henry County

Property Tax Parcel Number(s): 52-01023000 (Owned by the McCranie Family), 52-01024000 (Owned by the Holloway Estate) **(Required)**

Witness' Signature _____ Signature of Applicant _____

Printed Name of Witness _____ Printed Name of Applicant _____

Notary _____ Signature of Agent _____

NOTARY STAMP:

(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant NexMetro Acquisitions, LLC Phone: (813) 819-1293 Date: _____

Address Applicant: 500 N Westshore Blvd Suite 600 Fax _____ Cell # _____

City: Tampa State: FL Zip: 33609 E-mail: sean@nexmetro.com

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City: Tucker State: GA Zip: 30084 E-mail: jsm@battlelawpc.com

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

Rezoning being requested Amended: PUD

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: 77 and 87 Holloway Road

Nearest intersection to the property: Patrick Henry Pkwy and Holloway Road
(Street Address)

Size of Tract: 14.16 acre(s), Land Lot Number(s): _____, District(s): RA

Property Tax Parcel Number(s): 52-01023000, 052-01024000 **(Required)**

Witness' Signature _____ Signature of Applicant _____

Michele L. Battle
Printed Name of Witness

Brian Rosenberg
Printed Name of Applicant

Bernadette E Fitts
Notary

Bernadette E Fitts
Signature of Agent

NOTARY STAMP:

BERNADETTE E FITTS
Notary Public, State of Arizona
Maricopa County
Commission # 612468
My Commission Expires
August 09, 2025

(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: _____

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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

Name/Company Name of Property Owner James Holloway Sr
Address of Property Owner 603 North Salem Drive, McDonough GA 30253
Telephone and E-Mail of Property Owner
Name/Company Name of Authorized Applicant NexMetro Acqusitions, LLC
Address of Authorized Applicant 500 N Westshore Blvd Suite 600, Tampa FL 33609
Telephone and E-Mail of Authorized Applicant (813) 819-1293 sean@nexmetro.com

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

Signature Lynn Holloway Pack Date 3/8/2023
Lynn Holloway Pack, s Executor under the Last Will and Testament of James Harold Holloway Sr., deceased

Personally appeared before me:

Lynn Holloway Pack

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

Notary Public's Signature

Angele F Dolbier 3-8-2023
Notary Public's Printed Name and Date

ANGELE F. DOLBIER NOTARY PUBLIC EXPIRES GEORGIA 06-25-23 HENRY COUNTY

[Affix Seal Here]

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 conditional use permit, 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 8th day of March, 2023

James H. Holloway, Sr.
Applicant's Name - Printed

Lynn Holloway Pack
Signature of Applicant/Property Owner/Agent
Lynn Holloway Pack, as Executor under the Last Will and Testament of James Harold Holloway Sr., deceased

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of March 2023,_____.

ANGELE F. DOLBIER NOTARY EXPIRES GEORGIA 06-25-23 PUBLIC HENRY COUNTY

Notary Public

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

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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

Name/Company Name of Property Owner Charles Richard McCranie Sr
Address of Property Owner 801 Parkway Drive, Smyrna Ga 30080
Telephone and E-Mail of Property Owner
Name/Company Name of Authorized Applicant NexMetro Acquisitions, LLC
Address of Authorized Applicant 500 N Westshore Blvd Suite 600, Tampa FL 33609
Telephone and E-Mail of Authorized Applicant (813) 819-1293 sean@nexmetro.com

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

Signature Cecilia D. McCranie Date 3/8/2023
Cecilia D. McCranie, as Attorney in Fact for Charles Richard McCranie Sr. under p/o/a dated 10/29/20

Personally appeared before me:

_____

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

MICHAEL DAWKINS
Notary Public, Georgia
Cobb County
My Commission Expires
May 04, 2026

Notary Public's Signature

Michael Dawkins 3-8-23
Notary Public's Printed Name and Date

[Affix Seal Here]

Applicant Campaign Disclosure Form

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

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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 8th day of March, 2023

Charles Richard McCranie Sr
Applicant's Name - Printed

Cecilia D. McCranie
Signature of Applicant/Property Owner/Agent
Cecilia D. McCranie POA

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of March 2023.

MICHAEL DAWKINS
Notary Public, Georgia
Cobb County
My Commission Expires
May 04, 2026

Notary Public

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

Applicant Campaign Disclosure Form

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

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

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

We certify that the foregoing information is true and correct, this 27th day of March, 2023

NexMetro Acquisitions, LLC
Applicant's Name - Printed

NexMetro Acquisitions, LLC
By: _____
Signature of Applicant/Property Owner/Agent

_____
Applicant's Attorney, if applicable - Printed

_____
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of March, 2023

BERNADETTE E FITTS
Notary Public, State of Arizona
Maricopa County
Commission # 612468
My Commission Expires
August 09, 2025

Bernadette E Fitts
Notary Public

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

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 conditional use permit, 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

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We certify that the foregoing information is true and correct, this 27th day of March, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Michele L. Battle

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of March, 2023.

BATOYA CLEMENTS NOTARY PUBLIC GEORGIA EXPIRES May 4, 2024 GWINNETT COUNTY

Notary Public

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

Henry County Water Authority
Engineering Division

February 28, 2023

Re: Water and Sewer Services - Availability

Proposed Development:	**Residential Development**
Property Information:	**Holloway Road Parcel NO's: 052-01024000 & 052-01023000**
	LL 50; District 6; 14.16+/- acres
Proposed Zoning:	**MFR (City of Stockbridge)**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	127	psi
Residual:	109	psi
Flow	1680	gpm
Calculated Flow @ 20 psi:	4398	gpm

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

Sewage **treatment** and sewer line **capacity** are currently available for the property. ***However, a sanitary sewer line extension is required to serve the property at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.***

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

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

This letter was prepared with information submitted to HCWA on a Preliminary Concept Plan dated 02/09/2023 prepared by Falcon Design Consultants, LLC.

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

Sheet List Table	
Sheet Number	Sheet Title
1.0	COVER PAGE
2.0	ADJACENT PROPERTIES MAP
3.0	ALTA SURVEY
4.0	OVERALL PUD ZONING PLAN

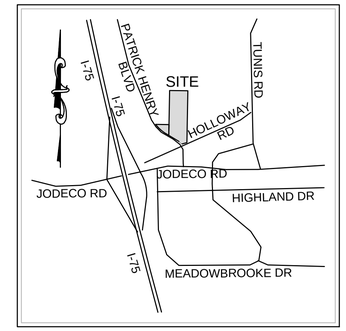
PUD ZONING PLAN

FOR

HOLLOWAY ROAD

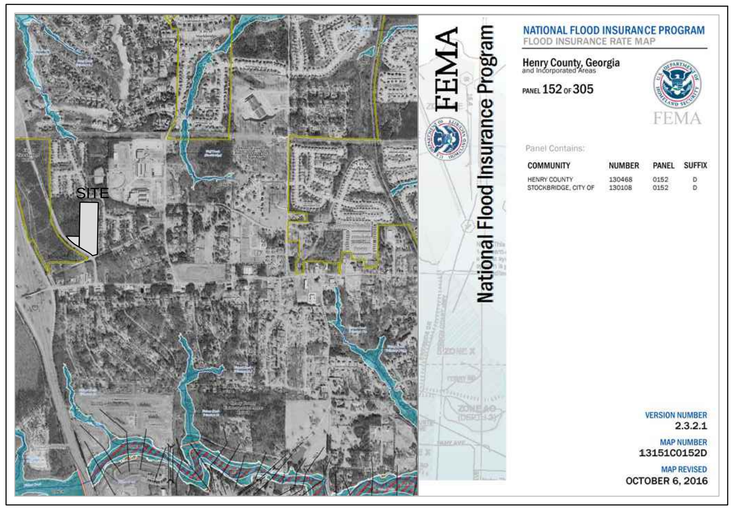
LAND LOTS 50, 6TH DISTRICT
STOCKBRIDGE, GEORGIA

OWNER/DEVELOPER:	24 HOUR CONTACT:	SURVEYOR:	ENGINEER:
NEXMETRO COMMUNITIES 277 HWY 74 N SUITE 320 PEACHTREE CITY, GA 30269	SEAN RUST 813-819-1293 SEAN@NEXMETRO.COM	FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666



VICINITY MAP

NTS



FEMA FLOOD MAP

N.T.S.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF A STOCKBRIDGE, GEORGIA COMMUNITY PANEL NUMBER: 13151C0152D EFFECTIVE DATE: OCT. 6, 2016. PORTIONS OF THESE PROPERTIES ARE LOCATED IN A FEMA FLOOD HAZARD ZONE.

1. OWNER / DEVELOPER NEXMETRO COMMUNITIES 277 HWY 74 N SUITE 200 PEACHTREE CITY, GA 30269 24 HOUR CONTACT: SEAN RUST 813-819-1293 SEAN@NEXMETRO.COM	5. FLOOD ZONE DATA THE PARCEL SHOWN HEREIN DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL 13151C0152D EFFECTIVE DATE OCT. 6, 2016.
2. ENGINEER FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	6. PROPERTY ADDRESS INTERSECTION OF PATRICK HENRY PKWY AND HOLLOWAY RD IN STOCKBRIDGE, GEORGIA 7. SITE REQUIREMENTS PROJECT AREA
3. SOURCE OF DATA FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	TOTAL NUMBER OF LOTS: 136 FRONT SETBACK: 30' SIDE SETBACK: 10' REAR SETBACK: 10' BUFFER: 10' DISTANCE BETWEEN BUILDINGS: 10'
TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY: FALCON DESIGN CONSULTANTS, LLC DATED: MAY 30, 2023.	8. ZONING: PLANNED UNIT DEVELOPMENT NUMBER OF LOTS PER TYPE: 1BR DUPLEX UNITS: 44 (32%) 2BR UNITS: 54 (40%) 3BR UNITS: 38 (28%)
4. SITE LOCATION DATA INTERSECTION OF PATRICK HENRY PKWY AND HOLLOWAY RD IN STOCKBRIDGE, GEORGIA	

CIVIL ENGINEERING
COA NO. PER 004780
LAND SURVEYING
COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 755-7978

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7100

www.fdc-llc.com

COVER SHEET
FOR
77 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRIC
STOCKBRIDGE, GEORGIA

REVISIONS

DATE	
1.	
2.	
3.	
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5.	
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8.	

Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
(800) 282-7411 (TOLL FREE) OUTSIDE OF GEORGIA
OR DIAL 811

DATE:	3/29/23
SCALE:	1" = 60'
PROJ NUMBER:	403.002
DRAWN BY:	NF
REVIEWED BY:	JDL
REVISED BY:	

GEORGIA REGISTERED NO. LA001882 LANDSCAPE ARCHITECT DAVID D. DAVIS
9/7/23

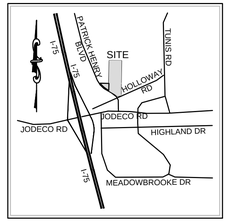
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

1.0

FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.

P:\Projects\403.002 Patrick Henry Parkway\PLANNING\CONCEPTS\PUD.dwg, nferris, Thu, Sep 07, 2023 - 3:40pm



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. BOUNDARY OBTAINED FROM ALTA SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC., DATED MARCH 08, 2023.
3. EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS DATA.
4. AN ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PERFORMED FOR THIS SITE.

CIVIL ENGINEERING
COA NO. PER 004790
LAND SURVEYING
COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 755-7978

CUMMING OFFICE
500 PIRKLE FERRY RD., STE E
CUMMING, GEORGIA 30040
Ph. (678) 807-7100

www.fdc-llc.com

ADJACENT PROPERTIES MAP
FOR
77 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRIC
STOCKBRIDGE, GEORGIA

REVISIONS

DATE	
1.	
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5.	
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7.	
8.	

Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-7411 (STATEWIDE)
OR DIAL 811

GEORGIA 811

DATE:	3/29/23
SCALE:	1" = 60'
PROJ NUMBER:	403.002
DRAWN BY:	NF
REVIEWED BY:	JDL
REVISED BY:	

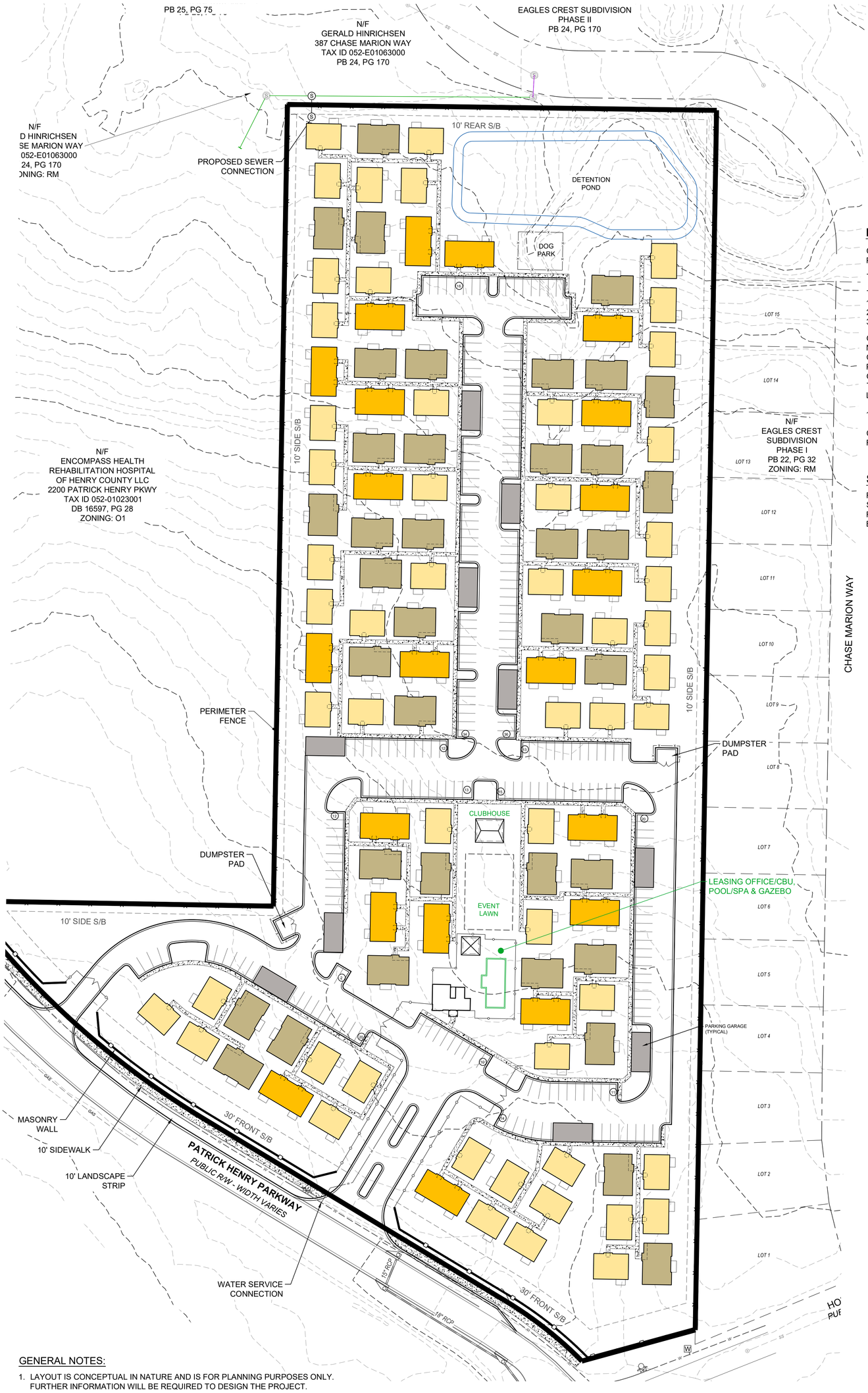
GEORGIA REGISTERED NO. LA001885 LANDSCAPE ARCHITECT JAMES DOUGLAS LAFOOD
9/7/23

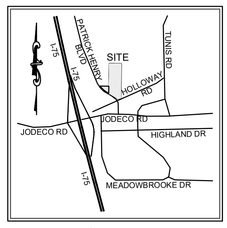
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
2.0

FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.

P:\Projects\403.002 Patrick Henry Parkway\PLANNING\CONCEPTS\PUD.dwg, nferris, Thu, Sep 07, 2023 - 3:27pm





VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: PUD

TOTAL SITE AREA: 14.16ac

TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

GROSS DENSITY: 9.6 du/ac
NET DENSITY: 9.6 du/ac
OPEN SPACE: 5.97ac (42%)
PARKING SPACES: 228
GARAGE SPACES: 40
TOTAL SPACES: 268
LOT COVERAGE: 6.96ac (49%)

10' BUFFERS PROVIDED

CONCEPT PLAN IS CONCEPTUAL IN NATURE AND FINAL DESIGN/UNIT COUNT MAY VARY.

SETBACKS

FRONT SETBACK: 30'
SIDE SETBACK: 10'
REAR SETBACK: 10'
BETWEEN BUILDINGS: 10'

1 BEDROOM DUPLEX UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

GENERAL NOTES:

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4. AN ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PERFORMED FOR THIS SITE.

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SHEET NUMBER
4.0

THIS DOCUMENT IS EXPECTED TO BE LEFT BEHIND THE ORIGINAL SIGNATURE OF THE REGISTRANT SHALL CONFORM THE REGISTRANT'S SEAL.

GEORGIA REGISTERED PROFESSIONAL ENGINEER
9/1/23

DATE:	3/29/23
SCALE:	1" = 50'
PROJ. NUMBER:	4-02-002
DRAWN BY:	NP
REVIEWED BY:	JDL
REVISED BY:	

DATE	REVISIONS
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

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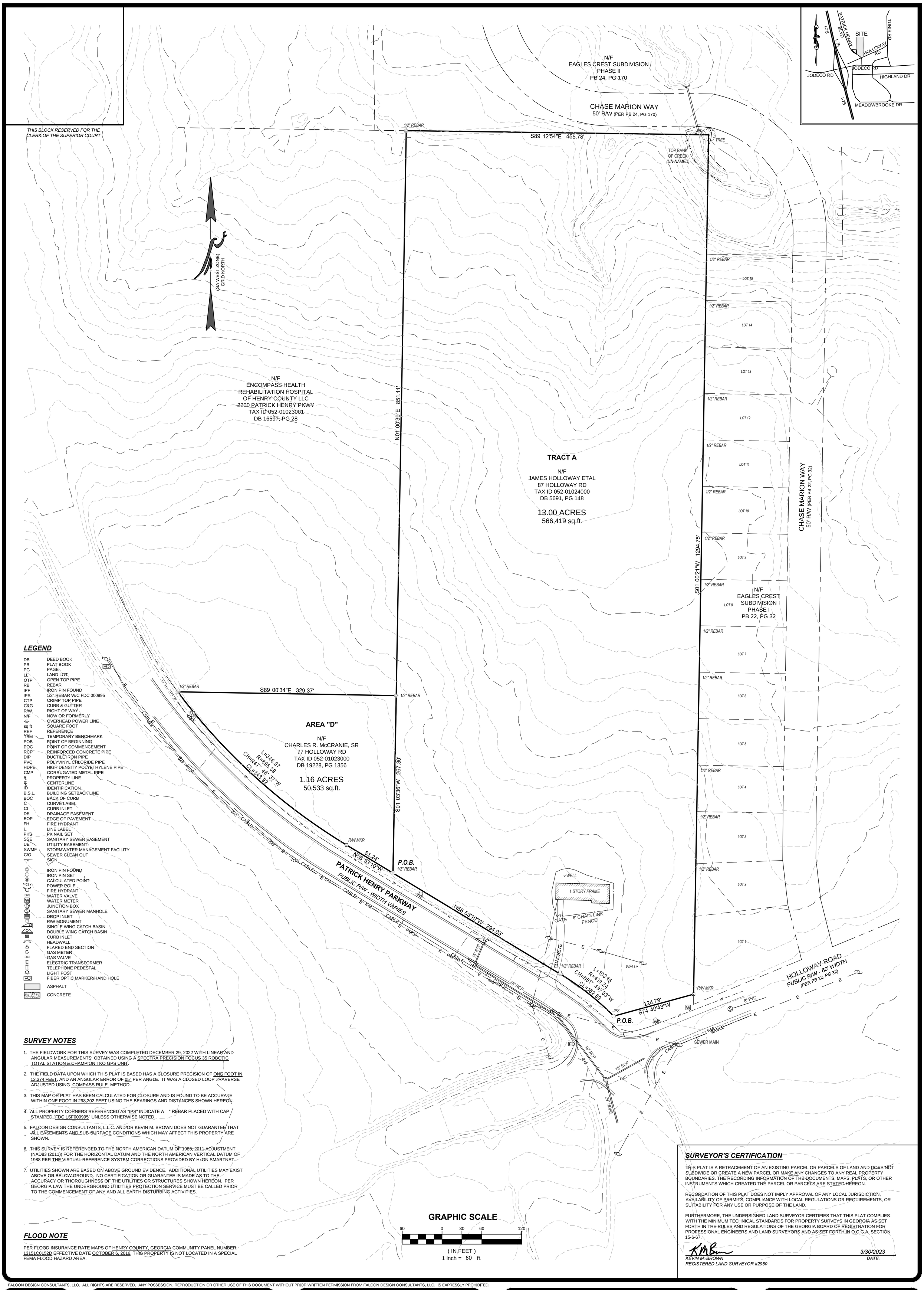
P:\Projects\403.002 Patrick Henry Parkway\SURVEY\dwg\Patrick Henry Parkway-ALTA-40.dwg, SHEET-1, nferris, Sep 07, 2023 - 6:11:34pm



LEGEND

DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
LL	LAND LOT
OTP	OPEN TOP PIPE
RB	REBAR
IPF	IRON PIN FOUND
IPS	1/2" REBAR W/C FDC 000995
CTP	CRIMP TOP PIPE
C&G	CURB & GUTTER
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
-E-	OVERHEAD POWER LINE
sq ft	SQUARE FOOT
REF	REFERENCE
TBM	TEMPORARY BENCHMARK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
PL	PROPERTY LINE
℄	CENTERLINE
ID	IDENTIFICATION
B.S.L.	BUILDING SETBACK LINE
BOC	BACK OF CURB
C	CURVE LABEL
CI	CURB INLET
DE	DRAINAGE EASEMENT
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
L	LINE LABEL
PKS	PK NAIL SET
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY
C/O	SEWER CLEAN OUT
	SIGN
	IRON PIN FOUND
	IRON PIN SET
	CALCULATED POINT
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	R/W MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	FLARED END SECTION
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POST
	FIBER OPTIC MARKER/HAND HOLE
	ASPHALT
	CONCRETE

SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED DECEMBER 29, 2022 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,374 FEET, AND AN ANGULAR ERROR OF 05" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 298,202 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A " REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HxGN SMARTNET.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0152D EFFECTIVE DATE OCTOBER 6, 2016, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KMBrown 3/30/2023

KEVIN M. BROWN — DATE
REGISTERED LAND SURVEYOR #2960

FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.

SHEET NUMBER 3.0

COA# LSF 000995
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

GEORGIA REGISTERED No. 2960 PROFESSIONAL LAND SURVEYOR KEVIN M. BROWN
3/30/23

DATE:	1-10-2023
SCALE:	1" = 60'
FILE NUMBER:	403.002
DRAWN BY:	CG
REVIEWED BY:	K. BROWN

REVISIONS

1.	ADDRESSED ATTORNEY COMMENTS	2-23-23
2.	ADDRESSED NEW TITLE COMMITMENTS	3-07-23
3.	CORRECTED OWNER OF AREA "D"	3-08-23
4.	CORRECTED TITLE BLOCK	3-30-23

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

ALTA/NSPS LAND TITLE SURVEY

HOLLOWAY ROAD

LAND LOTS 50, 6TH DISTRICT
HENRY COUNTY, GEORGIA

FALCON DESIGN CONSULTANTS
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CONSTRUCTION MANAGEMENT
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LAND SURVEYING COA NO. LSF 000995
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NEWNAN OFFICE: 5579 HIGHWAY 34 STE A, NEWNAN, GEORGIA 30265, Ph. (770) 716-0908
CUMMING OFFICE: 500 PIRKLE FERRY RD, CUMMING, GEORGIA 30040, Ph. (678) 807-7100
www.fdcllc.com

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 50 of the 6th District of Henry County, Georgia; formerly being areas A and B of the Willic May Holloway Estate; being shown as one tract on a plat of survey prepared by Daniel R. Moore, R.L.S., dated February 23, 2005; being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the Northerly right of way of Holloway Road with the Easterly right of way of Patrick Henry Parkway; thence Westerly along the Northerly right of way of Patrick Henry Parkway 103.15 feet (arc distance) along a curve concave to the left with a chord distance of 102.89 feet on a bearing of N 51° 47' 15" W to an iron pin, thence continuing along the right of way N 58° 51' 22" W a distance of 294.03 feet to an iron pin, thence leaving the right of way of Patrick Henry Parkway on a bearing of N 01° 01' 46" E a distance of 1118.43 feet to an iron pin, thence on a bearing of S 89° 12' 59" E a distance of 456.13 feet to an iron pin, thence on a bearing of S 01° 01' 46" W a distance of 1295.01 feet to a concrete monument, said monument being at the Northerly right of way of Holloway Road, thence along the right of way of Holloway Road 124.84 feet on a bearing of S 74° 42' 31" W to a concrete monument, said monument being the Point of Beginning.

The above tract being 13.012 acres.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

TRACT A

RECORD DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 50 of the 6th District of Henry County, Georgia; formerly being areas A and B of the Willic May Holloway Estate; being shown as one tract on a plat of survey prepared by Daniel R. Moore, R.L.S., dated February 23, 2005; being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the Northerly right of way of Holloway Road with the Easterly right of way of Patrick Henry Parkway; thence Westerly along the Northerly right of way of Patrick Henry Parkway 103.15 feet (arc distance) along a curve concave to the left with a chord distance of 102.89 feet on a bearing of N 51° 47' 15" W to an iron pin, thence continuing along the right of way N 58° 51' 22" W a distance of 294.03 feet to an iron pin, thence leaving the right of way of Patrick Henry Parkway on a bearing of N 01° 01' 46" E a distance of 1118.43 feet to an iron pin, thence on a bearing of S 89° 12' 59" E a distance of 456.13 feet to an iron pin, thence on a bearing of S 01° 01' 46" W a distance of 1295.01 feet to a concrete monument, said monument being at the Northerly right of way of Holloway Road, thence along the right of way of Holloway Road 124.84 feet on a bearing of S 74° 42' 31" W to a concrete monument, said monument being the Point of Beginning.

The above tract being 13.012 acres.

SURVEY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50, 6TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR AND CAP SET AT THE NORTHERLY RIGHT-OF-WAY LINE OF HOLLOWAY ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF PATRICK HENRY PARKWAY,

THENCE, WITH SAID EASTERLY RIGHT-OF WAY LINE, 103.15 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 419.24 FEET AND A CHORD BEARING NORTH 51 DEGREES 49 MINUTES 03 SECONDS WEST, 102.89 FEET) TO A 1/2 INCH REBAR;
THENCE, NORTH 58 DEGREES 53 MINUTES 10 SECONDS WEST, 294.03 FEET TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 01 DEGREES 03 MINUTES 36 SECONDS EAST, 267.30 FEET TO A 1/2 INCH REBAR;
THENCE, NORTH 01 DEGREES 00 MINUTES 39 SECONDS EAST, 851.11 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 89 DEGREES 12 MINUTES 54 SECONDS EAST, 455.78 FEET TO A 18 INCH HARDWOOD TREE;
THENCE, WITH THE WESTERLY LINE OF LOTS 1-15 OF THE EAGLES CREST SUBDIVISION, SOUTH 01 DEGREES 00 MINUTES 21 SECONDS WEST, 1,294.75 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT ON THE NORTHERLY RIGHT-OF WAY LINE OF HOLLOWAY ROAD;
THENCE, SOUTH 74 DEGREES 40 MINUTES 43 SECONDS WEST, 124.79 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***13.00 ACRES (566,419 SQUARE FEET)***.

TRACT A NOTES

1. PROPERTY SHOWN ON THE SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT PROVIDED.
2. PROPERTY HAS DIRECT ACCESS TO PATRICK HENRY PARKWAY. EXISTING DRIVEWAY SHOWN.
3. NO ENCROACHMENTS OBSERVED.
4. PROPERTY FORMS A CONTIGUOUS PARCEL WITHOUT GAPS, GORES OR OVERLAPS.
5. NO RECENT EARTH MOVING WORK OBSERVED.
6. NO RECENT STREET AND/OR SIDEWALK CONSTRUCTION OBSERVED.
   NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES PROVIDED.
7. NO USE OF THE PROPERTY AS A LANDFILL OBSERVED.
8. NO USE OF THE PROPERTY AS A CEMETERY OBSERVED.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION II - EXCEPTIONS

Commitment No.: 223731GA
EFFECTIVE DATE: November 7, 2022 at 12:00 AM

11. Easement from J.J. Holloway to Georgia Power Company, dated September 4, 1946, filed September 7, 1946 and recorded in Deed Book 37, Page 291, records of the Superior Court of Henry County, Georgia.

    DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

12. Easement from J.J. Holloway to Georgia Power Company, dated February 19, 1954, filed March 5, 1954 and recorded in Deed Book 49, Page 222, aforesaid records.

    DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

13. Easement from J.J. Holloway to Georgia Power Company, dated January 3, 1958, filed January 30, 1958 and recorded in Deed Book 56, Page 360, aforesaid records.

    DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

14. Application and Questionnaire for Current Use Assessment of Bona Fide Agricultural Property from James Harold Holloway to Henry County Board of Tax Assessors, dated February 11, 2013, filed February 14, 2013 and recorded in Deed Book 12942, Page 256, aforesaid records.

    DOCUMENT AFFECTS SUBJECT PROPERTY BY REFERENCING PARCEL 052-01024000.

SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED DECEMBER 29, 2022 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,374 FEET, AND AN ANGULAR ERROR OF 05" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 298,202 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A ½" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HGN SMARTNET.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0152D EFFECTIVE DATE OCTOBER 6, 2016, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

TABLE A - OPTIONAL ITEMS

1. PROPERTY CORNER MONUMENTS FOUND OR SET, AS SHOWN.
2. ADDRESS OF THE SUBJECT PROPERTY PER TAX RECORDS.
3. FLOOD ZONE NOTED AND SHOWN GRAPHICALLY.
4. GROSS LAND AREA = 13.00 ACRES

11a. OBSERVED EVIDENCE OF UTILITIES SHOWN.
13. ADJOINING OWNER NAMES SHOWN PER TAX RECORDS.

SURVEYOR'S CERTIFICATION

TO NEXMETRO ACQUISITIONS, LLC, an Arizona limited liability company
and FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11a, 13, OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON DECEMBER 29, 2022.

DATE OF PLAT OR MAP: JANUARY 10, 2023 (REVISED MARCH 8, 2023).

K M Brown — 3/08/2023
KEVIN M. BROWN — *DATE*
REGISTERED LAND SURVEYOR #2960

AREA "D"

RECORD DESCRIPTION

Area "D"

All that tract or parcel of land lying and being in Land Lot 50 of the 6th District of Henry County, Georgia, being Area 'D' of a survey plat for Anne McCranie made by Daniel R. Moore, R.L.S. dated Nov. 25, 1999, last revised Aug. 21, 2002, and being more particularly described as follows:

To get to the True Point of Beginning, commence at the intersection of the Northerly right of way of Holloway Rd. with the Easterly right of way of Patrick Henry Parkway, thence running along the Easterly right of way of Patrick Henry Parkway a distance of 102.89 ft on a bearing of N 51°47'15" W to a point on the right of way, continuing on the right of way a distance of 294.03 ft on a bearing of N 58°51'22" W to a point, said point being the True Point of Beginning) thence continuing on the right of way a bearing of N 58°51'22" W a distance of 81.24 ft. to a point) thence continuing on the right of way in a curve to the right 346.07 ft., said curve having a chord distance of 343.92 ft. on a bearing of N 47°46'49" W, to a point) thence leaving the right of way on a bearing of S 88°58'14" E a distance of 329.08 ft. to a point) thence running S 01°01'46" W a distance of 267.25 ft. to a point, said point being the True Point of Beginning.

The above tract being 1.1590 acres

SURVEY DESCRIPTION

AREA "D"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50, 6TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH REBAR AND CAP SET AT THE NORTHERLY RIGHT-OF-WAY LINE OF HOLLOWAY ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF PATRICK HENRY PARKWAY,
THENCE, WITH SAID EASTERLY RIGHT-OF-WAY LINE, 103.15 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 419.24 FEET AND A CHORD BEARING NORTH 51 DEGREES 49 MINUTES 03 SECONDS WEST, 102.89 FEET) TO A 1/2 INCH REBAR;
THENCE, NORTH 58 DEGREES 53 MINUTES 10 SECONDS WEST, 294.03 FEET TO THE ***POINT OF BEGINNING;***

THENCE, NORTH 58 DEGREES 53 MINUTES 10 SECONDS WEST, 81.24 FEET TO CONCRETE MONUMENT;
THENCE, 346.07 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 895.39 FEET AND A CHORD BEARING NORTH 47 DEGREES 48 MINUTES 37 SECONDS WEST, 343.92 FEET) TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 00 MINUTES 34 SECONDS EAST, 329.37 FEET TO 1/2 INCH REBAR;
THENCE, SOUTH 01 DEGREES 03 MINUTES 36 SECONDS WEST, 267.30 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***1.16 ACRES (50,533 SQUARE FEET)***.

AREA "D" NOTES

1. PROPERTY SHOWN ON THE SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT PROVIDED.
2. PROPERTY HAS DIRECT ACCESS TO PATRICK HENRY PARKWAY. NO CURB CUTS OBSERVED.
3. NO ENCROACHMENTS OBSERVED.
4. PROPERTY FORMS A CONTIGUOUS PARCEL WITHOUT GAPS, GORES OR OVERLAPS.
5. NO RECENT EARTH MOVING WORK OBSERVED.
6. NO RECENT STREET AND/OR SIDEWALK CONSTRUCTION OBSERVED.
   NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES PROVIDED.
7. NO USE OF THE PROPERTY AS A LANDFILL OBSERVED.
8. NO USE OF THE PROPERTY AS A CEMETERY OBSERVED.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION II - EXCEPTIONS

Commitment No.: 223730GA
EFFECTIVE DATE: January 31, 2023 at 12:00 AM

11. Easement from J.J. Holloway to Georgia Power Company, dated September 4, 1946, filed September 7, 1946 and recorded in Deed Book 37, Page 291, records of the Superior Court of Henry County, Georgia.

    DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

12. Easement from J.J. Holloway to Georgia Power Company, dated February 19, 1954, filed March 5, 1954 and recorded in Deed Book 49, Page 222, aforesaid records.

    DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

13. Easement from J.J. Holloway to Georgia Power Company, dated January 3, 1958, filed January 30, 1958 and recorded in Deed Book 56, Page 360, aforesaid records.

    DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

14. INTENTIONALLY DELETED.

TABLE A - OPTIONAL ITEMS

1. PROPERTY CORNER MONUMENTS FOUND OR SET, AS SHOWN.
2. ADDRESS OF THE SUBJECT PROPERTY PER TAX RECORDS.
3. FLOOD ZONE NOTED AND SHOWN GRAPHICALLY.
4. GROSS LAND AREA = 1.16 ACRES

11a. OBSERVED EVIDENCE OF UTILITIES SHOWN.
13. ADJOINING OWNER NAMES SHOWN PER TAX RECORDS.

SURVEYOR'S CERTIFICATION

TO NEXMETRO ACQUISITIONS, LLC, an Arizona limited liability company
and FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11a, 13, OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON DECEMBER 29, 2022.

DATE OF PLAT OR MAP: JANUARY 10, 2023 (REVISED MARCH 8, 2023).

K M Brown — 3/08/2023
KEVIN M. BROWN — *DATE*
REGISTERED LAND SURVEYOR #2960

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

K M Brown — 3/08/2023
KEVIN M. BROWN — *DATE*
REGISTERED LAND SURVEYOR #2960

CIVIL ENGINEERING COA NO. PEB-007708
LAND SURVEYING COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8660 - Fax (770)389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 716-0908

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 907-7100

www.fdc-llc.com

ALTA/NSPS LAND TITLE SURVEY

PATRICK HENRY PKWY

LAND LOTS 50, 6TH DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS

1.	ADDRESSED ATTORNEY COMMENTS	2-23-23
2.	ADDRESSED NEW TITLE COMMITMENTS	3-07-23
3.	CORRECTED OWNER OF AREA "D"	3-08-23
4.		

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SUCH CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

DATE:	1-10-2023
SCALE:	
FILE NUMBER:	403.002
DRAWN BY:	CG
REVIEWED BY:	K. BROWN

GEORGIA REGISTERED No. 2960 PROFESSIONAL SURVEYOR KEVIN M. BROWN
3/08/23

COA# LSF 000995
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

2 of 2

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P:\Projects\403.002 Patrick Henry Parkway\SURVEY\dwg\Patrick Henry Parkway-ALTA-30.dwg, SHEET-2, KBrown, Mar 08, 2023 - 5:59:27pm

Battle Law

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Zoning Ordinance
For
A Rezoning from RA in Henry County to PUD in the City of Stockbridge
of

NEXMETRO ACQUISITIONS, LLC
c/o Battle Law, P.C.

for

+/-14.16 Acres of Land
Being 77 and 87 Holloway Road
City of Stockbridge, Georgia and
Parcel Nos. 052-01023000 and 052-01024000

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

Battle Law

I. LETTER OF INTENT

NexMetro Acquisitions, LLC (the "Applicant") is seeking to develop on +/- 14.16 acres of land being Tax Parcel No. 052-01023000 and 052-01024000 having frontage on 77 and 87 Holloway Road (the "Subject Property") with a unique, luxury, single-family rental product (apartments). The Applicant is seeking a Rezoning of the Subject Property to from RA in Henry County to PUD in the City of Stockbridge. This application amends an earlier application that sought to rezone the Subject Property to MFR, and does not change the proposed density. This document serves as a statement of intent, analysis of the criteria under the City of Stockbridge Unified Development Code and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. STEINBERG ACT REZONING CRITERIA

The State of Georgia proposes the following decision criteria to be considered for rezonings in jurisdictions that do not propose other criteria:

1. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;*

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Subject Property has a medical office on the west side of it and homes to the east. The zoning proposal will allow a rental community that is laid out like cluster single family detached homes. The product will serve as a transition from the office uses to the single family detached homes to the east and protect the single family homes from any additional medical office uses that might seek to occupy the Subject Property and thereby immediately abut the single family homes. Therefore, the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

2. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;*

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. The property adjacent and nearby is already developed as medical offices and as residential. Adding more residential uses will not have any affect on the surrounding properties. Therefore, the zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

3. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;*

The property to be affected by the zoning proposal does not have a reasonable economic use as currently zoned. In Henry County, the Subject Property is zoned RA, which allows for large lot developments and agricultural uses. However, the future land use on the Subject Property is Mixed Use and allows for up to 16 dwelling units per acre. The Subject Property is not suitable

for the permitted agricultural uses and is planned to have a higher density residential use under Henry County's plan. Therefore, the property to be affected by the zoning proposal does not have a reasonable economic use as currently zoned.

4. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;*

The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

5. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and*

The zoning proposal is in conformity with the policy and intent of the land use plan. In Henry County, the comprehensive plan allows for up to 16 dwelling units per acre and also allows for a mixture of uses, but does not require it. This proposal includes a comprehensive land use plan amendment to change the future land use of the Subject Property from Mixed Use in Henry County to High Density Residential in the City of Stockbridge. The site plan included with this proposal contemplates building at 9.6 dwelling units per acre. Thus, this zoning proposal will bring development at a density a bit lower than what is currently permitted while also adhering to the City's comprehensive land use plan. Therefore, the zoning proposal is in conformity with the policy and intent of the land use plan.

6. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

The Applicant is not aware of any other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

III. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

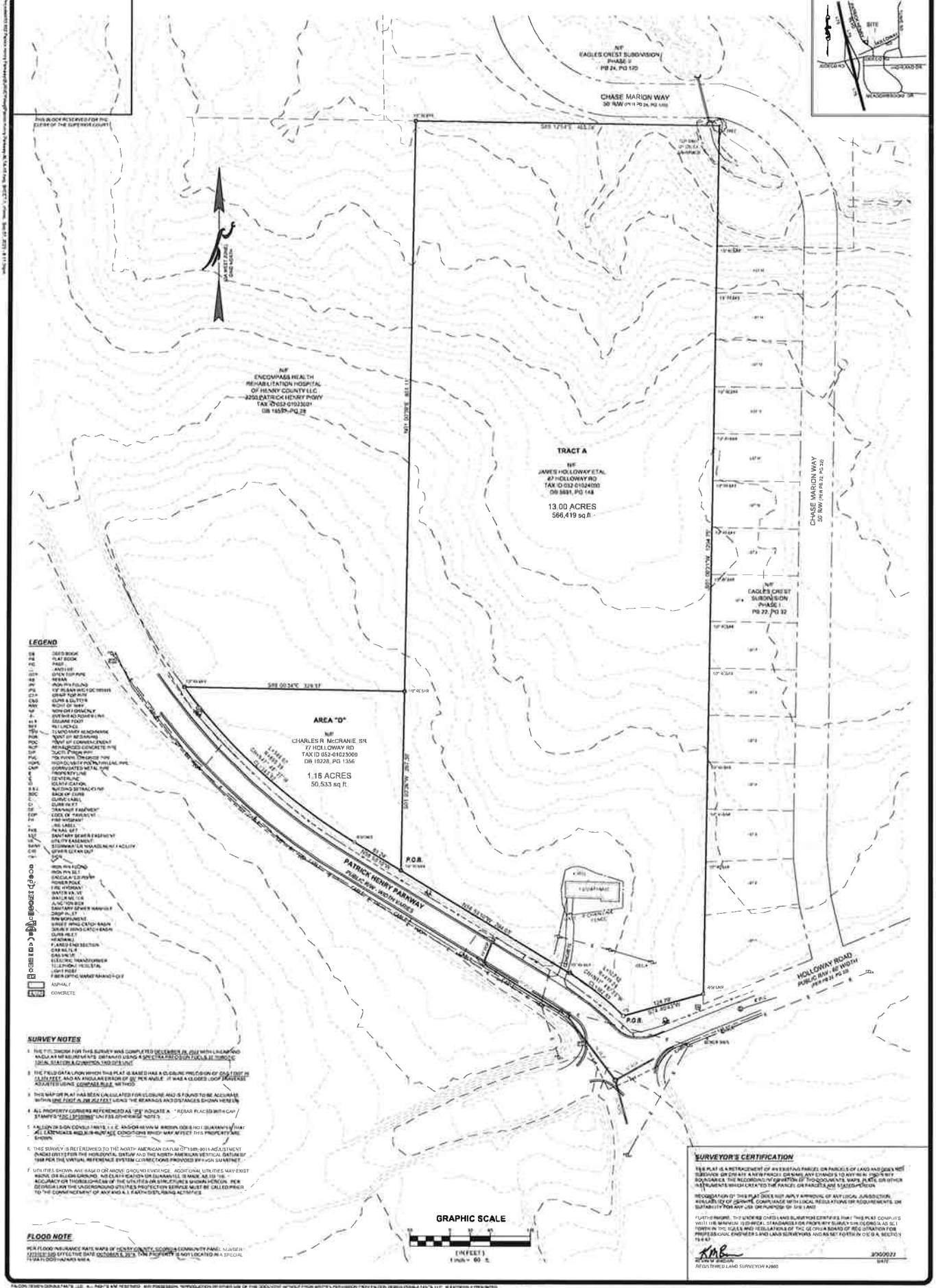
A refusal to allow the land use amendment and/or Rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or Rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the

taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant



LEGEND

DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
—	ANTENNA
OTP	OPEN TOP PIPE
RB	REBAR
IPF	IRON PIN FOUND
PK	1/2" REBAR W/ CC CAP
CTP	CRIMP TOP PIPE
C&G	CURB & GUTTER
R/W	RIGHT OF WAY
NF	NOW OR FORMERLY
E	OVERHEAD POWER LINE
S.F.	SQUARE FOOT
BFI	BELLSOUTH
TBM	TEMPORARY BENCHMARK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
B	PROPERTY LINE
℄	CENTERLINE
ID	IDENTIFICATION
B.S.L.	BUILDING SETBACK LINE
BOC	BACK OF CURB
C	CURVE LABEL
D	CURB INLET
DE	DRAINAGE EASEMENT
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
L	LINE LABEL
PKE	PK NAIL SET
SE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY
CO	SEWER CLEAN OUT
TBM	TOP
	IRON PIN FOUND
	IRON PIN SET
	DECIDUOUS TREE
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	R/W MONUMENT
	STREET WING CATCH BASIN
	SQUARE WING CATCH BASIN
	CURB INLET
	HEADWALL
	FLARED END SECTION
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POLE
	FIBER OPTIC MARKER/WARNING POST
	ASPHALT
	CONCRETE

SURVEY NOTES

1. THE TITLE SHOWN FOR THIS SURVEY WAS COMPLETED DECEMBER 28, 2022 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CONTROL 1400 DATA LINK.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET, AND AN ANGULAR ERROR OF 05" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,000 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPF" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "FDC LS 000969" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN, GSRLS DO NOT GUARANTEE THAT ALL EASEMENTS AND/OR RIGHT OF WAY CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983-2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY FUGRO SUMMIT NET.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CLAIM IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13151C 0125 EFFECTIVE DATE DECEMBER 8, 2014 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR NAME ANY STREETS TO ANY NEW PUBLIC WAY 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, AND LACK OF OBVIOUS 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.

KMB
KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2860

3/30/2023
DATE

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SHEET NUMBER
3.0

COA # LSF 000969

GEORGIA REGISTERED LAND SURVEYOR KEVIN M. BROWN 3/30/23

DATE:	1-10-2023
SCALE:	1" = 60'
FILE NUMBER:	HOLLOWAY
DRAWN BY:	CDG
REVIEWED BY:	K. BROWN

REVISIONS

1	ADDRESSED ATTORNEY COMMENTS	2-23-23
2	ADDRESSED NEW TITLE COMMITMENTS	3-01-23
3	CORRECTED OWNER OF AREA "D"	3-08-23
4	CORRECTED TITLE BLOCK	3-30-23

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

ALTA/NSPS LAND TITLE SURVEY

HOLLOWAY ROAD

LAND LOTS 50, 6TH DISTRICT
HENRY COUNTY, GEORGIA

FALCON DESIGN CONSULTANTS

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND DEVELOPMENT
LAND SURVEYING
LAND PLANNING
ENVIRONMENTAL MANAGEMENT

Henry County Water Authority
Engineering Division

February 28, 2023

Re: Water and Sewer Services - Availability

Proposed Development:	**Residential Development**
Property Information:	**Holloway Road Parcel NO's: 052-01024000 & 052-01023000**
	LL 50; District 6; 14.16+/- acres
Proposed Zoning:	**MFR (City of Stockbridge)**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	127	psi
Residual:	109	psi
Flow	1680	gpm
Calculated Flow @ 20 psi:	4398	gpm

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

Sewage **treatment** and sewer line **capacity** are currently available for the property. ***However, a sanitary sewer line extension is required to serve the property at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.***

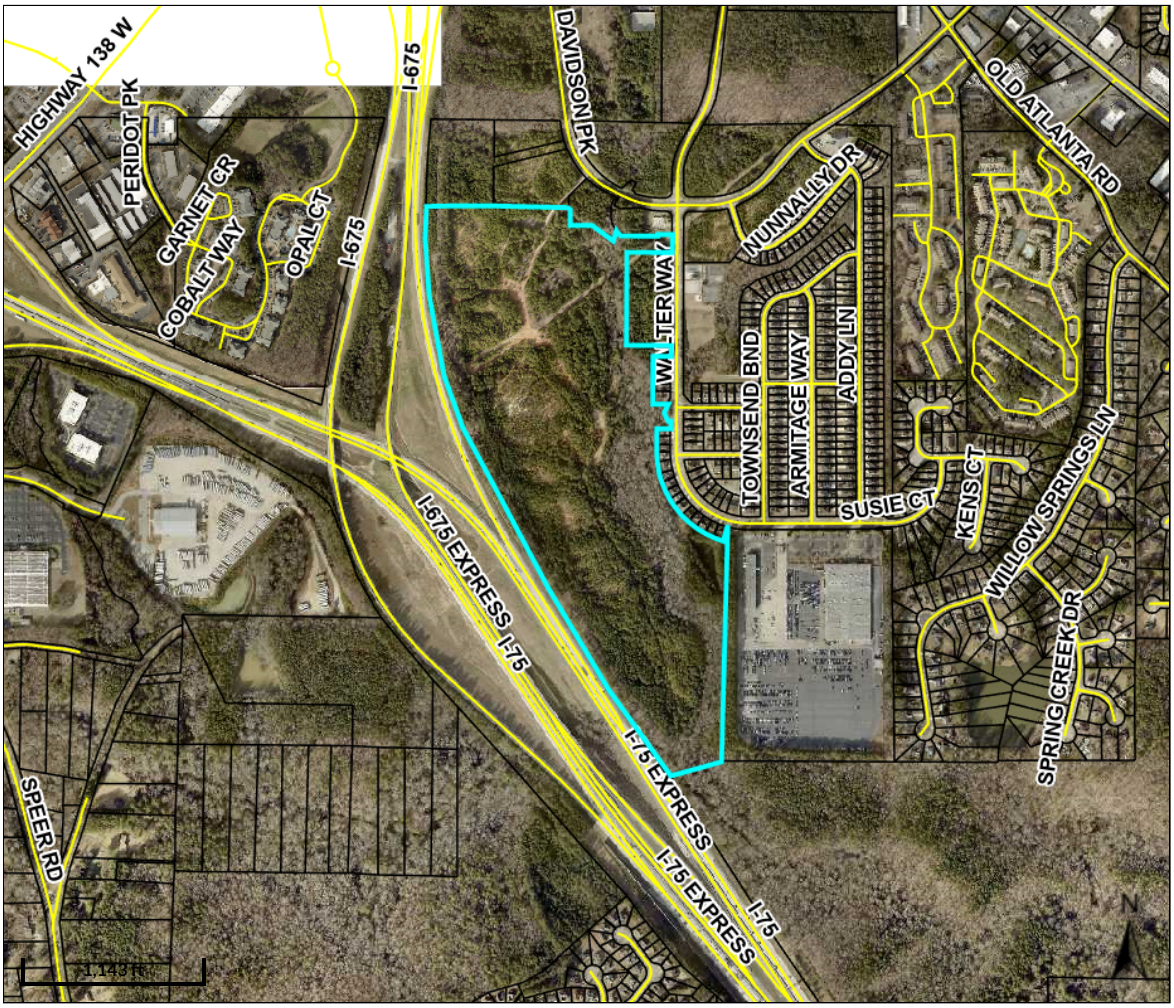
The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

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

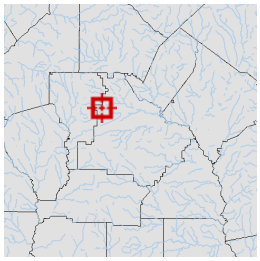
This letter was prepared with information submitted to HCWA on a Preliminary Concept Plan dated 02/09/2023 prepared by Falcon Design Consultants, LLC.

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

qPublic.net™ Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	030-01009000	**Class**	C	**Owner**	GDCI GA 6 LP	**Land Value:**	$1.9172e+006
Property Address		**Acreage**	73.88	**Address**	5755 DUPREE DR STE 130 ATLANTA GA 30327	**Building Value:**	$0
District	City/Stockbridge					**Misc Value:**	$0
						Total Value:	$1917200

Last 2 Sales

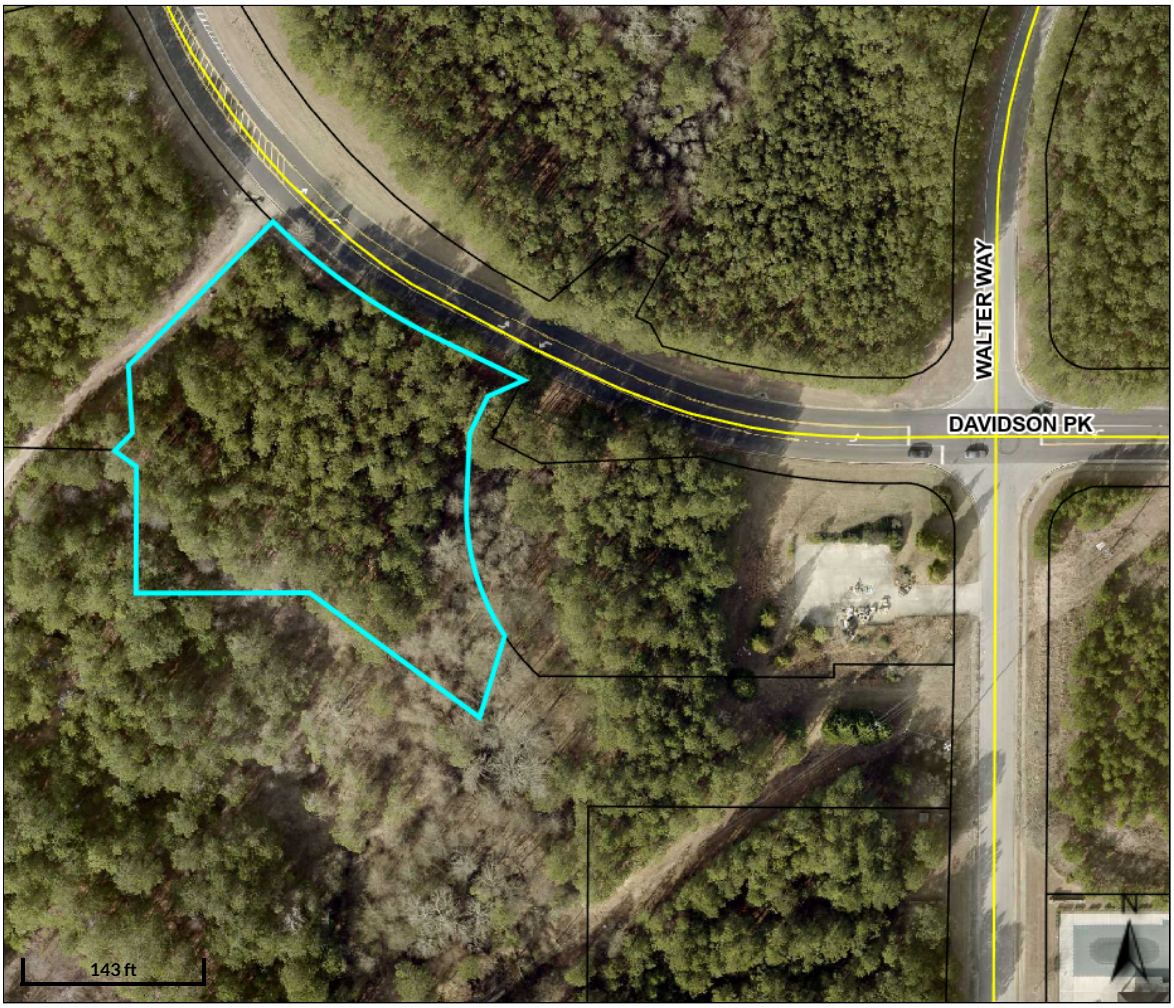
Date	Price	Reason	Qual
2/26/2018	$1,126,655	OTHER	U
4/1/2014	$2,500,000	D UND POWR	U

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

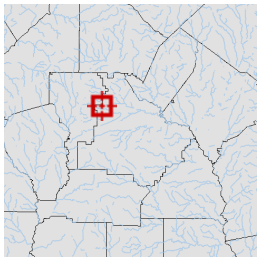
Date created: 9/5/2023
Last Data Uploaded: 9/5/2023 1:24:23 AM

Developed by Schneider GEOSPATIAL

qPublic.net™ Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	030-01009006	**Class**	C	**Owner**	GDCI GA 6 LP	**Land Value:**	$72300				
Property Address		**Acreage**	1.66	**Address**	5755 DUPREE DR STE 130 ATLANTA GA 30327	**Building Value:**	$0	**Last 2 Sales**			
District	City/Stockbridge							**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$0	2/26/2018	$1,126,655	OTHER	U
								4/23/2014	$0	CORPORATE	U
						Total Value:	$72300				

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Date created: 9/5/2023
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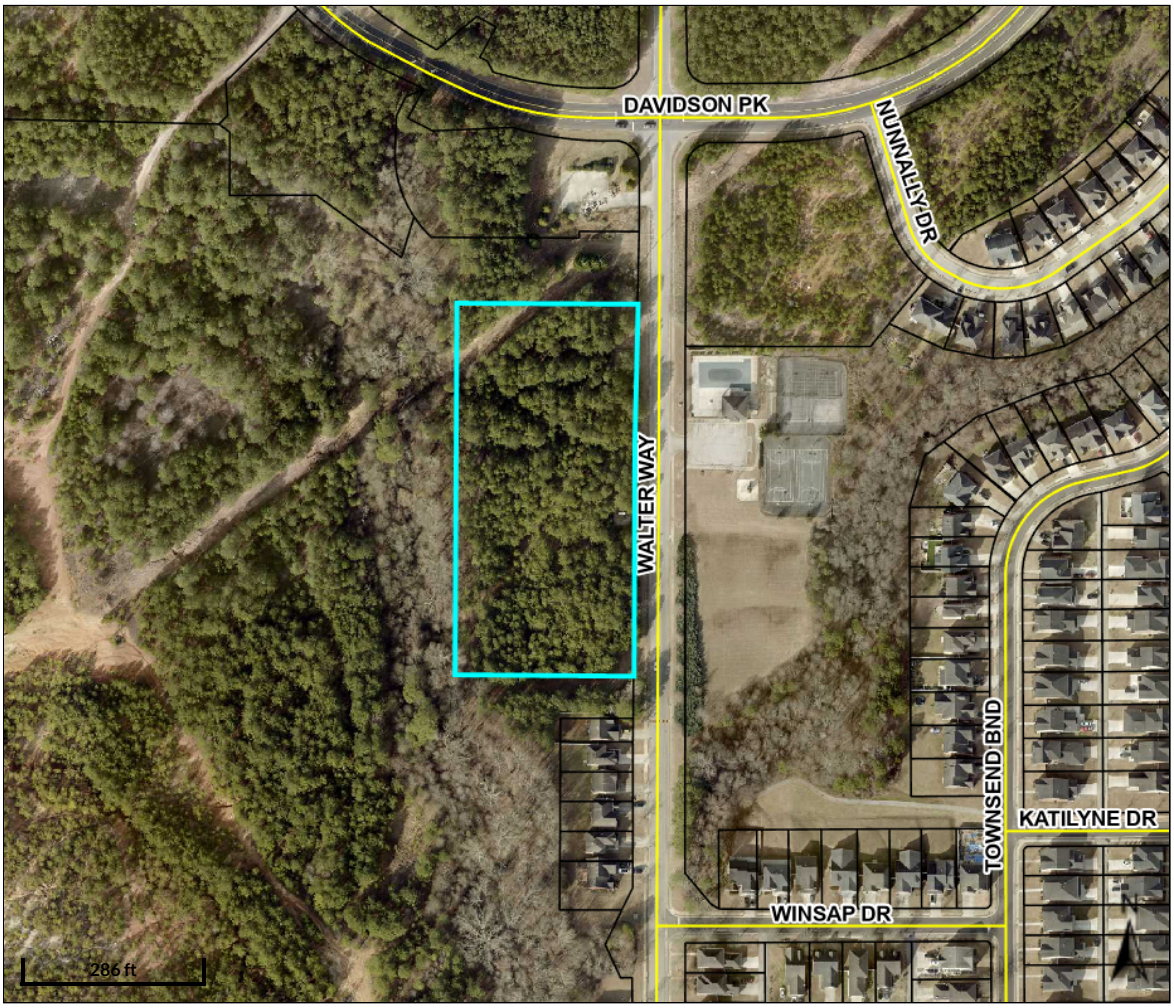
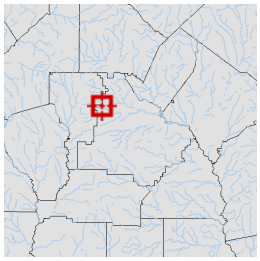


Overview



Legend

- Parcels
- Roads

Parcel ID	030-01009005	**Class**	C	**Owner**	GDCI GA 6 LP	**Land Value:**	$108900				
Property Address		**Acreage**	3.63	**Address**	5755 DUPREE DR STE 130 ATLANTA GA 30327	**Building Value:**	$0	**Last 2 Sales**			
District	City/Stockbridge							**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$0	2/26/2018	$1,126,655	OTHER	U
								4/23/2014	$0	CORPORATE	U
						Total Value:	$108900				

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

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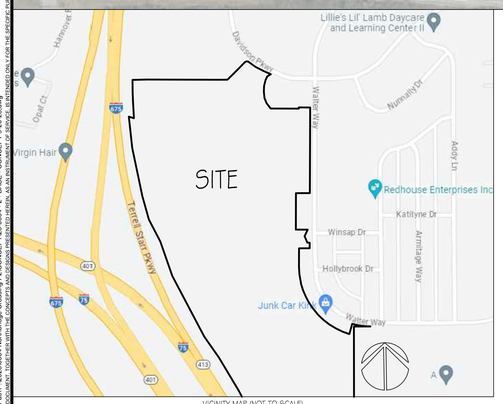
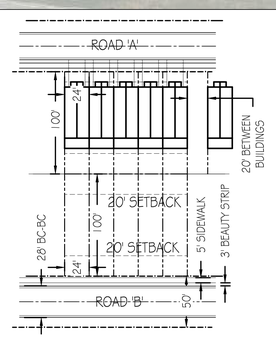
Developed by Schneider GEOSPATIAL

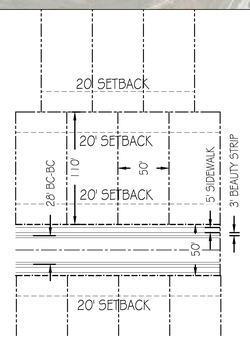


VICINITY MAP (NOT TO SCALE)



TOWNHOUSE LOTS (TYP.)
SCALE: 1"=60'

THERE ARE NO P.U.D. SETBACKS REQUIRED.



DETACHED LOTS (TYP.)
SCALE:1"=60'

AMENITY NOTES:

1. PER REGULATIONS:
   - 1.1. SUBDIVISIONS WITH OVER THREE HUNDRED (300) LOTS MUST INCLUDE A POOL FACILITY, CLUBHOUSE, POCKET PARK OF AT LEAST TWO THOUSAND (2,000) SQUARE FEET, AND AT LEAST TWO (2) OF THE FOLLOWING:
     - 1.1.1. PLAYGROUND.
     - 1.1.2. DOG PARK.
     - 1.1.3. TENNIS COURT.
     - 1.1.4. BASKETBALL COURT.
     - 1.1.5. WALKING TRAIL.
     - 1.1.6. FITNESS CENTER.
     - 1.1.7. PICNIC AREA WITH GRILL AND COVERED PAVILION.
     - 1.1.8. COMMUNITY GARDEN AND REFLECTION AREA.
     - 1.1.9. FIRE PIT AND GATHERING AREA.
     - 1.1.10. ANY OTHER AMENITY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
2. PROVIDED AMENITIES: CLUBHOUSE, POOL, PLAYGROUND, PICKLE BALL COURTS AND POCKET PARKS WITH AN AREA GREATER THAN 2,000 SQFT.

DEVELOPER:
DR HORTON
1371 DOGWOOD DRIVE SW
CONYERS, GA 30012
CONTACT: TIFFANY D. HOGAN
678-780-8526

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

SITE DATA	
SITE AREA	79.02 ACRES
ZONING	
EXISTING ZONING	C-3
PROPOSED ZONING	PUD
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	312 TOTAL
TOWNHOME LOTS	128
DETACHED LOTS	184
ALLOWABLE DENSITY	PER CONCEPT PLAN
PROPOSED DENSITY	3.95 LOTS/ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (15.80 ACRES)
PROPOSED OPEN SPACE	42.6% (33.63 ACRES)
SETBACK PROPOSED. NO REQUIREMENTS FOR PUD	
FRONT SETBACK	20 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	20 FEET
CORNER SIDE	5 FEET
TYPICAL LOT	
TOWNHOMES	24' WIDE BY 100' DEEP
DETACHED LOTS	50' WIDE BY 110' DEEP
GUEST PARKING	
OFF STREET GUEST PARKING	91 SPACES
PARKING CALCULATIONS TOWNHOMES	
REQUIRED	2.25 SPACES/UNIT = 288 SPACES
PROPOSED (2 IN DRIVEWAY)	128 (2) = 256 SPACES
PARKING CALCULATIONS DETACHED LOTS	
REQUIRED	2 SPACES/UNIT = 368 SPACES
PROPOSED (2 IN DRIVE)	184 (2) = 368 SPACES
TOTAL PARKING REQUIRED = 656 SPACES	
TOTAL PARKING PROVIDED = 715 SPACES	

Bowman
Bowman Consulting Group Ltd
4174 Silver Peak Parkway, Suwanee, GA 30024
Phone: (770) 932-6550
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D·R·HORTON®
America's Builder

CONCEPT PLAN
NORTHBRIDGE PHASE 2
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	DESCRIPTION

DATE	DESCRIPTION	
CW	–	CM
DESIGN	DRAWN	CHKD

SCALE	1" = 100'
JOB No.	23-0504
DATE :	7-27-2023
FILE No.	23-0504
SHEET No.	1 OF 1

September 21, 2023
File Path:P:\2023\0504 Northridge Crossing P2\CONCEPT\23-0504 -2 - BASE - CONCEPT 9-20-23.dwg
THIS DOCUMENT IS CONSTRUCTED TO BE A TRUE COPY OF THE ORIGINAL DOCUMENT. ANY ALTERATIONS TO THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

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 28, 2023

SUBJECT: Staff Report for Comprehensive Plan Amendment Case #CP-2023-04 for Three Parcels at Davidson Parkway and Walter Way (Parcel #0303-01009000, Parcel #030-01009005, and Parcel #030-01009006). Council District: 2.

I. PURPOSE

Consider a Comprehensive Plan Amendment application (#CP-2023-04) by D. R. Horton, Inc. (represented by Tiffany Hogan, JD) to change the future land use designation three parcels at the southwest corner of Davidson Parkway and Walter Way from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for the construction of a mixed residential development. The applicant proposes to build 312 total units, including 184 single-family detached dwellings and 128 townhomes. To allow for the proposed development, the applicant also simultaneously submitted an application for a Rezoning (Rezoning Case #RZ-2023-05) to rezone the property from 'C-2' (Heavy Commercial) to 'PUD' (Planned Unit Development). The applicant would also need to apply for a recombination of the three parcels into one parcel if and after the requested rezoning is approved.

II. EXISTING CONDITIONS

A. Property Location. The subject property is located in the northwestern area of the City of Stockbridge, near the Clayton County line; about half a mile south of Highway 138 / Lake Spivey Parkway and about half a mile west of North Henry Boulevard. It is bordered by Davidson Parkway to the north, Walter Way to the east, and Interstates 75 and 675 to the south and west. One of the three parcels comprising the subject property is located on the curve of Davidson Parkway, south of the Clayton County line. The main project access to the development site would occur from this curve.

B. Property Characteristics. The subject property is comprised of three parcels, including a large parcel on Walter Way with 73.859 +/- acres, a small parcel on Walter Way with 3.636 +/- acres, and a small parcel on Davidson Parkway with 1.369 +/- acres. These parcels are shown on the three aerial photographs below. The large parcel has roughly three-fourths of a mile of frontage along Interstates 75 and 675. Reeves Creek is located near the eastern boundary of the development site, with required buffers. The large parcel contains approximately 10.5 acres of "Restricted Use Commercial", thus only the remaining 63.35 +/- acres is developable. The property is mostly level and wooded. The City of Stockbridge owns a lift station near the south end of the large parcel, which is accessed from a driveway through an easement off Walter Way. Due to the lack of access to the property from the south and west, the subject property is viewed as being landlocked.

C. Surrounding Land Use and Zoning. The subject property is surrounded by a mixture of land uses and zoning districts, as is indicated by Table 1 below. To the north, along Davidson Parkway within Clayton County, are several commercial uses, including motels, a gas station, a fast food restaurant, a fitness center, and an automotive repair center. To the northeast is some vacant land along Davidson Parkway and Walter Way, which is zoned 'C-2' (General Commercial). To the west and southwest, the subject property is bordered by Interstate 675. To the east is the Northbridge Crossing Subdivision (whose property is zoned 'RM-2' for Multifamily/Townhomes). The subdivision is the predominant land use in the vicinity. Its clubhouse and pool are located directly across Walter Way from the proposed development site. Bordering the site to the southeast is the Drivetime Automotive Reconditioning Center off Walter Way, which was established in 1997 and whose property is zoned 'LI' (Light Industrial).

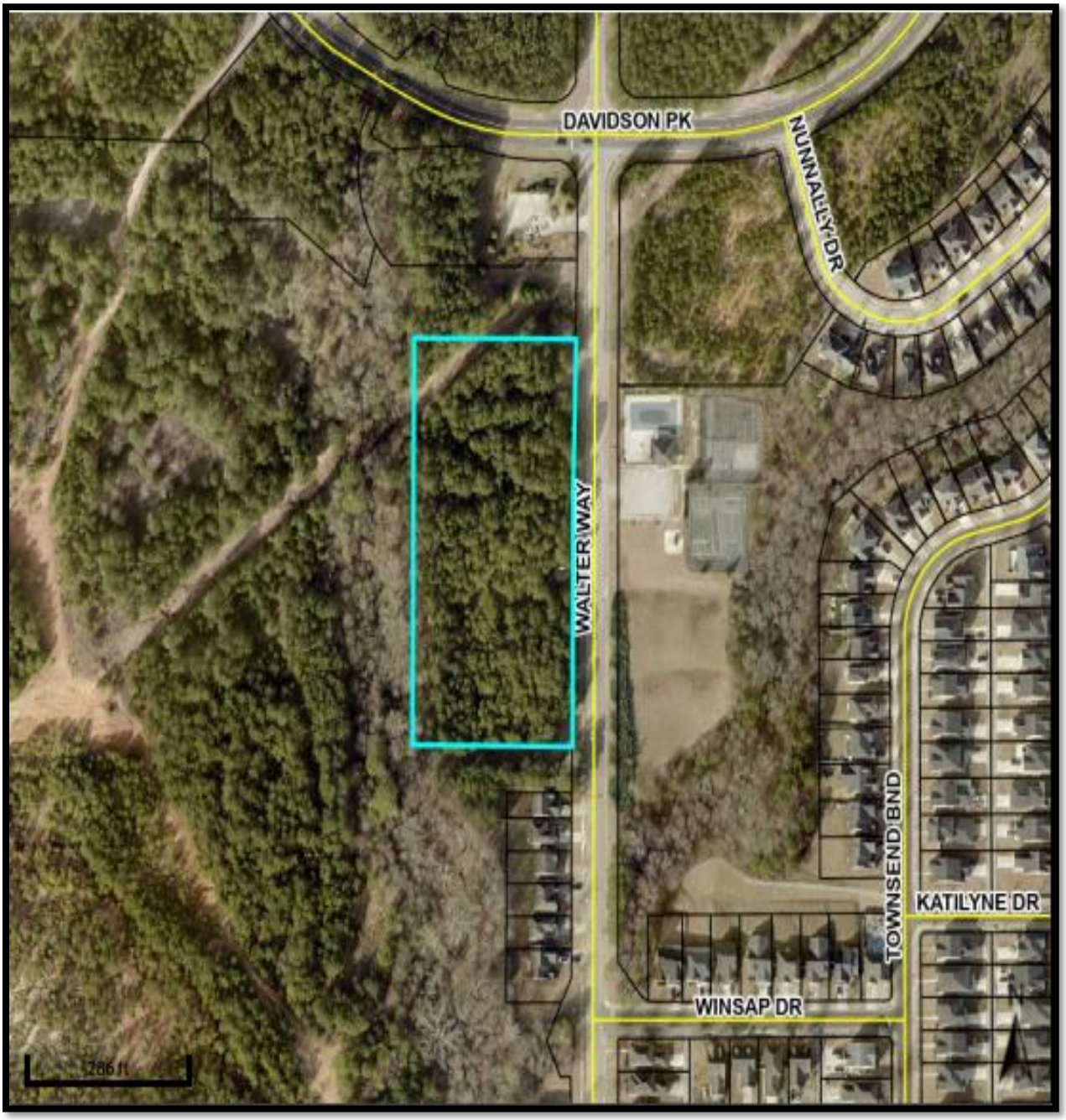
III. CASE FACTS

Proposed Development:	Mixed residential development with 312 total units (184 single-family detached dwellings and 128 townhomes).
Applicant:	D. R. Horton, Inc., represented by Tiffany Hogan.
Site Address:	Three parcels at Davidson Parkway and Walter Way, with 79.16 +/- total acres.
Parcel ID and Acreage:	~ Large Parcel on Walter Way—Parcel #030-01009000 with 73.859 +/- acres. ~ Small Parcel on Walter Way—Parce #030-3.636 with 3.636 +/- acres. ~ Small Parcel on Davidson Parkway—Parcel # 030-01009006 with 1.369 +/- acres.
District and Land Lot:	District 12, Land Lot 57.
Owner:	GDCI GA 6LP
Property Location:	In Council District 2, on the south side of Davidson

	Road and the west side of Walter Way.
Current Use:	Vacant.
Surrounding Uses:	~ North—Vacant land. ~ Northwest—Clayton County. ~ South—Vacant land, recently approved by the City (via CP-2022-04, RZ-2022-05, and DRI #3799) for a major mixed-use development off Flippen Road. ~ Southeast—Automobile refurbishing business (Drivetime). ~ East—Northbridge Crossing I Subdivision. ~ West—Interstates 75 and 675.
Existing & Proposed Zoning:	From 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development). The property also lies within the Parkway Mixed-Use Overlay District.
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 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'.
Property Conditions:	The large parcel has roughly three-fourths of a mile of frontage along Interstates 75 and 675. It contains Reeves Creek near the eastern boundary; about 10.5 acres of "Restricted Use Commercial"; and a lift station which is owned by the City of Stockbridge, with an easement access off Walter Way. The property is mostly level and wooded. Due to its lack of access from the south and west, it is viewed as being landlocked.

AERIAL PHOTOGRAPH:
Large Parcel on Walter Way
(Parcel #030-01009000 with 73.859 +/- Acres)

AERIAL PHOTOGRAPH:
Small Parcel on Walter Way
(Parcel #030-01009005 with 3.636 +/- Acres)



AERIAL PHOTOGRAPH:
Small Parcel on Davidson Parkway
(Parcel #030-01009006 with 1.369 +/- Acres)

IV. ZONING HISTORY

Over the years, parts of the subject property and the adjacent properties to the east and south have had a very active zoning history, having been rezoned and being the subject of four Development of Regional Impact (DRI) reviews by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA). Although the existing Northbridge Crossing subdivision was developed as a result of the approval of the Northbridge Crossing I DRI #284, no development has yet occurred on the subject property. A description of each zoning action is provided below.

- Multiple rezonings for Northbridge Crossing Development
- Northbridge Crossing DRI #284 review
- Development Agreement for Northbridge Crossing
- Rezoning Case #RZ-09-12-S
- Reeves Creek I DRI #2996 review
- Davidson Parkway Commerce Center DRI #3309 review
- Reeves Creek II DRI Review #3799

A. Multiple Rezonings for Northbridge Crossing Development. In 2003, DRA Development requested the rezoning of about 49 acres around the intersection of Davidson Parkway and Walter Way, as part of the "Northbridge Crossing Development", from 'RA' (Residential-Agricultural), 'C-3' (Heavy Commercial), and 'M-1' (Light Manufacturing) to 'RM-3' (Multifamily Residential for Condominiums) to allow for condominium development. The rezoning was approved with conditions via Ordinance No. 03-148. Then Henry County Planning and Zoning completed a staff report for Rezoning Case #RZ-02-71-S for a 7.24-acre tract adjacent to the current DriveTime Automotive Conditioning establishment. The report stated that a portion of the tract was previously rezoned from 'RA' to 'M-1' with a 'PD' (Planned Development) district on September 8, 1996.

B. Northbridge Crossing DRI #284 Review. In conjunction with the multiple rezoning requests for Northbridge Crossing, the Atlanta Regional Commission (ARC) completed a Final Report for a Development of Regional Impact (DRI) Review on November 15, 2002, representing DRI #284. The proposed project was to have mixed uses, including residential, office, and commercial. The Georgia Regional Transportation Authority (GRTA) approved the project with the conditions that additional turn lanes be constructed along Davidson Parkway; that the intersection of Davidson Parkway and Walter Way be reconstructed; and that sidewalks be installed.

C. Development Agreement for Northbridge Crossing. A Development Agreement was prepared for Northbridge Crossing (formerly known as "Stockbridge Station") on May 15, 2003 between the City of Stockbridge and DRA Development, Inc. It pertained to the rezoning of a 143.72-acre site and it included multiple zoning conditions for different types of uses to be included within the development plan. Four amendments were later made through 2007. Among the zoning conditions were the requirements that residential units

not have rear alleyways; that any new roadway have four lanes with a raised median; and that any connections to the existing streets at Flippen Road and Davidson Parkway should be coordinated with the Henry County DOT.

D. Rezoning Case #RZ-09-12-S. On April 12, 2010, the Stockbridge City Council approved Rezoning Case #RZ-09-12-S to rezone fourteen tracts of land (including the subject property) at the southwest corner of Davidson Parkway and Walter Way from C-2, RM-2, and RM-3 to the subject property's current zoning of C-3. The applicant was DRA Development, Inc. and the rezoning comprised 83.26 acres of land which constituted a portion of the original 143.72 +/- acres. Ordinance #10-185 was prepared to document the rezoning approval. The proposed development was to be a mixture of commercial, retail, and office uses. One of the nine zoning conditions was the requirement that the Development Agreement for Northbridge Crossing, which was adopted on May 15, 2003, be updated to reflect this rezoning of the property to C-3.

E. Reeves Creek I DRI #2996. In 2019, Forest Development Group proposed the construction of a major mixed-use development of regional scale on a portion of the subject property, as well as other property to the south within unincorporated Henry County. The development site included portions of Henry County (the submitting jurisdiction), the City of Stockbridge, and Clayton County. ARC completed its "Regional Review Finding" for DRI #2996 on October 3, 2019 for the proposed "Reeves Creek" development. The DRI request was made by Henry County Government since the majority of the land within the project boundaries was located in unincorporated Henry County. The DRI was found to be "within the best interest of the State." ARC's Decision recommended the construction of a new road through the area, to be named "Reeves Creek Parkway", the possible installation of a traffic signal at the intersection of Reeves Creek Parkway and Davidson Parkway, and the installation of additional turn lanes at the intersection of Davidson Parkway and Highway 138 West.

The approved site plan shows that the main access was to begin from Davidson Parkway off Highway 138, then a new four-lane roadway to be called "Reeves Creek Parkway" was to extend through the middle of the subject property and run southward along the right-of-way of Interstates 75 and 675 to Walt Stephens Road, where a proposed new interstate exit would be created. The portion of the development site which would have comprised the subject property was to be developed with a retail power center, a club warehouse, restaurants, and retail establishments. A medical complex was to be located on the north side of Davidson Parkway, while hotels and restaurants were to be located within the Clayton County portion of the site. To the south, in the Henry County portion of the site, larger uses were to be developed, including a mass transit complex, an arena, a convention center, a municipal complex, retail and office uses, a county park, a senior care community, and an apartment community.

F. Davidson Parkway DRI #3309. In 2021, EastGroup Properties, L.P., the developer/applicant, proposed the development of a "business distribution center", to be named "Davidson Parkway Commerce Center", on the subject property. It was to be comprised of five buildings serving multiple tenants with various office and warehouse uses, having a total building space of 695,860 square feet. Battle Law, P.C. represented the developer. The applicant applied for Comprehensive Plan Amendment Case #CP-2021-01 and Rezoning Case #RZ-2021-01. Although the DRI decisions by ARC and GRTA were for approval with conditions, the Stockbridge Planning and Zoning Staff and the Planning Commission both recommended the denial of the proposed project due to their belief that industrial uses were inappropriate for the subject property. The City Council agreed, denying Comprehensive Plan Amendment Case #CP-2021-01 and Rezoning Case #RZ-2021-01 due to the incompatibility of land uses and the excessive amount of truck traffic which the proposed project would have generated.

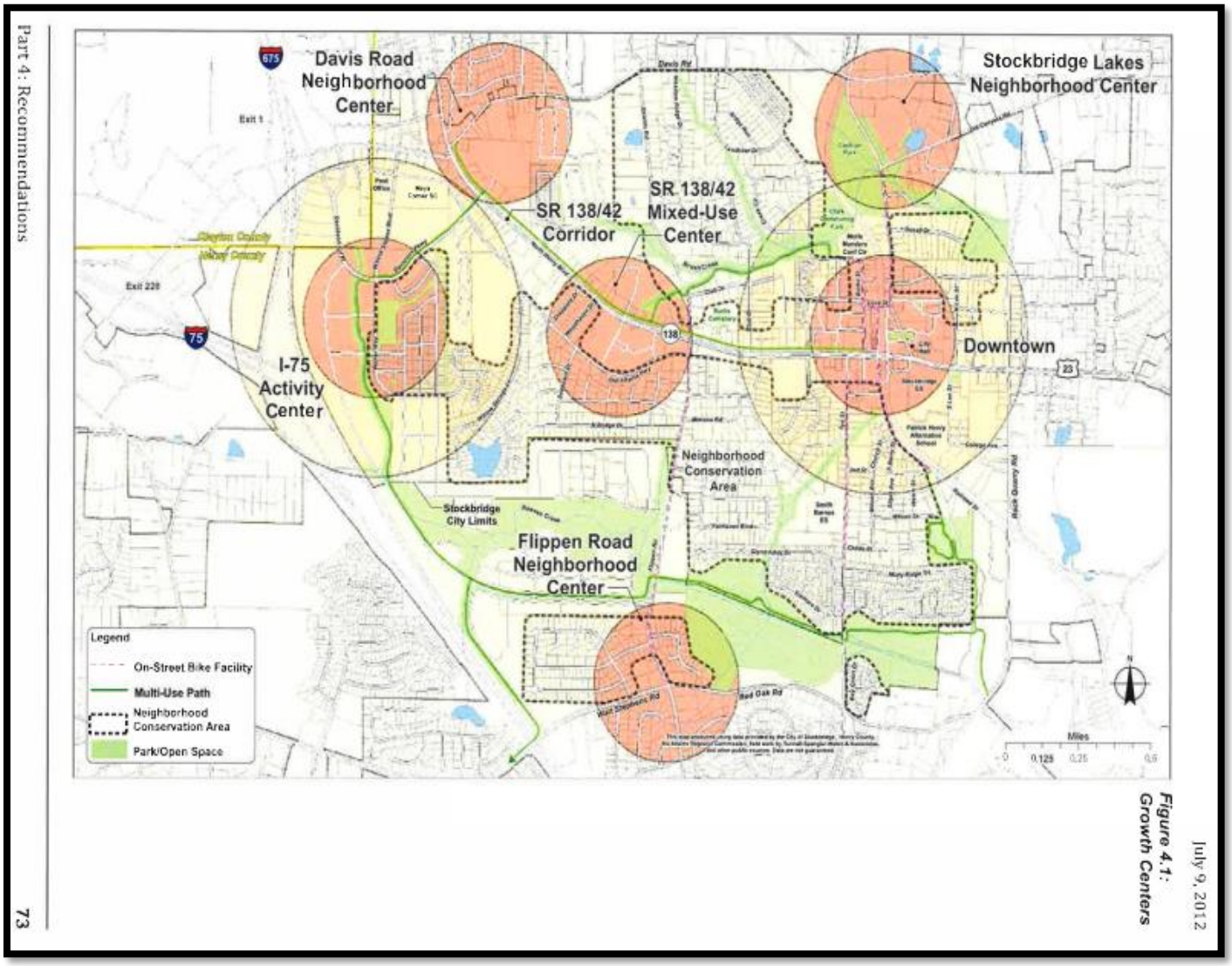
G. Reeves Creek II DRI #3799. In 2022, Vista Realty Partners applied for Comprehensive Plan Amendment Case #CP-2022-04 and Rezoning Case #2022-05 for property at 384 and 630 Flippen Road, plus a third small parcel off Flippen Road. The property includes 276.91 acres of land. It is located directly south of the subject property, and a portion of it also comprised the Reeves Creek I DRI Case #2996. The Stockbridge City Council approved the rezoning by assigning the 'PUD' zoning district to the property, which was previously zoned 'RA' (Residential-Agricultural) by Henry County prior to its annexation. The proposed master planned, mixed-use development will include detached single-family homes, townhomes, multifamily housing, senior living homes, office and retail. Besides having three full access driveways off Flippen Road, the approved development will have a full access driveway stubbed for future connection to the subject property and Davidson Parkway to the north.

V. FUTURE DEVELOPMENT PLANS

A. Comprehensive Plan / Future Land Use Designation. The City of Stockbridge 2018-2038 Comprehensive Plan contains a Future Land Use Map, which is updated annually to reflect recent City Council actions. The 2023 Future Land Use Map shows that the subject property has a future land use designation of "Low-Density Vertical Mixed-Use. This designation is intended for commercial/retail areas along various corridors and intersections; should mainly serve the residents of the surrounding residential neighborhoods; and should maintain a community orientation. But the proposed mixed residential project would not be compatible with this designation since its uses would be very different and they would be internally-focused rather than community-focused. A Comprehensive Plan Amendment would therefore be required to assign a more suitable land use designation to the subject property. Due to the proposed density of the proposed development, the new land use designation would need to be High-Density Residential, which is the subject of the applicant's request via CP-2023-04.

B. Livable Centers Initiative. The City of Stockbridge Livable Centers Initiative ("LCI Study") 10-Year Update from 2012 contains a map of Stockbridge "growth centers", and the subject property is shown as part of an "I-75 Activity Center." Further, an "I-75 Activity Center Concept Plan" was prepared, showing the subject property as being a part of a projected major employment center with mixed uses. Such uses were envisioned to include Class A office space, hotels, retail uses, high-quality multifamily, senior housing, and park space. A new north/south roadway would be constructed through the subject property to connect with Flippen Road, with non-residential uses being located on the western side, adjacent to I-75 and I-675, and high-quality multi-family and senior housing uses being located on the eastern side.

LCI STUDY: STOCKBRIDGE GROWTH CENTERS



LCI STUDY: I-75 ACTIVITY CENTER / AREA DESCRIPTION

I-75 Activity Center Concept Plan

The I-75 Activity Center has the potential to become a major employment center for the City of Stockbridge and North Henry County. This concept plan shows how that might occur in a way that is consistent with the vision of this plan.

The images at right and below show one option for how the area could accommodate the following long-term development program:

- *1.0-1.5 million sf of Class A office (blue)*
- *2 full-service hotels (purple)*
- *250,000 - 300,000 sf of retail (red)*
- *750-1,000 units of high-quality multifamily (yellow)*
- *300-500 units of senior housing or assisted living (turquoise)*
- *1,500 housing units (yellow and brown)*
- *20-25 acres of park space (green)*
- *Potential long-term parking decks (white)*

Of these uses, big box retail and parking could front I-75, with mixed-uses and offices lining a new north-south roadway connecting to Flippen Road. Housing could occur to the east, where proposed parks and muli-use paths would create a quality residential address. Nearby, the former Manheim Drive Center could become a college.

LCI STUDY: I-75 ACTIVITY CENTER / SITE ENLARGEMENT

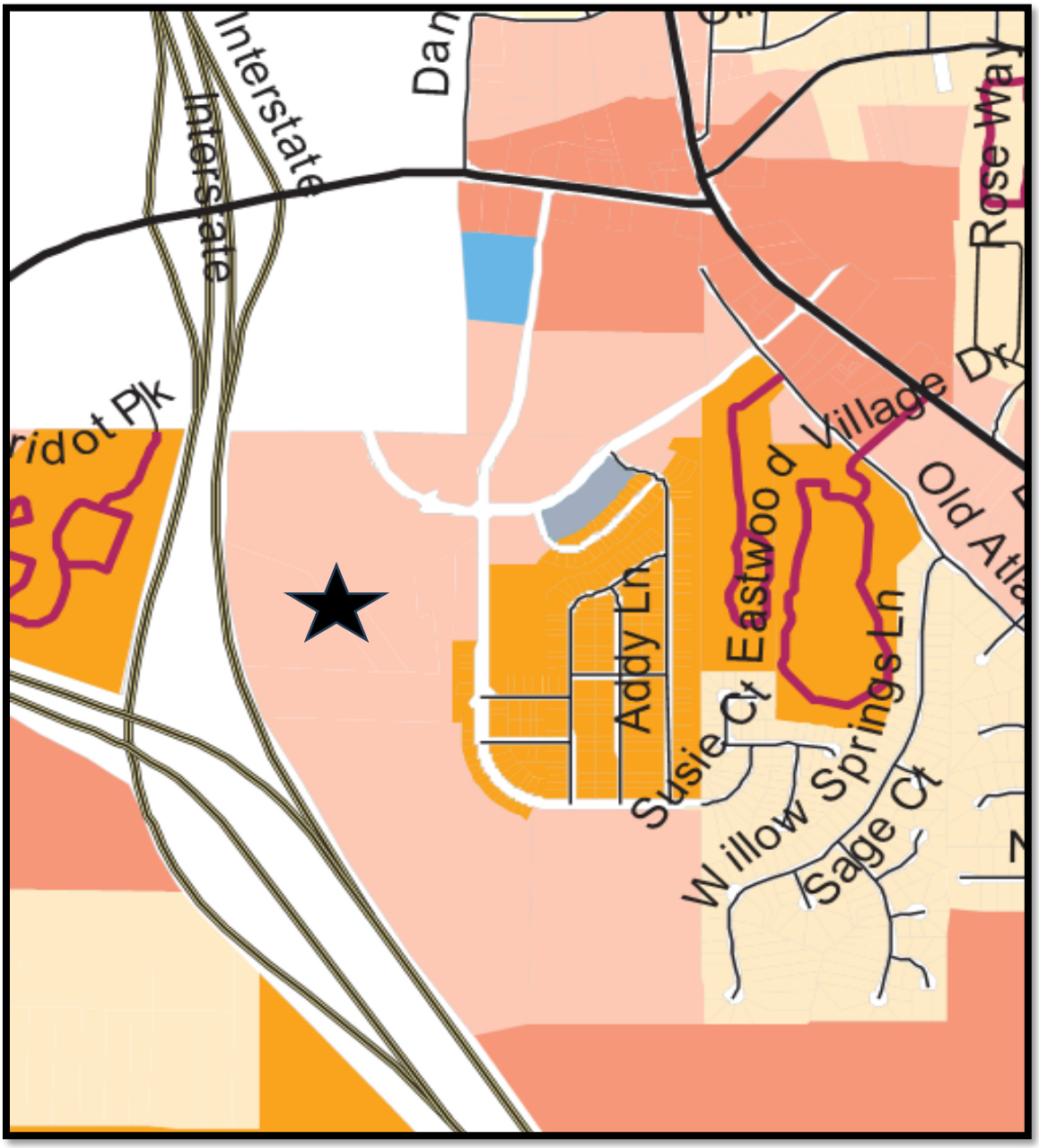
KEY:
Purple—Two Full-Service Hotels
Red—Big-Box Retail Space
Yellow—High-Quality Multi-Family
White—Long-Term Parking Decks
Blue—Class 'A' Office Space
Turquoise—Senior Housing or Assisted Living

CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP

(Subject property is shown with a star.)

KEY:

Peach—Low-Density Vertical Mixed-Use
Salmon—Medium-Density Vertical Mixed-Use
Orange—High-Density Residential
Beige—Medium-Density Residential
Slate—Light Industrial
Blue—Office-Institutional

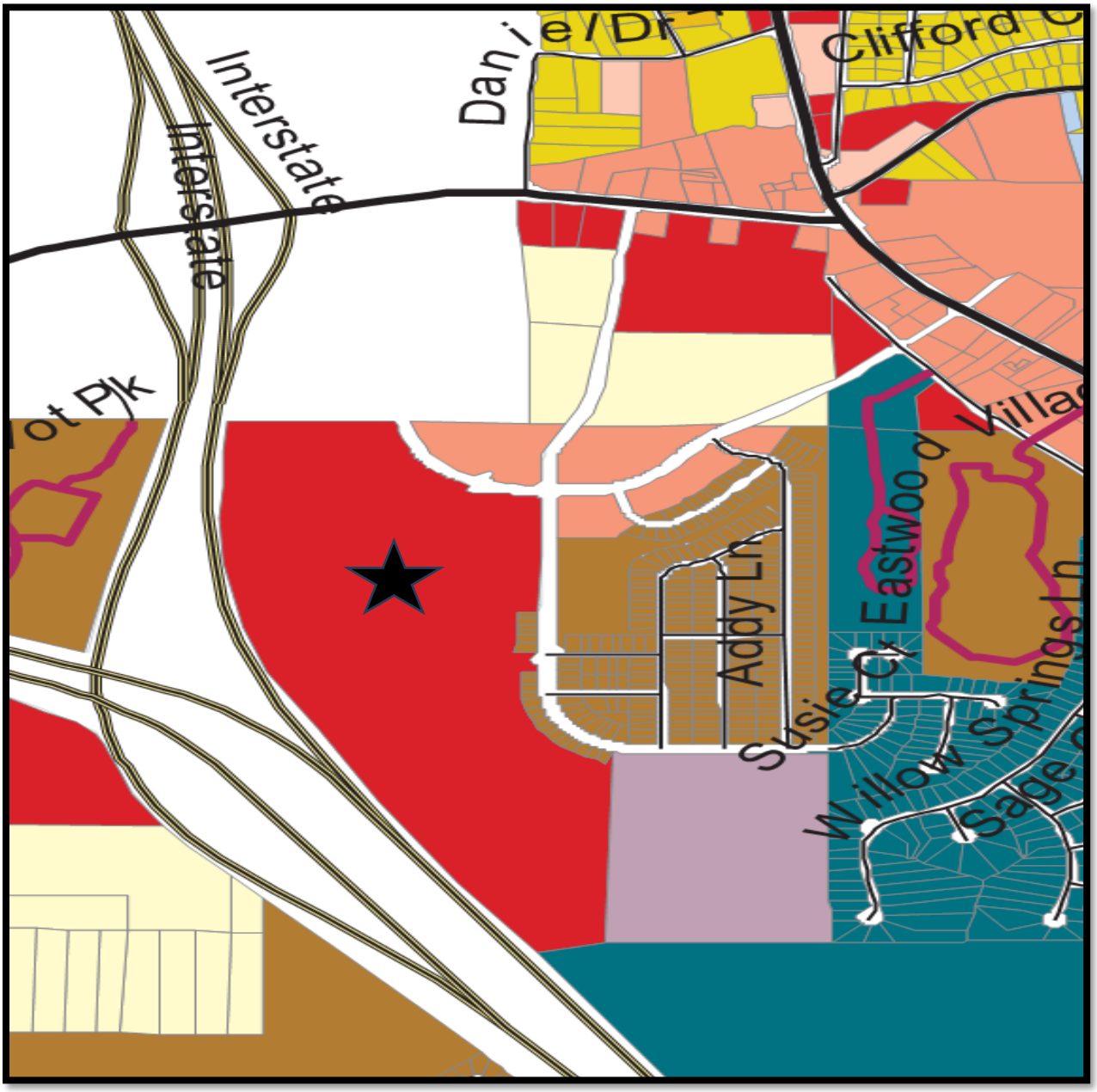


CITY OF STOCKBRIDGE 2023 ZONING MAP

(Subject property is shown with a star.)

KEY:

Red—C-3 (Heavy Commercial)
Salmon – C-2 (General Commercial)
Pink – C-1 (Neighborhood Commercial)
Lavender—LI (Light Industrial)
Pale Yellow—RR (Rural Residential)
Gold—SR (Suburban Residential)
Brown--MFR (Multiple Family Residential)
Teal—PUD (Planned Unit Development)

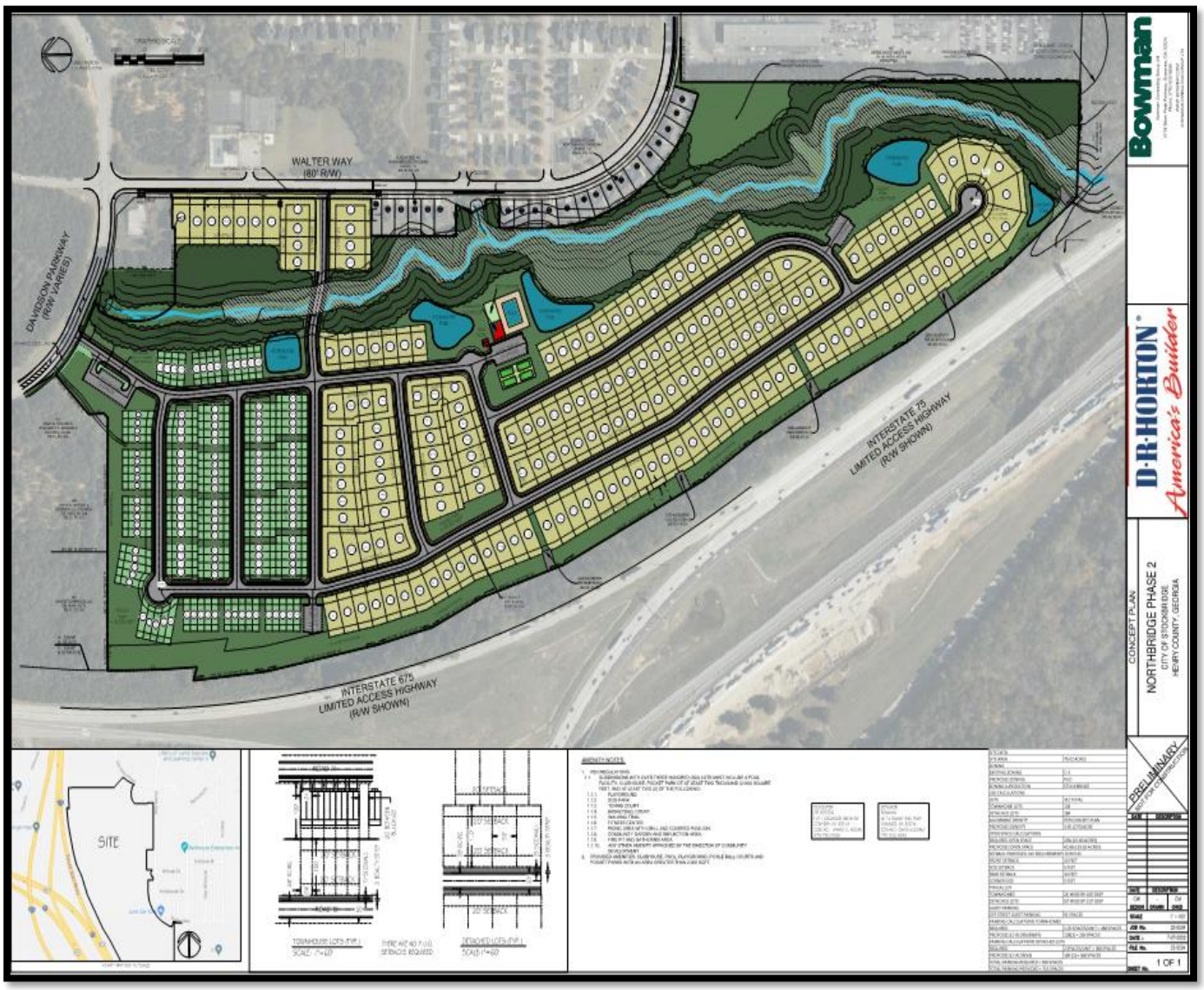


VI. PROPOSED DEVELOPMENT

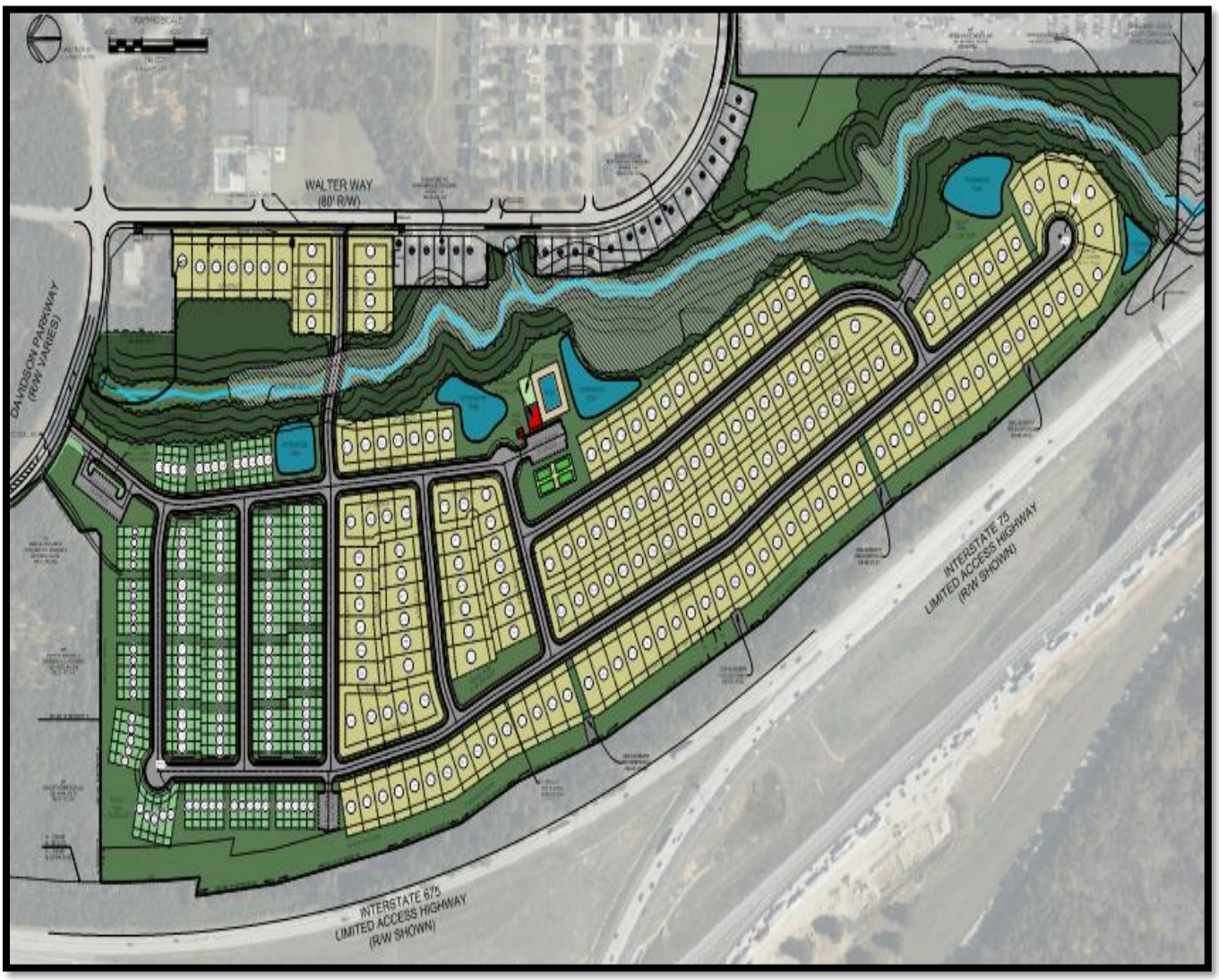
A. Project Description. The applicant, D.R. Horton, Inc., proposes to build 312 residential units on the subject property, including 184 single-family detached homes and 128 townhomes, at a density of 3.95 units per acre on 79.16 +/- total acres. Currently, the property contains three parcels (a large parcel and two very small parcels), which would need to be combined into one parcel. The project site would have several points of access, and the developer would also seek to create a roadway connection with the property to the south. Multiple amenities and open space areas would be provided. All residential units would have two-car garages, and guest parking would also be provided. A mandatory homeowners' association would be established. No traffic impact study has been submitted.

B. Site Plan Design. The submitted site plan is titled "Concept Plan: Northbridge 2", and it was prepared by Bowman Consulting Group, Ltd. on July 27, 2023. It shows that the main access street would be off Davidson Parkway, a secondary access street would be off Walter Way, and a future third access could be provided through an easement from the southeast corner of the property. A few single-family detached units would be located along Walter Way, and the remainder would be located between Reeves Creek and Interstates 75 & 675. The townhomes would be located in the northern area of the development site, to be accessed from Davidson Parkway. Amenities would be located near the center of the site. Further details are provided within the staff report for Rezoning Case #RZ-2023-05.

CONCEPTUAL SITE PLAN—TOTAL AREA



CONCEPTUAL SITE PLAN—ENLARGED



VI. ANALYSIS OF REQUEST

A. Compatibility with the Current Comprehensive Plan and Future Land Use Map. The City of Stockbridge adopted the City of Stockbridge Comprehensive Plan 2018-2038 as a guide for the future development of the City, and its Land Use Element provides a vision for the development or redevelopment of land in the City over the 20-year period. Further, the Future Land Use Map provides a "future land use designation" for every parcel of land within the City. The subject property has a future land use designation of "Low-Density Vertical Mixed-Use." The Comprehensive Plan provides the description below for this designation.

> [Low-Density Vertical Mixed-Use]
> This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.
>
> [High-Density Residential Designation]
> 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.

From these descriptions, the proposed development would not be compatible with the future land use designation of the property since it would feature very different land uses, including a large single-family detached subdivision and multiple townhome buildings. Therefore, a Comprehensive Plan Amendment is required to change the land use designation of the property to 'High-Density Residential', which allows densities of 3.6 units per acre or higher. The applicant's proposed density of 3.96 units per acre is above the lower end of the allowable density range for the subject property.

B. Compatibility with Zoning. The existing 'C-3' zoning of the property is not a listed compatible zoning district for the subject property's existing Low-Density Vertical Mixed-Use future land use designation, nor is the proposed 'PUD' zoning district, although a former similar district, 'MUND' (Mixed-Use Neighborhood Development), was compatible. The Comprehensive Plan lists the former 'PTD' (Planned Town Development) district as being compatible with the applicant's requested High-Density Residential designation, which is similar to the current PUD district.

C. Compatibility with Surrounding Land Uses.

D. Compatibility with Adopted Plans. The City of Stockbridge Comprehensive Plan for 2018-2023 sets forth several community goals and policies. Among them is the following community policy on Page 39:

> Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

This policy of encouraging the development of commercial nodes was recommended by the City of Stockbridge Livable Centers Initiative (the LCI Study). It included a general map of "growth centers" for the City of Stockbridge, as well as a specific "I-75 Activity Center Concept Plan" which identified the subject property and the surrounding area as having the potential to become a "major employment center" for the City of Stockbridge. The Study recognized the unique, strategic location of the subject property adjacent to I-75 and I-675, as well as its proximity to the main artery serving the City—Highway 138. This location enables the subject property to be a gateway into the City, and due to its large size, it can be a prime location for unique community-serving commercial and specialty uses.

In the Reeves Creek I DRI project, the portion of the development site which would have comprised the subject property was to be developed with a retail power center, a club warehouse, restaurants, and retail establishments. A medical complex was to be located on the north side of Davidson Parkway, while hotels and restaurants were to be located within the Clayton County portion of the site. To the south, in the Henry County portion of the site, larger uses were to be developed, including a mass transit complex, an arena, a convention center, a municipal complex, retail and office uses, a county park, a senior care community, and an apartment community. A new roadway, to be called "Reeves Creek Parkway", was to have been constructed as an extension of the existing curve of Davidson Parkway, through the subject property, and southward to connect to a new I-75 interchange at Walt Stephens Road. The DRI development project was to have included major commercial, community-serving facilities, of which the subject property and its portion of Reeves Creek Parkway were to have served major roles.

E. Compatibility with Previous Council Actions. Through the years, the City of Stockbridge has recommended the inclusion of commercial uses for the subject property. This was shown by the 2003 and 2010 rezoning approvals for the original Northbridge Crossing development, which was to include commercial and office uses in addition to residential uses. But the commercial and office components have yet to be built.

In addition, sentiments were expressed regarding Comprehensive Plan Amendment Case #CP-2021-01 and Rezoning Case #RZ-2021-01 for a proposed industrial development that the subject property would be better used for commercial purposes.

The use of the subject property for commercial purposes was again mentioned regarding CP-2022-04 and RZ-2022-05 for the Reeves Creek II development to the south, in the hopes that a roadway connection between the two properties could be built. Although those cases did not include the subject property per se, their site plan showed the creation of a roadway connection to the subject property.

VII. STAFF CONCLUSION

Although the proposed mixed-residential development would not be incompatible with the adjacent residential development to the east (the original Northbridge Crossing development), from a community-wide perspective, this would not be the best use for the subject property. To devote the subject property to purely residential uses would prevent major commercial, community-serving facilities from ever being developed there, and it would cause the City of Stockbridge to lose the opportunity to take advantage of the subject property's unique, strategic location for building specialty facilities to serve the general public.

As a result of the foregoing analysis, the Planning and Zoning Staff therefore concludes that the applicant's request to change the subject property's future land use designation from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' via CP-2023-04 to allow for the proposed mixed-residential development would not be compatible with the City's Comprehensive Plan, the UDC, nor the recommendations of the LCI Study, and that CP-2023-04 should be denied.

VIII. STAFF RECOMMENDATIONS

In view of the preceding findings and analysis, the Planning and Zoning Staff recommends the **DENIAL** of CP-2023-04 to change the subject property's future land use designation from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential.

However, if the Stockbridge City Council decides to approve CP-2023-04, such approval should be contingent upon the following:

1. The approval of Rezoning Case #RZ-2023-05.

2. No permits shall be issued by the City of Stockbridge until the developer provides to the Planning and Zoning Office a copy of the recorded plat for the recombination of the three parcels comprising the subject property.

Presentation For CP-2023-04:

Comprehensive Plan Amendment

For the Proposed “Northbridge

Crossing II” Mixed Residential

Development on Three Parcels at

Davidson Parkway

And Walter Way

Presented To:

Planning Commission –

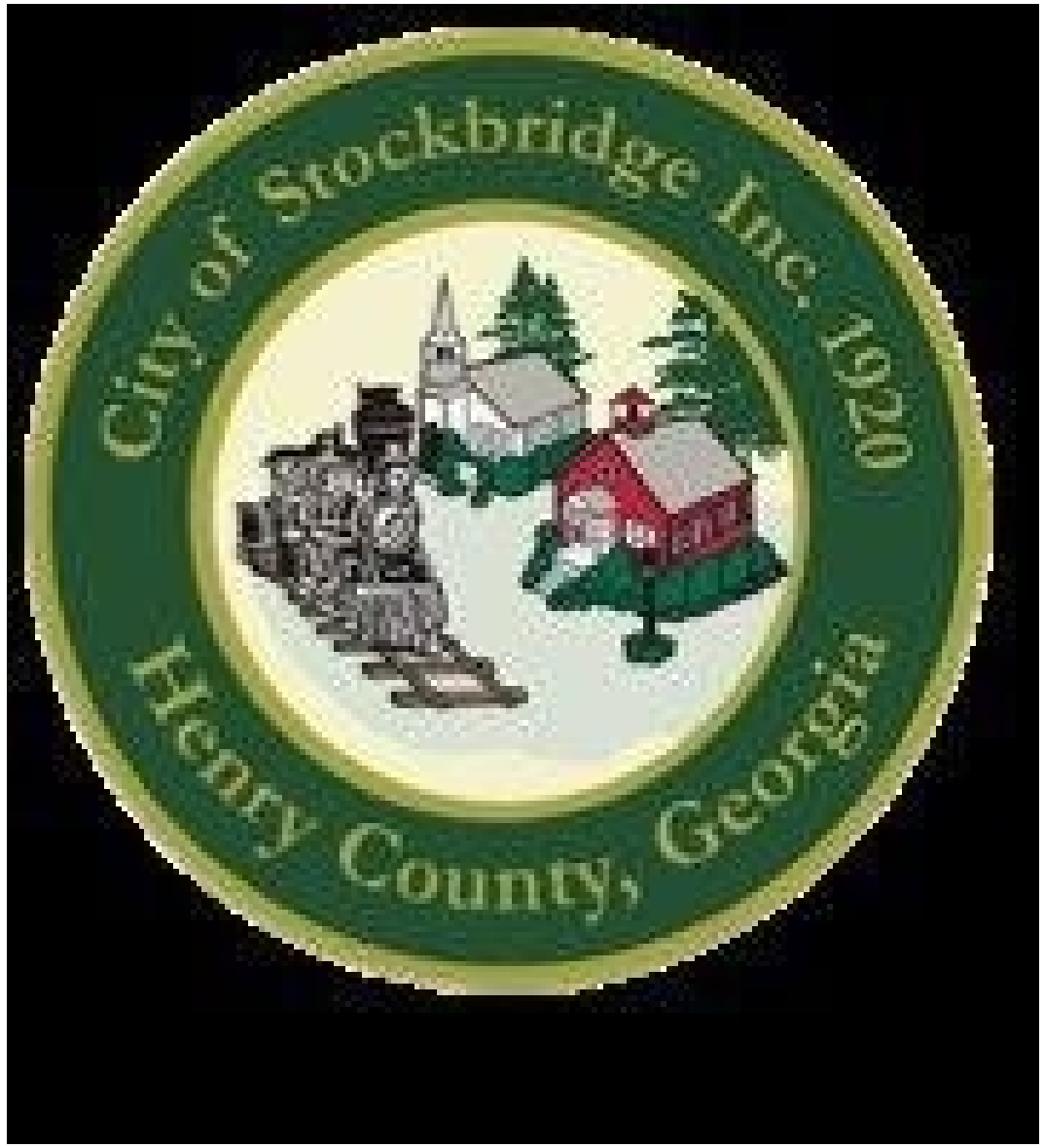
September 28, 2023

City Council – October 9, 2023

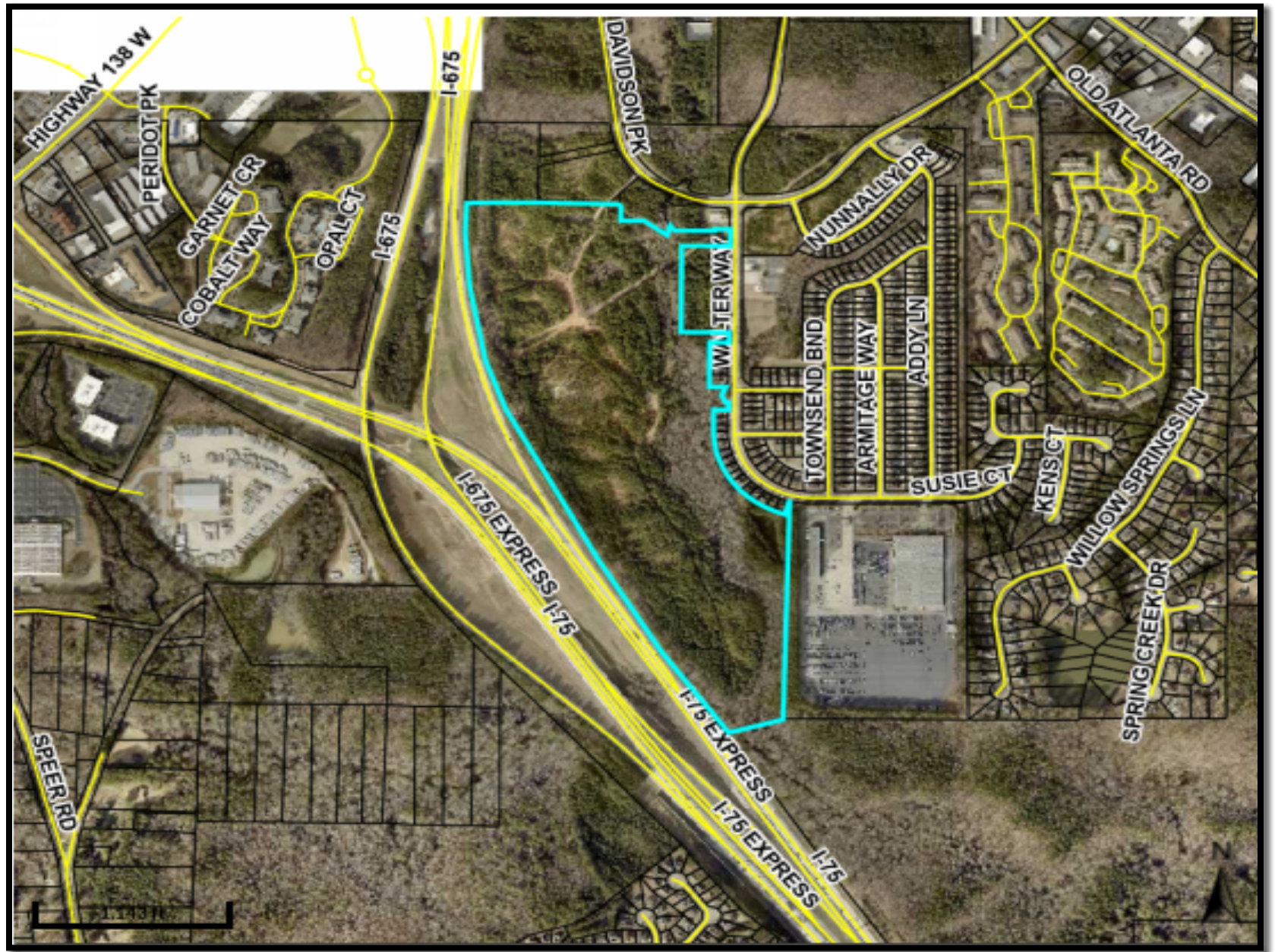
By:

City of Stockbridge Community Development Department –

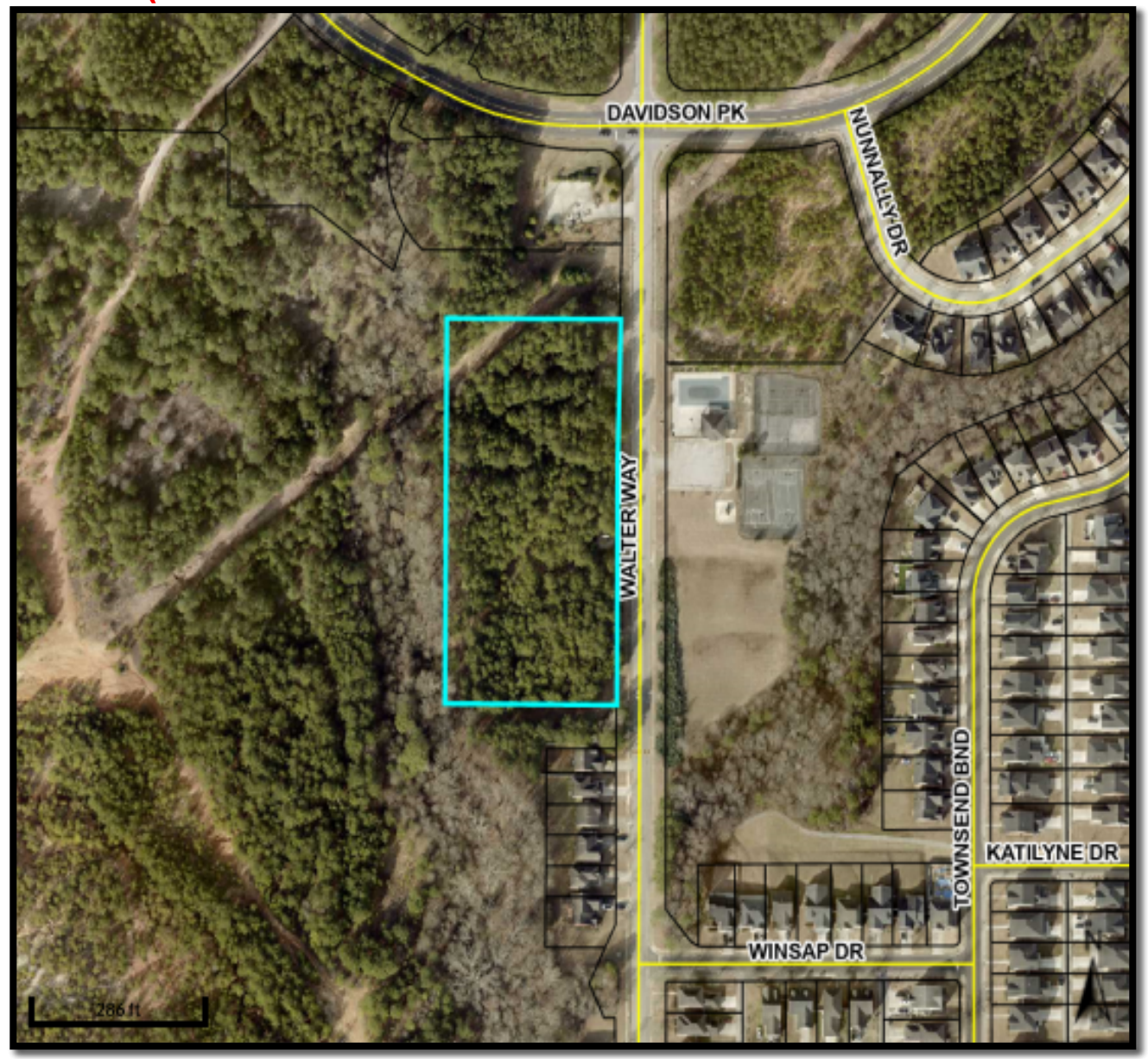
Linda Logan, Senior Planner



AERIAL PHOTO #1: LARGE PARCEL ON WALTER WAY
(Parcel #030-01009000 with 73.859 +/0 Acres)

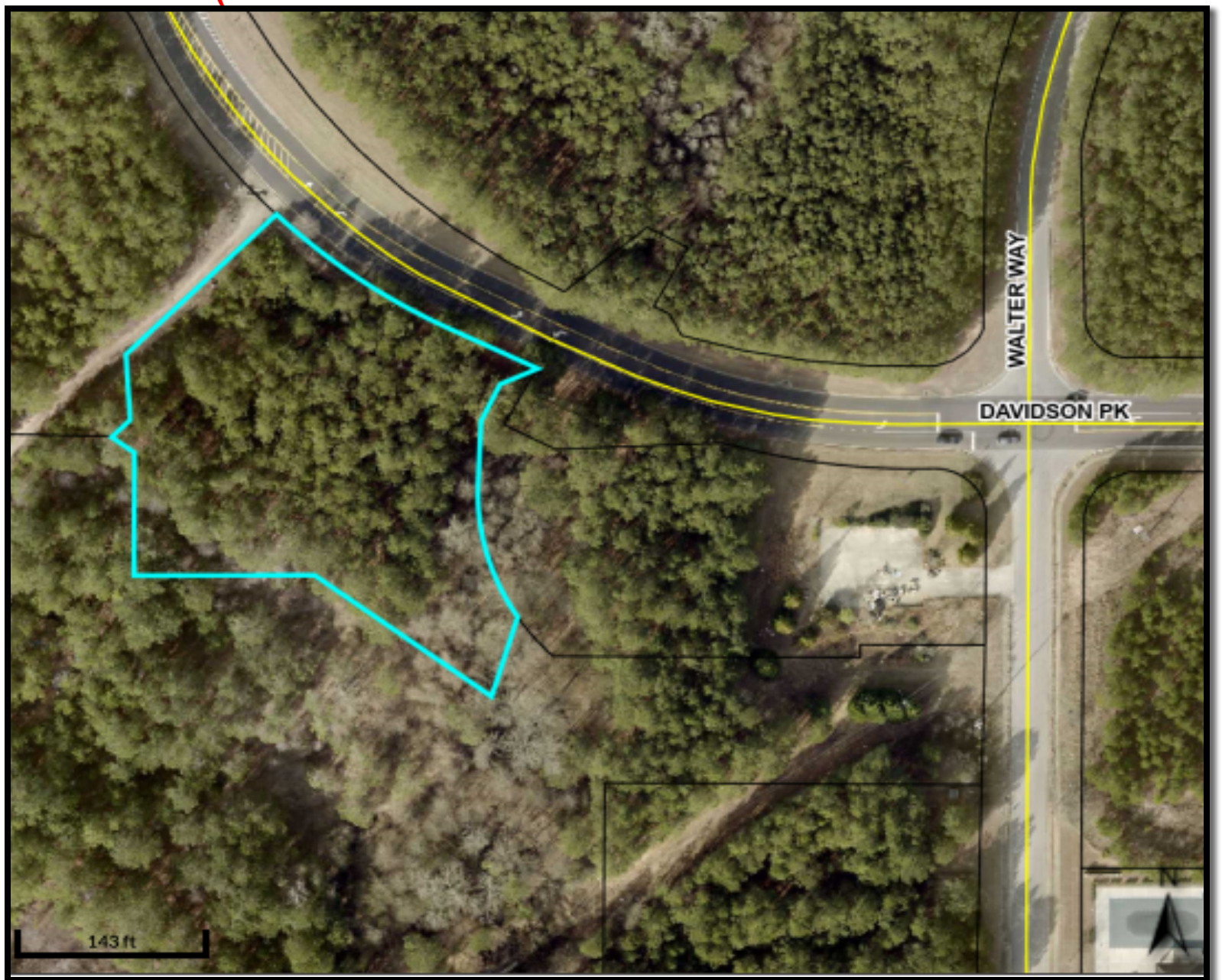


AERIAL PHOTO #2: SMALL PARCEL ON WALTER WAY
(Parcel #030-01009005 WITH 3.636 +/- Acres



AERIAL PHOTO #3: SMALL PARCEL ON DAVIDSON PARKWAY
(Parcel #030-01009006 with 1.369 +/- Acres

6



CASE FACTS (Slide #1)

Proposed Development:	**Mixed residential development with 312 total units (184 single-family detached dwellings and 128 townhomes).**
Applicant:	D. R. Horton, Inc., represented by Tiffany Hogan.
Site Address:	Three parcels at Davidson Parkway and Walter Way, with 79.16 +/- total acres.
Parcel ID and Acreage:	~ Large Parcel on Walter Way—Parcel #030-01009000 with 73.859 +/- acres. ~ Small Parcel on Walter Way—Parcel #030-3.636 with 3.636 +/- acres. ~ Small Parcel on Davidson Parkway—Parcel # 030-01009006 with 1.369 +/- acres.
District and Land Lot:	District 12, Land Lot 57.
Owner:	GDCI GA 6LP
Property Location:	In Council District 2, on the south side of Davidson Road and the west side of Walter Way.
Current Use:	Vacant, except for a City-owned lift station..

CASE FACTS (Slide #2)

Surrounding Uses:	**~ North—Vacant land.** **~ Northwest—Clayton County.** **~ South—Vacant land, recently approved by the City (via CP-2022-04, RZ-2022-05, and DRI #3799) for a major mixed-use development off Flippen Road.** **~ Southeast—Automobile refurbishing business (Drivetime).** **~ East—Northbridge Crossing I Subdivision.** **~ West—Interstates 75 and 675.**
Existing & Proposed Zoning:	From 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development). The property also lies within the Parkway Mixed-Use Overlay District.
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).

CASE FACTS (Slide #3)

Existing and Proposed Future Land Use Designation:	**From 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'.**
Property Conditions:	The large parcel has roughly three-fourths of a mile of frontage along Interstates 75 and 675. It contains Reeves Creek near the eastern boundary; about 10.5 acres of "Restricted Use Commercial"; and a lift station which is owned by the City of Stockbridge, with an easement access off Walter Way. The property is mostly level and wooded. Due to its lack of access from the south and west, it is viewed as being landlocked.

PURPOSE

Applicant's Request -- **Consider a Comprehensive Plan Amendment application (#CP-2023-04) by D. R. Horton, Inc. (represented by Tiffany Hogan, JD) to change the future land use designation of three parcels at the southwest corner of Davidson Parkway and Walter Way from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for the construction of a mixed residential development.**

Applicant's Proposal – **Construction of 312 total units, including 184 single-family detached dwellings and 128 townhomes.**

Companion Applications:

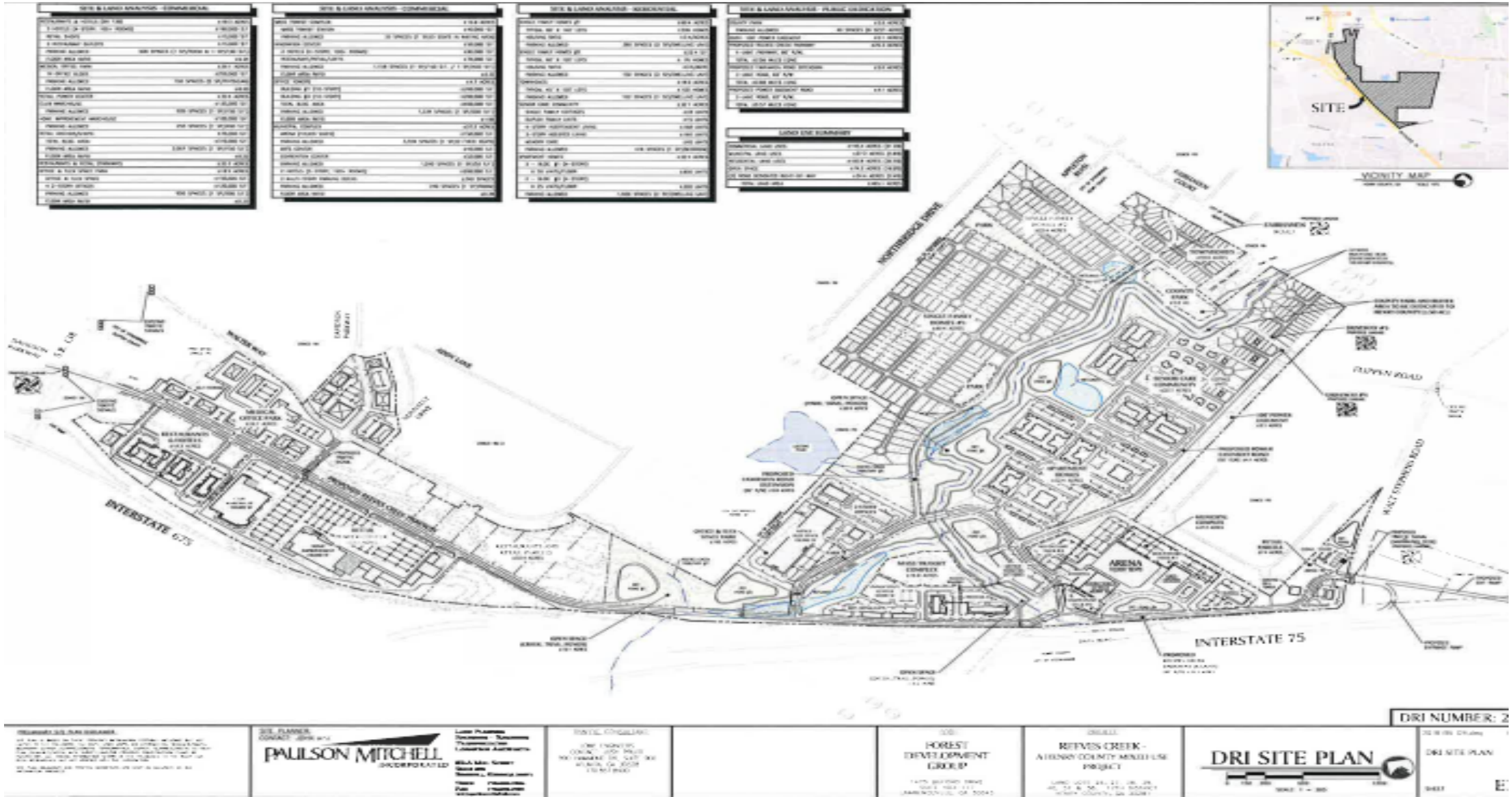
1. **Rezoning Case #RZ-2023-05) – The applicant requests to rezone the property from 'C-2' (Heavy Commercial) to 'PUD' (Planned Unit Development).**
2. **A Recombination Case -- The applicant would also need to apply for a recombination of the three parcels into one parcel if and after the requested rezoning is approved as part of the land disturbance permit approval process.**

ZONING HISTORY (Slide #1)

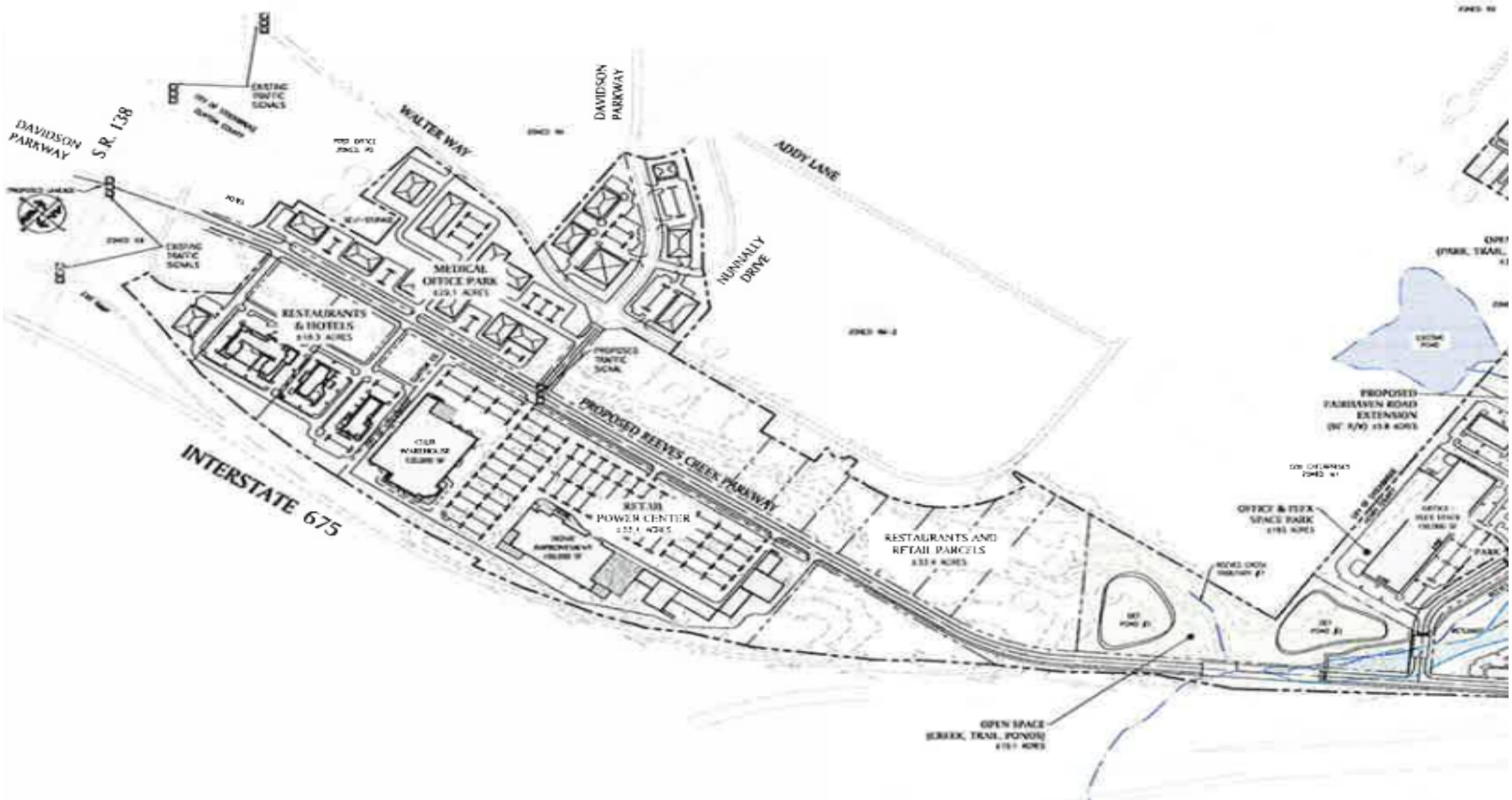
Multiple Rezoning Cases for Subject Property and Adjacent Properties to the East and South:

1. **Multiple rezonings for Northbridge Crossing Development –** A portion of the subject property was rezoned in 2003 to 'RM-3' for a condominium development. Applicant: DRA Development.
2. **Northbridge Crossing DRI #284 review –** Was approved for residential, office, and commercial uses. Led to the development of the existing Northbridge Crossing Subdivision.
3. **Development Agreement for Northbridge Crossing --** Was prepared in 2003 and had four amendments.
4. **Rezoning Case #RZ-09-12-S --** Rezoned the subject property to C-3 for commercial, retail, and office uses. The applicant was DRA Development, Inc.
5. **Reeves Creek I DRI #2996 review –** The subject property plus acreage in Henry County and Clayton County was rezoned in 2019 for a major mixed-use development.
   a. **Subject Property –** Was to contain a retail power center, a club warehouse, restaurants, and retail establishments.
   b. **Properties to the Northeast –** Were to be developed with a medical office complex.
   c. **Henry County Acreage to the South –** Larger uses were to be developed, including a mass transit complex, an arena, a convention center, a municipal complex, retail and office uses, a county park, a senior care community, and an apartment community.
   d. **Clayton County Acreage to the North –** Was to include hotels and restaurants.
   e. **New Roadway --** A new roadway, "Reeves Creek Parkway", was to be constructed through the center of the site, providing north/south access from Davidson Parkway to Walt Stephens Road.

REEVES CREEK I DRI REZONING—APPROVED SITE PLAN



REEVES CREEK I DRI REZONING—SITE PLAN ENLARGEMENT



ZONING HISTORY (Slide #2)

(Multiple Zoning Cases, Continued)

6. **Davidson Parkway DRI #3309 –** **In 2021, EastGroup Properties, LP proposed to develop a "business distribution center" on the subject property, to contain five buildings with multiple office/warehouse uses. The City Council voted to deny CP-2021-01 and RZ-2021-01 on the grounds that the proposed industrial uses were incompatible with the surrounding land uses, and that the excessive amount of truck traffic would be unacceptable for this neighborhood.**
7. **Reeves Creek II DRI #3799 –** **On July 10, 2023, the Stockbridge City Council approved a request by Vista Realty Partners for a major rezoning (via CP-2022-04 and RZ-2022-05) for 276.91 acres of land located immediately south of the subject property (annexed into the City last year) for a PUD development to contain 1,347 housing units plus some small commercial uses.**

FUTURE DEVELOPMENT PLANS

1. **COMPREHENSIVE PLAN (2018-2038):**

   a. **Current land use designation --** **"Low-Density Vertical Mixed-Use", which is intended for commercial / retail areas along various corridors and intersections to mainly serve the residents of the surrounding residential neighborhoods, but which should maintain a community orientation.**

   b. **Incompatibility of Proposed Use –** **The proposed mixed residential project would not be compatible with this designation since its uses would be very different and they would be internally-focused rather than community-focused.**

   c. **Need for a Comprehensive Plan Amendment –** **This is required to assign a more suitable land use designation to the subject property. Due to the proposed density of the proposed development, the new land use designation would need to be High-Density Residential, which is the subject of the applicant's request via CP-2023-04.**

2. **LIVABLE CENTERS INITIATIVE (LCI STUDY) –** **This was a study of the City's future growth potentials.**

   a. **"I-75 Activity Center" –** **Was to include the subject property as the focus of a major employment center with mixed uses, including Class A office space, hotels, retail uses, high-quality multifamily, senior housing, and park space.**

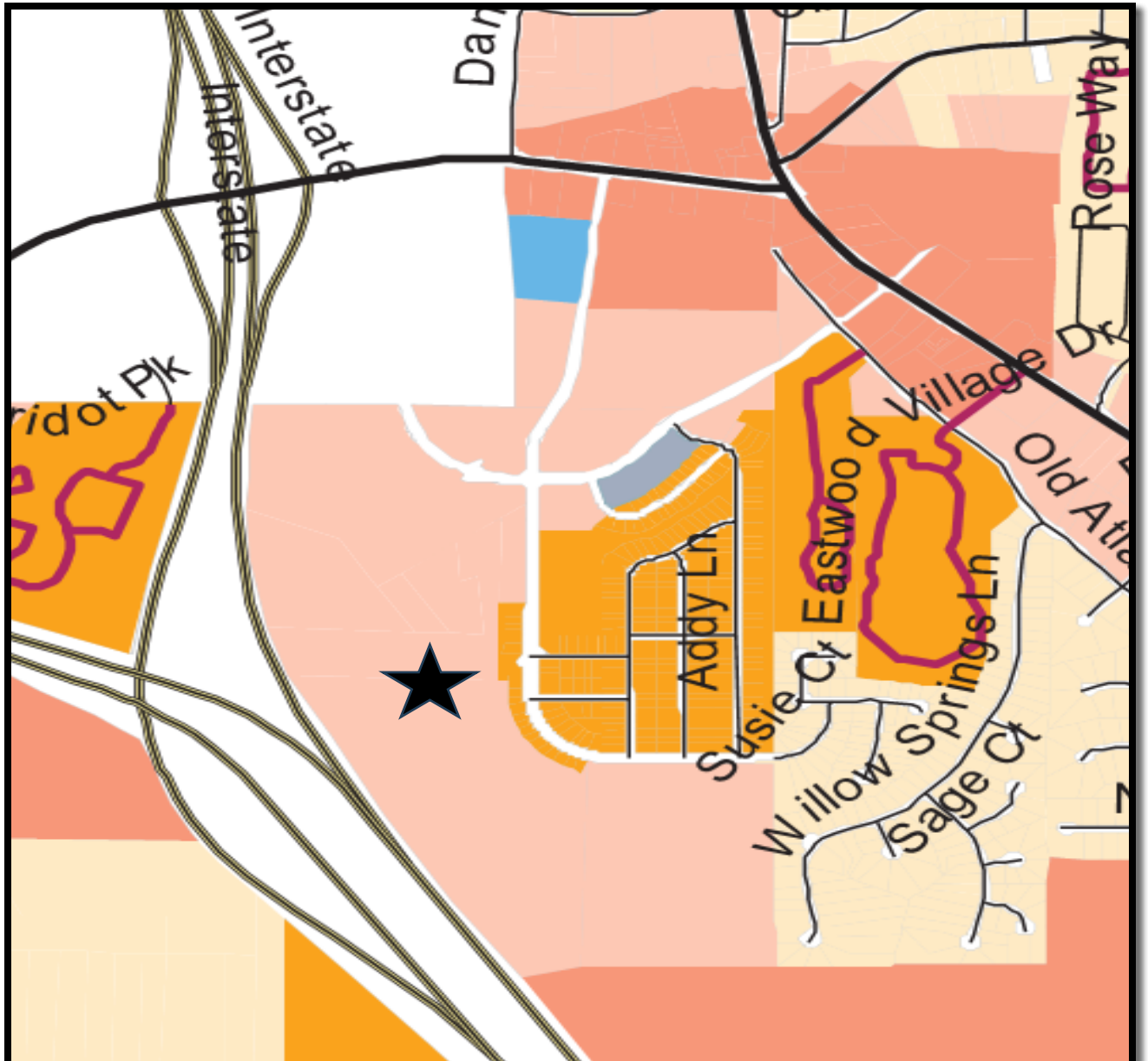
   b. **New North / South Roadway –** **Was to be constructed through the subject property to connect with Flippen Road, with non-residential uses being located on the western side, adjacent to I-75 and I 675, and high-quality multi-family and senior housing uses being located on the eastern side.**

CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP

(Subject property is shown with a star.)

KEY:

Peach—Low-Density Vertical Mixed-Use
Salmon—Medium-Density Vertical Mixed-Use
Orange—High-Density Residential
Beige—Medium-Density Residential
Slate—Light Industrial
Blue—Office-Institutional

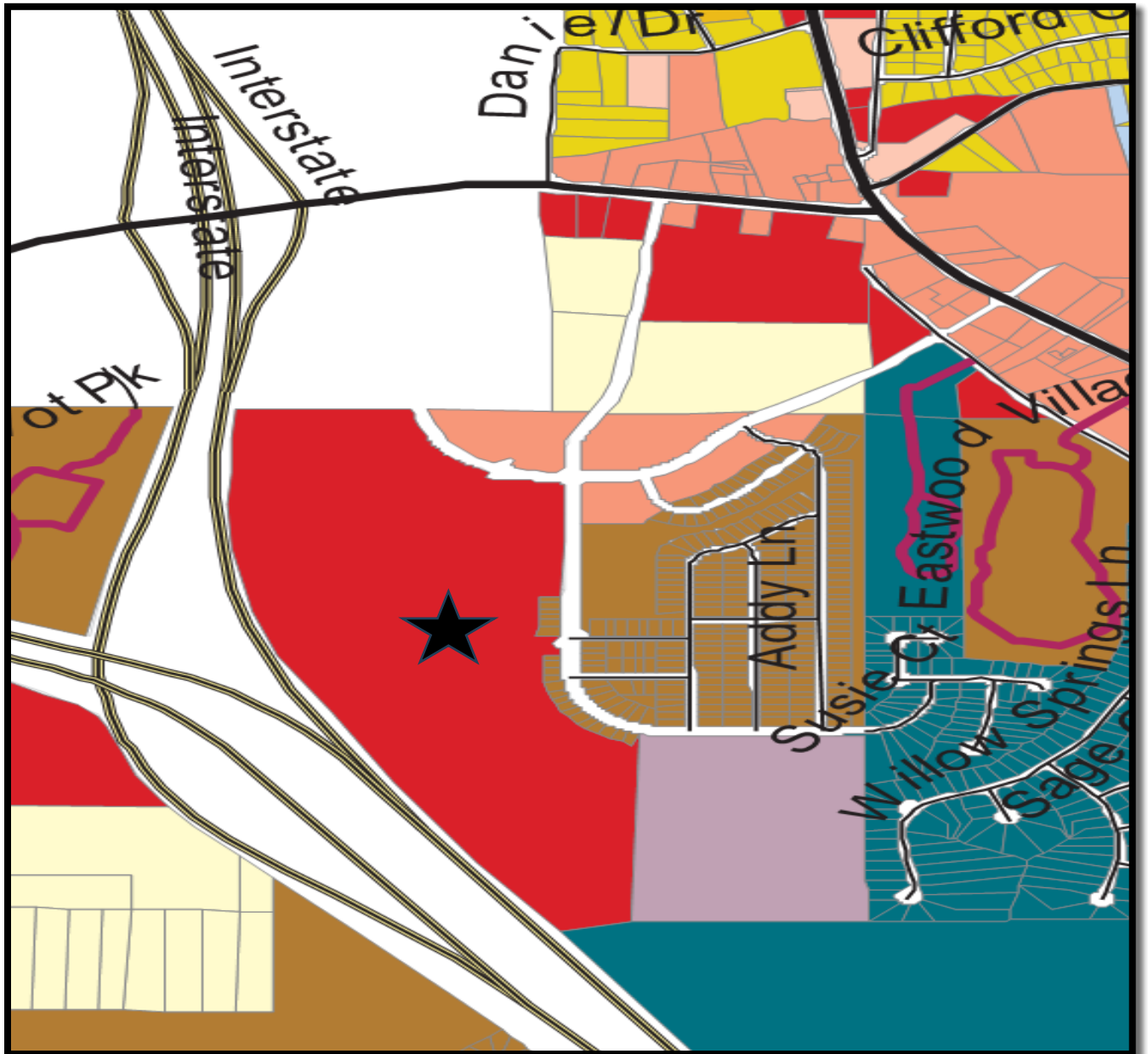


CITY OF STOCKBRIDGE 2023 ZONING MAP

(Subject property is shown with a star.)

KEY:

Red—C-3 (Heavy Commercial)
Salmon – C-2 (General Commercial)
Pink – C-1 (Neighborhood Commercial)
Lavender—LI (Light Industrial)
Pale Yellow—RR (Rural Residential)
Gold—SR (Suburban Residential)
Brown--MFR (Multiple Family Residential)
Teal—PUD (Planned Unit Development)



LCI STUDY: STOCKBRIDGE GROWTH CENTERS

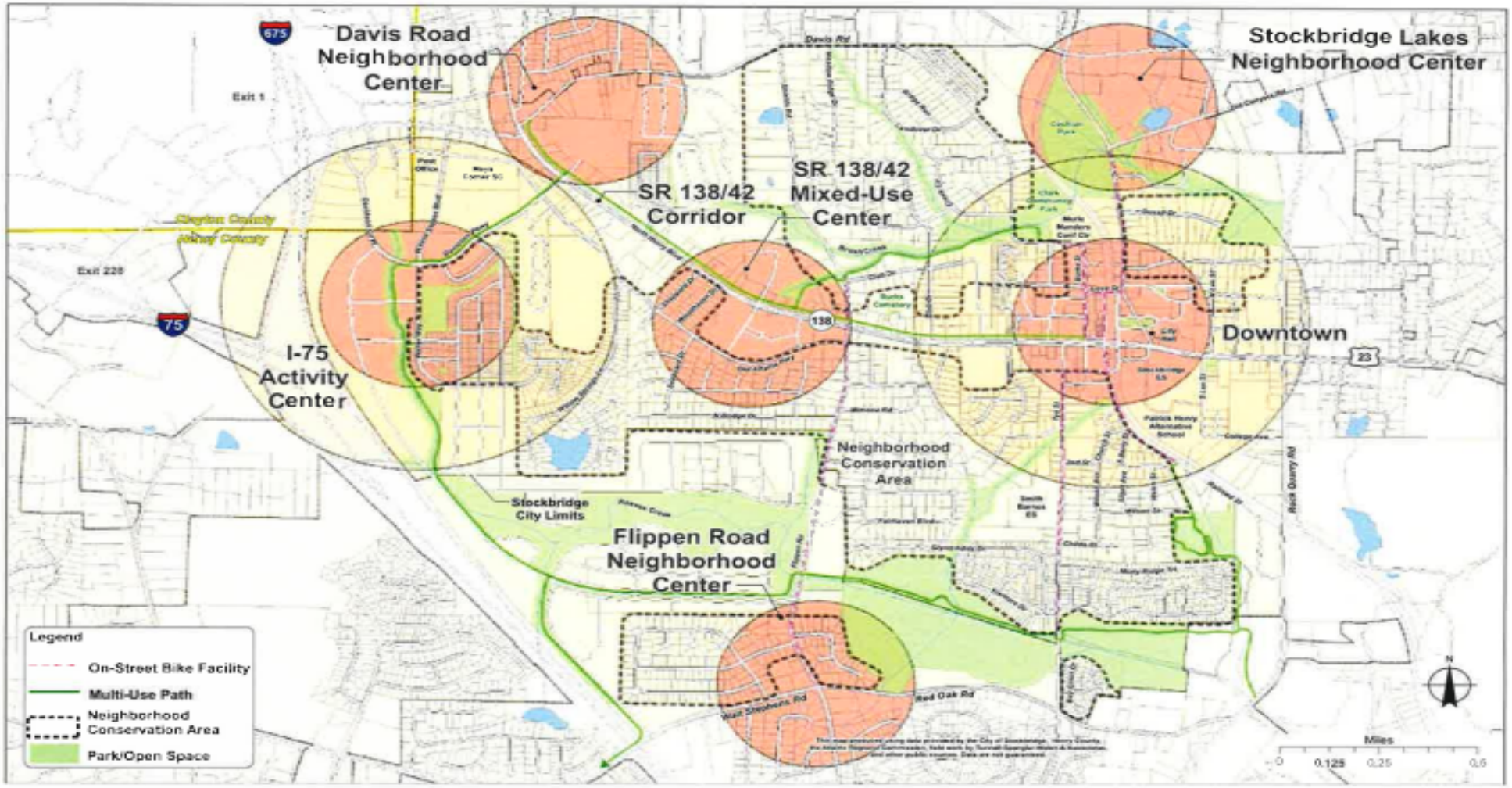


Figure 4.1: Growth Centers

LCI STUDY—SUBJECT PROPERTY AREA

LCI STUDY—I-75 ACTIVITY CENTER LAND USES

The LCI Study envisioned the I-75 Activity Center as becoming a major employer center for the City of Stockbridge and North Henry County. This could occur with the development of the following land uses:

Blue --1.0-1.5 million square feet of Class A office space adjacent to a new north / south roadway connecting to Flippen Road.
Purple — 2 full-service hotels.
Red — 250,000 – 300,000 square feet of retail space adjacent to I-75.
Yellow — 750-1,000 units of high-quality multifamily.
Turquoise — 300500 units of senior housing or assisted living.
Yellow and Brown — 1,500 housing units.
Green — 20-25 acres of parks.
White — Long-term parking decks along I-75.

PROPOSED DEVELOPMENT

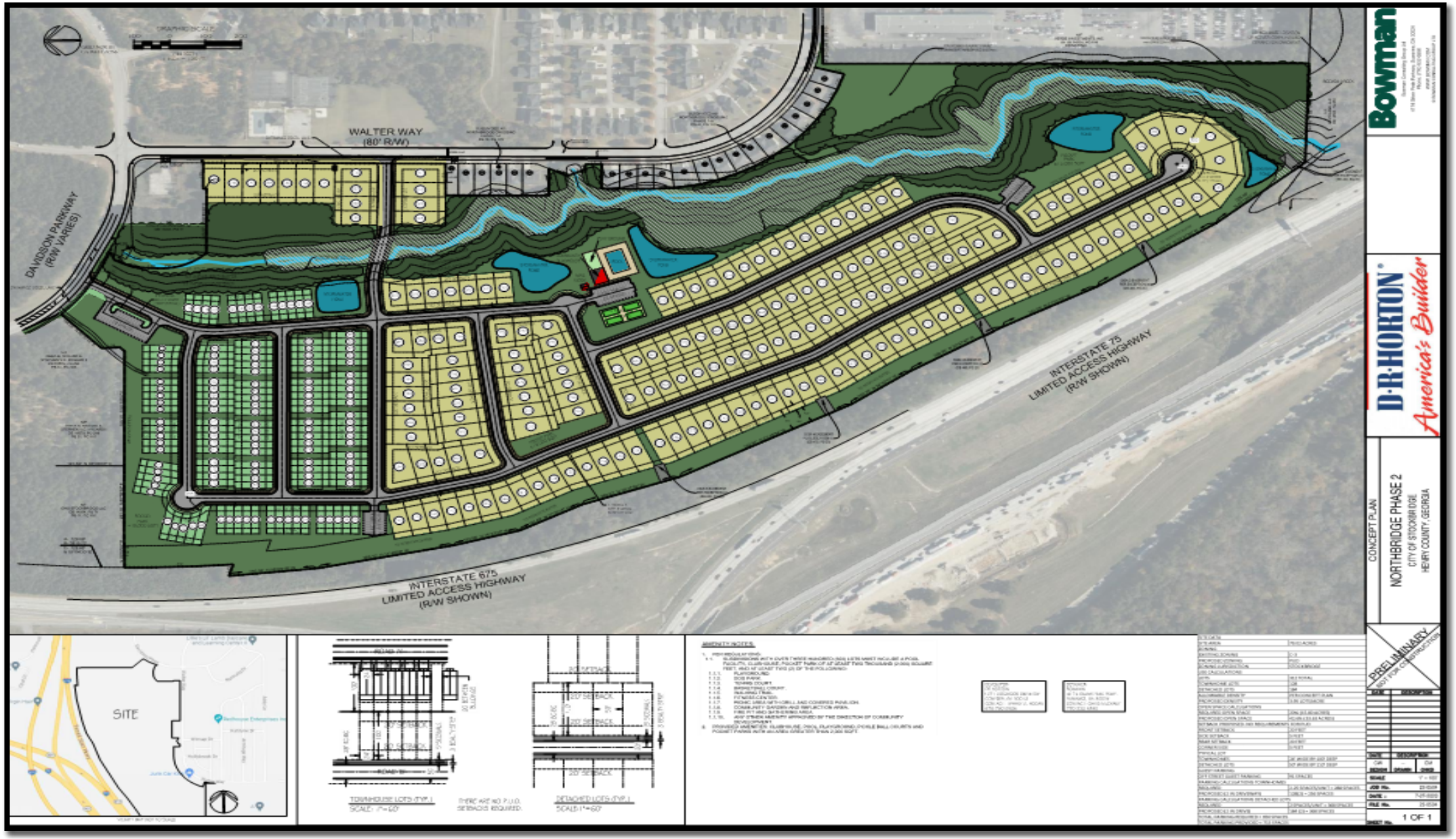
A. Project Description:

- **Land Uses --** 312 residential units, with 184 single-family detached homes and 128 townhomes.
- **Density --** 3.95 units per acre on 79.16 +/- total acres.
- **Property --** Contains three parcels (a large parcel and two very small parcels), which would need to be combined into one parcel.
- **Homeowners' Association –** Would be established.

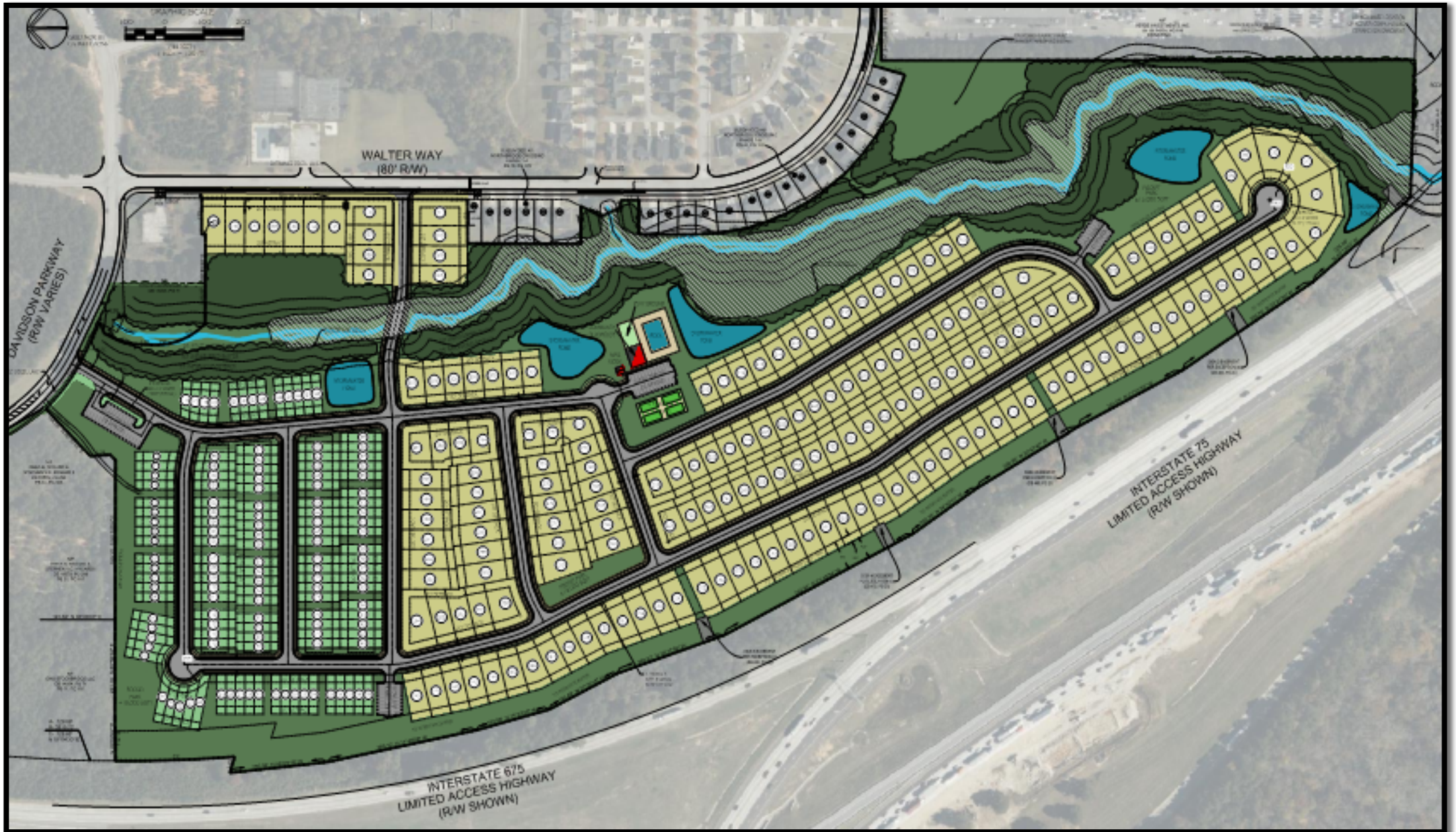
B. Site Plan Design:

- **Site Plan --** Entitled "Concept Plan: Northbridge 2", prepared by Bowman Consulting Group, Ltd. on July 27, 2023.
- **Access --** The main access street would be off Davidson Parkway, a secondary access street would be off Walter Way, and a future third access could be provided through an easement from the southeast corner of the property.
- **Component Locations --** A few single-family detached units would be located along Walter Way, and the remainder would be located between Reeves Creek and Interstates 75 & 675. The townhomes would be located in the northern area of the development site, to be accessed from Davidson Parkway. Amenities would be located near the center of the site.
- **Parking --** All residential units would have two-car garages, and guest parking would also be provided.
- Further details are provided within the staff report for Rezoning Case #RZ-2023-05.

CONCEPTUAL SITE PLAN—TOTAL AREA



CONCEPTUAL SITE PLAN—ENLARGED



ANALYSIS OF REQUEST– Page One

A. Compatibility with the Current Comprehensive Plan and Future Land Use Map:

- **Current Future Land Use Designation: Low-Density Vertical Mixed-Use.** This designation is intended for commercial / retail areas along various corridors and intersections. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development should maintain the community-oriented feel of these areas, focusing on creating small mixed-use areas, locally-owned retail uses, low-intensity office uses, and apartment / condo/ loft uses in two-story buildings.
- **Requested Future Land Use Designation: High-Density Residential.** This designation is intended primarily for multi-story condominiums and planned town developments. Small commercial or service businesses may be permitted for the convenience of their residents and visitors only. Allows densities exceeding 3.6 units per acre, and the applicant plans to have a density of 3.96 units per acre.
- **Incompatibility of Proposed Development --** The proposed development is therefore not compatible with the property's current future land use designation since it would feature very different land uses, including a large single-family detached subdivision and multiple townhome buildings. Therefore, a Comprehensive Plan Amendment is required.

B. Incompatibility with Zoning – The property's current C-3 zoning is not listed as a compatible zoning district for the property's current Low-Density Vertical Mixed-Use designation, nor is the proposed PUD district (although the former MUND district is listed). The former PTD district, though, is listed, which is similar to the PUD district.

ANALYSIS OF REQUEST – Page Two

C. Incompatibility with Surrounding Land Uses:

- ~ The proposed single-family detached homes would be compatible with the existing single-family detached homes to the east within the original Northbridge Crossing I development.
- ~ Although the properties along Walter Way and the adjacent streets are zoned 'MFR' (Multiple Family Residential), no multiple family uses have been built there.
- ~ The proposed townhome uses would therefore introduce a multifamily component to the area which does not currently exist.

D. Incompatibility with Adopted Plans:

1. Comprehensive Plan – One of its community policies (from Page 39) is as follows: "Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways."
2. LCI Study – Encouraged the development of commercial nodes. It included a map of "growth centers" for City and an "I-75 Activity Center Concept Plan" focusing on the subject property and the surrounding area as having the potential to become a "major employment center" for the City. It recognized the unique, strategic location of the subject property adjacent to I-75 and I-675, as well as its proximity to the main artery serving the City—Highway 138. This location enables the subject property to be a gateway into the City, and due to its large size, it can be a prime location for unique community-serving commercial and specialty uses.

ANALYSIS OF REQUEST – Page Three

3. Reeves Creek I DRI – Called for the development of a retail power center, a club warehouse, restaurants, and retail establishments on the subject property portion of the development site. Other major commercial, community-serving uses were to be developed on the Henry County and Clayton County portions of the site. A new roadway, to be called "Reeves Creek Parkway", was to have been constructed as an extension of the existing curve of Davidson Parkway, through the subject property, and southward to connect to a new I-75 interchange at Walt Stephens Road. Thus, the subject property would have had major roles as part of the overall DRI development master plan.
4. Compatibility with Previous Council Actions -- Through the years, various rezonings and plans have recommended that commercial uses be located on the subject property.
   a. Original Northbridge Crossing Development—The approved rezonings in 2003 and 2010 called for commercial and office uses in addition to residential uses, but they were not built.
   b. Reeves Creek II DRI – The rezoning approval called for major commercial and office uses to be built on the subject property, but the development did not take place.
   c. Proposed Industrial Development in 2021 – In denying this development (via #CP-2021-01 and #RZ-2021-01, Staff members believed that commercial uses would be more appropriate for commercial development.
   d. Reeves Creek II DRI -- Such preferences were again expressed recently during the public hearings for CP-2022-04 and RZ-2022-05 for property to the south. Although those cases did not include the subject property, their site plan showed the creation of a roadway connection to the subject property, the discussion included hopes that the subject property could be used for major commercial uses with the establishment of that connection.

STAFF CONCLUSIONS

1. **Property Usage --** Although the proposed mixed-residential development would not be incompatible with the adjacent residential development to the east (the original North-bridge Crossing development), from a community-wide perspective, this would not be the best use for the subject property.

2. **Lost Opportunity --** To devote the subject property to purely residential uses would prevent major commercial, community-serving facilities from ever being developed there, and it would cause the City of Stockbridge to lose the opportunity to take advantage of the subject property's unique, strategic location for building specialty facilities to serve the general public.

3. **Incompatibility with Adopted Plans –** The applicant's request to change the subject property's future land use designation from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' via CP-2023-04 to allow for the proposed mixed-residential develop-ment would not be compatible with the Comprehensive Plan, the UDC, nor the LCI Study.

STAFF RECOMMENDATIONS

In view of the preceding findings and analysis, the Planning and Zoning Staff recommends the DENIAL of CP-2023-04 to change the subject property's future land use designation from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential.

However, if the Stockbridge City Council decides to approve CP-2023-04, such approval should be contingent upon the following conditions:

1. **The approval of Rezoning Case #RZ-2023-05.**

2. **No permits shall be issued by the City of Stockbridge until the developer provides to the Planning and Zoning Office a copy of the recorded plat for the recombination of the three parcels comprising the subject property.**

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.

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

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)	1 ~~25~~	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, North arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and proposed lot layout.	
Survey Plat--Sheet size must be Size 8-1/2" x 11" or 11" x 17".	1	Of the subject property. Must be prepared and sealed ***within the last five years*** by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	

APPLICATION CHECKLIST

DOCUMENTS AND QUANTITIES REQUIRED

ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK √
1.	PRE-APPLICATION REVIEW FORM	1 Digital, 1 Hard Copy	
2.	APPLICATION FORM	1 Digital, 1 Hard Copy	
3.	LEGAL DESCRIPTIONS	1 Digital, 1 Hard Copy	
4.	SITE PLAN & SURVEY	1 Digital Copy – 4 hard Copies	
5.	DEVELOPMENT RENDERINGS AND ELEVATIONS	1 Digital Copy – 1 Hard Copy	
6.	LETTERS OF INTENT	1 Digital, 1 Hard Copy	
7.	ADJACENT PROPERTY OWNERS/NEIGHBORHOOD ASSOCIATION LETTERS	1 Digital, 1 Hard Copy	
8.	DEPARTMENTAL SIGN-OFF LETTERS	1 Digital, 1 Hard Copy	
9.	DISCLOSURE FORM	1 Digital, 1 Hard Copy	

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

Name of Applicant D.R. Horton, Inc. Atlanta East Phone: 678-780-8526 Date: 8/7/2023

Address of Applicant: 1371 Dogwood Drive, SW 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: 8/7/2023

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: Medium Density Residential

TO: High Density Residential

Property Address: Davidson Parkway and Walter Way

Nearest intersection to the property: Davidson Parkway and Walter Way

Size of Tract: 79.02 acre(s). Land Lot Number(s): 39, 40, 57, 58. District(s): 12

Property Tax Parcel Number(s):
030-01009000, 030-01009005, 030-01009006 **(Required)**

Witness' Signature — Signature of Applicant

Sarah Haughton — Tiffany D. Hogan

Printed Name of Witness — Printed Name of Applicant

Notary — Signature of Agent

Notary Seal:

GABRIELLE C. OPIE NOTARY PUBLIC My Commission Expires February 19, 2024 FULTON 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: _____

SUPERIOR COURT RECORD INFORMATION

TITLE EXCEPTIONS FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2-42635, EFFECTIVE DATE: MAY 24, 2023.

(g) EASEMENT FROM C. B. BRIDGES TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF GEORGIA, DATED MARCH 5, 1941, RECORDED MARCH 21, 1942, RECORDED IN DEED BOOK 33, PAGE 365, RECORDS OF HENRY COUNTY, GEORGIA; AS ASSIGNED BY THAT CERTAIN ASSIGNMENT FROM AMERICAN TELEPHONE AND TELEGRAPH COMPANY, A NEW YORK CORPORATION TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, A NEW YORK CORPORATION, DATED OCTOBER 14, 1976, FILED FOR RECORD JANUARY 24, 1977 AT 11:42 A.M., RECORDED IN DEED BOOK 289, PAGE 187, AFORESAID RECORDS.
(UNABLE TO PLOT DUE TO VAGUE DESCRIPTION)

(h) EASEMENT FROM C. B. BRIDGES TO GEORGIA POWER COMPANY, DATED MAY 15, 1947, RECORDED OCTOBER 10, 1947, RECORDED IN DEED BOOK 38, PAGE 532 (BOTTOM), AFORESAID RECORDS.
(UNABLE TO PLOT DUE TO VAGUE DESCRIPTION, BLANKET IN NATURE)

(i) EASEMENT FROM C. B. BRIDGES TO GEORGIA POWER COMPANY, DATED AUGUST 12, 1948, RECORDED AUGUST 19, 1948, RECORDED IN DEED BOOK 40, PAGE 383 (TOP), AFORESAID RECORDS.
(UNABLE TO PLOT DUE TO VAGUE DESCRIPTION, BLANKET IN NATURE)

(j) EASEMENT FROM H. A. FRESE TO GEORGIA POWER COMPANY, DATED OCTOBER 25, 1961, RECORDED NOVEMBER 29, 1961, RECORDED IN DEED BOOK 69, PAGE 522 (TOP), AFORESAID RECORDS.
(UNABLE TO PLOT DUE TO VAGUE DESCRIPTION, BLANKET IN NATURE)

(k) EASEMENT FROM JESSE L. DUFFEY TO GEORGIA POWER COMPANY, DATED MARCH 21, 1963, RECORDED JUNE 21, 1963, RECORDED IN DEED BOOK 76, PAGE 403 (TOP), AFORESAID RECORDS.
(UNABLE TO PLOT DUE TO VAGUE DESCRIPTION, BLANKET IN NATURE)

(l) EASEMENT FROM E. L. HANES TO GEORGIA POWER COMPANY, DATED APRIL 12, 1963, RECORDED JUNE 21, 1963, RECORDED IN DEED BOOK 76, PAGE 404 (BOTTOM), AFORESAID RECORDS.
(UNABLE TO PLOT DUE TO VAGUE DESCRIPTION, BLANKET IN NATURE)

(m) RIGHT OF WAY DEED (LIMITED ACCESS) FROM JESSE L. DUFFEY TO DEPARTMENT OF TRANSPORTATION, DATED AUGUST 18, 1981, FILED FOR RECORD AUGUST 21, 1981 AT 2:06 p.m., RECORDED IN DEED BOOK 460, PAGE 50, AFORESAID RECORDS.
(DOES AFFECT SUBJECT PROPERTY (PARCEL 1), SHOWN AS RIGHT OF WAY OF INTERSTATE 675)

(n) SIGN EASEMENT FROM JAMES D. WINDHAM TO FRANKLIN J. NOBLIN, KENNETH NORTHROP, ET AL, DATED AS OF DECEMBER 19, 1986, FILED FOR RECORD DECEMBER 29, 1986 AT 3:20 p.m., RECORDED IN DEED BOOK 779, PAGE 255, AFORESAID RECORDS.
(DOES AFFECT SUBJECT PROPERTY (PARCEL 1), AS SHOWN ON SURVEY)

(o) ROAD AND UTILITY EASEMENT AGREEMENT FROM GAMA DEVELOPMENT, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY TO FIRST SECURITY BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY, BUT SOLELY AS OWNER TRUSTEE UNDER AUTONATION TRUST 1996-1, DATED JUNE 18, 1997, FILED FOR RECORD JUNE 25, 1997 AT 9:51 A.M., RECORDED IN DEED BOOK 2605, PAGE 63, AFORESAID RECORDS.
(DOES AFFECT SUBJECT PROPERTIES (PARCELS 1, 3, 4 & 5), NOT PLOTTABLE)

(p) DRAINAGE EASEMENT AGREEMENT AND DETENTION BASIN CONSTRUCTION AGREEMENT FROM GAMA DEVELOPMENT, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY TO FIRST SECURITY BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY, BUT SOLELY AS OWNER TRUSTEE UNDER AUTONATION TRUST 1996-1, DATED JUNE 18, 1997, FILED FOR RECORD JUNE 25, 1997 AT 9:51 A.M., RECORDED IN DEED BOOK 2605, PAGE 91, AFORESAID RECORDS.
(DOES AFFECT SUBJECT PROPERTY (PARCEL 1), AS SHOWN ON SURVEY)

(q) EASEMENT FROM TRIPLE HORSESHOE HOLDINGS LLC TO GEORGIA POWER COMPANY, DATED NOVEMBER 8, 2000, FILED FOR RECORD APRIL 2, 2001 AT 3:29 P.M., RECORDED IN DEED BOOK 4102, PAGE 187, AFORESAID RECORDS.
(DOES NOT AFFECT SUBJECT PROPERTIES)

(r) GENERAL EASEMENT FROM TRIPLE HORSESHOE HOLDINGS, LLC TO CITY OF STOCKBRIDGE, DATED MAY 30, 2001, FILED FOR RECORD JULY 20, 2001 AT 3:39 P.M., RECORDED IN DEED BOOK 4339, PAGE 39, AFORESAID RECORDS.
(DOES AFFECT SUBJECT PROPERTY (PARCEL 1), AS SHOWN ON SURVEY)

(s) RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES IN AND TO THAT PORTION OF SUBJECT PROPERTY DESCRIBED IN OR CONVEYED BY THAT CERTAIN QUITCLAIM DEED FROM THE CITY OF STOCKBRIDGE, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA TO TRIPLE HORSESHOE HOLDINGS, L.L.C., DATED MARCH 2002, FILED FOR RECORD APRIL 25, 2002 AT 8:18 A.M., RECORDED IN DEED BOOK 4949, PAGE 235, AFORESAID RECORDS.
(DOES AFFECT SUBJECT PROPERTIES (PARCELS 1, 3, 4 & 5), AS SHOWN ON SURVEY)

(t) NOTICE OF EXECUTION OF DEVELOPMENT AGREEMENT BY CITY OF STOCKBRIDGE, GEORGIA, DATED MAY 15, 2003, FILED FOR RECORD MAY 28, 2003 AT 10:48 A.M., RECORDED IN DEED BOOK 6002, PAGE 29, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN NOTICE OF EXECUTION OF AMENDMENT TO DEVELOPMENT AGREEMENT BY CITY OF STOCKBRIDGE, GEORGIA, DATED APRIL 21, 2004, FILED FOR RECORD MAY 6, 2004 AT 2:03 P.M., RECORDED IN DEED BOOK 7063, PAGE 261, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN NOTICE OF EXECUTION OF SECOND AMENDMENT TO DEVELOPMENT AGREEMENT BY CITY OF STOCKBRIDGE, GEORGIA, DATED APRIL 22, 2005, FILED FOR RECORD APRIL 28, 2005 AT 9:41 A.M., RECORDED IN DEED BOOK 8047, PAGE 243, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN NOTICE OF EXECUTION OF THIRD AMENDMENT TO DEVELOPMENT AGREEMENT BY CITY OF STOCKBRIDGE, GEORGIA, FILED FOR RECORD DECEMBER 20, 2007 AT 9:50 A.M., RECORDED IN DEED BOOK 10638, PAGE 309, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN NOTICE OF EXECUTION OF FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT BY CITY OF STOCKBRIDGE, GEORGIA, FILED FOR RECORD JUNE 8, 2010 AT 10:40 A.M., RECORDED IN DEED BOOK 11763, PAGE 147, AFORESAID RECORDS.
(DOES AFFECT SUBJECT PROPERTIES (PARCELS 1, 3, 4 & 5), NOT PLOTTABLE)

(u) EASEMENT FROM DRA DEVELOPMENT, INC. TO BELLSOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION, DATED JANUARY 7, 2004, FILED FOR RECORD JANUARY 22, 2004 AT 3:27 P.M., RECORDED IN DEED BOOK 6787, PAGE 50, AFORESAID RECORDS.
(DOES AFFECT SUBJECT PROPERTY (PARCEL 2), AS SHOWN ON SURVEY)

(v) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 36, PAGE 135 THROUGH AND INCLUDING 140, AFORESAID RECORDS.
(USED AS REFERENCE, AS SHOWN ON SURVEY)

(w) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 40, PAGES 60 AND 61, AFORESAID RECORDS.
(USED AS REFERENCE, AS SHOWN ON SURVEY)

(x) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 51, PAGE 165, AFORESAID RECORDS.
(USED AS REFERENCE, AS SHOWN ON SURVEY)

(y) ALL MATTERS AS SHOWN ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY FOR GDCI GA 6, L.P., RES-GA ELEVEN LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, NORTHBRIDGE CROSSING, TRACT B-1, DATED JANUARY 24, 2018, LAST REVISED FEBRUARY 20, 2018, PREPARED BY FALCON DESIGN CONSULTANTS, LLC, CONTAINING THE SEAL OF JOHNATHAN E. DOUGLAS, GEORGIA REGISTERED LAND SURVEYOR NO. 3212.
(USED AS REFERENCE, AS SHOWN ON SURVEY)

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

This plat and permitted reproductions, in whole or in part, are instruments of service and are the sole property of Bowman Consulting Group, Ltd. unless otherwise agreed to, they shall not be reproduced or conveyed in any manner nor are they to be used for any projects other than specifically indicated hereon without written authorization from and due compensation to Bowman Consulting Group Ltd.

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.

Legal Description

PARCEL 1

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 39, 40, 57 and 58, 12th District, City of Stockbridge, Henry County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the southwestern intersection of the right of way of Davidson Parkway (right of way varies) and the right of way of Walter Way (80 feet right of way); thence southerly along the right of way of Walter Way a distance of 129.57 feet to a point, that is the **POINT OF BEGINNING;** thence continuing along said right of way South 00°14'18" West a distance of 118.55 feet to a point; thence leaving said right of way North 89°39'24" West a distance of 220.77 feet to a point; thence North 89°43'32" West a distance of 61.20 feet to a point; thence South 00°14'42" West a distance of 51.24 feet to a point; thence South 00°18'27" West a distance of 510.87 feet to a point; thence South 89°57'03" East a distance of 172.39 feet to a point; thence South 00°11'22" West a distance of 290.04 feet to a point; thence North 89°48'43" East a distance of 94.00 feet to a point located on the westerly right of way of Walter Way; thence along said right of way the following courses and distances: South 26°18'47" West a distance of 57.73 feet to a point; thence South 24°34'40" East a distance of 55.94 feet to a point; thence South 89°46'10" East a distance of 17.62 feet to a point; thence South 00°13'37" West a distance of 45.17 feet to a point; thence leaving said right of way North 89°53'28" West a distance of 85.15 feet to a point; thence South 00°04'27" West a distance of 145.84 feet to a point; thence South 03°10'43" East a distance of 57.65 feet to a point; thence South 09°20'51" East a distance of 74.83 feet to a point; thence South 18°02'02" East a distance of 54.51 feet to a point; thence South 22°22'22" East a distance of 56.40 feet to a point; thence South 28°13'31" East a distance of 56.91 feet to a point; thence South 33°35'08" East a distance of 47.45 feet to a point; thence South 38°44'18" East a distance of 73.93 feet to a point; thence South 47°07'35" East a distance of 58.33 feet to a point; thence South 52°18'48" East a distance of 56.89 feet to a point; thence South 58°24'34" East a distance of 64.85 feet to a point; thence South 64°27'09" East a distance of 55.21 feet to a point; thence South 70°18'55" East a distance of 56.73 feet to a point; thence North 15°49'08" East a distance of 84.98 feet to a point located on the southerly right of way of Walter Way; thence along said right of way 146.61 feet along a curve to the left, said curve having a chord of South 81°28'46" East 146.04 feet and a radius of 480.82 feet to a point; thence leaving said right of way South 89°50'19" West a distance of 131.81 feet to a point; thence South 00°02'41" East a distance of 1362.78 feet to a point located on the line common to City of Stockbridge and Henry County; thence along said line North 88°11'09" West a distance of 344.95 feet to a point located on the eastern right of way of Interstate 75; thence leaving said line common to City of Stockbridge and Henry County and along the right of way of Interstate 75 the following courses and distances: North 40°13'41" West a distance of 325.95 feet to a point; thence North 33°31'39" West a distance of 399.70 feet to a point; thence North 27°51'53" West a distance of 301.05 feet to a point; thence North 30°47'42" West a distance of 300.86 feet to a point where the right of way of Interstate 75 becomes the right of way of Interstate 675; thence along said right of way North 34°50'11" West a distance of 202.35 feet to a point; thence North 27°45'34" West a distance of 542.97 feet to a point; thence North 19°17'56" West a distance of 289.92 feet to a point; thence North 27°25'15" West a distance of 195.89 feet to a point; thence North 15°33'35" West a distance of 193.86 feet to a point; thence North 11°49'58" West a distance of 389.10 feet to a point; thence North 06°09'18" West a distance of 250.08 feet to a point; thence South 72°32'59" East a distance of 42.41 feet to a point; thence 304.75 feet along a curve to the right, said curve having a chord of North 02°00'22" West 304.67 feet and a radius of 3819.72 feet to a point; thence leaving said right of way North 89°02'02" East a distance of 112.14 feet to a point; thence South 89°50'04" East a distance of 241.19 feet to a point; thence South 89°51'08" East a distance of 399.30 feet to a point; thence South 47°55'12" West a distance of 3.12 feet to a point; thence South 53°48'44" East a distance of 20.58 feet to a point; thence South 00°12'32" West a distance of 95.67 feet to a point; thence South 89°46'54" East a distance of 131.26 feet to a point; thence South 53°46'09" East a distance of 159.83 feet to a point; thence North 17°05'45" East a distance of 64.82 feet to a point; thence 100.26 feet along a curve to the left, said curve having a chord of South 29°39'29" East 98.89 feet and a radius of 175.00 feet to a point; thence South 89°45'49" East a distance of 223.37 feet to a point; thence North 00°41'16" West a distance of 9.83 feet to a point; thence South 89°49'56" East a distance of 90.16 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 73.859 Acres.

The property described above is the same property that is covered by Old Republic National Title Insurance Company, Commitment No. 2-42635, Commitment date: May 24, 2023.

Legal Description

PARCEL 2

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 57 and 58, 12th District, City of Stockbridge, Henry County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the southwestern intersection of the right of way of Davidson Parkway (right of way varies) and the right of way of Walter Way (80 feet right of way); thence southerly along the right of way of Walter Way a distance of 248.12 feet to a point, that is the **POINT OF BEGINNING;** thence continuing along said right of way South 00°15'34" West a distance of 560.28 feet to a point; thence leaving said right of way South 89°48'33" West a distance of 110.00 feet to a point; thence South 00°11'22" West a distance of 290.04 feet to a point; thence North 89°57'03" West a distance of 172.39 feet to a point; thence North 00°18'27" East a distance of 510.87 feet to a point; thence North 00°14'42" East a distance of 51.24 feet to a point; thence South 89°43'32" East a distance of 61.20 feet to a point; thence South 89°39'24" East a distance of 220.77 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 3.636 Acres.

The property described above is the same property that is covered by Old Republic National Title Insurance Company, Commitment No. 2-42635, Commitment date: May 24, 2023.

Legal Description

PARCEL 3

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 57, 12th District, City of Stockbridge, Henry County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the southwestern intersection of the right of way of Davidson Parkway (right of way varies) and the right of way of Walter Way (80 feet right of way); thence northwesterly along the right of way of Davidson Parkway a distance of 419.38 feet to a point, that is the **POINT OF BEGINNING;** thence leaving said right of way South 66°10'13" West a distance of 30.00 feet to a point; thence South 25°50'59" West a distance of 31.91 feet to a point;
thence 50.93 feet along a curve to the left, said curve having a chord of South 14°10'42" West 50.58 feet and a radius of 125.00 feet to a point; thence South 02°30'24" West a distance of 46.00 feet to a point; thence 48.12 feet along a curve to the left, said curve having a chord of South 05°22'15" East 47.97 feet and a radius of 175.00 feet to a point; thence South 17°05'45" West a distance of 64.82 feet to a point; thence North 53°46'09" West a distance of 159.83 feet to a point; thence North 53°41'49" West a distance of 162.44 feet to a point; thence North 53°48'44" West a distance of 20.58 feet to a point; thence North 47°55'12" East a distance of 3.12 feet to a point; thence North 44°52'15" East a distance of 19.12 feet to a point; thence North 44°49'10" East a distance of 175.02 feet to a point; thence 37.03 feet along a curve to the right, said curve having a chord of North 87°02'18" East 33.74 feet and a radius of 25.00 feet to a point located on the southwesterly right of way od Davidson Parkway; thence along said right of way 111.77 feet along a curve to the left, said curve having a chord of South 57°24'59" East 111.51 feet and a radius of 475.50 feet to a point; thence continuing along said right of way South 64°09'01" East a distance of 88.82 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 3.636 Acres.

The property described above is the same property that is covered by Old Republic National Title Insurance Company, Commitment No. 2-42635, Commitment date: May 24, 2023.

Legal Description

PARCEL 4

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 57, 12th District, City of Stockbridge, Henry County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the southwestern intersection of the right of way of Davidson Parkway (right of way varies) and the right of way of Walter Way (80 feet right of way); thence northwesterly along the right of way of Davidson Parkway a distance of 419.38 feet to a point; thence leaving said right of way South 66°10'13" West a distance of 30.00 feet to a point; thence South 25°50'59" West a distance of 31.91 feet to a point; thence 50.93 feet along a curve to the left, said curve having a chord of South 14°10'42" West 50.58 feet and a radius of 125.00 feet to a point; thence South 02°30'24" West a distance of 46.00 feet to a point; thence 48.12 feet along a curve to the left, said curve having a chord of South 05°22'15" East 47.97 feet and a radius of 175.00 feet to a point; thence South 17°05'45" West a distance of 64.82 feet to a point; thence North 53°46'09" West a distance of 159.83 feet to a point, that is the **POINT OF BEGINNING;** thence North 89°46'54" West a distance of 131.26 feet to a point; thence North 00°12'32" East a distance of 95.67 feet to a point; thence South 53°41'49" East a distance of 162.44 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 0.144 Acres.

The property described above is the same property that is covered by Old Republic National Title Insurance Company, Commitment No. 2-42635, Commitment date: May 24, 2023.

Legal Description

PARCEL 5

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 57, 12th District, City of Stockbridge, Henry County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the southwestern intersection of the right of way of Davidson Parkway (right of way varies) and the right of way of Walter Way (80 feet right of way); thence northwesterly along the right of way of Davidson Parkway a distance of 619.97 feet to a point, that is the **POINT OF BEGINNING;** thence leaving said right of way 37.03 feet along a curve to the left, said curve having a chord of South 87°02'18" West 33.74 feet and a radius of 25.00 feet to a point; thence South 44°49'10" West a distance of 175.02 feet to a point; thence North 03°31'19" West a distance of 51.07 feet to a point; thence North 46°10'12" East a distance of 164.06 feet to a point located on the southwesterly right of way of Davidson Parkway; thence along said right of way 57.03 feet along a curve to the left, said curve having a chord of South 47°14'20" East 56.99 feet and a radius of 475.50 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 0.154 Acres.

The property described above is the same property that is covered by Old Republic National Title Insurance Company, Commitment No. 2-42635, Commitment date: May 24, 2023.

Legal Description

OVERALL

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 39, 40, 57 and 58, 12th District, City of Stockbridge, Henry County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the southwestern intersection of the right of way of Davidson Parkway (right of way varies) and the right of way of Walter Way (80 feet right of way); thence southerly along the right of way of Walter Way a distance of 129.57 feet to a point, that is the **POINT OF BEGINNING;** thence continuing along said right of way the following courses and distances South 00°14'18" West a distance of 118.55 feet to a point; South 00°14'18" West a distance of 118.55 feet to a point; thence South 00°15'34" West a distance of 560.28 feet to a point; thence leaving said right of way South 89°48'33" West a distance of 110.00 feet to a point; thence South 00°11'22" West a distance of 290.04 feet to a point; thence North 89°48'43" East a distance of 94.00 feet to a point located on the western right of way of Walter Way; thence along said right of way the following courses and distances: South 26°18'47" West a distance of 57.73 feet to a point; thence South 24°34'40" East a distance of 55.94 feet to a point; thence South 89°46'10" East a distance of 17.62 feet to a point; thence South 00°13'37" West a distance of 45.17 feet to a point; thence leaving said right of way North 89°53'28" West a distance of 85.15 feet to a point; thence South 00°04'27" West a distance of 145.84 feet to a point; thence South 03°10'43" East a distance of 57.65 feet to a point; thence South 09°20'51" East a distance of 74.83 feet to a point; thence South 18°02'02" East a distance of 54.51 feet to a point; thence South 22°22'22" East a distance of 56.40 feet to a point; thence South 28°13'31" East a distance of 56.91 feet to a point; thence South 33°35'08" East a distance of 47.45 feet to a point; thence South 38°44'18" East a distance of 73.93 feet to a point; thence South 47°07'35" East a distance of 58.33 feet to a point; thence South 52°18'48" East a distance of 56.89 feet to a point; thence South 58°24'34" East a distance of 64.85 feet to a point; thence South 64°27'09" East a distance of 55.21 feet to a point; thence South 70°18'55" East a distance of 56.73 feet to a point; thence North 69°56'00" West a distance of 0.05 feet to a point; thence South 69°56'00" East a distance of 0.05 feet to a point; thence North 15°49'08" East a distance of 84.98 feet to a point located on the southern right of way of Walter Way; thence along said right of way 146.61 feet along a curve to the left, said curve having a chord of South 81°28'46" East 146.04 feet and a radius of 480.82 feet to a point; thence leaving said right of way South 89°50'19" West a distance of 131.81 feet to a point; thence South 00°02'41" East a distance of 1362.78 feet to a point located on the line common to City of Stockbridge and Henry County; thence along said line North 88°11'09" West a distance of 344.95 feet to a point located on the eastern right of way of Interstate 75; thence leaving said line common to City of Stockbridge and Henry County and along the right of way of Interstate 75 the following courses and distances: North 40°13'41" West a distance of 325.95 feet to a point; thence North 33°31'39" West a distance of 399.70 feet to a point; thence North 27°51'53" West a distance of 301.05 feet to a point; thence North 30°47'42" West a distance of 300.86 feet to a point where the right of way of Interstate 75 becomes the right of way of Interstate 675; thence along said right of way North 34°50'11" West a distance of 202.35 feet to a point; thence North 27°45'34" West a distance of 542.97 feet to a point; thence North 19°17'56" West a distance of 289.92 feet to a point; thence North 27°25'15" West a distance of 195.89 feet to a point; thence North 15°33'35" West a distance of 193.86 feet to a point; thence North 11°49'58" West a distance of 389.10 feet to a point; thence North 06°09'18" West a distance of 250.08 feet to a point; thence South 72°32'59" East a distance of 42.41 feet to a point; thence 304.75 feet along a curve to the right, said curve having a chord of North 02°00'22" West 304.67 feet and a radius of 3819.72 feet to a point; thence leaving said right of way North 89°02'02" East a distance of 112.14 feet to a point; thence South 89°50'04" East a distance of 241.19 feet to a point; thence South 89°51'08" East a distance of 399.30 feet to a point; thence North 44°52'15" East a distance of 19.12 feet to a point; thence North 03°31'19" West a distance of 51.07 feet to a point; thence North 46°10'12" East a distance of 164.06 feet to a point located on the southwesterly right of way of Davidson Parkway; thence long said right of way the following courses and distances: 57.03 feet along a curve to the left, said curve having a chord of South 47°14'20" East 56.99 feet and a radius of 475.50 feet to a point; thence 111.77 feet along a curve to the left, said curve having a chord of South 57°24'59" East 111.51 feet and a radius of 475.50 feet to a point; thence South 64°09'01" East a distance of 88.82 feet to a point; thence leaving said right of way South 66°10'13" West a distance of 30.00 feet to a point; thence South 25°50'59" West a distance of 31.91 feet to a point; thence 50.93 feet along a curve to the left, said curve having a chord of South 14°10'42" West 50.58 feet and a radius of 125.00 feet to a point; thence South 02°30'24" West a distance of 46.00 feet to a point; thence 48.12 feet along a curve to the left, said curve having a chord of South 05°22'15" East 47.97 feet and a radius of 175.00 feet to a point; thence 100.26 feet along a curve to the left, said curve having a chord of South 29°39'29" East 98.89 feet and a radius of 175.00 feet to a point; thence South 89°45'49" East a distance of 223.37 feet to a point; thence North 00°41'16" West a distance of 9.83 feet to a point; thence South 89°49'56" East a distance of 90.16 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 79.162 Acres.

ALTA/NSPS LAND TITLE FOR:

D.R. HORTON, INC., DELAWARE CORPORATION & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
(NORTHBRIDGE CROSSING SUBDIVISON)

LOCATED IN:
LAND LOTS 39, 40, 57 & 58, 12TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

SCALE: 1" = 60'

DATE: AUGUST 7, 2023

GEORGIA REGISTERED No. 3212 PROFESSIONAL LAND SURVEYOR JONATHAN E. DOUGLAS

8-7-2023

REVISION

Bowman

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Suwanee, Ga. 30024

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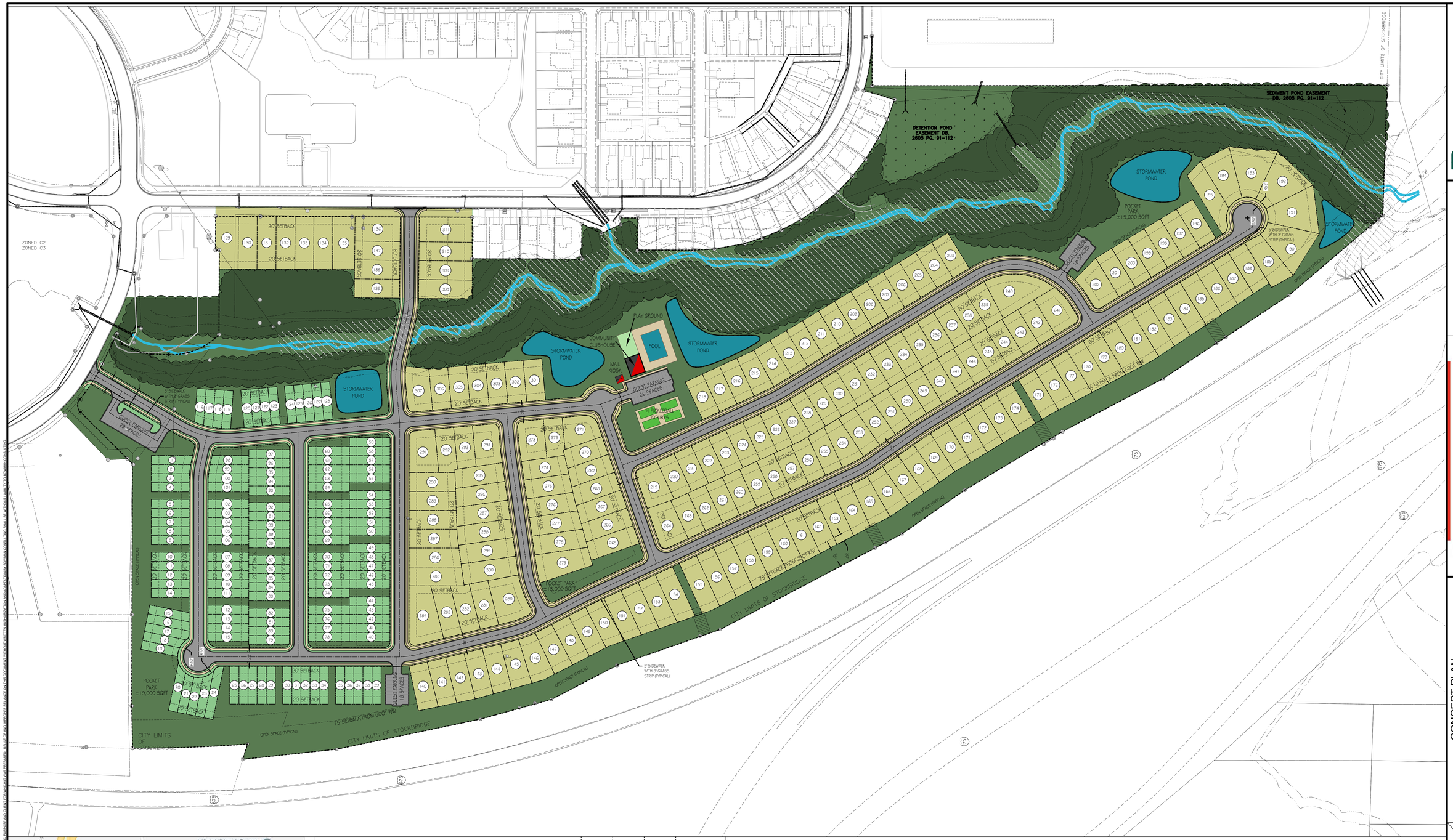
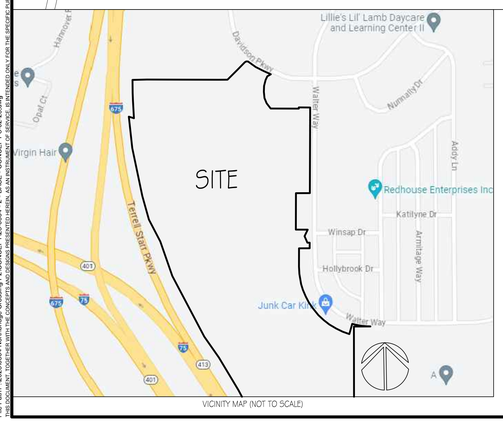
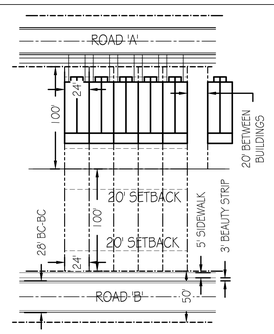
DWG: P:\2023\0504 Northbridge Crossing P2\SURVEY\SURVEY (CADD)\23-0504-ALTA-08-07-23 | BY: CD/MP | CHK: PN | QC:

BCG PROJECT NO: 200461-01-001 | TASK: 00001 | SURVEY DATE: JULY 28, 2023 | SHEET 3 OF 3

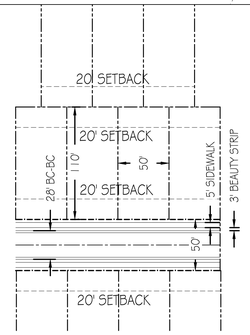




VICINITY MAP (NOT TO SCALE)



TOWNHOUSE LOTS (TYP.)
SCALE: 1"=60'



DETACHED LOTS (TYP.)
SCALE:1"=60'

AMENITY NOTES:

1. PER REGULATIONS:
   - 1.1. SUBDIVISIONS WITH OVER THREE HUNDRED (300) LOTS MUST INCLUDE A POOL FACILITY, CLUBHOUSE, POCKET PARK OF AT LEAST TWO THOUSAND (2,000) SQUARE FEET, AND AT LEAST TWO (2) OF THE FOLLOWING:
   - 1.1.1. PLAYGROUND.
   - 1.1.2. DOG PARK.
   - 1.1.3. TENNIS COURT.
   - 1.1.4. BASKETBALL COURT.
   - 1.1.5. WALKING TRAIL.
   - 1.1.6. FITNESS CENTER.
   - 1.1.7. PICNIC AREA WITH GRILL AND COVERED PAVILION.
   - 1.1.8. COMMUNITY GARDEN AND REFLECTION AREA.
   - 1.1.9. FIRE PIT AND GATHERING AREA.
   - 1.1.10. ANY OTHER AMENITY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
2. PROVIDED AMENITIES: CLUBHOUSE, POOL, PLAYGROUND, PICKLE BALL COURTS AND POCKET PARKS WITH AN AREA GREATER THAN 2,000 SQFT.

GRID NORTH
GA WEST ZONE

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

DEVELOPER:
DR HORTON
1371 DOGWOOD DRIVE SW
CONYERS, GA 30012
CONTACT: TIFFANY D. HOGAN
678-760-8526

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

SITE DATA	
SITE AREA	79.02 ACRES
ZONING	
EXISTING ZONING	C-3
PROPOSED ZONING	PUD
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	311 TOTAL
TOWNHOME LOTS	128
DETACHED LOTS	183
ALLOWABLE DENSITY	PER CONCEPT PLAN
PROPOSED DENSITY	3.94 LOTS/ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (15.80 ACRES)
PROPOSED OPEN SPACE	42.6% (33.63 ACRES)
SETBACK REQUIREMENTS	
FRONT SETBACK	20 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	20 FEET
CORNER SIDE	5 FEET
TYPICAL LOT	
TOWNHOMES	24' WIDE BY 100' DEEP
DETACHED LOTS	50' WIDE BY 110' DEEP
PARKING CALCULATIONS TOWNHOMES	
REQUIRED	2.25 SPACES/UNIT = 288 SPACES
PROPOSED (2 IN GARAGE + GUEST)	128(2) + 47 = 303 SPACES
PARKING CALCULATIONS DETACHED LOTS	
REQUIRED	2 SPACES/UNIT = 368 SPACES
PROPOSED (2 IN GARAGE + 2 IN DRIVE)	183 (4) = 732 SPACES
ADDITIONAL PARKING AT AMENITY + GUEST = 44 SPACES	

Bowman
Bowman Consulting Group Ltd
4174 Silver Peak Parkway, Suwanee, GA 30024
Phone: (770) 932-6550
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D·R·HORTON®
America's Builder

CONCEPT PLAN

NORTHBRIDGE PHASE 2

CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	DESCRIPTION

DATE	DESCRIPTION	
CW	–	CM
DESIGN	DRAWN	CHKD

SCALE	1" = 100'
JOB No.	23-0504
DATE :	7-27-2023
FILE No.	23-0504
SHEET No.	1 OF 1

August 7, 2023
File Path:P:\2023\23504 Northbridge Crossing P2\CONCEPT\23-0504 - 2 - BASE - CONCEPT 8-02-23.dwg
THIS DOCUMENT IS PROVIDED FOR REVIEW PURPOSES ONLY AND SHALL BE VALID FOR THE REPORTED PURPOSE AND IS VALID FOR THE PERIOD OF TIME IT WAS PREPARED. REUSE OF AND REPORTS BELIAGE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND QUALIFICATION BY BOWMAN CONSULTING GROUP, LTD. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

SURVEYOR'S CERTIFICATION

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

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

8-7-2023

SUPERIOR COURT RECORD INFORMATION

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 0.04 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 862,988 FEET.
- ELEVATIONS DETERMINED BY A TRIMBLE MODEL R12i GPS.
- THE HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 (2011). 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 07-28-2023.

REFERENCES:

1. DEED BOOK 15718, PAGE 100
2. DEED BOOK 15718, PAGE 107
3. DEED BOOK 15718, PAGE 119
4. PLAT BOOK 36, PAGE 135
5. PLAT BOOK 40, PAGE 60
6. PLAT BOOK 40, PAGE 170
7. PLAT BOOK 51, PAGE 165

LEGEND

INDEX CONTOUR
INTERMEDIATE CONTOUR
EP — EDGE OF PAVEMENT
C&G — CURB AND GUTTER
PROPERTY LINE
ROAD RIGHT OF WAY
ADJOINER PROPERTY LINE (NOT SURVEYED)
X — FENCE 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
IPF — IRON PIN FOUND (SIZE/TYPE NOTED)
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

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
PM	POWER METER
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
P.O.C.	POINT OF COMMENCEMENT

PARCEL 1:	73.859	AC.
PARCEL 2:	3.636	AC.
PARCEL 3:	1.369	AC.
PARCEL 4:	0.144	AC.
PARCEL 5:	0.154	AC.
TOTAL:	79.162	AC.

GRID NORTH US SURVEY FOOT

GRAPHIC SCALE 60 0 60 120

TO: D.R. HORTON, INC., A DELAWARE CORPORATION & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10, 13, 16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 28, 2023.

DATE: 8-7-2023

BRANDON T. MILLER
REGISTRATION NUMBER: 2945

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

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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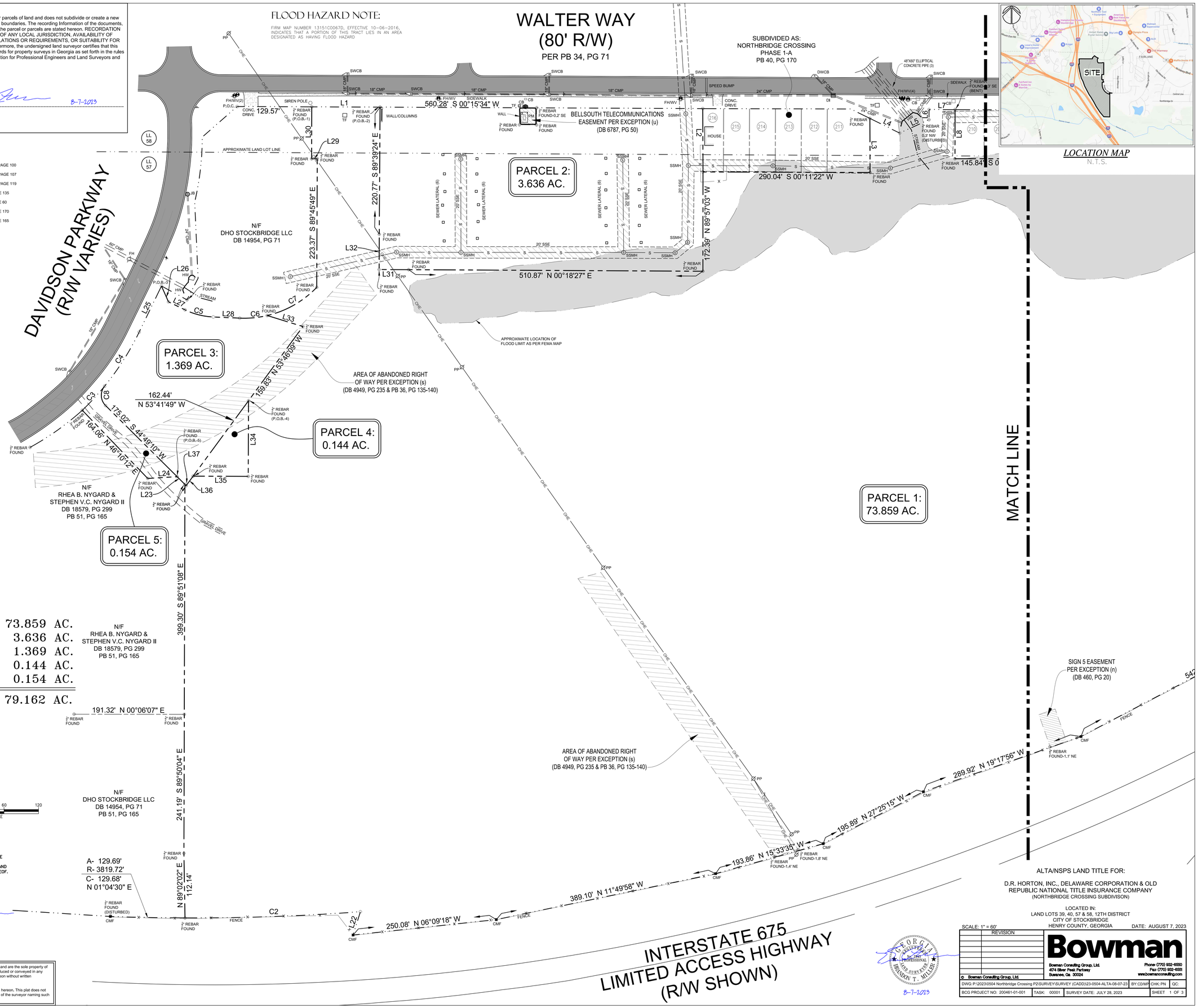

ALTA/NSPS LAND TITLE FOR:

D.R. HORTON, INC., DELAWARE CORPORATION & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
(NORTHBRIDGE CROSSING SUBDIVISON)

LOCATED IN:
LAND LOTS 39, 40, 57 & 58, 12TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

SCALE: 1" = 60' DATE: AUGUST 7, 2023

REVISION

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

8-7-2023

Bowman

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Suwanee, Ga. 30024

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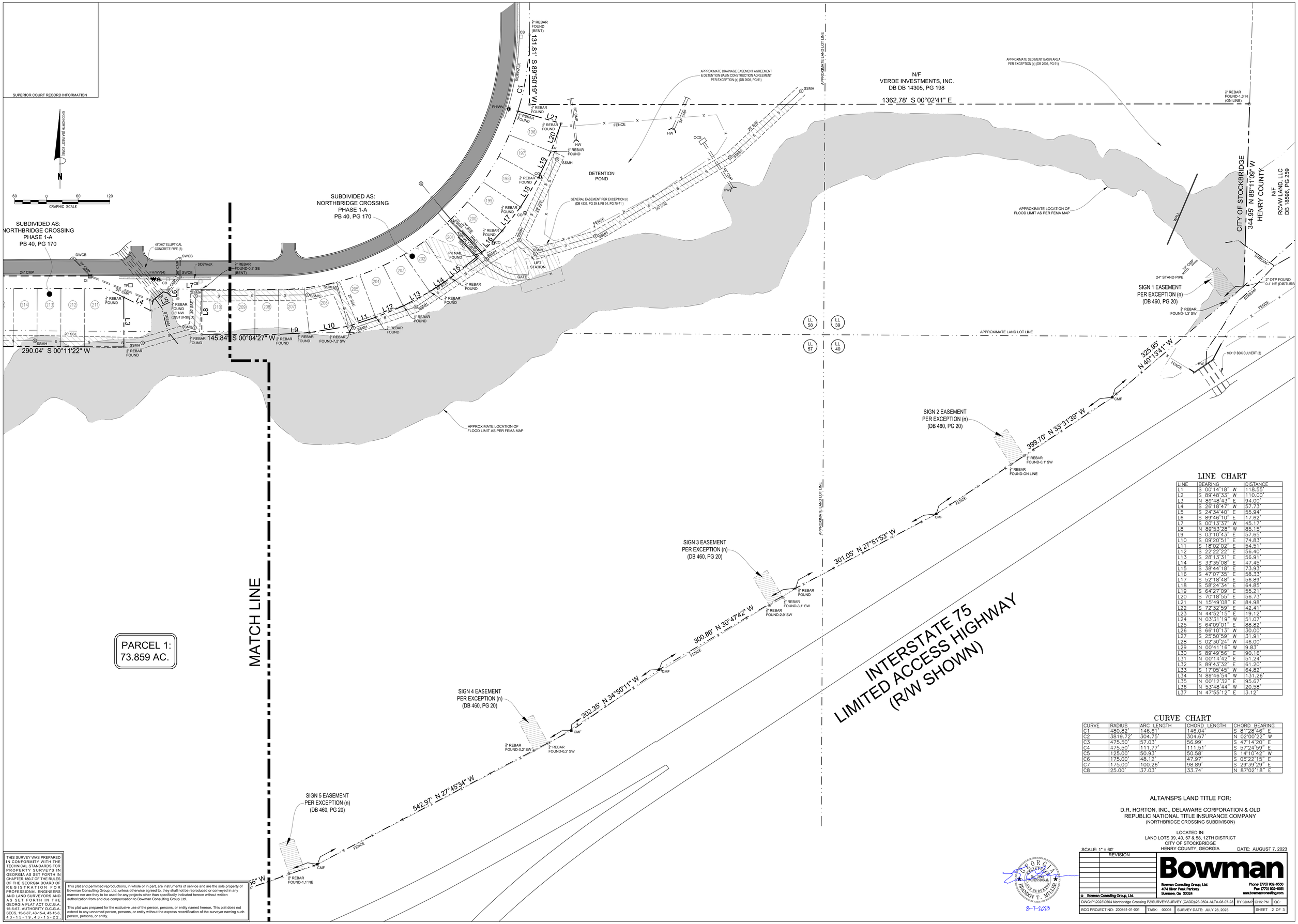
DWG: P:\2023\0504 Northbridge Crossing P2\SURVEY\SURVEY (CADD)\23-0504-ALTA-08-07-23 | BY: CD/MP | CHK: PN | QC:

BCG PROJECT NO: 200461-01-001 | TASK: 00001 | SURVEY DATE: JULY 28, 2023 | SHEET 1 OF 3

SUPERIOR COURT RECORD INFORMATION



LINE CHART

LINE	BEARING	DISTANCE
L1	S 00°14'18" W	118.55'
L2	S 89°48'33" W	110.00'
L3	N 89°48'43" E	94.00'
L4	S 26°18'47" W	57.73'
L5	S 24°34'40" E	55.94'
L6	S 89°46'10" E	17.62'
L7	S 00°13'37" W	45.17'
L8	N 89°53'28" W	85.15'
L9	S 03°10'43" E	57.65'
L10	S 09°20'51" E	74.83'
L11	S 18°02'02" E	54.51'
L12	S 22°22'22" E	56.40'
L13	S 28°13'31" E	56.91'
L14	S 33°35'08" E	47.45'
L15	S 38°44'18" E	73.93'
L16	S 47°07'35" E	58.33'
L17	S 52°18'48" E	56.89'
L18	S 58°24'34" E	64.85'
L19	S 64°27'09" E	55.21'
L20	S 70°18'55" E	56.73'
L21	N 15°49'08" E	84.98'
L22	S 72°32'59" E	42.41'
L23	N 44°52'15" E	19.12'
L24	N 03°31'19" W	51.07'
L25	S 64°09'01" E	88.82'
L26	S 66°10'13" W	30.00'
L27	S 25°50'59" W	31.91'
L28	S 02°30'24" W	46.00'
L29	N 00°41'16" W	9.83'
L30	S 89°49'56" E	90.16'
L31	N 00°14'42" E	51.24'
L32	S 89°43'32" E	61.20'
L33	S 17°05'45" W	64.82'
L34	N 89°46'54" W	131.26'
L35	N 00°12'32" E	95.67'
L36	N 53°48'44" W	20.58'
L37	N 47°55'12" E	3.12'

CURVE CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	480.82'	146.61'	146.04'	S 81°28'46" E
C2	3819.72'	304.75'	304.67'	N 02°00'22" W
C3	475.50'	57.03'	56.99'	S 47°14'20" E
C4	475.50'	111.77'	111.51'	S 57°24'59" E
C5	125.00'	50.93'	50.58'	S 14°10'42" W
C6	175.00'	48.12'	47.97'	S 05°22'15" E
C7	175.00'	100.26'	98.89'	S 29°39'29" E
C8	25.00'	37.03'	33.74'	N 87°02'18" E

ALTA/NSPS LAND TITLE FOR:

D.R. HORTON, INC., DELAWARE CORPORATION & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
(NORTHBRIDGE CROSSING SUBDIVISON)

LOCATED IN:
LAND LOTS 39, 40, 57 & 58, 12TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

SCALE: 1" = 60'

DATE: AUGUST 7, 2023

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 3467 BRANDON T. MILLER

8-7-2023

REVISION

Bowman

Bowman Consulting Group, Ltd.
4074 River Peak Parkway
Suwanee, Ga. 30024

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

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DWG: P:\2023\0504 Northbridge Crossing P2\SURVEY\SURVEY (CADD)\23-0504-ALTA-08-07-23 BY: CD/MP CHK: PN QC:

BCG PROJECT NO: 200461-01-001 TASK: 00001 SURVEY DATE: JULY 28, 2023 SHEET 2 OF 3

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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August 6, 2023

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

RE: Rezoning and Comprehensive Plan Amendment Application for Northbridge Crossing Phase II

Dear Mayor, Members of City Council and Planning Commission,

D.R. Horton, Inc. seeks to rezone property located at Davidson Parkway and Walter Way., Stockbridge, GA, Parcel ID numbers 030-01009000, 030-01009005, 030-01009006. The property is approximately 79.02 acres. D.R. Horton seeks to rezone the subject property as a Planned Unit Development to include 311 total homes. The development will consist of 128 townhome units and 183 single family detached homes.

The community will include multiple amenities and open space areas. Developer is also exploring the feasibility of connectivity to a future city park. Amenities will include a pool, clubhouse, mail kiosk, playground, pickle ball courts, and multiple pocket parks.

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

- Approximately 91 Guest parking spaces
- 2 car garages on all townhome units
- 2 car garages on all single family detached homes
- A Mandatory Homeowners Association
- Multiple 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. Northbridge Crossing Phase I is a single family community located across the street from the subject property. Several years ago, the subject property was planned as a continuation of the existing single family community.

An adjacent property is also owned by the City of Stockbridge and will be 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 city park.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. Although the property has some interstate frontage, the access points and the visibility

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

do not make the site ideal for a commercial use. Additionally, allowing any use other than residential at this site would generate more daily trips from vehicular traffic as well as heavy equipment and trucks on a road that has an existing residential use across the street as well as a planned residential use and city park adjacent to the subject site. Allowing the rezoning for a PUD, residential use, on the subject site would result in less light pollution, noise pollution, air pollution, and traffic for neighboring residents than any other use including a use under the current property zoning as C3.

The subject property is encumbered by a creek and buffer areas near the access points from Davidson and Walter Way. While it may be difficult for other uses to develop around such encumbrances, as planned the PUD residential development is able to utilize the buffer areas as green space that will create an aesthetically beautiful development for residents.

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. Additionally, the proposed site plan proposes 3.96 units per acre. The Stockbridge Comprehensive Plan currently shows medium density residential up and to 3.6 units per acre. High density Residential, per the current Comprehensive Plan, begins at 6 units per acre. Therefore there is currently a gap in the Comprehensive Plan that does not truly contemplate the proposed density of 3.96 units per acre, therefore requiring an application 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. The planned City park that is adjacent to the site is evidence that the city recognizes the area as one for families and residences. This development as Northbridge Crossing Phase II will not only provide additional single family homes for Stockbridge residents, but will also create a community atmosphere.

D.R. Horton, Inc. respectfully requests approval of the rezoning from C3 to Planned Unit Development and a Comprehensive Land Map Amendment from Medium Density Residential to High Density Residential.

Thank you for your consideration and your time.

Sincerely,

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

CITY OF STOCKBRIDGE

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

August 2, 2023

Ms.Tamiesha Lester
Land Assistant
1371 Dogwood Dr SW
Conyers, GA 30012

RE: Proposed (119 Single-Family Lots & 144 Townhome Lots)

Ms. Tamiesha,

The city has reviewed your request for water and sewer services for the proposed (119 Single-Family Lots & Townhome Lots) at Parcel ID #s 030-01009000, 030-01009005, 030-01009006 & 030-01009003. Water and sewer services are available; however, the following are required:

- If any property is not in the City Limits, it will need to be annexed into the City before water and sewer services are granted.
- All costs associated with connecting to the water and sewer systems are the developer's responsibility.
- The developer must adhere to the City's Minimum Development Standards.

The city will extend the reservation for capacity for one year from the date of this letter. Construction plans will need to be submitted before the six-month date or the reservation for capacity will expire.

Should you need additional information, please do not hesitate to contact me at (404) 862-3743.

Sincerely,

Brad Holtsinger
Sewer Superintendent

Cc: Decius T. Aaron, Public Works Director
Adam Daniel, Chief Collections Operator

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 7th day of August, 2023

Tiffany D. Hogan
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 7th day of AUGUST, 2023.

GABRIELLE C. OPIE
My Commission Expires
NOTARY PUBLIC
February 19, 2024
FULTON COUNTY, GEORGIA

Gabrielle C. Opie
Notary Public

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

Applicant Campaign Disclosure Form

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

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Yes_____**No** X

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

We certify that the foregoing information is true and correct, this_____day of_____, _____

GDCI GA 6, L.P.
Applicant's Name - Printed
OWNER

BY: PACIFICA LAND, LLC, AS ITS G.P.
BY:
Signature of Applicant/Property Owner/Agent
RAYMOND W. CUNEIFFE, AS ITS ASST. MGR

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3 day of August, 2023.

Geri Lynn Kelly
Notary Public

GERI LYNN KELLY NOTARY PUBLIC GEORGIA EXPIRES DECEMBER 17, 2023 FULTON COUNTY, GA

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

I-75 Activity Center Concept Plan

The I-75 Activity Center has the potential to become a major employment center for the City of Stockbridge and North Henry County. This concept plan shows how that might occur in a way that is consistent with the vision of this plan.

The images at right and below show one option for how the area could accommodate the following long-term development program:

- *1.0-1.5 million sf of Class A office (blue)*
- *2 full-service hotels (purple)*
- *250,000 - 300,000 sf of retail (red)*
- *750-1,000 units of high-quality multifamily (yellow)*
- *300-500 units of senior housing or assisted living (turquoise)*
- *1,500 housing units (yellow and brown)*
- *20-25 acres of park space (green)*
- *Potential long-term parking decks (white)*

Of these uses, big box retail and parking could front I-75, with mixed-uses and offices lining a new north-south roadway connecting to Flippen Road. Housing could occur to the east, where proposed parks and muli-use paths would create a quality residential address. Nearby, the former Manheim Drive Center could become a college.

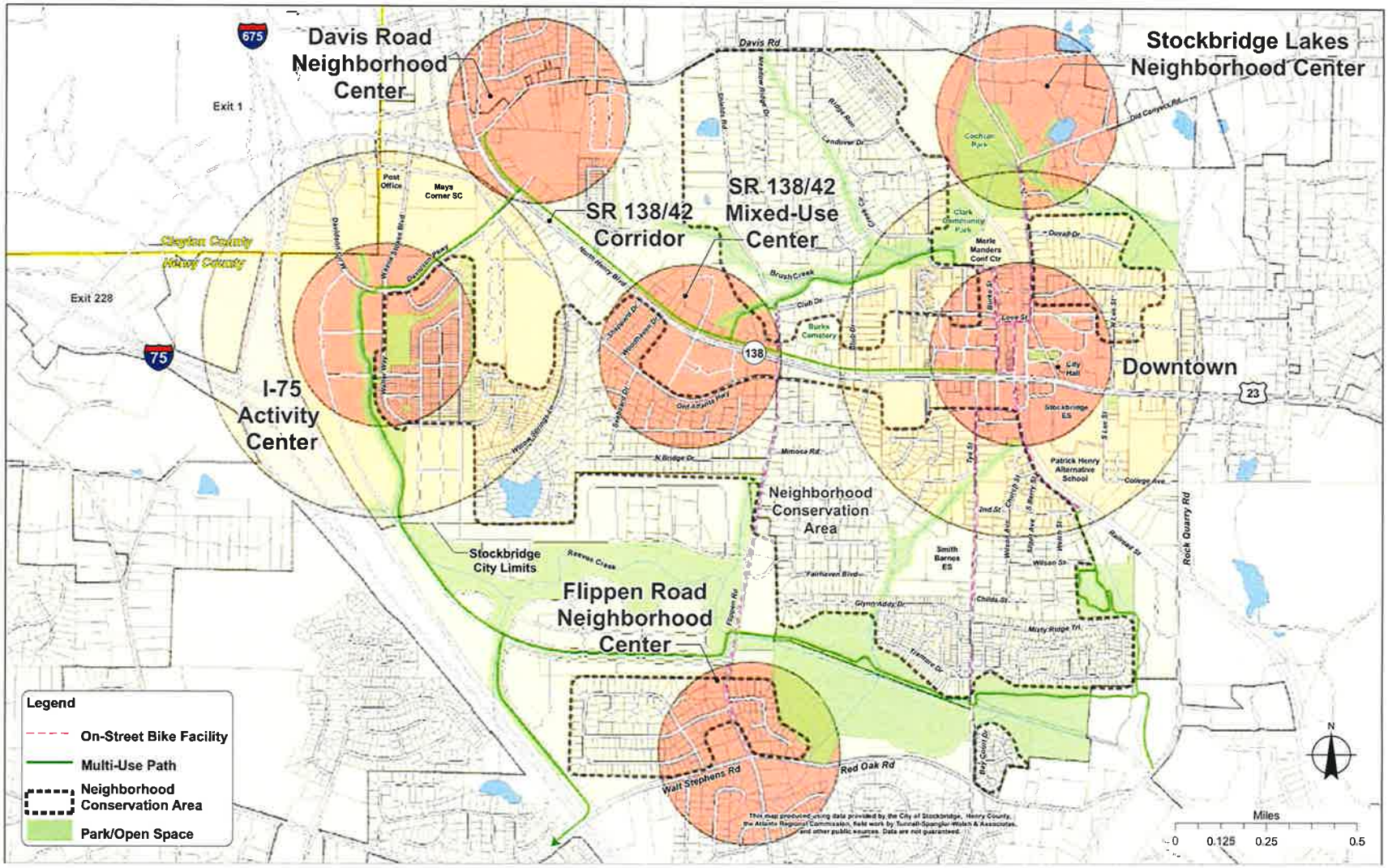

Figure 4.1: Growth Centers

August 6, 2023

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

RE: Rezoning and Comprehensive Plan Amendment Application for Northbridge Crossing Phase II

Dear Mayor, Members of City Council and Planning Commission,

D.R. Horton, Inc. seeks to rezone property located at Davidson Parkway and Walter Way., Stockbridge, GA, Parcel ID numbers 030-01009000, 030-01009005, 030-01009006. The property is approximately 79.16 acres. D.R. Horton seeks to rezone the subject property as a Planned Unit Development to include 311 total homes. The development will consist of 128 townhome units and 183 single family detached homes.

The community will include multiple amenities and open space areas. Developer is also exploring the feasibility of connectivity to a future city park. Amenities will include a pool, clubhouse, mail kiosk, playground, pickle ball courts, and multiple pocket parks.

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

- Approximately 91 Guest parking spaces
- 2 car garages on all townhome units
- 2 car garages on all single family detached homes
- A Mandatory Homeowners Association
- Multiple 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. Northbridge Crossing Phase I is a single-family community located across the street from the subject property. Several years ago, the subject property was planned as a continuation of the existing single-family community.

An adjacent property is also owned by the City of Stockbridge and will be 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 city park.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. Although the property has some interstate frontage, the access points and the visibility

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

do not make the site ideal for a commercial use. Additionally, allowing any use other than residential at this site would generate more daily trips from vehicular traffic as well as heavy equipment and trucks on a road that has an existing residential use across the street as well as a planned residential use and city park adjacent to the subject site. Allowing the rezoning for a PUD, residential use, on the subject site would result in less light pollution, noise pollution, air pollution, and traffic for neighboring residents than any other use including a use under the current property zoning as C3.

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Thank you for your consideration and your time.

Sincerely,

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

D·R·HORTON
America's Builder

August 1, 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 ~~79.35~~ 79.16 acres located at Davidson Parkway and Walter Way, respectively. Parcel identification numbers for the subject parcels are 030-01009000, 030-01009005, 030-01009006, 030-01009003.

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,

GDCI GA 6, L.P.
BY: PACIFIC LAND, LLC, as its General Partner

By: _____

Print Name: Raymond W. Cunliffe

Title: Assistant Manager

D.R. Horton, Inc.
1371 Dogwood Drive, S.W. • Conyers • GA • 30012 • 678-509-0555 Phone • 678-509-0554 Fax
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CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
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August 2, 2023

Ms.Tamiesha Lester
Land Assistant
1371 Dogwood Dr SW
Conyers, GA 30012

RE: Proposed (119 Single-Family Lots & 144 Townhome Lots)

Ms. Tamiesha,

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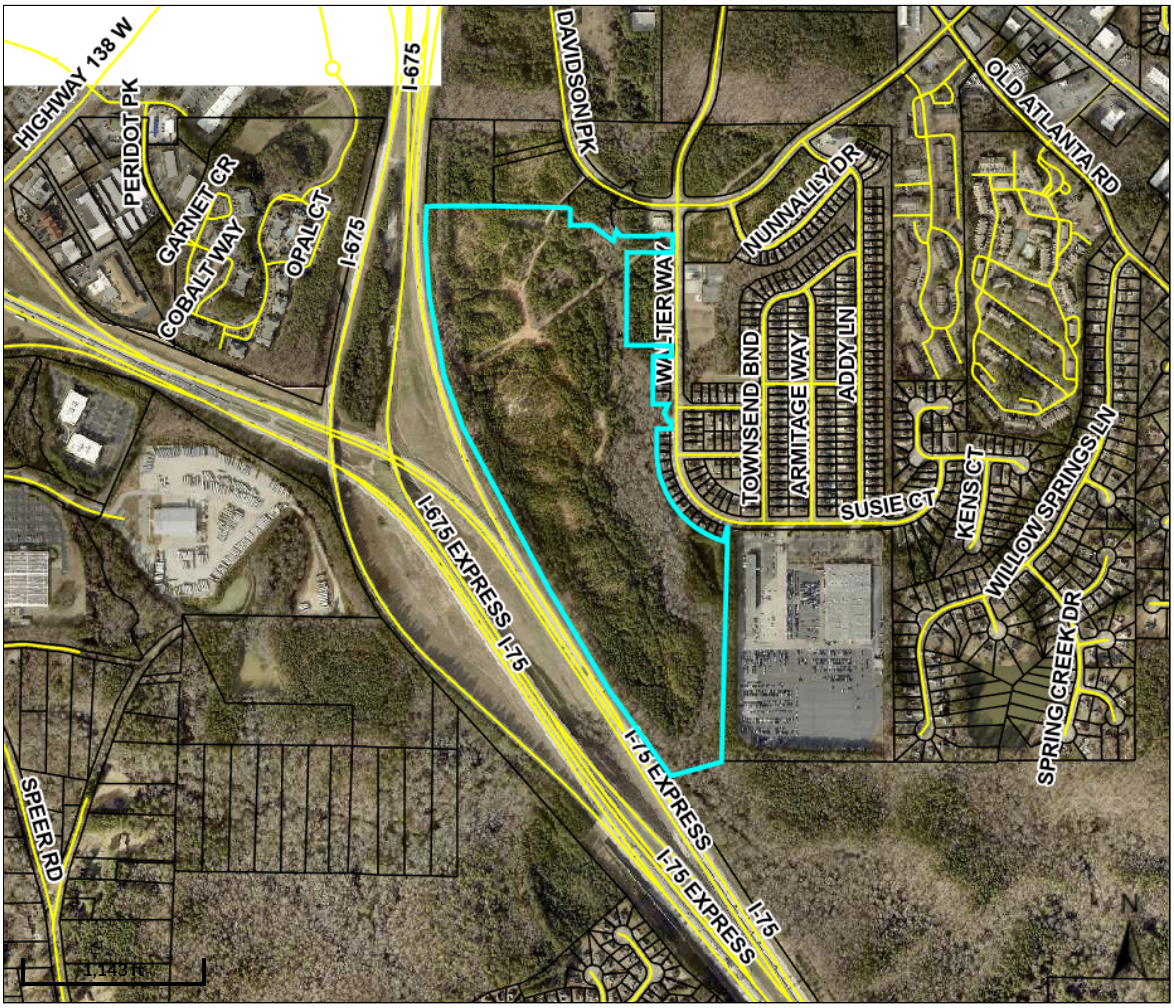
Sincerely,

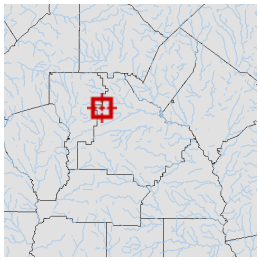
Brad Holtsinger
Sewer Superintendent

Cc: Decius T. Aaron, Public Works Director
Adam Daniel, Chief Collections Operator

qPublic.net™ Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	030-01009000	**Class**	C	**Owner**	GDCI GA 6 LP	**Land Value:**	$1.9172e+006
Property Address		**Acreage**	73.88	**Address**	5755 DUPREE DR STE 130 ATLANTA GA 30327	**Building Value:**	$0
District	City/Stockbridge					**Misc Value:**	$0
						Total Value:	$1917200

Last 2 Sales

Date	Price	Reason	Qual
2/26/2018	$1,126,655	OTHER	U
4/1/2014	$2,500,000	D UND POWR	U

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

Date created: 9/5/2023
Last Data Uploaded: 9/5/2023 1:24:23 AM

Developed by Schneider GEOSPATIAL

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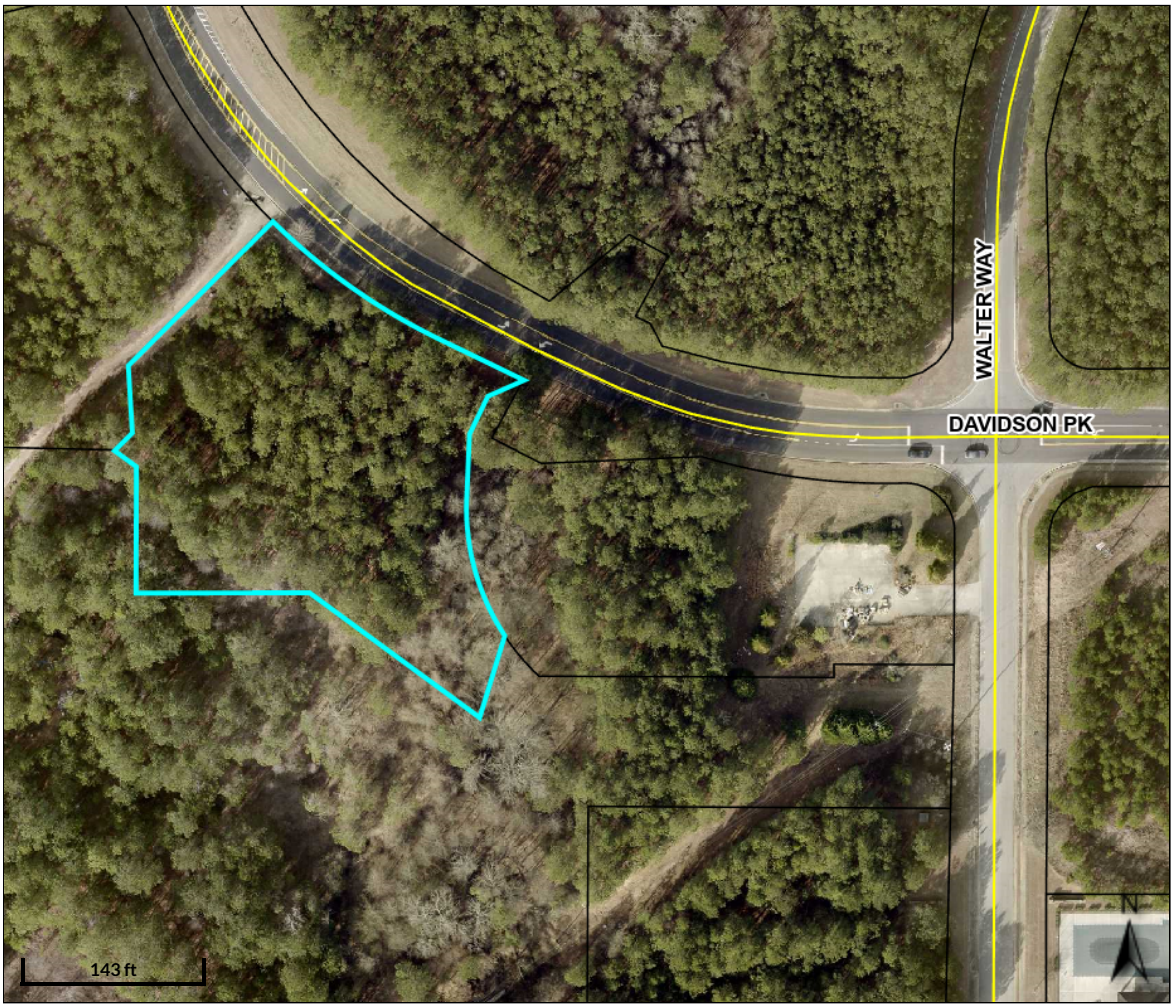
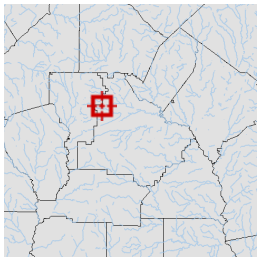


Overview



Legend

- Parcels
- Roads

Parcel ID	030-01009006	**Class**	C	**Owner**	GDCI GA 6 LP	**Land Value:**	$72300				
Property Address		**Acreage**	1.66	**Address**	5755 DUPREE DR STE 130 ATLANTA GA 30327	**Building Value:**	$0	**Last 2 Sales**			
District	City/Stockbridge							**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$0	2/26/2018	$1,126,655	OTHER	U
								4/23/2014	$0	CORPORATE	U
						Total Value:	$72300				

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Date created: 9/5/2023
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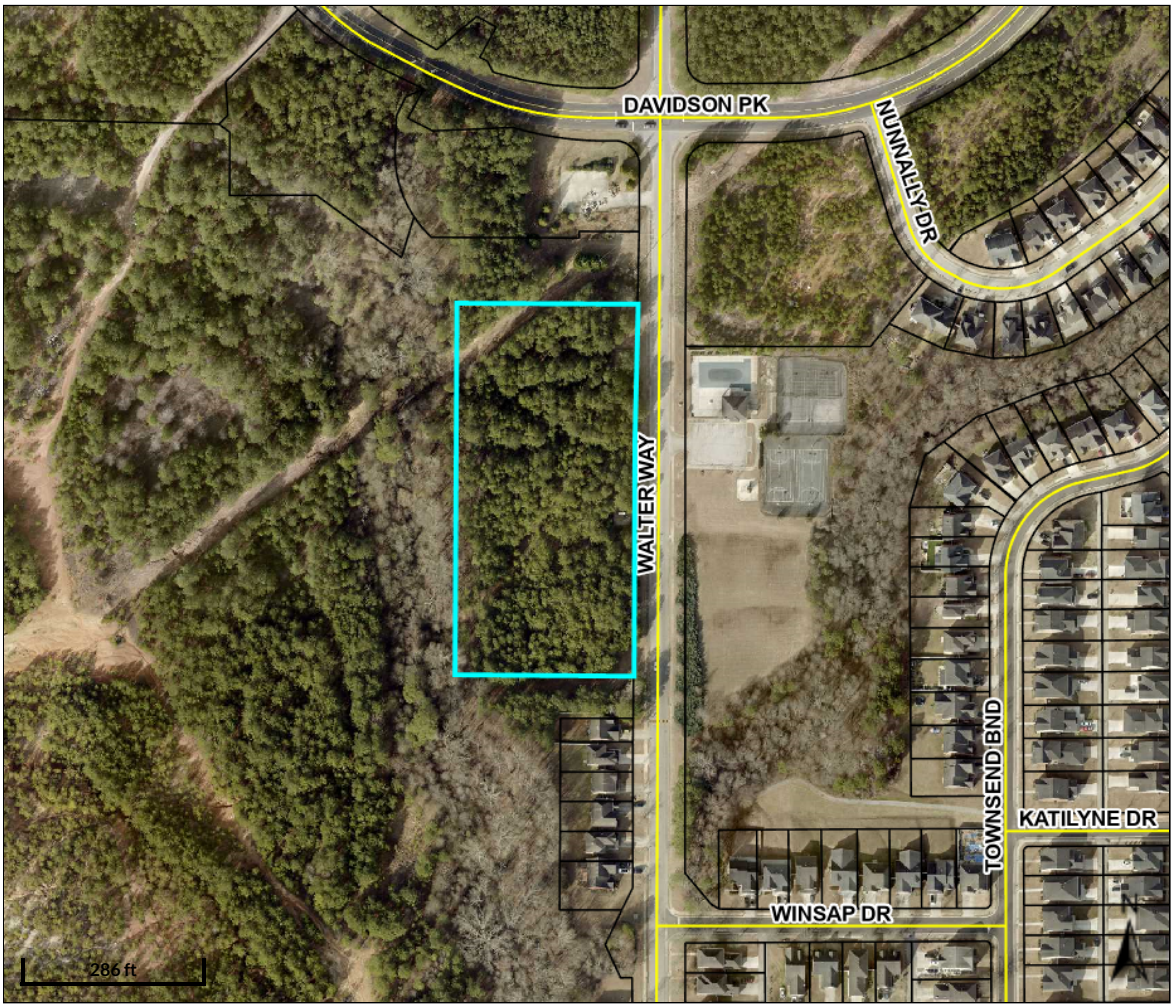
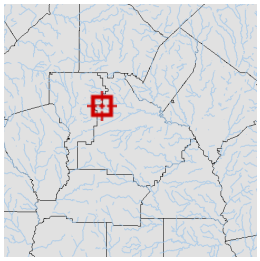
qPublic.net™ Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	030-01009005	**Class**	C	**Owner**	GDCI GA 6 LP	**Land Value:**	$108900				
Property Address		**Acreage**	3.63	**Address**	5755 DUPREE DR STE 130 ATLANTA GA 30327	**Building Value:**	$0	**Last 2 Sales**			
District	City/Stockbridge							**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$0	2/26/2018	$1,126,655	OTHER	U
								4/23/2014	$0	CORPORATE	U
						Total Value:	$108900				

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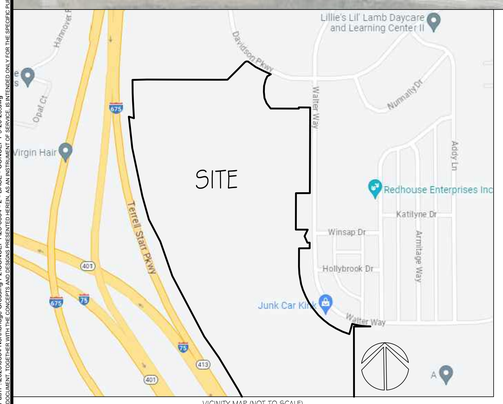
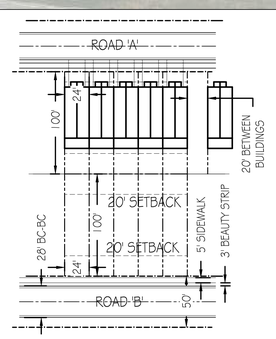
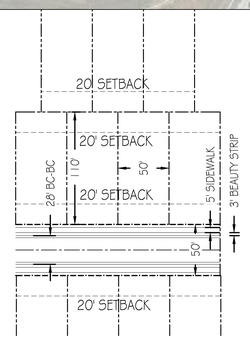


VICINITY MAP (NOT TO SCALE)



TOWNHOUSE LOTS (TYP.)
SCALE: 1"=60'

THERE ARE NO P.U.D. SETBACKS REQUIRED.



DETACHED LOTS (TYP.)
SCALE:1"=60'

AMENITY NOTES:

1. PER REGULATIONS:
   - 1.1. SUBDIVISIONS WITH OVER THREE HUNDRED (300) LOTS MUST INCLUDE A POOL FACILITY, CLUBHOUSE, POCKET PARK OF AT LEAST TWO THOUSAND (2,000) SQUARE FEET, AND AT LEAST TWO (2) OF THE FOLLOWING:
     - 1.1.1. PLAYGROUND.
     - 1.1.2. DOG PARK.
     - 1.1.3. TENNIS COURT.
     - 1.1.4. BASKETBALL COURT.
     - 1.1.5. WALKING TRAIL.
     - 1.1.6. FITNESS CENTER.
     - 1.1.7. PICNIC AREA WITH GRILL AND COVERED PAVILION.
     - 1.1.8. COMMUNITY GARDEN AND REFLECTION AREA.
     - 1.1.9. FIRE PIT AND GATHERING AREA.
     - 1.1.10. ANY OTHER AMENITY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
2. PROVIDED AMENITIES: CLUBHOUSE, POOL, PLAYGROUND, PICKLE BALL COURTS AND POCKET PARKS WITH AN AREA GREATER THAN 2,000 SQFT.

DEVELOPER:
DR HORTON
1371 DOGWOOD DRIVE SW
CONYERS, GA 30012
CONTACT: TIFFANY D. HOGAN
678-780-8526

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

SITE DATA	
SITE AREA	79.02 ACRES
ZONING	
EXISTING ZONING	C-3
PROPOSED ZONING	PUD
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	312 TOTAL
TOWNHOME LOTS	128
DETACHED LOTS	184
ALLOWABLE DENSITY	PER CONCEPT PLAN
PROPOSED DENSITY	3.95 LOTS/ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (15.80 ACRES)
PROPOSED OPEN SPACE	42.6% (33.63 ACRES)
SETBACK PROPOSED. NO REQUIREMENTS FOR PUD	
FRONT SETBACK	20 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	20 FEET
CORNER SIDE	5 FEET
TYPICAL LOT	
TOWNHOMES	24' WIDE BY 100' DEEP
DETACHED LOTS	50' WIDE BY 110' DEEP
GUEST PARKING	
OFF STREET GUEST PARKING	91 SPACES
PARKING CALCULATIONS TOWNHOMES	
REQUIRED	2.25 SPACES/UNIT = 288 SPACES
PROPOSED (2 IN DRIVEWAY)	128 (2) = 256 SPACES
PARKING CALCULATIONS DETACHED LOTS	
REQUIRED	2 SPACES/UNIT = 368 SPACES
PROPOSED (2 IN DRIVE)	184 (2) = 368 SPACES
TOTAL PARKING REQUIRED = 656 SPACES	
TOTAL PARKING PROVIDED = 715 SPACES	

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®
America's Builder

CONCEPT PLAN
NORTHBRIDGE PHASE 2
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	DESCRIPTION

DATE	DESCRIPTION	
CW	–	CM
DESIGN	DRAWN	CHKD

SCALE	1" = 100'
JOB No.	23-0504
DATE :	7-27-2023
FILE No.	23-0504
SHEET No.	1 OF 1

September 21, 2023
File Path:P:\2023\0504 Northridge Crossing P2\CONCEPT\23-0504 -2 - BASE - CONCEPT 9-20-23.dwg
THIS DOCUMENT IS CONSTRUCTED TO BE A TRUE COPY OF THE ORIGINAL DOCUMENT. ANY ALTERATIONS TO THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

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 28, 2023

SUBJECT: Staff Report for Rezoning Case #RZ-2023-05 for Three Parcels At Davidson Parkway and Walter Way (Parcel #0303-01009000, Parcel #030-01009005, and Parcel #030-01009006). Council District: 2.

I. PURPOSE

Consider a Rezoning application (#RZ-2023-05) by D. R. Horton, Inc. (represented by Tiffany Hogan, JD) to rezone the subject property on Davidson Parkway and Walter Way from the existing 'C-3' (Heavy Commercial) zoning district to the 'PUD' (Planned Unit Development) district to allow for the development of a mixed residential development. The applicant proposes to build 312 total units, including 184 single-family detached dwellings and 128 townhomes. To allow for the proposed development, the applicant also simultaneously submitted an application for a Comprehensive Plan amendment (Case #CP-2023-04) to change the property's future land use designation from 'Low Density Vertical Mixed-Use' to 'High-Density Residential'. The applicant would also need to apply for a recombination of the three parcels into one parcel if and after the requested rezoning is approved.

II. EXISTING CONDITIONS

A. Property Location. The subject property is located in the northwestern area of the City of Stockbridge, near the Clayton County line; about half a mile south of Highway 138 / Lake Spivey Parkway and about half a mile west of North Henry Boulevard. It is bordered by Davidson Parkway to the north, Walter Way to the east, and Interstates 75 and 675 to the south and west. One of the three parcels comprising the subject property

is located on the curve of Davidson Parkway, south of the Clayton County line. The main project access to the development site would occur from this curve.
.

B. Property Characteristics. The subject property is comprised of three parcels, including a large parcel on Walter Way with 73.859 +/- acres, a small parcel on Walter Way with 3.636 +/- acres, and a small parcel on Davidson Parkway with 1.369 +/- acres. These parcels are shown on the three aerial photographs below. The large parcel has roughly three-fourths of a mile of frontage along Interstates 75 and 675. Reeves Creek is located near the eastern boundary of the development site, with required buffers. The large parcel contains approximately 10.5 acres of "Restricted Use Commercial", thus only the remaining 63.35 +/- acres is developable. The property is mostly level and wooded. The City of Stockbridge owns a lift station near the south end of the large parcel, which is accessed from a driveway through an easement off Walter Way. Due to the lack of access to the property from the south and west, the subject property is viewed as being landlocked.

C. Surrounding Land Use and Zoning. The subject property is surrounded by a mixture of land uses and zoning districts, as is indicated by Table 1 below. To the north, along Davidson Parkway within Clayton County, are several commercial uses, including motels, a gas station, a fast food restaurant, a fitness center, and an automotive repair center. To the northeast is some vacant land along Davidson Parkway and Walter Way, which is zoned 'C-2' (General Commercial). To the west and southwest, the subject property is bordered by Interstate 675. To the east is the Northbridge Crossing Subdivision (whose property is zoned 'RM-2' for Multifamily/Townhomes). The subdivision is the predominant land use in the vicinity. Its clubhouse and pool are located directly across Walter Way from the proposed development site. Bordering the site to the southeast is the Drivetime Automotive Reconditioning Center off Walter Way, which was established in 1997 and whose property is zoned 'LI' (Light Industrial).

III. CASE FACTS

Proposed Development:	Mixed residential development with 312 total units (184 single-family detached dwellings and 128 townhomes).
Applicant:	D. R. Horton, Inc., represented by Tiffany Hogan.
Site Address:	Three parcels at Davidson Parkway and Walter Way.

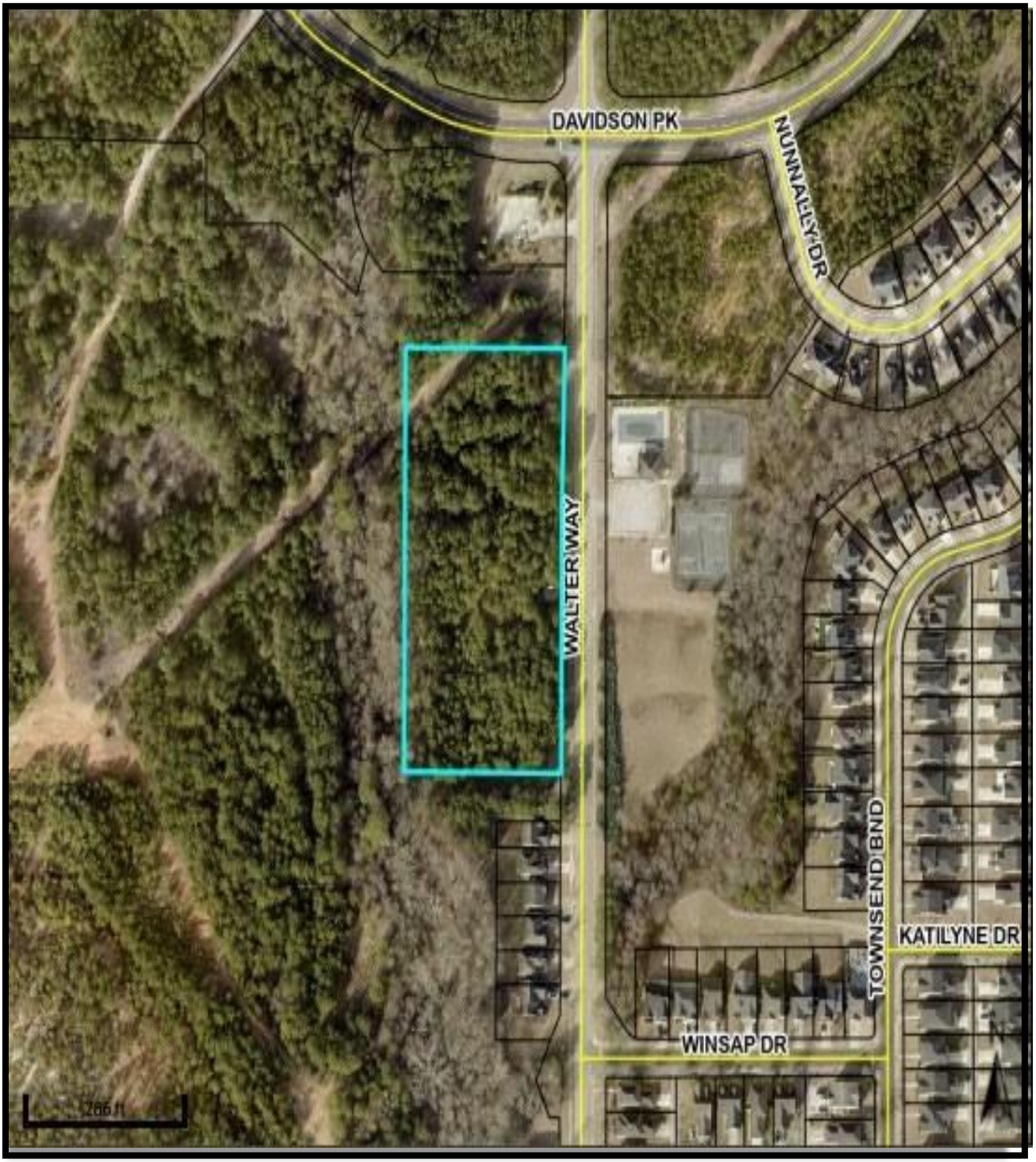
Parcel ID and Acreage:	~ Large Parcel on Walter Way—Parcel #03001009000 with 73.859 +/- acres. ~ Small Parcel on Walter Way—Parce #030-3.636 with 3.636 +/- acres. ~ Small Parcel on Davidson Parkway—Parcel # 030-01009006 with 1.369 +/- acres.
District and Land Lot:	District 12, Land Lot 57.
Owner:	GDCI GA 6LP
Property Location:	In Council District 2, on the south side of Davidson Parkway and the west side of Walter Way.
Current Use:	Vacant.
Surrounding Uses:	~ North—Vacant land. ~ Northwest—Clayton County. ~ South—Vacant land, recently approved by the City (via CP-2022-04, RZ-2022-05, and DRI #3799) for a major mixed-use development off Flippen Road. ~ Southeast—Automobile refurbishing business (Drivetime). ~ East—Northbridge Crossing I Subdivision. ~ West—Interstates 75 and 675.
Existing & Proposed Zoning:	From 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development). The property also lies within the Parkway Mixed-Use Overlay District.
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 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'.

Property Conditions:	The large parcel has roughly three-fourths of a mile of frontage along Interstates 75 and 675. It contains Reeves Creek near the eastern boundary; about 10.5 acres of “Restricted Use Commercial”; and a lift station which is owned by the City of Stockbridge, with an easement access off Walter Way. The property is mostly level and wooded. Due to its lack of access from the south and west, it is viewed as being landlocked. A lift station which is owned by the City of Stockbridge is present near the southeast corner of the property, accessed from an easement off Walter Way.

AERIAL PHOTOGRAPH:
Large Parcel on Walter Way
(Parcel #030-01009000 with 73.859 +/- Acres)

AERIAL PHOTOGRAPH:

Small Parcel on Walter Way
(Parcel #030-01009005 with 3.636 +/- Acres)



AERIAL PHOTOGRAPH:

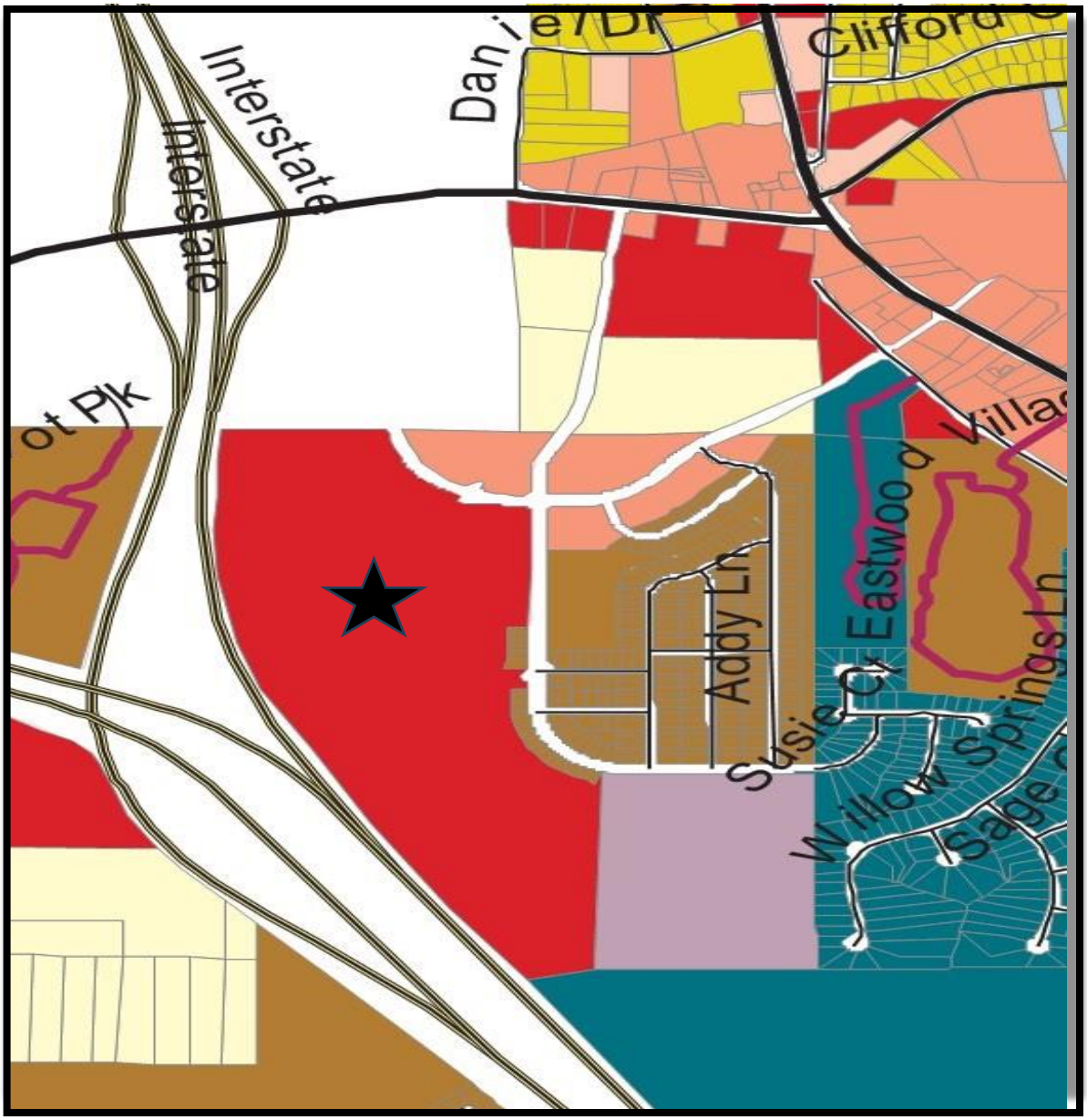
Small Parcel on Davidson Parkway
(Parcel #030-01009006 with 1.369 +/- Acres)

CITY OF STOCKBRIDGE 2023 ZONING MAP

(Subject property is shown with a star.)

KEY:

Red—C-3 (Heavy Commercial)
Salmon – C-2 (General Commercial)
Pink – C-1 (Neighborhood Commercial)
Lavender—LI (Light Industrial)
Pale Yellow—RR (Rural Residential)
Gold—SR (Suburban Residential)
Brown--MFR (Multiple Family Residential)
Teal—PUD (Planned Unit Development)

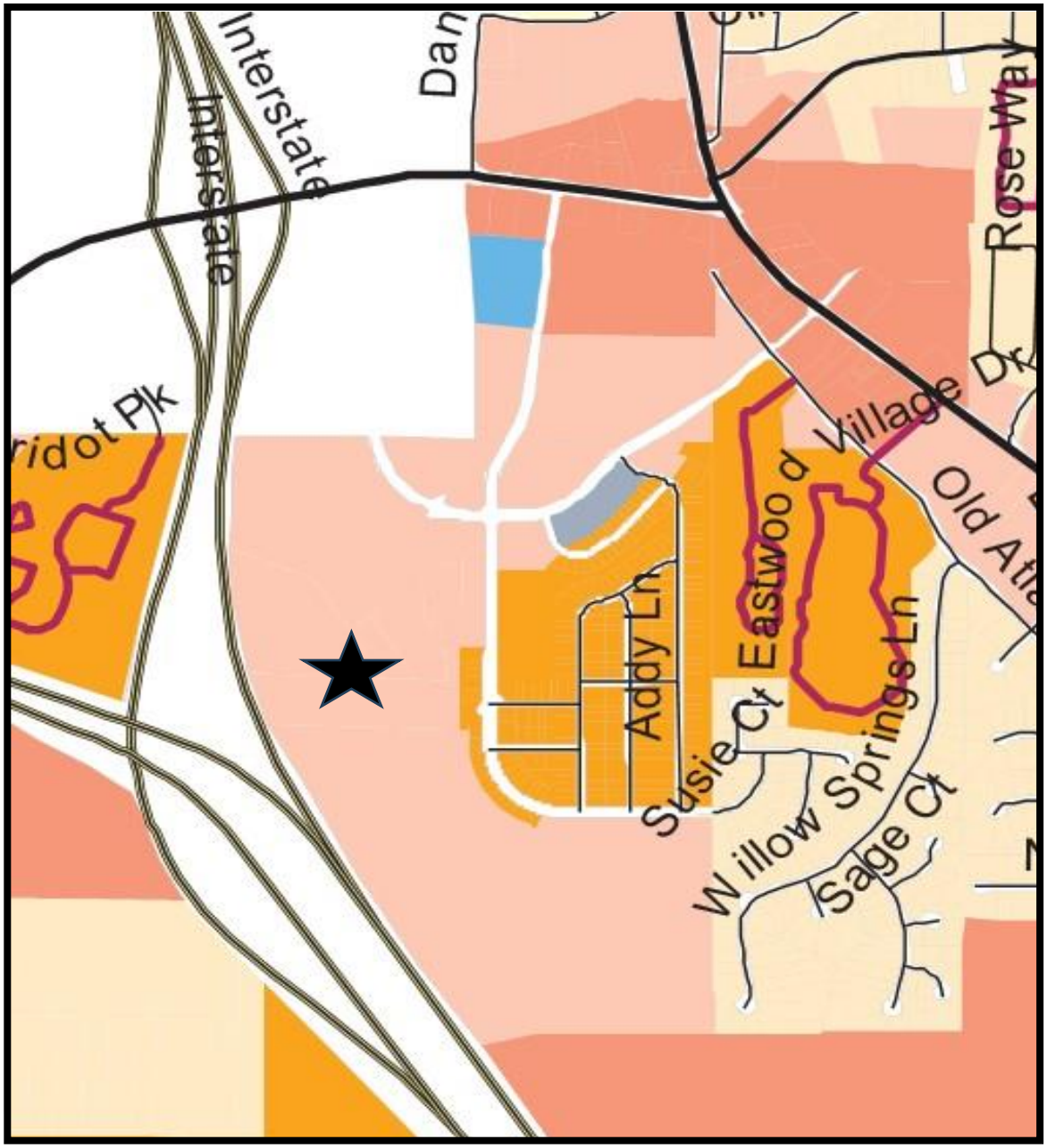


CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP

(Subject property is shown with a star.)

KEY:

Peach—Low-Density Vertical Mixed-Use
Salmon—Medium-Density Vertical Mixed-Use
Orange—High-Density Residential
Beige—Medium-Density Residential
Slate—Light Industrial
Blue—Office-Institutional



IV. ZONING HISTORY

Over the years, parts of the subject property and the adjacent properties to the east and south have had a very active zoning history, having been rezoned and being the subject of four Development of Regional Impact (DRI) reviews by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA). Although the existing Northbridge Crossing subdivision was developed as a result of the approval of the Northbridge Crossing I DRI #284, no development has yet occurred on the subject property. A description of each zoning action is provided below.

- Multiple rezonings for Northbridge Crossing Development
- Northbridge Crossing DRI #284 review
- Development Agreement for Northbridge Crossing
- Rezoning Case #RZ-09-12-S
- Reeves Creek DRI #2996 review
- Davidson Parkway Commerce Center DRI #3309 review
- Reeves Creek II DRI Review #3799

A. Multiple Rezonings for Northbridge Crossing Development. In 2003, DRA Development requested the rezoning of about 49 acres around the intersection of Davidson Parkway and Walter Way, as part of the "Northbridge Crossing Development", from 'RA' (Residential-Agricultural), 'C-3' (Heavy Commercial), and 'M-1' (Light Manufacturing) to 'RM-3' (Multifamily Residential for Condominiums) to allow for condominium development. The rezoning was approved with conditions via Ordinance No. 03-148. Then Henry County Planning and Zoning completed a staff report for Rezoning Case #RZ-02-71-S for a 7.24-acre tract adjacent to the current Drive Time Automotive Conditioning establishment. The report stated that a portion of the tract was previously rezoned from 'RA' to 'M-1' with a 'PD' (Planned Development) district on September 8, 1996.

B. Northbridge Crossing DRI #284 Review. In conjunction with the multiple rezoning requests for Northbridge Crossing, the Atlanta Regional Commission (ARC) completed a Final Report for a Development of Regional Impact (DRI) Review on November 15, 2002, representing DRI #284. The proposed project was to have mixed uses, include residential, office, and commercial. The Georgia Regional Transportation Authority (GRTA) approved the project with the conditions that additional turn lanes be constructed along Davidson Parkway; that the intersection of Davidson Parkway and Walter Way be reconstructed; and that sidewalks be installed.

C. Development Agreement for Northbridge Crossing. A Development Agreement was prepared for Northbridge Crossing (formerly known as "Stockbridge Station") on May 15, 2003 between the City of Stockbridge and DRA Development, Inc. It pertained to the rezoning of a 143.72-acre site and it included multiple zoning conditions for different types of uses to be included within the development plan. Four amendments were later made

through 2007. Among the zoning conditions were the requirements that residential units not have rear alleyways; that any new roadway have four lanes with a raised median; and that any connections to the existing streets at Flippen Road and Davidson Parkway should be coordinated with the Henry County DOT.

D. Rezoning Case #RZ-09-12-S. On April 12, 2010, the Stockbridge City Council approved Rezoning Case #RZ-09-12-S to rezone fourteen tracts of land (including the subject property) at the southwest corner of Davidson Parkway and Walter Way from C2, RM-2, and RM-3 to the subject property's current zoning of C-3. The applicant was DRA Development, Inc. and the rezoning comprised 83.26 acres of land which constituted a portion of the original 143.72 +/- acres. Ordinance #10-185 was prepared to document the rezoning approval. The proposed development was to be a mixture of commercial, retail, and office uses. One of the nine zoning conditions was the requirement that the Development Agreement for Northbridge Crossing, which was adopted on May 15, 2003, be updated to reflect this rezoning of the property to C-3.

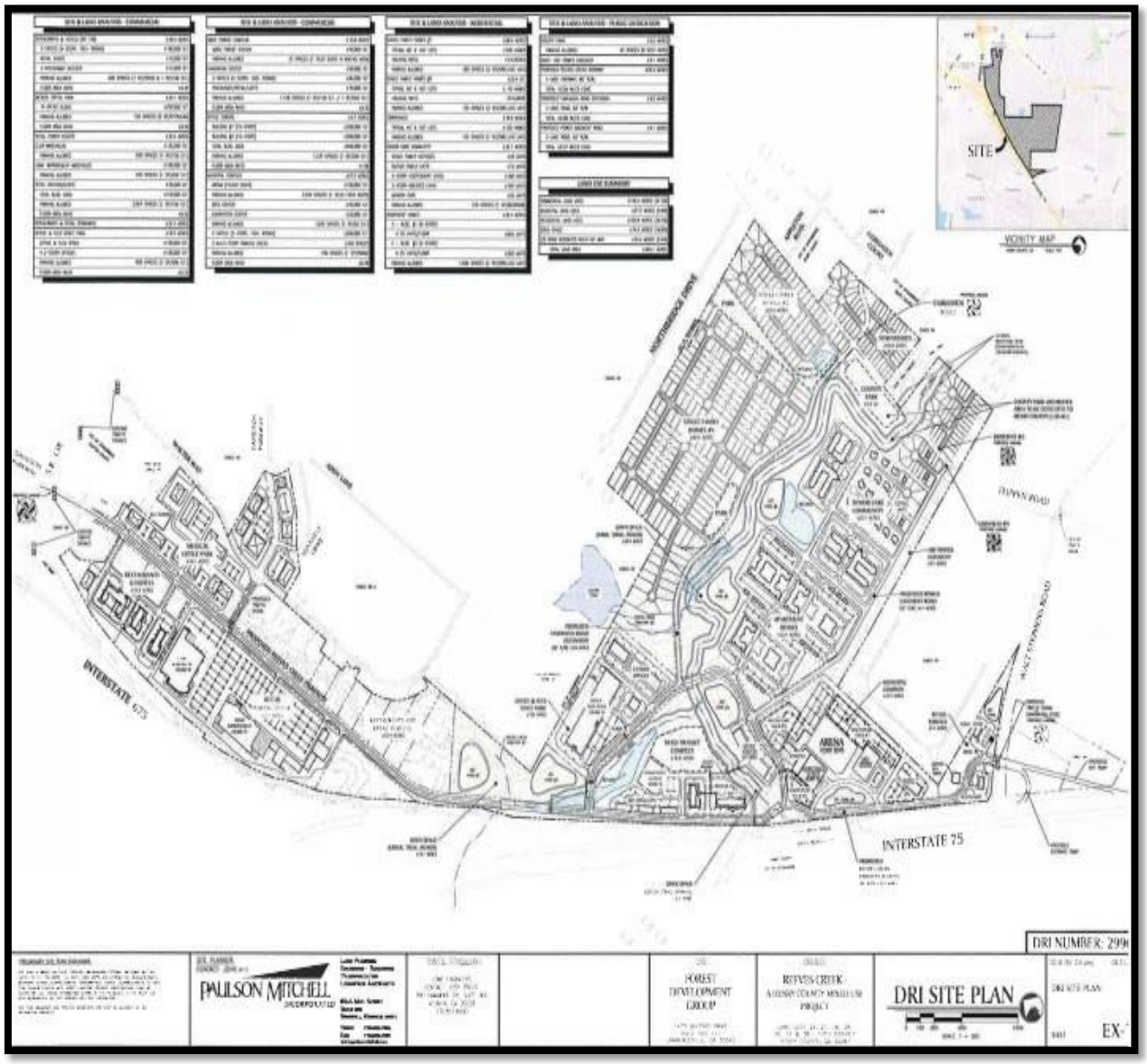
E. Reeves Creek I DRI #2996. In 2019, Forest Development Group proposed the construction of a major mixed-use development of regional scale on a portion of the subject property, as well as other property to the south within unincorporated Henry County. The development site included portions of Henry County (the submitting jurisdiction), the City of Stockbridge, and Clayton County. ARC completed its "Regional Review Finding" for DRI #2996 on October 3, 2019 for the proposed "Reeves Creek" development. The DRI request was made by Henry County Government since the majority of the land within the project boundaries was located in unincorporated Henry County. The DRI was found to be "within the best interest of the State." ARC's Decision recommended the construction of a new road through the area, to be named "Reeves Creek Parkway", the possible installation of a traffic signal at the intersection of Reeves Creek Parkway and Davidson Parkway, and the installation of additional turn lanes at the intersection of Davidson Parkway and Highway 138 West.

The approved site plan shows that the main access was to begin from Davidson Parkway off Highway 138, then a new four-lane roadway to be called "Reeves Creek Parkway" was to extend through the middle of the subject property and run southward along the right-of-way of Interstates 75 and 675 to Walt Stephens Road, where a proposed new interstate exit would be created. The portion of the development site which would have comprised the subject property was to be developed with a retail power center, a club warehouse, restaurants, and retail establishments. A medical complex was to be located on the north side of Davidson Parkway, while hotels and restaurants were to be located within the Clayton County portion of the site. To the south, in the Henry County portion of the site, larger uses were to be developed, including a mass transit complex, an arena, a convention center, a municipal complex, retail and office uses, a county park, a senior care community, and an apartment community.

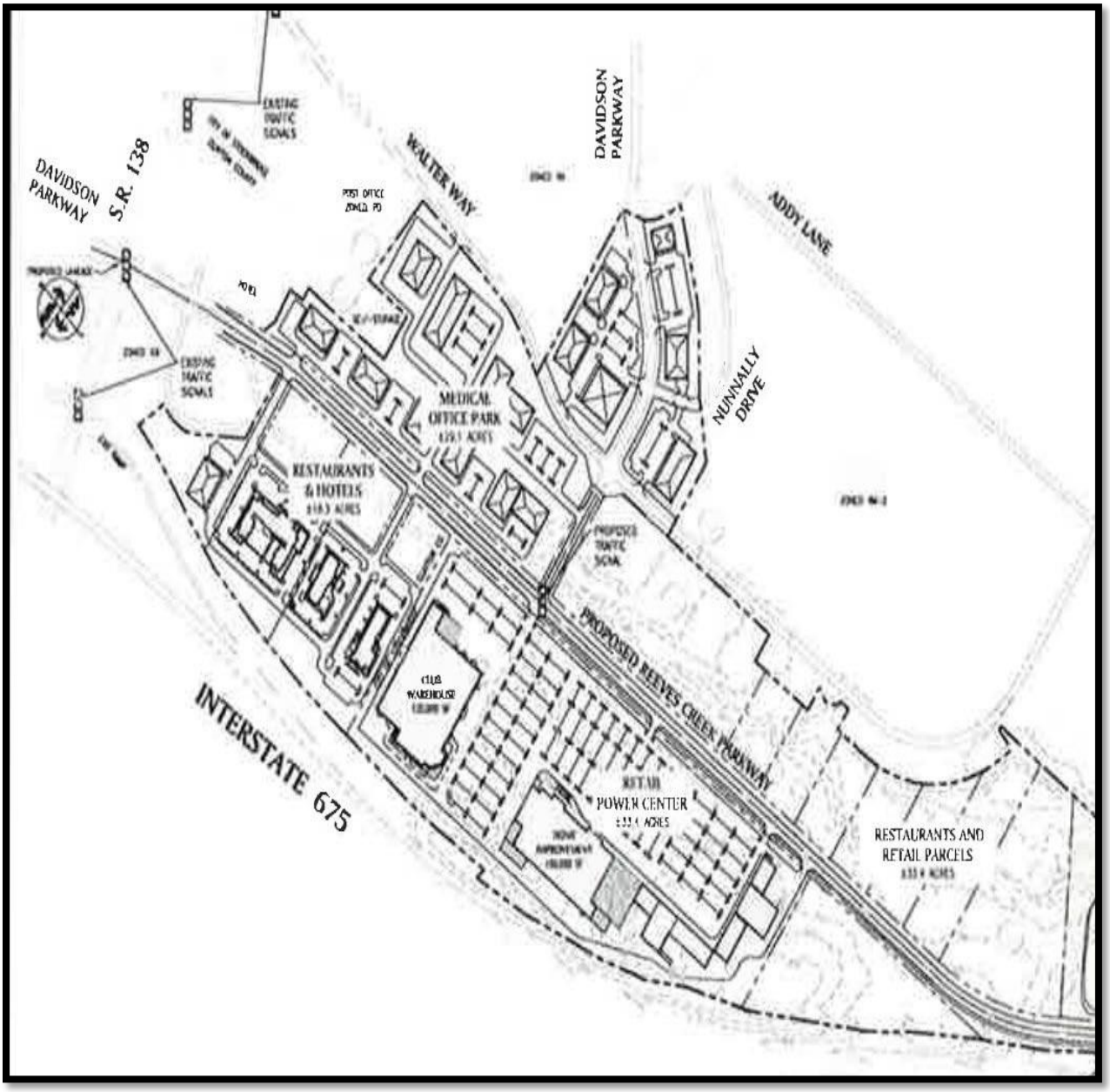
F. Davidson Parkway DRI #3309. In 2021, EastGroup Properties, L.P., the developer/applicant, proposed the development of a "business distribution center", to be named "Davidson Parkway Commerce Center", on the subject property. It was to be comprised of five buildings serving multiple tenants with various office and warehouse uses, having a total building space of 695,860 square feet. Battle Law, P.C. represented the developer. The applicant applied for Comprehensive Plan Amendment Case #CP2021-01 and Rezoning Case #RZ-2021-01. Although the DRI decisions by ARC and GRTA were for approval with conditions, the Stockbridge Planning and Zoning Staff and the Planning Commission both recommended the denial of the proposed project due to their belief that industrial uses were inappropriate for the subject property. The City Council agreed, denying Comprehensive Plan Amendment Case #CP-2021-01 and Rezoning Case #RZ-2021-01 due to the incompatibility of land uses and the excessive amount of truck traffic which the proposed project would have generated.

G. Reeves Creek II DRI #3799. In 2022, Vista Realty Partners applied for Comprehensive Plan Amendment Case #CP-2022-04 and Rezoning Case #2022-05 for property at 384 and 630 Flippen Road, plus a third small parcel off Flippen Road. The property includes 276.91 acres of land. It is located directly south of the subject property, and a portion of it also comprised the Reeves Creek I DRI Case #2996. The Stockbridge City Council approved the rezoning by assigning the 'PUD' zoning district to the property, which was previously zoned 'RA' (Residential-Agricultural) by Henry County prior to its annexation. The proposed master planned, mixed-use development will include detached single-family homes, townhomes, multifamily housing, senior living homes, office and retail. Besides having three full access driveways off Flippen Road, the approved development will have a full access driveway stubbed for future connection to the subject property and Davidson Parkway to the north.

REEVES CREEK I D.R.I.: APPROVED SITE PLAN



REEVES CREEK I D.R.I.: APPROVED SITE PLAN – ENLARGEMENT OF SUBJECT PROPERTY AREA



V. FUTURE DEVELOPMENT PLANS

A. Comprehensive Plan / Future Land Use Designation. The Stockbridge Future Land Use Map, which is a part of the City of Stockbridge 2018-2038 Comprehensive Plan, shows that the subject property has a future land use designation of "Low-Density Vertical Mixed-Use. This designation is intended for commercial/retail areas along various corridors and intersections; should mainly serve the residents of the surrounding residential neighborhoods; and should maintain a community orientation. But the proposed mixed residential project would not be compatible with this designation since its uses would be very different and they would be internally-focused rather than community-focused. A Comprehensive Plan Amendment would therefore be required to assign a more suitable land use designation to the subject property. Due to the proposed density of the proposed development, the new land use designation would need to be High-Density Residential, which is the subject of the applicant's request via CP-2023-04.

B. Livable Centers Initiative. The City of Stockbridge Livable Centers Initiative ("LCI Study") 10-Year Update from 2012 contains a map of Stockbridge "growth centers", and the subject property is shown as part of an "I-75 Activity Center." Further, an "I-75 Activity Center Concept Plan" was prepared, showing the subject property as being a part of a project major employment center with mixed uses. Such uses were envisioned to include Class A office space, hotels, retail uses, high-quality multifamily, senior housing, and park space. A new north/south roadway would be constructed through the subject property to connect with Flippen Road, with non-residential uses being located on the western side, adjacent to I-75 and I-675, and high-quality multi-family and senior housing uses being located on the eastern side.

LCI STUDY: STOCKBRIDGE GROWTH CENTERS

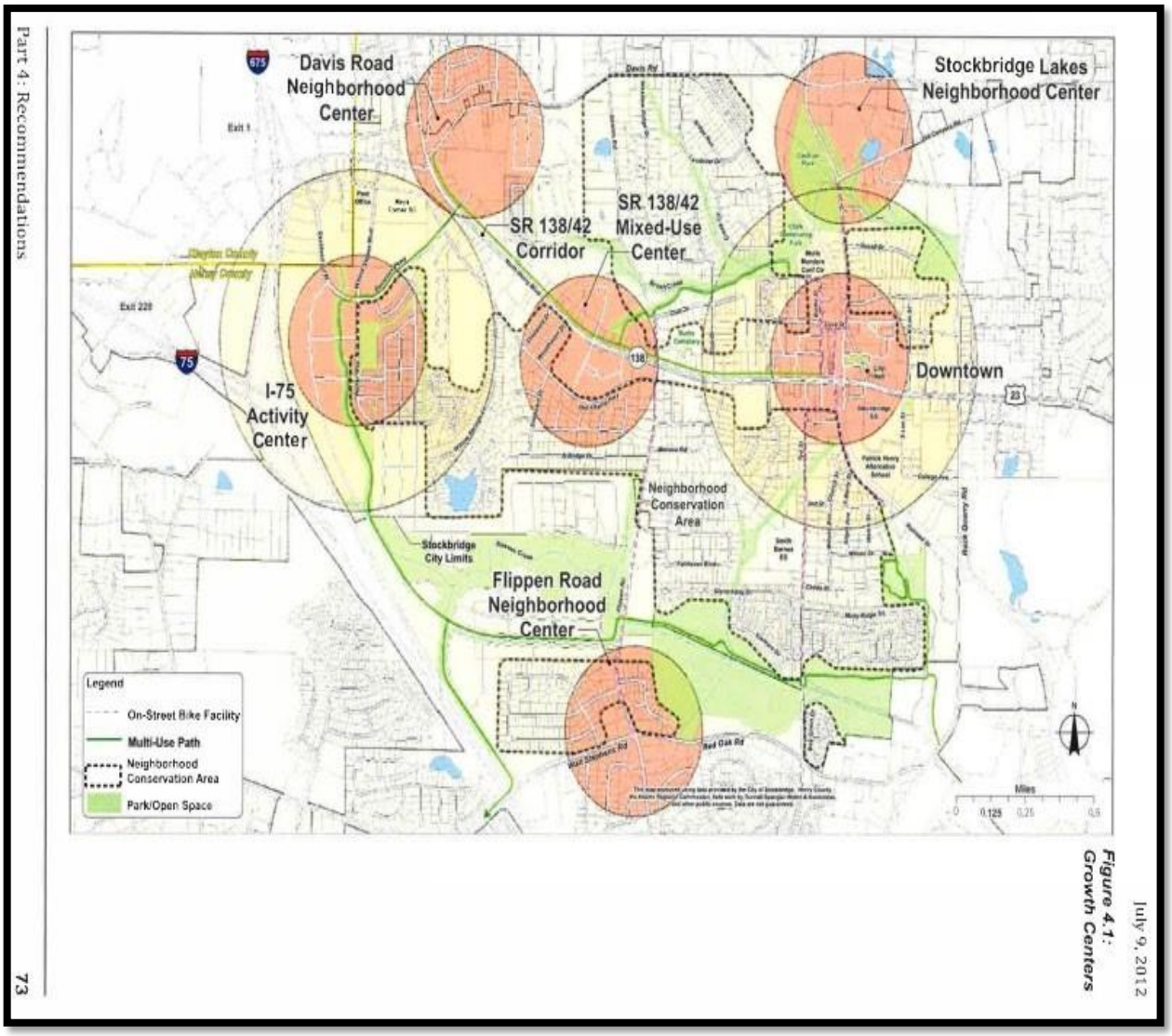


Figure 4.1: Growth Centers

July 9, 2012

Part 4: Recommendations

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LCI STUDY: I-75 ACTIVITY CENTER -- AREA DESCRIPTION

I-75 Activity Center Concept Plan

The I-75 Activity Center has the potential to become a major employment center for the City of Stockbridge and North Henry County. This concept plan shows how that might occur in a way that is consistent with the vision of this plan.

The images at right and below show one option for how the area could accommodate the following long-term development program:

- *1.0-1.5 million sf of Class A office (blue)*
- *2 full-service hotels (purple)*
- *250,000 - 300,000 sf of retail (red)*
- *750-1,000 units of high-quality multifamily (yellow)*
- *300-500 units of senior housing or assisted living (turquoise)*
- *1,500 housing units (yellow and brown)*
- *20-25 acres of park space (green)*
- *Potential long-term parking decks (white)*

Of these uses, big box retail and parking could front I-75, with mixed-uses and offices lining a new north-south roadway connecting to Flippen Road. Housing could occur to the east, where proposed parks and muli-use paths would create a quality residential address. Nearby, the former Manheim Drive Center could become a college.

LCI STUDY: I-75 ACTIVITY CENTER – SITE PLAN ENLARGEMENT

KEY:

Purple—Two Full-Service Hotels
Red—Big-Box Retail Space
Yellow—High-Quality Multi-Family
White—Long-Term Parking Decks
Blue—Class 'A' Office Space
Turquoise—Senior Housing or Assisted Living

VI. PROPOSED DEVELOPMENT

A. Project Description. The applicant, D.R. Horton, Inc., proposes to build 312 residential units on the subject property, including 184 single-family detached homes and 128 townhomes, at a density of 3.95 units per acre on 79.16 +/- total acres. Currently, the property contains three parcels (a large parcel and two very small parcels), which would need to be combined into one parcel. The proposed development would have its main off Davidson Parkway, a secondary access street off Walter Way, and a future third access street possibly being provided through an easement from the southeast corner of the property. Multiple amenities and open space areas would be provided. All residential units would have two-car garages, and guest parking would also be provided. A mandatory homeowners' association would be established. No traffic impact study has been submitted.

B. Site Plan Design. The submitted site plan is titled "Concept Plan: Northbridge 2", and it was prepared by Bowman Consulting Group, Ltd. on July 27, 2023. It shows that a few single-family detached units would be located along Walter Way, and that the remainder would be located between Reeves Creek and Interstates 75 & 675. The internal streets would have 5-foot sidewalks and 3-foot "beauty strips" (for landscaping) on both sides. The site plan also provides a separate box with diagrams of "Lot Specifications" which show this information. The townhomes would be located in the northern area of the development site, to be accessed from Davidson Parkway. Amenities would be located near the center of the site. These would include a clubhouse, a pool, a playground, and four pickleball courts. Several pocket parks would also be located throughout the site. A 55-foot Interstate buffer would be provided along the rights-of-way of Interstates 75 and 675, and the five billboard signs, plus their access easements, which are present within the Interstate rights-of-way would remain.

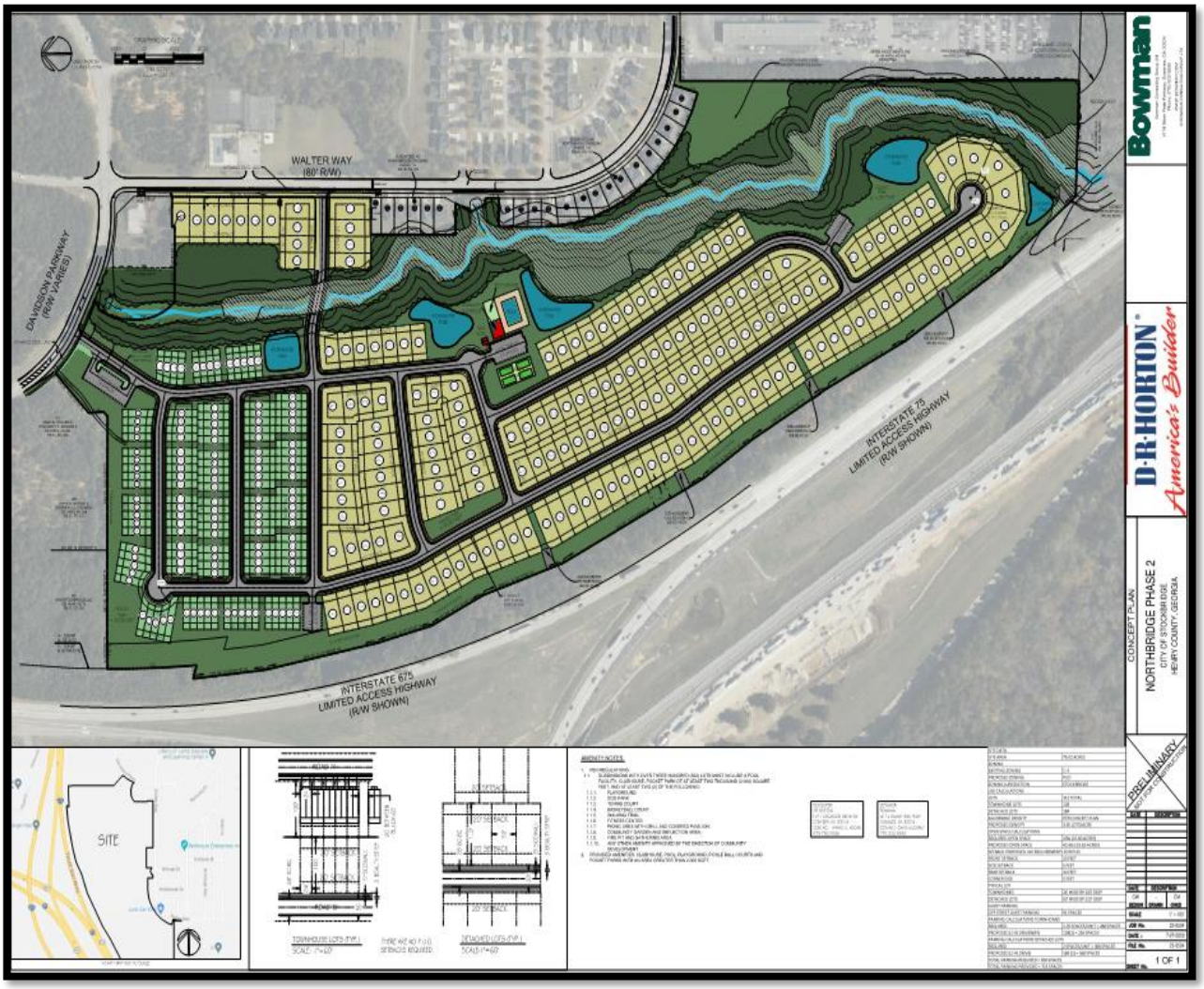
C. Open Space and Buffers. The developer would provide 33.63 acres (42.60 percent of the site) of open space, compared to the 15.80 acres (20 percent) which are required. No buffers are shown. A revised site plan showing a buffer of 25 feet on the western side of the property will need to be submitted to the Planning and Zoning Office.

D. Typical Lot Specifications. The "Site Data" table from the conceptual site plan states that the typical single-family detached lots would be 50 feet wide and 110 feet deep, while the typical townhome lots would be 24 feet wide and 100 feet deep. The setbacks to be provided would be 20 feet for the front yard setbacks, 5 feet for the side yard setbacks, 20 feet for the rear yard setbacks, and 5 feet for the corner side setbacks. This is shown in the "Lot Specifications" diagrams of the site plan.

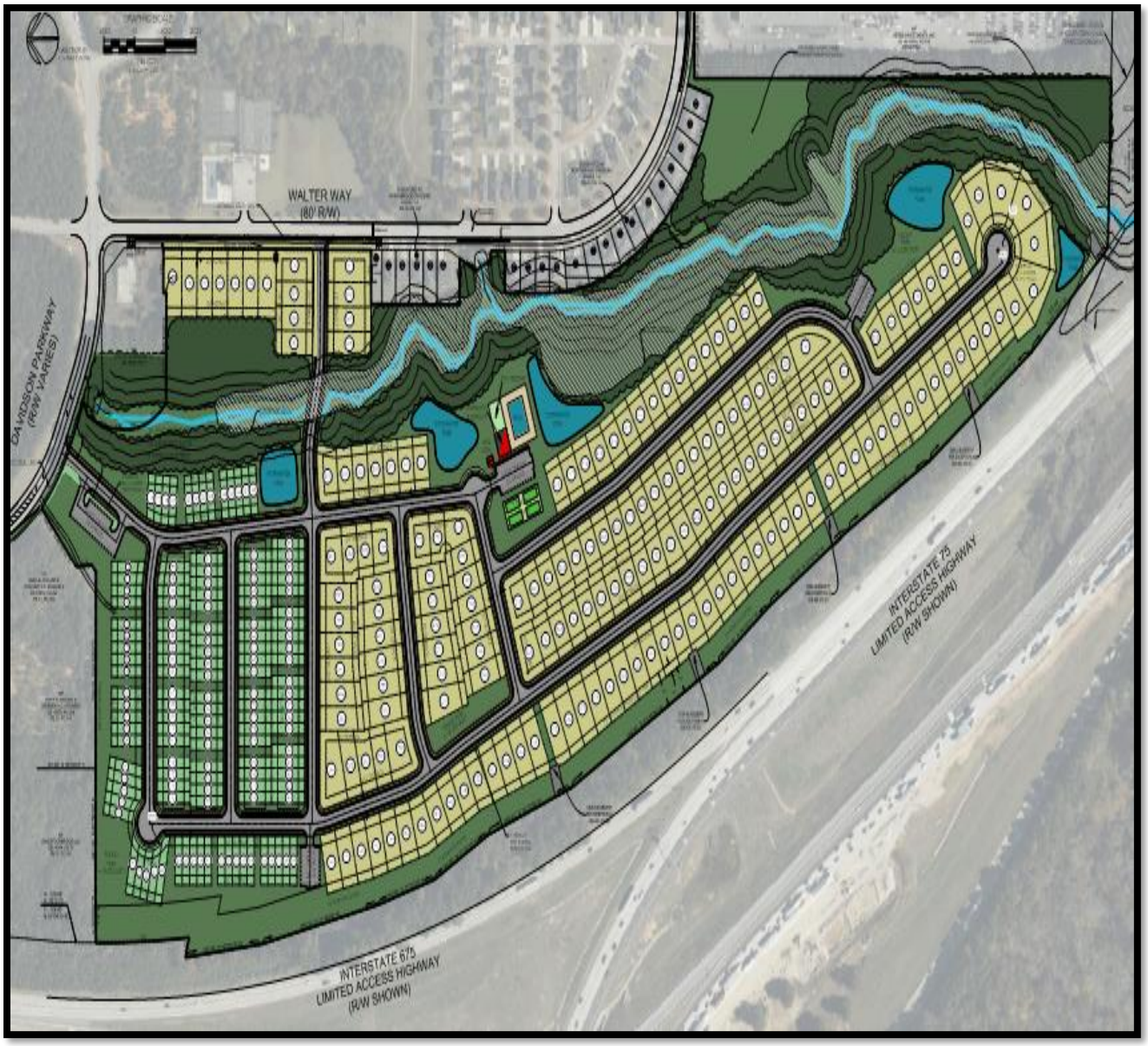
E. Parking. Section 4.8.5 of the UDC provides a table of "Parking and Loading Space Standards." Multifamily developments having units with three bedrooms or more are required to have 2.25 parking spaces per unit. With 128 townhomes, 288 parking spaces

are required. Single-family detached homes are required to have 2.00 parking spaces per unit. Thus, 368 parking spaces are required for the 184 single-family detached homes. The applicant would provide these, as well as 91 guest and amenity parking spaces.

CONCEPTUAL SITE PLAN—TOTAL AREA



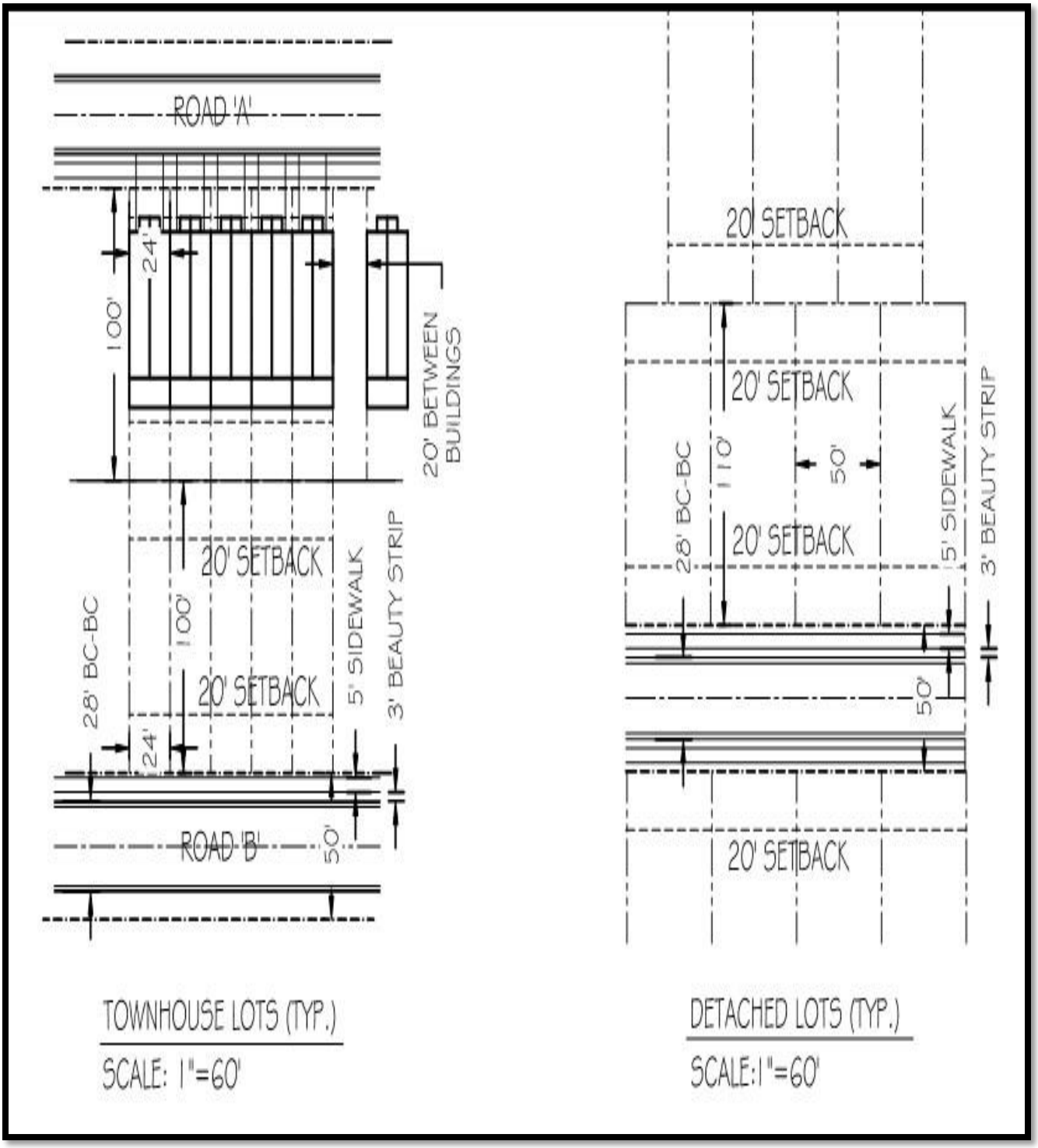
CONCEPTUAL SITE PLAN—ENLARGED



SITE DATA FROM CONCEPTUAL SITE PLAN

SITE DATA	
SITE AREA	79.02 ACRES
ZONING	
EXISTING ZONING	C-3
PROPOSED ZONING	PUD
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	312 TOTAL
TOWNHOME LOTS	128
DETACHED LOTS	184
ALLOWABLE DENSITY	PER CONCEPT PLAN
PROPOSED DENSITY	3.95 LOTS/ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (15.80 ACRES)
PROPOSED OPEN SPACE	42.6% (33.63 ACRES)
SETBACK PROPOSED. NO REQUIREMENTS FOR PUD	
FRONT SETBACK	20 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	20 FEET
CORNER SIDE	5 FEET
TYPICAL LOT	
TOWNHOMES	24' WIDE BY 100' DEEP
DETACHED LOTS	50' WIDE BY 110' DEEP
GUEST PARKING	
OFF STREET GUEST PARKING	91 SPACES
PARKING CALCULATIONS TOWNHOMES	
REQUIRED	2.25 SPACES/UNIT = 288 SPACES
PROPOSED (2 IN DRIVEWAY)	128(2) = 256 SPACES
PARKING CALCULATIONS DETACHED LOTS	
REQUIRED	2 SPACES/UNIT = 368 SPACES
PROPOSED (2 IN DRIVE)	184 (2) = 368 SPACES
TOTAL PARKING REQUIRED = 656 SPACES	
TOTAL PARKING PROVIDED = 715 SPACES	

LOT SPECIFICATIONS PER CONCEPTUAL SITE PLAN



VII. 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.

The applicant proposes the development of multiple-story townhomes as part of a planned development. However, these types of uses would not be consistent with the small, low-intensity types of community-oriented uses which the Low-Density Vertical Mixed-Use designation calls for. The applicant has therefore requested that the future land use designation of the subject property be changed to 'High-Density Residential', which permits the proposed uses. This request is the subject of the separate Comprehensive Plan Amendment Application #CP-2023-04.

The High-Density Residential designation allows 6 to 16 units per acre, yet the applicant is only proposing to provide a density of 3.94 units per acre, which falls well below this range. However, the applicant may not apply for the 'Medium-Density Residential' designation because it only allows a maximum of 3.6 units per acre, which is slightly less than the applicant's proposed density of 3.94 units per acre. Therefore, the High-Density Residential designation is the appropriate request. It would also be compatible with the adjacent High-Density Residential area to the east, where the existing Northbridge Crossing Subdivision off Walter Way is located.

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 applicant proposes to rezone the subject property from its existing 'C-3' (Heavy Commercial) district to the 'PUD' (Planned Unit Development) District. The purposes/ intents of the C-3 and PUD districts, according to the Stockbridge UDC, are provided below.

> C-3 District Intent / Purpose (from Section 2.4.10 of the UDC):
> The intent of the C-3 district is to provide distinct areas for commercial activities which provide products and services that require locations along major arterial roads, highway intersections, and freeway interchange areas,due to their generation of heavy traffic or their need to transport and display heavy bulk materials, and which provide services that would not be appropriately located in areas providing neighborhood or other commercial retail and service activities. Uses in this district shall be located on roads having a minimum classification of major arterial.

PUD District Intent / Purpose (from Section 2.4.13 of the UDC):
The intent of the Planned Unit Development district is to: 1) Allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones; 2) Provide an appropriate district for mixed-use developments; and 3) Allow flexibility in design for environmentally challenged properties.

The property's current C-3 district classification does not allow for the proposed mixed residential uses, while the applicant's requested PUD district allows mixed-use developments and flexibility in design for properties such as the subject property which have creeks, wetlands, and other environmentally-challenged features. The flexibility in design which the PUD district offers also allows the applicant to protect the existing natural resources on the property.

Section 1.4 of the UDC lists several purposes and intents which the UDC aims to accomplish. Among them, the ones that are listed below are of particular relevance to this rezoning proposal.

A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge;

F. Prevent the overcrowding of land, avoiding both undue concentration of population and urban sprawl;

I. Encourage the most appropriate and best use of land, buildings, and other structures throughout the City;

Considering the first two UDC intents and purposes above, the proposed mixed residential development may not be the most appropriate use for the subject property. The construction of 183 more single-family detached dwellings in this area could be viewed as overpopulation and urban sprawl due to 1) the presence of the existing Northbridge Crossing Subdivision and other subdivisions immediately to the east; and 2) the fact that the City Council has just approved (on June 12, 2023) Rezoning Case #RZ-2022-05 for the rezoning of 276.91 +/- acres on the south side of the subject property for the development of 1,347 total units (including single-family detached, townhomes, and senior housing units). The latter will be a major residential development, and the need for even more housing in this area is questionable. The existing residents in this area might feel overwhelmed by the coming of so many more new residents. As such, their prosperity and general welfare might decline.

The proposed mixed residential development might also not be the best use of the subject property. There are few remaining large properties within the Stockbridge City Limits which could be used for major commercial uses, and the subject property has ideal visibility from Interstates 75 and 675 for any community- or regional-serving commercial uses which could currently locate there under the existing C-3 zoning. Such uses might

include hotels, shopping centers, arenas, public buildings, and office parks. Even though current market conditions might not be favorable for such uses, whenever market conditions become more conducive, large C-3-zoned properties must be available, or else the City of Stockbridge might lose the opportunity to attract major economic development uses to the City. These uses were called for by both the LCI Study and the Reeves Creek I DRI rezoning. The LCI Study even identified the subject property as being the focus of an "I-75 Activity Center", to become a major employment center for the City.

For these reasons, the proposed rezoning and residential development of the subject property would not carry out the best intents and purposes of the UDC.

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 requested rezoning of the subject property to allow for the proposed mixed-residential development may be beneficial to the area by allowing the continuation of further residential development rather than some other type of use, which the existing residents of Northbridge Crossing are likely to be in favor of. If additional housing is needed in this area, besides the existing subdivisions and the 1,347 residential units to the south which were just approved via RZ-2022-05, then the subject property and the proposed development offer the opportunity to provide it.

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. The City of Stockbridge's existing lift station is also present near the southeastern corner of the property. Although the applicant has designed the site such that the proposed residential uses would avoid those areas, no environmental impact study has been submitted to the City.

Due to the presence of Reeves Creek, the required buffers would need to be provided and maintained. The site plan should adequately label the locations of these buffers.

The submitted site plan shows that the proposed development would have its main access of Davidson Parkway, with a secondary access to be located off Walter Way. For such a large site, a third access is desirable and needed to connect with the property to the south. Such access should be located close to the Drive Time property, and a "stub-out" should be shown on the site plan for that purpose.

STANDARD #5 --The impact upon adjacent property owners should the request be granted.

The proposed single-family detached homes would be a continuation of the existing single-family detached subdivision along Walter Way and the adjacent streets, so it would not be an adverse type of land use. The proposed townhomes, though, would represent the introduction of a new type of land use to the area. They would be accessed directly from Davidson Parkway, however, so traffic from them would most likely not impact the adjacent residential streets.

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, which was dated August 2, 2023. It states that water and sewer services are available to serve the proposed development, but that the City will extend the reservation for capacity for one year after that date. Moreover, construction plans must be submitted to Public Works before six months prior to that date, or else the reservation for capacity will expire.

STANDARD #7 -- The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The applicant has not mentioned whether a traffic impact study is forthcoming, but it is highly desirable. The addition of a substantial volume of traffic from the proposed residential development may require the installation of a traffic light on Davidson Parkway, and some other improvements to Davidson Parkway itself.

The fact that the proposed development would not include a new roadway extension of Davidson Parkway through the subject property to connect with the property to the south is disappointing. Such an extension was planned by the Reeves Creek I DRI, which called for the creation of a "Reeves Creek Parkway" to go through the subject property, travel alongside Interstates 75 and 675, and ultimately connect with Walt Stephens Road, with possibly a new interstate interchange to be built there. To allow the proposed development would be the loss of that opportunity.

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.

As was previously mentioned, the Comprehensive Plan encourages the development of commercial nodes throughout the City, and the LCI Study in particular recommended the development of the subject property as the focus for a commercial node to serve as an employment center. The approved Reeves Creek DRI I then recommended specific types of major commercial uses to be located on the subject property. Such commercial uses

would be a much better use of the subject property in serving as an employment center, generating economic development revenues for the City, and providing valuable services to the general public. Thus, the City needs to be able to provide major commercial uses, and suitable sites for such uses must be available. The subject property represents a rare opportunity to meet those objectives.

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned.

The subject property can and should be developed according to its present zoning of C-3, in furtherance of the City's objectives of promoting economic development in general and providing for the development of major commercial uses in particular. The visibility of the property from Interstates 75 and 675 is ideal for major commercial uses. For passing motorists, the property could serve as a visual gateway into the City. The property also offers access from one of the City's major arteries, Highway 138, via Davidson Parkway, from which an improved Davidson Parkway could serve commercial development on the property.

VIII. STAFF CONCLUSIONS

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request to rezone the subject property from 'C-3' (Heavy Commercial) to ''PUD' (Planned Unit Development) via RZ-2023-05 to allow for the proposed mixed residential development would not be in the best interests of the City of Stockbridge for the following reasons:

1. Rationale for Additional Residential Uses in the Vicinity--Although the Comprehensive Plan encourages the development of more housing, several large residential developments have already been approved by the City of Stockbridge over the last few years. In particular, the Reeves Creek II development was just approved on June 12, 2023 for a total of 1,347 new residential units to be built immediately south of the subject property. The need for the addition of even more residential uses on the subject property is questionable.

2. Inconsistency with Major Plan Recommendations --The proposed mixed residential development would not meet the recommendations of the Comprehensive Plan, the LCI Study, nor the Reeves Creek I DRI rezoning, which all called for the development of major commercial uses on the subject property in lieu of further strip commercial development elsewhere in the City.

3. Not the Best Use of the Property -- The proposed mixed-residential development would not be the best use for the subject property since it would deprive the City of the opportunity to use the property for much more community-serving major commercial uses. The subject property is one of the few remaining large tracts of land which exist in the City, and it represents a unique opportunity to provide major services and

facilities to benefit the general public, which may not be possible elsewhere in the City. Although current market conditions might not be favorable for the development of major commercial uses, the subject property should be available for commercial development for whenever market conditions improve.

4. Scarcity of Large Commercially-Zoned Tracts of Land -- Few large commercial developments have been approved by the City in recent years, and the subject property is one of the last remaining large tracts of land where large commercial uses could be located. The property is ideally located for visibility from Interstates 75 and 675. In addition, the subject property could be developed as a continuation of the motel and restaurant uses that are found along Davidson Parkway to the north, within Clayton County, where they could serve the traveling public off Highway 138.

For the reasons above, the applicant's rezoning request via RZ-2023-05 should be **denied.**

VI. STAFF RECOMMENDATIONS

In view of the aforementioned conclusions, the Planning and Zoning Staff recommends **DENIAL** for this rezoning case (RZ-2023-05). However, if the Stockbridge City Council decides to approve this case, such approval should be contingent upon the developer meeting the **ZONING CONDITIONS** that are listed below.

1. **Comprehensive Plan Amendment –** The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-04, to change the subject property's future land use designation from Low-Density Vertical Mixed-Use to High-Density Residential is approved before, or simultaneously with, the approval of RZ-2023-05.

2. **Parcel Recombination --** No permits shall be issued by the City of Stockbridge until the developer provides to the Planning and Zoning Office a copy of the recorded plat for the recombination of the three parcels comprising the subject property.

3. **Site Plan –** The proposed mixed-residential 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: Northbridge 2", which was prepared by Bowman Consulting Group, Ltd. on July 27, 2023. Further, the revised site plan shall show a 25-foot buffer along the western side of the property.

4. **Water and Sewer Availability –** The developer shall submit construction plans to the Stockbridge Public Works Department by the six-month point prior to August 2, 2024 in order to take advantage of that office's reservation of water and sewer capacity to serve the proposed development.

5. **Transportation and Traffic Impacts –** The applicant shall submit a traffic impact study which provides satisfactory traffic and transportation data; and the applicant shall provide the appropriate needed transportation and traffic improvements, in conjunction with officials from the City of Stockbridge, Henry County DOT, and Georgia DOT.

6. **Environmental Impacts –** The developer shall submit an environmental impact study or hydrology / geology study which provides satisfactory environmental data; and the applicant shall take appropriate steps to preserve/protect the existing natural resources on the subject property and prevent the occurrence of any adverse environmental impacts.

7. **Landscape Design --** The developer shall submit an acceptable landscape design plan for the proposed development during the plan review process for a land disturbance permit.

8. **Preservation of the City's Lift Station –** The developer shall take appropriate steps to preserve and protect the City's existing lift station on the subject property, such as providing appropriate buffering and ensuring the clear access to the lift station facilities.

9. **Architectural Design –** The architectural design of the single-family detached units which are to be located along and close to Walter Way shall be similar to the architectural design of the existing homes along Walter Way.

10. **Homeowners' Association –** The developer shall establish a homeowners' association or property management company, or separate ones for the single-family detached subdivision and the townhome community, to maintain the subject property, the streets, and the project amenities.

Presentation For RZ-2023-05:

Comprehensive Plan Amendment

For the Proposed “Northbridge

Crossing II” Mixed Residential

Development on Three Parcels at

Davidson Parkway

And Walter Way

Presented To:

Planning Commission –

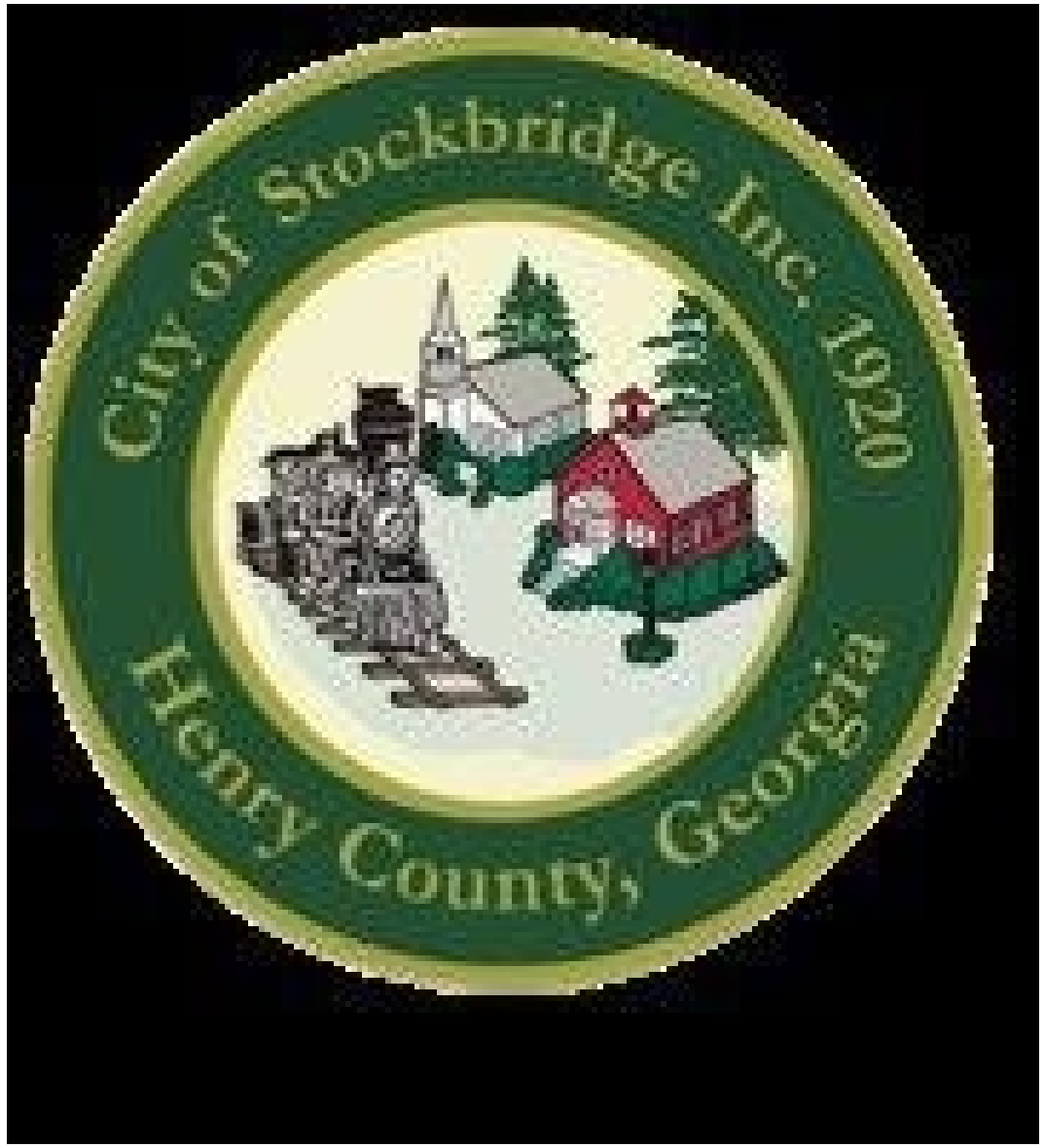
September 28, 2023

City Council – October 9, 2023

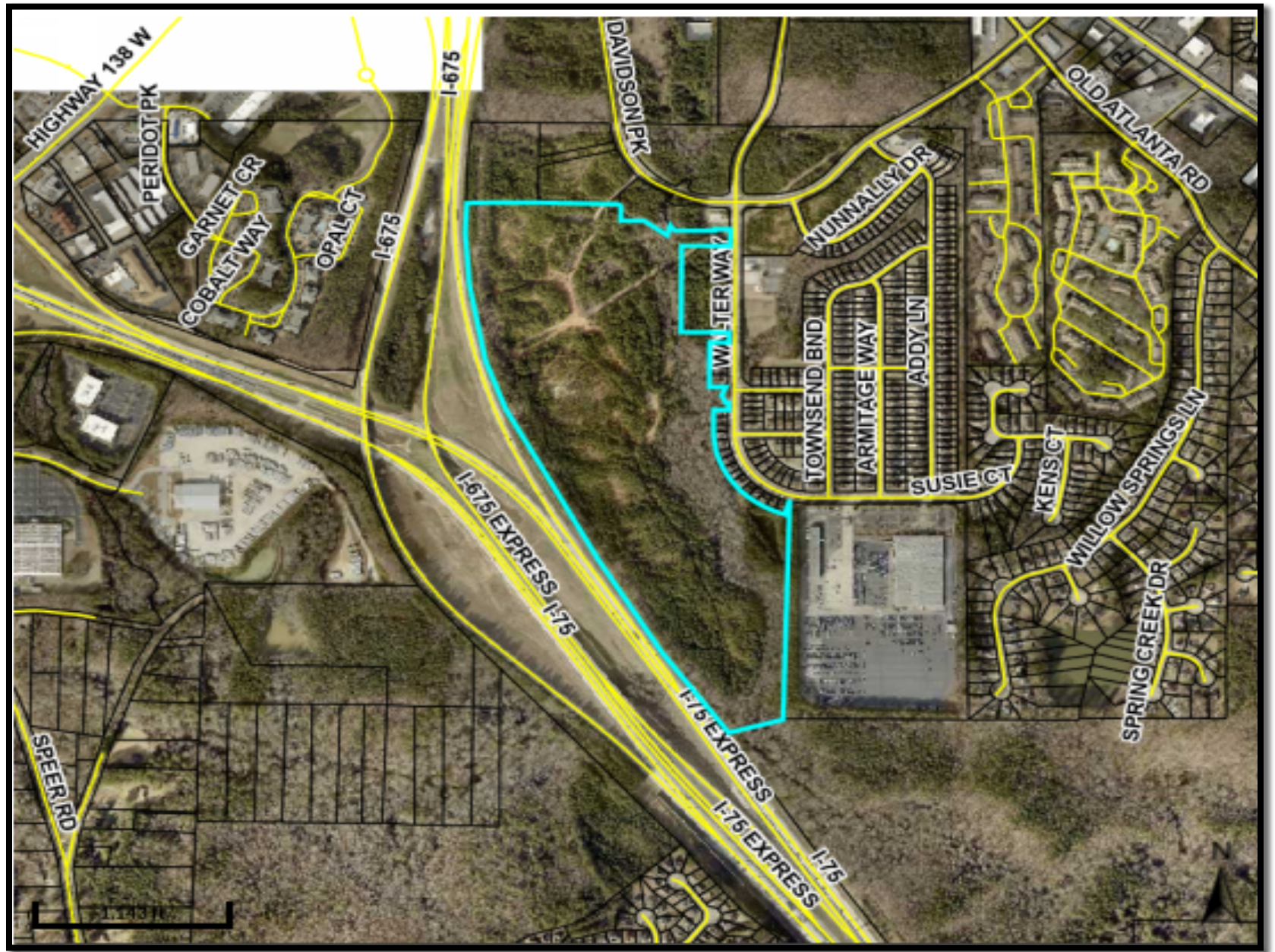
By:

City of Stockbridge Community Development Department –

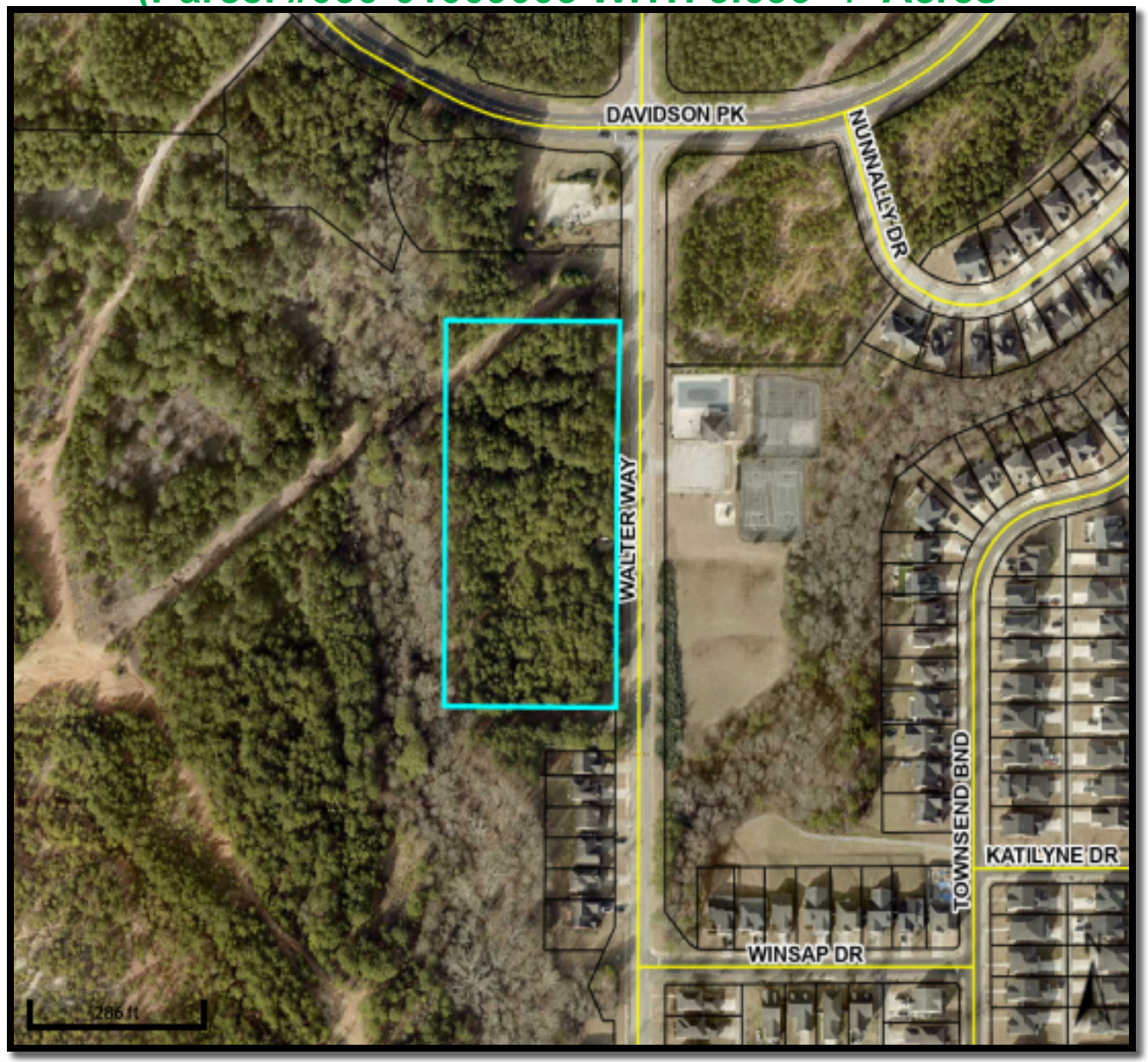
Linda Logan, Senior Planner



AERIAL PHOTO #1: LARGE PARCEL ON WALTER WAY
(Parcel #030-01009000 with 73.859 +/0 Acres)

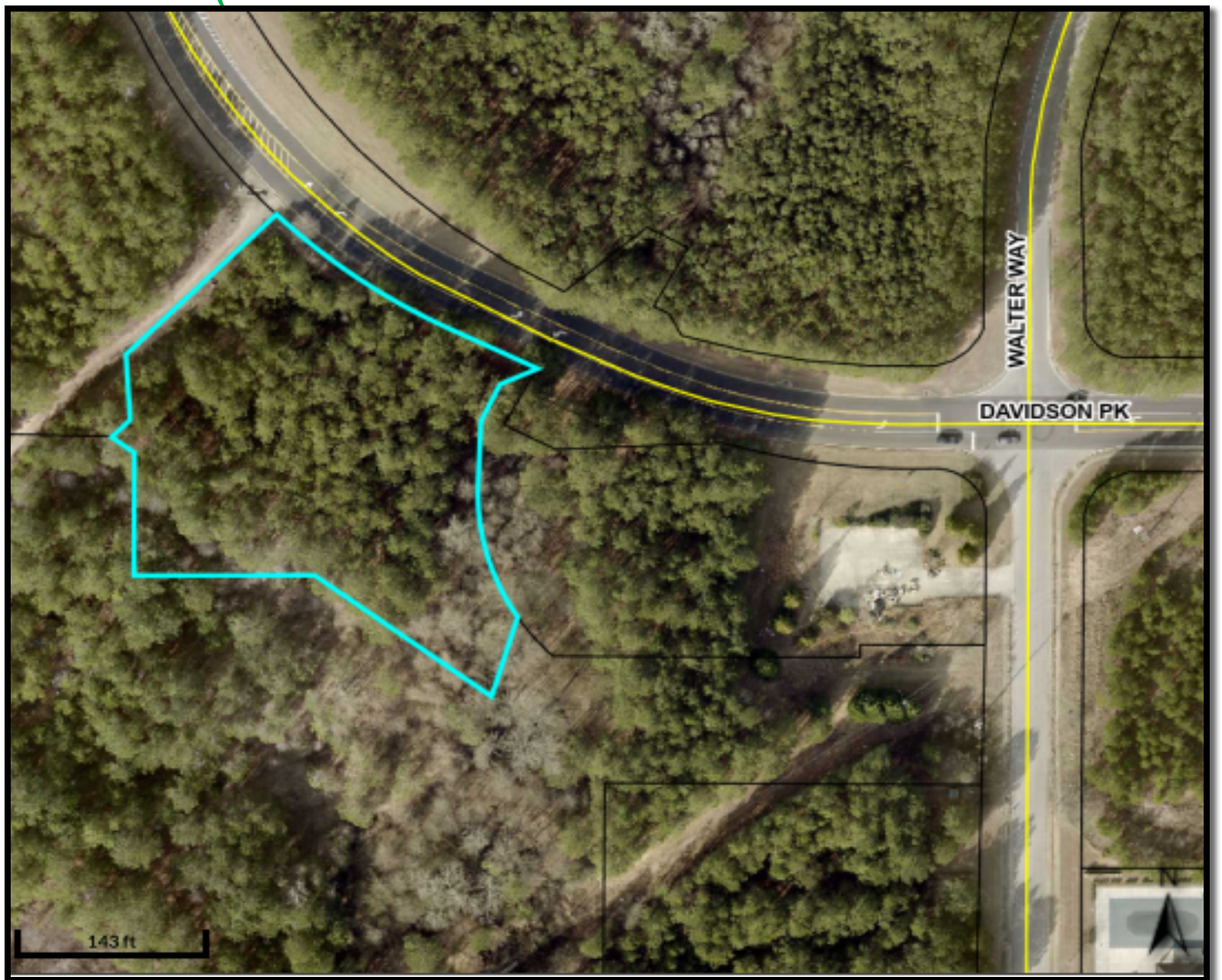


AERIAL PHOTO #2: SMALL PARCEL ON WALTER WAY
(Parcel #030-01009005 WITH 3.636 +/- Acres



AERIAL PHOTO #3: SMALL PARCEL ON DAVIDSON PARKWAY
(Parcel #030-01009006 with 1.369 +/- Acres

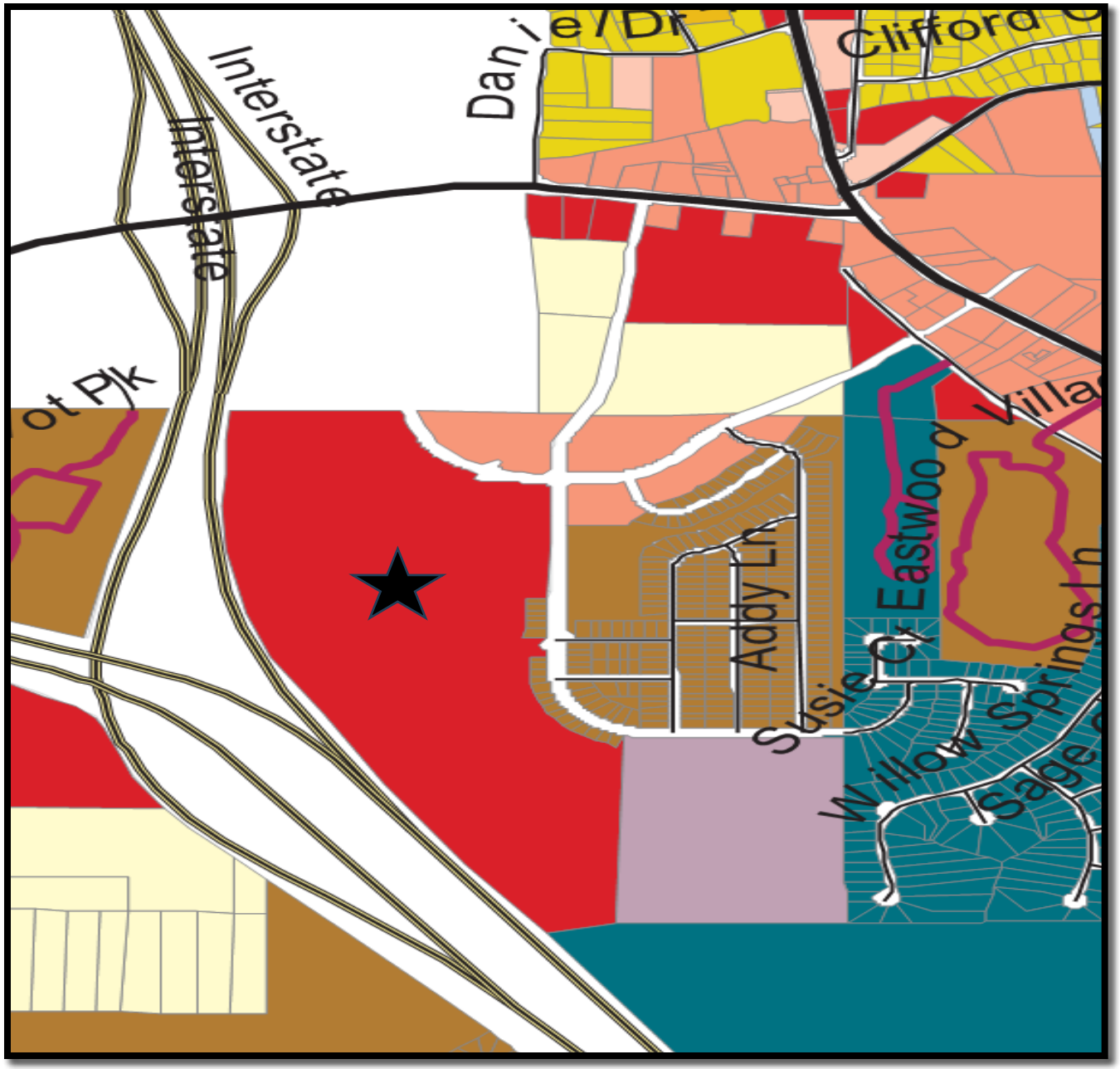
6



CITY OF STOCKBRIDGE 2023 ZONING MAP

KEY:

Red—C-3 (Heavy Commercial)
Salmon – C-2 (General Commercial)
Pink – C-1 (Neighborhood Commercial)
Lavender—LI (Light Industrial)
Pale Yellow—RR (Rural Residential)
Gold—SR (Suburban Residential)
Brown--MFR (Multiple Family Residential)
Teal—PUD (Planned Unit Development)

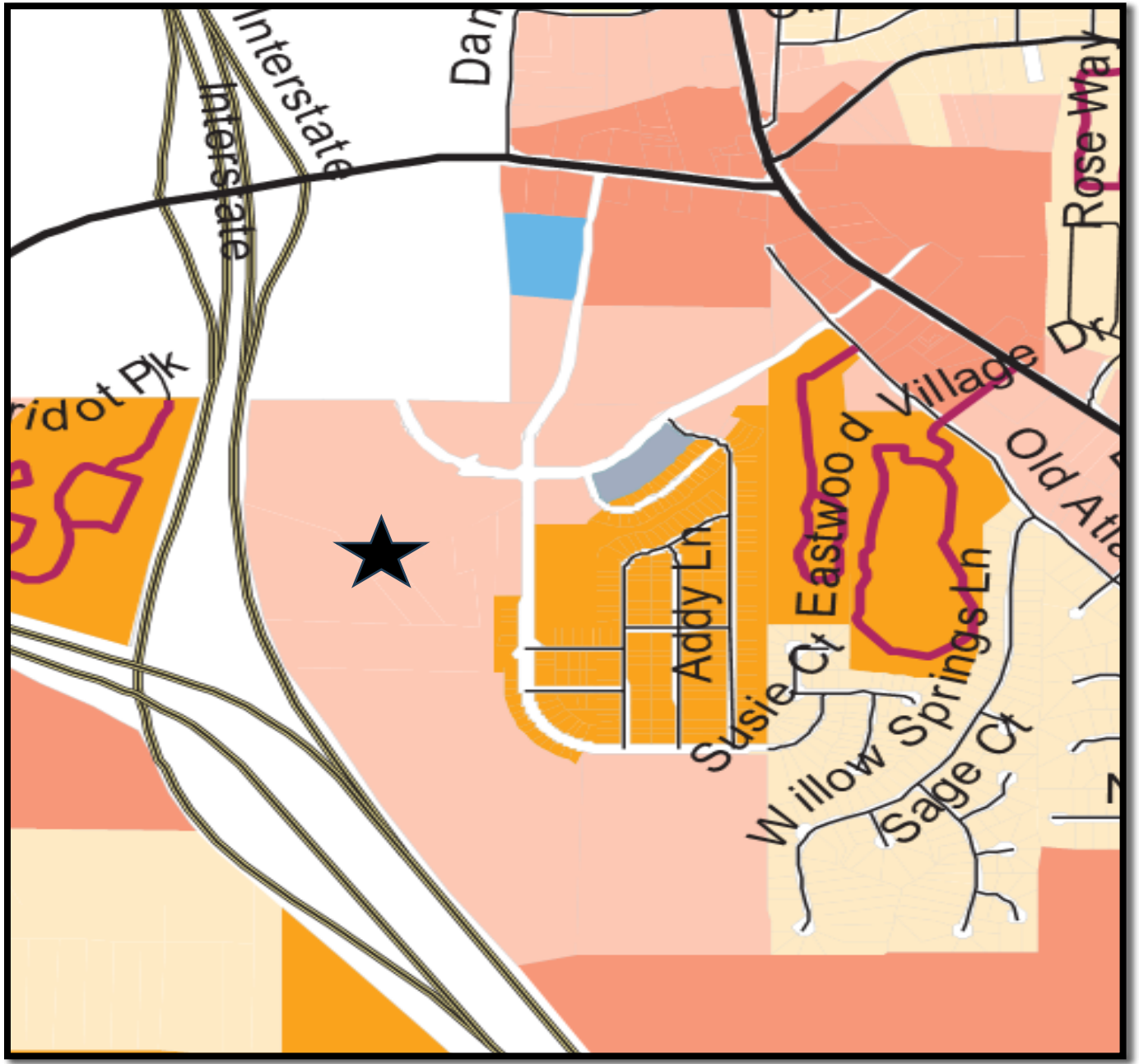


CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP

(Subject property is shown with a star.)

KEY:

Peach—Low-Density Vertical Mixed-Use
Salmon—Medium-Density Vertical Mixed-Use
Orange—High-Density Residential
Beige—Medium-Density Residential
Slate—Light Industrial
Blue—Office-Institutional



CASE FACTS (Slide #1)

Proposed Development:	**Mixed residential development with 312 total units (184 single-family detached dwellings and 128 townhomes).**
Applicant:	D. R. Horton, Inc., represented by Tiffany Hogan.
Site Address:	Three parcels at Davidson Parkway and Walter Way, with 79.16 +/- total acres.
Parcel ID and Acreage:	~ Large Parcel on Walter Way—Parcel #030-01009000 with 73.859 +/- acres. ~ Small Parcel on Walter Way—Parcel #030-3.636 with 3.636 +/- acres. ~ Small Parcel on Davidson Parkway—Parcel # 030-01009006 with 1.369 +/- acres.
District and Land Lot:	District 12, Land Lot 57.
Owner:	GDCI GA 6LP
Property Location:	In Council District 2, on the south side of Davidson Road and the west side of Walter Way.
Current Use:	Vacant, except for a City-owned lift station..

CASE FACTS (Slide #2)

Surrounding Uses:	**~ North—Vacant land.** **~ Northwest—Clayton County.** **~ South—Vacant land, recently approved by the City (via CP-2022-04, RZ-2022-05, and DRI #3799) for a major mixed-use development off Flippen Road.** **~ Southeast—Automobile refurbishing business (Drive Time).** **~ East—Northbridge Crossing I Subdivision.** **~ West—Interstates 75 and 675.**
Existing & Proposed Zoning:	From 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development). The property also lies within the Parkway Mixed-Use Overlay District.
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).

CASE FACTS (Slide #3)

Existing and Proposed Future Land Use Designation:	**From 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'.**
Property Conditions:	The large parcel has roughly three-fourths of a mile of frontage along Interstates 75 and 675. It contains Reeves Creek near the eastern boundary; about 10.5 acres of "Restricted Use Commercial"; and a lift station which is owned by the City of Stockbridge, with an easement access off Walter Way. The property is mostly level and wooded. Due to its lack of access from the south and west, it is viewed as being landlocked.

PURPOSE

Applicant's Request -- **Consider a Rezoning application (#RZ-2023-05) by D. R. Horton, Inc. (represented by Tiffany Hogan, JD) to rezone three parcels at the southwest corner of Davidson Parkway and Walter Way from C-3 (Heavy Commercial) to 'PUD' (Planned Unit Development) to allow for the construction of a mixed residential development.**

Applicant's Proposal – **Construction of 312 total units, including 184 single-family detached dwellings and 128 townhomes.**

Companion Applications:

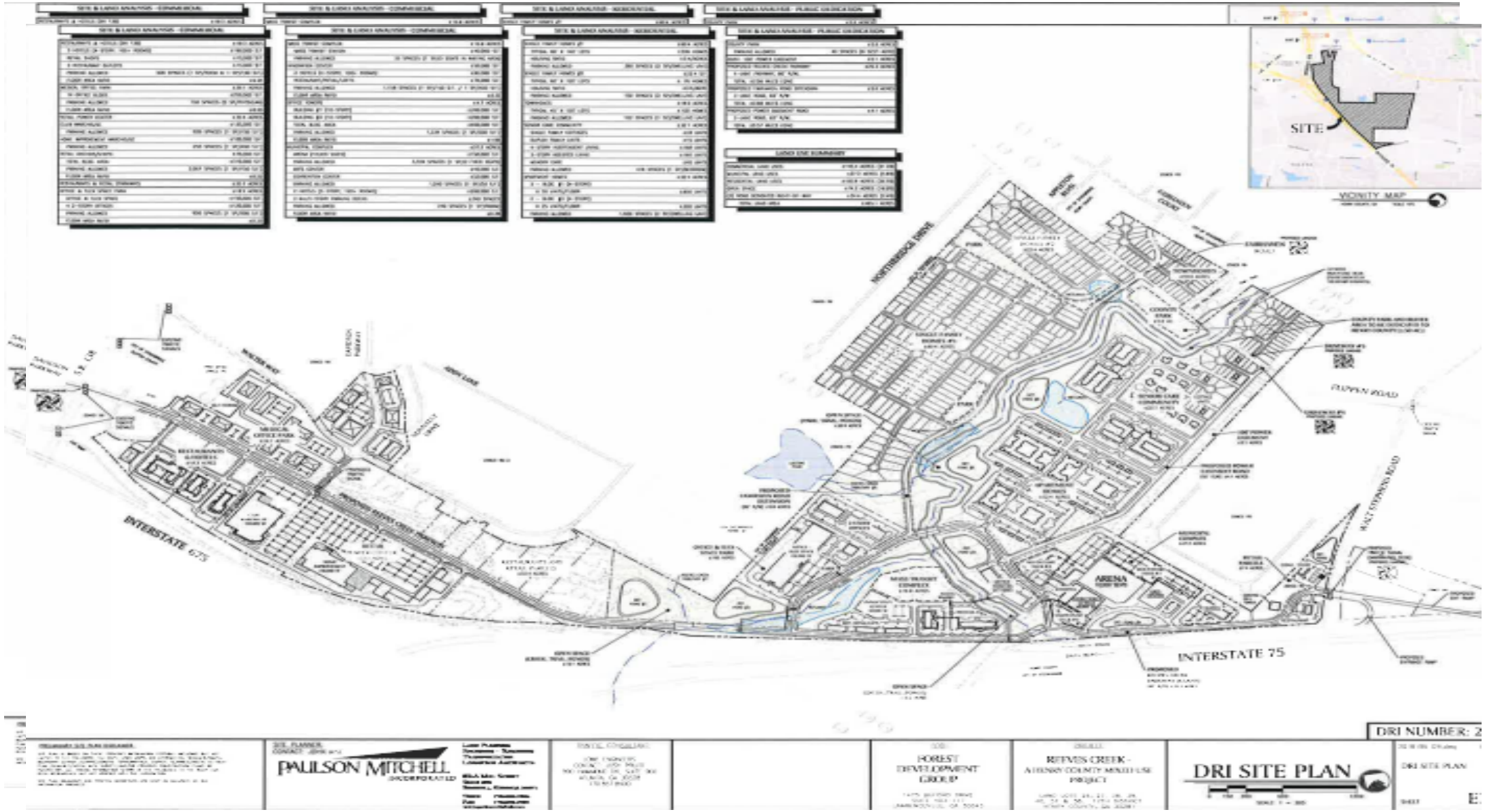
1. **Comprehensive Plan Amendment Case #RZ-2023-04) – The applicant requests that the property's current future land use designation be changed from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'.**
2. **A Recombination Case -- The applicant would also need to apply for a recombination of the three parcels into one parcel if and after the requested rezoning is approved as part of the land disturbance permit approval process.**

ZONING HISTORY (Slide #1)

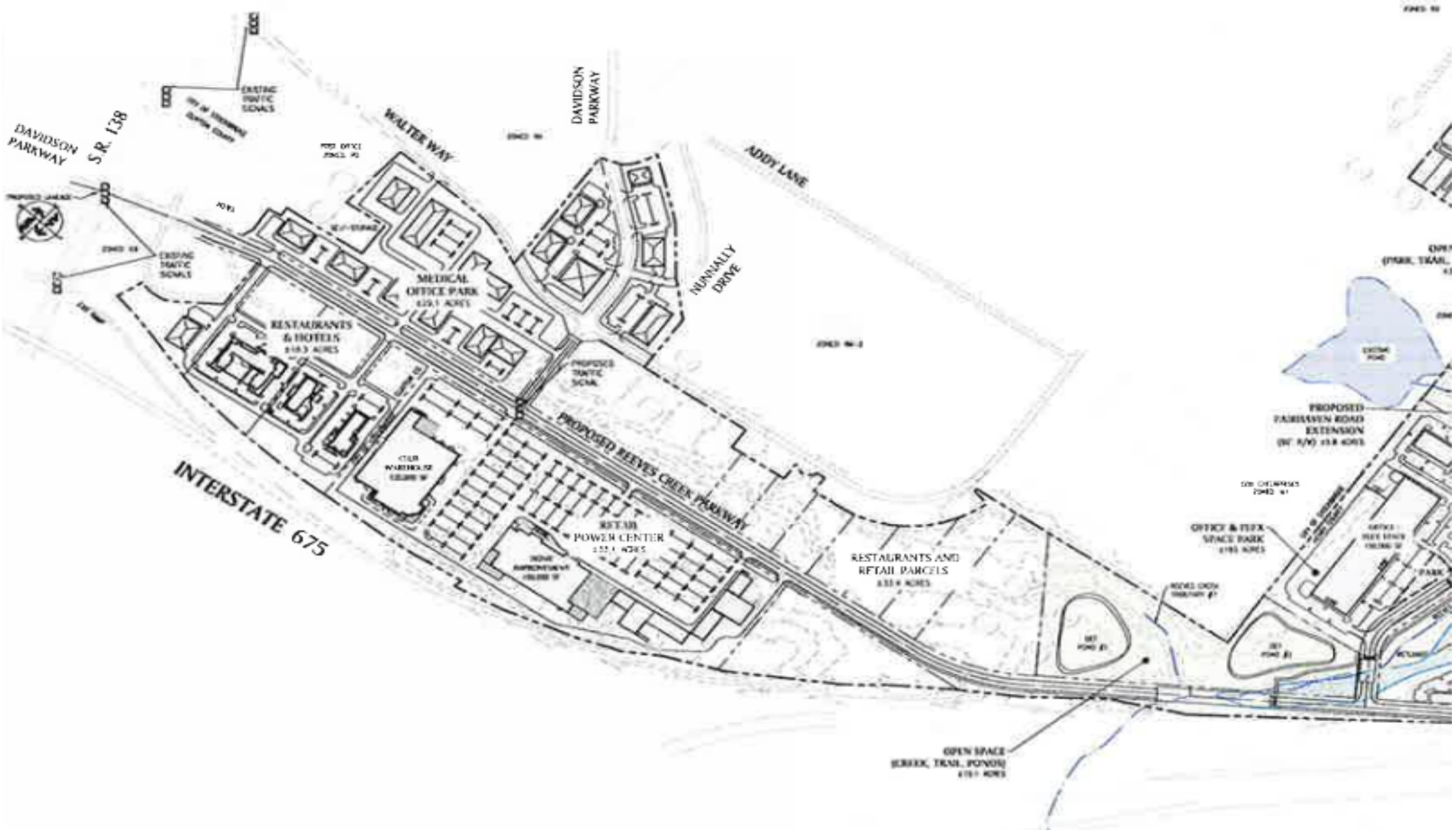
Multiple Rezoning Cases for Subject Property and Adjacent Properties to the East and South:

1. **Multiple rezonings for Northbridge Crossing Development – A portion of the subject property was rezoned in 2003 to 'RM-3' for a condominium development. Applicant: DRA Development.**
2. **Northbridge Crossing DRI #284 review – Was approved for residential, office, and commercial uses. Led to the development of the existing Northbridge Crossing Subdivision.**
3. **Development Agreement for Northbridge Crossing -- Was prepared in 2003 and had four amendments.**
4. **Rezoning Case #RZ-09-12-S -- Rezoned the subject property to C-3 for commercial, retail, and office uses. The applicant was DRA Development, Inc.**
5. **Reeves Creek I DRI #2996 review – The subject property plus acreage in Henry County and Clayton County was rezoned in 2019 for a major mixed-use development.**
   a. **Subject Property – Was to contain a retail power center, a club warehouse, restaurants, and retail establishments.**
   b. **Properties to the Northeast – Were to be developed with a medical office complex.**
   c. **Henry County Acreage to the South – Larger uses were to be developed, including a mass transit complex, an arena, a convention center, a municipal complex, retail and office uses, a county park, a senior care community, and an apartment community.**
   d. **Clayton County Acreage to the North – Was to include hotels and restaurants.**
   e. **New Roadway -- A new roadway, "Reeves Creek Parkway", was to be constructed through the center of the site, providing north/south access from Davidson Parkway to Walt Stephens Road.**

REEVES CREEK I DRI REZONING—APPROVED SITE PLAN



REEVES CREEK I DRI REZONING—SITE PLAN ENLARGEMENT



ZONING HISTORY (Slide #2)

(Multiple Zoning Cases, Continued)

6. **Davidson Parkway DRI #3309 – In 2021, EastGroup Properties, LP proposed to develop a "business distribution center" on the subject property, to contain five buildings with multiple office/warehouse uses. The City Council voted to deny CP-2021-01 and RZ-2021-01 on the grounds that the proposed industrial uses were incompatible with the surrounding land uses, and that the excessive amount of truck traffic would be unacceptable for this neighborhood.**
7. **Reeves Creek II DRI #3799 – On July 10, 2023, the Stockbridge City Council approved a request by Vista Realty Partners for a major rezoning (via CP-2022-04 and RZ-2022-05) for 276.91 acres of land located immediately south of the subject property (annexed into the City last year) for a PUD development to contain 1,347 housing units plus some small commercial uses.**

FUTURE DEVELOPMENT PLANS

1. **COMPREHENSIVE PLAN (2018-2038):**

   a. **Current Land Use Designation --** **"Low-Density Vertical Mixed-Use", which is intended for commercial / retail areas along various corridors and intersections to mainly serve the residents of the surrounding residential neighborhoods, but which should maintain a community orientation.**

   b. **Incompatibility of Proposed Use –** **The proposed mixed residential project would not be compatible with this designation since its uses would be very different and they would be internally-focused rather than community-focused.**

   c. **Need for a Comprehensive Plan Amendment –** **This is required to assign a more suitable land use designation to the subject property. Due to the proposed density of the proposed development, the new land use designation would need to be High-Density Residential, which is the subject of the applicant's request via CP-2023-04.**

2. **LIVABLE CENTERS INITIATIVE (LCI STUDY) –** **This was a study of the City's future growth potentials.**

   a. **"I-75 Activity Center" –** **Was to include the subject property as the focus of a major employment center with mixed uses, including Class A office space, hotels, retail uses, high-quality multifamily, senior housing, and park space.**

   b. **New North / South Roadway –** **Was to be constructed through the subject property to connect with Flippen Road, with non-residential uses being located on the western side, adjacent to I-75 and I 675, and high-quality multi-family and senior housing uses being located on the eastern side.**

LCI STUDY: STOCKBRIDGE GROWTH CENTERS

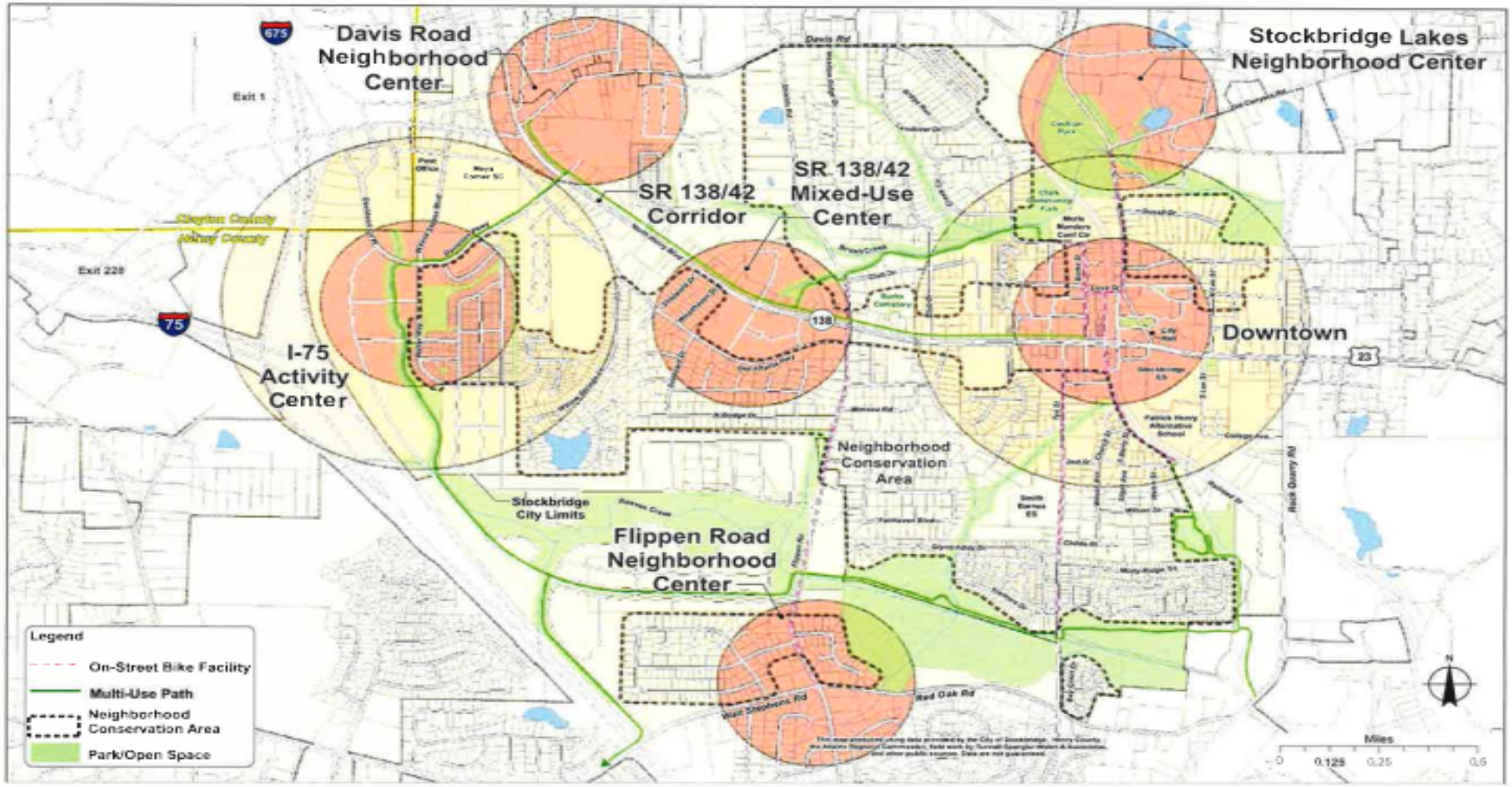


Figure 4.1: Growth Centers

LCI STUDY—SUBJECT PROPERTY AREA

LCI STUDY—I-75 ACTIVITY CENTER LAND USES

The LCI Study envisioned the I-75 Activity Center as becoming a major employer center for the City of Stockbridge and North Henry County. This could occur with the development of the following land uses:

Blue --1.0-1.5 million square feet of Class A office space adjacent to a new north / south roadway connecting to Flippen Road.
Purple — 2 full-service hotels.
Red — 250,000 – 300,000 square feet of retail space adjacent to I-75.
Yellow — 750-1,000 units of high-quality multifamily.
Turquoise — 300500 units of senior housing or assisted living.
Yellow and Brown — 1,500 housing units.
Green — 20-25 acres of parks.
White — Long-term parking decks along I-75.

PROPOSED DEVELOPMENT—Slide One

A. Project Description:

~ Land Uses -- 312 residential units, with 184 single-family detached homes and 128 townhomes.

~ Density -- 3.95 units per acre on 79.16 +/- total acres.

~ Property -- Contains three parcels (a large parcel and two very small parcels), which would need to be combined into one parcel.

~ Homeowners' Association – Would be established.

B. Site Plan Design:

~ Site Plan -- Entitled "Concept Plan: Northbridge 2", prepared by Bowman Consulting Group, Ltd. on July 27, 2023.

~ Access -- The main access street would be off Davidson Parkway, a secondary access street would be off Walter Way, and a future third access could be provided through an easement from the southeast corner of the property.

~ Component Locations -- A few single-family detached units would be located along Walter Way, and the remainder would be located between Reeves Creek and Interstates 75 & 675. The townhomes would be located in the northern area of the development site, to be accessed from Davidson Parkway. Amenities would be located near the center of the site.

~ Parking -- All of the townhome units would three bedrooms or more, and the UDC requires 2.25 parking spaces each for them. With 128 townhomes, 288 parking spaces are required. Single-family detached homes are required to have 2.00 parking spaces per unit. With 184 units, 368 parking spaces are required for them. The applicant would provide all of these spaces, plus 91 guest and amenity spaces. The parking requirements would thus be met.

PROPOSED DEVELOPMENT—Slide Two

(Site Plan Design, Continued)

~ Streets – Would have 50-foot sidewalks and 3-foot "beauty strips" (for landscaping) on both sides.

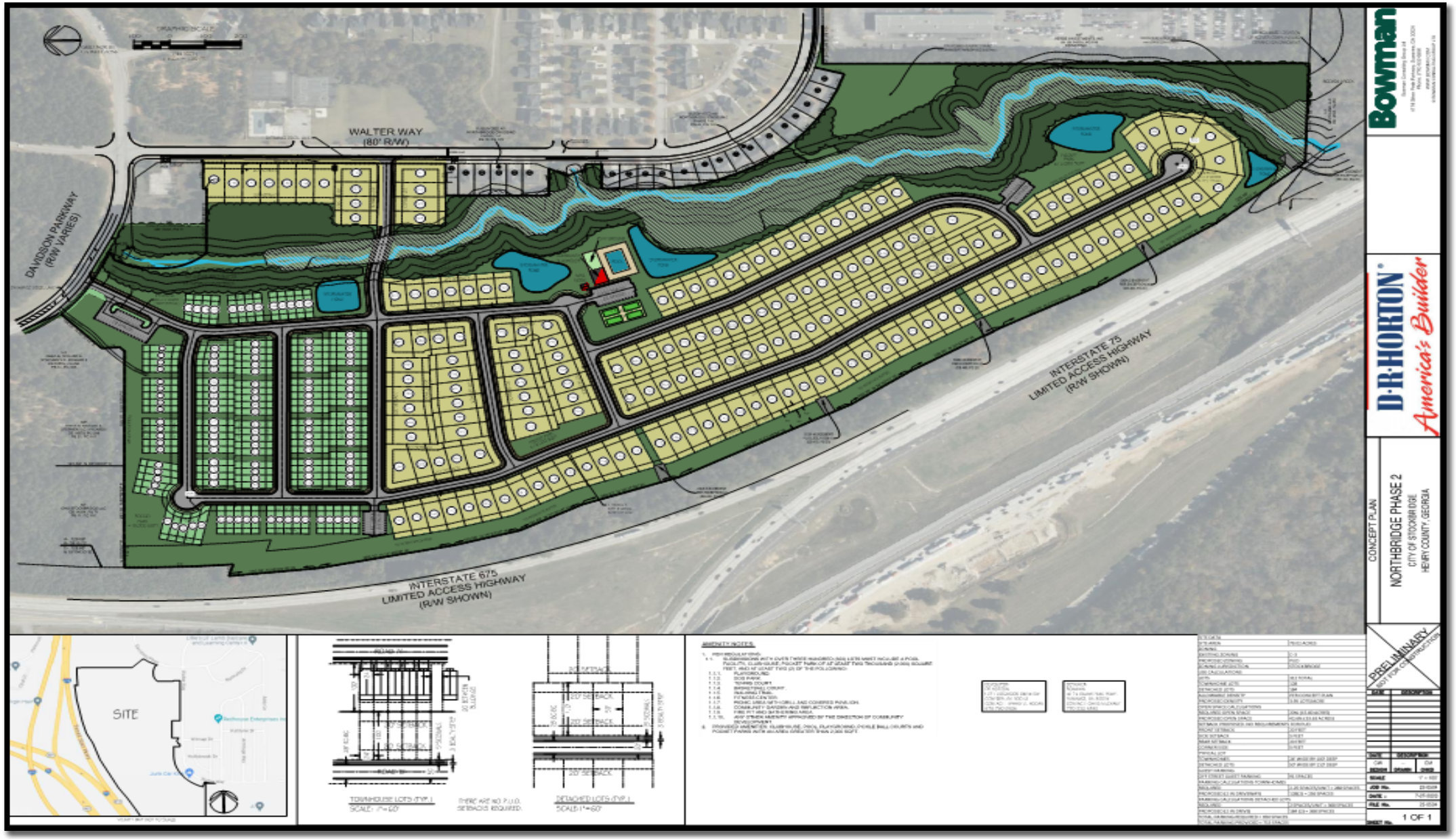
~ Amenities – Would be located near the center of the site. Would include a clubhouse, a pool, a playground, and four pickleball courts. Several pocket parks would also be located throughout the site.

~ Open Space – The site would contain 33.63 acres (42.60 percent of the site) of open space, compared to the 15.80 acres (20 percent) which are required, thus exceeding the requirement.

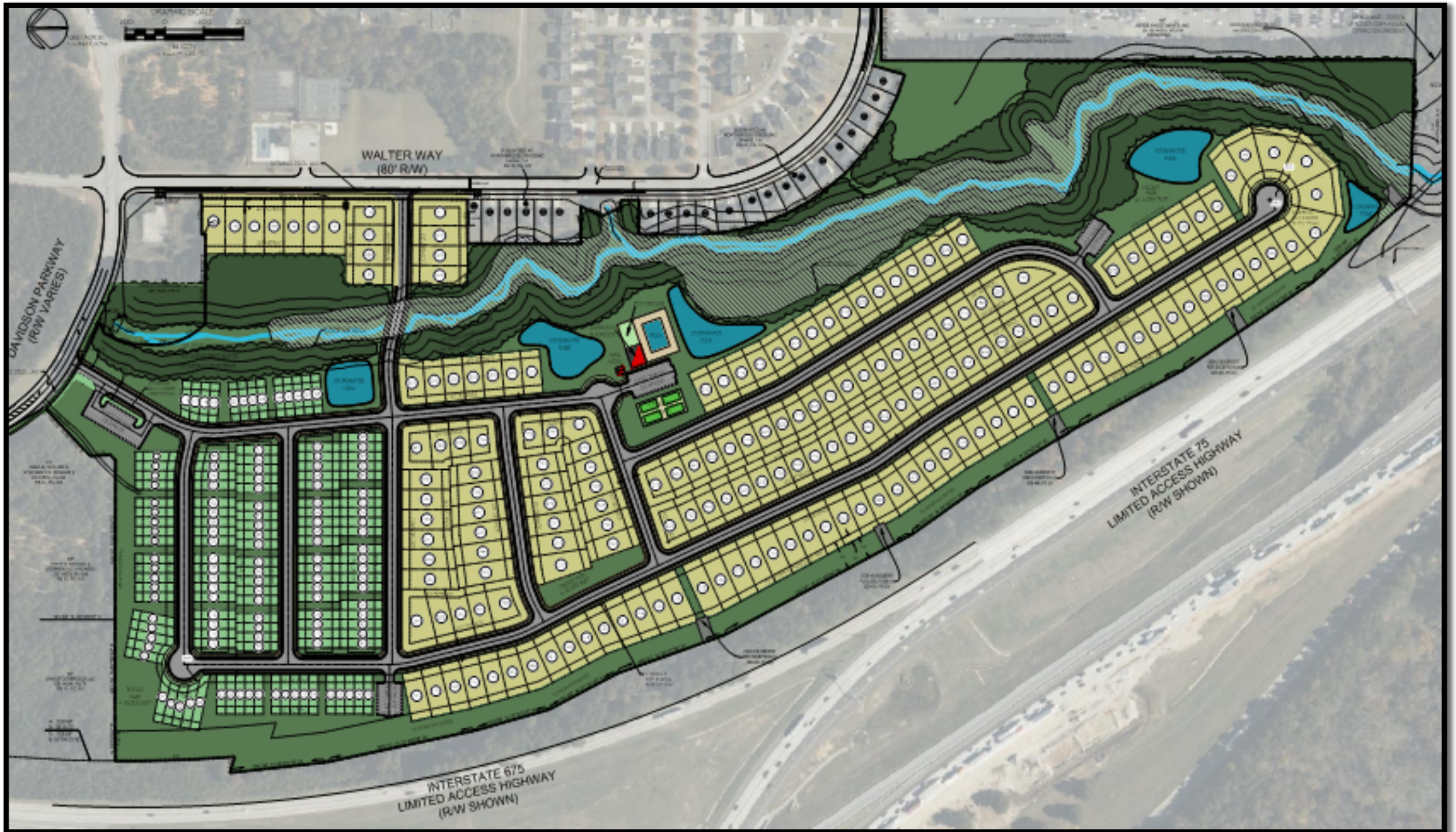
~ Buffers -- A 55-foot Interstate buffer would be provided along the rights-of-way of Interstates 75 and 675, and the five billboard signs, plus their access easements, which are present within the Interstate rights-of-way would remain. No other buffers are shown on the site plan. A 25-foot buffer needs to be provided on the western side of the property.

~ Typical Lot Specifications – Lots for single-family detached homes would be 50 feet wide and 110 feet deep, while lots for the townhomes would be 24 feet wide and 100 feet deep. The setbacks would be 20 feet for the front yard setbacks, 5 feet for the side yard setbacks, 20 feet for the rear yard setbacks, and 5 feet for the corner side setbacks. This is shown in the "Lot Specifications" diagrams of the site plan.

CONCEPTUAL SITE PLAN—TOTAL AREA



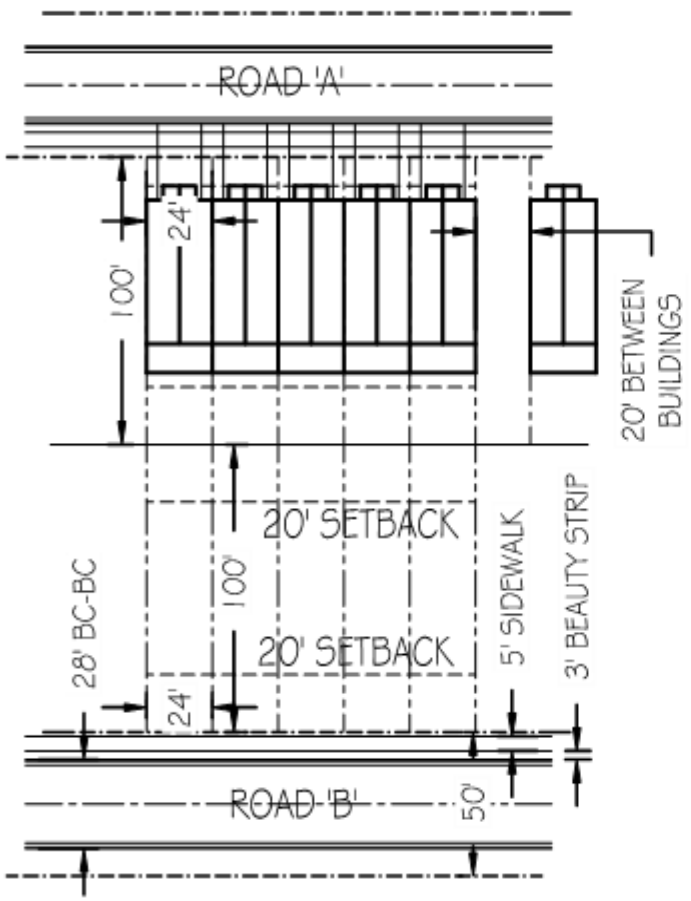
CONCEPTUAL SITE PLAN—ENLARGED



SITE DATA FROM CONCEPTUAL SITE PLAN

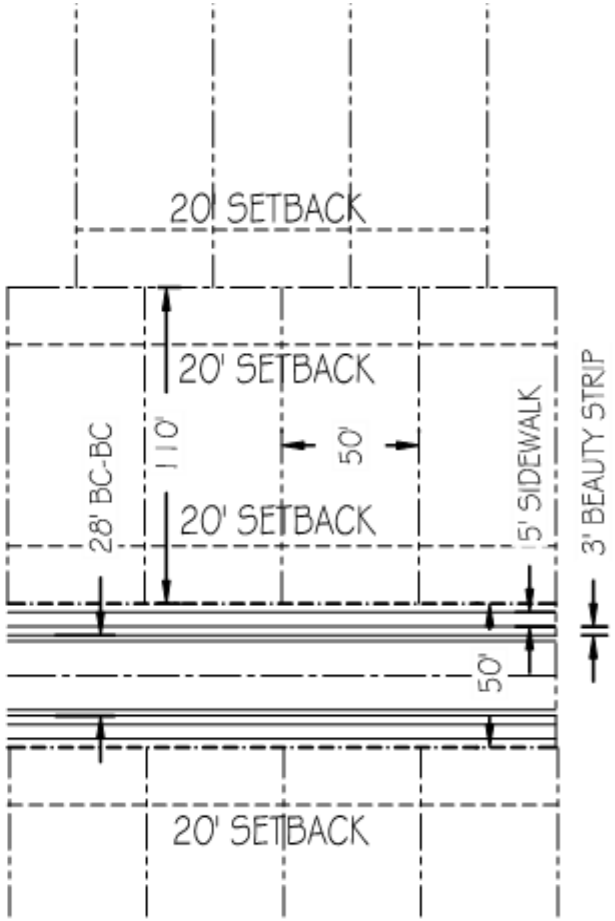
SITE DATA	
SITE AREA	79.02 ACRES
ZONING	
EXISTING ZONING	C-3
PROPOSED ZONING	PUD
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	312 TOTAL
TOWNHOME LOTS	128
DETACHED LOTS	184
ALLOWABLE DENSITY	PER CONCEPT PLAN
PROPOSED DENSITY	3.95 LOTS/ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (15.80 ACRES)
PROPOSED OPEN SPACE	42.6% (33.63 ACRES)
SETBACK PROPOSED. NO REQUIREMENTS FOR PUD	
FRONT SETBACK	20 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	20 FEET
CORNER SIDE	5 FEET
TYPICAL LOT	
TOWNHOMES	24' WIDE BY 100' DEEP
DETACHED LOTS	50' WIDE BY 110' DEEP
GUEST PARKING	
OFF STREET GUEST PARKING	91 SPACES
PARKING CALCULATIONS TOWNHOMES	
REQUIRED	2.25 SPACES/UNIT = 288 SPACES
PROPOSED (2 IN DRIVEWAY)	128(2) = 256 SPACES
PARKING CALCULATIONS DETACHED LOTS	
REQUIRED	2 SPACES/UNIT = 368 SPACES
PROPOSED (2 IN DRIVE)	184 (2) = 368 SPACES
TOTAL PARKING REQUIRED = 656 SPACES	
TOTAL PARKING PROVIDED = 715 SPACES	

LOT SPECIFICATIONS FROM THE SITE PLAN



TOWNHOUSE LOTS (TYP.)
SCALE: 1"=60'

THERE ARE NO P.U.D. SETBACKS REQUIRED.



DETACHED LOTS (TYP.)
SCALE:1"=60'

ANALYSIS OF REQUEST – Page One

The UDC requires the evaluation of rezoning cases on the basis of nine (9) standards.

STANDARD #1--Consistency with the Comprehensive Plan.

Types of Uses -- The proposed multiple-story townhomes would not be consistent with the small, low-intensity types of community-oriented uses which the property's current Low-Density Vertical Mixed-Use designation calls for. The applicant has therefore requested the 'High-Density Residential' designation, which permits the proposed uses. This request is the subject of the separate Comprehensive Plan Amendment Application #CP-2023-04.

Density -- The applicant is only proposing to provide a density of 3.94 units per acre, which is slightly above the maximum density of 3.6 units per acre for the Medium-Density Residential designation. The applicant there must apply for High-Density Residential, which would be compatible with the adjacent High-Density Residential area to the east, which includes the existing Northbridge Crossing Subdivision off Walter Way.

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).

Types of Uses and Site Design -- The property's current C-3 district classification does not allow for the proposed mixed residential uses, while the applicant's requested PUD district does, along with flexibility in design for the property's sensitive features, including Reeves Creek and its associated wetlands and buffers.

ANALYSIS OF REQUEST– Page Two

Compliance with UDC Purposes and Intents (from Section 1.4) – The proposed development would not comply with three of the stated UDC Purposes and Intents:

A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge;

F. Prevent the overcrowding of land, avoiding both undue concentration of population and urban sprawl;

I. Encourage the most appropriate and best use of land, buildings, and other structures throughout the City;

Overpopulation and Sprawl – The applicant's proposed construction of 183 more single-family detached dwellings in this area could be viewed as overpopulation and urban sprawl. The need for even more housing in this area is questionable, and it could adversely affect the existing residents. This is due to:

~ The existing Northbridge Crossing Subdivision to the east.
~ The City Council's recent approval of RZ-2022-05 for the Reeves Creek II development to rezone about 277 acres to the south to allow 1,347 new residential units (including single-family detached, townhomes, and senior housing units).

ANALYSIS OF REQUEST – Page Three

Scarcity of Available Large Commercial Tracts – The proposed development might not be the best use for the subject property.

- **There are few remaining large properties within the City Limits which could be used for major commercial uses, and the subject property has ideal visibility from I-75 and I-675 for any community- or regional-serving commercial uses which could currently locate there under the existing C-3 zoning.**
- **Such uses might include hotels, shopping centers, arenas, public buildings, and office parks.**
- **Even though current market conditions might not be favorable for such uses, whenever market conditions become more conducive, large C-3-zoned properties must be available, or else the City of Stockbridge might lose the opportunity to attract major economic development uses to the City.**
- **These uses were called for by both the LCI Study and the Reeves Creek I DRI rezoning. The LCI Study even identified the subject property as being the focus of an "I-75 Activity Center", to become a major employment center for the City.**

For these reasons, the proposed rezoning and residential development of the subject property would not carry out the best intents and purposes of the UDC.

ANALYSIS OF REQUEST – Page Four

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.

~ **It may be beneficial to the surrounding area by allowing the continuation of further residential development rather than some other type of use.**

~ **If additional housing is needed in this area (besides the existing subdivisions and the 1,347 residential units to the south which were just approved via RZ-2022-05), then the subject property and the proposed development offer the opportunity to provide it.**

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.

Property's Environmental Features – These include Reeves Creek and its associated buffers, as well as the presence of the City's lift station. These all limit the amount of buildable area on the site. The applicant has designed the site to avoid those areas, but the buffers have not been labeled and no environmental impact study has been received.

Site Access – The main site access would be off Davidson Parkway, with a secondary access to be located off Walter Way. For such a large site, a third access is desirable and needed to connect with the property to the south. Such access should be located close to the Drive Time property, and a "stub-out" should be shown on the site plan for that purpose.

ANALYSIS OF REQUEST – Page Five

STANDARD #5 --The impact upon adjacent property owners should the request be granted.

~ **Proposed Single-Family Detached Homes --** **Would be a continuation of the same use as in the existing Northbridge Crossing Subdivision, thus is would not be an adverse type of land use.**

~ **Proposed Townhomes --** **Would represent be a new type of land use to the area. But since They would be accessed directly from Davidson Parkway, traffic from them would most likely not impact the adjacent residential streets.**

STANDARD #6 -- The potential impact of the rezoning on City infrastructure including water and sewage system. **The applicant received a letter from the City's Public Works Department (8/02/23). It stated that:**

~ **Water and sewer services are available to serve the proposed development.**
~ **The City will extend the reservation for capacity for one year after that date.**
~ **Construction plans must be submitted to Public Works before six months prior to that date, or else the reservation for capacity will expire.**

ANALYSIS OF REQUEST – Page Six

STANDARD #7 -- The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

~ **No Traffic Impact Study –** **The applicant has not yet submitted one.**
~ **Possible Traffic Improvements Needed –** **Davidson Parkway might need a traffic light at Walter Way, and some other improvements.**
~ **No "Reeves Creek Parkway" –** **This was proposed as part of the Reeves Creek I DRI project to connect with the property to the south and Walt Stephens Road, with a possible new interchange at I-75. The proposed development would not include this parkway.**

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.

~ **Previous Recommendations for Commercial Uses on the Property –** **1) The Comprehensive Plan encourages the development of commercial nodes throughout the City; 2) the LCI Study recommended that the subject property be the focus of a major employment center; and 3) the Reeves Creek DRI I recommended major commercial uses for the subject property.**
~ **Commercial uses would enable the property:** **To serve as an employment center; to generate economic development revenues for the City; and to provide valuable public services.**
~ **The subject property represents a rare opportunity to meet these objectives.**

ANALYSIS OF REQUEST – Page Seven

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned.

~ **The subject property can and should be developed according to its present zoning of C-3, to promote economic development in general and to provide for the development of major commercial uses in particular.**

~ **The visibility of the property from Interstates 75 and 675 is ideal for major commercial uses. For passing motorists, the property could serve as a visual gateway into the City.**

~ **The property also offers access from one of the City's major arteries, Highway 138, via Davidson Parkway, from which an improved Davidson Parkway could serve commercial development on the property.**

STAFF CONCLUSIONS – Page One

Based on the foregoing analysis, the Planning and Zoning Staff concludes that the proposed rezoning of the property from C-3 to PUD to allow for the proposed mixed-residential development would not be in the best interests of the City.

1. **Rationale for Additional Residential Uses in the Vicinity--Although the Comprehensive Plan encourages the development of more housing, several large residential developments have already been approved by the City over the last few years. In particular, the Reeves Creek II development was just approved on June 12, 2023 for a total of 1,347 new residential units to be built immediately south of the subject property. The need for the addition of even more residential uses on the subject property is questionable.**

2. **Inconsistency with Major Plan Recommendations -- The proposed mixed residential development would not meet the recommendations of the Comprehensive Plan, the LCI Study, nor the Reeves Creek I DRI rezoning, which all called for the development of major commercial uses on the subject property in lieu of further strip commercial development elsewhere in the City.**

STAFF CONCLUSIONS – Page Two

3. Not the Best Use of the Property -- The proposed development would deprive the City of the opportunity to use the property for much more community-serving major commercial uses.

   ~ The subject property is one of the few remaining large tracts of land which exist in the City, and it represents a unique opportunity to provide major services and facilities to benefit the general public, which may not be possible elsewhere in the City.

   ~ Although current market conditions might not be favorable for the development of major commercial uses, the subject property should be available for commercial development for whenever market conditions improve.

4. Scarcity of Large Commercially-Zoned Tracts of Land -- Few large commercial developments have been approved by the City in recent years, and the subject property is one of the last remaining large tracts of land where large commercial uses could be located.

   ~ The property is ideally located for visibility from Interstates 75 and 675.

   ~ The property could also be developed as a continuation of the motel and restaurant uses that are found along Davidson Parkway to the north, within Clayton County, where they could serve the traveling public off Highway 138.

For these reasons, the proposed rezoning of the property from C-3 to PUD should be DENIED.

STAFF RECOMMENDATIONS – Page One

In view of the conclusions above, the Planning and Zoning Staff recommends DENIAL for this rezoning case (RZ-2023-05). However, if the Stockbridge City Council decides to approve this case, such approval should be contingent upon the developer meeting the ZONING CONDITIONS that are listed below.

1. **Comprehensive Plan Amendment – The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-04, to change the subject property's future land use designation from Low-Density Vertical Mixed-Use to High-Density Residential is approved before, or simultaneously with, the approval of RZ-2023-05.**

2. **Parcel Recombination -- No permits shall be issued by the City of Stockbridge until the developer provides to the Planning and Zoning Office a copy of the recorded plat for the recombination of the three parcels comprising the subject property.**

3. **Site Plan – The proposed mixed-residential 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: Northbridge 2", which was prepared by Bowman Consulting Group, Ltd. on July 27, 2023. Further, the revised site plan shall show a 25-foot buffer along the western side of the property.**

4. **Water and Sewer Availability – The developer shall submit construction plans to the Stockbridge Public Works Department by the six-month point prior to August 2, 2024 in order to take advantage of that office's reservation of water and sewer capacity to serve the proposed development.**

STAFF RECOMMENDATIONS – Page Two

5. **Transportation and Traffic Impacts –** The applicant shall submit a traffic impact study which provides satisfactory traffic and transportation data; and the applicant shall provide the appropriate needed transportation and traffic improvements, in conjunction with officials from the City of Stockbridge, Henry County DOT, and Georgia DOT.

6. **Environmental Impacts –** The developer shall submit an environmental impact study or hydrology / geology study which provides satisfactory environmental data; and the applicant shall take appropriate steps to preserve/protect the existing natural resources on the subject property and prevent the occurrence of any adverse environmental impacts.

7. **Landscape Design --** The developer shall submit an acceptable landscape design plan for the proposed development during the plan review process for a land disturbance permit.

8. **Preservation of the City's Lift Station –** The developer shall take appropriate steps to preserve and protect the City's existing lift station on the subject property, such as providing appropriate buffering and ensuring the clear access to the lift station facilities.

9. **Architectural Design –** The architectural design of the single-family detached units which are to be located along and close to Walter Way shall be similar to the architectural design of the existing homes along Walter Way.

10. **Homeowners' Association –** The developer shall establish a homeowners' association or property management company, or separate ones for the single-family detached subdivision and the townhome community, to maintain the subject property.

I-75 Activity Center Concept Plan

The I-75 Activity Center has the potential to become a major employment center for the City of Stockbridge and North Henry County. This concept plan shows how that might occur in a way that is consistent with the vision of this plan.

The images at right and below show one option for how the area could accommodate the following long-term development program:

- *1.0-1.5 million sf of Class A office (blue)*
- *2 full-service hotels (purple)*
- *250,000 - 300,000 sf of retail (red)*
- *750-1,000 units of high-quality multifamily (yellow)*
- *300-500 units of senior housing or assisted living (turquoise)*
- *1,500 housing units (yellow and brown)*
- *20-25 acres of park space (green)*
- *Potential long-term parking decks (white)*

Of these uses, big box retail and parking could front I-75, with mixed-uses and offices lining a new north-south roadway connecting to Flippen Road. Housing could occur to the east, where proposed parks and muli-use paths would create a quality residential address. Nearby, the former Manheim Drive Center could become a college.

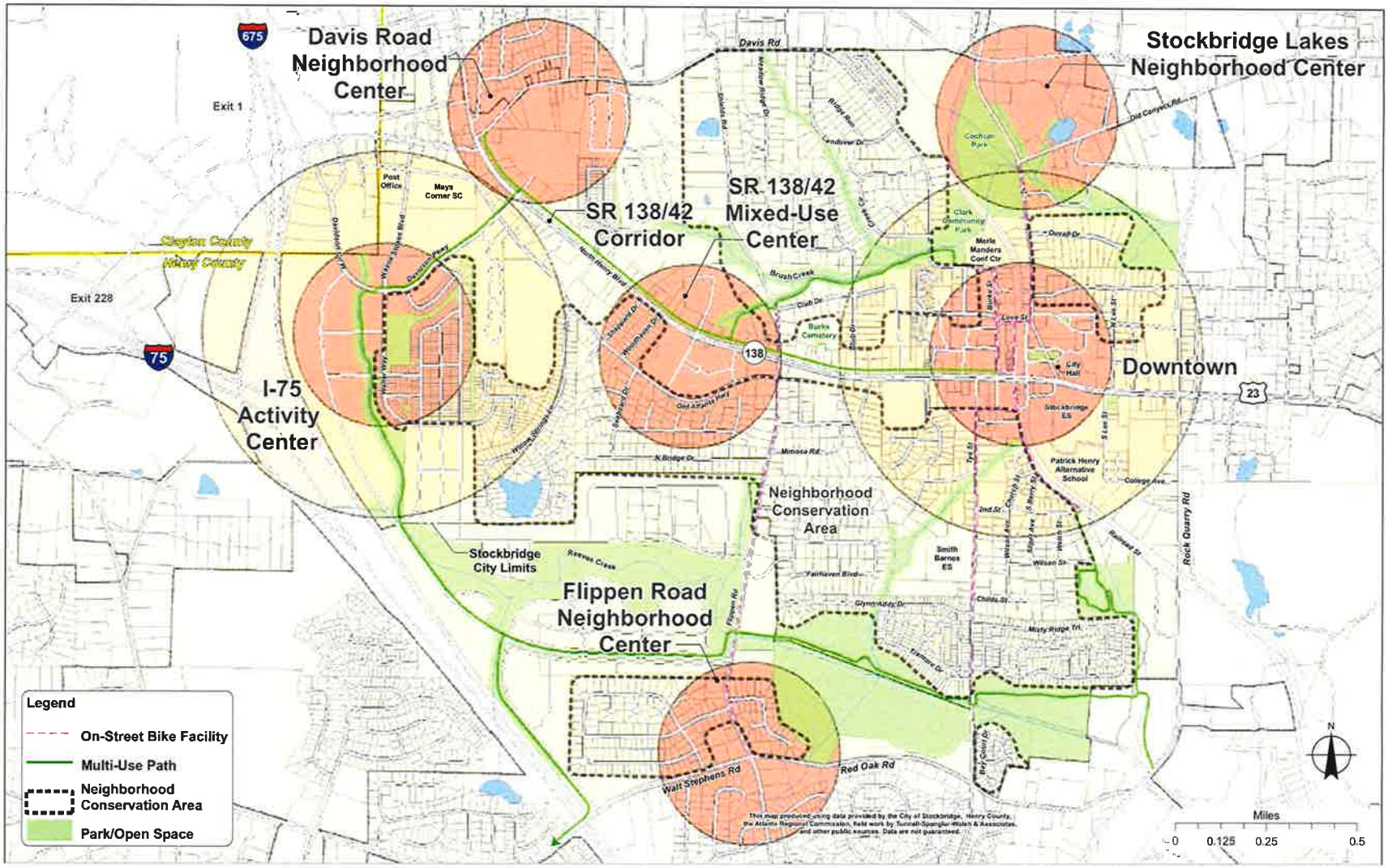


Figure 4.1: Growth Centers

August 6, 2023

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

RE: Rezoning and Comprehensive Plan Amendment Application for Northbridge Crossing Phase II

Dear Mayor, Members of City Council and Planning Commission,

D.R. Horton, Inc. seeks to rezone property located at Davidson Parkway and Walter Way., Stockbridge, GA, Parcel ID numbers 030-01009000, 030-01009005, 030-01009006. The property is approximately 79.16 acres. D.R. Horton seeks to rezone the subject property as a Planned Unit Development to include 311 total homes. The development will consist of 128 townhome units and 183 single family detached homes.

The community will include multiple amenities and open space areas. Developer is also exploring the feasibility of connectivity to a future city park. Amenities will include a pool, clubhouse, mail kiosk, playground, pickle ball courts, and multiple pocket parks.

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

- Approximately 91 Guest parking spaces
- 2 car garages on all townhome units
- 2 car garages on all single family detached homes
- A Mandatory Homeowners Association
- Multiple 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. Northbridge Crossing Phase I is a single-family community located across the street from the subject property. Several years ago, the subject property was planned as a continuation of the existing single-family community.

An adjacent property is also owned by the City of Stockbridge and will be 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 city park.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. Although the property has some interstate frontage, the access points and the visibility

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

do not make the site ideal for a commercial use. Additionally, allowing any use other than residential at this site would generate more daily trips from vehicular traffic as well as heavy equipment and trucks on a road that has an existing residential use across the street as well as a planned residential use and city park adjacent to the subject site. Allowing the rezoning for a PUD, residential use, on the subject site would result in less light pollution, noise pollution, air pollution, and traffic for neighboring residents than any other use including a use under the current property zoning as C3.

The subject property is encumbered by a creek and buffer areas near the access points from Davidson and Walter Way. While it may be difficult for other uses to develop around such encumbrances, as planned the PUD residential development is able to utilize the buffer areas as green space that will create an aesthetically beautiful development for residents.

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. Additionally, the proposed site plan proposes 3.96 units per acre. The Stockbridge Comprehensive Plan currently shows medium density residential up and to 3.6 units per acre. High density Residential, per the current Comprehensive Plan, begins at 6 units per acre. Therefore, there is currently a gap in the Comprehensive Plan that does not truly contemplate the proposed density of 3.96 units per acre, therefore requiring an application 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. The planned City park that is adjacent to the site is evidence that the city recognizes the area as one for families and residences. This development as Northbridge Crossing Phase II will not only provide additional single-family homes for Stockbridge residents, but will also create a community atmosphere.

D.R. Horton, Inc. respectfully requests approval of the rezoning from C3 to Planned Unit Development and a Comprehensive Land Map Amendment from Medium Density Residential to High Density Residential.

Thank you for your consideration and your time.

Sincerely,

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

D·R·HORTON
America's Builder

August 1, 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 ~~79.35~~ 79.16 acres located at Davidson Parkway and Walter Way, respectively. Parcel identification numbers for the subject parcels are 030-01009000, 030-01009005, 030-01009006, 030-01009003.

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,

GDCI GA 6, L.P.
BY: PACIFIC LAND, LLC, as its General Partner

By: _____

Print Name: Raymond W. Cunliffe

Title: Assistant Manager

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

CITY OF STOCKBRIDGE

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

August 2, 2023

Ms.Tamiesha Lester
Land Assistant
1371 Dogwood Dr SW
Conyers, GA 30012

RE: Proposed (119 Single-Family Lots & 144 Townhome Lots)

Ms. Tamiesha,

The city has reviewed your request for water and sewer services for the proposed (119 Single-Family Lots & Townhome Lots) at Parcel ID #s 030-01009000, 030-01009005, 030-01009006 & 030-01009003. Water and sewer services are available; however, the following are required:

- If any property is not in the City Limits, it will need to be annexed into the City before water and sewer services are granted.
- All costs associated with connecting to the water and sewer systems are the developer's responsibility.
- The developer must adhere to the City's Minimum Development Standards.

The city will extend the reservation for capacity for one year from the date of this letter. Construction plans will need to be submitted before the six-month date or the reservation for capacity will expire.

Should you need additional information, please do not hesitate to contact me at (404) 862-3743.

Sincerely,

Brad Holtsinger
Sewer Superintendent

Cc: Decius T. Aaron, Public Works Director
Adam Daniel, Chief Collections Operator

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.]

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

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	~~03~~ One for each owner	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. Atlanta East Phone: 678-780-8526 Date: 8/6/2023

Address Applicant: 1371 Dogwood Drive, SW Fax_____ 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: 8/6/2023

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 approximately 79.16 ~~79.02~~ acres located at Davidson Parkway and Walter Way from C-3 to PUD for a 311 unit single family community to include 128 attached single family residences and 183 detached single family residences.

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: Davidson Parkway and Walter Way
(Street Address)

Nearest intersection to the property: Davidson Parkway and Walter Way

Size of Tract: ~~79.02~~ 79.16 acre(s), Land Lot Number(s): 39, 40, 57, 58, District(s): 12

Property Tax Parcel Number(s): 030-01009000, 030-01009005, 030-01009006 **(Required)**

Sarah Haughton
Witness' Signature

Signature of Applicant

Sarah Haughton
Printed Name of Witness

Tiffany D. Hogan
Printed Name of Applicant

Gabrielle C. Opie
Notary

Signature of Agent

NOTARY STAMP

GABRIELLE C. OPIE
My Commission Expires
NOTARY PUBLIC
February 19, 2024
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: _____

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 7th day of August, 2023

Tiffany D. Hogan as agent of D.R. Horton, Inc. Atlanta East
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 7th day of August, 2023.

GABRIELLE C. OPIE
My Commission Expires
NOTARY PUBLIC
February 19, 2024
FULTON COUNTY, GEORGIA

Gabrielle C. Opie
Notary Public

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

Applicant Campaign Disclosure Form

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

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

Yes_____ **No** X

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

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

We certify that the foregoing information is true and correct, this_____day of_____, _____

GDCI GA 6, L.P.
~~Applicant~~'s Name - Printed
OWNER

BY: PACIFICA LAND, INC, AS ITS G.P.
BY:
Signature of Applicant/Property Owner/Agent
RAYMOND W. CUNEIFFO, AS ITS ASST. MGR

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3 day of August, 2023.

Geri Lynn Kelly
Notary Public

GERI LYNN KELLY
NOTARY PUBLIC
GEORGIA
EXPIRES DECEMBER 17, 2023
FULTON COUNTY, GA

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

Stockbridge

Where Community Connects

Proposed FY 24 Budget

John Wiggins

2024 Budget

Stockbridge
Where Community Connects

MAYOR
Anthony S. Ford

COUNCIL MEMBERS

Elton Alexander
Yolanda Barber
John Blount
LaKeisha T. Gantt
Alphonso Thomas

CITY MANAGER
Frederick Gardiner. AICP

MEMORANDUM

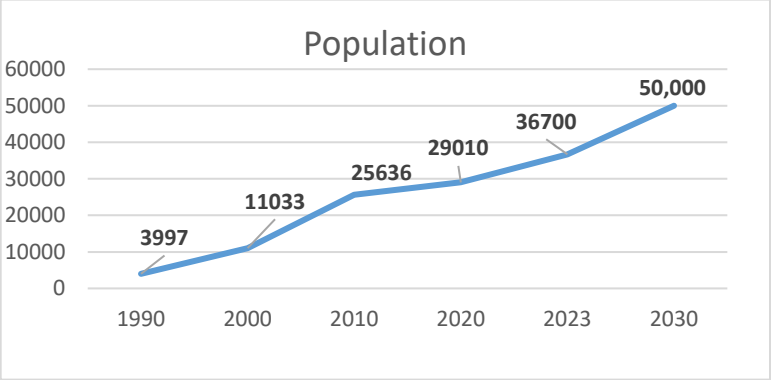
TO: **Mayor and Council**

From: **Frederick Gardiner, AICP, City Manager**

Date: **November 13th, 2023**

Re: **FY 2024 Budget**

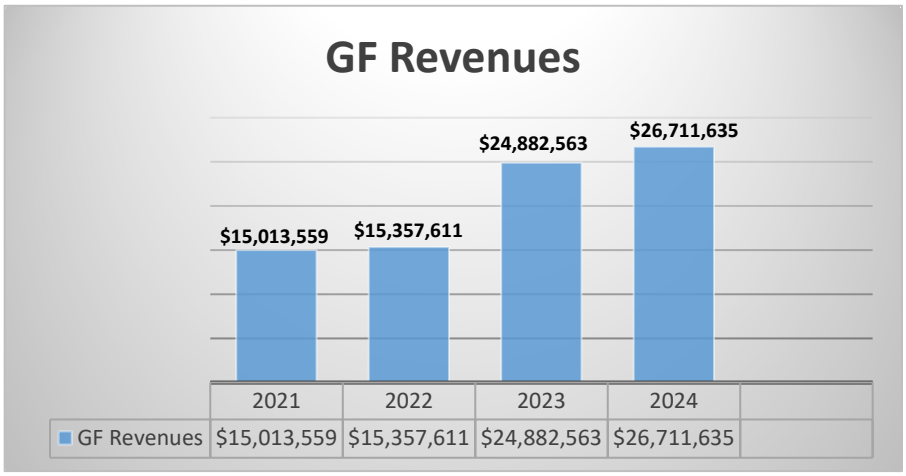
I am pleased to present a balanced Operating and Capital Budget for the City of Stockbridge for the fiscal year beginning January 1, 2024, and ending December 31, 2024. I would like to commend our Staff and the Council for working together to develop next year's budget six (6) months (July 2023) prior to the end of the present fiscal year. 2024 will be a pivotal year, as it will represent the first time in 47 years the City of Stockbridge has implemented a property tax via a millage rate of 3.77 mills to assist with the growth and development of the City and service delivery. The City of Stockbridge has increased in size over the last thirty years, having a population of 3,000 people in 1990 to 36,700 in 2023. Presently, Stockbridge has over 4,000 housing units approved and or under construction, which, when all are completed, will push the overall population of the city to over 50,000 residents. Over the last four (4) years, the City has had to account for more roads and right-of-way maintenance under the 2020 service delivery strategy (SDS) with Henry County when coupled with the roadways annexed into the city in January 2023, added an additional 91 miles of roads and roughly 30 plus miles of sidewalks.



The proposed budget is intended to place the City of Stockbridge in the position of serving its citizens at the highest level during 2024 and in the future. The proposed budget underscores the City's commitment to excellent service and ensuring sound economic principles, allowing for a healthy financial outlook. In addition, the proposed FY 2024 budget proposes to enhance the cultural enjoyment of citizens and provide the foundation for economic development and our advancement into the future. The amphitheater will enhance the opportunity for City exposure in our state and region.

GENERAL FUND

Stockbridge's General Fund account is its primary operational fund, which accounts for the police, public works, community development, administration, economic development, municipal court, and associated departments. The total annual operating general fund budget is projected at $26,711,635 in revenues, with our Local Option Sales Tax (LOST) making up $8,907,511 and property tax making up $6,760,998; these are now the key sources of revenue to run the two major departments impacted by our annexation and growth. Within the General, other key sources of revenue are our Insurance Premium Tax and Fees that are charged for services in community development and licenses.



For Fiscal Year 2024, the major departments being funded are the police department with an operating cost of $8.2 million and the public works department with $4.6 million. The City's debt service for the funding of major capital assets is $4.2 million, which includes the repayment of the city hall building, amphitheater, the cultural and performing arts building and other associated items. The city will continue to move numerous capital projects forward toward completion, these projects are incorporated into our capital improvement program. The FY24 General Fund budget for capital projects is $1.5 million for police equipment and vehicles, roadway pavement, and sidewalk maintenance. Roughly $1.3 million is programmed for the community development department, as this department is responsible for managing the growth and development of the city. The next major expenditure for the General Fund is the $1.1 million for the existing government buildings and properties to ensure that the workplace and public facilities are maintained to a good quality standard. There are a few buildings needing replacement and repair; however, staff estimates that the public facility building housing our road crews will need to be replaced as this building was constructed over 30 years ago and is in disrepair.

There was a substantial increase in the Economic Development Department as the new director has implemented numerous incentive programs and initiatives to facilitate our downtown revitalization and redevelopment. This department is programed at $592,321. The city, under this budget, has continued its investment in the information technology department, having onboarded this function from a private consulting firm. It is estimated that $673,195 will be allocated to keep the city moving forward in this information age, which will need to keep up with the rapid advancements in the arena. Proposed for FY 24 is a 4% Cost of Living Adjustment (COLA) for the employees who have not had a COLA in the last two years.

This budget includes four additional police employees; however, there will be no increase in staffing within other departments for FY 24. Presently, the city employs 150 employees with roughly 63 residing within the new police department. There will be no increase in our employee health plan for FY 24; however, that may change for the next fiscal year as we go back out for bid with the aid of our broker.

ALL FUNDS

The City's overall FY 24 budget is estimated at $62 Million, of which $43.7 million is covered by the General Fund and Enterprise Fund. There is $17 million in SPLOST and TSPOST Funds dedicated to roadway, sidewalk, trails, and park improvements throughout the city. Those sidewalks planned for FY 2024 will be Tye Street, Davidson Parkway, Peach Street, and Old Atlanta Road. The city's LMIG program for roadway improvements is budgeted at $2.2 million. These funds are given to the cities and counties based upon their population, and Stockbridge should see an increase in its allocation based upon the annexed population. The water and sewer fund is estimated at $ 4,592,402.21, which is utilized to operate our water quality and service and to treat the sewerage of our 3000 customers.

CONCLUSION

The Fiscal Year budget for 2024 is balanced across all funds and those funds are dedicated to the continued comment to providing quality service to our residents and businesses. The City of Stockbridge is growing, and this growth will be more than 6,700 new residents that came into the city due to the annexation. How we prepare for this growth and new residents starts now and throughout the upcoming years. This management team will continue to advise the Council of this fact and work to ensure that our operational tempo meets and or exceeds the community's wants.

Proposed Budget for Fiscal Year Ending December 31, 2024

Stockbridge

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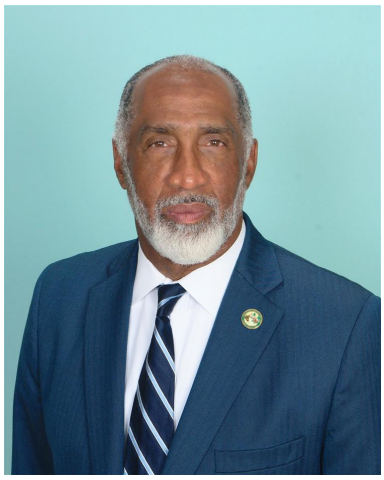
Submitted by:

Frederick Gardiner, City Manager

Vanessa Holiday, City Clerk

John Wiggins, Treasurer

MAYOR AND COUNCIL



Anthony S. Ford

Lakeisha T. Gantt

Yolanda Barber

Alphonso Thomas

Elton Alexander

John Blount

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City of Stockbridge, Georgia
Fiscal Year 2024 Budget Calendar

Dates:	Action:
May 5	Distribute Budget worksheets to Dept Heads
May 10-11	City Manager Budget Retreat
June 2	Capital Budgets due to City Manager & Finance Officer
July 7	Capital Budget Review and Assessment
July 21	Draft Budget Review by Manager & Finance Officer
August 10 - 11	Mayor & City Council Budget Retreat
October 9	Submit Final Draft Budget to Mayor and Council
November 13	Public Hearing Meeting #1
November 28	Public Hearing Meeting #2
December 11	Budget Adoption @ City Council Meeting

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PERSONNEL SUMMARY

City of Stockbridge --- 2023 Budgeted Positions

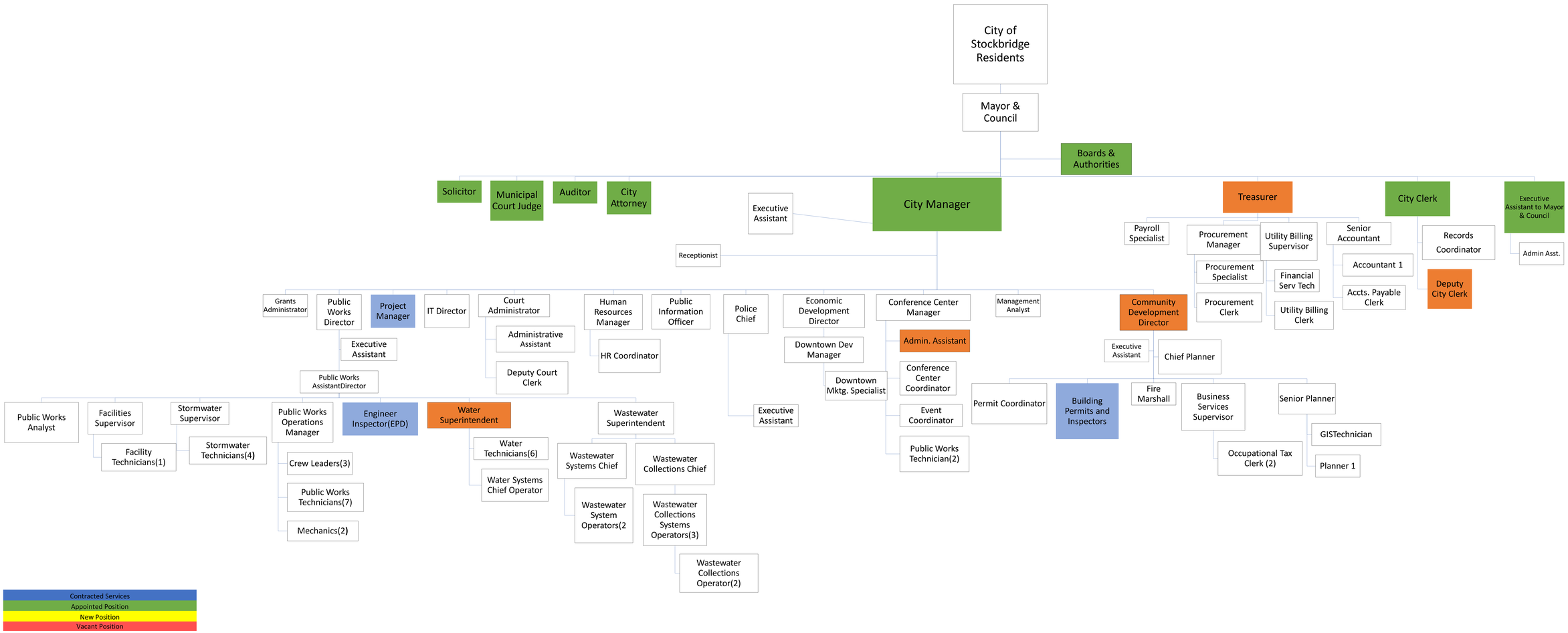
Departmental / Budgeted Area	Job Title	Proposed Budget 2024					
		FTE	PTE	FTE	PTE	FTE	PTE
		Budgeted		Filled		Vacant	
Executive	City Manager	1		1			
	Executive Assistant	1		1			
	Management Analyst	1		1			
	Grants Administrator	1		1			
	Receptionist	1		1			
	Public Information Officer	1		1			
Finance Administration	Treasurer/CFO	1		0		1	
	Senior Accountant	1		1			
	Accounts Payable Clerk	1		1			
	Payroll Specialist	1		1			
	Accountant	1		1			
	Financial Services Tech	1		1			
	Procurement Manager	1		0		1	
	Procurement Clerk	1		1			
	Procurement Specialist	1		1			
Code Enforcement	Code Enforcement Officer	1		2			
	Code Enforcement Supervisor	1		1			
Main Street	Downtown Development Manager	1		1			
	Downtown Development Marketing Specialist	1		1			
Permitting Development	Building Permit Coordinator	1		1			
	Fire Marshall	1		1			
Business Services	Occupational Tax Clerk	1		2			
	Business Services Supervisor	1		1			
GIS/Planning	GIS Analyst	1		1			
City Clerk	City Clerk	1		1			
	Deputy City Clerk	1		0		1	
	Records Coordinator	1		1			
Human Resources	Human Resources Manager	1		1			
	Human Resources Coordinator	1		1			
Economic Development	Executive Assistant	1		1		1	
	Economic Development Director	1		1			
MM Conference Center	Conference Center & Events Manager	1		1			
	PW Events Technician	1		1			
	PW Events Technician	1		1			
	Conference Center Coordinator/Mktg	1		1			
	Administrative Assistant	1		0		1	

	Events Coordinator	1		1			
Administration-Court	Associate Judge						
	Court Administrator	1		1			
	Deputy Court Clerk	1		1			
	Administrative Court Clerk	1		1			
	Judge		1		1		
	Solicitor		1		1		
Governing Body	Mayor		1		1		
	Admin Assistant to Mayor & Council	1		1			
	Executive Assistant to Mayor & Council	1		1			
	City Council		5		5		
Planner & Zoning	Senior Planner	1		1			
	Community Development Director	1		0		1	
	Chief Planner	1		1			
	Executive Assistant	1		1			
	Planner I	1		1			
Government Buildings/Property	Public Works Operations Manager	1		1			
	Facilities Technician	1		1			
	Facilities Technician	1		1			
Public Works	Administrative Assistant - Public Works	1		1			
	Crew Leader - Public Works	1		1			
	Crew Leader - Public Works	1		1			
	Crew Leader - Public Works	1		1			
	PW Operations Analyst	1		1			
	Mechanic	1		1			
	Mechanic - ASE Certified	1		1			
	Public Works Director	1		1			
	Public Works Equipment Operator	1		1			
	Public Works Technician	1		1			
	Public Works Technician	1		1			
	Public Works Technician	1		1			
	Public Works Technician	1		1			
	Public Works Technician	1		1			
	Public Works Technician	1		1			
	Public Works Technician	1		1			
	Public Works Technician	1		1			
	Public Works Technician	1		1			
	Public Works Technician	5		0		5	
	Public Works Technician	1		1			
Sanitation	Utility Billing Clerk- Sanitation	1		1			
Sewer/Wastewater	Utility Billing Clerk - Sewer	1		1			
	Wastewater Collections Systems Operator I	1		1			
	Wastewater Collections Systems Operator I	1		1			
	Wastewater Collections Systems Operator I	1		1			
	Wastewater Reclamation Plant Superintendent	1		1			

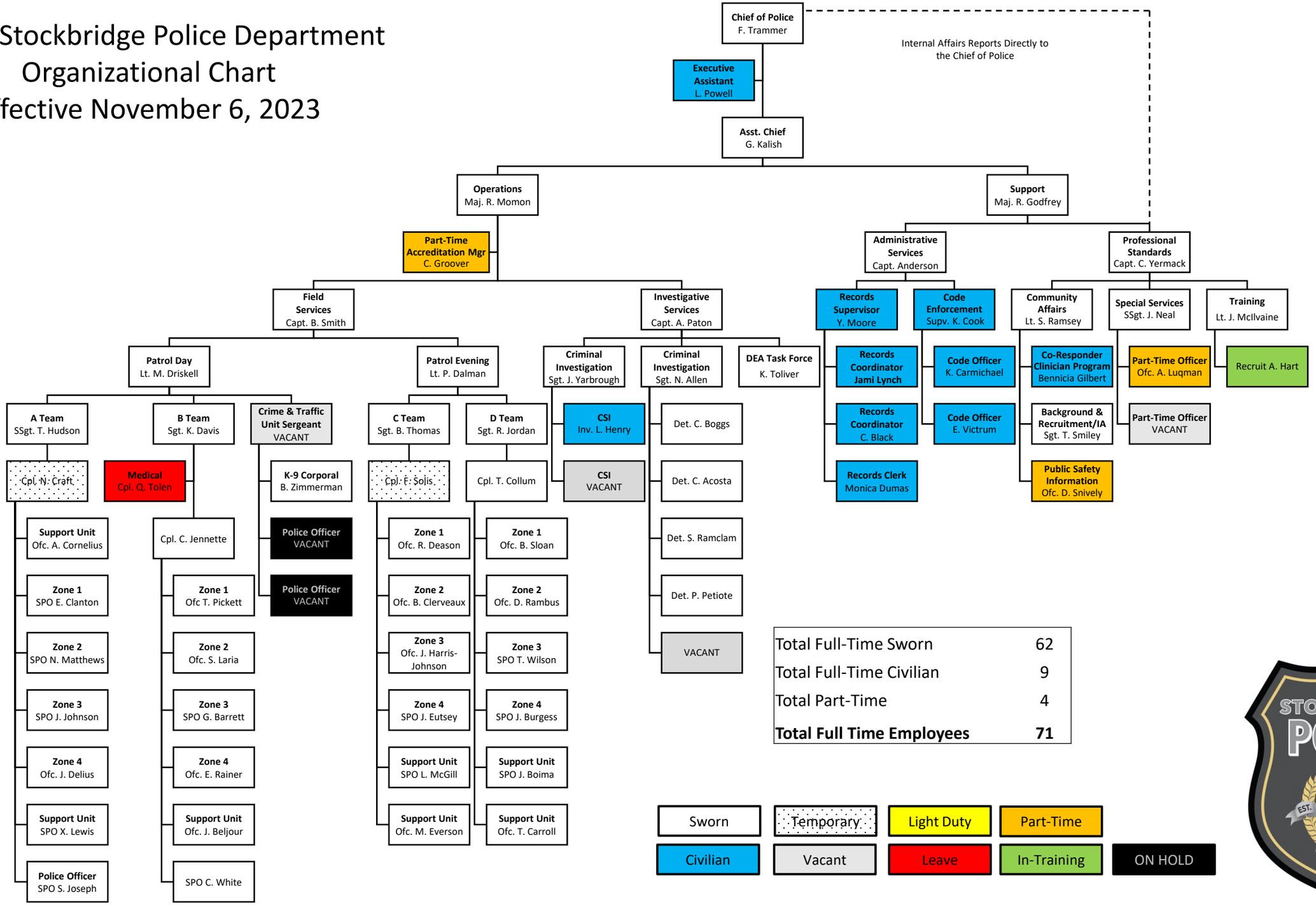
Sewer/Wastewater	Wastewater Chief Collections Operator	1		1			
	Wastewater Chief Systems Operator	1		1			
	Wastewater Systems Operator I	1		1			
	Wastewater Systems Operator III	1		1			
	Wastewater Systems Operator III	1		1			
Stormwater	Stormwater Supervisor	1		1			
	Stormwater Technician	1		0		1	
	Stormwater Technician	1		1			
	Stormwater Technician	1		1			
	Stormwater Technician	1		1			
Water	Utility Billing Supervisor - Water	1		1			
	Water Superintendent	1		0		1	
	Water Systems Technician I	1		1			
	Water Systems Technician I	1		1			
	Water Systems Technician I	1		1			
	Water Systems Technician II	1		1			
	Water Systems Technician I	1		1			
	Water Systems Chief Operator	1		1			
Police	Police Chief	1		1			
	Assistant Police Chief	1		1			
	Police Major	2		2			
	Police Captain	4		4			
	Lieutenant Commander	3		3			
	Detective/Corporal	11		11			
	Sergeant/Staff Sergeant	9		9			
	Senior Police Officer	11		11			
	Police Officer	12	3	12			
	Public Safey Officer	0		0		4	
	Executive Assistant	1		1			
	Police Administrative Manager	1		1			
	Records Coordinator/TAC	1		1			
	Crime Scene Investigator	2		1		1	
	Records Clerk/TAC	1		1			
TOTAL		158	11	147		15	

* positions in red are title changes only

City of Stockbridge Organizational Chart - effective 12/11/2023



City of Stockbridge Police Department
Organizational Chart
Effective November 6, 2023



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ANNUAL OPERATING BUDGET & CAPITAL IMPROVEMENT POLICY

ANNUAL OPERATING BUDGET AND CAPITAL IMPROVEMENT POLICY

The Georgia State law requires an annual balanced budget. The adopted budget shall be a balanced budget with anticipated revenues (including appropriated unencumbered surplus) equal to or greater than appropriated expenditures. All funds within the budget shall also be balanced.

The City's Proposed Budget shall be prepared annually by the City Manager with participation of all City Departments consistent with provisions of the City Charter and State Budget Laws. The Budget shall include (1) revenues forecasts (2) personnel costs, (3) operating and maintenance supply costs, (4) general services costs (5) debt service and; (6) capital and other (non-capital) costs.

The budget review process shall include public hearings. At the time the proposed budget is transmitted to members of the City Council by the City Manager, a copy will be made available for public inspection at City Hall and advertised in a local newspaper of general circulation. No earlier than seven days after the proposed budget is transmitted to the City Council and at least seven days in advance of budget adoption, a public hearing takes place to give the public an opportunity to comment on the proposed budget. Notice of a public hearing must be advertised at least fourteen days in advance of the public hearing.

Prior to the first day of the fiscal year, the City Council will adopt an Annual Operating Budget and Five-Year Capital Improvements at a public meeting. The annual and CIP budget shall be advertised at least one week prior to the meeting. The proposed budget is prepared by the City Manager and transmitted to members of the City Council for its review with sufficient time given for the City Council to address policy and fiscal issues.

▪ Adoption

The Budget shall be adopted by the approval of a budget ordinance that specifies the anticipated revenues by appropriate categories, the proposed expenditure totals for each department, each non-departmental expense, and for each fund covered by the budget.

▪ Amendments

Budget amendments must be approved by resolution. The budget shall be adopted at the fund/department level, which is the legal level of budgetary control. The current year's budget may be adjusted to reflect changes in local economy, changes in priorities or services needed, and receipt of unbudgeted revenues and for unanticipated expenditures.

▪ Balanced Budget

The Annual Budget consists of operating, debt services, grants, and capital spending. The Annual Budget shall be balanced with anticipated revenues, including appropriated, unencumbered surplus or stabilization reserves, equal to proposed expenditures. All funds within the Budget shall also be balanced. City Council will annually approve the revenues, expenditures, and capital improvements spending for all City fund appropriations. The Annual Budget will also include operating impacts from the Five-Year CIP. The operating impacts should address any one-time or reoccurring cost increases or decreases due to the major capital investment. Capital expenses include both major equipment and infrastructure improvement costs.

▪ Planning

The City will utilize a Decentralized Budget Process. All departments will be given an opportunity to participate in the Budget Process and submit funding requests to the City Manager.

▪ Capital

All Capital Expenditures must be approved as part of each department budget in the Capital Improvement Fund. Before committing to a Capital Improvement Project, the City Manager or his/her designee must verify fund availability. The Capital Budget provides annual funding for long-term capital projects identified in the Capital Improvement During the

Annual Budget Process, each department submits its Budget request including operating and capital needs. Upon review of the requests, major capital projects are placed in the Capital Improvements Fund. Other capital outlays are placed in the department's operating budget. Capital outlay is generally defined as an individual item in excess of $5,000 with a life expectancy of more than two years but less than 10 years.

Citywide capital improvements are assessed and prioritized based on the City's objectives and goals, the City's comprehensive work plan, and the City's strategic plan.

▪ Interim Reporting on the Annual Budget and Capital Improvements

Periodic financial reports will be provided to enable the City Manager to monitor and control the Annual Operating and Capital Budget and to enable Department Heads to manage the annual appropriations. These reports will be prepared and distributed to Department Heads and on to the City Manager. Summary financial and budgetary reports should be presented by the City Manager to the City Council no less than quarterly and preferably on a monthly basis.

▪ Control and Accountability

Each Department Head is responsible for ensuring that his/her department expenditures do not exceed budgeted funds. Departments cannot exceed appropriations described in the budget. Failure to achieve budgetary control will be evaluated and investigated by the City Manager.

▪ Budget Transfers

Contingent upon remaining within the confines of the total department budget, each Department Head has the authority to recommend Budget Transfers to the City Manager. Funds within departmental budget line items can be transferred upon the recommendation of the Department Head and with approval of the City Manager. Budget transfers over $5,000 for operating expenses for Capital Improvements must be approved by City Council prior to any spending or contract purchases.

BASIS of BUDGETING

The modified accrual basis is followed in all governmental funds. Under this method, revenues are recognized when they become measurable and available as net current assets. Expenditures are generally recognized when the obligation is incurred, with the exception of principal and interest on general long-term debt which is recognized when due, and purchase of Capital Assets whose cost are fully recognized at time of purchase and not amortized over the life of the asset.

Unlike full accrual basis, annual appropriated budgets are adopted for all funds at the department level. Budgets are adopted on a non-GAAP basis. All appropriations that have not been encumbered at the end of the fiscal year will lapse. Expenditures may not legally exceed budgeted appropriations at the department level.

All Proprietary Funds are budgeted for using the accrual basis of accounting. Whereby, revenues are recognized when incurred. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

GAAP BASIS vs. BUDGET BASIS

Budgets are adopted on a basis consistent with GAAP except for the capital projects fund, which have project length budgets, rather than annual budgets. The City adopts budgets for its enterprise and internal service funds; however, the reporting of the budget to actual comparison is not required.

How to Use this Budget

WHAT IS A BUDGET?

A budget is a financial plan for a city. It includes both estimates of resources available, including revenues and fund balance, and appropriations that are the authority to spend money for specific purposes. After extensive input from the various departments, as well as the public, the budget is prepared by the Finance Department. The City Manager presents the budget for adoption to Mayor & City Council.

The document begins with a transmittal letter from the City Manager. This letter summarizes the contents of the budget and provides an explanation of the rationale used by the City Manager during the budget development process. The City Manager also outlines the administration's work program for the upcoming year.

The budget document is prepared to provide information about the City, both financial information and operational/policy information from a variety of perspectives and degree of detail. The reader should first review the Table of Contents and the Glossary and then read the Transmittal letter. The Financial Summary Section should then be reviewed. Finally, the specific department and program budgets provide the detailed information as to what purposes the City's resources will be utilized during the fiscal year. When reading this document, it is useful to remember that it has been developed based on both organizational structure and financial structure. The organizational structure is reflected in the departmental budgets. The financial structure is reflected in the reporting of expenditures and revenues by fund. A fund is a self-balancing set of accounts designed to track specific revenues and the uses of those revenues. Each fund is independent of all other funds and money cannot be transferred from one fund to another without the approval of the City Council.

QUESTIONS & ANSWERS

Q: What is the purpose of the City Budget?

A: The budget is an annual financial plan for the City of East Point. It specifies the level of municipal services to be provided in the coming year and the resources, including personnel positions, capital expenditures and operating expenses needed to provide these services. It reflects the policies and priorities set by the Mayor and City Council. How to Use this Budget

Q: What is a fiscal year?

A: A fiscal year is a 12-month operating cycle that comprises a budget and financial reporting period. The City's fiscal year begins on January 1st and ends on December 31st.

Q: What is an operating budget?

A: An operating budget is an annual financial plan for recurring expenditures, such as salaries, utilities, and supplies.

Q: What is a capital improvement budget?

A: A capital improvement budget is both a short and long-range plan for the construction of physical assets, such as buildings, streets, sewers, as well as vehicles and equipment.

Q: What is an enterprise fund?

A: An enterprise fund earns its own revenues by charging customers for the services that it provides. It receives no tax funds.

Q: What is a budget appropriation?

A: A budget appropriation is a specific amount of money that has been approved by the City Council for use in a particular manner.

Q: What is a budget amendment?

A: A budget amendment is an ordinance adopted by the City Council which alters the adopted budget by appropriating additional monies to a department, decreasing appropriations to a particular department, or transferring funds from one department to another.

Budget Process

The City of Stockbridge is required to prepare an annual budget in accordance with the City Charter. The budget is prepared for each fiscal year beginning January 1 through December 31st. The City Manager prepares a proposed budget to present at the City's Budget Retreat hosted in August or September of each year to get Mayor & Council vision for the City's operation.

For the fiscal year 2021, the City of Stockbridge began the budget process with updates to its capital budget long term infrastructural projects and proposal for new projects in the new budget year. The City then begun the preparation of the operational budget with revenue and expenditure projections. In forecasting revenues and expenditures, the City first reviewed its mission statement, strategy plan and goals and objectives to set priorities for spending. In addition, staff considered historical trends, current changes within the City and projected economic trends when forecasting revenues and expenditures.

Budget Preparation

Prior to the departmental submission of their annual request, the Finance Department conducted an annual training session for all personnel involved in the budget process, if needed. During the training, the staff was trained on the steps to completing the budget process and advised of fiscal year changes, highlight critical deadlines and reviewed issues likely to impact the City. Each department then prepared their proposed expenditure based on operational priorities. Directors submitted their budget recommendations to the Finance Department for initial review and coordination.

Budget Review

The Finance Department works with each department head to compile all proposed revenues and expenditures for the new fiscal year. The City Manager, Finance Director and Human Resources meet with each director to review their personnel budget requests. Once all departments' recommended revenues and operational expenditure request are reviewed and approved by the City Manager, a proposed budget is submitted to the Mayor & Council. Prior to the adoption of the budget, the City conducts community budget meetings in which staff provide information and answer questions regarding both the capital projects and operational budget.

Budget Adoption

The City Charter requires three reading of the budget prior to adoption. The attached budget calendar shows the proposed dates for the publication and reading of the new budget.

BUDGET AMENDMENTS

The City of Stockbridge sees its annual budget as a fluid document. While every effort is made to operate within the confines of the adopted budget, there are times when amendments are required. Budget amendments may require the approval of the City Council by an ordinance. Occasions requiring an amendment to the budget include, but are not limited to:

- Acceptance of additional grant money.
- Appropriation of additional funding if expenditures are projected to exceed budgeted amounts.

• Re-appropriation of funds from one department to another when deemed necessary.

Line item or department changes that has no impact on the total of allocated budget only requires the approval of the City Manager.

KEY ACTORS

While all employees are a part of the budget process at some point, there are several people who play more intricate roles in this process.

Mayor & City Council: The Mayor and City Council set policies which drive the development of the budget, which consists of the Mayor and Council members and conduct public hearings and readings of the budget ordinance.

City Manager: The City Manager presents the budget document to the Mayor and City Council for approval.

Department Directors: Department Directors must review previous capital improvement plans, make necessary changes and request to allow the City to develop a 5-year comprehensive five-year CIP Program. In addition, Directors must then submit requests for additional personnel, purchased good and services which will all the finance department to develop each departmental budget request and budget document.

Finance Director: The Finance Director is primarily responsible for providing direction for the budget, reviewing financial analyses, projections and overseeing the budget process.

The budget document must be completed for the City Manager to present to City Council. Once the budget is approved, the budget book is prepared and submitted to the GFOA for consideration of the Distinguished Budget Award.

Stockbridge
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BUDGET SUMMARY

General Fund Proposed Budget

GF 100	EXPENDITURES	2024 BUDGET AMOUNT	2023 BUDGET AMOUNT	VARIANCE	VARIANCE %
11100	GOVERNING BODY	592,880.00	483,620.72	(109,259.28)	2.5%
11300	CITY CLERK	364,369.98	375,084.31	10,714.33	-0.2%
13000	EXECUTIVE	784,581.99	792,726.16	8,144.17	-0.2%
15100	FINANCIAL ADMINISTRATION	1,053,689.29	941,158.94	(112,530.35)	2.5%
15110	NON-DEPARTMEMTAL	736,200.00	443,200.00	(293,000.00)	6.6%
15160	BUSINESS SERVICES	236,711.30	238,331.30	1,620.00	0.0%
15650	GOVERNMENT BLDG/PROPERTY	1,119,936.41	896,033.75	(223,902.66)	5.0%
15400	HUMAN RESOURCES	612,480.65	576,315.49	(36,165.16)	0.8%
15350	INFORMATION TECHNOLOGY	673,944.67	1,023,309.07	349,364.40	-7.8%
25000	MUNICIPAL COURT	678,195.07	421,576.81	(256,618.26)	5.8%
32100	POLICE ADMINISTRATION	8,200,000.00	6,139,881.31	(2,060,118.69)	46.2%
42200	PUBLIC WORKS	4,696,100.00	3,103,700.54	(1,592,399.46)	35.7%
61900	CITY EVENTS	590,000.00	284,500.00	(305,500.00)	6.9%
62200	PARKS	181,000.00	192,000.00	11,000.00	-0.2%
72000	PERMITTING DEVELOPMENT	618,575.39	703,065.25	84,489.86	-1.9%
74100	PLANNING & ZONING	614,199.92	661,842.59	47,642.67	-1.1%
74500	CODE ENFORCEMENT	-	243,543.53	243,543.53	-5.5%
75100	ECONOMIC DEVELOPMENT	353,709.07	161,219.69	(192,489.38)	4.3%
75500	MAIN STREET PROGRAM	238,612.89	214,303.89	(24,309.00)	0.5%
75700	GIS/PLANNING	117,880.55	105,592.62	(12,287.93)	0.3%
90000	OTHER FINANCING USES	4,248,568.76	4,252,159.76	3,591.00	-0.1%
		26,711,635.92	**22,253,165.73**	**(4,458,470.20)**	**100.0%**

GF	REVENUE	2024 BUDGET AMOUNT	2023 BUDGET AMOUNT	VARIANCE	VARIANCE %
100	GENERAL FUND	26,711,635.92	24,875,563.22	(1,836,072.70)	100.0%
		26,711,635.92	**24,875,563.22**	**(1,836,072.70)**	**100%**

GF	**DIFFERENCE (REV-EXP)**	**(0.00)**	**2,622,397.49**	**2,622,397.50**

Enterprise Funds Proposed Budget

	EXPENDITURES	2024 BUDGET AMOUNT	2023 BUDGET AMOUNT	VARIANCE	VARIANCE %
255	GRANT FUND	1,000,000.00	1,000,000.00	-	0.0%
275	HOTEL/MOTEL	375,000.00	375,000.00	-	0.0%
350	URA	1,204,764.50	1,208,358.50	3,594.00	0.0%
353	CAPITAL CITYWIDE	-	13,539,688.00	13,539,688.00	114.3%
355	DDA	45,000.00	45,000.00	-	0.0%
357	CDA	45,000.00	45,000.00	-	0.0%
360	PUBLIC FACILITIES AUTHORITY	2,946,323.50	2,943,804.26	(2,519.24)	0.0%
495	CEMETERY	10,000.00	10,000.00	-	0.0%
505	WATER	2,380,016.50	2,190,087.19	(189,929.31)	-1.6%
505	SEWER	2,085,145.51	1,920,645.51	(164,500.00)	-1.4%
505	DEBT SERVICE	127,240.20	127,240.20	-	0.0%
510	STORMWATER	1,213,290.15	1,038,517.79	(174,772.36)	-1.5%
540	SANITATION	2,860,309.84	1,922,192.23	(938,117.61)	-7.9%
555	MMCC	739,157.18	735,607.18	(3,550.00)	0.0%
565	AMPHITHEATER COMPLEX*	2,000,000.00	1,775,000.00	(225,000.00)	-1.9%
		17,031,247.38	**27,876,140.86**	**11,844,893.48**	**100.0%**

	REVENUES	2024 BUDGET AMOUNT	2023 BUDGET AMOUNT	VARIANCE	VARIANCE %
255	GRANT FUND	1,000,000.00	1,000,000.00	-	0.0%
275	HOTEL/MOTEL	375,000.00	375,000.00	-	0.0%
350	URA	1,204,764.50	1,208,358.50	3,594.00	0.0%
353	CAPITAL CITYWIDE	-	13,539,688.00	13,539,688.00	114.3%
355	DDA	45,000.00	45,000.00	-	0.0%
357	CDA	45,000.00	45,000.00	-	0.0%
495	CEMETERY	10,000.00	10,000.00	-	0.0%
360	PUBLIC FACILITIES AUTHORITY	2,946,323.50	2,943,804.26	(2,519.24)	0.0%
505	WATER	2,507,256.70	2,317,327.39	(189,929.31)	-1.6%
505	SEWER	2,085,145.51	1,920,645.51	(164,500.00)	-1.4%
510	STORMWATER	1,213,290.15	1,038,517.79	(174,772.36)	-1.5%
540	SANITATION	2,860,309.84	1,922,192.23	(938,117.61)	-7.9%
555	MMCC	739,157.18	735,607.18	(3,550.00)	0.0%
565	AMPHITHEATER COMPLEX*	2,000,000.00	1,775,000.00	(225,000.00)	-1.9%
		17,031,247.38	**27,876,140.86**	**11,844,893.48**	**101.9%**

DIFFERENCE (REV-EXP)	**(0.00)**	**-**	**(0.00)**

Proposed Revenue & Expenditure by Fund

FUND	REVENUES	EXPENITURES	$CHANGE
GENERAL FUND	$26,711,635.92	$26,711,635.92	$0.00
GRANT FUND	1,000,000.00	1,000,000.00	-
HOTEL/MOTEL	375,000.00	375,000.00	-
URA	1,204,764.50	1,204,764.50	-
CAPITAL CITYWIDE	-	-	-
DDA	45,000.00	45,000.00	-
CDA	45,000.00	45,000.00	-
PFA	2,946,323.50	2,946,323.50	-
CEMETERY	10,000.00	10,000.00	-
WATER	2,507,256.70	2,507,256.70	(0.00)
SEWER	2,085,145.51	2,085,145.51	-
STORMWATER	1,213,290.15	1,213,290.15	0.00
SANITATION	2,860,309.84	2,860,309.84	(0.00)
MMCC	739,157.18	739,157.18	(0.00)
AMPHITHEATER COMPLEX*	2,000,000.00	2,000,000.00	-
TOTAL OF ALL FUNDS	**$43,742,883.30**	**$43,742,883.30**	**$0.00**

REVENUES

Budget Worksheet

Fund: 100 - General Fund

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED Revenue
31 Taxes	12,521,461.76	13,493,765.72	15,384,672.00	4,202,307.40	22,721,809.92
32 Licenses and Permits	609,337.58	764,002.92	1,325,832.50	466,784.31	1,187,000.00
33 Intergovernmental	266,854.32	281,848.94	1,212,067.74	-	288,000.00
34 Charges for Services	499,906.66	280,122.70	356,379.98	91,861.78	343,600.00
35 Fines and Forfeitures	56,495.48	256,485.19	910,000.00	192,359.00	910,000.00
36 Investment Income	1,893.86	1,256.07	1,893.00	75.61	1,800.00
38 Miscellaneous	226,023.77	158,870.19	4,722,024.00	400,157.05	244,426.00
39 Other Financing Sources	831,586.32	121,259.80	969,694.00	-	1,015,000.00
Total Budget	**15,013,559.75**	**15,357,611.53**	**24,882,563.22**	**5,353,545.15**	**26,711,635.92**

Budget Worksheet

Fund: 100 - GENERAL FUND
Revenue
Division: 00000 - OPENING ENTRIES

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 Proposed Revenue
100-00000-311500	INTANGIBLE RECORDING TAX	108,553.41	98,203.57	108,553.00	15,208.04	100,000.00
100-00000-311600	REAL ESTATE TRANSFER	55,120.06	58,166.88	55,120.00	6,748.50	55,000.00
100-00000-311710	FRANCHISE TAX-ELECTRIC	1,079,249.75	1,175,906.01	1,165,000.00	48,476.88	1,200,000.00
100-00000-311715	FRANCHISE TAX - EMC	1,357.36	1,403.77	32,638.00	36,204.18	1,500.00
100-00000-311720	FRANCHISE TAX-COLLEGE PK.	5,816.25	10,899.40	5,816.00	816.89	5,800.00
100-00000-311730	FRANCHISE TAX-GAS	175,445.39	140,838.45	175,445.00	48,476.88	150,000.00
100-00000-311750	FRANCHISE TAX-TELV CABLE	189,095.14	149,257.54	227,700.00	35,811.86	150,000.00
100-00000-311760	FRANCHISE TAX-TELEPHONE	42,693.06	39,310.05	30,400.00	12,359.39	30,000.00
100-00000-311790	FRANCHISE TAX-OTHER	829.78	1,484.73	1,000.00	176.04	1,000.00
100-00000-313100	LOCAL OPTION SALES/USE TX	5,935,293.26	6,540,225.40	7,400,000.00	1,007,699.56	8,907,511.92
100-00000-313110	HCTC - AVT TAX	789,505.47	767,848.99	600,000.00	181,585.84	718,000.00
100-00000-314201	BEER TAX	358,094.07	367,296.94	300,000.00	84,064.26	340,000.00
100-00000-314202	LIQUOR TAX-PACKAGE SALES	246,277.11	260,249.33	246,000.00	64,727.68	300,000.00
100-00000-314203	WINE TAX	153,662.95	125,803.94	146,000.00	30,137.72	180,000.00
100-00000-314204	CONSUMPTION TAX - LIQUOR	83,571.27	97,973.83	84,000.00	26,165.53	100,000.00
100-00000-316100	OCCUPATIONAL TAX	809,382.20	1,002,402.21	1,100,000.00	1,195,421.07	1,200,000.00
100-00000-316112	GA MUNICIPAL LICENSE FEE	58,575.00	49,680.62	60,000.00	50,830.00	60,000.00
100-00000-316113	MISC BUSINESS TAX	36,482.62	2,741.80	20,000.00	1,029.77	20,000.00
100-00000-316150	OCCUPATIONAL TAX ADMIN.	120,512.90	105,773.10	95,000.00	48,824.93	110,000.00
100-00000-316200	INSURANCE PREMIUM TAX	2,187,070.71	2,389,695.96	2,225,000.00	-	2,225,000.00
100-00000-316300	Financial Institution Taxes	83,774.00	105,427.00	105,000.00	106,815.00	105,000.00
100-00000-318000	CITY PROPERTY TAX	-	-	1,200,000.00	1,199,927.38	6,760,998.00
100-00000-319111	FORECLOSED/VACANT-REG FEE	1,100.00	3,176.20	2,000.00	800.00	2,000.00
100-00000-321110	OT ALCOHOLIC BEV-BEER	41,490.75	41,250.00	42,000.00	54,000.00	42,000.00
100-00000-321120	OT ALCOHOLIC BEV-WINE	39,240.75	39,750.00	50,000.00	50,250.00	50,000.00
100-00000-321130	OT ALCOHOLIC BEV-LIQUOR	109,248.50	110,000.00	120,000.00	140,000.00	120,000.00
100-00000-321140	ALCOHOLIC BEV-SPEC. EVENT	-	11,662.09	3,500.00	766.54	5,000.00
100-00000-321200	OT REGULATORY FEE	17,115.00	22,011.50	22,000.00	31,315.00	22,000.00
100-00000-322200	BSD - BUILDING PERMIT FEES - COMMERCIAL	99,506.11	362,793.59	420,000.00	98,176.84	405,000.00
100-00000-322201	BSD - MECH, ELEC, PLUMBING PERMIT FEES - COMMER	10,833.25	4,833.20	70,000.00	3,417.00	50,000.00
100-00000-322203	BSD - OTHER PERMIT FEES - COMMERCIAL	200.00	650.00	10,000.00	500.00	5,000.00
100-00000-322204	BSD - BUILDING PERMIT FEES RESIDENTIAL	168,478.75	30,889.80	370,000.00	10,211.90	290,000.00
100-00000-322205	BSD - MECH,ELEC,PLUMBING - PERMIT FEES RESIDENT.	12,852.50	8,798.00	80,000.00	4,459.00	70,000.00
100-00000-322207	BSD - OTHER PERMIT FEES RESIDENTIAL	7,025.00	5,510.00	10,000.00	2,025.00	5,000.00
100-00000-322215	ZONING VERIFICATION FEES	15,649.08	18,490.00	14,000.00	10,500.00	14,000.00
100-00000-322990	FILM REVENUE	13,200.00	-	10,000.00	1,400.00	5,000.00
100-00000-323100	OCCUPATIONAL TAX PENALTY	33,375.89	47,612.64	45,000.00	32,072.96	45,000.00
100-00000-323101	ENG - PERMITS	25,000.00	25,899.60	30,000.00	21,580.40	30,000.00
100-00000-323121	ENG - INSPECTIONS	-	75.00	-	-	-
100-00000-323901	ENG - HOURLY	122.00	-	-	-	-
100-00000-323902	ENG - PLAN REVIEW	7,650.00	30,397.50	21,000.00	5,466.75	21,000.00
100-00000-323903	ESPC - STATE	-	2,520.00	-	-	-
100-00000-323904	ESPC - INSPECTIONS	7,075.00	185.00	7,000.00	35.00	7,000.00
100-00000-324210	BSD PENALTY	1,275.00	675.00	1,332.50	607.92	1,000.00
100-00000-334110	PRODUCT DEVELOPMENT GRANT	6,000.00	-	-	-	
100-00000-334311	GRANTS FOR STREETS	260,854.32	281,848.94	1,212,067.74	-	288,000.00
100-00000-341300	BSD - PLAN CHECK FEES - COMMERCIAL	42,501.59	172,122.77	100,000.00	33,889.88	100,000.00
100-00000-341301	BSD - PLAN CHECK FEES - RESIDENTIAL	38,695.50	14,968.89	37,821.23	3,750.95	30,000.00
100-00000-341302	PZ - REZONING APP FEE - SINGLE FAMILY RES	31,471.96	12,504.60	10,000.00	14,525.52	5,000.00
100-00000-341303	PZ - REZONING APP FEE - MUTI FAMILY RES	-	-	-	3,863.85	-
100-00000-341304	PZ - REZONING APP FEE - COMMERCIAL INDUSTRIAL	-	3,750.00	3,280.00	6,125.00	500.00
100-00000-341305	PZ - REZONING APP FEE - DRI	6,186.00	17,122.63	1,000.00	10,372.45	1,000.00
100-00000-341306	PZ - ZONING CERTIFICATION FEE	100.00	-	500.00	1,600.00	500.00
100-00000-341324	CAPITAL FACILITIES - DEVEL IMPACT FEES	-	-	-	-	-

100-00000-341400	PRINTING & DUPLICAT SRVCS	-	87.22	153.75	2,210.72	100.00
100-00000-341910	OTHER-ELECTION QUAL FEE	3,024.00	-	-	-	-
100-00000-342120	REPORTS - POLICE DEPT	-	1,800.00	-	1,751.00	3,000.00
100-00000-342201	FIRE - OPERATIONAL PERMITS	1,850.00	2,225.00	5,125.00	425.00	5,000.00
100-00000-342202	FIRE - CONSTRUCTION PERMITS	7,850.00	18,640.00	20,000.00	1,700.00	20,000.00
100-00000-342203	FIRE - INSPECTION FEES	24,692.60	27,107.73	20,000.00	6,876.80	20,000.00
100-00000-342204	FIRE - OTHER FEES AND CHARGES	-	-	-	-	-
100-00000-342900	OTHER SERVICE FEES	331,465.47	-	150,000.00	-	150,000.00
100-00000-343400	RIGHT OF WAY PERMIT FEE	2,200.00	1,950.00	3,000.00	600.00	3,000.00
100-00000-349300	BAD CHECK FEES	375.00	725.00	500.00	300.00	500.00
100-00000-349400	OPENEDGE MERCHANT FEE	9,494.54	7,118.86	5,000.00	3,870.61	5,000.00
100-00000-351140	FINES & FORFEITURES	56,095.48	239,639.19	900,000.00	192,359.00	900,000.00
100-00000-351145	CODE ENFORCEMENT FINES	400.00	16,846.00	10,000.00	-	10,000.00
100-00000-361000	INTEREST REVENUES	1,893.86	1,256.07	1,893.00	75.61	1,800.00
100-00000-381100	SPRINT COM - RENT	45,437.73	5,700.00	45,437.00	-	45,000.00
100-00000-381200	PARK PAVILION RENTAL	21,175.29	48,320.63	21,175.00	17,700.08	22,000.00
100-00000-381300	T-MOBILE TOWER LEASE	41,906.59	94,608.83	41,906.00	63,454.09	54,000.00
100-00000-383000	INS.REIM.DAM./STOLEN PROP	46,837.32	5,112.27	14,000.00	15,631.38	10,000.00
100-00000-389011	Misc Revenue	-	2,287.19	-	-	1,000.00
100-00000-389012	YOUTH COUNCIL FUNDRAISER	-	1,100.00	820.00	-	800.00
100-00000-389013	CITY EVENTS REVENUE	6,340.00	27,280.00	14,000.00	13,330.00	14,000.00
100-00000-389014	BRIDGEFEST	-	11,925.00	2,460.00	700.00	2,400.00
100-00000-389015	TASTY TUESDAY/FOOD TRUCK SPONSORSHIP	2,580.00	9,340.00	7,000.00	8,820.00	7,000.00
100-00000-389018	HOLIDAY FESTIVAL SPONSORSHIP	-	1,830.00	800.00	500.00	800.00
100-00000-389019	VETERAN'S DAY SPONSORSHIP	-	300.00	1,000.00	-	1,000.00
100-00000-389020	PRETTY IN PINK SPONSORSHIP	50.00	630.00	1,000.00	700.00	1,000.00
100-00000-389021	SOUNDS OF SUMMER SPONSORSHIP	-	-	2,500.00	-	-
100-00000-389022	MEMORIAL MARCH SPONSORSHIP	-	300.00	1,230.00	-	1,230.00
100-00000-389025	COMMUNITY DONATIONS - POLICE	-	16,035.00	-	-	20,000.00
100-00000-389030	MISCELLANEOUS	61,696.84	(68,398.73)	61,696.00	278,441.50	61,696.00
100-00000-389038	MAIN STREET SPONSORS	-	2,500.00	-	880.00	2,500.00
100-00000-389040	FROM RESERVES	-	-	4,507,000.00	-	-
100-00000-391100	OPERATING TRANSFER IN	-	121,259.80	215,000.00	-	215,000.00
100-00000-391555	TRANSFER IN CONFERENCE CENTER	615,579.43	-	-	-	-
100-00000-391560	TRANSFER IN COMMUNITY CENTER	81,440.44	-	-	-	-
100-00000-392100	SALE OF GEN FIXED ASSETS	54,694.70	-	54,694.00	-	50,000.00
100-00000-392200	PROPERTY SALE	79,871.75	-	700,000.00	-	750,000.00
Division: 00000 - OPENING ENTRIES Total:		**15,013,559.75**	**15,357,611.53**	**24,882,563.22**	**5,353,545.15**	**26,711,635.92**

Budget Worksheet

Fund: 275 - Hotel/Motel Tax

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED Revenue
31 Taxes	546,818.44	484,363.06	375,000.00	272,120.57	375,000.00
Total Budget	**546,818.44**	**484,363.06**	**375,000.00**	**272,120.57**	**375,000.00**

Budget Worksheet

Revenue

Fund: 275 - HOTEL/MOTEL TAX

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 Proposed Revenue
275-00000-314100	HOTEL/MOTEL TAX	546,818.44	484,363.06	375,000.00	272,120.57	375,000.00
Division: 00000 - OPENING ENTRIES Total:		**349,863.35**	**546,818.44**	**375,000.00**	**272,120.57**	**375,000.00**

Budget Worksheet

Fund: 350 - Urban Redevelopment Agency

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED Revenue
39 Other Financing Sources	1,205,336.63	1,205,212.87	1,208,358.50	1,023,624.00	1,204,764.50
Total Budget	**1,205,336.63**	**1,205,212.87**	**1,208,358.50**	**1,023,624.00**	**1,204,764.50**

Budget Worksheet

Revenue

Fund: 350 - URBAN REDEVELOPMENT AGENCY

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 Proposed Revenue
350-00000-391100	OPERATING TRANSFERS IN	1,205,336.63	1,205,212.87	1,208,358.50	1,023,624.00	1,204,764.50
Division: 00000 - OPENING ENTRIES Total:		**1,205,336.63**	**1,205,212.87**	**1,208,358.50**	**1,023,624.00**	**1,204,764.50**

Budget Worksheet

Fund: 355 - Downtown Development Authority

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED Revenue
38 Miscellenous	-	-	45,000.00	-	45,000.00
Total Budget	**-**	**-**	**45,000.00**	**-**	**45,000.00**

Budget Worksheet

Revenue

Fund: 355 - DOWNTOWN DEVELOPMENT AUTHORITY

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 Proposed Revenue
355-00000-389030	MISC REVENUE	-	-	45,000.00	-	45,000.00
Division: 00000 - OPENING ENTRIES Total:		**-**	**-**	**45,000.00**	**-**	**45,000.00**

Budget Worksheet

Fund: 357 - CityWide Development Authority

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED Revenue
38 Miscellaneous	-	-	45,000.00	-	45,000.00
Total Budget	**-**	**-**	**45,000.00**	**-**	**45,000.00**

Budget Worksheet

Revenue

Fund: 357 - CITYWIDE DEVELOPMENT AUTHORITY

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 Proposed Revenue
357-00000-389030	MISC REVENUE	-	-	45,000.00	-	45,000.00
Division: 00000 - OPENING ENTRIES Total:		**-**	**-**	**45,000.00**	**-**	**45,000.00**

Budget Worksheet

Fund: 360 - Public Facilities Authority

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED Revenue
39 Other Financing Sources	25,805,000.00	-	2,943,804.26	-	2,946,323.50
Total Budget	**25,805,000.00**	**-**	**2,943,804.26**	**-**	**2,946,323.50**

Budget Worksheet

Revenue

Fund: 360 - PUBLIC FACILITIES AUTHORITY

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 Proposed Revenue
360-00000-391100	OPERATING TRANSFERS IN	-	-	2,943,804.26	-	2,946,323.50
360-00000-393200	BOND PROCEEDS - TRAIL PROJECT FUND	1,008,623.66	-	-	-	
360-00000-393201	BOND PROCEEDS - CULTURAL ART CTR FUND	14,067,750.47	-	-	-	
360-00000-393202	BOND PROCEEDS - PUBLIC SAFETY EQUIP FUND	3,552,545.51	-	-	-	
360-00000-393203	BOND PROCEEDS - AMPHITHEATER PROJ FUND	6,854,319.18	-	-	-	
360-00000-393205	BOND CAPITALIZED INTEREST - PFA	321,761.18	-	-	-	
Division: 00000 - OPENING ENTRIES Total:		**25,805,000.00**	**-**	**2,943,804.26**	**-**	**2,946,323.50**

Budget Worksheet

Fund: 495 - Cemetary

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED Revenue
36 Investment Income	-	-	10,000.00	-	10,000.00
Total Budget	**-**	**-**	**10,000.00**	**-**	**10,000.00**

Budget Worksheet

Revenue

Fund: 495 - CEMETERY FUND

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 Proposed Revenue
495-00000-361000	INTEREST REVENUES	-	-	10,000.00	-	10,000.00
Division: 00000 - OPENING ENTRIES Total:		**-**	**-**	**10,000.00**	**-**	**10,000.00**

Budget Worksheet

Fund: 505 - Sewer

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED Revenue
34 Charges for Services	1,779,325.15	1,805,138.04	1,640,000.00	602,787.66	1,828,000.00
36 Investment Income	-	-	300.00	-	-
38 Miscellaneous	-	-	280,345.51	-	257,145.51
39 Other Financing Sources	-	-	-	-	-
Total Budget	**1,779,325.15**	**1,805,138.04**	**1,920,645.51**	**602,787.66**	**2,085,145.51**

Budget Worksheet

Fund: 505 - WATER & SEWER
Revenue
Division: 43300 - SEWER

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 Proposed Revenue
505-43300-344230	SEWER RESIDENTIAL	666,541.62	625,079.99	525,000.00	155,532.95	600,000.00
505-43300-344231	SEWER HC LEXINGTON SQUARE	54,938.97	51,640.32	40,000.00	14,687.40	45,000.00
505-43300-344232	SEWER COLLECTION FEE HC	4,669.58	4,447.34	5,000.00	1,033.63	4,500.00
505-43300-344233	SEWER APTS/MOBILE HOMES	459,485.48	565,103.11	435,000.00	188,154.60	555,000.00
505-43300-344234	SEWER HC B OF ED,3 CONYER	28,206.05	29,025.14	20,000.00	5,746.27	25,000.00
505-43300-344235	SEWER COMMERCIAL	335,326.50	312,653.63	325,000.00	110,759.31	315,000.00
505-43300-344236	SEWER BASE RESIDENTIAL	175,669.51	177,809.93	150,000.00	82,509.92	165,000.00
505-43300-344237	SEWER BASE COMMERCIAL	22,130.68	21,849.84	20,000.00	40,633.48	40,000.00
505-43300-344239	WILDWIND SEWER	4,356.76	3,528.74	10,000.00	3,730.10	3,500.00
505-43300-344240	SEWER CONNECT	12,000.00	6,000.00	35,000.00	-	25,000.00
505-43300-344299	SEWER IMPACT FEES	16,000.00	8,000.00	75,000.00	-	50,000.00
505-43300-361000	INTEREST REVENUES	-	-	300.00	-	
505-43300-389040	FROM RESERVES	-	-	280,345.51	-	257,145.51
505-43300-391100	OPERATING TRANSFERS IN	-	-	-	-	
Division: 43300 - SEWER Total:		**1,779,325.15**	**1,805,138.04**	**1,920,645.51**	**602,787.66**	**2,085,145.51**

Budget Worksheet

Fund: 505 - Water

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED Revenue
34 Charges for Services	2,170,310.53	2,186,405.09	2,007,100.00	779,768.50	2,214,500.00
36 Investment Income	-	-	100.00	-	-
38 Miscellaneous	-	-	182,887.19	-	165,516.50
Total Budget	**2,170,310.53**	**2,186,405.09**	**2,190,087.19**	**779,768.50**	**2,380,016.50**

Budget Worksheet

Fund: 505 - WATER & SEWER
Revenue
Division: 44200 - WATER

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 Proposed Revenue
505-44200-344210	WATER RESIDENTIAL	750,812.34	700,473.11	650,000.00	242,740.75	710,000.00
505-44200-344211	WATER APTS./MH	461,284.30	571,278.35	400,000.00	197,092.22	575,000.00
505-44200-344212	WATER IRRIGATION	17,748.29	24,759.62	20,000.00	2,636.02	20,000.00
505-44200-344215	WATER COMMERCIAL	524,816.07	491,024.87	450,000.00	165,931.18	475,000.00
505-44200-344216	WATER BASE RESIDENTIAL	184,225.51	186,294.65	155,000.00	93,516.16	175,000.00
505-44200-344217	WATER BASE COMMERCIAL	128,101.00	121,686.50	135,000.00	50,426.20	130,000.00
505-44200-344220	WATER CONNECT	14,900.00	18,900.00	55,000.00	4,950.00	20,000.00
505-44200-344221	WATER 2ND FIRELINE METERS	2,062.80	2,062.80	2,000.00	687.60	2,000.00
505-44200-344223	WATER MISCELLANEOUS	-	-	100.00	-	-
505-44200-344290	LATE FEES	73,760.22	60,984.67	55,000.00	20,538.37	50,000.00
505-44200-344295	RECONNECT FEE	600.00	2,940.52	10,000.00	1,250.00	2,500.00
505-44200-344299	WATER IMPACT FEES	12,000.00	6,000.00	75,000.00	-	55,000.00
505-44200-361000	INTEREST REVENUES	-	-	100.00	-	-
505-44200-389040	FROM RESERVES	-	-	182,887.19	-	165,516.50
Division: 44200 - WATER Total:		**2,170,310.53**	**2,186,405.09**	**2,190,087.19**	**779,768.50**	**2,380,016.50**

Budget Worksheet

Fund: 510 - Stormwater

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED Revenue
31 Taxes	1,500.27	993.33	-	970.32	1,499.79
34 Charges for Services	1,040,571.35	1,036,214.79	1,038,517.79	38,682.25	1,207,000.00
38 Miscellaneous	-	-	-	-	4,790.36
39 Other Financing Sources	108,442.70	73,188.00	-	-	-
Total Budget	**1,150,514.32**	**1,110,396.12**	**1,038,517.79**	**39,652.57**	**1,213,290.15**

Budget Worksheet

Fund: 510 - STORMWATER
Revenue
Division: 42500 - STORMWATER

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 Proposed Revenue
510-00000-319900	PENALTY/INTEREST STRMWTR	1,500.27	993.33	-	970.32	1,499.79
510-00000-349700	STORMWATER FEES	941,749.60	1,004,177.38	1,035,827.00	337.85	1,202,000.00
510-00000-349800	STORMWATER FEES PRIOR YRS	98,821.75	32,037.41	2,690.79	38,344.40	5,000.00
510-00000-389040	FROM RESERVES	-	-	-	-	4,790.36
510-00000-392505	CONTRIBUTED CAPITAL	108,442.70	73,188.00	-	-	-
Division: 00000 - OPENING ENTRIES Total:		**1,150,514.32**	**1,110,396.12**	**1,038,517.79**	**39,652.57**	**1,213,290.15**

Budget Worksheet

Fund: 540 - Sanitation Solid Waste Collection

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED Revenue
31 Taxes	2,270.91	1,695.68	1,000.00	1,249.24	1,000.23
34 Charges for Services	1,679,809.09	1,696,585.88	1,705,765.00	42,578.96	2,500,600.00
38 Miscellaneous	103,893.93	113,420.21	215,427.43	9,424.62	358,709.61
Total Budget	**1,785,973.93**	**1,811,701.77**	**1,922,192.43**	**53,252.82**	**2,860,309.84**

Budget Worksheet

Fund: 540 - SANITATION SOLID WASTE COLLECTION
Revenue
Division: 45200 - SANITATION SOLID WASTE COLLECTION

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 Proposed Revenue
540-00000-319901	PENALTY/INTEREST SANI	2,270.91	1,695.68	1,000.00	1,249.24	1,000.23
540-00000-344110	SAN-REVENUE	1,671,565.12	1,691,393.56	1,698,765.00	38,735.81	2,494,100.00
540-00000-344130	SAN-RECYCLED MAT REVENUE	298.20	1,252.80	2,000.00	-	1,500.00
540-00000-349801	SANI-PRIOR YEARS REVENUE	7,945.77	3,939.52	5,000.00	3,843.15	5,000.00
540-00000-381000	RENTS & ROYALTIES	103,893.93	113,420.21	130,000.00	9,424.62	115,000.00
540-00000-389040	FROM RESERVES	-	-	85,427.23	-	243,709.61
Division: 00000 - OPENING ENTRIES Total:		**1,785,973.93**	**1,811,701.77**	**1,922,192.23**	**53,252.82**	**2,860,309.84**

Budget Worksheet

Fund: 555 - Merle Manders Conference Center

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED Revenue
38 Miscellenous	(11,010.00)	10,785.00	210,000.00	74,884.03	213,100.00
39 Other Financing Sources	542,633.43	-	525,607.18	-	526,057.18
Total Budget	**531,623.43**	**10,785.00**	**735,607.18**	**74,884.03**	**739,157.18**

Budget Worksheet

Fund: 555 - MERLE MANDERS CONFERENCE CENTER
Revenue
Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 Proposed Revenue
555-00000-381000	RENTS & ROYALTIES	(9,660.00)	10,170.00	200,000.00	64,499.00	200,000.00
555-00000-381201	EQUIPMENT RENTAL	-	-	-	1,700.00	3,000.00
555-00000-381205	TABLE RENTALS	-	15.00	-	105.00	200.00
555-00000-381215	AUDIO EQUIPMENT RENTAL	-	-	-	600.00	600.00
555-00000-381220	PODIUM RENTAL	-	-	-	200.00	300.00
555-00000-381225	PROJECTOR RENTAL	-	250.00	-	450.00	500.00
555-00000-381230	PROJECTION SCREEN RENTAL	-	100.00	-	-	100.00
555-00000-381301	DANCE FLOOR RENTAL	-	-	10,000.00	-	
555-00000-381305	STAGE RENTAL	-	-	-	500.00	500.00
555-00000-389002	DAMAGE FEES	-	300.00	-	-	500.00
555-00000-389004	KITCHEN RENTAL	-	-	-	-	
555-00000-389007	CANCELLATION FEE	-	-	-	-	
555-00000-389018	CLIENT EVENT ATTENDANT	(1,350.00)	(50.00)	-	6,500.00	7,000.00
555-00000-389030	MISCELLANEOUS	-	-	-	330.03	400.00
555-00000-391100	OPERATING TRANSFERS IN	542,633.43	-	525,607.18	-	526,057.18
Division: 00000 - OPENING ENTRIES Total:		**531,623.43**	**10,785.00**	**735,607.18**	**74,884.03**	**739,157.18**

Budget Worksheet

Fund: 565 - Amphitheater Complex

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED Revenue
34 Charges for Services	173,695.14	445,079.52	1,060,000.00	2,500.00	1,060,000.00
38 Miscellenous	-	2,500.00	715,000.00	2,500.00	940,000.00
39 Other Financing Sources	-	-	-	-	-
Total Budget	**173,695.14**	**447,579.52**	**1,775,000.00**	**5,000.00**	**2,000,000.00**

Budget Worksheet

Revenue

Fund: 565 - AMPHITHEATER COMPLEX

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 Proposed Revenue
565-00000-347300	TICKET SALES	155,862.70	445,079.52	1,000,000.00	-	1,000,000.00
565-00000-347305	CONCESSION SALES	17,832.44	-	60,000.00	2,500.00	60,000.00
565-00000-381000	RENTS & ROYALTIES	-	2,500.00	715,000.00	-	540,000.00
565-00000-389045	SPONSORSHIPS	-	-	-	2,500.00	400,000.00
565-00000-391000	TRANSFER FROM SPLOST IV BOND ACCT	-	-	-	-	
Division: 00000 - OPENING ENTRIES Total:		**-**	**447,579.52**	**1,775,000.00**	**5,000.00**	**2,000,000.00**

EXPENDITURES

Budget Worksheet

Division: 11100 - GOVERNING BODY

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Service	188,352.92	208,063.11	329,020.72	120,825.68	390,730.00
52 Purchased/ Contract Services	80,853.31	118,183.07	102,800.00	72,086.43	149,350.00
53 Supplies	32,860.85	39,405.71	51,800.00	14,821.06	52,800.00
Total Budget	**302,067.08**	**365,651.89**	**483,620.72**	**207,733.17**	**592,880.00**

Budget Worksheet

Stockbridge
Where Community Connects

Expense
Division: 11100 - GOVERNING BODY

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-11100-511100	REGULAR EMPLOYEE SALARIES	-	-	103,563.20	34,277.55	114,672.48
100-11100-511120	MAYOR	14,400.00	14,400.00	14,000.00	6,000.00	24,000.00
100-11100-511121	COUNCIL	60,000.00	60,000.00	60,000.00	25,000.00	100,000.00
100-11100-511300	OVERTIME	-	-	200.00	438.01	800.00
100-11100-512100	GRP INSRNC MEDICAL/DENTAL	102,688.21	123,029.80	107,757.52	44,992.40	107,757.52
100-11100-512110	GROUP INSURANCE LIFE	121.20	118.97	1,000.00	45.15	1,000.00
100-11100-512111	GROUP INSURANCE VISION	556.02	561.87	1,000.00	229.10	1,000.00
100-11100-512200	MEDICARE 1.45%	1,078.80	1,078.80	1,200.00	832.70	1,200.00
100-11100-512400	PENSION	8,371.36	7,745.40	34,000.00	8,537.04	34,000.00
100-11100-512700	WORKER'S COMPENSATION	1,137.33	1,128.27	2,300.00	473.73	2,300.00
100-11100-512851	HRA DEDUCTIBLE	-	-	4,000.00	-	4,000.00
100-11100-521101	OFFICIAL/ADMINISTRATIVE	1,968.80	5,694.55	7,000.00	7,857.32	14,000.00
100-11100-521301	CODIFICATION	6,814.33	14,102.17	-	-	-
100-11100-522341	COPIER RENTAL	-	-	-	202.60	650.00
100-11100-523310	PUBLIC NOTICES	1,080.00	2,200.00	-	656.00	-
100-11100-523400	PRINTING & BINDING	589.91	3,662.21	2,000.00	1,138.34	4,000.00
100-11100-523500	TRAVEL	23.29	429.20	1,500.00	-	2,000.00
100-11100-523502	TRAVEL MAYOR	1,849.57	4,890.36	5,000.00	4,543.74	10,000.00
100-11100-523503	TRAVEL COUNCIL 1	191.09	(199.05)	5,000.00	5,009.92	10,000.00
100-11100-523504	TRAVEL COUNCIL 2	3,142.69	9,944.44	5,000.00	4,662.49	10,000.00
100-11100-523505	TRAVEL COUNCIL 3	411.91	3,188.43	5,000.00	5,869.02	10,000.00
100-11100-523506	TRAVEL COUNCIL 4	596.75	3,757.95	5,000.00	4,172.86	10,000.00
100-11100-523507	TRAVEL COUNCIL 5	1,565.09	2,285.06	5,000.00	814.42	10,000.00
100-11100-523600	DUES & FEES	-	-	200.00	-	100.00
100-11100-523601	DUES & FEES MAYOR	147.00	102.99	100.00	-	100.00
100-11100-523602	DUES & FEES COUNCIL 1	-	-	100.00	-	100.00
100-11100-523603	DUES & FEES COUNCIL 2	-	-	100.00	-	100.00
100-11100-523604	DUES & FEES COUNCIL 3	-	(580.00)	100.00	-	100.00
100-11100-523605	DUES & FEES COUNCIL 4	-	-	100.00	-	100.00
100-11100-523606	DUES & FEES COUNCIL 5	-	-	100.00	-	100.00
100-11100-523700	EDUCATION & TRAINING	800.00	-	1,500.00	-	2,000.00
100-11100-523702	EDUCATION & TRAINING MAYOR	2,255.00	3,090.00	5,000.00	2,302.15	6,000.00
100-11100-523703	EDUCATION & TRAINING COUNCIL 1	950.00	264.78	5,000.00	2,030.00	6,000.00
100-11100-523704	EDUCATION & TRAINING COUNCIL 2	2,465.00	1,550.00	5,000.00	1,170.00	6,000.00
100-11100-523705	EDUCATION & TRAINING COUNCIL 3	2,080.00	2,204.00	5,000.00	515.00	6,000.00
100-11100-523706	EDUCATION & TRAINING COUNCIL 4	1,390.00	2,218.56	5,000.00	1,170.00	6,000.00
100-11100-523707	EDUCATION & TRAINING COUNCIL 5	985.00	689.78	5,000.00	1,170.00	6,000.00
100-11100-523911	COUNCIL INTIATIVES MAYOR	1,135.48	4,249.02	5,000.00	941.46	5,000.00
100-11100-523912	COUNCIL INTIATIVES COUNCIL 1	13,090.71	23,848.00	5,000.00	16,028.41	5,000.00
100-11100-523913	COUNCIL INTIATIVES COUNCIL 2	10,260.50	5,973.77	5,000.00	1,893.09	5,000.00
100-11100-523914	COUNCIL INTIATIVES COUNCIL 3	9,477.57	10,494.74	5,000.00	-	5,000.00
100-11100-523915	COUNCIL INTIATIVES COUNCIL 4	8,239.49	9,666.78	5,000.00	3,859.99	5,000.00
100-11100-523916	COUNCIL INTIATIVES COUNCIL 5	9,344.13	4,455.33	5,000.00	6,079.62	5,000.00
100-11100-531110	COMPUTER EXPENSE	-	-	-	-	-
100-11100-531130	OFFICE SUPPLIES	2,766.93	3,004.78	2,500.00	718.43	2,500.00
100-11100-531132	COMMITTEE SUPPLIES	-	879.88	-	-	-
100-11100-531700	MISCELLANEOUS EXPENSE	5,211.97	2,849.63	3,000.00	1,288.95	4,000.00
100-11100-531701	HOSPITALITY/FOOD/BEVERAGE	-	3,805.17	7,000.00	1,461.56	7,000.00
100-11100-531747	CIVIC EVENTS	2,720.29	4,762.15	15,000.00	3,991.68	15,000.00
100-11100-531748	YOUTH ADVISORY COUNCIL	20,392.58	22,642.98	21,500.00	6,891.49	21,500.00
100-11100-531750	UNIFORMS	-	-	400.00	38.86	400.00
100-11100-531751	UNIFORMS MAYOR	20.00	-	400.00	-	400.00
100-11100-531752	UNIFORMS COUNCIL 1	508.39	1,017.50	400.00	64.00	400.00
100-11100-531753	UNIFORMS COUNCIL 2	755.48	-	400.00	-	400.00
100-11100-531754	UNIFORMS COUNCIL 3	473.76	-	400.00	-	400.00
100-11100-531755	UNIFORMS COUNCIL 4	20.00	-	400.00	366.09	400.00
100-11100-531756	UNIFORMS COUNCIL 5	(8.55)	443.62	400.00	-	400.00
Division: 11100 - GOVERNING BODY Total:		**302,067.08**	**365,651.89**	**483,620.72**	**207,733.17**	**592,880.00**

Budget Worksheet

Division: 11300 - CITY CLERK

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Service	382,585.29	477,215.33	300,509.31	98,686.44	303,494.98
52 Purchased/ Contract Services	10,917.18	18,995.18	34,325.00	3,520.74	35,125.00
53 Supplies	48,411.73	21,150.34	42,250.00	491.11	18,750.00
54 Capital Outlay	6,732.47	-	5,000.00	-	7,000.00
Total Budget	**448,646.67**	**517,360.85**	**382,084.31**	**102,698.29**	**364,369.98**

Budget Worksheet

Division: 11300 - CITY CLERK

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-11300-511100	REGULAR EMPL. SALARIES	267,212.48	329,129.57	209,200.24	65,875.41	212,185.91
100-11300-511300	OVERTIME	595.42	2,937.85	2,000.00	459.59	2,000.00
100-11300-512100	GRP INSRNC MEDICAL/DENTAL	82,216.59	112,519.31	40,409.07	22,210.06	40,409.07
100-11300-512101	FEES GRP INS	-	-	1,500.00	-	1,500.00
100-11300-512110	GROUP INSURANCE LIFE	864.53	1,088.02	900.00	466.95	900.00
100-11300-512111	GROUP INSURANCE VISION	447.41	518.13	1,000.00	139.25	1,000.00
100-11300-512200	MEDICARE 1.45%	3,078.52	4,687.26	3,000.00	1,089.77	3,000.00
100-11300-512400	PENSION	26,938.08	25,100.64	32,000.00	8,034.84	32,000.00
100-11300-512600	UNEMPLOYMENT INSURANCE	-	-	2,000.00	-	2,000.00
100-11300-512700	WORKER'S COMPENSATION	1,232.26	1,234.55	2,000.00	410.57	2,000.00
100-11300-512800	EMPLOYEE ASSISTANCE PROG.	-	-	500.00	-	500.00
100-11300-512851	HRA DEDUCTIBLE	-	-	6,000.00	-	6,000.00
100-11300-521301	CODIFICATION	-	-	10,000.00	-	10,000.00
100-11300-522341	COPIER RENTAL	2,296.42	1,700.84	1,625.00	202.60	1,625.00
100-11300-523310	PUBLIC NOTICES	-	504.00	5,000.00	-	5,000.00
100-11300-523400	PRINTING & BINDING	52.00	1,910.00	500.00	302.26	1,000.00
100-11300-523500	TRAVEL	2,848.14	7,544.23	9,000.00	1,107.98	9,000.00
100-11300-523600	DUES & FEES	550.00	1,371.55	1,200.00	195.00	1,500.00
100-11300-523700	EDUCATION & TRAINING	4,977.17	5,544.00	6,500.00	1,654.00	6,500.00
100-11300-523940	POSTAGE	193.45	420.56	500.00	58.90	500.00
100-11300-531120	ELECTION EXPENSE	3,657.62	9,310.01	32,000.00	168.00	6,000.00
100-11300-531130	OFFICE SUPPLIES	4,210.95	4,731.33	1,500.00	91.71	2,500.00
100-11300-531140	SUPPLIES & MATERIALS	32,503.08	781.02	1,500.00	49.69	2,500.00
100-11300-531600	SMALL EQUIPMENT - NON CAPITAL	1,111.05	884.31	2,000.00	-	1,000.00
100-11300-531701	HOSPITALITY/FOOD/BEVERAGE	-	-	3,000.00	-	3,000.00
100-11300-531725	PROMOTIONAL ITEMS	5,737.47	4,094.32	1,500.00	-	3,000.00
100-11300-531750	UNIFORMS	1,191.56	1,349.35	750.00	181.71	750.00
100-11300-542400	COMPUTER SOFTWARE	6,732.47	-	5,000.00	-	7,000.00
Division: 11300 - CITY CLERK Total:		**448,646.67**	**517,360.85**	**382,084.31**	**102,698.29**	**364,369.98**

Budget Worksheet

Division: 13000 - EXECUTIVE

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Service	350,670.18	492,238.75	646,626.16	239,605.83	635,355.14
52 Purchased/ Contract Services	9,126.41	37,990.70	42,600.00	8,174.39	32,600.00
53 Supplies	13,994.49	21,783.69	13,500.00	3,270.14	13,500.00
57 Other Costs	82,704.30	130,227.59	90,000.00	7,499.21	103,126.85
Total Budget	**456,495.38**	**682,240.73**	**792,726.16**	**258,549.57**	**784,581.99**

Budget Worksheet

Division: 13000 - EXECUTIVE

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-13000-511100	REGULAR EMPL. SALARIES	277,775.87	368,976.43	497,108.02	164,996.72	485,837.00
100-13000-511300	OVERTIME	-	-	500.00	76.37	500.00
100-13000-512100	GRP INSRNC MEDICAL/DENTAL	50,818.99	89,812.24	80,818.14	64,145.83	80,818.14
100-13000-512110	GROUP INSURANCE LIFE	751.53	959.04	3,000.00	670.58	3,000.00
100-13000-512111	GROUP INSURANCE VISION	278.38	414.18	1,000.00	322.95	1,000.00
100-13000-512200	MEDICARE 1.45%	4,651.03	5,232.26	6,000.00	2,292.10	6,000.00
100-13000-512400	PENSION	2,244.85	3,012.12	4,200.00	1,054.57	4,200.00
100-13000-512401	RETIREMENT CONTRIBUTION	13,162.52	22,352.62	40,000.00	5,427.70	40,000.00
100-13000-512600	UNEMPLOYMENT INSURANCE	-	-	2,500.00	-	2,500.00
100-13000-512700	WORKER'S COMPENSATION	987.01	1,479.86	3,000.00	619.01	3,000.00
100-13000-512800	EMPLOYEE ASSISTANCE PROG.	-	-	500.00	-	500.00
100-13000-512850	HRA REIMBURSEMENT	-	-	8,000.00	-	8,000.00
100-13000-521201	PROFESSIONAL SERVICES	-	11,734.49	20,000.00	-	10,000.00
100-13000-522341	COPIER RENTAL	1,253.96	1,872.52	1,100.00	202.60	1,100.00
100-13000-523400	PRINTING & BINDING	-	-	500.00	387.20	500.00
100-13000-523500	TRAVEL	2,130.45	13,229.69	7,000.00	3,579.59	7,000.00
100-13000-523600	DUES & FEES	4,142.00	2,718.00	7,000.00	1,700.00	7,000.00
100-13000-523700	EDUCATION & TRAINING	1,600.00	8,436.00	7,000.00	2,305.00	7,000.00
100-13000-531110	COMPUTER EXPENSE	-	395.75	-	-	-
100-13000-531130	OFFICE SUPPLIES	1,604.11	3,991.92	2,500.00	76.93	2,500.00
100-13000-531140	SUPPLIES & MATERIALS	-	2,834.26	-	-	-
100-13000-531700	MISCELLANEOUS EXPENSE	10,354.20	7,820.10	5,000.00	2,027.45	5,000.00
100-13000-531701	HOSPITALITY/FOOD/BEVERAGE	1,124.69	5,113.91	5,000.00	1,020.57	5,000.00
100-13000-531750	UNIFORMS	911.49	1,627.75	1,000.00	145.19	1,000.00
100-13000-579000	CONTINGENCIES	82,704.30	130,227.59	90,000.00	7,499.21	103,126.85
Division: 13000 - EXECUTIVE Total:		**456,495.38**	**682,240.73**	**792,726.16**	**258,549.57**	**784,581.99**

Budget Worksheet

Division: 15100 - FINANCIAL ADMINISTRATION

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Service	636,158.18	709,753.72	698,058.94	227,394.88	798,039.29
52 Purchased/ Contract Services	197,015.24	211,774.87	208,500.00	66,245.50	209,400.00
53 Supplies	3,569.17	7,278.33	3,100.00	3,261.25	5,250.00
54 Capital Outlay	39,645.49	57,601.77	31,500.00	-	41,000.00
57 Other Costs	-	-	-	-	-
61 Other Financing Uses	-	-	-	-	-
Total Budget	**876,388.08**	**986,408.69**	**941,158.94**	**296,901.63**	**1,053,689.29**

Budget Worksheet

Division: 15100 - FINANCIAL ADMINISTRATION

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-15100-511100	REGULAR EMPL. SALARIES	469,734.97	501,008.26	500,901.42	147,901.51	$555,142.39
100-15100-511300	OVERTIME	168.17	425.01	200.00	155.91	200.00
100-15100-512100	GRP INSRNC MEDICAL/DENTAL	115,643.12	151,167.58	107,757.52	61,815.28	134,696.90
100-15100-512101	FEES GRP INS	1,439.25	2,133.00	2,000.00	724.50	2,500.00
100-15100-512110	GROUP INSURANCE LIFE	1,673.82	1,756.44	1,500.00	783.35	1,875.00
100-15100-512111	GROUP INSURANCE VISION	673.37	820.55	1,000.00	368.35	1,250.00
100-15100-512200	MEDICARE 1.45%	6,728.37	7,147.60	6,000.00	2,106.92	7,500.00
100-15100-512400	PENSION	35,323.36	37,702.20	47,200.00	11,851.40	59,000.00
100-15100-512600	UNEMPLOYMENT INSURANCE	-	-	4,200.00	-	5,250.00
100-15100-512700	WORKER'S COMPENSATION	1,729.55	1,970.43	4,000.00	827.46	5,000.00
100-15100-512800	EMPLOYEE ASSISTANCE PROG.	1,044.20	1,622.65	1,300.00	860.20	1,625.00
100-15100-512851	HRA DEDUCTIBLE	2,000.00	4,000.00	22,000.00	-	24,000.00
100-15100-521100	CONSULTANT FEES	14,875.00	10,000.00	25,000.00	1,500.00	20,000.00
100-15100-521210	ACCOUNTING,ANNUAL AUDIT	50,825.00	56,030.00	45,000.00	22,000.00	50,000.00
100-15100-521218	LEGAL, OTHER	-	617.78	-	-	-
100-15100-521223	PAYROLL FEES	7,407.07	12,041.87	10,000.00	3,691.90	10,000.00
100-15100-521335	SHREDING	-	-	-	-	-
100-15100-522210	MAINTENANCE AGREEMENTS	48,071.48	48,125.06	48,000.00	435.00	48,000.00
100-15100-522250	AUTO & TRUCK REPAIR	-	4.13	-	-	-
100-15100-522320	RENTAL OF EQUIP & VEHICLE	504.00	504.00	500.00	126.00	400.00
100-15100-522341	COPIER RENTAL	5,137.51	4,939.34	3,500.00	743.72	4,000.00
100-15100-523240	AT&T CLUB SERVICE	11,874.25	13,793.38	10,000.00	4,732.51	10,000.00
100-15100-523246	TELECOMMUNICATION	21,709.08	20,880.83	22,000.00	6,894.32	22,000.00
100-15100-523310	PUBLIC NOTICES	574.00	448.00	-	840.00	-
100-15100-523400	PRINTING & BINDING	-	194.53	500.00	776.50	500.00
100-15100-523500	TRAVEL	2,799.71	6,725.57	9,000.00	327.50	10,000.00
100-15100-523600	DUES & FEES	1,540.51	1,485.00	2,500.00	967.00	2,000.00
100-15100-523700	EDUCATION & TRAINING	7,092.00	6,081.00	10,000.00	780.00	10,000.00
100-15100-523901	BANK CHARGES	246.25	2,383.65	5,000.00	5,303.68	5,000.00
100-15100-523909	CREDIT CARD EXPENSES	23,456.73	25,347.83	15,000.00	16,759.23	15,000.00
100-15100-523940	POSTAGE	902.65	2,172.90	2,500.00	368.14	2,500.00
100-15100-531110	COMPUTER EXPENSE	-	2,278.47	-	-	-
100-15100-531130	OFFICE SUPPLIES	4,046.12	3,968.65	1,000.00	2,487.79	3,000.00
100-15100-531140	SUPPLIES & MATERIALS	1,014.13	83.74	500.00	104.99	500.00
100-15100-531700	MISCELLANEOUS EXPENSE	(2,857.45)	776.06	500.00	454.15	500.00
100-15100-531701	HOSPITALITY/FOOD/BEVERAGE	600.82	146.68	500.00	14.43	750.00
100-15100-531750	UNIFORMS	765.55	24.73	600.00	199.89	500.00
100-15100-541406	STORM WATER/PROPERTY TAX	20,278.82	20,121.28	10,000.00	-	20,000.00
100-15100-542300	FURNITURE & FIXTURES	960.00	345.49	500.00	-	500.00
100-15100-542400	COMPUTER SOFTWARE	18,456.67	35,210.00	20,000.00	-	20,000.00
100-15100-542500	EQUIPMENT	-	1,925.00	1,000.00	-	500.00
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**876,438.08**	**986,408.69**	**941,158.94**	**296,901.63**	**1,053,689.29**

Budget Worksheet

Division: 15110 - NON-DEPARTMNTA

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
52 Purchased/ Contract Services	533,535.68	605,153.29	375,200.00	113,488.38	668,200.00
53 Supplies	12,141.62	13,128.40	10,000.00	2,397.12	10,000.00
54 Capital Outlay	27,028.99	36,449.42	43,000.00	4,500.00	43,000.00
57 Other Costs	-	7,945.50	15,000.00	-	15,000.00
Total Budget	**572,706.29**	**662,676.61**	**443,200.00**	**120,385.50**	**736,200.00**

Budget Worksheet

Stockbridge
Where Community Connects

Division: 15110 - NON-DEPARTMNTA

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-15110-521100	CONSULTANT FEES	87,008.75	77,312.50	80,000.00	-	80,000.00
100-15110-521217	LEGAL	366,912.38	336,336.77	150,000.00	68,075.00	350,000.00
100-15110-521218	LEGAL, OTHER	64,827.77	153,527.40	120,000.00	34,773.92	150,000.00
100-15110-521335	SHREDING	937.58	1,299.97	2,000.00	-	2,000.00
100-15110-522250	AUTO & TRUCK REPAIR (ADMIN. VEHICLES)	1,728.94	1,050.82	3,000.00	588.98	3,000.00
100-15110-523300	ADVERTISEMENT	-	110.00	200.00	-	200.00
100-15110-523600	DUES & FEES (GMA DUES)	9,950.30	9,480.03	12,000.00	10,050.48	15,000.00
100-15110-523945	WEBSITE	-	22,997.80	5,000.00	-	15,000.00
100-15110-523946	SEE CLICK FIX SOFTWARE	2,169.96	3,038.00	3,000.00	-	3,000.00
100-15110-531140	SUPPLIES & MATERIALS (CITY HALL)	12,141.62	13,128.40	10,000.00	2,397.12	10,000.00
100-15110-531710	CHRISTMAS DECORATIONS	-	-	-	-	-
100-15110-542402	AGENDA SOFTWARE	4,199.99	7,199.98	8,000.00	-	8,000.00
100-15110-542403	CITY-WIDE DIGITAL SOFTWARE CONVERSION	10,829.00	19,249.44	25,000.00	4,500.00	25,000.00
100-15110-542404	APP SOFTWARE	12,000.00	10,000.00	10,000.00	-	10,000.00
100-15110-571000	ABATEMENT PROGRAM	-	7,945.50	15,000.00		15,000.00
100-15110-5XXXXX	OPENGOV	-	-	-	-	50,000.00
Division: 15110 - NON-DEPARTMNTA Total:		**572,706.29**	**662,676.61**	**443,200.00**	**120,385.50**	**736,200.00**

Budget Worksheet

Division: 15160 - BUSINESS SERVICES

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personal Service	149,662.62	241,364.75	222,861.30	88,125.80	214,973.38
52 Purchased/ Contract Services	9,778.67	12,926.99	11,685.00	2,447.94	10,650.00
53 Supplies	2,887.87	2,856.99	3,785.00	437.92	3,200.00
Total Budget	**162,329.16**	**257,148.73**	**238,331.30**	**91,011.66**	**236,711.30**

Budget Worksheet

Stockbridge
Where Community Connects

Division: 15160 - BUSINESS SERVICES

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-15160-511100	REGULAR SALARIES	90,548.78	140,468.25	149,052.23	48,246.27	149,052.23
100-15160-511300	OVERTIME	7.35	41.48	-	-	-
100-15160-512100	GRP INSRNC MEDICAL/DENTAL	42,202.21	80,281.31	40,409.07	33,410.50	40,409.07
100-15160-512110	GROUP INSURANCE LIFE	368.58	488.40	850.00	245.90	850.00
100-15160-512111	GROUP INSURANCE VISION	180.12	326.42	1,000.00	168.90	1,000.00
100-15160-512200	MEDICARE 1.45%	1,243.71	1,902.72	1,800.00	656.79	1,800.00
100-15160-512400	PENSION	9,554.06	13,446.84	18,750.00	4,707.92	18,750.00
100-15160-512600	UNEMPLOYMENT INSURANCE	-	-	2,000.00	-	2,000.00
100-15160-512700	WORKER'S COMPENSATION	987.01	2,409.33	3,000.00	689.52	3,000.00
100-15160-512851	HRA DEDUCTIBLE	4,570.80	2,000.00	6,000.00	-	6,000.00
100-15160-521201	PROFESSIONAL FEES	-	-	-	-	-
100-15160-521300	TECHNICAL SERVICES	-	-	-	-	-
100-15160-521310	SOFTWARE	656.25	131.25	500.00	-	-
100-15160-522210	MAINTENANCE AGREEMENT	902.08	2,613.63	2,700.00	-	2,700.00
100-15160-522341	COPIER RENTAL	1,951.31	2,267.01	1,785.00	549.12	1,800.00
100-15160-523300	ADVERTISEMENT	-	-	-	-	-
100-15160-523400	PRINTING & BINDING	1,928.82	1,349.48	1,000.00	459.32	1,500.00
100-15160-523500	TRAVEL	1,740.57	2,671.15	2,700.00	801.00	1,700.00
100-15160-523600	DUES & FEES	140.00	90.00	150.00	-	150.00
100-15160-523700	EDUCATION & TRAINING	150.00	1,457.76	1,050.00	-	1,000.00
100-15160-523721	BUSINESS RETENTION	-	-	-	-	-
100-15160-523940	POSTAGE	2,309.64	2,346.71	1,800.00	638.50	1,800.00
100-15160-531140	SUPPLIES & MATERIALS	1,953.89	2,371.64	2,000.00	49.16	2,000.00
100-15160-531600	SMALL EQUIPMENT - NON CAPITAL	933.98	-	910.00	-	900.00
100-15160-531701	HOSPITALITY/FOOD/BEVERAGE	-	-	525.00	-	-
100-15160-531725	PROMOTIONAL ITEMS	-	-	-	-	-
100-15160-531750	UNIFORMS	-	485.35	350.00	388.76	300.00
Division: 15160 - BUSINESS SERVICES Total:		**162,329.16**	**257,148.73**	**238,331.30**	**91,011.66**	**236,711.30**

Budget Worksheet

Division: 15350 - INFORMATION TECHNOLOGY

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Service	-	-	311,909.07	8,461.21	324,994.67
52 Purchased/ Contract Services	343,293.55	561,044.50	439,900.00	212,624.70	152,450.00
53 Supplies	45,915.66	52,517.86	51,500.00	37,566.46	51,500.00
54 Capital Outlay	18,512.40	48,343.62	220,000.00	90,217.24	145,000.00
Total Budget	**407,721.61**	**661,905.98**	**1,023,309.07**	**348,869.61**	**673,944.67**

Budget Worksheet

Division: 15350 - INFORMATION TECHNOLOGY

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-15350-511100	REGULAR EMPL. SALARIES	-	-	210,000.00	-	223,085.60
100-15350-512100	GRP INSRNC MEDICAL/DENTAL	-	-	40,409.07	-	40,409.07
100-15350-512101	FEES GRP INS	-	-	1,500.00	-	1,500.00
100-15350-512110	GROUP INSURANCE LIFE	-	-	6,000.00	-	6,000.00
100-15350-512111	GROUP INSURANCE VISION	-	-	3,000.00	-	3,000.00
100-15350-512200	MEDICARE 1.45%	-	-	6,000.00	-	6,000.00
100-15350-512400	PENSION	-	-	30,000.00	7,532.68	30,000.00
100-15350-512600	UNEMPLOYMENT INSURANCE	-	-	3,000.00	-	3,000.00
100-15350-512700	WORKER'S COMPENSATION	-	-	4,500.00	928.53	4,500.00
100-15350-512800	EMPLOYEE ASSISTANCE PROG.	-	-	1,500.00	-	1,500.00
100-15350-512851	HRA DEDUCTIBLE	-	-	6,000.00	-	6,000.00
100-15350-521351	IT SERVICES (CONTRACTED)	239,844.18	326,838.57	275,000.00	131,868.60	43,250.00
100-15350-521352	IT SERVICES FOR PHONE SYSTEM	99,082.33	229,832.31	84,000.00	79,632.73	84,000.00
100-15350-521353	IT SERVICES FOR INTERNET SERVICES	4,367.04	4,373.62	65,700.00	1,123.37	10,000.00
100-15350-522210	MAINTENANCE AGREEMENTS	-	-	5,000.00	-	5,000.00
100-15350-522341	COPIER RENTAL	-	-	1,500.00	-	1,500.00
100-15350-523500	TRAVEL	-	-	3,500.00	-	3,500.00
100-15350-523600	DUES & FEES	-	-	1,500.00	-	1,500.00
100-15350-523700	EDUCATION & TRAINING	-	-	3,700.00	-	3,700.00
100-15350-531110	COMPUTER EXPENSE	45,915.66	52,517.86	45,000.00	37,542.46	45,000.00
100-15350-531130	OFFICE SUPPLIES	-	-	1,500.00	24.00	1,500.00
100-15350-531140	SUPPLIES & MATERIALS	-	-	2,500.00	-	2,500.00
100-15350-531142	HAND TOOLS & SMALL EQUIP	-	-	2,000.00	-	2,000.00
100-15350-531750	UNIFORMS	-	-	500.00	-	500.00
100-15350-541400	Computer NETWORK INFRASTRUCTURE	18,512.40	45,993.62	80,000.00	7,832.90	45,000.00
100-15350-541488	IT CAPITAL PROJECTS	-	2,350.00	-	-	-
100-15350-542400	COMPUTER SOFTWARE	-	-	60,000.00	82,384.34	60,000.00
100-15350-542500	EQUIPMENT	-	-	80,000.00	-	40,000.00
Division: 15350 - INFORMATION TECHNOLOGY Total:		**407,721.61**	**661,905.98**	**1,023,309.07**	**348,869.61**	**673,944.67**

Budget Worksheet

Division: 15400 - HUMAN RESOURCES

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Service	115,810.47	167,623.37	225,215.46	68,219.28	272,280.65
52 Purchased/ Contract Services	290,933.05	493,322.90	343,150.00	135,699.38	335,350.00
53 Supplies	4,251.98	5,087.11	7,950.00	627.12	4,850.00
54 Capital Outlay	-	-	-	-	-
57 Other Costs	10,000.00	-	-	-	-
61 Other Financing Uses	-	-	-	-	-
Total Budget	**420,995.50**	**666,033.38**	**576,315.46**	**204,545.78**	**612,480.65**

Budget Worksheet

Stockbridge
Where Community Connects

Division: 15400 - HUMAN RESOURCES

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-15400-511100	REGULAR EMPL. SALARIES	94,448.89	128,797.35	145,762.99	47,995.24	194,828.18
100-15400-512100	GRP INSRNC MEDICAL/DENTAL	11,588.95	21,556.01	35,919.17	11,291.90	35,919.17
100-15400-512110	GROUP INSURANCE LIFE	306.72	406.68	466.64	211.50	466.64
100-15400-512111	GROUP INSURANCE VISION	65.48	103.40	1,333.33	60.20	1,333.33
100-15400-512200	MEDICARE 1.45%	1,362.25	1,926.10	2,133.33	682.43	2,133.33
100-15400-512400	PENSION	7,792.93	14,343.24	30,666.67	7,700.08	30,666.67
100-15400-512600	UNEMPLOYMENT INSURANCE	-	-	1,600.00	-	1,600.00
100-15400-512700	WORKER'S COMPENSATION	245.25	490.59	1,333.33	277.93	1,333.33
100-15400-512800	EMPLOYEE ASSISTANCE PROG.	-	-	-	-	-
100-15400-512851	HRA	-	-	6,000.00	-	4,000.00
100-15400-521100	CONSULTANT FEES	13,682.98	11,203.25	11,300.00	3,270.96	12,000.00
100-15400-522210	MAINTENANCE AGEEMENTS	114.32	57.16	500.00	-	500.00
100-15400-522230	EQUIPMENT REPAIRS	-	-	-	-	-
100-15400-522320	RENTAL OF EQUIP & VEHICLE	6,174.76	6,316.39	6,400.00	1,579.08	6,400.00
100-15400-522341	COPIER RENTAL	1,403.43	1,807.00	700.00	202.60	700.00
100-15400-523110	INSURANCE GEN. LIABILITY	190,340.61	334,502.37	200,000.00	80,848.75	185,800.00
100-15400-523300	ADVERTISING	2,496.90	4,584.50	2,000.00	1,516.25	5,000.00
100-15400-523400	PRINTING & BINDING	356.25	187.54	500.00	335.61	500.00
100-15400-523500	TRAVEL	939.05	3,159.06	1,500.00	328.00	3,500.00
100-15400-523600	DUES & FEES	423.00	609.00	500.00	-	700.00
100-15400-523700	EDUCATION & TRAINING	1,090.00	2,455.00	1,700.00	280.00	3,000.00
100-15400-523708	TRAINING & DEVELOPMENT	28,200.00	56,100.00	38,800.00	2,500.00	30,000.00
100-15400-523850	PERSONNEL SERVICE	-	15,790.43	15,000.00	(10,824.62)	15,000.00
100-15400-523851	INTERN HELP	2,035.00	7,306.50	15,000.00	232.50	10,000.00
100-15400-523855	CONTRACT SERVICES	1,346.55	1,635.26	2,500.00	1,016.85	2,500.00
100-15400-523909	CREDIT CARD EXPENSES	-	1,701.31	1,500.00	319.77	1,500.00
100-15400-523930	DRUG TESTING, VACCINES	577.50	1,440.00	1,500.00	-	1,500.00
100-15400-523936	HR EXPENSES	2,933.78	1,819.10	1,500.00	798.29	1,500.00
100-15400-523937	HEALTH & WELLNESS	38,693.57	42,544.16	42,000.00	53,260.00	55,000.00
100-15400-523940	POSTAGE	125.35	104.87	250.00	35.34	250.00
100-15400-531110	COMPUTER EXPENSE	-	-	-	-	-
100-15400-531130	OFFICE SUPPLIES	389.81	1,060.39	500.00	15.67	500.00
100-15400-531700	MISCELLANEOUS EXPENSE	1,340.06	780.68	1,000.00	495.88	1,000.00
100-15400-531701	HOSPITALITY/FOOD/BEVERAGE	2,277.81	2,727.01	6,000.00	71.35	3,000.00
100-15400-531710	CHRISTMAS DECORATIONS	-	213.45	250.00	-	250.00
100-15400-531750	UNIFORM	244.30	305.58	200.00	44.22	100.00
100-15400-542300	FURNITURE & FIXTURE	-	-	-	-	-
100-15400-542500	EQUIPMENT	-	-	-	-	-
100-15400-573200	LIABILITY INSURANCE DEDUCT	10,000.00	-	-	-	-
Division: 15400 - HUMAN RESOURCES Total:		**420,995.50**	**666,033.38**	**576,315.46**	**204,545.78**	**612,480.65**

Budget Worksheet

Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Service	205,678.73	220,514.93	269,083.75	78,044.99	280,604.41
52 Purchased/ Contract Services	347,440.84	530,585.08	520,800.00	142,499.21	658,832.00
53 Supplies	223,994.54	310,935.00	93,650.00	147,368.82	115,500.00
54 Capital Outlay	37,991.63	15,452.58	12,500.00	-	65,000.00
Total Budget	**815,105.74**	**1,077,487.59**	**896,033.75**	**367,913.02**	**1,119,936.41**

Budget Worksheet

Stockbridge
Where Community Connects

Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-15650-511100	REGULAR EMPL. SALARIES	123,207.87	127,804.24	170,474.68	41,308.98	181,995.34
100-15650-511300	OVERTIME	3,283.05	3,401.78	15,000.00	-	15,000.00
100-15650-512100	GRP INSRNC MEDICAL/DENTAL	58,473.28	69,680.67	40,409.07	27,764.55	40,409.07
100-15650-512110	GROUP INSURANCE LIFE	500.38	449.16	1,500.00	199.70	1,500.00
100-15650-512111	GROUP INSURANCE VISION	315.03	312.33	1,000.00	138.80	1,000.00
100-15650-512200	MEDICARE 1.45%	1,821.82	1,854.60	2,200.00	582.32	2,200.00
100-15650-512400	PENSION	16,845.04	15,777.60	30,000.00	7,532.68	30,000.00
100-15650-512700	WORKER'S COMPENSATION	1,232.26	1,234.55	2,500.00	517.96	2,500.00
100-15650-512851	HRA, DEDUCTIBLE	-	-	6,000.00	-	6,000.00
100-15650-521200	PROFESSIONAL FEES	-	-	-	-	10,000.00
100-15650-521230	ENGINEERING FEES	-	-	5,000.00	-	5,000.00
100-15650-522210	MAINTENANCE AGREEMENTS	24,580.59	21,309.37	25,000.00	12,647.67	100,000.00
100-15650-522216	LANDSCAPING/PLANTS NEW CH	-	340.50	-	-	-
100-15650-522219	LANDSCAPING	186,104.33	279,489.90	275,000.00	84,232.00	330,000.00
100-15650-522220	MAINTENANCE & CLEANING	485.00	2,748.75	-	3,813.75	5,000.00
100-15650-522224	FOUNTAIN MAINTENANCE	755.00	9,967.91	7,500.00	260.00	7,500.00
100-15650-522230	EQUIPMENT REPAIRS	4,799.96	9,439.31	20,000.00	-	10,000.00
100-15650-522250	AUTO & TRUCK REPAIR	235.43	435.34	800.00	99.97	1,000.00
100-15650-522310	Rental of Land and Building	668.07	705.72	1,000.00	-	1,000.00
100-15650-522318	FACILITY CLEANING POLICE DEPT	-	5,693.55	30,000.00	6,750.00	25,200.00
100-15650-522319	FACILITY CLEANING PW ADMIN	-	12,539.29	15,000.00	3,215.45	8,520.00
100-15650-522320	RENTAL OF EQUIP & VEHICLE	-	-	1,000.00	-	1,000.00
100-15650-522321	FACILITY CLEANING CITY HALL	36,555.75	42,873.33	37,000.00	10,891.50	30,240.00
100-15650-522322	FACILITY CLEANING MMCC	23,594.35	30,536.94	26,000.00	7,963.64	37,200.00
100-15650-522323	FACILITY CLEANING TSCC	7,800.00	9,600.00	8,000.00	2,400.00	8,520.00
100-15650-522324	FACILITY CLEANING MUNICIPAL COURT	7,224.80	7,655.11	8,000.00	1,913.48	10,692.00
100-15650-522325	FACILITY CLEANING MAINTENANCE SHOP	6,400.00	10,500.00	8,500.00	2,782.71	7,680.00
100-15650-522326	FACILITY CLEANING WWTP	4,450.00	6,900.00	8,000.00	1,725.00	7,680.00
100-15650-522328	MAINTENANCE & CLEANING MMCC	2,139.48	-	-	-	-
100-15650-522330	MAINTENANCE & CLEANING MUNICIPAL COURT	790.44	-	-	-	-
100-15650-522333	EQUIPMENT REPAIRS CITY HALL	26,825.13	26,682.46	8,000.00	127.90	10,000.00
100-15650-522334	EQUIPMENT REPAIRS MMCC	6,602.74	1,537.25	5,000.00	68.86	5,000.00
100-15650-522335	EQUIPMENT REPAIRS TSCC	-	548.00	3,000.00	1,655.08	3,000.00
100-15650-522336	EQUIPMENT REPAIRS MUNICIPAL COURT	5,679.17	29,378.20	10,000.00	-	10,000.00
100-15650-522337	EQUIPMENT REPAIRS MAINTENANCE SHOP	263.00	5,342.32	5,000.00	192.20	5,000.00
100-15650-522338	EQUIPMENT REPAIRS WWTP	-	639.56	1,000.00	-	1,000.00
100-15650-522339	EQUIPMENT REPAIRS PW ADMIN	-	8,619.68	7,500.00	-	5,000.00
100-15650-522340	EQUIPMENT REPAIRS POLICE DEPARTMENT	-	2,565.88	1,000.00	-	5,500.00
100-15650-523231	CELL PHONES	-	-	2,000.00	-	2,000.00
100-15650-523310	PUBLIC NOTICES	274.00	-	-	90.00	100.00
100-15650-523500	TRAVEL	-	1,371.71	1,000.00	1,100.00	2,500.00
100-15650-523700	EDUCATION & TRAINING	1,213.60	3,165.00	1,500.00	570.00	3,500.00
100-15650-531130	OFFICE SUPPLIES	-	199.08	500.00	-	500.00
100-15650-531140	SUPPLIES & MATERIALS	6,009.42	2,806.14	600.00	828.09	1,000.00
100-15650-531142	HAND TOOLS & SMALL EQUIP.	1,056.74	1,156.37	1,000.00	325.84	2,500.00
100-15650-531143	SECURITY UPGRADE	131,926.44	210,621.46	10,000.00	123,197.80	25,000.00
100-15650-531222	GA POWER ELECTRICITY	-	-	-	-	-
100-15650-531224	GA PWR,LIGHTS,TAG OFFICE	2,065.10	2,105.07	3,000.00	503.92	3,000.00
100-15650-531225	GA PWR,4640 CITY HALL	79,896.98	89,073.45	75,000.00	21,410.49	78,000.00
100-15650-531271	Admin Vehicles	1,904.51	2,446.44	-	584.23	-
100-15650-531280	CABLE	-	-	1,000.00	-	1,000.00
100-15650-531700	MISCELLANEOUS EXPENSE	360.27	1,224.48	1,500.00	-	1,500.00
100-15650-531720	SIGNS	44.80	-	-	-	500.00
100-15650-531740	TIRE EXPENSE	-	-	250.00	-	1,000.00
100-15650-531750	UNIFORMS	730.28	1,302.51	800.00	518.45	1,500.00
100-15650-541302	NEW ADMINISTRATION BLDG.	-	9,998.44	-	-	-
100-15650-541333	BUILDING IMPROVEMENTS MUNICIPAL COURT	-	-	-	-	-
100-15650-542200	VEHICLES	34,452.30	-	-	-	55,000.00
100-15650-542300	FURNITURE & FIXTURES	-	1,872.84	-	-	-
100-15650-542400	COMPUTER SOFTWARE	3,539.33	3,581.30	5,000.00	-	5,000.00
100-15650-542500	EQUIPMENT	-	-	7,500.00	-	5,000.00
Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY Total:		**815,105.74**	**1,077,487.59**	**896,033.75**	**367,913.02**	**1,119,936.41**

Budget Worksheet

Division: 25000 - MUNICIPAL COURT

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Service	165,616.50	251,138.76	326,801.81	124,913.72	380,001.07
52 Purchased/ Contract Services	13,214.26	21,073.78	26,225.00	9,470.15	38,800.00
53 Supplies	16,012.80	18,711.72	10,800.00	4,114.65	8,550.00
54 Capital Outlay	4,152.47	34.77	-	-	96,536.00
57 Other Costs	13,572.37	66,179.79	57,750.00	40,137.60	154,308.00
61 Other Financing Uses	-	-	-	-	-
TOTAL BUDGET	**212,568.40**	**357,138.82**	**421,576.81**	**178,636.12**	**678,195.07**

Budget Worksheet

Division: 25000 - MUNICIPAL COURT

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-25000-511140	JUDGE	2,800.00	34,899.99	65,000.00	27,083.35	68,200.00
100-25000-511141	SOLICITOR	-	-	30,000.00	-	30,000.00
100-25000-511142	COURT CLERK & ASSISTANTS	88,382.84	107,080.77	151,392.74	49,351.65	201,392.00
100-25000-511300	OVERTIME	13.80	7.10	-	72.48	-
100-25000-512100	GRP INSRNC MEDICAL/DENTAL	57,256.40	90,123.49	40,409.07	39,903.70	40,409.07
100-25000-512110	GROUP INSURANCE LIFE	349.80	361.18	2,000.00	209.91	2,000.00
100-25000-512111	GROUP INSURANCE VISION	303.56	405.05	1,000.00	201.81	1,000.00
100-25000-512200	MEDICARE 1.45%	1,280.43	1,978.52	3,000.00	1,077.75	3,000.00
100-25000-512400	PENSION	12,267.88	11,331.12	23,000.00	5,775.04	23,000.00
100-25000-512600	UNEMPLOYMENT INSURANCE	-	-	2,000.00	-	2,000.00
100-25000-512700	WORKER'S COMPENSATION	2,961.79	2,951.54	6,000.00	1,238.03	6,000.00
100-25000-512851	HRA, DEDUCTIBLE	-	2,000.00	3,000.00	-	3,000.00
100-25000-521221	LEGAL - INDIGENT	-	1,200.00	5,000.00	-	-
100-25000-521225	INTERPRETER	-	39.95	500.00	74.74	1,000.00
100-25000-521226	ZSI PROBATION	-	-	2,500.00	-	-
100-25000-521301	CODIFICATION	2,397.01	-	400.00	-	-
100-25000-521310	COURT SOFTWARE	4,000.00	11,512.56	5,000.00	6,289.37	26,000.00
100-25000-521335	SHREDING	45.50	152.44	100.00	-	900.00
100-25000-522210	MAINTENANCE AGREEMENTS	342.98	171.49	500.00	-	-
100-25000-522230	EQUIPMENT REPAIRS	-	-	500.00	-	-
100-25000-522320	RENTAL OF EQUIP & VEHICLE	-	-	-	-	-
100-25000-522341	COPIER RENTAL	2,784.59	2,821.62	2,000.00	919.00	3,000.00
100-25000-523220	GEORGIA TECHNOLOGY AUTH.	53.40	77.92	150.00	31.16	-
100-25000-523245	TELECOMMUNICATIONS	-	149.90	375.00	299.80	-
100-25000-523310	PUBLIC NOTICES	-	546.00	-	-	-
100-25000-523400	PRINTING & BINDING	-	164.73	-	656.27	2,700.00
100-25000-523500	TRAVEL	-	540.19	1,700.00	100.07	1,700.00
100-25000-523600	DUES & FEES	-	55.00	500.00	60.00	-
100-25000-523700	EDUCATION & TRAINING	405.43	150.00	1,500.00	636.74	2,000.00
100-25000-523860	P O SALARIES - EXTRA DUTY	3,060.00	2,790.00	5,000.00	-	-
100-25000-523902	CREDIT CARD EXPENSES	-	-	-	-	-
100-25000-523940	POSTAGE	125.35	701.98	500.00	403.00	1,500.00
100-25000-531110	COMPUTER EXPENSE	-	-	-	309.42	-
100-25000-531130	OFFICE SUPPLIES	706.83	1,268.69	3,000.00	569.57	-
100-25000-531140	SUPPLIES & MATERIALS	268.74	-	500.00	-	-
100-25000-531211	NTRL GAS,4545 MUNI COURT	1,735.31	2,166.74	1,000.00	666.07	2,700.00
100-25000-531227	GA PWR,4602 MUNICIPAL CRT	12,493.74	14,637.51	5,550.00	2,508.12	5,550.00
100-25000-531700	MISCELLANEOUS EXPENSE	426.02	638.78	500.00	-	-
100-25000-531710	CHRISTMAS DECORATIONS	-	-	-	-	-
100-25000-531720	SIGNS	-	-	-	-	-
100-25000-531750	UNIFORMS	382.16	-	250.00	61.47	300.00
100-25000-541200	SITE IMPROVEMENTS	-	-	-	-	94,736.00
100-25000-542300	FURNITURE & FIXTURES	-	34.77	-	-	-
100-25000-542400	COMPUTER SOFTWARE	-	-	-	-	1,500.00
100-25000-542500	EQUIPMENT	4,152.47	-	-	-	300.00
100-25000-573001	BRAIN & SPINAL INJURY	269.44	213.37	-	366.47	1,000.00
100-25000-573002	STATE PROBATION SYS FUND	25.00	25.00	800.00	50.00	200.00
100-25000-573003	FINES 10% JAIL	3,020.41	13,257.69	1,900.00	8,266.63	32,000.00
100-25000-573004	VICTIMS ASSIST. FUND	1,543.31	6,539.77	1,000.00	3,988.47	16,000.00
100-25000-573005	BOND REFUND	(134.00)	4,625.00	12,500.00	-	-
100-25000-573006	GA CRIME VICTIM'S FUND	13.40	26.00	550.00	52.00	208.00
100-25000-573007	CTY DRUG ABUSE TR AND EDU	60.93	153.36	6,500.00	714.88	2,900.00
100-25000-573008	P. O. A&B FUND	2,819.59	14,865.80	10,000.00	10,575.64	40,000.00

100-25000-573009	P. O. TRAINING FUND	2,590.43	12,904.74	10,000.00	8,062.38	32,000.00
100-25000-573010	INDIGENT DEFENSE FUND	2,989.99	13,046.34	10,000.00	8,042.00	30,000.00
100-25000-573011	DRIVERS ED/TRAINING FUND	373.87	522.72	3,500.00	19.13	-
100-25000-573020	WITNESS FEES	-	-	500.00	-	-
100-25000-573100	RESTITUTION	-	-	500.00	-	-
Division: 25000 - MUNICIPAL COURT Total:		**212,568.40**	**357,138.82**	**421,576.81**	**178,636.12**	**678,195.07**

Budget Worksheet

Division: 32100 - POLICE ADMINISTRATION

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Service	68,547.07	3,685,106.16	5,226,961.31	2,056,920.63	6,822,812.03
52 Purchased/ Contract Services	306,523.22	169,270.24	263,910.00	46,964.20	340,725.00
53 Supplies	5,181.54	552,509.74	475,710.00	117,291.43	377,120.00
54 Capital Outlay	-	28,474.23	150,300.00	93,030.79	636,342.97
57 Other Costs	-	-	23,000.00	6,856.00	23,000.00
Total Budget	**380,251.83**	**4,435,360.37**	**6,139,881.31**	**2,321,063.05**	**8,200,000.00**

Budget Worksheet

Stockbridge
Where Community Connects

Division: 32100 - POLICE ADMINISTRATION

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-32100-511100	REGULAR EMPL. SALARIES	64,388.55	2,701,530.90	4,000,449.60	1,342,474.12	4,876,012.03
100-32100-511200	TEMPORARY EMPLOYEES	-	64,317.55	109,000.00	30,320.89	91,000.00
100-32100-511300	OVERTIME	-	72,585.25	175,000.00	46,099.77	140,000.00
100-32100-512100	GRP INSRNC MEDICAL/DENTAL	3,214.44	793,284.95	794,711.71	554,212.38	1,442,650.00
100-32100-512110	GROUP INSURANCE LIFE	-	7,905.92	22,800.00	5,863.76	18,150.00
100-32100-512111	GROUP INSURANCE VISION	-	3,346.09	6,000.00	2,525.86	7,800.00
100-32100-512200	MEDICARE 1.45%	944.08	40,544.76	60,000.00	20,139.78	62,000.00
100-32100-512400	PENSION	-	-	-	31,386.12	111,500.00
100-32100-512700	WORKER'S COMPENSATION	-	1,590.74	59,000.00	23,897.95	73,700.00
100-32100-521201	PROFESSIONAL FEES	1,214.97	26,018.31	8,000.00	1,409.39	4,500.00
100-32100-522200	REPAIRS & MAINTENANCE	-	2,151.24	5,000.00	4,218.00	12,500.00
100-32100-522210	MAINTENANCE AGREEMENTS	-	27.51	-	-	41,000.00
100-32100-522250	AUTO & TRUCK REPAIR	-	14,299.60	43,000.00	10,618.92	43,000.00
100-32100-522320	RENTAL OF EQUIP & VEHICLE	-	-	5,000.00	-	4,000.00
100-32100-522341	COPIER RENTAL	-	1,673.74	5,000.00	1,670.16	5,100.00
100-32100-523110	LIABILITY INSURANCE	383.25	1,149.75	15,000.00	-	15,000.00
100-32100-523220	GEORGIA TECHNOLOGY AUTH.	-	151.36	160.00	106.84	325.00
100-32100-523400	PRINTING & BINDING	-	-	1,500.00	0.56	550.00
100-32100-523500	TRAVEL	-	9,683.39	30,750.00	6,870.40	30,750.00
100-32100-523600	DUES & FEES	525.00	2,597.50	10,000.00	2,001.63	6,500.00
100-32100-523700	EDUCATION & TRAINING	2,075.00	5,242.60	85,000.00	18,168.72	85,000.00
100-32100-523800	LICENSES	-	3,756.00	-	-	2,500.00
100-32100-523855	CONTRACT SERVICES	-	3,257.07	10,000.00	-	10,000.00
100-32100-523860	P O SALARIES - EXTRA DUTY	190,305.00	21,920.00	34,000.00	-	68,000.00
100-32100-523862	P O Salaries Parks	111,690.00	18,360.00	-	-	-
100-32100-523864	P O Salaries Film	-	-	-	-	-
100-32100-523929	PRE-EMPLOYMENT SCREENING	-	50,504.48	7,000.00	375.00	7,000.00
100-32100-523930	DRUG TESTING, VACCINES	330.00	8,085.00	3,500.00	1,315.00	4,000.00
100-32100-523940	POSTAGE	-	392.69	1,000.00	209.58	1,000.00
100-32100-531105	PROTECTIVE EQUIPMENT	-	5,024.00	-	-	-
100-32100-531110	COMPUTER EXPENSE	2,095.78	2,927.50	-	-	-
100-32100-531130	OFFICE SUPPLIES	1,399.91	20,662.33	15,000.00	6,008.87	10,000.00
100-32100-531140	SUPPLIES & MATERIALS	325.55	26,657.96	42,000.00	8,236.91	42,000.00
100-32100-531211	NTRL GAS, 4545 MUNI COURT	-	2,994.53	3,500.00	1,299.00	3,900.00
100-32100-531222	GA POWER ELECTRICITY	-	12,110.25	20,000.00	4,088.96	12,300.00
100-32100-531270	ENERGY-GASOLINE/DIESEL	180.70	121,684.95	175,000.00	51,901.73	175,000.00
100-32100-531290	CABLE	-	-	1,920.00	-	1,920.00
100-32100-531600	SMALL EQUIPMENT	-	67,616.97	90,000.00	2,760.52	45,000.00
100-32100-531700	MISCELLANEOUS EXPENSE	1,179.60	13,436.23	15,000.00	7,425.30	15,000.00
100-32100-531701	HOSPITAL/FOOD/BEVERAGE	-	-	6,000.00	2,084.60	6,000.00
100-32100-531725	PROMOTIONAL ITEMS	-	10,486.74	18,000.00	3,344.84	10,000.00
100-32100-531740	TIRE EXPENSE	-	6,909.97	6,000.00	1,033.93	6,000.00
100-32100-531750	UNIFORMS	-	251,904.35	83,290.00	29,106.77	50,000.00
100-32100-531780	COMMUNITY DONATIONS - POLICE	-	10,093.96	-	-	-
100-32100-542200	VEHICLES	-	-	-	-	125,000.00
100-32100-542300	FURNITURE & FIXTURES	-	2,196.35	5,000.00	166.95	5,000.00
100-32100-542400	COMPUTER SOFTWARE	-	-	120,300.00	87,887.93	131,342.97
100-32100-542500	EQUIPMENT	-	26,277.88	25,000.00	4,975.91	375,000.00
100-32100-573008	P. O. A&B FUND	-	-	16,000.00	-	16,000.00
100-32100-573013	LEGAL DEFENSE FUND	-	-	7,000.00	6,856.00	7,000.00
Division: 32100 - POLICE ADMINISTRATION Total:		**380,251.83**	**4,435,360.37**	**6,139,881.31**	**2,321,063.05**	**8,200,000.00**

Budget Worksheet

Division: 42200 - PUBLIC WORKS

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Services and Employee Benefits	1,315,832.37	1,467,394.83	1,716,900.54	532,412.27	1,994,400.00
52 Purchased/Contracted Services	1,173,334.20	2,202,619.07	662,300.00	118,160.84	967,700.00
53 Supplies	581,487.56	615,667.75	594,000.00	171,581.51	903,500.00
54 Capital Outlays	255,064.72	436,495.39	130,500.00	131,756.00	830,500.00
Total Budget	**3,325,718.85**	**4,722,177.04**	**3,103,700.54**	**953,910.62**	**4,696,100.00**

Budget Worksheet

Stockbridge
Where Community Connects

Division: 42200 - PUBLIC WORKS

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-42200-511100	REGULAR EMPL. SALARIES	781,432.60	833,516.70	1,015,137.05	300,254.42	1,171,137.00
100-42200-511300	OVERTIME	6,043.45	21,555.68	35,000.00	6,092.82	35,000.00
100-42200-512100	GRP INSRNC MEDICAL/DENTAL	284,395.94	380,268.23	282,863.49	174,925.19	332,863.00
100-42200-512110	GROUP INSURANCE LIFE	2,940.59	3,178.57	8,500.00	1,695.55	13,500.00
100-42200-512111	GROUP INSURANCE VISION	1,424.83	1,672.86	2,000.00	872.92	4,500.00
100-42200-512200	MEDICARE 1.45%	11,263.43	12,219.08	15,400.00	4,362.76	20,400.00
100-42200-512400	PENSION	191,372.80	179,290.44	250,000.00	31,386.12	300,000.00
100-42200-512600	UNEMPLOYMENT INSURANCE	2,112.50	-	11,000.00	-	15,000.00
100-42200-512700	WORKER'S COMPENSATION	30,117.85	31,520.37	62,000.00	12,822.49	62,000.00
100-42200-512851	HRA, DEDUCTIBLE	4,728.38	4,172.90	35,000.00	-	40,000.00
100-42200-521201	PROFESSIONAL	-	-	25,000.00	-	25,000.00
100-42200-521230	ENGINEERING FEES	9,979.18	2,560.00	25,000.00	-	25,000.00
100-42200-522000	ROW LANDSCAPING	193,245.92	209,178.48	200,000.00	52,294.62	400,000.00
100-42200-522150	SURVEILLANCE CAMERAS	-	-	13,500.00	-	13,500.00
100-42200-522210	MAINTENANCE AGREEMENTS	342.98	171.49	500.00	-	5,000.00
100-42200-522220	MAINTENANCE & CLEANING	2,711.20	-	2,700.00	440.75	3,000.00
100-42200-522230	EQUIPMENT REPAIRS	21,179.73	40,379.40	35,000.00	6,499.20	35,000.00
100-42200-522241	LMIG S013642-PRC,3 STRTS	904,087.61	1,826,918.66	287,600.00	19,150.00	288,000.00
100-42200-522242	STREET/TRACK MAIN. & REP.	-	21,290.00	20,000.00	13,623.00	20,000.00
100-42200-522250	AUTO & TRUCK REPAIR	16,474.44	17,305.52	15,000.00	3,770.86	15,000.00
100-42200-522253	DAMAGE TO CITIZEN VEHICLE	201.08	700.00	2,500.00	-	2,500.00
100-42200-522320	RENTAL OF EQUIP & VEHICLE	3,665.41	375.25	5,000.00	-	5,000.00
100-42200-522341	COPIER RENTAL	6.47	1,979.81	5,000.00	1,090.68	5,000.00
100-42200-523245	TELECOMMUNICATIONS	13,236.58	12,924.70	-	4,261.87	5,000.00
100-42200-523310	PUBLIC NOTICES	264.00	394.00	-	90.00	100.00
100-42200-523400	PRINTING & BINDING	-	-	-	73.85	100.00
100-42200-523500	TRAVEL	17.92	2,338.74	3,500.00	1,213.00	3,500.00
100-42200-523600	DUES & FEES	941.90	586.00	1,000.00	51.00	1,000.00
100-42200-523700	EDUCATION & TRAINING	180.00	4,013.00	7,500.00	775.00	7,500.00
100-42200-523850	PERSONNEL SERVICE	6,604.78	60,648.02	10,000.00	13,745.55	100,000.00
100-42200-523851	UTILITY PROTECTION SERV.	-	-	-	-	5,000.00
100-42200-523930	DRUG TESTING, VACCINES	195.00	856.00	1,000.00	-	1,000.00
100-42200-523935	DRIVERS LICENSES	-	-	-	-	-
100-42200-523960	REIMBURSEMENT/REPAIRS	-	-	2,500.00	1,081.46	2,500.00
100-42200-531130	OFFICE SUPPLIES	741.75	1,442.22	1,000.00	278.32	1,000.00
100-42200-531140	SUPPLIES & MATERIALS	9,275.98	14,706.48	11,000.00	1,869.59	15,000.00
100-42200-531142	HAND TOOLS & SMALL EQUIP.	11,766.18	9,487.45	12,000.00	3,489.98	15,000.00
100-42200-531145	MOSQUITO SPRAYING	600.00	625.00	1,500.00	-	1,500.00
100-42200-531211	NTRL GAS,4545 MUNI COURT	8,412.70	9,553.77	8,500.00	2,126.93	9,000.00
100-42200-531222	GA POWER ELECTRICITY	22,035.70	30,444.99	20,000.00	8,121.58	21,000.00
100-42200-531233	STREET LIGHTS, OUTSIDE	445,969.85	465,693.92	450,000.00	127,565.82	750,000.00
100-42200-531270	ENERGY-GASOLINE/DIESEL	36,130.08	57,103.47	45,000.00	13,488.59	45,000.00
100-42200-531700	MISCELLANEOUS EXPENSE	286.69	792.28	2,500.00	174.96	2,500.00
100-42200-531710	CHRISTMAS DECORATIONS	21,201.43	162.79	15,000.00	-	15,000.00
100-42200-531720	SIGNS	11,586.90	11,945.75	10,000.00	5,532.50	10,000.00
100-42200-531740	TIRE EXPENSE	6,491.60	2,448.65	7,500.00	4,624.01	7,500.00
100-42200-531750	UNIFORMS	6,988.70	11,260.98	10,000.00	4,309.23	11,000.00
100-42200-541403	PAVING	-	24,392.52	25,000.00	-	25,000.00
100-42200-541404	SIDEWALKS	-	361,429.00	-	-	300,000.00
100-42200-542200	VEHICLES	140,092.32	-	50,000.00	131,756.00	300,000.00
100-42200-542400	COMPUTER SOFTWARE	3,539.34	3,581.30	5,500.00	-	5,500.00
100-42200-542500	EQUIPMENT	111,433.06	47,092.57	50,000.00	-	200,000.00
Division: 42200 - PUBLIC WORKS Total:		**3,325,718.85**	**4,722,177.04**	**3,103,700.54**	**953,910.62**	**4,696,100.00**

Budget Worksheet

Division: 61900 - CITY EVENTS

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Service	-	1,000.00	-	-	-
52 Purchased/ Contract Services	420.00	12,132.87	28,000.00	785.00	50,000.00
53 Supplies	140,942.29	696,656.75	256,500.00	15,794.25	540,000.00
54 Capital Outlay	-	-	-	-	-
57 Other Costs	-	-	-	-	-
61 Other Financing Uses	-	-	-	-	-
Total Budget	**141,362.29**	**709,789.62**	**284,500.00**	**16,579.25**	**590,000.00**

Budget Worksheet

Division: 61900 - CITY EVENTS

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-61900-512700	WORKER'S COMPENSATION	-	1,000.00	-	-	-
100-61900-523300	ADVERTISING	420.00	11,750.00	25,000.00	785.00	50,000.00
100-61900-523933	LINEN	-	382.87	3,000.00	-	-
100-61900-531701	HOSPITALITY	-	4,095.32	1,500.00	-	1,500.00
100-61900-531705	HOLIDAY FEST/TREE LIGHTING	20,315.19	37,667.40	21,000.00	-	40,000.00
100-61900-531710	CHRISTMAS DECORATIONS	12,610.00	9,675.00	10,000.00	-	10,000.00
100-61900-531720	SIGNS	-	176.13	1,000.00	-	3,000.00
100-61900-531727	MEMORIAL DAY MARCH	2,910.00	4,898.63	4,000.00	-	4,000.00
100-61900-531729	SUMMER EVENTS	10,516.84	114.46	-	-	-
100-61900-531731	PRETTY IN PINK	23,255.33	43,307.02	10,000.00	-	25,000.00
100-61900-531732	CAREER FAIRS	1,115.76	2,035.13	1,500.00	514.25	1,500.00
100-61900-531733	9/11 CEREMONY	2,219.93	1,621.24	1,000.00	-	-
100-61900-531734	BRIDGEFEST	-	212,022.25	100,000.00	-	100,000.00
100-61900-531736	FOOD TRUCKS	27,532.71	40,037.33	20,000.00	2,325.00	40,000.00
100-61900-531737	VETERAN'S DAY PARADE	6,985.00	5,664.45	4,000.00	-	10,000.00
100-61900-531748	AMPHITHEATER EVENT	12,977.27	6,762.21	-	-	-
100-61900-531749	CENTIENTIAL CELEBRATION	-	120,661.08	-	-	-
100-61900-531750	UNIFORMS	-	-	-	-	-
100-61900-531757	BACK TO SCHOOL	11,708.32	22,855.04	10,000.00	-	13,000.00
100-61900-531758	JULY 4TH EVENT	-	135,532.43	50,000.00	12,955.00	140,000.00
100-61900-531759	JUNETEENTH EVENT	8,795.94	15,038.70	12,500.00	-	140,000.00
100-61900-531760	VOLUNTEER GALA	-	9,492.93	10,000.00	-	12,000.00
100-61900-531761	HISPANIFEST	-	25,000.00	-	-	-
Division: 61900 - CITY EVENTS Total:		**141,362.29**	**709,789.62**	**284,500.00**	**16,579.25**	**590,000.00**

Budget Worksheet

Division: 62200 - PARKS

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
52 Purchased/ Contract Services	11,646.26	21,963.51	74,000.00	4,076.58	132,500.00
53 Supplies	173,380.61	164,665.47	68,500.00	44,626.28	48,500.00
54 Capital Outlay	16,126.80	5,481.30	49,500.00	-	-
Total Budget	**201,153.67**	**192,110.28**	**192,000.00**	**48,702.86**	**181,000.00**

Budget Worksheet

Division: 62200 - PARKS

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-62200-522151	SURVEILLANCE CAMERAS-REEVES CREEK TRAIL	-	-	5,500.00	-	5,500.00
100-62200-522152	SURVEILLANCE CAMERAS-MEMORIAL PARK	-	-	-	-	37,500.00
100-62200-522153	SURVEILLANCE CAMERAS-CLARK PARK	-	-	-	-	37,500.00
100-62200-522154	SURVEILLANCE CAMERAS-GARDNER PARK	-	-	-	-	27,500.00
100-62200-522224	FOUNTAIN MAINTENANCE	-	-	25,000.00	-	15,000.00
100-62200-522225	BRIDGE MAINTENANCE	4,728.00	-	25,000.00	-	5,000.00
100-62200-522230	EQUIPMENT REPAIRS	94.66	13,954.73	10,000.00	1,370.29	-
100-62200-522250	AUTO & TRUCK REPAIR	-	-	3,000.00	-	-
100-62200-523220	GEORGIA TECHNOLOGY AUTH.	289.80	289.80	1,000.00	72.45	-
100-62200-523240	AT&T CLUB SERVICE	6,533.80	7,718.98	4,500.00	2,633.84	4,500.00
100-62200-531140	SUPPLIES & MATERIALS	13,044.47	9,465.51	10,000.00	5,466.12	20,000.00
100-62200-531142	HAND TOOLS & SMALL EQUIP.	327.97	113.96	4,000.00	178.52	3,500.00
100-62200-531143	SECURITY UPGRADES	-	-	25,000.00	-	-
100-62200-531222	GA POWER ELECTRICITY	160,008.17	153,961.00	25,000.00	37,856.64	25,000.00
100-62200-531270	ENERGY-GASOLINE/DIESEL	-	-	4,500.00	-	-
100-62200-531700	MISCELLANEOUS EXPENSE	-	1,125.00	-	1,125.00	-
100-62200-541209	IMPROVEMENTS	-	1,900.00	15,000.00	-	-
100-62200-542300	FURNITURE & FIXTURES	7,614.25	-	15,000.00	-	-
100-62200-542400	COMPUTER SOFTWARE	3,539.33	3,581.30	4,500.00	-	-
100-62200-542500	EQUIPMENT	4,973.22	-	15,000.00	-	-
Division: 62200 - PARKS Total:		**201,153.67**	**192,110.28**	**192,000.00**	**48,702.86**	181,000.00

Budget Worksheet

Division: 72000 - PERMITTING DEVELOPMENT

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Service	193,549.19	204,837.56	193,080.25	73,636.38	193,175.39
52 Purchased/ Contract Services	316,704.98	381,895.21	507,388.80	982.30	419,700.00
53 Supplies	2,843.23	2,579.86	2,596.20	622.62	4,700.00
54 Capital Outlay	-	-	-	-	1,000.00
Total Budget	**513,097.40**	**589,312.63**	**703,065.25**	**75,241.30**	**618,575.39**

Budget Worksheet

Division: 72000 - PERMITTING DEVELOPMENT

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-72000-511100	REGULAR EMPL. SALARIES	135,580.45	136,590.97	136,590.87	44,654.70	136,686.01
100-72000-512100	GRP INSRNC MEDICAL/DENTAL	46,416.40	57,128.78	26,939.38	22,647.20	26,939.38
100-72000-512110	GROUP INSURANCE LIFE	488.76	489.00	550.00	211.70	550.00
100-72000-512111	GROUP INSURANCE VISION	249.22	259.76	1,000.00	60.20	1,000.00
100-72000-512200	MEDICARE 1.45%	1,932.21	1,929.46	1,000.00	630.25	1,000.00
100-72000-512400	PENSION	7,895.14	7,458.48	20,000.00	5,021.76	20,000.00
100-72000-512600	UNEMPLOYMENT INSURANCE	-	-	2,000.00	-	2,000.00
100-72000-512700	WORKER'S COMPENSATION	987.01	981.11	2,000.00	410.57	2,000.00
100-72000-512851	HRA DEDUCTIBLE	-	-	3,000.00	-	3,000.00
100-72000-521200	PROFESSIONAL FEES	-	-	-	-	10,000.00
100-72000-521202	CONSULTING SERVICES - BSD	267,734.61	374,366.15	420,000.00	-	346,000.00
100-72000-521203	CONSULTING SERVICES - ENGINEERING	41,636.25	-	75,000.00	-	54,000.00
100-72000-521300	TECHNICAL SERVICES	-	132.00	-	-	-
100-72000-521310	SOFTWARE	-	-	-	-	-
100-72000-522210	MAINTENANCE AGREEMENT	5,748.53	4,219.95	6,300.00	-	5,000.00
100-72000-522250	AUTO & TRUCK REPAIR	280.22	-	863.80	863.80	1,000.00
100-72000-522341	COPIER RENTAL	123.37	63.26	525.00	-	600.00
100-72000-523245	TELECOMMUNICATIONS	-	-	-	-	-
100-72000-523300	ADVERTISEMENT	-	-	500.00	-	-
100-72000-523400	PRINTING & BINDING	-	322.83	750.00	24.26	500.00
100-72000-523500	TRAVEL	932.00	1,442.02	1,200.00	-	1,000.00
100-72000-523600	DUES & FEES	-	-	-	-	500.00
100-72000-523700	EDUCATION & TRAINING	250.00	1,349.00	1,500.00	-	1,000.00
100-72000-523940	POSTAGE	-	-	750.00	94.24	100.00
100-72000-531100	GEN SUPPLIES & MAT	228.05	102.58	136.20	-	500.00
100-72000-531140	SUPPLIES AND MATERIALS	437.96	-	-	-	500.00
100-72000-531211	NTRL GAS,4545 MUNI COURT	-	-	-	-	-
100-72000-531227	GA PWR,4602 MUNICIPAL CRT	-	-	-	-	-
100-72000-531270	ENERGY-GASOLINE/DIESEL	1,563.58	2,477.28	1,260.00	582.70	3,000.00
100-72000-531600	SMALL EQUIPMENT - NON CAPITAL	-	-	500.00	-	-
100-72000-531750	UNIFORMS	613.64	-	700.00	39.92	700.00
100-72000-542300	FURNITURE & FIXTURES	-	-	-	-	1,000.00
Division: 72000 - PERMITTING DEVELOPMENT Total:		**513,097.40**	**589,312.63**	**703,065.25**	**75,241.30**	**618,575.39**

Budget Worksheet

Division: 74100 - PLANNING & ZONING

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Service	284,046.23	489,112.92	559,097.59	167,801.36	557,574.92
52 Purchased/ Contract Services	81,852.76	37,440.72	96,975.00	728.12	50,675.00
53 Supplies	6,086.47	4,390.94	5,770.00	1,061.76	5,950.00
Total Budget	**371,985.46**	**530,944.58**	**661,842.59**	**169,591.24**	**614,199.92**

Budget Worksheet

Division: 74100 - PLANNING & ZONING

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-74100-511100	REGULAR SALARIES	212,967.64	362,262.26	388,049.14	118,902.79	386,526.47
100-74100-512100	GRP INSRNC MEDICAL/DENTAL	39,292.64	70,021.68	67,348.45	28,698.25	67,348.45
100-74100-512110	GROUP INSURANCE LIFE	595.53	886.40	3,300.00	354.69	3,300.00
100-74100-512111	GROUP INSURANCE VISION	219.57	372.57	1,000.00	198.45	1,000.00
100-74100-512200	MEDICARE 1.45%	3,021.11	5,115.69	3,600.00	1,647.50	3,600.00
100-74100-512400	PENSION	23,608.62	44,320.56	61,800.00	15,517.29	61,800.00
100-74100-512600	UNEMPLOYMENT INSURANCE	-	-	12,000.00	-	12,000.00
100-74100-512700	WORKER'S COMPENSATION	2,875.86	5,903.00	12,000.00	2,482.39	12,000.00
100-74100-512851	HRA DEDUCTIBLE	1,465.26	230.76	10,000.00	-	10,000.00
100-74100-521150	ZONING BOARD STIPEND	2,175.00	1,700.00	5,250.00	-	4,100.00
100-74100-521200	PROFESSIONAL FEES	70,000.00	16,760.00	75,000.00	-	15,000.00
100-74100-521300	TECHNICAL SERVICES	-	-	-	-	5,500.00
100-74100-521310	SOFTWARE	-	-	-	-	7,000.00
100-74100-522210	MAINTENANCE AGREEMENTS	3,111.43	57.16	1,500.00	-	-
100-74100-522250	AUTO & TRUCK REPAIR	-	-	-	-	400.00
100-74100-522320	RENTAL OF EQUIP & VEHICLE	-	-	-	-	-
100-74100-522341	COPIER RENTAL	-	781.02	525.00	306.96	1,000.00
100-74100-523245	TELECOMMUNICATIONS	185.07	-	-	-	-
100-74100-523300	ADVERTISEMENT	3,957.00	3,634.00	3,000.00	100.00	4,000.00
100-74100-523400	PRINTING & BINDING	276.45	4,103.34	1,500.00	37.92	4,000.00
100-74100-523500	TRAVEL	-	6,927.16	3,500.00	143.00	4,500.00
100-74100-523501	ZONING ADVISORY BOARD TRAVEL	-	-	1,500.00	-	-
100-74100-523600	DUES & FEES	775.00	236.00	1,300.00	46.00	775.00
100-74100-523700	EDUCATION & TRAINING	-	2,543.93	2,100.00	-	3,500.00
100-74100-523701	ZONING ADVISORY BD ED & TRAINING	950.00	-	1,050.00	-	400.00
100-74100-523940	POSTAGE	422.81	698.11	750.00	94.24	500.00
100-74100-531100	SUPPLIES & MATERIALS	3,252.12	3,732.50	2,500.00	995.29	3,500.00
100-74100-531270	ENERGY-GASOLINE/DIESEL	-	-	1,050.00	-	1,000.00
100-74100-531600	SMALL EQUIPMENT - NON-CAPITAL	2,092.97	-	750.00	-	750.00
100-74100-531701	HOSPITALITY/FOOD/BEVERAGE	283.87	261.66	630.00	-	300.00
100-74100-531702	HISTORIC PRESERVATION COMMITTEE	97.00	-	-	-	-
100-74100-531750	UNIFORMS	360.51	396.78	840.00	66.47	400.00
100-74100-542300	FURNITURE & FIXTURES	-	-	-	-	-
Division: 74100 - PLANNING & ZONING Total:		**371,985.46**	**530,944.58**	**661,842.59**	**169,591.24**	**614,199.92**

Budget Worksheet

Division: 75100 - ECONOMIC DEVELOPMENT

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Service	103,349.18	74,458.91	132,419.69	38,078.32	246,759.07
52 Purchased/ Contract Services	13,220.04	85,970.60	25,100.00	7,352.71	42,000.00
53 Supplies	367.79	-	3,700.00	1,243.28	4,750.00
54 Capital Outlay	-	-	-	-	60,200.00
Total Budget	**116,937.01**	**160,429.51**	**161,219.69**	**46,674.31**	**353,709.07**

Budget Worksheet

Division: 75100 - ECONOMIC DEVELOPMENT

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-75100-511100	REGULAR SALARIES	74,999.98	49,584.30	100,000.00	27,461.53	149,500.00
100-75100-512100	GRP INSRNC MEDICAL/DENTAL	18,083.88	15,561.35	13,469.69	7,119.82	40,409.07
100-75100-512110	GROUP INSURANCE LIFE	237.10	165.97	550.00	79.86	1,650.00
100-75100-512111	GROUP INSURANCE VISION	97.87	69.96	1,000.00	32.58	3,000.00
100-75100-512200	MEDICARE 1.45%	1,073.77	709.50	1,100.00	387.76	3,300.00
100-75100-512400	PENSION	7,869.57	7,386.72	10,300.00	2,586.20	30,900.00
100-75100-512600	UNEMPLOYMENT INSURANCE	-	-	2,000.00	-	6,000.00
100-75100-512700	WORKER'S COMPENSATION	987.01	981.11	2,000.00	410.57	6,000.00
100-75100-512851	HRA DEDUCTIBLE	-	-	2,000.00	-	6,000.00
100-75100-521200	PROFESSIONAL SERVICES	10,240.00	81,100.00	15,000.00	3,058.51	20,000.00
100-75100-522210	MAINTENANCE AGREEMENTS	-	2,232.57	2,500.00	-	2,500.00
100-75100-522341	COPIER RENTAL	-	-	-	-	1,000.00
100-75100-523240	AT&T CLUB SERVICE	-	-	-	-	3,000.00
100-75100-523400	PRINTING & BINDING	-	-	500.00	-	1,000.00
100-75100-523500	TRAVEL	840.04	1,363.03	2,500.00	327.25	5,000.00
100-75100-523600	DUES & FEES	805.00	855.00	1,600.00	1,450.00	2,000.00
100-75100-523700	EDUCATION & TRAINING	1,335.00	420.00	2,500.00	2,516.95	5,000.00
100-75100-523851	INTERN HELP	-	-	-	-	2,000.00
100-75100-523940	POSTAGE	-	-	500.00	-	500.00
100-75100-531110	COMPUTER EXPENSE	-	-	-	510.57	-
100-75100-531140	SUPPLIES & MATERIALS	353.79	-	1,000.00	523.55	1,500.00
100-75100-531227	GA PWR, MAIN STREET	-	-	-	-	-
100-75100-531701	HOSPITALITY/FOOD/BEVERAGE	-	-	2,500.00	-	3,000.00
100-75100-531750	UNIFORMS	14.00	-	200.00	209.16	250.00
100-75100-541496	ED INCENTIVES	-	-	-	-	50,000.00
100-75100-542400	COMPUTER SOFTWARE	-	-	-	-	10,200.00
Division: 75100 - ECONOMIC DEVELOPMENT Total:		**116,937.01**	**160,429.51**	**161,219.69**	**46,674.31**	**353,709.07**

Budget Worksheet

Division: 75500 - Main Street Program

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Service	177,753.83	175,752.50	175,703.89	58,449.73	182,942.89
52 Purchased/ Contract Services	11,107.35	18,409.68	26,900.00	8,810.50	34,825.00
53 Supplies	6,768.23	20,105.88	11,700.00	3,788.89	20,845.00
Total Budget	**195,629.41**	**214,268.06**	**214,303.89**	**71,049.12**	**238,612.89**

Budget Worksheet

Division: 75500 - Main Street Program

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-75500-511100	REGULAR SALARIES	117,724.26	121,990.19	119,844.51	34,038.28	127,083.51
100-75500-512100	GRP INSRNC MEDICAL/DENTAL	46,566.48	41,022.42	26,939.38	16,409.25	26,939.38
100-75500-512110	GROUP INSURANCE LIFE	426.36	426.36	620.00	190.80	620.00
100-75500-512111	GROUP INSURANCE VISION	249.22	189.92	1,000.00	84.95	1,000.00
100-75500-512200	MEDICARE 1.45%	1,580.17	1,658.08	1,500.00	458.36	1,500.00
100-75500-512400	PENSION	10,634.39	9,896.88	20,000.00	5,021.76	20,000.00
100-75500-512600	UNEMPLOYMENT INSURANCE	-	-	600.00	-	600.00
100-75500-512700	WORKER'S COMPENSATION	572.95	568.65	1,200.00	246.33	1,200.00
100-75500-512851	HRA, DEDUCTIBLE	-	-	4,000.00	2,000.00	4,000.00
100-75500-521200	PROFESSIONAL FEES	1,821.07	5,379.00	2,500.00	-	5,000.00
100-75500-522341	COPIER RENTAL	1,294.48	1,721.59	1,500.00	556.80	1,700.00
100-75500-523240	AT&T CLUB SERVICE	-	-	-	1,672.31	3,000.00
100-75500-523245	TELECOMMUNICATIONS	-	800.75	-	-	-
100-75500-523400	PRINTING & BINDING	815.45	1,243.24	2,500.00	-	2,500.00
100-75500-523500	TRAVEL	1,184.00	4,155.50	5,000.00	3,706.83	5,000.00
100-75500-523520	MAIN STREET BOARD TRAVEL	716.00	-	3,500.00	-	3,500.00
100-75500-523600	DUES & FEES	931.25	918.75	1,000.00	448.00	1,300.00
100-75500-523700	EDUCATION & TRAINING	1,548.00	2,194.95	2,000.00	1,620.00	3,050.00
100-75500-523720	MAIN STREET BOARD EDUCATION & TRAINING	772.00	1,255.00	2,700.00	585.00	3,575.00
100-75500-523851	INTERN HELP	-	-	2,000.00	-	2,000.00
100-75500-523940	POSTAGE	325.10	146.90	200.00	23.56	200.00
100-75500-523945	WEB SITE	1,700.00	594.00	4,000.00	198.00	4,000.00
100-75500-531140	SUPPLIES & MATERIALS	1,307.10	1,762.79	1,500.00	1,123.06	2,000.00
100-75500-531227	GA PWR, MAIN STREET	-	-	-	1,645.78	5,000.00
100-75500-531700	PRODUCT DEV GRANT EXPENSES	-	-	2,500.00	-	-
100-75500-531701	HOSPITALITY/FOOD/BEVERAGE	958.40	2,323.62	1,000.00	579.07	3,500.00
100-75500-531707	ENTERTAINMENT	1,310.00	9,848.46	2,000.00	400.00	5,000.00
100-75500-531724	DOWNTOWN BEAUTIFICATION	-	335.00	1,500.00	-	2,000.00
100-75500-531725	PROMOTIONAL SUPPLIES	3,192.73	5,419.78	2,500.00	-	2,500.00
100-75500-531750	Uniforms	-	416.23	700.00	40.98	845.00
Division: 75500 - Main Street Program Total:		**195,629.41**	**214,268.06**	**214,303.89**	**71,049.12**	**238,612.89**

Budget Worksheet

Division: 75700 - GIS/PLANNING

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Service	85,949.36	88,763.04	92,155.12	29,762.79	95,230.55
52 Purchased/ Contract Services	10,019.80	26,102.03	12,530.00	547.47	19,450.00
53 Supplies	1,108.76	4,983.03	907.50	1,442.49	3,200.00
Total Budget	**97,077.92**	**119,848.10**	**105,592.62**	**31,752.75**	**117,880.55**

Budget Worksheet

Division: 75700 - GIS/PLANNING

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-75700-511100	REGULAR EMPLOYEE SALARIES	66,193.67	66,685.31	66,685.43	21,800.98	69,760.86
100-75700-512100	GRP INSUR MEDICAL / DENTAL	11,588.95	14,254.61	13,469.69	5,693.32	13,469.69
100-75700-512110	GROUP INSURANCE LIFE	235.80	448.76	300.00	189.48	300.00
100-75700-512111	GROUP INSURANCE VISION	65.48	67.28	1,000.00	30.10	1,000.00
100-75700-512200	MEDICARE 1.45%	958.84	965.90	1,000.00	315.76	1,000.00
100-75700-512400	PENSION	6,661.37	6,095.88	6,500.00	1,632.08	6,500.00
100-75700-512600	UNEMPLOYMENT INSURANCE	-	-	700.00	-	700.00
100-75700-512700	WORKERS' COMPENSATION	245.25	245.30	500.00	101.07	500.00
100-75700-512851	HRA DEDUCTABLE	-	-	2,000.00	-	2,000.00
100-75700-521200	PROFESSIONAL SERVICES	-	14,448.75	-	-	2,000.00
100-75700-521300	Technical Services	1,733.33	5,146.67	5,200.00	-	5,600.00
100-75700-521310	SOFTWARE	1,733.33	-	-	-	1,500.00
100-75700-522210	MAINTENANCE AGREEMENTS	4,644.21	3,827.92	4,000.00	-	4,000.00
100-75700-522341	COPIER RENTAL	1,912.92	1,767.00	1,700.00	536.48	1,700.00
100-75700-523400	PRINTING & BINDING	(3.99)	561.69	-	10.99	2,000.00
100-75700-523500	TRAVEL	-	-	500.00	-	1,200.00
100-75700-523600	DUES & FEES	-	-	630.00	-	250.00
100-75700-523700	EDUCATION & TRAINING	-	350.00	500.00	-	1,200.00
100-75700-531140	SUPPLIES & MATERIALS	1,033.50	4,983.03	750.00	1,422.00	3,000.00
100-75700-531750	UNIFORMS	75.26	-	157.50	20.49	200.00
Division: 75700 - GIS/PLANNING Total:		**97,077.92**	**119,848.10**	**105,592.62**	**31,752.75**	**117,880.55**

Budget Worksheet

Division: 90000 - OTHER FINANCING USES

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
61 Other Financing Sources	5,374,899.04	1,217,461.91	4,252,159.76	1,023,624.00	4,248,568.76
Total Budget	**5,374,899.04**	**1,217,461.91**	**4,252,159.76**	**1,023,624.00**	**4,248,568.76**

Budget Worksheet

Stockbridge
Where Community Connects

Division: 90000 - OTHER FINANCING USES

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
100-90000-611000	OPERATING TRANSFERS OUT	3,122,466.13	-	-	-	-
100-90000-611200	TRANSFER GF AND MMCC	542,633.43	-	-	-	-
100-90000-611276	TRANSFER GF AND CEMETERY	3,187.23	10,775.89	10,000.00	-	10,000.00
100-90000-611300	TRANSFER GF AND SDDA	42,502.46	-	90,000.00	-	90,000.00
100-90000-611650	TRANSFER TO/FROM URA	-	1,205,212.87	1,208,355.50	1,023,624.00	1,204,764.50
100-90000-612000	TRANSFER TO URA	1,205,336.63	-	-	-	-
100-90000-612020	TRANSFER TO/FROM PFA FUND	458,723.16	-	2,943,804.26	-	2,943,804.26
100-90000-612030	TRANSFER TO/FROM SPLOST V	50.00	-	-	-	-
100-90000-612035	TRANSFER GF TO CITYWIDE DEVELOPMENT AUTH	-	1,473.15	-	-	-
Division: 90000 - OTHER FINANCING USES Total:		**5,374,899.04**	**1,217,461.91**	**4,252,159.76**	**1,023,624.00**	**4,248,568.76**

Budget Worksheet

Fund: 275 - HOTEL/MOTEL TAX

Division: 15100 - FINANCIAL ADMINISTRATION

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
52 Purchased/ Contract Services	-	-	3,625.00	-	2,800.00
53 Supplies	72,895.34	214,716.72	151,375.00	5,800.00	167,200.00
54 Capital Outlay	15,000.00	20,100.00	25,000.00	1,905.74	10,000.00
57 Other Costs	239,233.05	210,455.84	195,000.00	65,827.62	195,000.00
Total Budget	**327,128.39**	**445,272.56**	**375,000.00**	**73,533.36**	**375,000.00**

Budget Worksheet

Fund: 275 - HOTEL/MOTEL TAX
Expense
Division: 15100 - FINANCIAL ADMINISTRATION

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
275-15100-523310	PUBLIC NOTICES	-	-	825.00	-	800.00
275-15100-523600	DUES & FEES	-	-	2,800.00	-	2,000.00
275-15100-531709	CITY REBRANDING INITIATIVE	-	-	500.00	-	-
275-15100-531713	PROMOTIONAL SUPPLIES - MAIN STREET	-	3,014.75	7,000.00	-	7,000.00
275-15100-531714	PROMOTIONAL SUPPLIES - ECO DELVP	-	1,938.78	3,000.00	-	3,000.00
275-15100-531717	PROMOTIONAL SUPPLIES - MERLE	-	-	5,000.00	-	5,000.00
275-15100-531718	ADVERTISEMENT - MERLE	-	-	20,000.00	-	20,000.00
275-15100-531719	ADVERTISEMENT - TED	-	-	5,000.00	-	5,000.00
275-15100-531720	CITY QUARTERLY NEWSLETTER	21,020.92	2,000.00	25,000.00	-	20,000.00
275-15100-531730	TOURISM	51,874.42	207,763.19	85,875.00	5,800.00	107,200.00
275-15100-542500	OTHER - WAYFINDING SIGNAGE	15,000.00	20,100.00	25,000.00	1,905.74	10,000.00
275-15100-572000	H.C. CHAMBER 2% / 3.5% 8/1/2015	239,233.05	210,455.84	195,000.00	65,827.62	195,000.00
HOTEL/MOTEL TAX Total:		**327,128.39**	**445,272.56**	**375,000.00**	**73,533.36**	**375,000.00**

Budget Worksheet

Fund: 350 - URA

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
58 Debt Service	1,205,336.63	1,205,212.87	1,208,358.50	1,023,624.00	1,204,764.50
Total Budget	**1,205,336.63**	**1,205,212.87**	**1,208,358.50**	**1,023,624.00**	**1,204,764.50**

Budget Worksheet

Fund 350 - URBAN REDEVELOPMENT AGENCY
Expense
Division: 80000 - DEBT SERVICES

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
350-80000-581300	PRINCIPAL-OTHER DEBT	745,000.00	780,000.00	1,023,624.00	820,000.00	1,039,731.50
350-80000-582300	INTEREST-OTHER DEBT	460,336.63	425,212.87	184,734.50	203,624.00	165,033.00
Division: 80000 - DEBT SERVICES Total:		**1,205,336.63**	**1,205,212.87**	**1,208,358.50**	**1,023,624.00**	**1,204,764.50**

Budget Worksheet

Fund: 355 - DOWNTOWN DEVELOPMENT AUTHORITY

Division: 15100 - FINANCIAL ADMINISTRATION

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
52 Purchased/ Contract Services	2,552.57	3,243.93	23,000.00	168.00	23,000.00
53 Supplies	6,567.67	1,043.56	7,000.00	213.90	7,000.00
54 Capital Outlay	-	-	15,000.00	-	15,000.00
Total Budget	**9,120.24**	**4,287.49**	**45,000.00**	**381.90**	**45,000.00**

Budget Worksheet

Fund: 355 - DOWNTOWN DEVELOPMENT AUTHORITY
Expense
Division: 15100 - FINANCIAL ADMINISTRATION

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
355-15100-521201	PROFESSIONAL FEES	732.57	-	1,500.00	-	1,300.00
355-15100-521220	LEGAL	-	-	11,000.00	-	11,000.00
355-15100-523110	LIABILITY INSURANCE	1,696.00	-	2,000.00	-	2,000.00
355-15100-523310	PUBLIC NOTICES	-	-	-	168.00	200.00
355-15100-523400	PRINTING & BINDING	-	-	3,000.00	-	3,000.00
355-15100-523500	TRAVEL	-	1,918.93	2,000.00	-	2,000.00
355-15100-523600	DUES AND FEES	-	20.00	500.00	-	500.00
355-15100-523700	EDUCATION AND TRAINING	124.00	1,305.00	3,000.00	-	3,000.00
355-15100-531130	OFFICE SUPPLIES	-	100.32	2,500.00	-	2,500.00
355-15100-531140	SUPPLIES & MATERIALS	(387.34)	-	1,000.00	24.00	1,000.00
355-15100-531700	MISCELLANEOUS EXPENSE	6,955.01	280.00	500.00	189.90	500.00
355-15100-531703	HOSPITALITY	-	663.24	3,000.00	-	3,000.00
355-15100-541101	FACADE GRANT	-	-	15,000.00	-	15,000.00
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**9,120.24**	**4,287.49**	**45,000.00**	**381.90**	**45,000.00**

Budget Worksheet

Fund: 357 - CITYWIDE DEVELOPMENT AUTHORITY

Division: 15100 - FINANCIAL ADMINISTRATION

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
52 Purchased/ Contract Services	-	1,317.15	23,000.00	241.56	23,000.00
53 Supplies	-	156.00	7,000.00	24.00	7,000.00
54 Capital Outlay	-	-	15,000.00	-	15,000.00
61 Other Financing Sources	-	(1,473.15)	-	-	-
Total Budget	**-**	**-**	**45,000.00**	**265.56**	**45,000.00**

Budget Worksheet

Fund: 357 - CITYWIDE DEVELOPMENT AUTHORITY
Expense
Division: 15100 - FINANCIAL ADMINISTRATION

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
357-15100-521201	PROFESSIONAL FEES	-	-	1,500.00	-	1,000.00
357-15100-521220	LEGAL	-	-	10,000.00	-	10,000.00
357-15100-523110	LIABILITY INSURANCE	-	-	2,000.00	-	2,000.00
357-15100-523310	PUBLIC NOTICES	-	-	1,000.00	-	1,000.00
357-15100-523400	PRINTING & BINDING	-	-	3,000.00	-	3,000.00
357-15100-523500	TRAVEL	-	-	2,000.00	-	2,000.00
357-15100-523600	DUES AND FEES	-	-	500.00	241.56	500.00
357-15100-523700	EDUCATION AND TRAINING	-	1,250.00	3,000.00	-	3,000.00
357-15100-523940	POSTAGE	-	67.15	-	-	500.00
357-15100-531130	OFFICE SUPPLIES	-	156.00	2,500.00	-	2,500.00
357-15100-531140	SUPPLIES & MATERIALS	-	-	1,000.00	24.00	1,000.00
357-15100-531700	MISCELLANEOUS EXPENSE	-	-	500.00	-	500.00
357-15100-531703	HOSPITALITY	-	-	3,000.00	-	3,000.00
357-15100-541101	FACADE GRANT	-	-	15,000.00	-	15,000.00
357-90000-611275	TRANSFER TO/FROM GF	-	(1,473.15)	-	-	-
Division: 15100 - FINANCIAL ADMINISTRATION Total:		**-**	**-**	**45,000.00**	**265.56**	**45,000.00**

Budget Worksheet

Fund 360 - PUBLIC FACILITIES AUTHORITY

Division: 80000 - DEBT SERVICES

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
52 Purchased/ Contract Services	-	-	-	0.15	-
58 Debt Service	720,136.53	3,202,608.51	2,943,804.26	1,436,247.32	2,946,323.50
54 Capital Outlay	-	2,873,360.13	-	-	-
61 Other Financing Sources	6,803,999.54	-	-	-	-
Total Budget	**7,524,136.07**	**6,075,968.64**	**2,943,804.26**	**1,436,247.47**	**2,946,323.50**

Budget Worksheet

Fund 360 - PUBLIC FACILITIES AUTHORITY
Expense
Division: 80000 - DEBT SERVICES

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
360-15100-523901	BANK CHARGES	-	-	-	0.15	
360-15100-582100	INTEREST-BONDS	184,038.57	-	-	-	
360-15100-584000	BOND ISSUANCE COST	536,097.96	-	-	-	
360-32100-541492	POLICE BUILDING CONSTRUCTION	-	2,873,360.13	-	-	
360-80000-581300	PRINCIPAL-OTHER DEBT	-	2,685,000.00	-	1,195,000.00	2,720,000.00
360-80000-582300	INTEREST-OTHER DEBT	-	517,608.51	2,943,804.26	241,247.32	226,323.50
360-90000-612015	TRANSFER PFA TO CITYWIDE PROJECTS	6,854,319.18	-	-	-	
360-90000-612020	TRANSFER PFA TO/FROM GF	(50,319.64)	-	-	-	
PUBLIC FACILITIES AUTHORITY PROJECT FUND Total:		**7,524,136.07**	**6,075,968.64**	**2,943,804.26**	**1,436,247.47**	**2,946,323.50**

Budget Worksheet

Fund: 495 - CEMETERY FUND

Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
52 Purchased/ Contract Services	1,199.87	2,948.84	3,000.00	-	3,000.00
53 Supplies	1,987.36	261.22	2,000.00	395.00	2,000.00
54 Capital Outlay	-	7,000.00	5,000.00	-	5,000.00
61 Other Financing Sources	(3,187.23)	(10,775.89)	-	-	-
Total Budget	**-**	**(565.83)**	**10,000.00**	**395.00**	**10,000.00**

Budget Worksheet

Fund: 495 - CEMETERY FUND
Expense
Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
495-15100-522220	MAINTENANCE & CLEANING	-	-	-	-	
495-15650-522220	MAINTENANCE & CLEANING	1,199.87	2,948.84	3,000.00	-	3,000.00
495-15650-531600	SMALL EQUIPMENT - NON-CAPITAL	1,987.36	261.22	2,000.00	-	1,600.00
495-15650-531700	MISC EXPENSE	-	-	-	395.00	400.00
495-15650-541200	SITE IMPROVEMENTS	-	7,000.00	5,000.00	-	5,000.00
495-90000-611275	TRANSFER FROM G/F	(3,187.23)	(10,775.89)	-	-	
Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY Total:		**-**	**(565.83)**	**10,000.00**	**395.00**	**10,000.00**

Budget Worksheet

Division: 43300 - SEWER

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Services and Employee Benefits	1,447,314.76	766,187.91	967,345.51	275,920.86	967,345.51
52 Purchased/Contracted Services	360,307.06	411,931.13	477,300.00	109,213.38	442,800.00
53 Supplies	155,102.58	366,003.50	296,000.00	74,308.05	444,500.00
54 Capital Outlays	(107,413.46)	25,187.19	162,000.00	334,305.00	200,500.00
56 Depreciation and Amortization	-	-	-	-	-
57 Other Costs	16,667.89	66,231.93	18,000.00	(445.70)	30,000.00
Total Budget	**1,871,978.83**	**1,635,541.66**	**1,920,645.51**	**793,301.59**	**2,085,145.51**

Budget Worksheet

Stockbridge
Where Community Connects

Expense
Division: 43300 - SEWER

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
505-43300-511100	REGULAR EMPL. SALARIES	521,476.93	508,159.75	528,645.51	148,580.42	528,645.51
505-43300-511300	OVERTIME	33,497.58	48,073.89	50,000.00	15,942.87	50,000.00
505-43300-512100	GRP INSRNC MEDICAL/DENTAL	226,362.80	241,543.57	266,000.00	84,640.65	266,000.00
505-43300-512110	GROUP INSURANCE LIFE	1,902.06	1,613.40	3,000.00	620.95	3,000.00
505-43300-512111	GROUP INSURANCE VISION	1,135.93	1,077.67	1,000.00	422.20	1,000.00
505-43300-512200	MEDICARE 1.45%	8,186.54	7,729.26	8,000.00	2,319.13	8,000.00
505-43300-512401	RETIREMENT CONTRIBUTIONS	633,554.49	(63,784.01)	72,500.00	18,203.96	72,500.00
505-43300-512600	UNEMPLOYEMENT INSURANCE	-	-	4,000.00	-	4,000.00
505-43300-512700	WORKER'S COMPENSATION	17,296.11	18,226.22	25,000.00	5,166.89	25,000.00
505-43300-512850	HRA REIMBURSEMENT	3,902.32	3,548.16	9,200.00	23.79	9,200.00
505-43300-521201	PROFESSIONAL	10,737.05	9,289.20	15,000.00	3,487.50	15,000.00
505-43300-521222	IT Services for Sewer	-	-	10,000.00	-	10,000.00
505-43300-521230	ENGINEERING FEES	7,961.50	21,470.00	30,000.00	2,142.50	15,000.00
505-43300-521341	TESTING - ANALYTICAL COST	9,662.55	6,535.75	15,000.00	1,324.50	20,000.00
505-43300-522150	SURVEILLANCE CAMERAS	2,587.97	855.80	15,000.00	-	15,000.00
505-43300-522200	REPAIRS & MAINTENANCE	11,084.01	6,917.00	15,000.00	690.00	15,000.00
505-43300-522210	MAINTENANCE AGREEMENTS	6,739.20	2,845.32	25,000.00	1,112.54	25,000.00
505-43300-522211	DISPOSAL	-	-	1,000.00	-	3,000.00
505-43300-522220	MAINTENANCE & CLEANING	270.00	45.00	4,000.00	-	4,000.00
505-43300-522229	EQUIPMENT REPAIRS - PLANT	21,994.42	42,728.76	35,000.00	6,539.04	35,000.00
505-43300-522231	EQPMNT REPAIR PUMP STATIO	89,837.44	75,431.00	55,000.00	15,958.47	50,000.00
505-43300-522232	REPAIR, WWTP PLANT	14,226.77	8,415.89	55,000.00	27,333.68	35,000.00
505-43300-522233	PUMP STATION REPAIR(BLDG)	3,407.95	301.00	2,500.00	-	2,500.00
505-43300-522234	PUMP STATION ROADS REPAIR	-	-	2,500.00	-	2,500.00
505-43300-522235	VACCUM CLEAN SEWER LINES	16,252.00	9,320.00	35,000.00	5,197.00	35,000.00
505-43300-522240	STREET REPAIRS/MAINTENANC	77,050.00	138,425.31	25,000.00	-	15,000.00
505-43300-522250	AUTO & TRUCK REPAIR	10,514.23	6,937.32	15,000.00	12,370.05	15,000.00
505-43300-522255	DAMAGE TO PROPERTY	-	-	5,000.00	-	5,000.00
505-43300-522320	RENTAL OF EQUIP & VEHICLE	438.92	465.80	3,500.00	-	3,500.00
505-43300-522341	COPIER RENTAL	-	-	-	257.32	-
505-43300-523231	CELL PHONES	-	54.95	1,500.00	-	1,500.00
505-43300-523240	AT&T CLUB SERVICE	12,553.12	9,783.89	15,000.00	2,537.78	15,000.00
505-43300-523245	CBEYOND COMMUNICATIONS	6,330.26	6,180.09	6,800.00	2,038.58	6,800.00
505-43300-523310	PUBLIC NOTICES	830.00	340.00	3,000.00	90.00	3,500.00
505-43300-523400	PRINTING & BINDING	4,088.99	3,922.16	5,500.00	1,270.18	5,000.00
505-43300-523500	TRAVEL	2,354.82	4,091.91	5,500.00	1,015.00	5,500.00
505-43300-523600	DUES & FEES	2,511.80	1,307.80	3,500.00	122.40	3,500.00
505-43300-523700	EDUCATION & TRAINING	2,326.00	3,639.50	2,500.00	620.07	8,500.00
505-43300-523849	CONTRACT LABOR	-	-	7,500.00	-	5,000.00
505-43300-523902	MERCHANT FEES CREDIT CARD	12,742.42	14,015.48	13,500.00	5,800.64	13,500.00
505-43300-523905	COLL. FEE HENRY COUNTY	8,314.49	8,066.56	10,000.00	2,043.37	10,000.00
505-43300-523930	DRUG TESTING, VACCINES	-	240.00	1,500.00	-	1,500.00
505-43300-523940	POSTAGE	7,095.11	7,175.22	8,000.00	2,489.85	8,000.00
505-43300-523990	LANDFILL FEES	18,396.04	23,130.42	30,000.00	14,772.91	35,000.00
505-43300-531110	COMPUTER EXPENSE	4,527.11	9,978.12	7,500.00	167.47	7,500.00
505-43300-531130	OFFICE SUPPLIES	1,738.80	961.10	2,500.00	(6.21)	2,500.00
505-43300-531140	SUPPLIES & MATERIALS	(152,945.56)	18,099.85	25,000.00	3,034.96	25,000.00
505-43300-531142	HAND TOOLS & SMALL EQUIP.	2,863.17	10,514.98	10,000.00	223.15	10,000.00
505-43300-531214	ENERGY - NATURAL GAS	1,937.75	1,870.87	2,000.00	20.92	2,000.00
505-43300-531221	SNAPPING SHOALS EMC	3,295.49	3,682.38	6,000.00	1,345.17	6,000.00

505-43300-531223	GA POWER LIFT STATIONS	40,971.37	42,781.66	45,000.00	10,464.63	45,000.00
505-43300-531229	GA POWER - WWTP	154,325.27	154,381.90	28,500.00	39,203.71	165,000.00
505-43300-531240	ENERGY-BOTTLED GAS	-	-	5,000.00	-	-
505-43300-531270	ENERGY-GASOLINE/DIESEL	22,225.87	28,209.67	-	5,696.00	25,000.00
505-43300-531510	PUMP STATION WATER PURCHASES	23.21	-	-	-	-
505-43300-531700	MISC EXPENSE	121.56	3,169.64	50,000.00	190.83	40,000.00
505-43300-531703	LAB SUPPLIES/OTHER	12,002.43	13,684.82	20,000.00	7,132.85	25,000.00
505-43300-531706	CHEMICALS	56,799.61	67,459.03	80,000.00	4,994.14	75,000.00
505-43300-531720	SIGNS	990.00	-	2,000.00	-	3,000.00
505-43300-531740	TIRE EXPENSE	2,254.43	5,624.35	5,000.00	408.19	5,000.00
505-43300-531750	UNIFORMS	3,972.07	5,585.13	7,500.00	1,432.24	8,500.00
505-43300-541462	S2180730 WWTP FCLTY IMP	-	80.00	25,000.00	267,757.50	25,000.00
505-43300-542200	VEHICLES	(134,284.26)	-	-	-	38,500.00
505-43300-542400	COMPUTER SOFTWARE	7,294.61	8,107.19	8,500.00	654.00	8,500.00
505-43300-542500	EQUIPMENT	2,219.99	-	100,000.00	65,893.50	100,000.00
505-43300-542517	WATERSHED MONITORING I&II	17,356.20	17,000.00	28,500.00	-	28,500.00
505-43300-573105	CONSENT ORDER - FINE	-	21,470.00	3,000.00	-	15,000.00
505-43300-573110	BAD DEBT EXP. W/S	16,667.89	44,761.93	15,000.00	(445.70)	15,000.00
Division: 43300 - SEWER Total:		**1,871,978.83**	**1,635,541.66**	**1,920,645.51**	**793,301.59**	**2,085,145.51**

Budget Worksheet

Division: 44200 - Water

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Services and Employee Benefits	55,237.21	550,800.91	730,787.19	208,018.63	783,716.50
52 Purchased/Contracted Services	302,605.33	238,295.92	392,300.00	32,503.29	369,800.00
53 Supplies	937,445.94	1,062,768.84	876,500.00	349,424.78	934,000.00
54 Capital Outlays	141,540.64	5,640.00	30,500.00	65,893.50	30,500.00
56 Depreciation and Amortization	808,313.56	814,893.24	100,000.00	-	100,000.00
57 Other Costs	219,450.00	-	-	-	100,000.00
61 Other Financing Uses	-	61,259.80	60,000.00	-	62,000.00
Total Budget	**2,464,592.68**	**2,672,398.91**	**2,130,087.19**	**655,840.20**	**2,318,016.50**

Budget Worksheet

Division: 44200 - WATER

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
505-44200-511100	REGULAR EMPL. SALARIES	378,836.85	361,061.32	376,787.19	103,954.28	429,716.50
505-44200-511300	OVERTIME	23,630.55	39,582.22	35,000.00	15,823.58	35,000.00
505-44200-512100	GRP INSRNC MEDICAL/DENTAL	170,016.11	212,394.06	230,000.00	69,025.60	230,000.00
505-44200-512110	GROUP INSURANCE LIFE	1,339.05	1,266.42	2,000.00	502.40	2,000.00
505-44200-512111	GROUP INSURANCE VISION	906.21	917.97	1,000.00	331.80	1,000.00
505-44200-512200	MEDICARE 1.45%	5,411.59	5,655.72	5,000.00	1,689.22	5,000.00
505-44200-512401	RETIREMENT CONTRIBUTIONS	(534,797.48)	(79,920.17)	50,000.00	12,554.44	50,000.00
505-44200-512600	UNEMPLOYEMENT INSURANCE	-	-	4,000.00	-	4,000.00
505-44200-512700	WORKER'S COMPENSATION	9,894.33	9,843.37	20,000.00	4,137.31	20,000.00
505-44200-512850	HRA REIMBURSEMENT	-	-	7,000.00	-	7,000.00
505-44200-521201	PROFESSIONAL	-	-	2,000.00	-	2,000.00
505-44200-521222	IT Services for Water	-	-	15,000.00	-	15,000.00
505-44200-521230	ENGINEERING FEES	37,512.00	22,538.00	35,000.00	500.00	25,000.00
505-44200-521305	WATER TEST	7,685.00	7,760.00	13,500.00	-	15,000.00
505-44200-522210	MAINTENANCE AGREEMENTS	117,870.00	112,657.91	155,000.00	7,400.60	155,000.00
505-44200-522220	MAINTENANCE & CLEANING	3,249.16	1,641.00	10,000.00	1,733.00	1,000.00
505-44200-522231	EQPMNT REPAIR PUMP STATIO	14,650.72	19,536.90	20,000.00	4,455.02	15,000.00
505-44200-522240	STREET REPAIRS/MAINTENANC	12,099.90	-	10,000.00	-	10,000.00
505-44200-522250	AUTO & TRUCK REPAIR	4,114.01	12,799.56	8,500.00	5,453.56	8,500.00
505-44200-522255	DAMAGE TO PROPERTY	-	-	1,500.00	-	1,500.00
505-44200-522320	RENTAL OF EQUIP & VEHICLE	369.92	-	5,000.00	-	5,000.00
505-44200-523110	LIABILITY INSURANCE	67,063.78	17,156.93	65,000.00	-	65,000.00
505-44200-523231	CELL PHONES	114.90	38.63	-	-	-
505-44200-523245	CBEYOND COMMUNICATIONS	6,330.26	6,180.12	8,000.00	2,038.57	8,000.00
505-44200-523250	USA MOBILITY 770 201 0149	4,888.09	2,707.08	2,500.00	895.06	2,500.00
505-44200-523310	PUBLIC NOTICES	1,162.00	1,188.00	2,000.00	-	2,000.00
505-44200-523400	PRINTING & BINDING	4,088.98	3,922.13	2,000.00	1,270.18	2,000.00
505-44200-523500	TRAVEL	1,733.00	3,616.16	1,800.00	303.00	1,800.00
505-44200-523600	DUES & FEES	891.40	122.40	1,500.00	118.80	1,500.00
505-44200-523700	EDUCATION & TRAINING	1,015.00	5,200.21	10,000.00	-	10,000.00
505-44200-523840	COLLECTION AGENCY SRVICES	171.96	40.14	1,000.00	-	1,000.00
505-44200-523849	CONTRACT LABOR	-	-	13,500.00	-	-
505-44200-523902	MERCHANT FEES CREDIT CARD	10,240.79	14,015.49	-	5,800.65	13,500.00
505-44200-523930	DRUG TESTING, VACCINES	275.00	-	1,000.00	45.00	1,000.00
505-44200-523940	POSTAGE	7,079.46	7,175.26	8,500.00	2,489.85	8,500.00
505-44200-531110	COMPUTER EXPENSE	610.33	13,966.28	10,000.00	186.07	10,000.00
505-44200-531130	OFFICE SUPPLIES	2,151.67	864.96	2,000.00	97.76	2,000.00
505-44200-531140	SUPPLIES & MATERIALS	38,674.97	41,484.88	50,000.00	17,395.98	50,000.00
505-44200-531142	HAND TOOLS & SMALL EQUIP.	7,313.40	15,296.19	25,000.00	9,968.27	15,000.00
505-44200-531221	SNAPPING SHOALS EMC	34,136.42	37,494.82	30,000.00	10,670.39	30,000.00
505-44200-531229	GA POWER - WTP	2,834.47	2,798.38	5,500.00	624.94	5,500.00
505-44200-531270	ENERGY-GASOLINE/DIESEL	16,295.92	21,567.97	20,000.00	4,246.12	20,000.00
505-44200-531510	INV PCH FOR RSALE-WATER	821,790.31	917,584.02	710,000.00	302,100.35	775,000.00
505-44200-531703	LAB SUPPLIES/OTHER	2,494.83	1,224.06	5,500.00	1,008.62	5,500.00
505-44200-531706	CHEMICALS	4,495.65	5,723.50	10,000.00	1,000.25	12,500.00
505-44200-531740	TIRE EXPENSE	2,763.74	231.99	2,500.00	942.24	2,500.00
505-44200-531750	UNIFORMS	3,884.23	4,531.79	6,000.00	1,183.79	6,000.00
505-44200-542200	VEHICLES	134,284.26	-	-	-	-
505-44200-542401	COMPUTERS	5,036.38	-	5,500.00	-	5,500.00
505-44200-542500	EQUIPMENT	2,220.00	5,640.00	25,000.00	65,893.50	25,000.00
505-44200-561000	DEPRECIATION	808,313.56	814,893.24	100,000.00	-	100,000.00

505-44200-572300 H.C. WATER AUTH WATER IMPACT FEE	219,450.00	-	-	-	100,000.00
Division: 44200 - WATER Total:	**2,464,592.68**	**2,672,398.91**	**2,130,087.19**	**655,840.20**	**2,318,016.50**

Division: 90000 - OTHER FINANCING USES

505-90000-611103 TRANSFER TO GEN.FUND	-	61,259.80	60,000.00	-	62,000.00
Division: 90000 - OTHER FINANCING USES Total:	**-**	**61,259.80**	**60,000.00**	**-**	62,000.00

WATER Total: **2,380,016.50**

Budget Worksheet

Water & Sewer

Division: 80000 - DEBT SERVICES

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
58 Debt Services	33,760.07	30,916.78	127,240.20	9,658.87	127,240.20
Total Budget	**33,760.07**	**30,916.78**	**127,240.20**	**9,658.87**	**127,240.20**

Budget Worksheet

Water & Sewer
Expense
Division: 80000 - DEBT SERVICES

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
505-80000-581300	PRINCIPAL-OTHER DEBT	-	-	99,253.20	-	102,272.06
505-80000-582300	INTEREST-OTHER DEBT	33,760.07	30,916.78	27,987.00	9,658.87	24,968.14
Division: 80000 - DEBT SERVICES Total:		**33,760.07**	**30,916.78**	**127,240.20**	**9,658.87**	**127,240.20**

Budget Worksheet

Division: 42500 - STORMWATER

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Services and Employee Benefits	457,015.88	182,657.66	442,517.79	93,898.07	447,308.15
52 Purchased/Contracted Services	46,836.62	63,534.22	59,000.00	16,050.16	129,500.00
53 Supplies	20,792.22	33,266.78	41,500.00	3,203.70	45,982.00
54 Capital Outlays	25,589.33	3,581.30	370,500.00	160,645.00	465,500.00
56 Depreciation and Amortization	78,494.49	110,952.60	65,000.00	-	65,000.00
57 Other Costs	-	-	-	-	-
61 Other Financing Uses	-	60,000.00	60,000.00	-	60,000.00
Total Budget	**628,728.54**	**453,992.56**	**1,038,517.79**	**273,796.93**	**1,213,290.15**

Budget Worksheet

Stockbridge
Where Community Connects

Expense
Division: 42500 - STORMWATER

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
510-42500-511100	REGULAR EMPL. SALARIES	234,927.64	175,845.61	239,517.79	47,165.86	244,308.15
510-42500-511300	OVERTIME	1,106.43	489.41	4,000.00	-	4,000.00
510-42500-512100	GRP INSRNC MEDICAL/DENTAL	67,471.43	66,276.93	83,000.00	23,758.90	83,000.00
510-42500-512110	GROUP INSURANCE LIFE	853.44	660.24	2,000.00	238.95	2,000.00
510-42500-512111	GROUP INSURANCE VISION	398.57	365.72	1,000.00	162.90	1,000.00
510-42500-512200	MEDICARE 1.45%	3,411.53	2,562.68	6,000.00	666.92	6,000.00
510-42500-512400	PENSION	135,581.65	(76,836.57)	65,000.00	16,320.76	65,000.00
510-42500-512600	UNEMPLOYMENT INSURANCE	-	-	5,000.00	-	5,000.00
510-42500-512700	WORKER'S COMPENSATION	13,265.19	13,293.64	27,000.00	5,583.78	27,000.00
510-42500-512850	HRA REIMBURSEMENT	-	-	10,000.00	-	10,000.00
510-42500-521201	PROFESSIONAL FEES	-	18,670.00	2,500.00	2,817.50	6,000.00
510-42500-521222	IT Services for Stormwater	-	-	500.00	-	5,500.00
510-42500-521230	ENGINEERING FEES	19,900.50	8,832.00	-	8,135.00	25,000.00
510-42500-522210	MAINTENANCE AGREEMENTS	114.32	57.16	-	-	7,000.00
510-42500-522220	STREET SWEEPING	-	-	-	-	-
510-42500-522230	EQUIPMENT REPAIRS	934.92	12,698.61	-	-	5,500.00
510-42500-522240	STREET REPAIRS/MAINTENANC	-	5,825.00	-	-	5,500.00
510-42500-522250	AUTO & TRUCK REPAIR	11,203.97	5,154.96	-	3,095.14	7,500.00
510-42500-523110	LIABILITY INSURANCE	2,395.11	612.74	-	-	2,500.00
510-42500-523231	CELL PHONES	-	-	-	-	-
510-42500-523304	PERMITS/ANNUAL REPORT	-	-	20,000.00	-	20,000.00
510-42500-523310	PUBLIC NOTICES	14.00	-	3,500.00	-	3,500.00
510-42500-523400	PRINTING & BINDING	-	-	5,000.00	-	5,000.00
510-42500-523500	TRAVEL	-	-	4,500.00	-	4,500.00
510-42500-523600	DUES & FEES	118.80	118.80	1,000.00	118.80	1,000.00
510-42500-523700	EDUCATION & TRAINING	294.00	1,249.00	6,500.00	-	7,000.00
510-42500-523852	NOI IMPLEMENTATION	-	-	3,500.00	-	4,000.00
510-42500-523901	BANK CHARGES	-	-	500.00	-	500.00
510-42500-523902	CREDIT CARD EXPENSES	5,406.22	4,287.07	3,500.00	525.52	4,000.00
510-42500-523930	DRUG TESTING, VACCINES	-	-	500.00	-	500.00
510-42500-523990	LANDFILL FEES	6,454.78	6,028.88	7,500.00	1,358.20	15,000.00
510-42500-531110	COMPUTER EXPENSE	-	2,107.18	5,500.00	-	5,500.00
510-42500-531130	OFFICE SUPPLIES	812.09	292.48	1,000.00	-	1,000.00
510-42500-531140	SUPPLIES & MATERIALS	2,278.91	9,759.90	8,500.00	162.08	10,000.00
510-42500-531142	HAND TOOLS & SMALL EQUIP.	323.20	610.81	500.00	-	2,982.00
510-42500-531270	ENERGY-GASOLINE/DIESEL	12,219.03	13,435.34	15,000.00	2,479.45	15,000.00
510-42500-531700	MISCELLANEOUS EXPENSE	140.24	2,087.53	2,500.00	8.74	3,000.00
510-42500-531740	TIRE EXPENSE	2,687.36	2,506.93	3,500.00	-	3,500.00
510-42500-531750	UNIFORMS	2,331.39	2,466.61	5,000.00	553.43	5,000.00
510-42500-541476	EASEMENTS	-	-	10,000.00	-	-
510-42500-542200	VEHICLES	-	-	-	-	-
510-42500-542400	COMPUTER SOFTWARE	3,539.33	3,581.30	5,000.00	-	5,000.00
510-42500-542500	EQUIPMENT	-	-	50,000.00	-	55,000.00
510-42500-542515	STORMWATER REPAIR	22,050.00	-	300,000.00	160,645.00	400,000.00
510-42500-542518	WATERSHED ASSES. PHASE II	-	-	5,500.00	-	5,500.00
510-42500-561000	DEPRECIATION	78,494.49	110,952.60	65,000.00	-	65,000.00
Division: 42500 - STORMWATER Total:		**628,728.54**	**393,992.56**	**978,517.79**	**273,796.93**	**1,153,290.15**

Division: 90000 - OTHER FINANCING USES

510-90000-611402	TRANSFER TO SEWER	-	60,000.00	60,000.00	-	60,000.00
Division: 90000 - OTHER FINANCING USES Total:		**-**	**60,000.00**	**60,000.00**	**-**	**60,000.00**

STORMWATER Total: **1,213,290.15**

Budget Worksheet

Division: 45200 - SANITATION SOLID WASTE COLLECTION

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Services and Employee Benefits	75,358.79	71,830.52	109,692.23	34,571.36	111,809.84
52 Purchased/Contracted Services	1,559,245.83	1,764,410.77	1,768,500.00	440,724.08	2,695,500.00
53 Supplies	1,643.05	9,607.31	19,000.00	431.68	23,000.00
54 Capital Outlays	3,539.33	3,581.30	5,000.00	-	5,000.00
56 Depreciation and Amortization	18,448.32	14,972.75	20,000.00	-	25,000.00
Total Budget	**1,658,235.32**	**1,864,402.65**	**1,922,192.23**	**475,727.12**	**2,860,309.84**

Budget Worksheet

Stockbridge
Where Community Connects

Expense
Division: 45200 - SANITATION SOLID WASTE COLLECTION

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
540-42500-523902	MERCHANT FEES CREDIT CARD	6,663.23	5,932.24	-	701.13	-
540-45200-511100	REGULAR EMPL. SALARIES	40,087.57	42,629.91	42,092.23	14,099.83	44,209.84
540-45200-511300	OVERTIME	-	-	5,000.00	-	5,000.00
540-45200-512100	GRP INSRNC MEDICAL/DENTAL	34,827.45	42,874.18	45,000.00	17,015.45	45,000.00
540-45200-512110	GROUP INSURANCE LIFE	161.88	162.00	1,000.00	56.80	1,000.00
540-45200-512111	GROUP INSURANCE VISION	183.74	192.48	1,000.00	83.95	1,000.00
540-45200-512200	MEDICARE 1.45%	566.26	575.59	800.00	193.00	800.00
540-45200-512401	RETIREMENT CONTRIBUTIONS	(1,557.61)	(15,682.88)	10,800.00	2,711.76	10,800.00
540-45200-512700	WORKER'S COMPENSATION	1,089.50	1,079.24	2,000.00	410.57	2,000.00
540-45200-512850	HRA REIMBURSEMENT	-	-	2,000.00	-	2,000.00
540-45200-521222	IT TOTAL TECH	-	-	3,000.00	-	3,000.00
540-45200-521230	ENGINEERING FEES	2,620.50	2,514.00	5,000.00	575.00	5,000.00
540-45200-522210	MAINTENANCE AGREEMENTS	-	-	1,000.00	-	1,000.00
540-45200-522230	EQUIPMENT REPAIRS	-	13,921.89	25,000.00	-	15,000.00
540-45200-522246	KUBOTA SANI VEHICLES	-	-	2,000.00	-	2,000.00
540-45200-522250	AUTO & TRUCK REPAIR	582.97	476.37	5,000.00	-	5,000.00
540-45200-522252	DAMAGE TO CITIZEN ITEMS	-	-	1,000.00	-	1,000.00
540-45200-523310	PUBLIC NOTICES	-	80.00	1,000.00	-	1,000.00
540-45200-523400	PRINTING & BINDING	-	-	1,000.00	-	1,000.00
540-45200-523700	EDUCATION & TRAINING	-	1,150.00	3,000.00	-	3,000.00
540-45200-523902	MERCHANT FEES CREDIT CARD	-	-	1,000.00	-	1,000.00
540-45200-523906	H. C. COLL. FEE	-	-	5,000.00	-	5,000.00
540-45200-523930	DRUG TESTING, VACCINES	-	-	500.00	-	500.00
540-45200-523940	POSTAGE	-	-	13,000.00	-	15,000.00
540-45200-523990	LANDFILL FEES	502,668.48	643,770.99	500,000.00	166,951.09	935,000.00
540-45200-523991	Sanitation Collections Outsourcing	1,021,225.33	1,071,094.81	1,200,000.00	271,851.92	1,700,000.00
540-45200-524000	SWMP COST JT. HC AND CITY	25,485.32	25,470.47	2,000.00	644.94	2,000.00
540-45200-531110	COMPUTER EXPENSE	-	6,070.32	6,500.00	-	6,500.00
540-45200-531130	OFFICE SUPPLIES	267.16	-	500.00	-	500.00
540-45200-531140	SUPPLIES & MATERIALS	-	-	2,000.00	-	2,000.00
540-45200-531240	ENERGY-BOTTLED GAS	-	-	-	-	4,000.00
540-45200-531270	ENERGY-GASOLINE/DIESEL	1,375.89	1,272.76	4,000.00	371.07	4,000.00
540-45200-531704	OTHER SUPPLIES	-	-	1,000.00	60.61	1,000.00
540-45200-531740	TIRE EXPENSE	-	1,196.32	3,000.00	-	3,000.00
540-45200-531750	UNIFORMS	-	1,067.91	2,000.00	-	2,000.00
540-45200-542400	COMPUTER SOFTWARE	3,539.33	3,581.30	5,000.00	-	5,000.00
540-45200-561000	DEPRECIATION	18,448.32	14,972.75	20,000.00	-	25,000.00
Division: 45200 - SANITATION SOLID WASTE COLLECTION Total:		**1,658,235.32**	**1,864,402.65**	**1,922,192.23**	**475,727.12**	**2,860,309.84**

Budget Worksheet

Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
51 Personnel Service	291,134.11	411,481.27	544,007.18	174,812.67	551,240.40
52 Purchased/ Contract Services	29,353.26	27,737.83	44,750.00	16,048.11	61,300.00
53 Supplies	33,173.23	42,646.01	48,600.00	9,094.88	52,600.00
54 Capital Outlay	4,115.00	63,982.52	58,250.00	35,848.01	17,250.00
56 Depreciation	-	63,340.63	40,000.00	-	56,766.78
57 Other Costs	2,315,364.00	-	-	-	-
61 Other Financing Uses	-	-	-	-	-
Total Budget	**2,673,139.60**	**609,188.26**	**735,607.18**	**235,803.67**	**739,157.18**

Budget Worksheet

Stockbridge
Where Community Connects

Expense
Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
555-15650-511100	REGULAR EMPL. SALARIES	207,699.03	279,065.22	293,007.18	95,044.71	300,240.40
555-15650-511300	OVERTIME	818.00	5,971.06	2,000.00	681.13	2,000.00
555-15650-512100	GRP INSRNC MEDICAL/DENTAL	135,317.20	148,384.37	168,000.00	62,812.05	168,000.00
555-15650-512110	GROUP INSURANCE LIFE	(10,023.72)	965.04	3,500.00	471.45	3,500.00
555-15650-512111	GROUP INSURANCE VISION	652.12	663.16	1,000.00	258.65	1,000.00
555-15650-512200	MEDICARE 1.45%	3,016.85	3,804.72	4,500.00	1,335.27	4,500.00
555-15650-512401	RETIREMENT CONTRIBUTIONS	(51,833.95)	(33,273.71)	50,000.00	12,554.46	50,000.00
555-15650-512600	UNEMPLOYMENT INSURANCE	-	-	8,000.00	-	8,000.00
555-15650-512700	WORKER'S COMPENSATION	3,908.84	5,901.41	8,000.00	1,654.95	8,000.00
555-15650-512850	HRA REIMBURSEMENT	1,579.74	-	6,000.00	-	6,000.00
555-15650-521201	PROFESSIONAL FEES	-	1,550.00	-	940.00	1,550.00
555-15650-521222	IT Services for MMCC	-	-	-	-	-
555-15650-521340	WEB-SITE	645.00	545.00	1,000.00	-	-
555-15650-522200	REPAIRS & MAINTENANCE	52.24	78.75	1,000.00	2,693.13	3,500.00
555-15650-522210	MAINTENANCE AGREEMENTS	457.30	228.65	500.00	-	500.00
555-15650-522213	CLEANING	-	502.42	-	-	-
555-15650-522230	EQUIPMENT REPAIRS	1,279.17	-	3,000.00	-	-
555-15650-522251	AUTO EXPENSE	3,791.48	-	3,000.00	-	-
555-15650-522320	RENTAL OF EQUIP & VEHICLE	7,068.00	1,866.51	3,000.00	1,668.40	3,000.00
555-15650-522341	COPIER RENTAL	2,700.57	3,244.21	2,000.00	736.24	3,500.00
555-15650-523245	CBEYOND COMMUNICATIONS	10,809.57	10,792.56	7,000.00	3,578.85	11,000.00
555-15650-523300	ADVERTISING	-	-	-	-	4,000.00
555-15650-523400	PRINTING & BINDING	(307.42)	199.04	1,500.00	223.86	3,500.00
555-15650-523500	TRAVEL	-	-	3,000.00	-	3,000.00
555-15650-523600	DUES & FEES	1,230.35	1,211.00	1,200.00	421.00	1,200.00
555-15650-523700	EDUCATION & TRAINING	-	-	3,500.00	150.00	3,500.00
555-15650-523850	PERSONNEL SERVICES	995.00	3,687.50	5,000.00	1,928.40	10,000.00
555-15650-523851	CLIENT EVENT ATTENDANT	-	1,834.25	2,000.00	3,058.39	3,000.00
555-15650-523902	MERCHANT FEES CREDIT CARD	270.00	70.00	2,550.00	105.00	2,550.00
555-15650-523933	LINEN	362.00	1,927.94	5,000.00	509.50	7,000.00
555-15650-523940	POSTAGE	-	-	500.00	35.34	500.00
555-15650-531130	OFFICE SUPPLIES	699.80	2,843.03	2,500.00	692.09	3,000.00
555-15650-531140	SUPPLIES & MATERIALS	452.73	1,831.97	1,000.00	202.91	2,000.00
555-15650-531142	HAND TOOLS & SMALL EQUIP.	163.13	89.69	4,000.00	-	5,000.00
555-15650-531213	NATURAL GAS	4,876.94	5,282.81	2,500.00	1,434.05	5,300.00
555-15650-531232	GEORGIA POWER	19,889.86	23,009.04	25,000.00	4,999.03	25,000.00
555-15650-531271	FUEL	2,359.50	3,918.70	600.00	1,216.89	4,000.00
555-15650-531400	BOOKS & PERIODICALS	-	-	-	-	-
555-15650-531708	FOOD AND BEVERAGE	84.98	73.90	500.00	-	500.00
555-15650-531710	CHRISTMAS DECORATIONS	3,832.00	4,350.00	10,000.00	-	5,000.00
555-15650-531720	SIGNS	-	-	1,500.00	-	1,500.00
555-15650-531740	TIRE EXPENSE	-	-	-	-	-
555-15650-531750	UNIFORMS	814.29	1,246.87	1,000.00	549.91	1,300.00
555-15650-541200	SITE IMPROVEMENTS	-	45,079.10	50,000.00	-	-
555-15650-542200	VEHICLES	-	-	-	35,765.04	-
555-15650-542300	FURNITURE & FIXTURES	-	9,171.76	5,000.00	82.97	5,000.00
555-15650-542400	COMPUTER SOFTWARE	1,875.00	9,667.68	1,000.00	-	10,000.00
555-15650-542500	EQUIPMENT	2,240.00	63.98	2,250.00	-	2,250.00
555-15650-561000	DEPRECIATION	-	63,340.63	40,000.00	-	56,766.78
555-15650-575000	LOSS ON DISPOSAL OF ASSETS	2,315,364.00	-	-	-	-
Division: 15650 - GOVERNMENT BUILDINGS/PROPERTY Tota		**2,673,139.60**	**609,188.26**	**735,607.18**	**235,803.67**	**739,157.18**

Budget Worksheet

Division: 61800 - AMPHITHEATER

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
52 Purchased/ Contract Services	-	198,795.95	1,575,000.00	64,403.02	1,682,500.00
53 Supplies	-	61,130.78	35,000.00	21,551.73	152,500.00
54 Capital Outlay	-	2,842.07	165,000.00	812.70	165,000.00
Total Budget	**-**	**262,768.80**	**1,775,000.00**	**86,767.45**	**2,000,000.00**

Budget Worksheet

Expense

Division: 61800 - AMPHITHEATER

Account Number	Account Description	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGET	FY 2023 YTD ACTUAL	FY 2024 PROPOSED EXPENDITURES
565-61800-521100	CONSULTANT FEES	-	5,000.00	180,000.00	15,000.00	180,000.00
565-61800-521201	PROFESSIONAL FEES	-	2,435.00	20,000.00	540.00	30,000.00
565-61800-521204	ENTERTAINMENT/TALENT FEE	-	-	900,000.00	-	900,000.00
565-61800-521205	PRODUCTION SERVICES	-	-	250,000.00	3,727.17	250,000.00
565-61800-521206	SECURITY	-	-	42,500.00	-	-
565-61800-521207	USHER/BOX OFFICE	-	-	22,500.00	-	22,500.00
565-61800-521300	TECHNICAL SERVICES	-	10,575.00	10,000.00	850.00	30,000.00
565-61800-522210	MAINTENANCE AGREEMENTS	-	5,617.46	5,000.00	150.00	25,000.00
565-61800-522219	LANDSCAPING	-	70,155.00	75,000.00	24,740.00	75,000.00
565-61800-522220	MAINTENANCE & CLEANING	-	8,656.99	10,000.00	4,199.68	20,000.00
565-61800-522230	EQUIPMENT REPAIRS	-	1,937.00	10,000.00	823.00	10,000.00
565-61800-522320	RENTAL OF EQUIP & VEHICLE	-	53,963.94	30,000.00	-	40,000.00
565-61800-523240	AT&T CLUB SERVICE	-	-	10,000.00	3,552.52	10,000.00
565-61800-523300	ADVERTISING	-	6,740.08	10,000.00	10,820.65	40,000.00
565-61800-523850	PERSONNEL SERVICES	-	33,715.48	-	-	50,000.00
565-61800-531140	SUPPLIES & MATERIALS	-	6,421.13	10,000.00	4,285.25	40,000.00
565-61800-531143	SECURITY UPGRADES	-	261.33	-	-	51,500.00
565-61800-531211	NATURAL GAS	-	1,345.10	-	27.38	1,000.00
565-61800-531222	GA POWER ELECTRICITY	-	53,103.22	15,000.00	17,239.10	50,000.00
565-61800-531233	STREET LIGHTS, OUTSIDE	-	-	10,000.00	-	10,000.00
565-61800-541300	BUILDING IMPROVEMENTS	-	2,385.85	50,000.00	-	50,000.00
565-61800-541416	CONSTRUCTION COSTS	-	-	50,000.00	-	50,000.00
565-61800-542300	FURNITURE & FIXTURES	-	456.22	5,000.00	-	5,000.00
565-61800-542500	EQUIPMENT	-	-	60,000.00	812.70	60,000.00
Division: 61800 - AMPHITHEATER Total:		**-**	**262,768.80**	**1,775,000.00**	**86,767.45**	**2,000,000.00**

CAPITAL IMPROVEMENT PLAN

CAPITAL IMPROVEMENT SUMMARY — Expenditures For Planning Years

Department	Requested Item/Project	Justification	FY2024	FY2025	FY2026	FY2027	FY2028	Total	Funding Source
Public Works	LMIG	Resurface City Streets	$ 2,297,119	$ 2,200,000	$ 2,200,000	$ 2,200,000	$ 2,200,000	$ 11,097,119	SPLOST, TSPLOST, GDOT
Public Works	Sidewalk Maintenance Program	Maintain City Sidewalks	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 1,500,000	SPLOST/TSPLOST
Public Works	Old Atlanta Road Sidewalk	Install Sidewalks	$ 1,500,000	$ -	$ -	$ -	$ -	$ 1,500,000	TSPLOST
Public Works	Davidson PKWY Sidewalk	Install Sidewalks	$ 1,500,000	$ -	$ -	$ -	$ -	$ 1,500,000	TSPLOST
Public Works	Tye Street Sidewalk	Install Sidewalks	$ 2,200,000	$ -	$ -	$ -	$ -	$ 2,200,000	TSPLOST
Public Works	Peach Drive Sidewalk	Install Sidewalks	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000	TSPLOST
Public Works	Neighborhood Project	Stormwater and Street Widening Project	$ -	$ 2,500,000	$ -	$ -	$ -	$ 2,500,000	TSPLOST
Public Works	Davis Road Sidewalk Project	Sidewalk and Curb and Gutter	$ -	$ -	$ 2,500,000	$ -	$ -	$ 2,500,000	TSPLOST
Public Works	Reeves Creek Trail Extension	Trail System Enhancement	$ -	$ 2,800,000	$ -	$ -	$ -	$ 2,800,000	TSPLOST
Public Works	Brush Creek Trail	Trail System Enhancement	$ -	$ -	$ 2,400,000	$ -	$ -	$ 2,400,000	TSPLOST
Public Works	MLK, SR Heritage Trail Spur Trail	Trail System Enhancement	$ -	$ -	$ -	$ 425,000	$ -	$ 425,000	TSPLOST
Public Works	MLK, SR Heritage Trail Green Front Café	Trail System Enhancement	$ -	$ -	$ -	$ 355,000	$ -	$ 355,000	TSPLOST
Public Works	Continuation of MLK, SR Heritage Trail	Trail System Enhancement	$ -	$ -	$ -	$ 625,000	$ -	$ 625,000	TSPLOST
Public Works	Trail Head Location With Reeves Creek Trail & MLK, SR	Trail System Enhancement	$ -	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Public Works	Country Club Drive	Traffic and Safety Enhancements	$ -	$ -	$ 1,000,000	$ -	$ -	$ 1,000,000	TSPLOST
Public Works	Burke Street Sidewalks/Pedestrain Improvements	Trail System Enhancement	$ -	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Public Works	Love Street Sidewalks/Pedestrain Improvements	Trail System Enhancement	$ -	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Public Works	Walt Stephens Trail	Trail System Enhancement	$ -	$ -	$ -	$ -	$ 3,000,000	$ 3,000,000	TSPLOST
Public Works	Downtown Pedestrain Bridge	Walkability	$ -	$ -	$ 800,000	$ -	$ -	$ 800,000	TSPLOST
Public Works	Campground Road Sidewalk	Install Sidewalks	$ -	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Public Works	Hudson Bridge RD/Eagle Landing PKWY	Road Resurfacing	$ -	$ 489,982	$ -	$ -	$ -	$ 489,982	TSPLOST
Public Works	Rock Quarry Road Extension	Road Enhancement	$ -	$ -	$ -	$ 2,000,000	$ -	$ 2,000,000	TSPLOST
Public Works	Rock Quarry Road Widening	Road Enhancement	$ -	$ -	$ 4,000,000	$ -	$ -	$ 4,000,000	TSPLOST
Public Works	Paving Program	Road Enhancement	$ 25,000	$ -	$ -	$ -	$ -	$ 25,000	General Fund
Public Works	Sidewalk Program	Maintain City Sidewalks	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000	General Fund
Public Works	Vehicles	Vehicle Replacement	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000	General Fund
Public Works	Computer Software Maintenance	Work Order System	$ 5,500	$ -	$ -	$ -	$ -	$ 5,500	General Fund
Public Works	Equipment	Equipment Replacement	$ 200,000	$ -	$ -	$ -	$ -	$ 200,000	General Fund
Gov Bldg & Prop	Maintenance Shop Renovation	Employee Safety and Health	$ -	$ 4,000,000	$ -	$ -	$ -	$ 4,000,000	SPLOST
Gov Bldg & Prop	Vehicles	Vehicle Replacement	$ 55,000	$ -	$ -	$ -	$ -	$ 55,000	General Fund
Gov Bldg & Prop	Computer Software Maintenance	Work Order System	$ 5,000	$ -	$ -	$ -	$ -	$ 5,000	General Fund
Gov Bldg & Prop	Equipment	Equipment Replacement	$ 5,000	$ -	$ -	$ -	$ -	$ 5,000	General Fund
Parks	Transfer Station Decommissioning	Additional Parking for Memorial Park	$ -	$ 50,000	$ -	$ -	$ -	$ 50,000	SPLOST
Parks	Gardner Park Land Acquisition	Increase Park Size for Parking	$ -	$ -	$ 395,000	$ -	$ -	$ 395,000	SPLOST
Parks	Reeves Creek Trail Restrooms	Add Restrooms	$ 575,842	$ -	$ -	$ -	$ -	$ 575,842	SPLOST
Parks	Eagles Landing Park Land Acquisition	New Park	$ -	$ -	$ -	$ 540,000	$ -	$ 540,000	SPLOST
Parks	Clark Park Stream Restoration	Repair Brush Creek Bank	$ 50,000	$ 125,000	$ 614,386	$ -	$ -	$ 789,386	SPLOST
Parks	Walt Stephens Area Land Acquisition	New Park	$ -	$ -	$ -	$ -	$ 390,000	$ 390,000	SPLOST
Park	Memerial Park Improvements	Reconfiguring park layout	$ 200,000						SPLOST
Parks	N Henry BLVD Land Acquisition	New Park	$ -	$ -	$ -	$ -	$ 390,000	$ 390,000	SPLOST
Water	SR 138/142 Utility Relocation GDOT	Utilities in Conflict With GDOT Widening Project	$ -	$ -	$ 735,000	$ -	$ -	$ 735,000	SPLOST
Water	Water System Improvements	Redundancy	$ 550,000	$ -	$ -	$ -	$ -	$ 550,000	SPLOST
Water	Water Service Line Replacement	Replace Defective Service Lines	$ -	$ 655,000	$ -	$ -	$ -	$ 655,000	SPLOST
Water	Lead & Copper Service Line Inventory/Replacement	Comply With Safe Drinking Water Act	$ 635,000	$ -	$ -	$ -	$ -	$ 635,000	SPLOST/Grant
Sewer	Clay Pipe Replacement	Reduce inflow and infiltration	$ 4,344,000	$ 1,677,000	$ 4,774,000	$ 3,569,000	$ 3,182,000	$ 17,546,000	SPLOST/Grants
Sewer	Pineview Liftstation and Walter Way Force Main	Replace Equipment that has Exceeded its Serviceable Life	$ 1,375,000	$ -	$ -	$ -	$ -	$ 1,375,000	SPLOST/Grants
Sewer	Walter Way and Memorial Park Liftstation Rehabilitation	Replace Equipment that has Exceeded its Serviceable Life	$ 1,235,000	$ -	$ -	$ -	$ -	$ 1,235,000	SPLOST/Grants
Sewer	Northbridge Station Sanitary Sewer Rehabilitation	Replace Equipment that has Exceeded its Serviceable Life	$ -	$ -	$ -	$ 2,030,100	$ -	$ 2,030,100	SPLOST/Grants
Storm Water	Stormwater Maintenance Program	MS-4 Permit Requirement	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 2,000,000	SPLOST
Courts	Court Renovation	Renovation of the Municipal Court building's 1st floor to add workspace for add'l court staff, secure detention cell, modify judge's bench, modify existing work area for optimal efficiency	$ 94,736	$ -	$ -	$ -	$ -	$ 94,736	General Fund
Police	2023 Ford Interceptor	Vehicle Program	$ 125,000	$ -	$ 748,000	$ 3,740,000	$ 972,400	$ 5,585,400	General Fund
Police	Gate Repairs	Gate Repair	$ 50,000	$ 50,000	$ -	$ -	$ -	$ 100,000	General Fund
Police	Flock Cameras	Equipment	$ 50,000	$ 43,750	$ -	$ -	$ -	$ 93,750	General Fund
Police	PD Roof Replacement	Equipment	$ 70,000	$ -	$ -	$ -	$ -	$ 70,000	General Fund
Police	Technology Trailer	Equipment	$ 80,000	$ -	$ -	$ -	$ -	$ 80,000	General Fund
Police	City-Wide Surveillance Cameras	Equipment	$ 125,000	$ 125,000	$ 150,000	$ -	$ -	$ 400,000	General Fund
Police	Exterior Car Port/Storage Building for Police Headquarters	Exterior structure to hold and process vehicles in inclement weather and to store vehicles, equipment and other items that cannot be stored in the elements.	$ 60,000	$ 60,000	$ -	$ -	$ -	$ 120,000	General Fund
		Total Proposed Capital	$ 19,012,197	$ 15,475,732	$ 21,016,386	$ 18,184,100	$ 10,834,400	$ 84,322,815	
	Funding Source(s)								
		General Fund	$ 1,560,764	$ 278,750	$ 898,000	$ 3,740,000	$ 972,400	$ 7,449,914	
		Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -	
		GDOT	$ -	$ -	$ -	$ -	$ -	$ -	
		TSPLOST	$ 5,500,000	$ 5,789,982	$ 10,700,000	$ 5,405,000	$ 3,000,000	$ 30,394,982	
		SPLOST	$ 1,175,842	$ 4,830,000	$ 1,744,386	$ 540,000	$ 780,000	$ 9,070,228	
		COMBINATION	$ 10,775,591	$ 4,577,000	$ 7,674,000	$ 8,499,100	$ 6,082,000	$ 37,607,691	
		Total Proposed	$ 19,012,197	$ 15,475,732	$ 21,016,386	$ 18,184,100	$ 10,834,400	$ 84,322,815	

Police							Five Year	
Requested Item/Project	**Justification**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
2023 Ford Interceptor	Vehicle Program	$ 125,000	$ -	$ 748,000	$ 3,740,000	$ 972,400	$ 5,585,400	**General Fund**
Gate Repairs	Gate Repair	$ 50,000	$ 50,000				$ 100,000	**General Fund**
Flock Cameras	Equipment	$ 50,000	$ 43,750				$ 93,750	**General Fund**
PD Roof Replacement	Equipment	$ 70,000	$ -				$ 70,000	**General Fund**
Technology Trailer	Equipment	$ 80,000	$ -				$ 80,000	**General Fund**
City-Wide Surveillance Cameras	Equipment	$ 125,000	$ 125,000	$ 150,000			$ 400,000	**General Fund**
Exterior Car Port/Storage Building for Police Headquarters	Exterior structure to hold and process vehicles in inclement weather and to store vehicles, equipment and other items that cannot be stored in the elements.	$ 60,000	$ 60,000				$ 120,000	**General Fund**
	Total Proposed Expenditures	**$ 560,000**	**$ 278,750**	**$ 898,000**	**$ 3,740,000**	**$ 972,400**	**$ 6,449,150**	
Funding Source								
	General Fund	**$ 560,000**	**$ 278,750**	**$ 898,000**	**$ 3,740,000**	**$ 972,400**	**$ 6,449,150**	
	Total Proposed Funding Source	**$ 560,000**	**$ 278,750**	**$ 898,000**	**$ 3,740,000**	**$ 972,400**	**$ 6,449,150**	

Public Works							Five Year	
Requested Item/Project	Justification	FY2024	FY2025	FY2026	FY2027	FY2028	Total	Funding Source
LMIG	Resurface City Streets	$ 2,297,119	$ 2,200,000	$ 2,200,000	$ 2,200,000	$ 2,200,000	$ 11,097,119	SPLOST, TSPLOST, GDOT
Sidewalk Maintenance Program	Maintain City Sidewalks	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 1,500,000	SPLOST/TSPLOST
Old Atlanta Road Sidewalk	Install Sidewalks	$ 1,500,000	$ -	$ -	$ -	$ -	$ 1,500,000	TSPLOST
Davidson PKWY Sidewalk	Install Sidewalks	$ 1,500,000	$ -	$ -	$ -	$ -	$ 1,500,000	TSPLOST
Tye Street Sidewalk	Install Sidewalks	$ 2,200,000	$ -	$ -	$ -	$ -	$ 2,200,000	TSPLOST
Peach Drive Sidewalk	Install Sidewalks	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000	TSPLOST
Neighborhood Project	Stormwater and Street Widening Project	$ -	$ 2,500,000	$ -	$ -	$ -	$ 2,500,000	TSPLOST
Davis Road Sidewalk Project	Sidewalk and Curb and Gutter	$ -	$ -	$ 2,500,000	$ -	$ -	$ 2,500,000	TSPLOST
Reeves Creek Trail Extension	Trail System Enhancement	$ -	$ 2,800,000	$ -	$ -	$ -	$ 2,800,000	TSPLOST
Brush Creek Trail	Trail System Enhancement	$ -	$ -	$ 2,400,000	$ -	$ -	$ 2,400,000	TSPLOST
MLK, SR Heritage Trail Spur Trail	Trail System Enhancement	$ -	$ -	$ -	$ 425,000	$ -	$ 425,000	TSPLOST
MLK, SR Heritage Trail Green Front Café	Trail System Enhancement	$ -	$ -	$ -	$ 355,000	$ -	$ 355,000	TSPLOST
Continuation of MLK, SR Heritage Trail	Trail System Enhancement	$ -	$ -	$ -	$ 625,000	$ -	$ 625,000	TSPLOST
Trail Head Location With Reeves Creek Trail & MLK, SR	Trail System Enhancement	$ -	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Country Club Drive	Traffic and Safety Enhancements	$ -	$ -	$ 1,000,000	$ -	$ -	$ 1,000,000	TSPLOST
Burke Street Sidewalks/Pedestrain Improvements	Trail System Enhancement	$ -	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Love Street Sidewalks/Pedestrain Improvements	Trail System Enhancement	$ -	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Walt Stephens Trail	Trail System Enhancement	$ -	$ -	$ -	$ -	$ 3,000,000	$ 3,000,000	TSPLOST
Downtown Pedestrain Bridge	Walkability	$ -	$ -	$ 800,000	$ -	$ -	$ 800,000	TSPLOST
Campground Road Sidewalk	Install Sidewalks	$ -	$ -	$ -	$ 500,000	$ -	$ 500,000	TSPLOST
Hudson Bridge RD/Eagle Landing PKWY	Road Resurfacing	$ -	$ 489,982	$ -	$ -	$ -	$ 489,982	TSPLOST
Rock Quarry Road Extension	Road Enhancement	$ -	$ -	$ -	$ 2,000,000	$ -	$ 2,000,000	TSPLOST
Rock Quarry Road Widening	Road Enhancement	$ -	$ -	$ 4,000,000	$ -	$ -	$ 4,000,000	TSPLOST
Paving Program	Road Enhancement	$ 25,000	$ -	$ -	$ -	$ -	$ 25,000	General Fund
Sidewalk Program	Maintain City Sidewalks	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000	General Fund
Vehicles	Vehicle Replacement	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000	General Fund
Computer Software Maintenance	Work Order System	$ 5,500	$ -	$ -	$ -	$ -	$ 5,500	General Fund
Equipment	Equipment Replacement	$ 200,000	$ -	$ -	$ -	$ -	$ 200,000	General Fund
	Total Proposed Expenditures	**$ 8,927,619**	**$ 8,289,982**	**$ 13,200,000**	**$ 7,905,000**	**$ 5,500,000**	**$ 43,822,601**	
Funding Source	**COMBINATION**	**$ 2,597,119**	**$ 2,500,000**	**$ 2,500,000**	**$ 2,500,000**	**$ 2,500,000**	**$ 12,597,119**	
	General Fund	**$ 830,500**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 830,500**	
	TSPLOST	**$ 5,500,000**	**$ 5,789,982**	**$ 10,700,000**	**$ 5,405,000**	**$ 3,000,000**	**$ 30,394,982**	
SPLOST, TSPLOST, GDOT	**Total Proposed Funding Source**	**$ 8,927,619**	**$ 8,289,982**	**$ 13,200,000**	**$ 7,905,000**	**$ 5,500,000**	**$ 43,822,601**	

Government Bldg & Property							Five Year	
Requested Item/Project	**Justification**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
Maintenance Shop Renovation	Employee Safety and Health		$ 4,000,000	$ -	$ -	$ -	$ 4,000,000	**SPLOST**
Vehicles	Vehicle Replacement	$ 55,000						**General Fund**
Computer Software Maintenance	Work Order System	$ 5,000						**General Fund**
Equipment	Equipment Replacement	$ 5,000						**General Fund**
	Total Proposed Expenditures	**$ 65,000**	**$ 4,000,000**	**$ -**	**$ -**	**$ -**	**$ 4,000,000**	
Funding Source	**General Fund**	**$ 65,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 65,000**	
	SPLOST	**$ -**	**$ 4,000,000**	**$ -**	**$ -**	**$ -**	**$ 4,000,000**	
SPLOST	**Total Proposed Funding Source**	**$ 65,000**	**$ 4,000,000**	**$ -**	**$ -**	**$ -**	**$ 4,065,000**	

Parks							Five Year	
Requested Item/Project	**Justification**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
Transfer Station Decommissioning	Additional Parking for Memorial Park	$ -	$ 50,000	$ -	$ -	$ -	$ 50,000	**SPLOST**
Gardner Park Land Acquisition	Increase Park Size for Parking	$ -	$ -	$ 395,000	$ -	$ -	$ 395,000	**SPLOST**
Reeves Creek Trail Restrooms	Add Restrooms	$ 575,842	$ -	$ -	$ -	$ -	$ 575,842	**SPLOST**
Eagles Landing Park Land Acquisition	New Park	$ -	$ -	$ -	$ 540,000	$ -	$ 540,000	**SPLOST**
Clark Park Stream Restoration	Repair Brush Creek Bank	$ 50,000	$ 125,000	$ 614,385	$ -	$ -	$ 789,385	**SPLOST**
Walt Stephens Area Land Acquisition	New Park	$ -	$ -	$ -	$ -	$ 390,000	$ 390,000	**SPLOST**
Memorial Park Improvement	Reconfirguring Park Layout	$ 200,000						**SPLOST**
N Henry BLVD Land Acquisition	New Park	$ -	$ -	$ -	$ -	$ 390,000	$ 390,000	**SPLOST**
	Total Proposed Expenditures	**$ 825,842**	**$ 175,000**	**$ 1,009,385**	**$ 540,000**	**$ 780,000**	**$ 3,130,227**	
Funding Source		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
		$ -	**$ 175,000**	**$ 1,009,385**	**$ 540,000**	**$ 780,000**	**$ 2,504,385**	
SPLOST	**Total Proposed Funding Source**	**$ -**	**$ 175,000**	**$ 1,009,385**	**$ 540,000**	**$ 780,000**	**$ 2,504,385**	

Water							Five Year	
Requested Item/Project	**Justification**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
SR 138/142 Utility Relocation GDOT	Utilities in Conflict With GDOT Widening Project	$ -	$ -	$ 735,000	$ -	$ -	$ 735,000	**SPLOST**
Water System Improvements	Redundancy	$ 550,000	$ -	$ -	$ -	$ -	$ 550,000	**SPLOST**
Water Service Line Replacement	Replace Defective Service Lines	$ -	$ 655,000	$ -	$ -	$ -	$ 655,000	**SPLOST**
Lead & Copper Service Line Inventory/Replacement	Comply With Safe Drinking Water Act	$ 635,000	$ -	$ -	$ -	$ -	$ 635,000	**SPLOST/Grant**
	Total Proposed Expenditures	**$ 1,185,000**	**$ 655,000**	**$ 735,000**	**$ -**	**$ -**	**$ 2,575,000**	
Funding Source		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
		$ -	**$ 655,000**	**$ 735,000**	**$ -**	**$ -**	**$ 1,390,000**	
SPLOST/Grant	**Total Proposed Funding Source**	**$ -**	**$ 655,000**	**$ 735,000**	**$ -**	**$ -**	**$ 1,390,000**	

Sewer							Five Year	
Requested Item/Project	**Justification**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
Clay Pipe Replacement	Reduce inflow and infiltration	$ 4,344,000	$ 1,677,000	$ 4,774,000	$ 3,569,000	$ 3,182,000	$ 17,546,000	**SPLOST/Grants/Budget**
Pineview Liftstation and Walter Way Force Main	Replace Equipment that has Exceeded its Serviceable Life	$ 1,375,000	$ -	$ -	$ -	$ -	$ 1,375,000	**SPLOST/Grants/Budget**
Walter Way and Memorial Park Liftstation Rehabilitation	Replace Equipment that has Exceeded its Serviceable Life	$ 1,235,000	$ -	$ -	$ -	$ -	$ 1,235,000	**SPLOST/Grants/Budget**
Northbridge Station Sanitary Sewer Rehabilitation	Replace Equipment that has Exceeded its Serviceable Life	$ -	$ -	$ -	$ 2,030,100	$ -	$ 2,030,100	**SPLOST/Grants/Budget**
	Total Proposed Expenditures	**$ 6,954,000**	**$ 1,677,000**	**$ 4,774,000**	**$ 5,599,100**	**$ 3,182,000**	**$ 22,186,100**	
Funding Source		**$ 4,344,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,344,000**	
SPLOST/Grants/Budget		**$ -**	**$ 1,677,000**	**$ 4,774,000**	**$ 5,599,100**	**$ 3,182,000**	**$ 15,232,100**	
	Total Proposed Funding Source	**$ 4,344,000**	**$ 1,677,000**	**$ 4,774,000**	**$ 5,599,100**	**$ 3,182,000**	**$ 19,576,100**	

Storm Water							Five Year	
Requested Item/Project	**Justification**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
Stormwater Maintenance Program	MS-4 Permit Requirement	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 2,000,000	**SPLOST/Budget**
	Total Proposed Expenditures	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 2,000,000**	
Funding Source		**$ 400,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 400,000**	
		$ -	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 1,600,000**	
SPLOST/Budget	**Total Proposed Funding Source**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 400,000**	**$ 2,000,000**	

Courts							Five Year	
Requested Item/Project	**Justification**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**	**Funding Source**
Court Renovation	Renovation of the Municipal Court building's 1st floor to add workspace for add'l court staff, secure detention cell, modify judge's bench, modify existing work area for optimal efficiency	$ 94,736					$ 94,736	**General Fund**
	Total Proposed Expenditures	**$ 94,736**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 94,736**	
Funding Source		**$ 94,736**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 94,736**	
		$ -	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
	Total Proposed Funding Source	**$ 94,736**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 94,736**	

Stockbridge
Where Community Connects

APPENDIX

DEPARTMENT	REPORTS TO	CLASS TITLE	Pay Grade	Min	Mid	Max
Executive	City Manager	Receptionist	101	$31,200.31	$39,780.39	$48,360.47
MMCC	Conference Center Manager	Public Works Technician	102	$32,760.32	$41,769.41	$50,778.50
Public Works	PW Operations Manager	Public Works Technician	102	$32,760.32	$41,769.41	$50,778.50
Public Works	PW Operations Manager	Public Works Equipment Operator	102	$32,760.32	$41,769.41	$50,778.50
Unassigned	Unassigned	Unassigned	103	$34,398.00	$43,858.00	$53,317.00
Police	Police Administrative Manager	Records Clerk/TAC	104	$36,118.25	$46,050.77	$55,983.29
Sanitation	Utility Billing Supervisor	Utility Billing Clerk	104	$36,118.25	$46,050.77	$55,983.29
Sewer	Utility Billing Supervisor	Utility Billing Clerk	104	$36,118.25	$46,050.77	$55,983.29
Sewer	Wastewater Superintendent	Wastewater Collections Operator I	104	$36,118.25	$46,050.77	$55,983.29
Sewer	Wastewater Superintendent	Wastewater Systems Operator I	105	$37,924.17	$48,353.31	$58,782.46
Sewer	Wastewater Superintendent	Wastewater Technician I	105	$37,924.17	$48,353.31	$58,782.46
Water	Water Systems Superintendent	Water Systems Technician I	105	$37,924.17	$48,353.31	$58,782.46
Public Works	Public Works Director	Administrative Assistant	106	$39,820.37	$50,770.98	$61,721.58
Public Works	Public Works Operations Manager	Facility Maintenance Technician	106	$39,820.37	$50,770.98	$61,721.58
Public Works	Public Works Operations Manager	Mechanic	106	$39,820.37	$50,770.98	$61,721.58
Stormwater	Stormwater Supervisor	Stormwater Technician	106	$39,820.37	$50,770.98	$61,721.58
Administration	Senior Accountant	Accounts Payable Clerk	107	$41,811.39	$53,309.53	$64,807.66
Business Services	Business Services Supervisor	Occupational Tax Clerk	107	$41,811.39	$53,309.53	$64,807.66
Administration	Procurement Manager	Procurement Clerk	107	$41,811.39	$53,309.53	$64,807.66
Public Works	General Maintenance Supervisor	Public Works Crew Leader	107	$41,811.39	$53,309.53	$64,807.66
Sewer	Wastewater Superintendent	Wastewater Systems Operator II	107	$41,811.39	$53,309.53	$64,807.66
Information Technology	IT Director	IT Technician/Help Desk	107	$41,811.39	$53,309.53	$64,807.66
Water	Water Superintendent	Water Systems Technician II	107	$41,811.39	$53,309.53	$64,807.66
Code Enforcement	Police Captain	Code Enforcement Officer	108	$43,901.96	$55,975.00	$68,048.04
Main Street	Main Street Manager	Downtown Dev. Marketing Specialist	108	$43,901.96	$55,975.00	$68,048.04
Police	Police Administrative Manager	Records Coordinator/TAC	108	$43,901.96	$55,975.00	$68,048.04
Police	Police Sergeant	Public Safety Officer	108	$43,901.96	$55,975.00	$68,048.04
Water	Water Superintendent	Water Systems Technician III	108	$43,901.96	$55,975.00	$68,048.04
Permitting	Community Development Director	Building Permit Coordinator	109	$46,536.08	$59,333.50	$72,130.92
Business Services	Community Development Director	Business Services Supervisor	109	$46,536.08	$59,333.50	$72,130.92
Police	Police Sergeant	Crime Scene Investigator	109	$46,536.08	$59,333.50	$72,130.92
MMCC	Conference Center Manager	Conference Center Coordinator	109	$46,536.08	$59,333.50	$72,130.92

DEPARTMENT	REPORTS TO	CLASS TITLE	Pay Grade	Min	Mid	Max
Municipal Court	Court Clerk/Administrator	Deputy Court Clerk	109	$46,536.08	$59,333.50	$72,130.92
Human Resources	Human Resources Manager	Human Resources Coordinator	109	$46,536.08	$59,333.50	$72,130.92
Administration	Treasurer/CFO	Payroll Specialist	109	$46,536.08	$59,333.50	$72,130.92
Police	Police Sergeant	Police Officer	109	$46,536.08	$59,333.50	$72,130.92
City Clerk	City Clerk	Records Coordinator	109	$46,536.08	$59,333.50	$72,130.92
Water	Treasurer/CFO	Utility Billing Clerk Supervisor	109	$46,536.08	$59,333.50	$72,130.92
Police	Police Sergeant	Detective	110	$49,328.24	$62,893.51	$76,458.78

MMCC	Conference Center Manager	Events Coordinator	110	$49,328.24	$62,893.51	$76,458.78
Executive	City Manager	Executive Assistant	110	$49,328.24	$62,893.51	$76,458.78
Police	Police Chief	Executive Assistant to Chief of Police	110	$49,328.24	$62,893.51	$76,458.78
Governing Body	Mayor & Council	Executive Assistant to Mayor & Council	110	$49,328.24	$62,893.51	$76,458.78
Planning	Senior Planner	GIS Technician	110	$49,328.24	$62,893.51	$76,458.78
Police	Police Sergeant	Senior Crime Scene Investigator	110	$49,328.24	$62,893.51	$76,458.78
Police	Police Sergeant	Senior Police Officer	110	$49,328.24	$62,893.51	$76,458.78
Administration	Senior Accountant	Accountant	111	$52,287.94	$66,667.12	$81,046.31
City Clerk	City Clerk	Deputy City Clerk	111	$52,287.94	$66,667.12	$81,046.31
Planning	Senior Planner	Planner 1	112	$55,425.22	$70,667.15	$85,909.08
Police	Police Sergeant	Police Corporal	112	$55,425.22	$70,667.15	$85,909.08
Finance	Procurement Manager	Procurement Specialist	112	$55,425.22	$70,667.15	$85,909.08
Executive	City Manager	Public Information Officer	112	$55,425.22	$70,667.15	$85,909.08
Stormwater	Asst. Public Works Director	Stormwater Supervisor	112	$55,425.22	$70,667.15	$85,909.08
Public Works	Public Works Director	Public Works Operations Analyst	112	$55,425.22	$70,667.15	$85,909.08
Administration	Treasurer/CFO	Budget Analyst	113	$58,750.73	$74,907.18	$91,063.63
MMCC	City Manager	Conference Center Manager	113	$58,750.73	$74,907.18	$91,063.63
Municipal Court	City Manager	Court Administrator	113	$58,750.73	$74,907.18	$91,063.63
Main Street	Economic Development Director	Downtown Dev. Manager	113	$58,750.73	$74,907.18	$91,063.63
Administration	Treasurer/CFO	Senior Accountant	113	$58,750.73	$74,907.18	$91,063.63
Sewer	Wastewater Superintendent	Wastewater Collections Chief Operator	113	$58,750.73	$74,907.18	$91,063.63
Sewer	Wastewater Superintendent	Wastewater Systems Chief Operator	113	$58,750.73	$74,907.18	$91,063.63
Water	Water Superintendent	Water Systems Chief Operator	113	$58,750.73	$74,907.18	$91,063.63
Executive	City Manager	Management Analyst	113	$58,750.73	$74,907.18	$91,063.63
Unassigned	Unassigned	Unassigned	114			
Code Enforcement	Police Captain	Code Enforcement Supervisor	115	$66,012.32	$84,165.71	$102,319.09
DEPARTMENT	**REPORTS TO**	**CLASS TITLE**	**Pay Grade**	**Min**	**Mid**	**Max**
Public Works	Public Works Director	Public Works Operations Manager	115	$66,012.32	$84,165.71	$102,319.09
Public Works	Public Works Director	Facilities Maintenance Supervisor	115	$66,012.32	$84,165.71	$102,319.09
Information Technology	Information Technology Director	Network Administrator	115	$66,012.32	$84,165.71	$102,319.09
Police	Police Lieutenant	Police Sergeant	115	$66,012.32	$84,165.71	$102,319.09
Planning	Community Development Director	Senior Planner	115	$66,012.32	$84,165.71	$102,319.09
Police	Police Captain	Police Administrative Manager	116	$69,973.06	$89,215.65	$108,458.24
Public Works	Public Works Director	Assistant Public Works Director	116	$69,973.06	$89,215.65	$108,458.24
Executive	City Manager	Grants Administrator	116	$69,973.06	$89,215.65	$108,458.24
Police	Police Captain	Police Lieutenant	116	$69,973.06	$89,215.65	$108,458.24
Sewer	Public Works Director	Wastewater Plant Superintendent	116	$69,973.06	$89,215.65	$108,458.24
Water	Public Works Director	Water Superintendent	116	$69,973.06	$89,215.65	$108,458.24
Planning	Community Development Director	Chief Planner	117	$74,171.44	$94,568.59	$114,965.73
Econ Development	City Manager	Economic Development Director	117	$74,171.44	$94,568.59	$114,965.73
Executive	City Manager	Information Technology Director	117	$74,171.44	$94,568.59	$114,965.73
Police	Police Major	Police Captain	117	$74,171.44	$94,568.59	$114,965.73

Finance	Treasurer/CFO	Procurement Manager	117	$74,171.44	$94,568.59	$114,965.73
Executive	City Manager	Project Manager	117	$74,171.44	$94,568.59	$114,965.73
Permitting	Community Development Director	Fire Marshal	118	$79,363.44	$101,188.39	$123,013.34
Police	Police Chief	Police Major	118	$79,363.44	$101,188.39	$123,013.34
City Clerk	Mayor & Council	City Clerk	119	$84,918.88	$108,271.58	$131,624.27
Human Resources	City Manager	Human Resources Manager	119	$84,918.88	$108,271.58	$131,624.27
Executive	City Manager	Community Development Director	120	$90,863.21	$115,850.59	$140,837.97
Public Works	City Manager	Public Works Director	120	$90,863.21	$115,850.59	$140,837.97
Executive	Mayor & Council	Treasurer/CFO	121	$97,223.63	$123,960.13	$150,696.63
Police	Police Chief	Assistant Police Chief	121	$97,223.63	$123,960.13	$150,696.63
Executive	City Manager	Police Chief	123	$111,311.33	$141,921.95	$172,532.57
Executive	Mayor & Council	City Manager	125	$127,440.35	$162,486.44	$197,532.54

Job Title: Downtown Development & Marketing Specialist

Job Summary: This position is responsible for assisting the Downtown Development Manager with the planning, marketing, promoting, and implementing the Main Street Program. The program's objectives include community education, formulation of downtown-specific policies, and the development of marketing strategies for the Main Street Program. This program will be designed to promote, enhance, conserve, monitor, and improve downtown.

Class Characteristics: This is a full-performance classification exempt level requiring evening and some weekend work.

Major Duties:

- Update and maintain the department's Customer Relationship Management (CRM) system.
- Assist in research and analysis to support the development of new or the expansion of existing business development programs and incentives.
- Support the department in marketing economic development programs and incentives to the business community.
- Assist with the development and coordination of recruitment and retention plans for downtown businesses.
- Assist with planning and implementing a variety of educational and public relation activities to create and maintain the downtown district, including activities that will stimulate economic development and incorporate historic preservation principles into revitalization of the downtown area.
- Assist the Downtown Development Manager in coordinating the activities of the Main Street Advisory Board and the Downtown Development Authority.
- Conduct outreach visits and maintain ongoing relationships with downtown businesses.
- Identify, prepare, and implement grants, sponsorships, and other applicable programs to enhance the downtown district.

Job Title: Downtown Development & Marketing Specialist
(continued)

- Maintain department communications which include, but are not limited to email, website, press releases, newsletters, Facebook, Instagram, LinkedIn, and Twitter.
- Write, edit, and/or proof community engagement communications which include, but are not limited to email, website, press releases, newsletters, social media posts, etc.
- Assist with planning and implementing Main Street, Downtown, and Economic Development events and programs.
- Performs other related duties as assigned.

Knowledge required by the position:

- Skill in oral and written communications.
- Skill with social media, including, but not limited to Facebook, Instagram, etc.
- Skill in public relations and marketing.
- Skill in organizing.
- Skill in operating computers, including experience with, Microsoft Office: Word; Excel; PowerPoint/Prezi, in addition to Constant Contact; graphics design/editing programs; and photo editing
- Ability to educate and train volunteers.
- Basic knowledge of the Main Street principles, techniques of planning and economic development, and historic preservation

Supervisory Controls: The work of this position is performed under the general supervision of the Downtown Development Manager.

Guidelines: Guidelines include City and departmental safety manuals, polices, and procedures.

Complexity: This position consists of tasks in administration, planning development, main street program and public relations. Complexity is present in the broad scope of the position, the need for creativity, ability to multi-task, and achieve program goals.

Personal Contact: Contacts are typically with senior management, co-workers, elected officials, vendors, contractors, developers, local and state government agencies, news media, business and community leaders, and the general public.

Purpose of Contacts: Contacts typically occur in order to give and exchange information, solve problems, resolve conflicts, and provide services.

Physical Demands: This work is performed primarily indoors in an office setting and involves occasional light lifting.

Minimum Qualifications: BS degree in communications, planning, public administration, historic preservation, management, or a related field with one to two years of experience in either of these fields. The ability to answer questions and resolve problems. A valid State of Georgia Driver's license is required.

Job Summary:

Under general supervision, performs a variety of administrative functions to enhance departmental efficiency and effectiveness. The Public Works Maintenance Operations Analyst is responsible for generating and managing physical and electronic documentation and preparing monthly, quarterly, and annual reports for the Public Works Department. The employee is expected to exercise considerable independent judgement in executing assignments in accordance with City policies, department procedures and directives of the Director of Public Works.

Essential Job Functions:

- Maintains effective record keeping systems and prepares technical and administrative reports and correspondence for Public Works Department related to the maintenance of streets and roads, sidewalks, parks, cemeteries, fleet maintenance, rights-of-way maintenance (mowing and litter abatement), solid waste collection/disposal and general maintenance.
- Keeps Public Works Director informed of the status of various maintenance projects and needs including the development of short- and long-range programs and goals for the Department operations and maintenance.
- Assists with various project activities, including project scoping, cost estimates, schedules, plans/specifications, bidding, contract administration, and construction management.
- Maintains records of projects and routine maintenance including the activity of work teams, costs, time, and technical matters such as specifications, drawings, changes, and updates.
- Oversees and directs the City's Pavement Preservation efforts including the analysis of pavement condition data and the development of pavement preservation activities including decisions related to the development of the annual LMIG list.
- Assists with the preparation of the City's annual LMIG application, street condition report and the annual mileage map and report.
- Participates in the development of equipment specifications for the purchase and replacement of Public Works vehicles and maintains computerized departmental vehicle and equipment inventory and history.
- Maintains statistical data on the inventory of the physical assets, work completed and other information.
- Manage, develop, and maintain asset management program including work order systems, requests, and forecasting.
- Provides recommendations regarding purchases and requisition of supplies and materials needed for effective Department operations.
- Attends and participates in professional group meetings; maintains awareness of new trends and developments in the field of public works; incorporates new developments as appropriate.
- Performs other duties as assigned and as may be appropriate to the needs of the department.

KNOWLEDGE, SKILLS, ABILITIES, AND OTHER WORK REQUIREMENTS

Knowledge

- Knowledge of time, costs, materials, methods, techniques, tools, and equipment used in repairing, operating, maintaining, and constructing various public works infrastructure and facilities.
- Proven skill and knowledge in using computers to maintain records and electronic files; prepare letters, memos, and reports; correspond via e-mail; and research using the internet.
- Knowledge of administrative methods and practices related to construction management.
- Knowledge of preventative maintenance methods, practices, and procedures.
- Knowledge of applicable City and Department policies, procedures, rules, regulations, and ordinances.
- Ability to monitor, track, and control expenditures against budgetary constraints.

- Ability to read and interpret construction plans and specifications, maps, manuals, and other technical documents.
- Ability to plan, organize, and coordinate a number of simultaneous, on-going maintenance projects requiring a variable number of resources and personnel time.
- Ability to establish and maintain effective working relationships and to deal tactfully, confidently, and effectively with all City personnel, outside agencies, vendors, and the general public, both in person and over the telephone.

Skills

- **ACTIVE LEARNING** - Understand the implications of new information for both current and future problem-solving and decision-making.
- **ACTIVE LISTENING** - Give full attention to what other people are saying, take time to understand the points being made, ask questions as appropriate, and not interrupt at inappropriate times.
- **CRITICAL THINKING** - Use logic and reasoning to identify the strengths and weaknesses of alternative solutions, conclusions, or approaches to problems.
- **MONITORING** - Monitor and assess the performance of oneself, other individuals, or organizations to make improvements or take corrective action.
- **MANAGEMENT OF MATERIAL RESOURCES** - Obtain and see to the appropriate use of equipment, facilities, and materials needed to do certain work.
- **MANAGEMENT OF PERSONNEL RESOURCES** - Motivate, develop, and direct people as they work and identify the best people for the job.

Abilities

- **COMPREHEND ORAL INFORMATION** - Listen to and understand information and ideas presented through spoken words and sentences.
- **SPEAK** - Communicate information and ideas in speaking so others will understand.
- **COMPREHEND WRITTEN INFORMATION** - Read and understand information and ideas presented in writing.
- **WRITE** - Communicate information and ideas in writing so others will understand.
- **REASON TO SOLVE PROBLEMS** - Apply general rules to specific problems to produce answers that make sense.

Other Work Requirements

- **INITIATIVE** - Demonstrate willingness to take on job challenges.
- **LEADERSHIP** - Demonstrate willingness to lead, take charge, and offer opinions and direction.
- **DEPENDABILITY** - Demonstrate reliability, responsibility, and dependability and fulfill obligations.
- **INNOVATION** - Think creatively about alternatives to come up with new ideas for and answers to work-related problems.
- **ANALYTICAL THINKING** - Analyze information and use logic to address work or job issues and problems.

Physical Demands

- Work is performed indoors and outdoors with the employee sitting, standing, walking, bending, crouching, carrying, pulling, balancing, kneeling, or stooping and may require physical exertion over moderately long periods of time.
- The employee may lift light to heavy objects and use equipment requiring a high degree of dexterity.

Working Environment

- Work is typically performed in an indoor professional office environment and subject to constant interruptions and must meet with others on a regular basis.
- Routinely use standard office equipment such as computers, phones, photocopiers, scanners, filing cabinets and fax machines.
- Weekend, holiday, and after-hours work are sometimes required, as well as after- hours response and emergencies.

Experience and Training Requirements:

- High School diploma or associate degree supplemented by seven (**7**) years of work experience in public works, including solid waste management, streets and roads, parks, and fleet management; including a minimum of three (**3**) years of supervisory duties; or any equivalent combination of education, training and experience which provides the requisite knowledge, skills, and abilities for this job.
- Must possess and maintain a valid Georgia Driver's License throughout employment.
- Must maintain an acceptable Motor Vehicle Record (MVR) throughout employment.
- Must maintain a State of Georgia certification in flagging and directing traffic throughout employment.

Job Title: Public Works Equipment Operator

Job Summary: This position performs equipment operation duties in support of street construction and maintenance projects.

Class Characteristics:
The position of Public Works Equipment Operator is a nonexempt entry-level to mid-level classification.

Essential Duties:
- Checks, maintains, and cleans equipment, trucks, trailers and tools.
- Maintains and repairs City property, including infrastructure, street signs, sidewalks, drainage systems, and rights-of-way.
- Operates various power tools and equipment for maintenance and repair functions.
- Patches potholes, lays concrete/asphalt and performs other tasks in street/sidewalk maintenance.
- Performs a variety of public works maintenance and construction activities.
- Clears trees and debris following storms.
- Responsible for following proper operating procedures for all equipment to ensure safety of all members of department, City staff and Stockbridge community.
- Operates a variety of equipment, machinery and tools used in department projects and activities, which may include a dump truck, garbage truck, boom truck, front end loader, backhoe, tractor, asphalt packer, cement mixer, tiller, bush hog, mower, weed eater, edger, blower, jack hammer, chain saw, saw, axe, shovel, rake, spraying equipment, and mechanic tools.
- Uploads and loads equipment for transport; transports equipment to work sites.
- Performs general maintenance tasks necessary to keep machinery, equipment, and tools in operable condition.
- Responds to emergency calls during hurricanes, inclement weather, or other emergency situations and after-hours emergencies.
- Utilizes precautionary safety equipment and monitors work environment to ensure safety of employees and other individuals.
- Flags traffic at work sites.
- Installs and repairs street signs.
- Performs related duties as assigned.

Job Title: Public Works Equipment Operator (continued)

- Communicates with supervisor, employees, other departments, the public, and other individuals as needed to coordinate work activities, review status of work, exchange information, or resolve problems.

Knowledge Required by the Position:

- Ability to adhere to safe equipment operating procedures and respond to dangerous situations accordingly.
- Ability to communicate effectively with co-workers and the general public.
- Ability to obtain flaggers certification within one year.
- Ability to operate machinery requiring a high level of dexterity and perform duties in a variety of weather conditions.
- Ability to work well with others.
- Knowledge of City of Stockbridge streets and geography.
- Knowledge of City ordinances, policies and procedures.
- Knowledge of the techniques, hazards, safety precautions and proper operation of equipment, trucks and machinery used in the repair and maintenance of roads, sidewalks, buildings, and grounds.
- Skilled in operating a variety of tools, equipment and commercial vehicles.
- Skilled in lawn mowing, trimming, edging, mulching, aerating, weeding, grubbing and thatch removal functions.
- Ability to operate a loader, backhoe, saw, concrete grinder, floats, air compressor, pump, pneumatic tools, woodchipper, bush-hog, tractor and variety of hand tools.
- Ability to places and grades asphalt.
- Ability to installs and repairs fences, guard rails, and barricades.
- Ability to repair storm drains, catch-basins, manholes, laterals, and drainage ditches.
- Knowledge of activities of street maintenance, reconstruction, restoration, paving, sealing, storm installation, manholes and other drains system maintenance, and other City infrastructure maintenance.
- Skilled in prioritizing and organizing work.
- Skilled in oral and written communication.

Supervisory Controls: Work in these positions is performed under the general supervision of the General Maintenance Supervisor.

Guidelines: Guidelines include City and departmental safety manuals, policies and procedures.

Complexity: The work consists of manual labor and technical duties

Job Title: Public Works Equipment Operator (continued)

Personal Contacts: Contacts are typically with co-workers and the public.

Purpose of Contacts: Contacts typically occur to give and exchange information and provide services.

Physical Demands: The work is moderate work which requires exerting up to 50 pounds of force. Work requires regular and, at times, sustained performance of moderately physically demanding work, typically involving some combination of climbing and balancing, stooping, kneeling, crouching, and crawling, and that may involve the lifting, carrying, pushing, and/or pulling of moderately heavy objects and materials. Some tasks require the ability to perceive and discriminate colors or shades of colors, sounds, depth, texture, and visual cues or signals. Some tasks require the ability to communicate orally.

Work Environment: Work is performed in an outdoor environment where the employee is exposed to noise, dust, dirt, grease, machinery with moving parts, irritating chemicals, slippery or uneven surfaces, confined spaces, and possible sustained periods in hot, cold or inclement weather. The work may require the use of protective devices such as gloves and safety jackets.

Supervisory and Management Responsibility: None

Minimum Qualifications:

- High school degree or diploma required; two (2) years of work experience operating hand tools and construction machinery preferred; valid State of Georgia driver's license required; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job. Knowledge and level of competency are commonly associated with completion of specialized training in the field of work, in addition to basic skills typically associated with a high school education.
- Sufficient experience to understand the basic principles relevant to the major duties of the position, usually associated with the completion of an apprenticeship/internship or having had a similar position for one to two years.

- Possession of or ability to readily obtain a valid commercial driver's license issued by the State of Georgia for the type of vehicle or equipment operated.
- The qualifications listed above represent the credentials necessary to perform the essential functions of this position. To be successful in this position, an individual must be able to perform each essential duty satisfactorily. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions of this position.

Salary Range:
Public Works Techs: Min: $32,760.32 Mid: $41,769.41 Max: $50,778.50

Job Title: Public Works Operations Manager

Job Summary: The Operations Manager performs supervisory, administrative, and technical tasks in current planning, organizing, directing, and oversight for project and task execution within the Maintenance and Operations Division of the Public Works Department. The Public Works Operations Manager is also responsible for City-wide fleet and facility management, administration, and oversight of maintenance contracts. This position takes direction from the Director of Public Works.

Class Characteristics:
The position of Public Works Operations Manager is an exempt mid-level classification.

Essential Duties:

- Responsible for planning and scheduling work for the city's maintenance programs and supervising general maintenance and facilities maintenance personnel and equipment utilized in the divisions.
- Operational and maintenance support of city streets, parks, facilities, beautification and works public safety, city engineer, and other city departments who uses programs of the Public Works department's resources.
- Assigns work through the Crew Leader positions. Directs and coaches the Leads and maintenance workers to develop employee competence, accountability, and productivity. Conducts performance reviews, makes decisions or recommendations on hiring, transfers, promotions, grievances, and discipline.
- Plans and schedules work activities that may impact other departments. Responsible for effectively communicating and coordinating work activities to minimize impacts to neighborhoods. Managers professional services and contracts as assigned by the Director of Public Works.
- Supervises subordinates; prioritizes assigns and monitor's work; evaluates performance. Select, train, motivate and evaluate staff; provide or coordinate staff trainings; and works with employees to correct deficiencies.
- Ensures job site for compliance with applicable safety processes and procedures; ensures all personnel in the work zone are supplied with and utilizing appropriate personal protective equipment; inspects equipment and facilities to identify potential or existing hazards.
- Oversight and monitoring crew work quality; ensuring adherence to time schedules and safe work practices; monitoring and providing

Job Title: Public Works Operations Manager (continued)

feedback on employee performance; and observing, training and operating medium to heavy equipment in support of the following maintenance programs/projects; street, water, sewer/stormwater, parks, and city beautification programs, tree pruning, vegetation control and removal of snow and ice control, special projects and emergency response.

- Communicates with supervisor, employees, other departments, the public, and other individuals as needed to coordinate work activities, review status of work, exchange information, or resolve problems.

Knowledge Required by the Position:

- Ability to adhere to safe equipment operating procedures and respond to dangerous situations accordingly.
- Ability to communicate effectively with co-workers and the general public.
- Ability to work safely and to use equipment and tools properly and safely; knowledge of safety procedures; ability to plan, schedule, organize, direct and supervise the work of maintenance and construction crews and to delegate effectively to others.
- Knowledge of equipment, facilities, materials, methods and procedures used in road, construction and repair activities; knowledge of materials and supplies used in building and grounds maintenance; knowledge of equipment and supplies used to do minor repairs; some knowledge of first aid and applicable safety precautions.
- Knowledge of supervisory and personnel management techniques; ability to establish and adjust work procedures; ability to perform material quantity calculations; ability to explain and relay information to subordinates in an effective manner conducive to maintaining productivity and morale; ability to train personnel in safe equipment operation and methods and procedures; ability to resolve public complaints effectively and courteously; ability to accurately complete reports; ability to establish and maintain effective and harmonious working relationships with co-workers, supervisors, City officials, and the general public.
- Demonstrate computer proficiency, to include enterprise software applications, Microsoft Office, Outlook, Word and Excel.

Supervisory Controls: Directly supervises Maintenance Crew Leads; indirectly supervises Maintenance Workers.

Job Title: Public Works Equipment Operator (continued)

Guidelines: Guidelines include City and departmental safety manuals, policies and procedures.

Complexity: The work consists of manual labor and technical duties

Personal Contacts: Contacts are typically with co-workers and the public.

Purpose of Contacts: Contacts typically occur to give and exchange information and provide services.

Physical Demands: Work is primarily outside with occasional work in an office environment sitting at a desk or computer terminal for periods of time. Continuous use of both hands in reaching/handling/ grasping/fingering while performing duties. Frequently lift or move up to 25 pounds. Occasional heavy work includes lifting and carrying up to 50 pounds. On occasions may be required to lift heavier weights with the assistance of others or mechanical devices, up to 100 pounds; operating heavy vehicles, equipment and machinery. Occasionally ascends/descends stairs, ladders, and inclines while maintaining balance. Physical strength and ability sufficient to perform heavy manual labor for extended periods. Frequent bending/twisting at knees/waist/neck while performing mechanical repairs, maintenance items and other duties as assigned. Occasional kneeling/crouching/crawling while making repairs in confined spaces and awkward positions. May work at heights, alone, with others, or in noisy work area. May require constant moving, sitting or standing for excessive periods of time. May work outside in all weather extremes, be exposed to water, ice, mud, dust, smoke, asbestos cement pipe, noxious odors, fumes, chemicals, raw sewage, uneven surfaces, slick surfaces, and/or traffic. Continuous use of all senses including feeling/talking/hearing/seeing while performing duties and while communicating with co-workers, general public and completing all tasks as assigned. Must be able to distinguish color and maintain long-term and short-term memory. Will be required to wear safety protective gear when necessary. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential job functions.

Work Environment: The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable

accommodations may be made to enable individuals with disabilities to perform the essential functions.

Supervisory and Management Responsibility: Supervision over crew leaders and general maintenance and facilities maintenance staff.

Minimum Qualifications:

Graduation from high school education or GED equivalent; Four (4) to (5) years of experience relating to construction, installation, maintenance and repair of streets, or related facilities, and experience in a lead or supervisory capacity; any equivalent combination or education and experience.

Certifications/Endorsements/Licenses:

Must possess and maintain a valid, CDL Class B State of Georgia Driver's License; Must possess or obtain the following within six (6) months: flagging, first aid and any other appropriate certifications as required by law, ordinance or department regulations.

Revised CITY OF STOCKBRIDGE PLANNING AND ZONING 2024 FEE SCEHDULE

Community Development Department

Acreage	Single-Family Residential		Multi-Family Residential		Commercial - Industrial		Mixed Use/ PUD		Development of Regional Impact (DRI)	
Acreage Numbers	Single-Family Residential Base Fee	Plus Acreage Tariff (per acre)	Multi-Family Residential Base Fee	Plus Acreage Tariff (per acre)	Commercial - Industrial Base Fee	Plus Acreage Tariff (per acre)	Mixed Use/PUD Base Fee	Plus Acreage Tariff (per acre)	DRI Pre-Application: (no zoning action)	DRI Application (Zoning Action)
0-5	$ 250.00	$ 50.00	$ 500.00	$ 50.00	$ 750.00	$ 50.00	$ 1,000.00	$ 50.00	$ 100.00	add'l $400
5.001-10.00	$ 500.00	$ 50.00	$ 750.00	$ 50.00	$ 1,000.00	$ 50.00	$ 1,500.00	$ 50.00	$ 100.00	add'l $400
10.001-20.00	$ 750.00	$ 50.00	$ 1,250.00	$ 50.00	$ 1,500.00	$ 50.00	$ 2,000.00	$ 50.00	$ 100.00	add'l $400
20.001-50.00	$ 1,250.00	$ 25.00	$ 1,500.00	$ 25.00	$ 2,000.00	$ 25.00	$ 2,500.00	$ 25.00	$ 100.00	add'l $400
50.001-100.00	$ 1,750.00	$ 25.00	$ 2,250.00	$ 25.00	$ 3,500.00	$ 25.00	$ 4,000.00	$ 25.00	$ 100.00	add'l $400
100.001+	$ 3,000.00	$ 25.00	$ 2,500.00	$ 25.00	$ 3,500.00	$ 25.00	$ 4,500.00	$ 25.00	$ 100.00	add'l $400

City of Stockbridge Revised 2024 Planning, Zoning & GIS Fee Schedule

Type	Fee	
	Current	**Proposed**
Administrative Variance	$300	$300
Appeal To Admin Decision	$500	$500
Applicant Request To Propone Case	$300	$300
Annexation	$300	$400
Comprehensive Land Use Amendment	$300	$600
Concept Plan Review -PUD	$50	$100
Conditional Use	$500, plus $5/ac.	$600
Final Plat	N/A	$200
Lot Split/Combination/Replat /Address Plat Review	$150	$200
Minor Modification to PUD Master Dev. Plan	$300	$300
Major Modification to Site Plan/Zoning Conditions/Development Agreements	$300	$400
Planning Commission Address List	$25	$25
Preliminary Plat	N/A	$500
Sign Permit Zoning Review	$50	$100
Special Use Permit	$300	$300
Temporary Permit for Special Event	$50	$75
Unified Development Code Text Admendment	$300	$400
Variance	$500	$600
Wireless Communications Facilities (WCF) Co-location Zoning Review	$50	$100
WCF Conditional Use Application (New)	$7,000	$7,000
Zoning Review for New Business	N/A	$25
Zoning Verification Letter	$50	$150
Geographic Information Systems (GIS) - Maps & Plans	**Current**	**Proposed**
A-Size 8 1/2" x 11"	$5	$5
B-Size (11"x17")	$10	$10
C-Size (14"x22")	$15	$15
D-Size (24"x36")	$20	$20
E-Size (36"x44")	$25	$25
Comprehensive Plan Document	N/A	$100
Livable Centers Initiative Document	N/A	$50
Any other Community Development Plans	N/A	$50

PROPOSED 2024 PARK PAVILION GAZEBO RENTAL FEES

CLARK PARK	FULL DAY CITY RESIDENT APR - OCT	FULL DAY NON-CITY RESIDENT APR - OCT	FULL DAY CITY RESIDENT NOV - MAR	FULL DAY NON-CITY RESIDENT NOV - MAR
PAVILION 1	$ 250.00	$ 300.00	$ 200.00	$ 250.00
PAVILION 2	$ 250.00	$ 300.00	$ 200.00	$ 250.00
PAVILION 3	$ 250.00	$ 300.00	$ 200.00	$ 250.00

MEMORIAL PARK	FULL DAY CITY RESIDENT APR - OCT	FULL DAY NON-CITY RESIDENT APR - OCT	FULL DAY CITY RESIDENT NOV - MAR	FULL DAY NON-CITY RESIDENT NOV - MAR
PAVILION 1	$ 250.00	$ 300.00	$ 200.00	$ 250.00
PAVILION 2	$ 250.00	$ 300.00	$ 200.00	$ 250.00
GAZEBO	$ 150.00	$ 200.00	$ 125.00	$ 150.00

GARDNER PARK	FULL DAY CITY RESIDENT APR - OCT	FULL DAY NON-CITY RESIDENT APR - OCT	FULL DAY CITY RESIDENT NOV - MAR	FULL DAY NON-CITY RESIDENT NOV - MAR
PAVILION 1	$ 250.00	$ 300.00	$ 200.00	$ 250.00
PAVILION 2	$ 250.00	$ 300.00	$ 200.00	$ 250.00

The recommendation is to eliminate the half-day reservations of the pavillions and gazebo.

Stockbridge

Where Community Connects

CITY OF

Stockbridge

GEORGIA

STOCKBRIDGE/BURKE CEMETERY

Cemetery Fee Schedule

5.16.050 - Rules for interment.

B.) The city clerk and public works director shall be authorized to impose an administrative fee to cover the cost of processing all applications for burials in municipal cemeteries and monitoring compliance with the regulations contained herein.

Administration Fee: $200.00

CITY OF

Stockbridge

GEORGIA

STOCKBRIDGE/BURKE CEMETERY

Unauthorized Interment Penalty

1.04.080 - General penalty for code violations.

A. Whenever in this code or in any ordinance of the city any act is prohibited or is made or declared to be unlawful or an offense, or whenever in such code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, such violation of any such provision of this code or any ordinance shall be punishable by a fine not exceeding one thousand ($1000) dollars, by sentence of imprisonment not exceeding three hundred sixty-five (365) days and to work on the streets or public works for a period not exceeding three hundred sixty-five (365) days, any or all such penalties in the discretion of the recorder.

B. The imposition of any such punishment shall not prevent the forcible removal or abatement of unlawful conditions and the imposition of a lien on the subject property for the cost thereof.

(Amended during 1991 codification; Code 1971, Sec. 1-8)

Penalty (Unauthorized Interment): $1000.00

Effective January 1, 2023

Stockbridge Youth Council 2024 Proposal

- Annual Budget
- Calendar

Presented by:
Dr. Alfreda Renee Gourdine
SYC Advisory Committee Chair

Stockbridge Youth Council
1st Quarter

- Area Beautification
- Georgia Municipal Assoc. – January 2023
- Kit Pack-Up Displaced Families Griffin – January 2023
- Operation Lunchbox – February 2023

- SYC Retreat – February 2023
- African American Heritage Program – February 2023
- Women Appreciation Month Program – March 2023

Stockbridge Youth Council
1st Quarter

Read Across Henry – April 2023
SPD Apperception/Partnership Dinner– April 2023
Mothers Day Appreciation Tea - May 2023
Music For Henry – May 2023
Senior Banquet – May 2023

Stockbridge Youth Council
2nd Quarter

Stockbridge Youth Council
3rd Quarter

- Fill the Bus/Tasty Tuesday – July 2023
- City of Stockbridge Back to School Kick Off – July 2023
- Service Project- August 2023
- Leadership Retreat - September 2023
- College Tours – September 2023

Stockbridge Youth Council
4th Quarter

- Fall Festival – October 2023
- Service Project – November 2023
- End of Year Banquet – December 2023

Stockbridge Youth Council 2024 Initiative

Annually the SYC identifies an initiative to bring awareness to throughout the duration of the calendar. The 2023 initiative is Teen Violence.

The SYC will brainstorm possible 2024 initiatives during their monthly meetings and Leadership Retreat.

Stockbridge Youth Council
2024
Proposed Calendar

Quarter One: January – March

- SYC Retreat – Training and Teambuilding
- Beautification
- City Events
- Georgia Cities

Read Across Henry (Community Service Project)

Quarter Two: April – June

- SYC/SPD Appreciation Luncheon/Dinner
- City Event
- Beautification
- Senior Banquet

Quarter Three: July – September

- SYC Leadership Training Retreat
- Tasty Tuesday "Fill the Bus"
- City of Stockbridge "Back to School Drive"
- Career Readiness Event/College Tour
- Beautification

Quarter Four: October – December

- Fall Festival
- Service Project
- City Event
- End of Year Banquet/Community Event
- Beautification

Stockbridge Youth Council 2024 Budget Proposal

Line Item	***Amount***
Meals	$1500.00
Lodging	$3000.00
Training	$4000.00
Advertising	$600.00
Transportation	$1360.00
Office Supplies	$360.00
Apparel	$1260.00
Beautification	$600.00
Events	$7840.00
MISC	$980.00
Total:	$21,500.00

QUESTIONS

Homestead Exemptions

Process and Schedule for a Homestead Exemption

November 2023 or December 2023	Mayor and Council decide what they would like to offer and pass a resolution requesting the legislature to pass a bill authorizing it
January 2024	The Local Legislative Delegation publish an ad the Henry Herald notifying the public of their intent to introduce local legislation for Stockbridge
January – April 2024	House and Senate pass a bill
June 30, 2024 (On or before)	Governor signs the bill
November 5, 2024	Voters in Stockbridge in an Election approve the menu of various Homestead Exemptions that the Legislation allows

Process and Schedule for a Homestead Exemption

January – May 2025	Residents may apply for Homestead Exemptions
July 2025	Mayor and Council gets a tax digest to set their millage rate levy. This digest will deduct the total value of all the exemptions
December 2025	Mayor and Council collect taxes with the reductions in the tax digest. (FY25)

Homestead Exemption Chart

HENRY COUNTY HOMESTEAD EXEMPTION CHART - 2022

CODE	AGE	EXEMPT AMOUNTS	TAXING AUTHORITY	CODE	AGE	EXEMPT AMOUNTS	TAXING AUTHORITY
L1		4,000	State	L16	*Veterans	101,754	State
		15,000	County		Disabled	101,754	County
		0	School Bond		Under	101,754	School Bond
		4,000	School M & O		Age 65	101,754	School M & O
		0	Water			101,754	Water
						101,754	City
L2	62	4,000	State				
		15,000	County	L17	*Veterans	Full	State
		20,000	School Bond		Disabled	101,754	County
		20,000	School M & O		Age 65	*101,754	School Bond
		0	Water			*101,754	School M & O
						101,754	Water
L3	65	Full	State			101,754	City
		15,000	County				
		80,000	School Bond	L18	*Veterans	Full	State
		80,000	School M & O		Disabled	101,754	County
		15,000	Water		Age 68	120,000	School Bond
						120,000	School M & O
L6	68	Full	State			101,754	Water
		15,000	County			101,754	City
		120,000	School Bond				
		120,000	School M & O	L19	*Veterans	Full	State
		15,000	Water		Disabled	101,754	County
					Age 70	Full	School Bond
L9	70	Full	State			Full	School M & O
		15,000	County			101,754	Water
		Full	School Bond			101,754	City
		Full	School M & O				
		15,000	Water	SS	*Surviving	101,754	State
					Spouse	101,754	County
L12	Totally	4,000	State		Armed	101,754	School Bond
	Disabled	15,000	County		Conflict	101,754	School M & O
	Under	50,000	School Bond			101,754	Water
	Age 65	50,000	School M & O			101,754	City
		0	Water				
				SG	Surviving	Full	State
					Spouse	Full	County
					Peace Officer	Full	School Bond
					Fire	Full	School M & O
					Fighter	Full	Water
				48-5-48.4		Full	City

* qualified disabled veterans or their unremarried surviving spouse or minor child pursuant O.C.G.A. 48-5-48 or by qualified surviving spouses of servicemembers killed in action 48-5-52.1

City of Stockbridge, Georgia
Homestead Exemption Table
Prepared 18 October 2023 Fiscal Year 2024

Total Assessed Value = $1,825,694,433
One millage calculated as $1,825,694 X 3.77 mills = $6,882,868

Tax at 3.77 Millage

Henry County	COH Code		**Head Count**	Henry Cty Exemption	Stockbridge Exemption	Annually	**Totals**
L1	H1	Regular	3,388	$15,000	$10,000	$127,728	$127,728
L2	H2	Age 62	192	$15,000	$10,000	$ 7,238	$ 7,238
L3	H3	Age 65	276	$15,000	$10,000	$ 10,405	$ 10,405
L6	H6	Age 68	196	$15,000	$15,000	$ 11,084	$ 11,084
		On Septic Tank	427	$0	$5,000	$ 8,049	
L9	H9	Age 70	1,098	$15,000	$25,000	$103,487	$103,487
L12	H12	Totally Disabled Under Age 65	68	$15,000	$25,000	$ 6,409	$ 6,409
							$266,351
				State Exemption			
L16	H16	Veterans Disabled Under Age 65	185	$101,754		$ 70,968	$ 70,968
L17	H17	Veterans Disabled Age 65	17	$101,754		$ 6,521	$ 6,521
L18	H18	Veterans Disabled Age 68	8	$101,754		$ 3,069	$ 3,069
L19	H19	Veterans Disabled Age 70	54	$101,754		$ 20,715	$ 20,715
	Total loss taxes as a group						$ -
			5,909				
				Impact on Gross Tax revenue		$375,673	$266,351
				Equivalent Millage Rate		$ 0.206	

City of Stockbridge

AGENDA ITEM

MEETING DATE

November 13, 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: Frederick Gardiner

DEPARTMENT: Executive

ITEM/PROJECT/EVENT:

Council review & consideration of Property Tax Homestead Exemption Plan and Ordinance for 2025.

BACKGROUND INFORMATION:

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

Council review & consideration of Property Tax Homestead Exemption plan and ordinance for 2025.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature_____

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO._____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF STOCKBRIDGE, GEORGIA, TO GRANT HOMESTEAD EXEMPTIONS TO QUALIFIED CITY RESIDENTS, AND FOR OTHER PURPOSES

WHEREAS, the Mayor and Council are the governing body of the City of Stockbridge, Georgia (hereinafter "City"); and

WHEREAS, the City is a taxing authority; and

WHEREAS, The millage rate is the tax rate used to calculate ad valorem taxes; and

WHEREAS, The City set the millage rate for the 2023 calendar year at 3.77 mills; and

WHEREAS, the City wishes to recognize and allow certain exemptions from the City's millage; and

WHEREAS, Article VII, Section 11, Para. 11 (a)(2) of the Georgia Constitution provides that homestead exemptions from ad valorem taxation levied by local training jurisdictions may be granted by local law conditioned upon approval by a majority of qualified electors residing within the limits of the local taxing jurisdiction voting in a referendum thereon; and

WHEREAS, it is the desire of the Mayor and Council of the City of Stockbridge to engage the local delegation to enact legislation that allows certain exemptions from the valorem taxation for those residents of the City of Stockbridge who own and occupy their residence as their primary residence; and

WHEREAS, said exemptions are reflected in the attached Exhibit "A" and incorporated by reference.

THEREFORE, BE HEREBY ORDAINED, by a majority vote of the Mayor and Council of the City of Stockbridge, that the local delegation be engaged to enact legislation to provide for the attached exemptions from the City's ad valorem taxation.

This _____ Day of November 2023

So Ordained this _____ day of _____ 2023.

_____
ANTHONY S. FORD, Mayor

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney