

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

Council Meeting Agenda December 11, 2023 6:00 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912

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



AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

MONDAY, DECEMBER 11, 2023 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Aoption of the Summary Minutes October 9, 2023
- 2 Adoption of the Summary Minutes October 30, 2023

CEREMONIAL REVIEW

- 3 Equal Rights Amendment 100th Anniversary Proclamation

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.

CONSENT AGENDA

- 4 Approval of the 2024 Public Meetings Schedules
Approval of the 2024 Agenda Timeline
Approval of the 2024 Holiday Calendar
Approval of the 2024 City Council Initiatives Calendar
Approval of the re-appointment of Main Street Advisory Board Members
Approval of the re-appointment of Downtown Development Board Members
Approval of the re-appointment of Youth Council Advisory Committee Members
Approval of the re-appointment of Public Facilities Authority Board Members

Approval of the 2024 Events Calendar
 Approval of the acceptance of a \$300,000 grant from U.S. D.O.J./Bureau of Justice Administration
 Approval to procurement of(18) Flock License Plate Readers with (1) Portable for the ease of deployment - \$108,700.
 Approval to accept a \$165,000 grant from the office of Senator Raphael Warnock via Edward G. Byrne's Law Enforcement for Mental Health and Wellness Program.
 Approval to accept the grant award of \$2,000 from Walmart/5600 N. Henry Blvd. & \$3,400 from Walmart/1400 Hudson Bridge Rd.
 Approval to accept the award of THE DOJ \$160,000 for the Accreditation Grant
 Approval of the 2024 Worker's Compensation Renewal Policy - Key Risk \$107,107.00
 Approval of the 2023 Bad Debt Write-Offs. - Presented by: Department Staff

UNFINISHED BUSINESS

- 5 Council Consideration to approve a Ordinance referencing the Cafeteria List of Homestead Exemptions for the City of Stockbridge effective January 1, 2025. Presented by: Frederick Gardiner

PUBLIC HEARING

- 6 **ANNEXATION CASE #AX-2023-03. (To be located in Council District 5.)**
 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. 77 Holloway Road (Parcel #052-01023000) -- Contains 1.16 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.00 +/- acres. Staff Recommendation is approval. Planning Commission Recommendation is denial. Applicant first requested a deferral to the November 13, 2023 City Council meeting (which was not heard), then requested a 2nd deferral to the December 11, 2023 City Council meeting. - Presented by: Community Development Staff
- 7 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-03. (To be located in Council District 5.)**
 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. 77 Holloway Road (Parcel #052-01023000) -- Contains 1.160 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.012 +/- acres. Staff Recommendation is approval. Planning Commission Recommendation is denial.

Applicant first requested a deferral to the November 13, 2023 City Council Meeting (which was not heard), then requested a 2nd deferral to the December 11, 2023 City Council meeting.

- Presented by: Community Development Staff

8 **REZONING CASE #RZ-2023-04. (To be located in Council District 5.)**

a request to assign the zoning district of 'PUD' (Planned Unit Development) to two parcels 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. Staff Recommendation is approval. Planning Commission Recommendation is denial. Applicant first requested a deferral to the November 13, 2023 City Council meeting (which was not heard), then requested a 2nd deferral to the December 11, 2023 meeting. - Presented by: Community Development Staff

9 **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. Staff Recommendation is denial. Planning Commission Recommendation is denial. Applicant first requested a deferral to the November 13, 2023 City Council meeting (which was not heard), then requested a 2nd referral to the December 11, 2023 meeting. - Presented by: Community Development Staff

10 **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. Staff Recommendation is denial. Planning Commission Recommendation is denial. Applicant first requested a deferral to the November 13, 2023 City Council meeting (which was not heard), then requested a 2nd referral to the December 11, 2023 meeting.

- Presented by: Community Development Staff

- 11 **ANNEXATION CASE #AX-2023-04. (To be located in Council District 5.)**
 Consideration of a request for the annexation of property at **2250 and 2206 Jodeco Road**, located in unincorporated Henry County, into the Stockbridge City Limits to allow for the construction of a mixed-use development. The applicant is Marketplace Storefronts, LLC. The property contains two parcels, as are listed below, in Land Lot 78 of District 6, with 20.408 +/- total acres.
 2250 Jodeco Road (Parcel #053-01017005) – Contains 20.138 +/- acres within 3 tracts.
 2206 Jodeco Road (Parcel #053-01017000) – Contains 0.27 +/- acres. - Presented by: Community Development Department Staff
- 12 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-05. (To be located in Council District 5.)**
 Consideration of a request to assign the future land use designation of 'High-Density Mixed-Use' to property at **2250 and 2206 Jodeco Road**, located in unincorporated Henry County, into the Stockbridge City Limits to allow for the construction of a mixed-use development. The applicant is Marketplace Storefronts, LLC. The property contains two parcels, as are listed below, in Land Lot 78 of District 6, with 20.408 +/- total acres.
 2250 Jodeco Road (Parcel #053-01017005) – Contains 20.138 +/- acres within 3 tracts.
 2206 Jodeco Road (Parcel #053-01017000) – Contains 0.27 +/- acres. - Presented by: Community Development Staff
- 13 **REZONING CASE #RZ-2023-06 (To be located in Council District 5.)**
 Consideration of a request to assign the zoning district of 'PUD' (Planned Unit Development) to four parcels at **2250 and 2206 Jodeco Road**, located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits, to allow for the construction of a mixed-use development. The applicant is Marketplace Storefronts, LLC. The property contains two parcels, as are listed below, in Land Lot 78 of District 6, with 20.408 +/- total acres.
 2250 Jodeco Road (Parcel #053-01017005) – Contains 20.138 +/- acres within 3 tracts.
 2206 Jodeco Road (Parcel #053-01017000) – Contains 0.27 +/- acres. - Presented by: Community Development Department Staff
- 14 Adoption of the FY2024 Operating Budget and Capital Expenditures
 - Presented by: Frederick Gardiner

NEW BUSINESS

- 15 Council Consideration to fill a vacancy and appoint a member to the Citywide Development Authority to fill an unexpired term. - Presented by: Kim Allonce
- 16 Council Consideration to fill a vacancy and appoint a member to the Youth Council Advisory Committee to fill an unexpired term - Presented by: Vanessa Holiday
- 17 Council Consideration to fill a vacancy and appoint a member to the Downtown Development Authority to fill an unexpired term. - Presented by: Kim Allonce

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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

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.

- City Council Work Session Scheduled for Tuesday, December 19th at 6pm has been canceled.
- 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. (Jan 4)
- City Council Meeting 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Jan 8)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday each month - City Hall Levi Meeting Room (Jan 8)
- Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Jan 9)
- Main Street Advisory Board Meeting 2nd Friday of each month - Welcome Center/Main Street Offices located at 130 M L King, Sr. Heritage Trail at 9am (Jan 12).
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Jan 16)
- Youth Council Advisory Committee Meeting, 6:30 p.m. -3rd Tuesday of each month Levi Meeting Room - City Hall (Jan 16)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber - (Jan 24)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. - City Hall Council Chamber (Jan 30)

UPCOMING CITY EVENTS/INITIATIVES

- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, December 18th 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



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, OCTOBER 9, 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 Thomas

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 defer Items #6, Item #8, Item #9, Item #10, Item #11, and item #12 to be heard at the November 13, 2023 meeting per the applicant's request made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

Motion to approve the Minutes for the following meetings made Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0.

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

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated. There were no public comments.

CEREMONIAL REVIEW

5. Mayor Ford reviewed the swearing in of Youth Council Advisory Committee member, Shawana Davis, and Youth Council member Jalynn Jenkins; and reviewed proclamations for: Women's Small Business Month, Breast Cancer Awareness Month, Domestic Violence Awareness Month and Mental Health Awareness Month; and presented proclamations to Paramedics Vanesha Gatewood and Walter Stowers for their heroic services and rendering aid during a recent concert at the Amphitheater.

PUBLIC HEARING

6. ZONING MODIFICATION CASE #ZM-2023-01. (Council District 5)
Consider a request for a change in zoning for a modification to amend the Bridges of 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). Staff Recommendation is approval. Planning Commission Recommendation is approval. Applicant requests a deferral to be heard at the November 13, 2023 Council meeting.
Item Deferred to the November 13, 2023 Council Meeting at the applicant's request.
7. REZONING CASE #RZ-2023-02. (Council District 4)
Consideration of a request a request for rezoning to rezone three parcels on the north side of Valley Hill Road from 'RR' (Rural Residential) and 'C-1' (Neighborhood Commercial) to allow for the development of a single-family detached residential subdivision. The applicant/agent is Yvette Morrison, representing a developer/builder. The property contains three parcels on Valley Hill Road, as are listed below, in Land Lot 92 of District 12, with 17.06 +/- total acres within the Stockbridge City Limits. 258 Valley Hill Road (Parcel #S09-06010000) – Contains 2.2492 +/- acres. Zoned 'RR' (Rural Residential). 264 Valley Hill Road (Parcel #S08-01010000) – Contains 6.5254 +/- acres. Zoned 'RR (Rural Residential). Parcel #S08-01020000 – Contains 8.2874 +/- acres. Zoned 'C-1' (Neighborhood Commercial). Staff Recommendation is approval. Planning Commission Recommendation is approval.
Presented by: Ryan Anderson, Interim Community Development Director
Mr. Anderson presented an overview of the development.

Mayor Pro Tem Barber noted she agrees with smart growth for the city,

however, there are concerns with several developments already approved and more proposed in the 4th District, that there has not been a solid road and infrastructure plan brought forward to the Council with designated funding, noting the repairs that need to be made to Valley Hill Road.

Councilwoman Gantt called for a point of order, noting the Agenda Item is not for road repairs of Valley Hill Road.

Mayor Pro Tem Barber stated that she is the Council Representative for District 4 and that it is her responsibility to speak on their behalf, and asked Mr. Gardiner to speak about the roads and road improvements in the Valley Hill area.

Mr. Gardiner stated that under current zoning law, you cannot deny based on roads and infrastructure; noted these roads came into the city in January 2023 by way of the annexation referendum and the roads were not approved on the city's SPLOST list; however, they can be added to SPLOST VI.

Mayor Pro Tem Barber noted that her biggest concerns are the lack of planning and funding for roads, and that while she supports the city's redevelopment plan, it is her responsibility to make sure that District 4 residents are not negatively impacted, further noting District 4 has seen more high density than any other district in the city.

Councilman Blount noted he makes a point of not meeting with the developer and allows the District Representative to take the lead.

Councilman Alexander referenced a \$50-\$60-million-dollar GDOT road project that has been approved that will widen Hwy. 42 from Walmart up to I-675 and is expected to be completed over the next couple of years; and noted it was stated during a recent event that Georgia is the 8th largest state by population, and growth will continue.

Mayor Ford noted that it was also stated during that event that Georgia was the best state for jobs.

Public Hearing Opened

Speakers in Favor – None

Speakers Opposed – Ms. Connie Snow, Ms. Susan Grosvenor, and Ms. Marion Calhoun.

Public Hearing Closed

The Builder addressed concerns from residents and officials and amended the site plan by moving some of the amenities to the front of the development, building the homes on a slab and removing the basements, including a 10' multi-use path in front of the development, gated; 25' buffer and evergreen trees with landscaping, a privacy fence, and Marine Inland insurance; along with conditions presented by staff in the presentation.

Councilwoman Gantt noted she was impressed with the amenities considering there were only sixteen homes; expressed concerned for the runoff mentioned by a homeowner, and noted her interest is for the quality of life for the residents and what is in the best interest of the city; and stated the Planning and Zoning Board is in place to hear these items and make a recommendation to the City Council.

Mayor Ford considered allowing the homeowner, Ms. Susan Grosvenor, to respond.

Councilman Blount called for a Point of Order noting the Public Hearing portion of the meeting had closed; and motioned for the members of Council to be allowed to complete their comments before Ms. Grosvenor responds, seconded by Councilwoman Gantt. The motion passed 4-1 (Councilwoman Barber Opposed noting she reserves the right to speak following the homeowner's comments; Mayor Ford confirmed).

Ms. Susan Grosvenor appealed to the Council to deny the Rezoning request.

Motion to defer the item to the November 13, 2023 meeting due to the changes to the development and to allow staff and the engineer to meet with the adjacent homeowner to review the new site plan made by Mayor Pro Tem Barber; seconded by Councilman Thomas. The motion failed 2-3. (Barber/Thomas approved). (Alexander/Blount/Gantt Opposed).

Motion to approve Rezoning Case #RZ-2023-02 with a contingency that the concerns referenced are to be rectified and documented made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed 3-0-2 (Alexander, Blount and Gantt Approved); (Barber/Thomas Abstained).

8. ANNEXATION CASE #AX-2023-03. (To be located in Council District 5.) 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. 77 Holloway Road (Parcel #052-01023000) -- Contains 1.16 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.00 +/- acres. Staff Recommendation is approval. Planning Commission Recommendation is denial. Applicant requests a deferral to be heard at the November 13, 2023 meeting. Item Deferred to the November 13, 2023 Council Meeting at the applicant's request.
9. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-03. (To be located in Council District 5.) 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. 77 Holloway Road (Parcel #052-01023000) -- Contains 1.160 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.012 +/- acres. Staff Recommendation is approval. Planning Commission Recommendation is denial.

Applicant requests a deferral to be heard at the November 13, 2023 Council meeting.

Item Deferred to the November 13, 2023 Council Meeting at the applicant's request.

10. REZONING CASE #RZ-2023-04. (To be located in Council District 5.) a request to assign the zoning district of 'PUD' (Planned Unit Development) to two parcels 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. Staff Recommendation is approval. Planning Commission Recommendation is denial. Applicant requests a deferral to be heard at the November 13, 2023 meeting.

Item Deferred to the November 13, 2023 Council Meeting at the applicant's request.

11. 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. Staff Recommendation is denial. Planning Commission Recommendation is denial. Applicant requests a deferral to be heard at the November 13, 2023 meeting.

Item Deferred to the November 13, 2023 Council Meeting at the applicant's request.

12. 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. Staff Recommendation is denial. Planning Commission Recommendation is denial.

Applicant requests a deferral to be heard at the November 13, 2023 meeting.

Item Deferred to the November 13, 2023 Council Meeting at the applicant's request.

13. Council consideration to approve an increase to the annual expenditure amount for Right-of-Way Landscaping from \$200,000.00 to \$300,000.00. Staff requested \$300,000.00 in its proposed FY2023 budget but it was reduced to \$200,000.00 in the approved FY2023 budget. The annual contract with CGL is \$294,220.52. The funding source is from fund balance.

Presented by: Decius Aaron, Public Works Director

Councilman Alexander suggested the grass to be cut back to the fence along Walt Stephens Road; noting there was money in hotel/motel tax.

Mr. Gardiner stated the city cannot use hotel/motel tax funds for landscaping.

Councilman Blount noted the Council approved \$200,000 in the budget, and yet there a contract for \$294,220.52.

Councilwoman Gantt asked if services have been expanded.

Councilman Thomas noted he contacted Mr. Aaron to ask that question and was told by Mr. Aaron that he made the request during the budget process last year for \$300,000, and that amount was cut in the budget to \$200,000 causing the shortfall, and now a budget amendment is required to pay for services through the remainder of the year, and to cover outstanding invoices; and noted the scope of work has not been expanded by GGL, and noted Mr. Aaron agreed to increase the frequency of cutting and maintaining North Henry Blvd. by Public Works General Maintenance staff.

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

14. Council consideration to approve an increase to the annual expenditure amount for sanitation disposal costs from \$500,000.00 to \$1,000,000.00. Staff requested \$700,000.00 in its proposed FY2023 budget but it was

reduced to \$500,000.00 in the approved FY2023 budget. The increase is needed due to the increased disposal costs from adding the annexed residents. The funding source is from the Sanitation Fund Balance. Presented by: Decius Aaron, Public Works Director
Councilman Alexander asked for the Sanitation Fund Balance amount.

Mr. Wiggins noted the amount is \$1,327,163.

Motion to approve made by Councilwoman Gantt; 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.

- 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)
- Youth Council Advisory Committee Meeting, 6:30 p.m. -2nd Monday of each month 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)
- 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 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 (Oct 10)
- Youth Council Meeting, 6:30 p.m. - 2nd Thursday each month - City Hall Levi Meeting Room - City Hall (Oct 12)
- 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)

- 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)
- 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. (Nov 2)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Nov 13)
- Youth Council Advisory Committee Meeting, 6:30 p.m. -2nd Monday of each month Levi Meeting Room - City Hall (Nov 13)

UPCOMING CITY EVENTS/INITIATIVES

- Join the City of Stockbridge for the Annual Breast Cancer Awareness Luncheon and Fashion Show, Thursday, October 12th from 11am – 2pm at the Merle Manders Conference Center. Registration is required. Contact the Events Team at 770-389-5982.
- Join the City of Stockbridge for the Annual Pretty in Pink Breast Cancer Awareness “Love Walk,” Saturday, October 14th from 10:30 am – 1pm at the Clark Community Park walking trail.
- Join Councilman Blount for *Bingo Bash*, Wednesday, October 18th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Councilman Alexander to the Jodeco Rd. District 5 Community Cleanup on Saturday, October 21st from 9am to 11am, Meeting location: Hardee’s parking lot 3056 Jodeco Rd. McDonough, GA
- 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 Annual Fall Festival at Clark Community Park on Saturday, October 28th from 12-pm to 4pm. This is a FREE event with candy, food trucks, games, a costume contest and more!
- Calling all Veterans! Join the City of Stockbridge for the Annual Veterans Day Luncheon on Friday, November 10th from 11am – 1pm at the Merle Manders Conference Center as we honor those who have served and continue to serve this great nation.
- Join Councilman Thomas for the *Don’t Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Councilman Thomas is honoring *Veterans with a Continuous Salute* all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service to rrawls@cityofstockbridge-ga.gov

Please plan to attend the 2023 Stockbridge Municipal Election Forum
 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 we have entered the fall season and reminded everyone to get their flu shots; noted COVID-19 is still on the rise and encouraged everyone to get their vaccinations and boosters to stay healthy; asked everyone to support the Braves as they attempt to even the series against the Phillies, and to root for our hometown center fielder, Michael Harris II; and reminded city residents of the upcoming Candidate Forum on Tuesday, October 10th at 7pm at the Merle Manders Conference Center located at 111 Davis Rd. Stockbridge, GA.

Motion to adjourn made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 4-0. (Blount was not present for the vote). The meeting adjourned at 8:45 p.m.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



CITY COUNCIL WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, OCTOBER 30, 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 Kerri Stevens, Atlanta Regional Commission

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 Councilman Alexander.

Motion to amend the Agenda to Remove Item #6 made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed 4-0.

Motion to amend the Agenda to Replace Item #6 with a request for use of the Merle Manders Conference Center for a Christmas event requested by State Representative Angela Moore made by Councilwoman Gantt; seconded by Mayor Pro Tem Barber. The motion passed 4-0.

Motion to adopt the Agenda as amended made by Councilman Blount; seconded by Mayor Pro Tem Barber. The motion passed 4-0.

Review of the Minutes

1. Council Meeting Minutes September 11, 2023
 2. Work Session Minutes September 26, 2023
- No Action

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.

Councilman Alexander joined the meeting at 6:04 p.m.

CONSENT AGENDA

3. Resolution in support of the award of the DD RLF Application by the Downtown Development Authority of Stockbridge for the downtown project located at 132 MLK Senior Heritage Trail, Stockbridge, GA 30281 on behalf of the NOLA Bistro and Daiquiri Bar LLC.
Mr. Allonce noted the Downtown Revolving Loan was approved by the Motion to approve the Consent Agenda made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously 5-0.

NEW BUSINESS

4. Council consideration to approve the Intergovernmental Agreement (IGA) between the City of Stockbridge and the Citywide Development Authority. Presented by: Fredirick Gardiner, City Manager and Quinton Washington, City Attorney
Attorney Washington noted the language in the contract of “shall” and “may” has been questions.

Councilwoman Gantt noted she would never agree to language of “shall”.

Councilman Alexander noted the intent is to give the Board funding but reserves the right to include the language “may”.

Attorney Washington referenced Section 2.1 where the budget is referenced as \$45,000 or \$75,000.

The consensus of the Council was to review the contract further and clarify the language.

Motion to Table to hear following Executive Session made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed unanimously 5-0.

5. Council consideration to approve submission of a grant application for the Recreational Trail Program for restroom facilities at the west end of Reeves Creek Trail off Flippen Road. The City of Stockbridge will submit a grant application for the Recreation Trail Program with an estimated total project cost of \$450,000. The grant will require a minimum 20% (\$90,000.00) match. The City will commit to a 50% (\$225,000.00) match using SPLOST V funds which will be reimbursed by the grant. The grant application states that if a City commits to more than a 20% required match, the applicant will receive additional scoring points. So, the City will commit to a 50% match.

Presented by: Jeremy Goodwin, Assistant Public Works Director
Mr. Goodwin noted the restrooms would be installed near the exercise equipment.

Motion to approve made by Councilman Alexander; seconded by Mayor Pro Tem Barber. The motion passed unanimously 5-0.

6. Council consideration to approve request from Brentwood Parks HOA Board that the 51% approval of all homeowners to install speed humps be waived and speed humps installed at locations along Brentwood Pkwy and a designated lined crosswalk installed in the amenities area to enable pedestrians to safely cross the road. Homeowners in each individual subdivision along Brentwood Pkwy can still individually petition the city to install speed bumps with 51% homeowner approval per the City of Stockbridge regulations.

Presented by Decius Aaron, Public Works Director

This item was removed from the Agenda and replaced with the item below.

Council consideration to approve a request for use of the Merle Manders Conference Center facility only, with no cost to the City, for the Lighthouse Jr. Choir Holiday Peace Concert requested by State Representative Angela Moore, to take place on Saturday, November 25, 2023. Councilman Alexander made a request that the Merle Manders Conference Center be made available for a chorus event on Saturday, November 25, 2023, at no cost to the city, and that Rep. Moore's group will fund the event 100%.

Mayor Ford noted that it was his understanding that the Conference Center would be closed on November 25th.

Councilwoman Gantt inquired if the group is bringing in their own sound system.

Mr. Gardiner noted the city's sound system is currently being evaluated and re-configured and will reach out to Rep. Moore to confirm their plans regarding the sound system.

Councilman Blount asked any type of personnel such as an attendant or officers will be needed for the event.

Councilman Alexander noted the event is fully funded by Representative Moore, and there will be no cost for the city, they only need to utilize the space, and noted the group is performing a similar event in Stonecrest.

Motion to approve with no cost to the City of Stockbridge made by Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0.

7. Council consideration to approve request from The Winding Creek Subdivision HOA for the City to assume the responsibility of paying the monthly streetlight bill for the subdivision's street lights effective January 1, 2024. The cost is \$1,476.97 per month, \$17,723.64 annually.
Presented by: Decius Aaron, Public Works Director
Mr. Aaron read the Standard Lighting Policy - Section 434.

Mayor Pro Tem Barber requested staff to present the city's Streetlight Policy Analysis as discussed at the Retreat.

Point of Order made by Councilman Blount to amend the Agenda to hear information regarding the Street Light Policy – upheld by Mayor Ford.

Motion to amend the Agenda to discuss the Streetlight Policy made by Mayor Pro Tem Barber; seconded by Councilman Thomas, voting to Approve; Councilman Alexander and Councilwoman Gantt Opposed; Councilman Blount Abstained. Mayor Ford voted to Oppose. The motion failed 2-3-1.

Motion to task staff to bring the Streetlight Assessment to the November 28, 2023 Work Session meeting made by Councilman Alexander; seconded by Mayor Pro Tem Barber. The motion passed unanimously 5-0.

Motion to approve Item #7 for the Winding Creek subdivision made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

8. Council consideration to authorize the Mayor to sign the Transmittal for the update of 2028 City of Stockbridge Comprehensive Plan and submit to the Atlanta Regional Commission and the Georgia Department of Community Affairs for review.
Presented by: Ryan Anderson, Interim Community Development Director
Mr. Anderson noted the verbiage uploaded by staff is not correct and needs to be replaced.

Motion to remove the Item from the Agenda due to the incorrect verbiage uploaded by department staff and replace with the correct verbiage as referenced below made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

Council consideration to approve a Resolution for the adoption of the 2024-2028 Five-Year City of Stockbridge Comprehensive Plan Update and submit to the Atlanta Regional Commission and the Georgia Department of Community Affairs.

Presented by: Ryan Anderson, Interim Community Development Director
Mr. Anderson noted here has been several public meetings as required, along with online surveys; and noted the next major re-write will be in 2028; noted the high-density numbers remain the same, however, the medium density will be amended to 4.799 and noted that the changes made will reduce the requests coming before the Council for amendments.

Motion to approve the adoption of the 2024-2028 Five-Year Comprehensive Plan made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

9. Council consideration to adopt Sanitation Collection Senior Discount Program for qualified senior citizens. Qualifying seniors will receive a 75% reduction in the annual sanitation fees for their place of residence. To qualify, seniors must: (1) Be age 70 or older; (2) Be the owner and a resident of a single-family dwelling where the discount is requested; (3) The annual household income for the applicant's residence from all sources does not exceed \$57,200.00. Income must be confirmed by the most recent tax return; and (4) submit income documentation to the City on or before May 15th of each year.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted several calls have come in from senior citizens regarding the tax, and this program is a way to reduce the financial burden on residents 70 years of age and older; and noted there was a spreadsheet included in the packet that details the number of residents who could qualify.

Mayor Pro Tem Barber requested the Cafeteria List of Exemptions to include Septic that was scheduled to be presented at today's meeting, noting there are residents on septic who have received a tax bill that includes water and sewer, and requested a Septic Program as was done for the Sanitation to give the homeowners a fair rollback.

Point of Order made by Councilwoman Gantt noting this item is regarding Sanitation – upheld by Mayor Ford.

Mr. Gardiner noted he has been working with the city's Financial Advisor, Ed Wall, on a cafeteria list of exemptions to present to the local delegation for the next session if approved by the City Council.

Staff was tasked with bringing the Cafeteria List of Exemptions to the Council at the November 28, 2023 Work Session meeting.

Councilman Blount requested the age to be lowered to 65.

Councilwoman Gantt cautioned the Council on the number of discounts, noting the millage that was adopted was 3.77.

Motion to approve with the age lowered to 65 and must apply for rebate by January 31, 2024 to receive a discount for 2023 sanitation fees and apply discount by May 15th to receive a rebate for 2024 sanitation fees made by Councilman Blount; seconded by Mayor Pro Tem Barber. The motion passed 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.

- 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. (Nov 2)
- Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Nov 10)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Nov 13)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Nov 13)
- 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)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (TBD)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Nov 28)

UPCOMING CITY EVENTS/INITIATIVES

- Join Mayor Ford in partnership with S.H.E. 4 Women Veterans Inc. for the S.H.E. Factor Women Veterans Expo & Summit, Saturday, November 4th from 11am - 4 pm at the Merle Manders Conference Center
- Calling all Veterans! Join the City of Stockbridge for the Annual Veterans Day Luncheon on Friday, November 10th from 11am – 1pm at the Merle Manders Conference Center as we honor those who have served and continue to serve this great nation. Please RSVP to: events@cityofstockbridge-ga.gov by Nov. 4th.
- 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

Early voting is underway at the Merle Manders Conference Center located at 111 Davis Rd. Stockbridge, GA from 7am - 7pm through November 3rd. Election Day is Tuesday, November 7th. Please be reminded that election day voting only takes place at your neighborhood polling precinct. Please check your election day voting location at MVP.SOS.GA.GOV

MAYOR'S COMMENTS

Mayor Ford wished everyone a safe and Happy Halloween tomorrow; noted COVID-19 is still with us and encouraged everyone to get their vaccinations and boosters to stay healthy; and notified everyone that Costco is having a ribbon cutting and grand opening on Thursday, November 16, 2023 at 7:30 a.m.

Councilman Alexander noted Costco Gas is opening on November 2nd.

Motion to convene Executive Session for Personnel, Real Estate, and Litigation made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

Motion to adjourn Executive Session and to sign an Affidavit and with no action regarding Agenda Item #4 made by Councilman Blount; seconded by Mayor Pro Tem Barber. The motion passed unanimously 5-0.

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

Motion to adjourn made by Councilman Blount; seconded by Mayor Pro Tem Barber. The motion passed unanimously 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, OCTOBER 9, 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 Thomas

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 defer Items #6, Item #8, Item #9, Item #10, Item #11, and item #12 to be heard at the November 13, 2023 meeting per the applicant's request made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

Motion to approve the Minutes for the following meetings made Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0.

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

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated. There were no public comments.

CEREMONIAL REVIEW

5. Mayor Ford reviewed the swearing in of Youth Council Advisory Committee member, Shawana Davis, and Youth Council member Jalynn Jenkins; and reviewed proclamations for: Women's Small Business Month, Breast Cancer Awareness Month, Domestic Violence Awareness Month and Mental Health Awareness Month; and presented proclamations to Paramedics Vanesha Gatewood and Walter Stowers for their heroic services and rendering aid during a recent concert at the Amphitheater.

PUBLIC HEARING

6. ZONING MODIFICATION CASE #ZM-2023-01. (Council District 5)
Consider a request for a change in zoning for a modification to amend the Bridges of 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). Staff Recommendation is approval. Planning Commission Recommendation is approval. Applicant requests a deferral to be heard at the November 13, 2023 Council meeting.
Item Deferred to the November 13, 2023 Council Meeting at the applicant's request.
7. REZONING CASE #RZ-2023-02. (Council District 4)
Consideration of a request a request for rezoning to rezone three parcels on the north side of Valley Hill Road from 'RR' (Rural Residential) and 'C-1' (Neighborhood Commercial) to allow for the development of a single-family detached residential subdivision. The applicant/agent is Yvette Morrison, representing a developer/builder. The property contains three parcels on Valley Hill Road, as are listed below, in Land Lot 92 of District 12, with 17.06 +/- total acres within the Stockbridge City Limits. 258 Valley Hill Road (Parcel #S09-06010000) – Contains 2.2492 +/- acres. Zoned 'RR' (Rural Residential). 264 Valley Hill Road (Parcel #S08-01010000) – Contains 6.5254 +/- acres. Zoned 'RR (Rural Residential). Parcel #S08-01020000 – Contains 8.2874 +/- acres. Zoned 'C-1' (Neighborhood Commercial). Staff Recommendation is approval. Planning Commission Recommendation is approval.
Presented by: Ryan Anderson, Interim Community Development Director
Mr. Anderson presented an overview of the development.

Mayor Pro Tem Barber noted she agrees with smart growth for the city,

however, there are concerns with several developments already approved and more proposed in the 4th District, that there has not been a solid road and infrastructure plan brought forward to the Council with designated funding, noting the repairs that need to be made to Valley Hill Road.

Councilwoman Gantt called for a point of order, noting the Agenda Item is not for road repairs of Valley Hill Road.

Mayor Pro Tem Barber stated that she is the Council Representative for District 4 and that it is her responsibility to speak on their behalf, and asked Mr. Gardiner to speak about the roads and road improvements in the Valley Hill area.

Mr. Gardiner stated that under current zoning law, you cannot deny based on roads and infrastructure; noted these roads came into the city in January 2023 by way of the annexation referendum and the roads were not approved on the city's SPLOST list; however, they can be added to SPLOST VI.

Mayor Pro Tem Barber noted that her biggest concerns are the lack of planning and funding for roads, and that while she supports the city's redevelopment plan, it is her responsibility to make sure that District 4 residents are not negatively impacted, further noting District 4 has seen more high density than any other district in the city.

Councilman Blount noted he makes a point of not meeting with the developer and allows the District Representative to take the lead.

Councilman Alexander referenced a \$50-\$60-million-dollar GDOT road project that has been approved that will widen Hwy. 42 from Walmart up to I-675 and is expected to be completed over the next couple of years; and noted it was stated during a recent event that Georgia is the 8th largest state by population, and growth will continue.

Mayor Ford noted that it was also stated during that event that Georgia was the best state for jobs.

Public Hearing Opened

Speakers in Favor – None

Speakers Opposed – Ms. Connie Snow, Ms. Susan Grosvenor, and Ms. Marion Calhoun.

Public Hearing Closed

The Builder addressed concerns from residents and officials and amended the site plan by moving some of the amenities to the front of the development, building the homes on a slab and removing the basements, including a 10' multi-use path in front of the development, gated; 25' buffer and evergreen trees with landscaping, a privacy fence, and Marine Inland insurance; along with conditions presented by staff in the presentation.

Councilwoman Gantt noted she was impressed with the amenities considering there were only sixteen homes; expressed concerned for the runoff mentioned by a homeowner, and noted her interest is for the quality of life for the residents and what is in the best interest of the city; and stated the Planning and Zoning Board is in place to hear these items and make a recommendation to the City Council.

Mayor Ford considered allowing the homeowner, Ms. Susan Grosvenor, to respond.

Councilman Blount called for a Point of Order noting the Public Hearing portion of the meeting had closed; and motioned for the members of Council to be allowed to complete their comments before Ms. Grosvenor responds, seconded by Councilwoman Gantt. The motion passed 4-1 (Councilwoman Barber Opposed noting she reserves the right to speak following the homeowner's comments; Mayor Ford confirmed).

Ms. Susan Grosvenor appealed to the Council to deny the Rezoning request.

Motion to defer the item to the November 13, 2023 meeting due to the changes to the development and to allow staff and the engineer to meet with the adjacent homeowner to review the new site plan made by Mayor Pro Tem Barber; seconded by Councilman Thomas. The motion failed 2-3. (Barber/Thomas approved). (Alexander/Blount/Gantt Opposed).

Motion to approve Rezoning Case #RZ-2023-02 with a contingency that the concerns referenced are to be rectified and documented made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed 3-0-2 (Alexander, Blount and Gantt Approved); (Barber/Thomas Abstained).

8. ANNEXATION CASE #AX-2023-03. (To be located in Council District 5.) 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. 77 Holloway Road (Parcel #052-01023000) -- Contains 1.16 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.00 +/- acres. Staff Recommendation is approval. Planning Commission Recommendation is denial. Applicant requests a deferral to be heard at the November 13, 2023 meeting. Item Deferred to the November 13, 2023 Council Meeting at the applicant's request.
9. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-03. (To be located in Council District 5.) 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. 77 Holloway Road (Parcel #052-01023000) -- Contains 1.160 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.012 +/- acres. Staff Recommendation is approval. Planning Commission Recommendation is denial.

Applicant requests a deferral to be heard at the November 13, 2023 Council meeting.

Item Deferred to the November 13, 2023 Council Meeting at the applicant's request.

10. REZONING CASE #RZ-2023-04. (To be located in Council District 5.) a request to assign the zoning district of 'PUD' (Planned Unit Development) to two parcels 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. Staff Recommendation is approval. Planning Commission Recommendation is denial. Applicant requests a deferral to be heard at the November 13, 2023 meeting.

Item Deferred to the November 13, 2023 Council Meeting at the applicant's request.

11. 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. Staff Recommendation is denial. Planning Commission Recommendation is denial. Applicant requests a deferral to be heard at the November 13, 2023 meeting.

Item Deferred to the November 13, 2023 Council Meeting at the applicant's request.

12. 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. Staff Recommendation is denial. Planning Commission Recommendation is denial.

Applicant requests a deferral to be heard at the November 13, 2023 meeting.

Item Deferred to the November 13, 2023 Council Meeting at the applicant's request.

13. Council consideration to approve an increase to the annual expenditure amount for Right-of-Way Landscaping from \$200,000.00 to \$300,000.00. Staff requested \$300,000.00 in its proposed FY2023 budget but it was reduced to \$200,000.00 in the approved FY2023 budget. The annual contract with CGL is \$294,220.52. The funding source is from fund balance.

Presented by: Decius Aaron, Public Works Director

Councilman Alexander suggested the grass to be cut back to the fence along Walt Stephens Road; noting there was money in hotel/motel tax.

Mr. Gardiner stated the city cannot use hotel/motel tax funds for landscaping.

Councilman Blount noted the Council approved \$200,000 in the budget, and yet there a contract for \$294,220.52.

Councilwoman Gantt asked if services have been expanded.

Councilman Thomas noted he contacted Mr. Aaron to ask that question and was told by Mr. Aaron that he made the request during the budget process last year for \$300,000, and that amount was cut in the budget to \$200,000 causing the shortfall, and now a budget amendment is required to pay for services through the remainder of the year, and to cover outstanding invoices; and noted the scope of work has not been expanded by GGL, and noted Mr. Aaron agreed to increase the frequency of cutting and maintaining North Henry Blvd. by Public Works General Maintenance staff.

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

14. Council consideration to approve an increase to the annual expenditure amount for sanitation disposal costs from \$500,000.00 to \$1,000,000.00. Staff requested \$700,000.00 in its proposed FY2023 budget but it was

reduced to \$500,000.00 in the approved FY2023 budget. The increase is needed due to the increased disposal costs from adding the annexed residents. The funding source is from the Sanitation Fund Balance. Presented by: Decius Aaron, Public Works Director
Councilman Alexander asked for the Sanitation Fund Balance amount.

Mr. Wiggins noted the amount is \$1,327,163.

Motion to approve made by Councilwoman Gantt; 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.

- 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)
- Youth Council Advisory Committee Meeting, 6:30 p.m. -2nd Monday of each month 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)
- 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 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 (Oct 10)
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- 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)

- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Oct 26)
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- Youth Council Advisory Committee Meeting, 6:30 p.m. -2nd Monday of each month Levi Meeting Room - City Hall (Nov 13)

UPCOMING CITY EVENTS/INITIATIVES

- Join the City of Stockbridge for the Annual Breast Cancer Awareness Luncheon and Fashion Show, Thursday, October 12th from 11am – 2pm at the Merle Manders Conference Center. Registration is required. Contact the Events Team at 770-389-5982.
- Join the City of Stockbridge for the Annual Pretty in Pink Breast Cancer Awareness “Love Walk,” Saturday, October 14th from 10:30 am – 1pm at the Clark Community Park walking trail.
- Join Councilman Blount for *Bingo Bash*, Wednesday, October 18th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Councilman Alexander to the Jodeco Rd. District 5 Community Cleanup on Saturday, October 21st from 9am to 11am, Meeting location: Hardee’s parking lot 3056 Jodeco Rd. McDonough, GA
- 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 Annual Fall Festival at Clark Community Park on Saturday, October 28th from 12-pm to 4pm. This is a FREE event with candy, food trucks, games, a costume contest and more!
- Calling all Veterans! Join the City of Stockbridge for the Annual Veterans Day Luncheon on Friday, November 10th from 11am – 1pm at the Merle Manders Conference Center as we honor those who have served and continue to serve this great nation.
- Join Councilman Thomas for the *Don’t Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Councilman Thomas is honoring *Veterans with a Continuous Salute* all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service to rrawls@cityofstockbridge-ga.gov

Please plan to attend the 2023 Stockbridge Municipal Election Forum

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 we have entered the fall season and reminded everyone to get their flu shots; noted COVID-19 is still on the rise and encouraged everyone to get their vaccinations and boosters to stay healthy; asked everyone to support the Braves as they attempt to even the series against the Phillies, and to root for our hometown center fielder, Michael Harris II; and reminded city residents of the upcoming Candidate Forum on Tuesday, October 10th at 7pm at the Merle Manders Conference Center located at 111 Davis Rd. Stockbridge, GA.

Motion to adjourn made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 4-0. (Blount was not present for the vote). The meeting adjourned at 8:45 p.m.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



CITY COUNCIL WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, OCTOBER 30, 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 Kerri Stevens, Atlanta Regional Commission

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 Councilman Alexander.

Motion to amend the Agenda to Remove Item #6 made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed 4-0.

Motion to amend the Agenda to Replace Item #6 with a request for use of the Merle Manders Conference Center for a Christmas event requested by State Representative Angela Moore made by Councilwoman Gantt; seconded by Mayor Pro Tem Barber. The motion passed 4-0.

Motion to adopt the Agenda as amended made by Councilman Blount; seconded by Mayor Pro Tem Barber. The motion passed 4-0.

Review of the Minutes

1. Council Meeting Minutes September 11, 2023
 2. Work Session Minutes September 26, 2023
- No Action

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.

Councilman Alexander joined the meeting at 6:04 p.m.

CONSENT AGENDA

3. Resolution in support of the award of the DD RLF Application by the Downtown Development Authority of Stockbridge for the downtown project located at 132 MLK Senior Heritage Trail, Stockbridge, GA 30281 on behalf of the NOLA Bistro and Daiquiri Bar LLC.
Mr. Allonce noted the Downtown Revolving Loan was approved by the Motion to approve the Consent Agenda made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously 5-0.

NEW BUSINESS

4. Council consideration to approve the Intergovernmental Agreement (IGA) between the City of Stockbridge and the Citywide Development Authority. Presented by: Fredirick Gardiner, City Manager and Quinton Washington, City Attorney
Attorney Washington noted the language in the contract of “shall” and “may” has been questions.

Councilwoman Gantt noted she would never agree to language of “shall”.

Councilman Alexander noted the intent is to give the Board funding but reserves the right to include the language “may”.

Attorney Washington referenced Section 2.1 where the budget is referenced as \$45,000 or \$75,000.

The consensus of the Council was to review the contract further and clarify the language.

Motion to Table to hear following Executive Session made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed unanimously 5-0.

5. Council consideration to approve submission of a grant application for the Recreational Trail Program for restroom facilities at the west end of Reeves Creek Trail off Flippen Road. The City of Stockbridge will submit a grant application for the Recreation Trail Program with an estimated total project cost of \$450,000. The grant will require a minimum 20% (\$90,000.00) match. The City will commit to a 50% (\$225,000.00) match using SPLOST V funds which will be reimbursed by the grant. The grant application states that if a City commits to more than a 20% required match, the applicant will receive additional scoring points. So, the City will commit to a 50% match.

Presented by: Jeremy Goodwin, Assistant Public Works Director
Mr. Goodwin noted the restrooms would be installed near the exercise equipment.

Motion to approve made by Councilman Alexander; seconded by Mayor Pro Tem Barber. The motion passed unanimously 5-0.

6. Council consideration to approve request from Brentwood Parks HOA Board that the 51% approval of all homeowners to install speed humps be waived and speed humps installed at locations along Brentwood Pkwy and a designated lined crosswalk installed in the amenities area to enable pedestrians to safely cross the road. Homeowners in each individual subdivision along Brentwood Pkwy can still individually petition the city to install speed bumps with 51% homeowner approval per the City of Stockbridge regulations.

Presented by Decius Aaron, Public Works Director

This item was removed from the Agenda and replaced with the item below.

Council consideration to approve a request for use of the Merle Manders Conference Center facility only, with no cost to the City, for the Lighthouse Jr. Choir Holiday Peace Concert requested by State Representative Angela Moore, to take place on Saturday, November 25, 2023. Councilman Alexander made a request that the Merle Manders Conference Center be made available for a chorus event on Saturday, November 25, 2023, at no cost to the city, and that Rep. Moore's group will fund the event 100%.

Mayor Ford noted that it was his understanding that the Conference Center would be closed on November 25th.

Councilwoman Gantt inquired if the group is bringing in their own sound system.

Mr. Gardiner noted the city's sound system is currently being evaluated and re-configured and will reach out to Rep. Moore to confirm their plans regarding the sound system.

Councilman Blount asked any type of personnel such as an attendant or officers will be needed for the event.

Councilman Alexander noted the event is fully funded by Representative Moore, and there will be no cost for the city, they only need to utilize the space, and noted the group is performing a similar event in Stonecrest.

Motion to approve with no cost to the City of Stockbridge made by Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0.

7. Council consideration to approve request from The Winding Creek Subdivision HOA for the City to assume the responsibility of paying the monthly streetlight bill for the subdivision's street lights effective January 1, 2024. The cost is \$1,476.97 per month, \$17,723.64 annually.
Presented by: Decius Aaron, Public Works Director
Mr. Aaron read the Standard Lighting Policy - Section 434.

Mayor Pro Tem Barber requested staff to present the city's Streetlight Policy Analysis as discussed at the Retreat.

Point of Order made by Councilman Blount to amend the Agenda to hear information regarding the Street Light Policy – upheld by Mayor Ford.

Motion to amend the Agenda to discuss the Streetlight Policy made by Mayor Pro Tem Barber; seconded by Councilman Thomas, voting to Approve; Councilman Alexander and Councilwoman Gantt Opposed; Councilman Blount Abstained. Mayor Ford voted to Oppose. The motion failed 2-3-1.

Motion to task staff to bring the Streetlight Assessment to the November 28, 2023 Work Session meeting made by Councilman Alexander; seconded by Mayor Pro Tem Barber. The motion passed unanimously 5-0.

Motion to approve Item #7 for the Winding Creek subdivision made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

8. Council consideration to authorize the Mayor to sign the Transmittal for the update of 2028 City of Stockbridge Comprehensive Plan and submit to the Atlanta Regional Commission and the Georgia Department of Community Affairs for review.
Presented by: Ryan Anderson, Interim Community Development Director
Mr. Anderson noted the verbiage uploaded by staff is not correct and needs to be replaced.

Motion to remove the Item from the Agenda due to the incorrect verbiage uploaded by department staff and replace with the correct verbiage as referenced below made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

Council consideration to approve a Resolution for the adoption of the 2024-2028 Five-Year City of Stockbridge Comprehensive Plan Update and submit to the Atlanta Regional Commission and the Georgia Department of Community Affairs.

Presented by: Ryan Anderson, Interim Community Development Director
Mr. Anderson noted here has been several public meetings as required, along with online surveys; and noted the next major re-write will be in 2028; noted the high-density numbers remain the same, however, the medium density will be amended to 4.799 and noted that the changes made will reduce the requests coming before the Council for amendments.

Motion to approve the adoption of the 2024-2028 Five-Year Comprehensive Plan made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

9. Council consideration to adopt Sanitation Collection Senior Discount Program for qualified senior citizens. Qualifying seniors will receive a 75% reduction in the annual sanitation fees for their place of residence. To qualify, seniors must: (1) Be age 70 or older; (2) Be the owner and a resident of a single-family dwelling where the discount is requested; (3) The annual household income for the applicant's residence from all sources does not exceed \$57,200.00. Income must be confirmed by the most recent tax return; and (4) submit income documentation to the City on or before May 15th of each year.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted several calls have come in from senior citizens regarding the tax, and this program is a way to reduce the financial burden on residents 70 years of age and older; and noted there was a spreadsheet included in the packet that details the number of residents who could qualify.

Mayor Pro Tem Barber requested the Cafeteria List of Exemptions to include Septic that was scheduled to be presented at today's meeting, noting there are residents on septic who have received a tax bill that includes water and sewer, and requested a Septic Program as was done for the Sanitation to give the homeowners a fair rollback.

Point of Order made by Councilwoman Gantt noting this item is regarding Sanitation – upheld by Mayor Ford.

Mr. Gardiner noted he has been working with the city's Financial Advisor, Ed Wall, on a cafeteria list of exemptions to present to the local delegation for the next session if approved by the City Council.

Staff was tasked with bringing the Cafeteria List of Exemptions to the Council at the November 28, 2023 Work Session meeting.

Councilman Blount requested the age to be lowered to 65.

Councilwoman Gantt cautioned the Council on the number of discounts, noting the millage that was adopted was 3.77.

Motion to approve with the age lowered to 65 and must apply for rebate by January 31, 2024 to receive a discount for 2023 sanitation fees and apply discount by May 15th to receive a rebate for 2024 sanitation fees made by Councilman Blount; seconded by Mayor Pro Tem Barber. The motion passed 5-0.

ANNOUNCEMENTS OF UPCOMING MEETINGS

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- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Nov 13)
- 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)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (TBD)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Nov 28)

UPCOMING CITY EVENTS/INITIATIVES

- Join Mayor Ford in partnership with S.H.E. 4 Women Veterans Inc. for the S.H.E. Factor Women Veterans Expo & Summit, Saturday, November 4th from 11am - 4 pm at the Merle Manders Conference Center
- Calling all Veterans! Join the City of Stockbridge for the Annual Veterans Day Luncheon on Friday, November 10th from 11am – 1pm at the Merle Manders Conference Center as we honor those who have served and continue to serve this great nation. Please RSVP to: events@cityofstockbridge-ga.gov by Nov. 4th.
- 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

Early voting is underway at the Merle Manders Conference Center located at 111 Davis Rd. Stockbridge, GA from 7am - 7pm through November 3rd. Election Day is Tuesday, November 7th. Please be reminded that election day voting only takes place at your neighborhood polling precinct. Please check your election day voting location at MVP.SOS.GA.GOV

MAYOR'S COMMENTS

Mayor Ford wished everyone a safe and Happy Halloween tomorrow; noted COVID-19 is still with us and encouraged everyone to get their vaccinations and boosters to stay healthy; and notified everyone that Costco is having a ribbon cutting and grand opening on Thursday, November 16, 2023 at 7:30 a.m.

Councilman Alexander noted Costco Gas is opening on November 2nd.

Motion to convene Executive Session for Personnel, Real Estate, and Litigation made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

Motion to adjourn Executive Session and to sign an Affidavit and with no action regarding Agenda Item #4 made by Councilman Blount; seconded by Mayor Pro Tem Barber. The motion passed unanimously 5-0.

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

Motion to adjourn made by Councilman Blount; seconded by Mayor Pro Tem Barber. The motion passed unanimously 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor

City of Stockbridge 2024 Public Meeting Schedule

The following regularly scheduled meetings will be held by entities of the City of Stockbridge. Please check the City's webpage www.cityofstockbridge.com for date or location changes. Meetings are open to the public.

Entity	Regular Monthly Meeting Days	Time	Place
City Council	2 nd Monday	6:00 P.M.	Council Chamber 2 nd Floor
City Council Work Session	Last Tuesday	6:00 P.M.	Council Chamber 2 nd Floor
Planning Commission	3 rd Thursday	6:30 P.M.	Council Chamber 2 nd Floor
Main Street Advisory Board	2 nd Friday	9:00 A.M.	Welcome Center Main Street Offices 130 ML King Sr. Heritage Trail
Downtown Development Authority	3 rd Tuesday	6:00 P.M.	Welcome Center Main Street Offices 130 ML King Sr. Heritage Trail
Youth Council	2 nd Monday	6:30 P.M.	Levi Meeting Room City Hall
Youth Council Advisory Committee	3 rd Tuesday	6:30 P.M.	Levi Meeting Room City Hall
Public Facilities Authority	Will Meet as Needed		City Hall
Citizen-Police Advisory Council	1 st Thursday	6:00 P.M.	Stockbridge Police Department
Citywide Development Authority	2 nd Tuesday		Levi Meeting Room City Hall
Urban Redevelopment Agency (URA)	Will Meet as Needed		City Hall

For more information, please contact Vanessa Holiday, City Clerk at (678) 833-3303 or
Via Email: vholiday@cityofstockbridge-ga.gov



**2024 NOTICE OF PUBLIC MEETING SCHEDULE
CITY OF STOCKBRIDGE
4640 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281**

**COUNCIL MEETINGS ARE HELD THE 2nd MONDAY OF
EACH MONTH AT 6:00 P.M. (EXCEPT WHERE NOTED *)**

January 08, 2024	July 08, 2024
February 12, 2024	August 12, 2024
*March 04, 2024	September 09, 2024
April 08, 2024	October 14, 2024
May 13, 2024	*November 12, 2024
June 10, 2024	December 09, 2024

**WORK SESSION MEETINGS ARE HELD THE LAST TUESDAY
OF EACH MONTH (EXCEPT WHERE NOTED*) AT 6:00 P.M.**

January 30, 2024	July 30, 2024
February 27, 2024	August 27, 2024
March 26, 2024	September 24, 2024
April 30, 2024	October 29, 2024
May 28, 2024	*November 19, 2024
*June 26, 2024	*December 17, 2024

**CITY/COUNTY JOINT SPLOST MEETING
140 HENRY PKWY. MCDONOUGH, GA 30253**

JUNE 18, 2024

**COUNCIL RETREATS
LOCATION AND TIME TO BE DETERMINED**

February 21- 23, 2024

August 21 - 23, 2024



**Developing Downtown
Stockbridge**

Downtown Development Authority of the City of Stockbridge

**2024 NOTICE OF PUBLIC MEETING SCHEDULE
MEETINGS ARE HELD ON THE 3RD TUESDAY OF
EVERY MONTH AT 6:00 P.M.**

**DOWNTOWN DEVELOPMENT AUTHORITY
130 M.L. KING HERITAGE TRAIL
STOCKBRIDGE, GA 30281**

January 16, 2024	July 16, 2024
February 20, 2024	August 20, 2024
March 19, 2024	September 17, 2024
April 16, 2024	October 15, 2024
May 21, 2024	November 19, 2024
June 18, 2024	December 17, 2024



Citywide Development Authority

**2024 NOTICE OF PUBLIC MEETING SCHEDULE
CITYWIDE DEVELOPMENT AUTHORITY
MEETINGS ARE HELD EVERY 2nd TUESDAY OF THE
MONTH AT 6:00 P.M.
LOCATION: THE LEVI MEETING ROOM AT
CITY HALL
4640 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281**

January 09, 2024	July 09, 2024
February 13, 2024	August 13, 2024
March 12, 2024	September 10, 2024
April 09, 2024	October 08, 2024
May 14, 2024	November 12, 2024
June 11, 2024	December 10, 2024



2024 NOTICE OF PUBLIC MEETING SCHEDULE

URBAN REDEVELOPMENT AGENCY (URA)

WILL MEET AS NEEDED OR

OTHERWISE NOTED

MEETINGS ARE HELD IN THE

COUNCIL CHAMBERS ON THE 2nd FLOOR AT

CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

February 12, 2024 5:00 P.M.

ALL OTHER MEETINGS ARE AS NEEDED



Planning Commission

**2024 NOTICE OF PUBLIC MEETING SCHEDULE
PLANNING COMMISSION MEETINGS ARE HELD
EVERY 3rd THURSDAY OF THE MONTH IN THE
COUNCIL CHAMBERS 2nd FLOOR AT 6:30 P.M.
CITY HALL
4640 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281**

January 18, 2024	July 18, 2024
February 15, 2024	August 15, 2024
March 21, 2024	September 19, 2024
April 18, 2024	October 17, 2024
May 16, 2024	November 21, 2024
June 20, 2024	December 19, 2024

Stockbridge Main Street Program



Stockbridge Main Street Advisory Board 2024 Meeting Schedule

The Stockbridge Main Street Advisory Board meets on the second (2nd) Friday of every month at 9:00 a.m., unless that date falls on, or within one day of, a nationally and/or City of Stockbridge-recognized holiday. In such cases, the meeting will be held on the following Friday, or on another date deemed suitable by the Main Street Program Manager and/or the Main Street Advisory Board.

The meeting may also be held on an alternate suitable date by a majority vote of the Board and with proper notice to the public.

Board meetings will be held in person at the Stockbridge Main Street Program Office (130 Martin Luther King, Sr. Heritage Trail) in downtown Stockbridge, Georgia, unless otherwise determined by the Program Manager and/or Board and with proper notice to the public.

In the instance of an alternative date, time, and/or meeting location, a public notice of this change will be posted at Stockbridge City Hall (4640 N. Henry Blvd.) and posted on both the City's and the Main Street Program's social media outlets.

All meetings are open to the public. The 2024 Main Street Advisory Board Meeting Schedule is as follows:

January 12th
February 9th
March 8th
April 12th
May 10th
June 14th

July 12th
August 9th
September 13th
October 11th
November 8th
December 13th

For more information about the Stockbridge Main Street Program and Advisory Board, please visit www.StockbridgeMainStreet.com, or contact the program office at mainstreet@cityofstockbridge-ga.gov or 678-833-3306.



**Stockbridge Youth Council
Advisory Committee
2024 Monthly Public Meeting Schedule**

Stockbridge City Hall
Levi Meeting Room
4640 North Henry Boulevard
Stockbridge Georgia 30281
Time: 6:30pm – 8:30pm
3rd Tuesday of the Month

Participants: All Advisory Committee Members

January 16, 2024	August 20, 2024
February 20, 2024	September 17, 2024
March 19, 2024	October 22, 2024
April 16, 2024	November 19, 2024
May 21, 2024	December 17, 2024
July 16, 2024	



Stockbridge Youth Council 2024 Monthly Public Meeting Schedule

Stockbridge City Hall
Levi Meeting Room
4640 North Henry Boulevard
Stockbridge Georgia 30281
Time: 6:30pm- 8:30pm
2nd Monday of the Month

Participants: All SYC Members and Advisory Committee Student Liaison

January 8, 2024	August 12, 2024
February 12, 2024	September 9, 2024
March 11, 2024	October 14, 2024
April 8, 2024	November 11, 2024
May 13, 2024	December 9, 2024



**2024 NOTICE OF PUBLIC MEETINGS
CITY OF STOCKBRIDGE POLICE DEPARTMENT
COMMUNITY ROOM
4545 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281**

**CITIZEN POLICE ADVISORY COUNCIL MEETINGS ARE
HELD ON THE 1ST THURSDAY OF
EACH MONTH AT 6:00 P.M.**

**January 04, 2024
February 01, 2024
March 07, 2024
April 04, 2024
May 02, 2024
June 06, 2024**

**July 11, 2024
August 01, 2024
September 05, 2024
October 03, 2024
November 07, 2024
December 05, 2024**

ALL MEETINGS ARE OPEN AND THE PUBLIC IS ENCOURAGED TO ATTEND



2024 MUNICIPAL COURT CALENDAR

**STOCKBRIDGE MUNICIPAL COURT
4602 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281**

**Typically 1st and 3rd FRIDAYS OF EACH MONTH
SESSIONS BEGIN AT 9:00 AM & 1:30 PM**

January 12*	Arraignment	July 12*	Arraignment
January 26*	Bench Trials	July 19	Bench Trials
February 2	Arraignment	August 2	Arraignment
February 16	Bench Trials	August 16	Bench Trials
March 1	Arraignment	September 6	Arraignment
March 15	Bench Trials	September 20	Bench Trials
April 12*	Arraignment	October 4	Arraignment
April 19	Bench Trials	October 18	Bench Trials
May 10*	Arraignment	November 1	Arraignment
May 24*	Bench Trials	November 15	Bench Trials
June 7	Arraignment	December 6	Arraignment
June 21	Bench Trials	December 20	Bench Trials

Genea Stanley, Clerk of Court
Email: gstanley@stockbridgega.org
Phone: 770-389-7906 ext. 227



2024 MUNICIPAL COURT PROBABLE CAUSE & SCHOOL ZONE CALENDAR

STOCKBRIDGE MUNICIPAL COURT

(Typically the last Friday of each month)

Friday, February 9*	9:00 AM	PC	Friday, July 26	9:00 AM	PC
	1:30 PM	SZ		1:30 PM	SZ
Friday, March 22*	9:00 AM	PC	Friday, August 30	9:00 AM	PC
	1:30 PM	SZ		1:30 PM	SZ
Friday, April 26	9:00 AM	PC	Friday, September 27	9:00 AM	PC
	1:30 PM	SZ		1:30 PM	SZ
Friday, May 31	9:00 AM	PC	Friday, October 25	9:00 AM	PC
	1:30 PM	SZ		1:30 PM	SZ
Friday, June 28	9:00 AM	PC	Friday, November 22*	9:00 AM	PC
	1:30 PM	SZ		1:30 PM	SZ

Genea Stanley, Clerk of Court
Email: gstanley@cityofstockbridge-ga.gov
Phone: 770-389-7906 ext. 227

2023

AGENDA DOCUMENTS DEADLINE

DOCS DUE IN CIVIC	WS MTG DATE	DOCS DUE IN CIVIC	MTG DATE
Friday, January 12, 2024	Tuesday, January 30, 2024	Friday, December 22, 2023	Monday, January 8, 2024
Friday, February 9, 2024	Tuesday, February 27, 2024	Friday, January 26, 2024	Monday, February 12, 2024
Friday, March 8, 2024	Tuesday, March 26, 2024	Friday, February 23, 2024	Monday, March 11, 2024
Friday, April 12, 2024	Tuesday, April 30, 2024	Friday, March 22, 2024	Monday, April 8, 2024
Friday, May 10, 2024	Tuesday, May 28, 2024	Friday, April 26, 2024	Monday, May 13, 2024
Friday, June 7, 2024	*Wednesday, June 26, 2024	Friday, May 24, 2024	Monday, June 10, 2024
Friday, July 12, 2024	Tuesday, July 30, 2024	Friday, June 21, 2024	Monday, July 8, 2024
Friday, August 9, 2024	Tuesday, August 27, 2024	Friday, July 26, 2024	Monday , August 12, 2024
Friday, September 6, 2024	Tuesday, September 24, 2024	Friday, August 23, 2024	Monday, September 9, 2024
Friday, October 13, 2024	Tuesday, October 29, 2024	Friday, September 20, 2024	Monday, October 14, 2024
Friday, November 1, 2024	**Tuesday, November 19, 2024	Friday, October 25, 2024	Tuesday, November 12, 2024
Friday, November 29, 2024	***Tuesday, December 17, 2024	Friday, November 22, 2024	Monday, December 9, 2024

DEADLINE- DOCUMENTS IN CIVIC

WORK SESSION DATES

DEADLINE- DOCUMENTS IN CIVIC

COUNCIL MEETING DATES

*ADJUSTED FOR GMA ANNUAL CONVENTION
 **ADJUSTED FOR THANKSGIVING HOLIDAY
 ***ADJUSTED FOR CHRISTMAS HOLIDAY
 NOV MTG ADJUSTED FOR VETERANS DAY

2024 HOLIDAY SCHEDULE

The City of Stockbridge will be closed in observance of the following Holidays and re-open the next business day at 8:00 am.

Please call 911 if you have an emergency. The non-emergency number for the Police Department is 770-957-9121.

HOLIDAY	OBSERVANCE
New Year's Day	Monday, January 1st
Martin Luther King, Jr.	Monday, January 15 th
Good Friday	Friday, March 29 th
Memorial Day	Monday, May 27 th
Juneteenth	Wednesday, June 19 th
Independence Day	Thursday, July 4th
Labor Day	Monday, September 2nd
Veteran's Day	Monday, November 11 th
Thanksgiving Day	Thursday, November 28th
Day After Thanksgiving	Friday, November 29th
Christmas Eve	Tuesday, December 24th
Christmas Day	Wednesday, December 25th

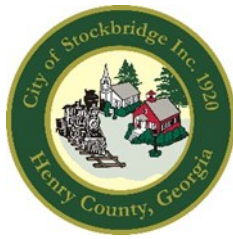
	2024 COUNCIL INITIATIVES (PROPOSED)
	CITY OF STOCKBRIDGE
DATE	2024 COUNCIL INITIATIVES
JANUARY	
13-Jan	COMMUNITY CLEAN UP - 9AM - 11AM - ALEXANDER
17-Jan	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
22-Jan	MEET THE MAYOR-10AM - 12PM - MAYOR FORD
FEBRUARY	
21-Feb	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
22-Feb	QUARTERLY TOWN HALL - 7P - ALEXANDER
24-Feb	AFRICAN-AMERICAN HERITAGE CELEBRATION - 5PM - 7PM -THOMAS
26-Feb	MEET THE MAYOR- 10AM - 12 PM-MAYOR FORD
MARCH	
3-Mar	WOMEN'S HISTORY MONTH EVENT - 3PM - 6PM - ALEXANDER
4-Mar	MAYOR'S CLERGY ROUNDTABLE - LEVI CONFERENCE RM- 6:30PM - FORD
20-Mar	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
25-Mar	MEET THE MAYOR- 10AM - 12PM-MAYOR FORD
	STATE OF THE CITY - MAYOR FORD - TBD

APRIL	
17-Apr	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
20-Apr	COMMUNITY CLEAN UP - 9AM - 11AM - ALEXANDER
22-Apr	MEET THE MAYOR- 10AM - 12PM - MAYOR FORD
	GA CITIES WEEK - TBD - THOMAS
	YOUNG & GIFTED HONORS - TBD - THOMAS
	TRAIL ALIVE - TBD - ALEXANDER
MAY	
4-May	ZUMBA-GARDNER PARK- 8AM - 9AM - BARBER
4-May	MOTHER'S DAY EVENT - MMCC - BARBER
11-May	ZUMBA-GARDNER PARK- 8AM - 9AM - BARBER
15-May	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
18-May	CARRIE MAE HAMBRICK CELEBRATION - THOMAS
18-May	ZUMBA-GARDNER PARK- 8AM - 9AM - BARBER
20-May	MEET THE MAYOR- 10AM - 12PM - MAYOR FORD
25-May	ZUMBA-GARDNER PARK- 8AM - 9AM - BARBER
	CEMETERY CLEAN-UP - THOMAS - TBD
JUNE	
1-Jun	ZUMBA-GARDNER PARK- 8AM - 9AM - BARBER
3-Jun	MAYOR'S CLERGY ROUNDTABLE - 6:30PM - MAYOR FORD
8-Jun	ZUMBA-GARDNER PARK- 8AM - 9AM - BARBER
8-Jun	FATHER'S DAY EVENT -MMCC - BARBER
12-Jun	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS

15-Jun	ZUMBA-GARDNER PARK- 8AM - 9AM - BARBER
20-Jun	QUARTERLY TOWN HALL MEETING - 7P - ALEXANDER
22-Jun	ZUMBA-GARDNER PARK- 8AM - 9AM - BARBER
24-Jun	MEET THE MAYOR- 10AM - 12PM-MAYOR FORD
29-Jun	ZUMBA-GARDNER PARK- 8AM - 9AM - BARBER

JULY	
6-Jul	ZUMBA-GARDNER PARK- 8AM - 9AM - BARBER
13-Jul	ZUMBA-GARDNER PARK- 8AM - 9AM - BARBER
13-Jul	COMMUNITY CLEAN UP - 9AM - 11AM - ALEXANDER
17-Jul	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
20-Jul	ZUMBA-GARDNER PARK- 8AM - 9AM - BARBER
22-Jul	MEET THE MAYOR- 10AM - 12PM-MAYOR FORD
27-Jul	ZUMBA-GARDNER PARK- 8AM - 9AM - BARBER
AUGUST	
14-Aug	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
26-Aug	MEET THE MAYOR- 10AM - 12PM-MAYOR FORD
SEPTEMBER	
3-Sep	MAYOR'S CLERGY ROUNDTABLE - 6:30PM - FORD
12-Sep	QUARTERLY TOWN HALL MEETING - 7PM - ALEXANDER
18-Sep	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
19-Sep	FIRST RESPONDERS APPRECIATION LUNCHEON -11AM - 1PM - MMCC - THOMAS
23-Sep	MEET THE MAYOR- 10AM - 12PM-MAYOR FORD

OCTOBER	
16-Oct	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
19-Oct	COMMUNITY CLEAN UP - 9AM - 11AM - ALEXANDER
26-Oct	FALL FESTIVAL-CLARK PARK- 12PM - 4PM - GANTT
28-Oct	MEET THE MAYOR- 10AM - 12PM- MAYOR FORD
NOVEMBER	
18-Nov	MEET THE MAYOR- 10AM - 12PM-MAYOR FORD
20-Nov	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS
23-Nov	SMOKE DETECTOR GIVEAWAY- THOMAS - 10AM - 12PM
DECEMBER	
2-Dec	MAYOR'S CLERGY ROUNDTABLE - 6PM
13-Dec	QUARTERLY TOWN HALL MEETING - 7PM - ALEXANDER
16-Dec	MEET THE MAYOR- 10AM - 12PM-MAYOR FORD
18-Dec	BINGO BASH - 10 AM - 12 PM - MMCC - THOMAS



City of Stockbridge

AGENDA ITEM

MEETING DATE

December 11, 2024

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Renee Wheeler

DEPARTMENT:

Human Resources

ITEM/PROJECT/EVENT:

Council consideration to approve the 2024 Holiday Calendar.

BACKGROUND INFORMATION:

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature_____

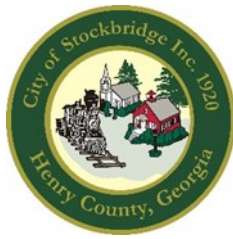


Where Community Connects

2024 Events Calendar

#	Event	Date(s)	Time	Location (s)	Description
1	Job Fair	Thursday, April 25	10:00 am - 1:00 pm	Amphitheater Parking Lot	Job Fair to include Stockbridge businesses and Goodwill. Food Trucks.
2	Food Truck Tasty Tuesdays	Every Tuesday Beginning May 7 until July 30 (Except on May 28, June 18 and July 2)	5:30 pm - 8:30 pm	Clark Park	Food Trucks, DJ, Vendors
3	Memorial March	Monday, May 27	9:00 am - 11:00 am	Merle Manders parking lot to Memorial Park	Honoring our Heroes that are gone but not forgotten.
4	Juneteenth Celebration	Wednesday, June 19	Gates open at 3:00 pm Concert from 5:00 pm - 9:00 pm	Amphitheater Stage	Stockbridge celebrates Juneteenth. Cultural dance and music performances.
5	Fourth of July Extravaganza	Thursday, July 4	Gates open at 3:00 pm Concert from 5:00 pm - 9:00 pm	Amphitheater	Third annual event in Stockbridge with music, food trucks and fireworks.
6	Back to School Kick Off	Saturday, July 20	11:00 am - 1:00 pm	Amphitheater Parking Lot	Kicking off the new school year with rides, back pack and supply give away.

7	9/11 Ceremony	Wednesday, September 11	8:00 am - 11:00 am	City Hall Steps	Honoring the Heroes of that infamous day. Mayor and special guests speak and remember.
8	BridgeFest	Saturday, September 28	Carnival opens at 1:00 pm. Gates open at 3:00 pm Concert from 5:00 pm - 10:00 pm	Stockbridge Ampitheater	Food Trucks, Vendors, Kids Rides, Rotating Acts on Stage
9	Pretty in Pink Breast Cancer Awareness Lunch/Fashion Show	Thursday, October 17	11:00 am - 2:00 pm	Merle Manders Conference Center	Dressy lunch, Fashion Show, Emcee/Music
10	Pretty in Pink Breast Cancer Awareness "Love Walk"	Saturday, October 19	10:00 am - 12:00 pm	Clark Park Walking Trail	Survivors celebrating other Survivors and their families in a walk
11	Veterans Day Lunch	Friday, November 8	11:00 am - 1:00 pm	Merle Manders Conference Center	Honoring our Local Heroes
12	Turkey Giveaway	Saturday, November 23	10:00 am - until supplies run out.	Amphitheater Parking Lot	The City of Stockbridge partners with local organizations to assist families with a FREE turkey give away for the holiday.
13	Holiday Festival & Tree Lighting	Friday, December 6	5:30 pm - 9:00 pm	Amphitheater Parking Lot	Santa & Mrs. Claus, rides and tree lighting to start the holiday season.
14	Volunteer Appreciation Dinner	Saturday, December 14	5:00 pm - 8:00 pm	MMCC Ballroom	City shows appreciation for all of the great volunteers with a dinner and entertainment



City of Stockbridge

AGENDA ITEM

MEETING DATE

December 11, 2024

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Rosalynd Rawls

DEPARTMENT:

Governing Body

ITEM/PROJECT/EVENT:

Council consideration to approve the 2024 Council Initiatives (Proposed).

BACKGROUND INFORMATION:

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature_____



City of Stockbridge

AGENDA ITEM

MEETING DATE

12/19/2023

FUNDING SOURCE

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

- ☐ GENERAL FUND
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- ☒ GRANT
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- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Chief Frank Trammer

DEPARTMENT:

Police

ITEM/PROJECT/EVENT:

For council to approve the acceptance of the award of \$300,000.00 from the U.S. DOJ / Bureau of Justice Administration - Rural plus Small Departments Violent Crime Reduction Program. The grant was awarded on September 28, 2023. This grant will fund Video Surveillance Cameras to be placed in higher crime areas within the City of Stockbridge.

BACKGROUND INFORMATION:

The police department applied for and was awarded \$300,000.00 U.S. DOJ / Bureau of Justice Administration - Rural plus Small Departments Violent Crime Reduction Program. The grant was awarded on September 28, 2023. This grant will fund Video Surveillance Cameras to be placed in higher crime areas within the City of Stockbridge.

APPROVALS:

CITY MANAGER

CITY TREASURER

CITY ATTORNEY

GRANTS ADMIN.

Kellie Russell

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT \$

300,000.00

ATTACHMENTS:



ITEM/PROJECT/EVENT:

This Agenda is for the December 19th Regular Business Meeting.

A RESOLUTION AUTHORIZING THE MAYOR OR MAYOR PRO TEM TO ACCEPT SAID GRANT ON BEHALF OF THE CITY OF STOCKBRIDGE; THE CITY TREASURER TO AMEND THE BUDGET WHERE NECESSARY TO REFLECT AN APPROPRIATE REVENUE SOURCE; TO AUTHORIZE PURCHASES NOT TO EXCEED THE FULL AMOUNT OF THE PROPOSED GRANT INACCORDANCE WITH THE CITY PROCUREMENT CODE; THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND OTHER PURPOSES

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature

AMERICAN RESCUE PLAN ACT
PUBLIC SAFETY AND COMMUNITY
VIOLENCE REDUCTION
GRANT PROGRAM

TERMS AND CONDITIONS

GRANT APPLICATION NAME

Stockbridge Police Department Gun Violent and Crime R

About This Document

This agreement (the "Grant Agreement" or "Agreement") is entered into between the Governor's Office of Planning and Budget ("OPB") on behalf of the State of Georgia (the "State") and the undersigned grantee ("Grantee") (hereinafter collectively referred to as the "Parties"). This Grant Agreement sets forth the terms and conditions applicable to payments distributed by the OPB on behalf of the State in the form of reimbursement payments using grant funds to Grantee, Stockbridge Police Department, from the State of Georgia's allocation of funds from the State Fiscal Recovery Fund ("SFRF") established within 42 U.S.C.A. § 802 via the American Rescue Plan Act of 2021 (hereinafter referred to as "Grant"). The Grantee's official representative, whose signature appears below, will execute the interest and responsibilities of the Grantee.

These requirements are in addition to those that can be found within GeorgiaGrants, (the grant management system administered by OPB), to which the Grantee agrees when accepting the Grant. Other state and federal requirements and conditions may apply to the Grant, including but not limited to 2 C.F.R. § 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and applicable subparts; the State funding announcement under which Grant payments are distributed; and any applicable documents referenced in the documents listed above.

To the extent the terms and conditions of this Grant Agreement do not address a particular circumstance or are otherwise unclear or ambiguous, such terms and conditions are to be construed consistent with the general objectives, expectations, and purposes of this Grant Agreement and in all cases, according to its fair meaning. The Grantee acknowledges that it and its counsel have reviewed this Grant Agreement and that any rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Grant Agreement. Any vague, ambiguous or conflicting terms shall be interpreted and construed in such a manner as to accomplish the purpose of the Grant Agreement.

1. Definitions

- 1.1 As used in this Agreement, the following terms shall have the following meanings:
1. **"ARPA"** means the federal American Rescue Plan Act of 2021.
 2. **"SFRF"** means the funds allocated to Georgia as its share of the State Fiscal Recovery Fund created by the American Rescue Plan Act of 2021.
 3. **"GeorgiaGrants"** means the grant management system administered by OPB to facilitate distribution or reimbursement of allowable expenditures of State Fiscal Recovery Funds to the Grantee.
 4. **"Grant"** means the payments distributed by the State in the form of a grant or reimbursement to the Grantee from the State Fiscal Recovery Fund ("SFRF").
 5. **"Grant Project" or "Project"** means the public safety and community violence reduction project proposed by Grantee in its application to OPB as approved by OPB for funding under this Grant.
 6. **"Grant Agreement" or "Agreement"** means this agreement between the State of Georgia and the Grantee as defined by the State Fiscal Recovery Fund Terms and Conditions and its incorporated documents.
 7. **"Grantee"** means the undersigned
Stockbridge Police Department
 8. **"OPB"** means the Governor's Office of Planning and Budget.
 9. **"Parties"** means collectively the parties to this Agreement, namely, the State and the Grantee.
 10. **"State"** means the State of Georgia.

2. General Requirements and Conditions

2.1 Applicability of Grant Agreement and Provisions

This Grant Agreement is subject to the additional terms, conditions and requirements of other laws, rules, regulations, and plans recited herein and is intended to be the full and complete expression of and constitutes the entire agreement between the parties hereto with respect to the subject matter hereof and all prior and contemporaneous understandings, agreements, promises, representations and terms and conditions, both oral and written, are superseded, and replaced by this Grant Agreement.

Notwithstanding any expiration or termination of this Grant Agreement, the rights and obligations pertaining to the Grant close-out, cooperation, and provision of additional information, return of Grant funds, audit rights, records retention, public information, and any other provision implying survivability shall remain in effect after the expiration or termination of this Grant Agreement.

2.2 Legal Authority

The Grantee certifies that it possesses legal authority to enter into this Grant Agreement and accept payments for which the Grantee is eligible pursuant to the funding announcement. By submitting requests or receiving reimbursement for requests made within the scope of this Grantee Agreement, Grantee certifies that it is authorized to submit such requests as defined in this Agreement, and that requests for reimbursement will pertain only to reasonable expenses incurred to fund the completion of the public safety and community violence reduction Project as approved by OPB and described in this Agreement.

Grantee hereby represents and warrants that it has the power and is duly authorized to enter into this Grant Agreement with regard to all matters described herein upon the terms set forth and that the persons executing this Agreement on behalf of Grantee are the authorized agents of Grantee for the purpose of executing this Agreement. The Parties acknowledge and agree that this Agreement constitutes a valid and legally binding obligation of each Party, enforceable in accordance with its terms.

2.3 Grant Acceptance

The state funding announcement remains an offer until the fully and appropriately executed copy of this Grant Agreement is received by OPB. Upon approval of the Grant Agreement, OPB or its designee will issue a statement of confirmation or acceptance ("funding announcement") to the Grantee through Grantee's representative listed in "Exhibit A" attached to this Agreement, upon receipt of which the Grantee may begin submissions to Georgia Grants for reimbursement as specified in this Agreement.

2.4 Performance Period

Funding has been authorized for eligible expenditures incurred by the Grantee during the performance period for this Grant which is between the date of execution of this Agreement and October 31, 2026, or the date of exhaustion of funding for the purpose of this Grant as solely determined by OPB, whichever is earlier ("Performance Period"). All expenditures must be incurred on or before October 31, 2026, and the Grantee must submit expenses for reimbursement through GeorgiaGrants during the Performance Period for this Grant by no later than December 31, 2026. The State will not be obligated to reimburse expenses incurred prior to or after the performance period. If Grantee is a State agency, Grantee shall not request additional funds from the State Budget for the continuation of the Grant Project after the Performance Period.

2.5 General Responsibility and Compliance

In order to qualify as an expense eligible for reimbursement, an expenditure shall be reasonable and shall be incurred solely to facilitate the completion of the public safety and community violence reduction Project identified in the Grantee's application as awarded and approved by OPB. Additionally, Grantee shall submit a proposed final Project budget to OPB prior to beginning work on the Project. Work on the Project shall not begin until the proposed final Project budget is approved in writing by OPB.

Any proposed revision to either the scope of the approved Project or to the approved final Project budget thereof shall be submitted to OPB along with a detailed justification for the proposed revision. Approval of any proposed revision to the scope of the Project or the Project budget shall be left at the sole discretion of OPB.

The Grantee certifies compliance with these eligible expenses by executing this Grant Agreement.

The Grantee is responsible for the integrity of the documents submitted through GeorgiaGrants in support of claims for reimbursement of expenditures; accountability for all funds awarded; and compliance with state guidelines, policies and procedures and applicable federal and state laws and regulations.

The Grantee will document appropriate protocols and procedures to support the types of expenditures claimed for reimbursement and to ensure that all terms, conditions and specifications of the Grant are met.

The Grantee agrees to maintain an accounting system or process integrated with adequate internal fiscal and management controls to capture and report Grant data with accuracy, providing full accountability for expenditures. This system or process shall provide reasonable assurance that the Grantee is managing federal and state financial assistance programs in compliance with all applicable laws and regulations.

2.6 Amendments and Changes to the Grant Agreement

The State may make changes to the Grant. Changes include, but are not limited to, modifying the scope of the Grant Project, adding funds to previously un-awarded cost items or categories, or changing funds in any awarded cost items or category. In the event the State determines that changes are necessary to the Grant award document after an award has been made, including changes to the performance period or terms and conditions, the Grantee will be notified of the changes in writing, and any such changes shall be documented in GeorgiaGrants.

The Grantee has no right or entitlement to payment or reimbursement with Grant funds. The Grantee agrees that nothing in this Grant Agreement will be interpreted to create an obligation or liability of the state in excess of the availability of funds for reimbursement as described in the funding announcement. The Grantee agrees that any act, action or representation by either party, their agents or employees that purports to waive or alter the terms of this Grant Agreement or increase the maximum liability of the state is void unless an amendment to this Grant Agreement

is consented to by both parties in writing and is documented in GeorgiaGrants. Notwithstanding this requirement, it is understood and agreed by the parties hereto that changes in local, state and federal rules, regulations or laws applicable hereto may occur during the term of this Grant Agreement and that any such changes shall be automatically incorporated into this Grant Agreement without written amendment hereto and shall become a part hereof as of the effective date of the rule, regulation or law.

2.7 Public Information and Meetings

Notwithstanding any provisions of this Grant Agreement to the contrary, the Grantee acknowledges that the State of Georgia, OPB, and this Grant Agreement are subject to the Georgia Open Records Act, O.C.G.A. § 50-18-71, *et seq* (ORA). The Grantee acknowledges that OPB will comply with the ORA, as interpreted by judicial opinions and opinions of the Attorney General of the State of Georgia.

The Grantee acknowledges that information created or exchanged in connection with this Grant Agreement, including all reimbursement documentation submitted to OPB, is subject to the ORA, whether created or produced by the Grantee or any third party, and the Grantee agrees that information not otherwise excepted from disclosure under the ORA will be available in a format that is accessible by the public at no additional charge to OPB or the State. The Grantee will cooperate with the State and OPB in the production of documents or information responsive to a request for information.

2.8 Remedies for Non-Compliance

If the State determines that the Grantee fails to comply with any term of this Grant Agreement, whether stated in a federal or state statute or regulation, an assurance, a state plan or application, a funding announcement, or any other applicable requirement, the State, in its sole discretion, may take actions including:

1. Temporarily withholding payments pending correction of the deficiency or imposing a corrective action plan intended to bring the Grantee into compliance with this Grant Agreement. A corrective action plan shall be a compulsory set of actions mandated by OPB that will ensure the Grantee will take certain actions to bring it into compliance with the terms of this Grant Agreement. If the Grantee fails to complete any imposed corrective action plan within 60 days, OPB reserves the right to require the Grantee to return any previous Grant fund reimbursements in a manner and timeframe as determined by OPB;
2. Requiring the Grantee to return or offset previous reimbursements to OPB in a manner and timeframe as determined by OPB. By entering into this Grant Agreement, Grantee specifically accepts and acknowledges that any noncompliance with the terms of this Grant Agreement shall entitle the State to implement this remedy, regardless of whether or not the previous reimbursements were made for allowable costs;
3. Disallowing or denying use of funds for all or part of the cost of the activity or action not in compliance;

4. Disallowing claims for reimbursement;
5. Wholly or partially suspending or terminating the Grant;
6. Prohibiting the Grantee from applying for or receiving additional funds for other grant programs administered by the State until repayment to OPB is made and any other compliance or audit finding is satisfactorily resolved; or
7. Taking other remedies or appropriate actions as determined solely by OPB.

If OPB elects to implement whole or partial suspension or termination of the Grantee's Grant in accordance with this Section of the Grant Agreement, the Grantee's costs resulting from Grant eligible expenditures incurred during any such suspension or after termination of the Grant are not allowable costs unless OPB expressly authorizes them either in the notice of suspension or termination or subsequently.

OPB, at its sole discretion, may impose any of the remedies enumerated in this section without first requiring a corrective action plan.

The Grantee acknowledges and agrees that the State has the rights and remedies stated above and any other rights and remedies set forth in this Grant Agreement which are fair and reasonable, and further acknowledges and agrees that no action taken by the State to assert or enforce any of these rights or remedies shall excuse the Grantee from performance of its obligations under this Agreement.

To the extent allowed by law, the Grantee waives any claims to dismiss obligations to pay the State for amounts owed due to non-compliance stemming from the Grantee's actions to dissolve, become insolvent, seek bankruptcy protection, or exercise other actions appearing to affect its ability to pay.

2.9 False Statements by Grantee

By acceptance of this Grant Agreement, the Grantee makes all the statements, representations, warranties, guarantees, certifications and affirmations included in this Grant Agreement. If applicable, the Grantee will comply with the requirements of 31 U.S.C. § 3729-3733, which set forth that no grantee of federal payments shall submit a false claim for payment.

If any of the statements, representations, certifications, affirmations, warranties or guarantees are false or if the Grantee signs or executes this Grant Agreement with a false statement or it is subsequently determined that the Grantee has violated any of the statements, representations, warranties, guarantees, certifications or affirmations included in this Grant Agreement, then the State may consider this action or activity a possible default under this Grant Agreement and may terminate or void this Grant Agreement for cause and pursue other remedies available to the State under this Grant Agreement and applicable law. False statements or claims made in connection with grants may result in fines, imprisonment and debarment from participating in federal grants or contracts and/or any other remedy available by law, potentially including the provisions of 31

U.S.C. § 3801-3812, which details the administrative remedies for false claims and statements made.

2.10 Conflict of Interest Safeguards

The Grantee will establish safeguards to prohibit its employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain, whether for themselves or others, particularly those with whom they have family, business, or other ties. The Grantee will operate with complete independence and objectivity without actual, potential or apparent conflict of interest with respect to its performance under this Grant Agreement in accordance with Title 45 Chapter 10 of the O.C.G.A., 18 U.S.C. § 666, 18 U.S.C. § 1031, and 2 C.F.R. § 200.318.

2.11 Fraud, Waste and Abuse

The Grantee acknowledges and assents that the State of Georgia shall not tolerate fraud, waste or misuse of funds received from any state entity (*See* Title 45 Chapter 10 of the O.C.G.A.) and that any violation of state or federal law, state policies or standards of ethical conduct shall result in penalties including, but not limited to, suspension of current and future funds or reimbursement, suspension or debarment from federal and state grants, recoupment of monies reimbursed or provided under an award, remedies set forth in 2 C.F.R. § 200.338, and civil and/or criminal penalties.

In the event the Grantee becomes aware of any allegation or a finding of fraud, waste or misuse of funds received from OPB that is made against the Grantee or of fraud, waste, false statements, or other errors in any submission for reimbursement, the Grantee is required to immediately report said allegation or finding to the U.S. Department of the Treasury Office of the Inspector General¹ and to OPB and must continue to inform OPB of the status of any such on-going investigations. The Grantee must also promptly refer to OPB as well as the appropriate federal authorities, including, but not limited to, the U.S. Department of the Treasury Office of the Inspector General, any credible evidence that a principal, employee, agent, grantee, contractor, subcontractor or other person has -- (1) submitted a claim for reimbursement or award funds that violates the False Claims Act; or (2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity or similar misconduct involving reimbursement or award funds. Grantees must also immediately notify OPB in writing of any misappropriation of funds, fraud, theft, embezzlement, forgery, or any other serious irregularities indicating noncompliance with grant requirements. Grantees must notify the local prosecutor's office of any possible criminal violations. Grantees must immediately notify OPB in writing if this Grant Project or personnel, as it pertains to the scope of this Grant, become involved in any litigation, whether civil or criminal, and the Grantee must immediately forward a copy of any demand, notices, subpoenas, lawsuits or indictments to OPB.

¹ See 2 C.F.R. § 200.113. Disclosure, in a timely manner, to the Federal awarding agency or pass-through entity is mandatory for all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the Federal award. Failure to make required disclosures can result in any of the remedies described in 2 C.F.R. § 200.338.

2.12 Termination of the Agreement

The State may, at its sole discretion, terminate this Grant Agreement, without recourse, liability or penalty against the State, upon written notice to the Grantee. In the event the Grantee fails to perform or comply with an obligation or a term, condition or provision of this Grant Agreement, the State may, upon written notice to the Grantee, terminate this Grant Agreement for cause, without further notice or opportunity to cure. Such notification of termination for cause will state the effective date of such termination, and if no effective date is specified, the effective date will be the date of the notification.

The State and the Grantee may mutually agree to terminate this Grant Agreement at any time. The State, in its sole discretion, will determine if, as part of the agreed termination, the Grantee is required to return any or all of the reimbursed funds.

Termination is not an exclusive remedy but will be in addition to any other rights and remedies provided in equity, by law or under this Grant Agreement, including those remedies listed at 2 C.F.R. § 200.207 and 2 C.F.R. § 200.338 – 200.342. Following termination by the State, the Grantee shall continue to be obligated to OPB for the return of reimbursed Grant funds in accordance with applicable provisions of this Grant Agreement. In the event of termination under this Section, the State may elect to reimburse the Grantee, but any such reimbursement shall be limited to allowable costs incurred and paid by the Grantee prior to the effective date of termination. Termination of this Grant Agreement for any reason or the expiration of this Grant Agreement shall not release the parties from any liability or obligation set forth in this Grant Agreement that is expressly stated to survive any such termination or expiration.

2.13 Limitation of Liability

TO THE EXTENT ALLOWED BY LAW, THE GRANTEE SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE STATE OF GEORGIA, OPB AND/OR THEIR OFFICERS, REGENTS, AGENTS, EMPLOYEES, REPRESENTATIVES, CONTRACTORS, ASSIGNEES AND/OR DESIGNEES FROM ANY AND ALL LIABILITY, ACTIONS, CLAIMS, DEMANDS, OR SUITS, AND ALL RELATED COSTS, ATTORNEY FEES, AND EXPENSES ARISING OUT OF, OR RESULTING FROM, ANY ACTS, OMISSIONS, OR NEGLIGENCE OF THE GRANTEE OR ITS AGENTS, EMPLOYEES, SUBCONTRACTORS, ORDER FULFILLERS, OR SUPPLIERS OF SUBCONTRACTORS IN THE EXECUTION OR PERFORMANCE OF THIS GRANT AGREEMENT. THE DEFENSE SHALL BE COORDINATED BY THE GRANTEE WITH THE OFFICE OF THE GEORGIA ATTORNEY GENERAL WHEN STATE AGENCIES ARE NAMED DEFENDANTS IN ANY LAWSUIT AND THE GRANTEE MAY NOT AGREE TO ANY SETTLEMENT WITHOUT FIRST OBTAINING THE CONCURRENCE FROM THE OFFICE OF THE GEORGIA ATTORNEY GENERAL. THE GRANTEE AND THE STATE AGREE TO FURNISH TIMELY WRITTEN NOTICE TO EACH OTHER OF ANY SUCH CLAIM.

The Grantee agrees that no provision of this Grant Agreement is in any way intended to constitute a waiver by the State, OPB, or their officers, regents, employees, agents, or contractors, of any privileges, rights, defenses, remedies, or immunities from suit and liability that OPB or the State

may have by operation of law.

2.14 Dispute Resolution

The parties' designees will meet as needed to implement the terms of this Grant Agreement and will make a good faith attempt to informally resolve any disputes.

Notwithstanding any other provision of this Grant Agreement to the contrary, unless otherwise requested or approved in writing by OPB, the Grantee shall continue performance and shall not be excused from performance during the period any breach of this Grant Agreement, claim or dispute is pending.

The laws of the State of Georgia govern this Grant Agreement and all disputes arising out of or relating to this Grant Agreement, without regard to any otherwise applicable conflict of law rules or requirements. Venue for any action, suit, litigation, or other proceeding arising out of or in any way relating to this Grant Agreement shall be commenced exclusively in the Superior Court of Fulton County, Georgia.

The Grantee hereby irrevocably and unconditionally consents to the exclusive jurisdiction of the court referenced above for the purpose of prosecuting and/or defending such litigation. The Grantee hereby waives and agrees not to assert by way of motion, as a defense, or otherwise, in any suit, action or proceeding, any claim that the Grantee is not personally subject to the jurisdiction of the above-named courts; the suit, action or proceeding is brought in an inconvenient forum; and/or the venue is improper.

2.15 Liability for Taxes

The Grantee agrees and acknowledges that Grantee is entirely responsible for the liability and payment of Grantee and Grantee's employees' wages, insurance, and taxes of whatever kind, arising out of or related to the performances in this Grant Agreement. The Grantee agrees to comply with all state and federal laws applicable to any such persons, including laws regarding wages, taxes, insurance and workers' compensation. Neither OPB nor the State shall be liable to the Grantee, its employees, its agents or others for the payment of taxes or the provision of unemployment insurance or workers' compensation or any benefit available to a State employee or employee of OPB.

2.16 Required Assurances

The Grantee must comply with the applicable Grantee Assurances, which are attached hereto and incorporated for all purposes as Exhibit A.

2.17 System for Award Management (SAM) Requirements

To the extent applicable to Grantee's reimbursement under this Grant, the Grantee agrees to comply with applicable requirements regarding registration with the System for Award Management (SAM) or with a successor government-wide system officially designated by OMB

and, if applicable, the federal funding agency. These requirements include maintaining current registrations and the currency of the information in SAM. The Grantee will review and update information at least annually until submission of the final financial report required under the award or receipt of final payment, whichever is later, as required by 2 C.F.R. § 25.

The Grantee will comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance) as provided in 2 C.F.R. § 200 (2013) as well as with 2 C.F.R. § 180 (2005) implementing Exec. Order 12549, 3 C.F.R. § 189 (1986) and Exec. Order 12689, 3 C.F.R. § 235 (1989) that require "a contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government-wide exclusions in the System for Award Management (SAM)", in accordance with the OMB guidelines at 2 C.F.R. § 180 (2005) implementing Exec. Order 12549, 3 C.F.R. § 189 (1986) and Exec. Order 12689, 3 C.F.R. § 235 (1989), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority. The Grantee certifies it will verify each vendor's status to ensure the vendor is not debarred, suspended, otherwise excluded or declared ineligible by checking the SAM before doing/renewing business with that vendor.

The Grantee certifies by executing Exhibit B of this Agreement that it and its principals are eligible to participate in this Grant Agreement and have not been subjected to suspension, debarment or similar ineligibility determined by any federal, state or local governmental entity; the Grantee is in compliance with the State of Georgia statutes and rules relating to procurement; and the Grantee is not listed in the federal government's terrorism watch list as described in federal Exec. Order 13224.

2.18 No Obligation by Federal Government

The parties acknowledge and agree that the federal government is not a party to this Grant Agreement and is not subject to any obligations or liabilities to either party, third party or subcontractor pertaining to any matter resulting from this Grant Agreement.

2.19 Notice

Any and all notices, designations, consents, offers, acceptances or any other communication provided for herein shall be given in writing by registered or certified mail with return receipt requested, to a party hereto and shall be addressed to the person who signed the Grant Agreement on behalf of the party at the address set forth below or to such other address as the parties may designate by notice from time to time in accordance with this Grant Agreement.

If to Grantee:

NAME	Anthony Ford
ADDRESS	4640 North Henry Blvd, Stockbridge, GA 30281
EMAIL	asford@cityofstockbridgr-ga.gov
PHONE	(770) 389-7910

If to OPB:

Governor's Office of Planning and Budget
2 Capitol Square SW
Atlanta
Georgia 30334
grants@opb.georgia.gov

2.20 Force Majeure

Neither the Grantee nor the State shall be required to perform any obligation under this Grant Agreement or be liable or responsible for any loss or damage resulting from its failure to perform so long as performance is delayed by force majeure or acts of God, including but not limited to labor shortages caused by strikes or lockouts, embargo, war, terrorism, flood, natural disaster. Each party must inform the other in writing, with proof of receipt, within three (3) business days of the existence of such force majeure, or otherwise waive this right as a defense.

2.21 Severability

If any provision of this Grant Agreement is rendered or declared illegal for any reason, or shall be invalid or unenforceable, this Grant Agreement shall be interpreted as though such provision was modified or deleted in such manner so as to afford the party for whose benefit it was intended the fullest benefit commensurate with making this Grant Agreement, as modified, enforceable, and the remainder of this Grant Agreement and the application of such provision to other persons or circumstances shall not be affected thereby, but shall be enforced to the greatest extent permitted by applicable law.

3. Warranties

3.1 E-Verify

Grantee, by signing this Agreement, represents and warrants that it will comply with the requirements of O.C.G.A. § 50-36-1 entitled "Verification of Lawful Presence Within United States" and verify the lawful presence in the United States of any natural person 18 years of age who has applied for state or local public benefits, as defined in 8 U.S.C. § 1621, or for federal public benefits, defined in 8 U.S.C. § 1611, that is administered by an agency or a political subdivision of this State.

Grantee, by signing this Agreement, represents and warrants that it will comply with the requirements of O.C.G.A. § 13-10-90 entitled "Security and Immigration Compliance." This requires, among other things, that every public employer, including, but not limited to, every municipality and county, will register and participate in the federal work authorization program to verify employment eligibility of all newly hired employees.

3.2 Compliance with Federal Law, Regulations and Executive Orders

Grantee represents and warrants that federal financial assistance funds will be used to fund or reimburse claims made under this Grant Agreement. The Grantee will comply with all applicable federal law, regulations, executive orders, policies, procedures and directives.

3.3 Clean Air Act

The following is only applicable if the amount of the contract exceeds \$165,000.

- 1. Grantee represents and warrants that it shall comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401, *et seq.***
- 2. Grantee represents and warrants to report each violation to the appropriate federal authorities as well as OPB and acknowledges and agrees that the State will, in turn, report each violation as required to assure notification to the appropriate federal authorities and the appropriate Environmental Protection Agency Regional Office.**
- 3. Grantee represents and warrants to include these requirements in each subcontract exceeding \$165,000 financed in whole or in part with federal assistance provided by this Grant Agreement.**

3.4 Federal Water Pollution Control Act

Grantee represents and warrants that it shall comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. § 1251, *et seq.*

Grantee represents and warrants to report each violation to the appropriate federal authorities as well as OPB and acknowledges and agrees that the State will, in turn, report each violation as required to assure notification to the appropriate federal authorities and the appropriate Environmental Protection Agency Regional Office.

Grantee represents and warrants that it shall include these requirements in each subcontract exceeding \$165,000 financed in whole or in part with federal assistance provided by this Grant Agreement.

3.5 Energy Conservation

If applicable, Grantee represents and warrants that it shall comply with mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. § 6201).

3.6 Procurement of Recovered Materials

Grantee represents and warrants that it shall comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section

6002 include procuring only items designated in guidelines of the Environmental Protection Agency at 40 C. F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.

3.7 Copyright, Patents and Intellectual Property Rights

Grantee represents and warrants that it shall affix the applicable copyright notices of 17 U.S.C. § 401 or 402 and an acknowledgement of United States Government sponsorship (including the award number) to any work first produced under federal financial assistance awards.

Unless otherwise provided by law, Grantee is subject to 35 U.S.C. § 200, *et seq.* All Grantees are subject to the specific requirements governing the development, reporting and disposition of rights to inventions and patents resulting from federal financial assistance awards located at 37 C.F.R. § 401 and the standard patent rights clause located at 37 C.F.R. § 401.14.

3.8 Federal Debt Status

Grantee represents and warrants they are and will be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances and benefit overpayments.

3.9 Terminated Contracts

Grantee represents and warrants it has not had a contract terminated or been denied the renewal of any contract for noncompliance with policies or regulations of any state or federally funded program within the past five (5) years nor is it currently prohibited from contracting with a governmental agency. If the Grantee does have such a terminated contract, the Grantee shall identify the contract and provide an explanation for the termination. The Grantee acknowledges that this Grant Agreement may be terminated, and payment withheld or return of grant funds or reimbursement required if this certification is inaccurate or false.

3.10 Reporting Requirements

The Grantee represents and warrants that it shall provide adequate support for the reimbursement of Grant funds in GeorgiaGrants. Financial documentation to support each request for reimbursement shall be submitted in GeorgiaGrants no later than December 31, 2026, for expenses incurred between the date of execution of this Agreement, and October 31, 2026, or the date of exhaustion of funding as solely determined by OPB, whichever is earlier.

Grantee shall comply with any reporting deadline(s) or schedule(s) that OPB may create to govern the submission of reimbursement requests. Failure to timely or properly submit expenses for reimbursement according to any such deadline(s) or schedule(s) may result in Grantee's disbursements being delayed or withheld by OPB until all reporting requirements are met by Grantee.

3.11 Drug-Free Workplace

The Grantee certifies by executing Exhibit B of this Agreement that it is in compliance with the Drug-Free Workplace Act of 1988, implemented at 34 C.F.R. § 85(f), for Grantee, as defined at 34 C.F.R. § 85, § 85.605 and 85.610.

4. Property and Procurement Requirements

4.1 [Reserved]

5. Audit and Records Requirements

5.1 Cooperation with Monitoring, Audits, Records Requirements, Assessments and Evaluations

All records and expenditures are subject to, and the Grantee agrees to comply with, monitoring, examinations, demand for documents, production of personnel, access to systems, and/or audits conducted by any and all federal or state officials and auditors, including but not limited to, the U.S. Department of the Treasury Inspector General, OPB, the Georgia Department of Audits and Accounts, the State of Georgia Inspector General, and the Department of Community Affairs, or their duly authorized representatives or designees. The Grantee shall maintain, under GAAP or GASB, adequate records that enable federal and state officials and auditors to ensure proper accounting for all costs, reimbursement, and performances related to this Grant Agreement. Records and expenditures may be requested of Grantee at any time. Grantee shall provide requested records and expenditures within ten (10) business days of the date of request. Failure to comply with the terms of this subsection may result in termination of the grant and recoupment of distributed funds.

5.2 Single Audit Requirements

To the extent applicable to Grantee's reimbursement under this Grant, Grantees that are reimbursed \$750,000.00 or more of federal funds during their fiscal year are required to submit an organization-wide financial and compliance audit report. The audit must be performed in accordance with the Government Accountability Office's Government Auditing Standards, which may be accessed online at <http://www.gao.gov/govaud/ybk01.htm>, and in accordance with 2 C.F.R. § 200.514 Scope of Audit. Audit reports are currently due to the Federal Audit Clearinghouse no later than nine months after the end of the Grantee's fiscal year.

In addition, Grantee must submit the audit report to the State, by sending a copy to the Georgia Department of Audits and Accounts, 270 Washington Street, SW, Room I-156, Atlanta, Georgia 30334-8400.

If required to submit an audit report under the requirements of 2 C.F.R. § 200(f), the Grantee shall provide OPB with written documentation showing that it has complied with the single audit

requirements. The Grantee shall immediately notify OPB in writing at any time that it is required to conduct a single audit and provide documentation within a reasonable time period showing compliance with the single audit requirement.

5.3 Requirement to Address Audit Findings

If any audit, monitoring, investigations, review of awards or other compliance review reveals any discrepancies, inadequacies or deficiencies which are necessary to correct in order to maintain compliance with this Grant Agreement, applicable laws, regulations, or the Grantee's obligations hereunder, the Grantee agrees to propose and submit to OPB a corrective action plan to correct such discrepancies or inadequacies within thirty (30) calendar days after the Grantee's receipt of the findings. The Grantee's corrective action plan is subject to the approval of OPB.

The Grantee understands and agrees that the Grantee must make every effort to address and resolve all outstanding issues, findings or actions identified by federal or state officials and auditors through the corrective action plan or any other corrective plan. Failure to address these findings promptly and adequately may result in grant reimbursement being withheld, other related requirements being imposed, or other penalties. The Grantee agrees to complete any corrective action approved by OPB within the time period specified by OPB and to the satisfaction of OPB, at the sole cost of the Grantee. The Grantee shall provide to OPB periodic status reports regarding the Grantee's resolution of any audit, corrective action plan, or other compliance activity for which the Grantee is responsible.

5.4 Records Retention

The Grantee shall maintain appropriate audit trails to provide accountability for all reimbursement of expenditures using grant funds. Audit trails maintained by the Grantee will, at a minimum, identify the supporting documentation prepared by the Grantee to permit an audit of its accounting systems and payment verification with respect to the reimbursement of any expenditures under this Grant Agreement.

The Grantee must maintain fiscal records and supporting documentation for all expenditures reimbursed under this Grant Agreement pursuant to 2 C.F.R. § 200.333 and state law, except that the period for retention of records shall be as set forth herein. The Grantee must retain these records and any supporting documentation for a minimum of seven (7) years from the later of the completion of conclusion of the Grant Project; submission of the final expenditure report; or any litigation, dispute or audit. Records related to expenses being reimbursed under this Grant must be retained for seven (7) years after final disposition. OPB may direct the Grantee to retain documents for longer periods of time or to transfer certain records to OPB or federal custody when it is determined that the records possess long term retention value in accordance with retention schedules approved by the State Records Committee or the federal government.

6. Prohibited and Regulated Activities and Expenditures

6.1 Prohibited Costs

The following are nonexclusive examples of ineligible expenditures. These requirements are required by federal rule. Therefore, any question about their meaning or to what extent certain activities or action are allowed should be resolved by referencing the guidance provided by the United States Treasury Department²:

1. Funds may not be used or reimbursed to Grantee to fill shortfalls in revenue to cover expenditures that would not otherwise qualify under the statute. Revenue replacement is not a permissible use of these grant funds. All records and expenditures are subject to review;
2. Damages covered by insurance;
3. Duplication of benefits including expenses that have been or will be reimbursed under any other federal program;
4. Reimbursement to donors for donated items or services;
5. Severance pay; and
6. Legal settlements.

The above are in addition to the non-reimbursable expenses set forth below in Section 6.2 of this Agreement.

6.2 Political Activities

Grant funds may not be used in connection with or to reimburse the following acts:

1. Unless specifically authorized to do so by federal law, grant recipients or their Grantee or contractors are prohibited from using grant funds directly or indirectly for political purposes, including lobbying or advocating for legislative programs or changes; campaigning for, endorsing, contributing to, or otherwise supporting political candidates or parties; and voter registration or get-out-the-vote campaigns. Generally, organizations or entities which receive federal funds by way of grants, contracts or cooperative agreements do not lose their rights as organizations to use their own, private, non-federal resources for "political" activities because of or as a consequence of receiving such federal funds. These recipient organizations must thus use private or other non-federal money, receipts, contributions or dues for their political activities, and may not charge off to or be reimbursed from federal contracts or grants for the costs of such activities.
2. Grant officials or grant funded employees may not use official authority or influence or permit the use of a program administered by the Grantee of which the person is an officer or employee

² [SLFRF-Final-Rule.pdf \(treasury.gov\)](#)

to interfere with or affect the result of an election or nomination of a candidate or to achieve any other political purpose.

3. Grant-funded employees may not coerce, attempt to coerce, command, restrict, attempt to restrict or prevent the payment, loan or contribution of anything of value to a person or political organization for a political purpose.
4. As applicable, the Grantee and each contracting tier will comply with 31 U.S.C. § 1352, which provides that none of the funds provided under an award may be expended by the Grantee to pay or reimburse any person to influence, or attempt to influence, an officer or employee of any agency, a member of Congress, an officer or employee of Congress or an employee of a member of Congress in connection with any federal action concerning the award or renewal. Each contracting tier shall also disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures must be forwarded from tier to tier up to the recipient. The Grantee certifies its compliance with the provisions of this section through the execution of Exhibit B of this Grant Agreement.

7. Financial Requirements

7.1 Payments and Required Documentation

Funding for this Grant Agreement is appropriated under the American Rescue Plan Act of 2021. All expenditures under this Grant Agreement must be made in accordance with this Grant Agreement and any other applicable laws, rules or regulations. Further, the Grantee acknowledges that all funds are subject to recapture and repayment for non-compliance pursuant to Section 7.6.

The Grantee will be authorized to submit requests for reimbursement during the performance period set forth in Section 2.4 of this Agreement, which will be paid to the Grantee specified in GeorgiaGrants pursuant to the funding announcement. All documentation of expenditures reimbursed must be submitted in GeorgiaGrants prior to reimbursement.

The State may provide additional funds available to Grantee for reimbursable expenses within the scope of this Agreement beyond the total amount initially available to all Grantees. Such provision of additional funding will be at the State's discretion and will be disbursed in accordance with a subsequent funding announcement. All terms and conditions of this Grant Agreement shall apply to any payments made pursuant to such funding announcement, unless otherwise provided therein.

To receive payments, a Grantee must be an eligible vendor in the State Accounting Office's vendor management system. Payments will be made via electronic funds transfer to the bank account associated with the vendor in the vendor management system. If the Grantee fails to meet reporting obligations, the State may implement sanctions as necessary up to and including grant termination and recoupment of all payments made to the Grantee.

7.2 [Reserved]

7.3 Reporting

The Grantee must provide adequate support for expenditures to receive reimbursement using grant Funds in GeorgiaGrants. The State, in its sole discretion, will determine whether supporting documentation is adequate. Financial documentation to support reimbursement must be submitted in GeorgiaGrants by no later than December 31, 2026, for expenses incurred between the date of execution of this Agreement, and October 31, 2026, or the date of exhaustion of funding as solely determined by OPB, whichever is earlier.

Grantee is required to comply with the requirements set forth in the government-wide Award Term on Reporting Subawards and Executive Compensation located at 2 C.F.R. § 170, Appendix A, the full text of which is incorporated here by reference in the award terms and conditions.

If the total value of the Grantee's currently active grants, cooperative agreements and procurement contracts from all federal assistance offices exceeds \$10,000,000 for any period of time during the period of performance of this federal financial assistance award, the Grantee must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at 2 C.F.R. § 200, Appendix XII, the full text of which is incorporated here by reference in the award terms and conditions.

The Grantee shall complete any other reports as requested by OPB or any other relevant State or state agency in regard to this award and shall cooperate and assist the State in complying with any and all federal tracking and reporting requirements.

7.4 Reimbursements

The State will reimburse the Grantee for the expenditure of actual and allowable allocable costs incurred and paid by the Grantee pursuant to this Grant Agreement and rules promulgated by the State for the purpose of determining reimbursable expenses. The State is not obligated to pay unauthorized costs or to reimburse expenses that were incurred by the Grantee prior to or after the performance period or after the termination of this Grant Agreement. No claims for reimbursement from any vendor, supplier, contractor, agent or other party will be accepted from any party asserting it is acting on behalf of the Grantee. Reimbursement for eligible expenses will be made directly to the Grantee only.

7.5 Refunds and Deductions

If the State determines that the Grantee has been overpaid any grant funds under this Grant Agreement, including payments made inadvertently or payments made but later determined to not be actual and allowable allocable costs, the Grantee shall return to OPB the amount identified by the State as an overpayment. The Grantee shall refund any overpayment to OPB within thirty (30) calendar days of the receipt of the notice of the overpayment from the State unless an alternate payment plan is specified by OPB. Refunds may be remitted to: Governor's Office of Planning and Budget, 2 Capitol Square SW, Atlanta, Georgia 30334, Attention: State Fiscal Recovery Fund Payments.

7.6 Recapture of Funds

The discretionary right of the State to terminate under Section 2.12 notwithstanding, the State shall have the right to terminate this Grant Agreement and to recapture and be reimbursed for any payments made by the State: (i) that are not allowed under applicable laws, rules and regulations; or (ii) that are otherwise inconsistent with this Grant Agreement, including any unapproved expenditures.

7.7 Liquidation Period

Unless the Grant Agreement is terminated prior to October 31, 2026, the grant liquidation period shall be between October 31, 2026, and December 31, 2026, or the date of exhaustion of funding for the purpose of this Grant as solely determined by OPB, whichever is earlier.

7.8 Project Close Out

The State will close-out the grant award following the performance period.

The Grantee must submit all financial, performance and other reports as required by the terms and conditions of this Grant Agreement.

To the extent applicable to this Agreement, the Grantee must promptly refund to OPB any balances of cash that the State paid in advance and that are not authorized to be retained by the Grantee for use in other projects.

8. Allocated Amount

Grantee shall be limited to a maximum total reimbursement of \$905,575.00 for expenses deemed eligible under the terms of this Grant.

9. Authorized User

The following list identifies the user(s) authorized to perform tasks in GeorgiaGrants on behalf of Grantee (Authorized User(s)). Any action carried out by an Authorized User in GeorgiaGrants is an action of the Grantee.

1. Authorized User One – Authorized Representative of Grantee (Required)

First Name: Anthony Last Name: Ford
Title: Mayor
Email: asford@cityofstockbridgr-ga.gov
Phone: (770) 389-7910

2. Authorized User Two (Optional)

First Name: Last Name:
Title:
Email: asford@cityofstockbridge-ga.gov
Phone:

[EXHIBITS AND SIGNATURE PAGES FOLLOW]

EXHIBIT A
Grantee Assurances

As the duly authorized representative of the Grantee, I certify that the Grantee:

1. Has the legal authority to request grant payments for reimbursable expenses from the federal funds allocated to the State of Georgia's State Fiscal Recovery Fund ("SFRF") created by the American Rescue Plan Act of 2021, and the institutional, managerial and financial capability to ensure proper planning, management and completion of the Grant Project contemplated by this application.
2. Shall give any and all federal or State officials and auditors, or their duly authorized representative or designee, access to and the right to examine all records, books, papers or documents related to reimbursements; and will establish a proper accounting system in accordance with generally accepted accounting standards or awarding agency directives.
3. Shall carry out all activities and endeavors with strict adherence to the Code of Ethics for Government Service as established within Title 45, Chapter 10 and Section 1 of the Official Code of Georgia Annotated and Executive Order 04.01.21.57 and shall establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.
4. Shall submit allowable expenditures in GeorgiaGrants in accordance with the documentation requirements established by OPB.
5. Shall comply with all federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352), which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §1681-1683 and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of handicaps and the Americans with Disabilities Act of 1990 including Titles I, II and III of the Americans with Disability Act which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, and places of public accommodation, 44 U.S.C. § 12101-12213; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101, *et seq.*), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment, and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to the nondiscrimination on the basis of alcohol abuse or alcoholism; (g) § 523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. § 290dd-3 and 290ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. § 3601, *et seq.*), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to this grant.
6. Shall comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. § 276a

to 276a-7), the Copeland Act (40 U.S.C. § 276c and 18 U.S.C. § 874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. § 327-333), regarding labor standards for federally assisted construction sub agreements.

7. Shall comply with requirements of the provisions of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (P.L. 91-646), which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of federal or federally-assisted programs. These requirements apply to all interests in real property acquired for Project purposes regardless of federal participation in purchases.
8. Shall comply with the provisions of the Hatch Political Activity Act (5 U.S.C. § 1501-1508 and 7321-29), which limit the political activity of employees whose principal employment activities are funded in whole or in part with federal funds.
9. Shall comply with the minimum wage and maximum hours provisions of the Federal Fair Labor Standards Act and the Intergovernmental Personnel Act of 1970, as applicable.
10. Shall comply with all applicable federal, State and local environmental and historic preservation (EHP) requirements and shall provide any information requested by the appropriate authority to ensure compliance with applicable laws and regulations, including: federal EHP regulations, laws, and executive orders; the National Environmental Policy Act; the National Historic Preservation Act; the Endangered Species Act; and the executive orders on floodplains (Exec. Order 11988, 3 C.F.R. § 117 (1977), wetlands (Exec. Order 11990, 3 C.F.R. § 121 (1977) and environmental justice (Exec. Order 12898, 59 Fed. Reg. 7629 (Feb. 16, 1994)). Failure of the Grantee to meet federal, state and local EHP requirements and obtain applicable permits may jeopardize federal funding.
11. Shall ensure that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the Project are not listed on the Environmental Protection Agency's (EPA) list of Violating Facilities and that it will notify the federal grantor agency of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be used in the Project is under consideration for listing by the EPA, Exec. Order 11,738, 3 C.F.R. § 799 (1971-1975).
12. Shall comply with the statutory requirements for whistleblower protections (if applicable) at 10 U.S.C § 2409, 41 U.S.C. § 4712 and 10 U.S.C. § 2324, and 41 U.S.C. §§ 4304 & 4310.
13. Shall comply with requirements of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA PATRIOT Act), which amends 18 U.S.C. § 175-175c and comply with Exec. Order 13224, 60 Fed. Reg. 49079 (2001) and U.S. law prohibiting transactions with, and the provision of resources and support to, individuals and organizations associated with terrorism.
14. Shall comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973, Public Law 93-234. Section 102(a) requires the purchase of flood insurance in communities where such insurance is available as a condition for the receipt of any federal financial assistance for construction or acquisition proposed for use in any area that has been identified by the Secretary of the Department of Housing and Urban

Development as an area having special flood hazards.

15. Shall comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Exec. Order 11514, 3 C.F.R. § 902 (1966-1970); (b) notification of violating facilities pursuant to Exec. Order 11738, 3 C.F.R. § 799 (1971-1975); (c) protection of wetlands pursuant to Exec. Order 11990, 3 C.F.R. § 121 (1977); (d) evaluation of flood hazards in floodplains in accordance with Exec. Order 11988, 3 C.F.R. § 117 (1977); (e) assurance of Project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. § 1451, *et seq.*); (f) conformity of federal actions to State (Clear Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. § 7401, *et seq.*); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Shall comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. § 1271, *et seq.*) related to protecting components or potential components of the national wild and scenic rivers system.
17. Shall assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. § 470), Exec. Order 11593 3 C.F.R. § 559 (1971-1975), (identification and protection of historic properties) and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. § 469a-1, *et seq.*).
18. Shall comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. § 2131, *et seq.*) which requires the minimum standards of care and treatment for vertebrate animals bred for commercial sale, used in research, transported commercially or exhibited to the public according to the Guide for Care and Use of Laboratory Animals and Public Health Service Policy and Government Principals Regarding the Care and Use of Animals.
19. Shall comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. § 4801, *et seq.*) which prohibits the use of lead-based paint in construction or rehabilitation of residential structures.
20. Will comply with the requirements of Section 106(9) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) engaging in trafficking in persons during the period of time that the award is in effect (2) procuring a commercial sex act during the period of time that the award is in effect or (3) using forced labor in the performance of the award or subawards under the award.
21. Shall comply with the Pro-Children Act of 1994 (Public Law 103-277), which prohibits smoking within any portion of any indoor facility used for the provision of services for children.
22. Shall cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States,

Local Governments, and Non-Profit Organizations."

23. Shall comply with P.L. 93-348 regarding the protection of human subjects involved in research, development and related activities supported by this award of assistance.
24. Shall comply with all federal tax laws and is solely responsible for filing all required State and federal tax forms.
25. And its principals are eligible to participate and have not been subjected to suspension, debarment or similar ineligibility determined by any federal, State or local governmental entity and it is not listed on a State or federal government's terrorism watch list as described in EO 13224. Entities ineligible for federal procurement have Exclusions listed at <https://www.sam.gov/portal/public/SAM/>.
26. Shall comply with all applicable federal and State Drug-Free Workplace laws and rules.
27. Shall comply with all applicable requirements of all other federal and State laws, executive orders, regulations and policies governing this program.

By signing below on behalf of the Grantee, I hereby acknowledge and agree that I am an authorized representative of the Grantee with power to bind the Grantee to the terms of this Exhibit A, and agree to abide by the requirements stated herein, including any amendments thereto.

By:

Signature: anthony ford
anthony ford (Jun 29, 2023 09:42 EDT)
(Authorized Representative of Grantee)

Name: Anthony Ford

Title: Mayor

Date: Jun 29, 2023

EXHIBIT B
Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibility
Matters; and Drug-Free Workplace Requirements

As the duly authorized representative of the Grantee, I certify the following on behalf of the Grantee:

1. LOBBYING

As required by Section 1352, Title 31 of the U.S. Code, and implemented at 34 C.F.R. § 82, for persons entering into a grant or cooperative agreement over \$100,000, as defined at 34 C.F.R. § 82, § 82.105 and 82.110, the applicant certifies that:

- A. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the making of any federal grant, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal grant or cooperative agreement;
- B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form - LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions;
- C. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, contracts under grants and cooperative agreements, and subcontracts) and that all subrecipients shall certify and disclose accordingly.

2. DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

As required by Exec. Order 12549, 3 C.F.R. § 189 (1986), Debarment and Suspension, and implemented at 34 C.F.R. § 85, for prospective participants in primary covered transactions, as defined at 34 C.F.R. § 85, § 85.105 and 85.110--

A. The Grantee certifies that it and its principals:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
- (b) Have not within a three-year period preceding this application been convicted of or had a civil judgement rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or

commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false Statements, or receiving stolen property;

- (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (2)(b) of this certification; and
 - (d) Have not within a three-year period preceding this application had one or more public transaction (federal, state, or local) terminated for cause or default; and
- B. Where the applicant is unable to certify to any of the Statements in this certification, he or she shall attach an explanation to this application.

3. DRUG-FREE WORKPLACE (GRANTEE OTHER THAN INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, and implemented at 34 C.F.R. § 85(f), for Grantee, as defined at 34 C.F.R. § 85, § 85.605 and 85.610-

- A. The Grantee certifies that it will or will continue to provide a drug-free workplace by:
- (a) Publishing a Statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
 - (b) Establishing an on-going drug-free awareness program to inform employees about:
 - (1) The dangers of drug abuse in the workplace;
 - (2) The Grantee's policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
 - (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the Statement required by paragraph (a);
 - (d) Notifying the employee in the Statement required by paragraph (a) that, as a condition of employment under the grant, the employee will:
 - (1) Abide by the terms of the Statement; and
 - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
 - (e) Notifying OPB, in writing, within 10 calendar days after receiving notice under subparagraph

(d)(2) from an employee or otherwise receiving actual notice of such conviction. Notice shall include the identification number(s) of each affected grant;

- (f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted:
- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency;
- (g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e), and (f).

B. The Grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance

ADDRESS 1
4640 North Henry Blvd

ADDRESS 2

CITY	STATE	ZIP	ZIP+4
City of Stockbr	Georgia	30281	3651

4. DRUG-FREE WORKPLACE (GRANTEE WHO IS AN INDIVIDUAL)

As required by the Drug-Free Workplace Act of 1988, and implemented at 34 C.F.R. § 85(f), for Grantee, as defined at 34 C.F.R. § 85, 85.605, and 85.610.

- A. As a condition of the grant, I certify that I will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in conducting any activity with the grant; and
- B. If convicted of a criminal drug offense resulting from a violation occurring during the conduct of any grant activity, I will report the conviction, in writing, within 10 calendar days of the conviction, to OPB. Notice shall include the identification number(s) of each affected grant.

By signing below on behalf of the Grantee, I hereby acknowledge and agree that I am an authorized representative of the Grantee with power to bind the Grantee to the terms of this Exhibit B, and agree to abide by the requirements stated herein, including any amendments thereto.

By:

Signature: anthony ford
anthony ford (Jun 29, 2023 09:42 EDT)
(Authorized Representative of Grantee)

Name: Anthony Ford

Title: Mayor

Date: Jun 29, 2023

EXHIBIT C

American Rescue Plan State Fiscal Recovery Fund Eligibility Certification

**I, Anthony Ford
am the Mayor
of Stockbridge Police Department
Unique Entity Identifier JJMXMJNATK49**

**(Print Name),
(Title)
("Grantee")
and I certify that:**

- 1. I have the authority on behalf of the Grantee to submit, or designate persons to submit on my behalf, requests for reimbursement for eligible expenses incurred to prevent or mitigate the spread of COVID-19 from the federal funds allocated to the State of Georgia's State Fiscal Recovery Fund ("SFRF") created by the American Rescue Plan Act of 2021.**
- 2. I understand that the State will rely on this certification as a material representation in making reimbursement payments to the Grantee.**
- 3. I acknowledge that pursuant to this Agreement, Grantee must keep records sufficient to demonstrate that the expenditure of reimbursement it has received is in accordance with the terms of this Grant.**
- 4. I acknowledge that all records and expenditures are subject to audit by the United States Department of the Treasury's Inspector General, the Governor's Office of Planning and Budget, the Georgia Department of Audits and Accounts, the State of Georgia Office of Inspector General, and the Department of Community Affairs, or representative or designee.**
- 5. I acknowledge that Grantee has an affirmative obligation to identify and report any duplication of benefits. I understand that the State has an obligation and the authority to de-obligate or offset any duplicated benefits.**
- 6. I acknowledge and agree that the Grantee shall be liable for any costs disallowed pursuant to financial or compliance audits of reimbursement received.**
- 7. I acknowledge and agree that all submissions for reimbursement, supporting documentation, reports, and any other record upon which the State relied to reimburse expenses pursuant to this Grant Agreement are true and accurate to the best of my knowledge and belief, and that federal and State authorities may exercise any and all legal and equitable remedies against the Grantee involving any false records created or submitted, or in relation to findings concerning fraud, waste, or misuse of funds received.**
- 8. I acknowledge that the Grantee's requests submitted for reimbursement from the federal funds allocated to the State of Georgia's State Fiscal Recovery Fund ("SFRF") as created by the American Rescue Plan Act of 2021 will be used only to cover those costs that:**

- a. Are expenditures made in accordance with the terms of this Agreement
- b. Were expenditures incurred during the period beginning the date of execution of this Agreement, and ending October 31, 2026, (or before the date funds are exhausted for the purpose of this Grant as solely determined by OPB), whichever is earlier.

By signing below on behalf of the Grantee, I hereby acknowledge and agree that I am an authorized representative of the Grantee with power to bind the Grantee to the terms of this Exhibit C, and agree to abide by the requirements stated herein, including any amendments thereto.

By:

Signature: anthony ford
anthony ford (Jun 29, 2023 09:42 EDT)
(Authorized Representative of Grantee)
Name: Anthony Ford
Title: Mayor
Date: Jun 29, 2023

Please initial by each exhibit, acknowledging you have received them, understand them, and agree to abide by them.

AF
AF

Exhibit A – Grantee Assurances

AF
AF

Exhibit B – Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; And Drug-Free Workplace Requirements

AF
AF

Exhibit C – American Rescue Plan State Fiscal Recovery Fund Eligibility Certification

By signing below the Grantee acknowledges acceptance of the Grant, all terms and conditions of this Grant Agreement, and all exhibits to this Grant Agreement, and agrees to abide by all such terms and conditions.

By:

Signature: anthony ford
anthony ford (Jun 29, 2023 09:42 EDT)
(Authorized Representative of Grantee)

Name: Anthony Ford

Title: Mayor

Date: Jun 29, 2023

SIGNATURE PAGE

**Flock Safety + GA - City of
Stockbridge PD**

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Cam Reed
cam.reed@flocksafety.com
6186184539

Created Date: 09/28/2023
Expiration Date: 10/28/2023
Quote Number: Q-47309
PO Number:

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Budgetary Quote

This document is for informational purposes only. Pricing is subject to change.

Bill To: 4640 North Henry Boulevard Stockbridge, Georgia 30281

Ship To: 4640 North Henry Boulevard Stockbridge, Georgia 30281

Billing Company Name: GA - City of Stockbridge PD

Billing Contact Name:

Billing Email Address:

Billing Phone:

Subscription Term: 24 Months

Payment Terms: Net 30

Retention Period: 30 Days

Billing Frequency: Annual Plan - First Year Invoiced at Signing.

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$48,500.00
Flock Safety Flock OS			
FlockOS™	Included	1	Included
Flock Safety LPR Products			
Flock Safety Falcon®	Included	18	Included
Flock Safety Falcon® Flex	Included	1	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	\$650.00	18	\$11,700.00
Subtotal Years 1 and 2:			\$108,700.00
Discounts:			\$18,000.00
Estimated Tax:			\$0.00
Contract Total:			\$108,700.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This is not an invoice – this document is a non-binding proposal for informational purposes only. Pricing is subject to change.

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$60,200.00
Annual Recurring after Year 1	\$48,500.00
Contract Total	\$108,700.00

*Tax not included

Discounts Applied	Amount (USD)
Flock Safety Platform	\$18,000.00
Flock Safety Add-ons	\$0.00
Flock Safety Professional Services	\$0.00

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety Falcon ®	An infrastructure-free license plate reader camera that utilizes Vehicle Fingerprint® technology to capture vehicular attributes.

Flock Safety Falcon® Flex	An infrastructure-free, location-flexible license plate reader camera that enables the Customer to self-install.
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One-Time Fees	Service Description
Installation on existing infrastructure	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Professional Services - Advanced Implementation Fee	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.

FlockOS Features & Description

Package: Essentials

FlockOS Features	Description
Community Cameras (Full Access)	Access to all privately owned Flock devices within your jurisdiction that have been shared with you.
Unlimited Users	Unlimited users for FlockOS
State Network (LP Lookup Only)	Allows agencies to look up license plates on all cameras opted in to the statewide Flock network.
Nationwide Network (LP Lookup Only)	Allows agencies to look up license plates on all cameras opted in to the nationwide Flock network.
Direct Share - Surrounding Jurisdiction (Full Access)	Access to all Flock devices owned by law enforcement that have been directly shared with you. Have ability to search by vehicle fingerprint, receive hot list alerts, and view devices on the map.
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Flock Insights/Analytics page	Reporting tool to help administrators manage their LPR program with device performance data, user and network audits, plate read reports, hot list alert reports, event logs, and outcome reports.
ESRI Based Map Interface	Flock Safety's maps are powered by ESRI, which offers the ability for 3D visualization, viewing of floor plans, and layering of external GIS data, such as City infrastructure (i.e., public facilities, transit systems, utilities), Boundary mapping (i.e., precincts, county lines, beat maps), and Interior floor plans (i.e., hospitals, corporate campuses, universities)
Real-Time NCIC Alerts on Flock ALPR Cameras	Alert sent when a vehicle entered into the NCIC crime database passes by a Flock camera
Unlimited Custom Hot Lists	Ability to add a suspect's license plate to a custom list and get alerted when it passes by a Flock camera



Sole Source Letter for Flock Safety® ALPR Cameras and Solution

Flock Safety® is the sole manufacturer and developer of the Flock Safety® ALPR Camera. Flock Safety® is also the sole provider of the comprehensive monitoring, processing, and machine vision services which integrate with the Flock Safety® ALPR Camera.

The Flock Safety® ALPR camera and devices are the only Law Enforcement Grade ALPR System to offer the following combination of proprietary features:

1. Vehicle Fingerprint Technology®:

- Patented proprietary machine vision to analyze vehicle license plate, state recognition, and vehicle attributes such as color, type, make and objects (roof rack, bumper stickers, etc.) based on image analytics (not car registration data)
- Machine vision to capture and identify characteristics of vehicles with a paper license plate and vehicles with the absence of a license plate
- Ability to 'Save Search' based on description of vehicles using our patented Vehicle Fingerprint Technology without the need for a license plate, and set up alerts based on vehicle description
- Only LPR provider with "Visual Search" which can transform digital images from any source into an investigative lead by finding matching vehicles based on the vehicle attributes in the uploaded photo
- Flock Safety Falcon Flex™: an infrastructure-free, location-flexible license plate reader camera that is easy to self install. Flock Safety Falcon Flex™ ties seamlessly into the Flock Safety® ecosystem with a small and lightweight camera with the ability to read up to 30,000 license plates and vehicle attributes on a single battery charge

2. Integrated Cloud-Software & Hardware Platform:

- Ability to capture two (2+) lanes of traffic simultaneously with a single camera from a vertical mass
- Best in class ability to capture and process up to 30,000 vehicles per day with a single camera powered exclusively by solar power
- Wireless deployment of solar powered license plate reading cameras with integrated cellular communication weighing less than 5lbs and able to be powered solely by a solar panel of 60W or less
- Web based footage retrieval tool with filtering capabilities such as vehicle color, vehicle type, vehicle manufacturer, partial or full license plate, state of license plate, and object detection

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- Utilizes motion capture to start and stop recording without the need for a reflective plate
 - Motion detection allows for unique cases such as bicycle capture, ATV, motorcycle, etc.
 - On device machine processing to limit LTE bandwidth consumption
 - Cloud storage of footage
 - Covert industrial design for minimizing visual pollution
3. Transparency & Ethical Product Design:
- One-of-a-kind "Transparency Portal" public-facing dashboard that details the policies in place by the purchaser, as well as automatically updated metrics from the Flock Safety® system
 - Built-in integration with NCMEC to receive AMBER Alerts to find missing children
 - Privacy controls to enable certain vehicles to "opt-out" of being captured
4. Integrated Audio & Gunshot Detection:
- Natively integrated audio detection capabilities utilizing machine learning to recognize audio signatures typical of crimes in progress (e.g., gunshots)
5. Live Video Integration:
- Ability to apply computer vision to third-party cameras using Flock Safety Wing® LPR, transforming them to evidence capture devices using the same Vehicle Fingerprint® technology offered on the Flock Safety Falcon® ALPR cameras
 - Flock Safety Wing® Livestream integrates live stream traffic cameras, publicly or privately owned livestream security cameras into one cloud-based situational awareness dashboard to increase response time in mission-critical incidents
 - Manage various government intelligence including ALPR, livestream cameras, CAD, automatic vehicle location (AVL) on Flock Safety Wing® Suite
 - Ability to access live and recorded video using Flock Safety Condor™, a subscription video solution which allows officers to remotely view instant replay of downloadable live on-scene video with PTZ controls and 25X optical zoom without the need for additional camera network set-up, installation, or up-keep
6. Situational Awareness:
- FlockOS™ is the world's first and only public safety operating system compatible with Flock Safety™ live streaming fixed and PTZ Condor camera, Flock Safety Raven™ gunshot audio detection, while seamlessly integrating first and

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third-party data across video, LPR, and audio to deliver real-time intelligence and retroactive crime solving in a single-pane real-time crime center

- Ability to enhance situational awareness capacity by layering all intelligence streams onto the FlockOS™ ESRI-based map
- FlockOS™ features Flock Safety™ unique Real-Time Routing feature that analyzes various data sources to determine where a suspect vehicle has been and its' direction of travel providing users with possible outcomes based on a confidence threshold

7. Partnerships:

- Flock Safety® is the only LPR provider to officially partner with AXON to be natively and directly integrated into Evidence.com
- Flock Safety® is the only LPR provider to be fully integrated into a dynamic network of AXON's Fleet 3 mobile ALPR cameras for patrol cars and Flock Safety Falcon® cameras
- Access to additional cameras purchased by our HOA and private business partners, means an ever-increasing amount of cameras and data at no additional cost

8. Warranty & Service:

- Lifetime maintenance and support included in subscription price
- Flock Safety® is the only fully integrated ALPR one-stop solution from production of the camera to delivery and installation
- Performance monitoring software to predict potential failures, obstructions, tilts, and other critical or minor issues

Thank you,



Garrett Langley CEO, Flock Safety®

City of Stockbridge

AGENDA ITEM



MEETING DATE

FUNDING SOURCE	
☐ GENERAL FUND	☐ RESOLUTION
☐ FUND BALANCE	☐ ORDINANCE
☐ SPLOST or TSPLOST	☐ CONTRACT APPROVAL/RENEWAL
☐ ARPA	☐ PUBLIC HEARING
☒ GRANT	☐ PRESENTATION
☐ HOTEL/MOTEL TOURISM	☐ BID SELECTION/AWARD
☐ COUNCIL INITIATIVE	☐ TASK ORDER
☐ PARTNER/SPONSOR	☐ CHANGE ORDER
☐ DEPARTMENT FUND BALANCE	☐ BUDGET AMENDMENT
☐ BONDING	☐ BUDGET TRANSFER
☐ PAYMENT APPROVAL	
☐ OTHER	
ACCOUNT TRANSFER FROM:	
ACCOUNT TRANSFER TO:	
PRESENTER: Chief Frank Trammer	
DEPARTMENT: Police	
ITEM/PROJECT/EVENT:	

For council to approve the acceptance of the award of \$50,418.00 from the Governor's Office of Highway Safety-National Transportation Safety Administration / State and Community Highway Safety. The grant was awarded on September 1, 2023. The funds are to overtime salaries and the procurement of Lidar's (Speed Detection Devices).

BACKGROUND INFORMATION:

The police department applied for and was awarded \$50,418.00 Governor's Office of Highway Safety-National Transportation Safety Administration / State and Community Highway Safety. The grant was awarded on November 2, 2023. The funds are to overtime salaries and the procurement of Lidar's (Speed Detection Devices).

APPROVALS: CITY MANAGER	<i>[Signature]</i>
CITY TREASURER	<i>[Signature]</i>
CITY ATTORNEY	
GRANTS ADMIN.	<i>Kellie Russell</i>
ATTACHMENTS:	☐
AMOUNT \$	50,418.00
☐ FINANCIAL IMPACT	☒ N/A

ITEM/PROJECT/EVENT:

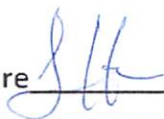
This Agenda is for the December 19th Regular Business Meeting.

A RESOLUTION AUTHORIZING THE MAYOR OR MAYOR PRO TEM TO ACCEPT SAID GRANT ON BEHALF OF THE CITY OF STOCKBRIDGE; THE CITY TREASURER TO AMEND THE BUDGET WHERE NECESSARY TO REFLECT AN APPROPRIATE REVENUE SOURCE; TO AUTHORIZE THE CITY MANAGER AND CITY TREASURER TO APPROVE THE PROCUREMENT OF LIDAR EQUIPMENT IN ACCORDENANCE WITH THE CITY OF STOCKBRIDGE PROCUREMENT CODE; THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND OTHER PURPOSES

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature

 Gloria Kacish- ASST
CLERK



MEETING DATE

FUNDING SOURCE

Police

BACKGROUND INFORMATION:

APPROVALS: CITY MANAGERATTACHMENTS:

ITEM/PROJECT/EVENT:

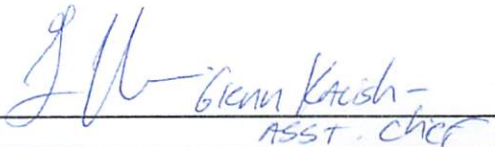
This Agenda is for the December 19th Regular Business Meeting.

A RESOLUTION AUTHORIZING THE MAYOR OR MAYOR PRO TEM TO ACCEPT SAID GRANT ON BEHALF OF THE CITY OF STOCKBRIDGE; THE CITY TREASURER TO AMEND THE BUDGET WHERE NECESSARY TO REFLECT AN APPROPRIATE REVENUE SOURCE FOR SAID REIMBURSEMENT; THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND OTHER PURPOSES

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature


Glenn Krash -
ASST. Chief



City of Stockbridge

AGENDA ITEM

MEETING DATE

12/19/2023

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Chief Frank Trammer

DEPARTMENT: Police

ITEM/PROJECT/EVENT:

For council to approve the Procurement of eighteen (18) Flock License Plate Readers, with one of them being a portable unit for ease of deployment. This is a Sole Source purchase, meeting all of the City of Stockbridge procurement requirements. The funding is from the previously accepted Governor's Office of Planning and Budget Public Safety and Community Violence Reduction Program in the amount of \$905,575.00. The cost of the LPR's is \$108,700.00 which covers the annual fees for years 1 and 2.

BACKGROUND INFORMATION:

The police department applied for and was awarded \$905,575.00 Governor's Office of Planning and Budget Public Safety and Community Violence Reduction Grant Program. The purchase of the Flock LPR's, is just the first purchase from this awarded grant.

APPROVALS: CITY MANAGER

CITY TREASURER

CITY ATTORNEY

GRANTS ADMIN.

Kellie Russell

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT \$
108,700.00

ATTACHMENTS:



ITEM/PROJECT/EVENT:

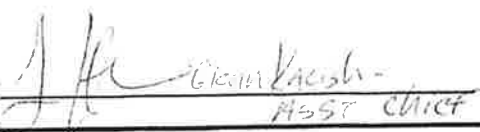
This Agenda is for the December 19th Regular Business Meeting.

THIS RESOLUTION AUTHORIZES THE CITY MANAGER AND CITY TREASURER TO APPROVE PURCHASES NOT TO EXCEED THE FULL AMOUNT OF THE AWARDED GRANT IN ACCORDENACE WITH THE CITY PROCUREMENT CODE; THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND OTHER PURPOSES

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature

 Glen Kersch -
ASST. CHIEF



City of Stockbridge

AGENDA ITEM

MEETING DATE

12/19/2023

FUNDING SOURCE

- ☒ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
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- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Chief Frank Trammer

DEPARTMENT: Police

ITEM/PROJECT/EVENT:

For council to approve the acceptance of the award of \$160,000.00 from the U.S. DOJ / Supporting Law Enforcement Agencies seeking Accreditation. The grant was awarded on November 2, 2023. The funds are to support expenditure and salary costs associated with the police department obtaining State and or National Accreditation.

BACKGROUND INFORMATION:

The police department applied for and was awarded \$160,000.00 U.S. DOJ / Supporting Law Enforcement Agencies seeking Accreditation. The grant was awarded on November 2, 2023. The funds are to support expenditure and salary costs associated with the police department obtaining State and or National Accreditation.

APPROVALS: CITY MANAGER

CITY TREASURER

CITY ATTORNEY

GRANTS ADMIN.

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT \$

160,000.00

ATTACHMENTS:



ITEM/PROJECT/EVENT:

This Agenda is for the December 19th Regular Business Meeting.

A RESOLUTION AUTHORIZING THE MAYOR OR MAYOR PRO TEM TO ACCEPT SAID GRANT ON BEHALF OF THE CITY OF STOCKBRIDGE; THE CITY TREASURER TO AMEND THE BUDGET WHERE NECESSARY TO REFLECT AN APPROPRIATE REVENUE SOURCE; THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND OTHER PURPOSES

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature

 Glenn Krish - ASST. CLERK

From: Frank Trammer <fttrammer@cityofstockbridge-ga.gov>

Sent: Thursday, November 2, 2023 10:11 AM

To: Glenn Kalish <gkalish@cityofstockbridge-ga.gov>; Richard Godfrey <rgodfrey@cityofstockbridge-ga.gov>

Subject: FW: FY2023 Community Policing Development Accreditation Award Announcement

FYI



Frank Trammer

Chief of Police

phone: (678) 833-3345

mobile: (470) 820-6522

email: fttrammer@cityofstockbridge-ga.gov

4545 N. Henry Blvd.

Stockbridge, GA 30281



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

From: Office of Community Oriented Policing Services (COPS) <copsusdoj@service.govdelivery.com>

Sent: Thursday, November 2, 2023 10:07 AM

To: Frank Trammer <fttrammer@cityofstockbridge-ga.gov>

Subject: FY2023 Community Policing Development Accreditation Award Announcement

Caution: This email originated from outside your organization.

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



U.S. DEPARTMENT OF JUSTICE
OFFICE OF COMMUNITY ORIENTED POLICING SERVICES
145 N Street, NE, Wash

Re: COPS Office FY23 Supporting Law Enforcement Agencies in Seeking Accreditation - Community Policing Development award number 15JCOPS-23-GG-02083-PPSE

Dear Frank Trammer:

On behalf of the Attorney General of the United States, Merrick B. Garland, and the Office of Community Oriented Policing Services (COPS Office), it is my pleasure to inform you that we have approved your proposal for FY23 FY23 Supporting Law Enforcement Agencies in Seeking Accreditation - Community Policing Development Accreditation Grant under the FY23 Supporting Law Enforcement Agencies in Seeking Accreditation - Community Policing Development in the amount of \$160,000.00. The COPS Office recognizes and appreciates your commitment to this very important initiative.

At the COPS Office, our mission is advancing community policing nationwide. We prioritize this by supporting state, local, tribal, and territorial law enforcement agencies as they carry out their vital public safety missions. The project you will implement with these award funds contributes to the mission of the COPS Office and the greater goal of reducing crime and building trust between law enforcement and communities served. The team at the COPS Office looks forward to supporting you as you implement this important work.

In the coming days, the COPS Office will release your award package via [the Justice Grant System \(JustGrants\) website](#). At that time, you will receive an automated email with additional information on how to access, review, and accept your award. You will also be contacted separately by your assigned grant manager and you can always seek assistance with your award from AskCOPSRC@usdoj.gov.

I want to extend my personal appreciation for your efforts and congratulate you on this award. On behalf of the staff at the COPS Office, we look forward to working with you on this important project.

Sincerely,



Hugh T. Clements, Jr.
Director



You have received this email because you have requested [Awards](#) updates from the U.S. Department of Justice's [Community Oriented Policing Services \(COPS\) Office](#). Your subscription information may not be used for any other purposes.
[Manage Your Subscriptions](#) | [Department of Justice Privacy Policy](#) | [GovDelivery Privacy Policy](#)

This email was sent to frammer@cityofstockbridge-ga.gov using GovDelivery Communications Cloud on behalf of: The Office of Community Oriented Policing Services (COPS Office) 145 N St. NE - Washington, DC 20530 - 800-421-6770



City of Stockbridge

AGENDA ITEM

MEETING DATE

12/19/2023

FUNDING SOURCE

- ☒ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
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- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Chief Frank Trammer

DEPARTMENT:

Police

ITEM/PROJECT/EVENT:

For council to approve the acceptance of the award of \$165,000.00 from the Office of Senator Raphael Warnock via Edward G. Byrne's Law Enforcement Mental Health & Wellness Program. The grant was awarded on August 1, 2023. The funds will be utilized for Leadership Training, Cultural Analysis Training and a Mental reset Room.

BACKGROUND INFORMATION:

The police department applied for and was awarded \$165,000.00 from the Office of Senator Raphael Warnock via Edward G. Byrne's Law Enforcement Mental Health & Wellness Program. The grant was awarded on August 1, 2023. The funds will be utilized for Leadership Training, Cultural Analysis Training and a Mental reset Room.

APPROVALS: CITY MANAGER

CITY TREASURER

CITY ATTORNEY

GRANTS ADMIN.

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT \$
165,000.00

ATTACHMENTS:



ITEM/PROJECT/EVENT:

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A RESOLUTION AUTHORIZING THE MAYOR OR MAYOR PRO TEM TO ACCEPT SAID GRANT ON BEHALF OF THE CITY OF STOCKBRIDGE; THE CITY TREASURER TO AMEND THE BUDGET WHERE NECESSARY TO REFLECT AN APPROPRIATE REVENUE SOURCE; TO AUTHORIZE THE CITY MANAGER AND CITY TREASURER TO APPROVE THE NECESSARY PROCUREMENTS, NOT TO EXCEED THE AMOUNT OF THE GRANT AND TO COMPLY WITH THE PROCUREMENT CODE OF THE CITY OF STOCKBRIDGE; THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND OTHER PURPOSES

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature

Given Kresh - ASST. Chief

Lawanda Powell

From: cgadmin@cybergrants.com
Sent: Tuesday, November 14, 2023 8:20 PM
To: Frank Trammer
Subject: Walmart/Sam's Club Facility# 3402 Community Grant Status: Request ID 90872683

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

Local Community Grant Request ID 90872683; Facility# 3402

Dear Frank Trammer,

Congratulations! Facility # 3402 has recommended your Community Grant application, Request ID 90872683, to receive a \$3,400.00 grant.

Please allow 4-6 weeks for delivery. If you do not receive your check in that time, please contact the facility manager to make further inquiries.

For your reference we have provided the check information and address below:

Invoice # 94085543

Address:

4545 North Henry Boulevard
Stockbridge, GA 30281

You will also receive a separate email with additional details. If you haven't already, we encourage you to explore https://linkprotect.cudasvc.com/url?a=https%3a%2f%2f%2fWalmart.com%2fnonprofits&c=E,1,E6V7H8txNEOqQgj-xZFZ16DgWnx2-JukRH_JuFau5FIOUmlHxSG_-0xBemUYmdalDVWtZjooQ9oSBykH9OoFyIJgmqVtg7N5KAxDp8gXQQ,,&typo=1 to learn more about all our Spark Good local giving programs.

Thanks again for all that you do for the community.

Sincerely,
Walmart and Sam's Club Local Giving Team

CG/JMAIL/292407197

Lawanda Powell

From: cgadmin@cybergrants.com
Sent: Sunday, October 22, 2023 8:13 PM
To: Frank Trammer
Subject: Walmart/Sam's Club Facility# 745 Community Grant Status: Request ID 90342261

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

Local Community Grant Request ID 90342261; Facility# 745

Dear Frank Trammer,

Congratulations! Facility # 745 has recommended your Community Grant application, Request ID 90342261, to receive a \$2,000.00 grant.

Please allow 4-6 weeks for delivery. If you do not receive your check in that time, please contact the facility manager to make further inquiries.

For your reference we have provided the check information and address below:

Invoice # 93640899

Address:

4545 North Henry Boulevard
Stockbridge, GA 30281

You will also receive a separate email with additional details. If you haven't already, we encourage you to explore https://linkprotect.cudasvc.com/url?a=https%3a%2f%2f%2fWalmart.com%2fnonprofits&c=E,1,mh3wc7pEj-vmstMT0Qs8L6oaRy-3deRu3X_b2t574c_saSgmGmmO-r6g0_A-LSipdf0SFpgqBKpUwa5qhdejaQP35DU3Xxz5Adr0y7Z8PojU68dJmMMzllk,&typo=1 to learn more about all our Spark Good local giving programs.

Thanks again for all that you do for the community.

Sincerely,
Walmart and Sam's Club Local Giving Team

CG/JMAIL/289801535



City of Stockbridge

AGENDA ITEM

MEETING DATE

12/19/2023

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Chief Frank Trammer

DEPARTMENT:

Police

ITEM/PROJECT/EVENT:

For council to approve the acceptance of the award of \$2,000.00 from Walmart / 5600 North Henry Blvd. Stockbridge, GA. 30281, and \$3,400.00 from Walmart /1400 Hudson Bridge Road Stockbridge, GA. 30281 - Shop with a Cop Program. The grant funds awarded on August 1, 2023. The funds The funds will be utilized for Leadership Training, Cultural Analysis Training and a Mental reset Room.

BACKGROUND INFORMATION:

The police department applied for and was awarded \$5,400.00 from the Walmart / 5600 North Henry Blvd. Stockbridge, GA. 30281, and from the Walmart /1400 Hudson Bridge Road Stockbridge, GA. 30281 The grants was awarded on November 13, 2023. The funds will be utilized for the Shop with Cop Program to benefit children in need from our community.

APPROVALS: CITY MANAGER

CITY TREASURER

CITY ATTORNEY

GRANTS ADMIN.

Kellie Russell

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT \$
5,400.00

ATTACHMENTS:



ITEM/PROJECT/EVENT:

This Agenda is for the December 19th Regular Business Meeting.

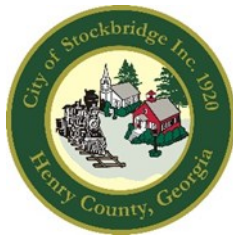
A RESOLUTION AUTHORIZING THE MAYOR OR MAYOR PRO TEM TO ACCEPT SAID GRANT ON BEHALF OF THE CITY OF STOCKBRIDGE; THE CITY TREASURER TO AMEND THE BUDGET WHERE NECESSARY TO REFLECT AN APPROPRIATE REVENUE SOURCE; TO AUTHORIZE THE CITY MANAGER AND CITY TREASURER TO APPROVE THE NECESSARY PROCUREMENTS, NOT TO EXCEED THE AMOUNT OF THE GRANT AND TO COMPLY WITH THE PROCUREMENT CODE OF THE CITY OF STOCKBRIDGE; THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND OTHER PURPOSES

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature

[Signature]
Glen Kish -
Asst. Chief



City of Stockbridge

AGENDA ITEM

MEETING DATE

December 11, 2024

FUNDING SOURCE

- ☒ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
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- ☐ OTHER

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Fred Gardiner

DEPARTMENT:

Human Resources

ITEM/PROJECT/EVENT:

Council consideration to approve the 2024 workers compensation renewal.

BACKGROUND INFORMATION:

This is a renewal of our workers compensation insurance for workplace injuries. This renewal has been submitted by our Broker J. Smith & Lanier. The renewal received has been reviewed by staff from different vendors to provide the best cost to the city for the annual renewal of these services.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:



ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature_____



**MarshMcLennan
Agency**

Proposal for Insurance Services

City of Stockbridge

Presented By:

Chris C. Walker, ARM
Senior Vice President

Effective:

January 1, 2024

Your future is limitless.™

Premium Summary and Comparison

Policy	Expiring Premium Encova	Proposed Premium Encova	Proposed Premium Key Risk	Proposed Premium National Liability & Fire Insurance Co
Workers' Compensation	\$ 140,182.00	\$ 114,068.00	\$ 107,107.00	\$ 101,267.00
Risk Management Fees				\$ 5,000.00
Total	\$ 140,182.00	\$ 114,068.00	\$ 107,107.00	\$ 106,267.00

Encova Payment Plan – 20% Down and 8 installments

Key Risk Payment Plan – 20% Down and 9 Installments

No coverage is provided by this summary. Coverage conditions are highlights only and are subject to exclusions and additional terms as stated within the policy. Not all exclusions, terms and conditions are shown. If there are any differences between the policy and the proposal, the policy prevails. For details of coverage, refer to policy forms, terms and conditions.



Member Statement of Intent

Dear Board Member:

Your term on the Public Facilities Authority will expire **December 31, 2023**. Please provide us with an indication of your plans for involvement with this Board for another term.

— Thank You!

Name: Rashawn Rich George

Contact Address: 409 Azure Court

City: Stockbridge State: GA Zip: 30281

Cell Phone: [REDACTED] Business Phone: _____

Email Address: 409 Azure Court

Name of Business(es) or Current Employer: Federal Aviation Administration

Position Held on the Board: Member

Office Held on the Board (If Applicable.): N/A

It is my intention to:

- ☒ Remain on the Board.
☐ Terminate my Board term
☐ Other: _____

Signature: _____

Date: 11-07-2023

Please complete and return this form to the Stockbridge City Clerk:

Vanessa Holiday at vholiday@cityofstockbridge-ga.gov or deliver in person to:
City Clerk 4640 N. Henry Blvd.
Stockbridge, GA 30281



Member Statement of Intent

Dear Board Member:

Your term on the Public Building Authority **will expire December 31, 2023. Please provide us with an indication of your plans for involvement with this Board for another term.**

— Thank You!

Name: Toney Collins

Contact Address: 809 Black Diamond Dr

City: McDonough **State:** GA **Zip:** 30253

Cell Phone: 4044415527 **Business Phone:** _____

Email Address: tedwardcollins@live.com

Name of Business(es) or Current Employer: Best Brokers Real Estate LLC

Position Held on the Board: Secretary

Office Held on the Board (If Applicable.): _____

It is my intention to:

- ☒ **Remain on the Board.**
- ☐ **Terminate my Board term**
- ☐ **Other:** _____

Signature:  **Date:** 12-04-2023

Please complete and return this form to the Stockbridge City Clerk:

Vanessa Holiday at vholiday@cityofstockbridge-ga.gov or deliver in person to:
City Clerk 4640 N. Henry Blvd.
Stockbridge, GA 30281



Member Statement of Intent

Dear Board Member:

Your term on the DDA will expire December 31, 2023.
Please provide us with an indication of your plans for involvement with
this Board for another term.

— Thank You!

Name: Warren Washington

Contact Address: 106 Golf Terrace Dr

City: Stockbridge State: Ga Zip: 30281

Cell Phone: [REDACTED] Business Phone:

Email Address: [REDACTED]

Name of Business(es) or Current Employer: Frozen Smoke

Position Held on the Board: Board Member

Office Held on the Board (If Applicable.):

It is my intention to:

- ☒ Remain on the Board.
☐ Terminate my Board term
☐ Other:

Signature:

Signed via Scan-ee-Docs.com
Warren Washington
Scanned by 07/11/2023 10:00:00 AM

Date: 11-07-2023

Please complete and return this form to the Stockbridge City Clerk:

Vanessa Holiday at vholiday@cityofstockbridge-ga.gov or deliver in person to:
City Clerk 4640 N. Henry Blvd.
Stockbridge, GA 30281

4640 North Henry Blvd. · Stockbridge, Georgia · 30281 · (770) 389-7900 Office



Member Statement of Intent

Dear Board Member:

Downtown Development

Your term on the _____ Authority _____ will expire December 31, 2023.
Please provide us with an indication of your plans for involvement with
this Board for another term.

— Thank You!

Name: Robert Nelson Anderson

Contact Address: 109 Adrian Drive

City: Stockbridge State: GA Zip: 30281

Cell Phone: () Business Phone: _____

Email Address: _____

Name of Business(es) or Current Employer: Retired

Position Held on the Board: General Board Member

Office Held on the Board (If Applicable.): _____

It is my intention to:

- ☒ Remain on the Board.
☐ Terminate my Board term
☐ Other: _____

Signature: _____

Date: 11/9/2023

Please complete and return this form to the Stockbridge City Clerk:

Vanessa Holiday at vholiday@cityofstockbridge-ga.gov or deliver in person to:
City Clerk 4640 N. Henry Blvd.
Stockbridge, GA 30281



Member Statement of Intent

Dear Board Member:

Your term on the Downtown Development will expire **December 31, 2023**. Please provide us with an indication of your plans for involvement with this Board for another term.

— Thank You!

Name: Frangela K. Merritt

Contact Address: 1301 Winwood Drive

City: McDonough State: GA Zip: 30253

Cell Phone: [REDACTED] Business Phone:

Email Address: [REDACTED]

Name of Business(es) or Current Employer: AT&T

Position Held on the Board: Chair

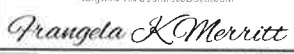
Office Held on the Board (If Applicable.): Chair

It is my intention to:

☒ Remain on the Board.

☐ Terminate my Board term

☐ Other:

Signature:  Date: 12-04-2023

Please complete and return this form to the Stockbridge City Clerk:

Vanessa Holiday at vholiday@cityofstockbridge-ga.gov or deliver in person to:
City Clerk 4640 N. Henry Blvd.
Stockbridge, GA 30281

Stockbridge Main Street Program

2024 Advisory Board Member Statement of Intent

Dear Advisory Board Member:

The calendar year for the Stockbridge Main Street Advisory Board is coming to a close. Please provide us with an indication of your plans for involvement with this Board for next year.

— Thank You!

Name: Andrea F. Burnett

Contact Address: 102 Love Street

City: Stockbridge State: GA Zip: 30281

Cell Phone: [REDACTED] Business Phone: [REDACTED]

Email Address: [REDACTED]

Name of Business(es) or Current Employer: Power House Pest Control

Position Held on the Board: Local Business Owner

Office Held on the Board (If Applicable.): _____

It is my intention to: ☒ Remain on the Board.
☐ Terminate my Board term on December 31, 2023
☐ Other: _____

Signature: [Signature] Date: 10/13/2023

Please complete and return this form to the Stockbridge Main Street Program:

Stockbridge Main Street Program
Stockbridge City Hall
4640 N. Henry Blvd.
Stockbridge, GA 30281

or mainstreet@cityofstockbridge-ga.gov

Stockbridge Main Street Program

2024 Advisory Board Member Statement of Intent

Dear Advisory Board Member:

The calendar year for the Stockbridge Main Street Advisory Board is coming to a close. Please provide us with an indication of your plans for involvement with this Board for next year.

— Thank You!

Name: Anika Potts

Contact Address: 688 Pathwood Ln

City: Stockbridge State: GA Zip: 30281

Cell Phone: [REDACTED] Business Phone: [REDACTED]

Email Address: [REDACTED]

Name of Business(es) or Current Employer: Piedmont Healthcare

Position Held on the Board: Resident

Office Held on the Board (If Applicable.): _____

It is my intention to:

- ☒ Remain on the Board.
☐ Terminate my Board term on December 31, 2023
☐ Other: _____

Signature: [Signature] Date: 10/13/23

Please complete and return this form to the Stockbridge Main Street Program:

Stockbridge Main Street Program
Stockbridge City Hall
4640 N. Henry Blvd.
Stockbridge, GA 30281

or mainstreet@cityofstockbridge-ga.gov

Stockbridge Main Street Program

2024 Advisory Board Member Statement of Intent

Dear Advisory Board Member:

The calendar year for the Stockbridge Main Street Advisory Board is coming to a close. Please provide us with an indication of your plans for involvement with this Board for next year.

— Thank You!

Name: Camille Reynoso Mason

Contact Address: 552 Ransom Way

City: Stockbridge State: GA Zip: 30281

Cell Phone: [REDACTED] Business Phone: [REDACTED]

Email Address: [REDACTED]

Name of Business(es) or Current Employer: [REDACTED]

Position Held on the Board: Resident member

Office Held on the Board (If Applicable.): [REDACTED]

It is my intention to:

- ☒ Remain on the Board.
- ☐ Terminate my Board term on December 31, 2023
- ☐ Other: [REDACTED]

Signature: Camille Mason Date: 10/13/23

Please complete and return this form to the Stockbridge Main Street Program:

Stockbridge Main Street Program
Stockbridge City Hall
4640 N. Henry Blvd.
Stockbridge, GA 30281

or mainstreet@cityofstockbridge-ga.gov

Stockbridge Main Street Program

Linda

2024 Advisory Board Member Statement of Intent

Dear Advisory Board Member:

The calendar year for the Stockbridge Main Street Advisory Board is coming to a close. Please provide us with an indication of your plans for involvement with this Board for next year.

— Thank You!

Name: Linda Jones

Contact Address: 122 MLK SR. Hentagert Trail

City: Stockbridge State: Ga. Zip: 30281

Cell Phone: [REDACTED] Business Phone: same

Email Address: [REDACTED]

Name of Business(es) or Current Employer: Candi Beauty

Position Held on the Board: owner

Office Held on the Board (If Applicable.): Member

It is my intention to: ☒ Remain on the Board.
☐ Terminate my Board term on December 31, 2023
☐ Other: _____

Signature: [Signature] Date: 11/9/2023

Please complete and return this form to the Stockbridge Main Street Program:

Stockbridge Main Street Program
Stockbridge City Hall
4640 N. Henry Blvd.
Stockbridge, GA 30281

or mainstreet@cityofstockbridge-ga.gov

Stockbridge Main Street Program

2024 Advisory Board Member Statement of Intent

Dear Advisory Board Member:

The calendar year for the Stockbridge Main Street Advisory Board is coming to a close. Please provide us with an indication of your plans for involvement with this Board for next year.

— Thank You!

Name:

STHOMARE FURCH

Contact Address:

4030 N. HENRY BLVD STE 103

City:

STOCKBRIDGE

State:

GA

Zip:

30281

Cell Phone:

[REDACTED]

Business Phone:

[REDACTED]

Email Address:

[REDACTED]

Name of Business(es) or Current Employer:

VYSTAR CREDIT UNION / FURCH CAP. INC.

Position Held on the Board:

VICE CHAIR

Office Held on the Board (If Applicable.):

FINANCE

It is my intention to:



Remain on the Board.



Terminate my Board term on December 31, 2023



Other:

Signature:

[Handwritten Signature]

Date:

10/13/2023

Please complete and return this form to the Stockbridge Main Street Program:

Stockbridge Main Street Program
Stockbridge City Hall
4640 N. Henry Blvd.
Stockbridge, GA 30281

or

mainstreet@cityofstockbridge-ga.gov

Stockbridge Main Street Program

2024 Advisory Board Member Statement of Intent

Dear Advisory Board Member:

The calendar year for the Stockbridge Main Street Advisory Board is coming to a close. Please provide us with an indication of your plans for involvement with this Board for next year.

— Thank You!

Name: Vanessa B. Gibson

Contact Address: 109 Hay Lake Dr.

City: Stockbridge State: GA Zip: 30281

Cell Phone: [REDACTED] Business Phone:

Email Address: [REDACTED]

Name of Business(es) or Current Employer:

Position Held on the Board: Cultural Arts

Office Held on the Board (If Applicable.):

It is my intention to:

- ☒ Remain on the Board.
☐ Terminate my Board term on December 31, 2023
☐ Other:

Signature: Vanessa B. Gibson Date: 10/13/23

Please complete and return this form to the Stockbridge Main Street Program:

Stockbridge Main Street Program
Stockbridge City Hall
4640 N. Henry Blvd.
Stockbridge, GA 30281

or mainstreet@cityofstockbridge-ga.gov

Stockbridge Main Street Program

2024 Advisory Board Member Statement of Intent

Dear Advisory Board Member:

The calendar year for the Stockbridge Main Street Advisory Board is coming to a close. Please provide us with an indication of your plans for involvement with this Board for next year.

— Thank You!

Name: Willie E. Hopkins

Contact Address: 57 Carriage Lane Dr.

City: Stockbridge State: GA Zip: 30281

Cell Phone: [REDACTED] Business Phone: [REDACTED]

Email Address: [REDACTED]

Name of Business(es) or Current Employer: DeKalb County State Court, Probation Department

Position Held on the Board: Chair

Office Held on the Board (If Applicable.): _____

It is my intention to:

- ☒ Remain on the Board.
☐ Terminate my Board term on December 31, 2023
☐ Other: _____

Signature: Willie E. Hopkins Date: 11-9-2023

Please complete and return this form to the Stockbridge Main Street Program:

Stockbridge Main Street Program
Stockbridge City Hall
4640 N. Henry Blvd.
Stockbridge, GA 30281

or mainstreet@cityofstockbridge-ga.gov



Member Statement of Intent

Dear Board Member:

Your term on the Stockbridge Youth Council will expire **December 31, 2023**. Please provide us with an indication of your plans for involvement with this Board for another term.

— Thank You!

Name: Arvia Hall

Contact Address: 6974 Coatsworth dr

City: Stockbridge State: Ga Zip: 30281

Cell Phone: [REDACTED] Business Phone:

Email Address: [REDACTED]

Name of Business(es) or Current Employer: TK Elevator

Position Held on the Board: Member-at-large

Office Held on the Board (If Applicable.):

It is my intention to:



Remain on the Board.



Terminate my Board term



Other:

Signature:

[Signature]
Stockbridge City Clerk

Date:

11-07-2023

Please complete and return this form to the Stockbridge City Clerk:

Vanessa Holiday at vholiday@cityofstockbridge-ga.gov or deliver in person to:
City Clerk 4640 N. Henry Blvd.
Stockbridge, GA 30281



Member Statement of Intent

Dear Board Member:

Your term on the Youth Council Advisory **will expire December 31, 2023. Please provide us with an indication of your plans for involvement with this Board for another term.**

— Thank You!

Name: Derius Damon Pourifoy

Contact Address: 878 Laney Rd

City: Locust Grove

State: GA

Zip: 30248

Cell Phone: [REDACTED]

Business Phone: [REDACTED]

Email Address: [REDACTED]

Name of Business(es) or Current Employer: Department of Justice FBOP

Position Held on the Board: Parliamentarian

Office Held on the Board (If Applicable.):

It is my intention to:



Remain on the Board.



Terminate my Board term



Other:

Signature:

Derius Damon Pourifoy

*Signed via SeamlessDocs.com
Key: 0650e5eb-37ad-4ee8-af01-5bc9b3e75314

Date: 11-30-2023

Please complete and return this form to the Stockbridge City Clerk:

Vanessa Holiday at vholiday@cityofstockbridge-ga.gov or deliver in person to:
City Clerk 4640 N. Henry Blvd.
Stockbridge, GA 30281

4640 North Henry Blvd. · Stockbridge, Georgia · 30281 · (770) 389-7900 Office



Member Statement of Intent

Dear Board Member:

Your term on the SYC, Advisory Committee will expire **December 31, 2023**. Please provide us with an indication of your plans for involvement with this Board for another term.

— Thank You!

Name: Dr. Alfreda Renee Gourdine

Contact Address: 1740 Gallup Drive

City: Stockbridge State: GA Zip: 30281

Cell Phone: [REDACTED] Business Phone: [REDACTED]

Email Address: [REDACTED]

Name of Business(es) or Current Employer: Georgia Tech Research Institute

Position Held on the Board: Advisory Committee Chairwoman

Office Held on the Board (If Applicable.): Advisory Committee Chairwoman

It is my intention to:

- ☒ Remain on the Board.
☐ Terminate my Board term
☐ Other: _____

Signature:

Signed via GmailAppDoc.com
Alfreda Renee Gourdine
Stockbridge-377ad4eeba701-Stockbridge0114

Date: 11-08-2023

Please complete and return this form to the Stockbridge City Clerk:

Vanessa Holiday at vholiday@cityofstockbridge-ga.gov or deliver in person to:
City Clerk 4640 N. Henry Blvd.
Stockbridge, GA 30281



Member Statement of Intent

Dear Board Member:

Your term on the Stockbridge Youth Council will expire **December 31, 2023**. Please provide us with an indication of your plans for involvement with this Board for another term.

— Thank You!

Name: Sharika Zellars

Contact Address: 120 Brookfield Drive

City: Stockbridge State: GA Zip: 30281

Cell Phone: [REDACTED] Business Phone:

Email Address: [REDACTED]

Name of Business(es) or Current Employer: A to Z Therapeutic Solutions LLC.

Position Held on the Board: Stockbridge Youth Council Student Liason

Office Held on the Board (If Applicable.):

It is my intention to:



Remain on the Board.



Terminate my Board term



Other:

Signature:

eSigned via SeantestDocs.com
Sharika Zellars
Key: 860cefe937ad-4e8-a791-5bcb9c7e5314

Date: 12-03-2023

Please complete and return this form to the Stockbridge City Clerk:

Vanessa Holiday at vholiday@cityofstockbridge-ga.gov or deliver in person to:
City Clerk 4640 N. Henry Blvd.
Stockbridge, GA 30281



Packet: UBPKT03121 - 2022 BAD DEBT WRITE OFF

Type: Send For Lien - Write Off

Account #	Name	Site Address	** Current Acct. Balance	Total Amount
001-04300-003	YASMIN JACKSON	106 MILLER RD	284.83	284.83
DISBURSEMENT --	Liens From: 102 - Water Residential Consumpti	To: 505-43300-573110 - BAD DEBT EXP. W/S	240.93	
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	18.00	
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	25.90	
003-05000-011	MICHAEL BARNES ** SEE NOTES 11-21	109 CHILDS ST	2,151.13	2,151.13
DISBURSEMENT --	Liens From: 102 - Water Residential Consumpti	To: 505-43300-573110 - BAD DEBT EXP. W/S	869.55	
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	110.12	
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	151.54	
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	151.15	
	202 - Sewer Residential Consumpti	505-43300-573110 - BAD DEBT EXP. W/S	868.77	
003-11300-002	BRITTANY N SMITH	102 WILSON AVE	97.47	97.47
DISBURSEMENT --	Liens From: 200 - Sewer Residential Base	To: 505-43300-573110 - BAD DEBT EXP. W/S	15.07	
	102 - Water Residential Consumpti	505-43300-573110 - BAD DEBT EXP. W/S	66.14	
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	1.20	
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	15.06	
004-04500-009	BBQ & SOUL FOOD c/o SANDRA GIVENS	5627A NORTH HENRY BLV	445.06	445.06
DISBURSEMENT --	Liens From: 101 - Water Commercial Base	To: 505-43300-573110 - BAD DEBT EXP. W/S	26.46	
	201 - Sewer Commercial Base	505-43300-573110 - BAD DEBT EXP. W/S	23.81	
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	32.99	
	203 - Sewer Commercial Consumpt	505-43300-573110 - BAD DEBT EXP. W/S	141.08	
	103 - Water Commercial Consumpt	505-43300-573110 - BAD DEBT EXP. W/S	220.72	
005-04800-002	VERNER & RUBY BURTON	116 MIMOSA DR	66.00	66.00
DISBURSEMENT --	Liens From: 100 - Water Residential Base	To: 505-43300-573110 - BAD DEBT EXP. W/S	30.00	
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	30.00	
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	6.00	
006-03500-002	VICKIE L ROMBLEY	154 CLUB CIR	449.28	449.28
DISBURSEMENT --	Liens From: 102 - Water Residential Consumpti	To: 505-43300-573110 - BAD DEBT EXP. W/S	192.21	
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	12.00	
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	40.86	
	202 - Sewer Residential Consumpti	505-43300-573110 - BAD DEBT EXP. W/S	192.21	
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	12.00	
007-01601-005	JAMES CURTIS SMITH	312 DAVIS RD	203.46	203.46
DISBURSEMENT --	Liens From: 100 - Water Residential Base	To: 505-43300-573110 - BAD DEBT EXP. W/S	15.74	
	202 - Sewer Residential Consumpti	505-43300-573110 - BAD DEBT EXP. W/S	76.74	
	102 - Water Residential Consumpti	505-43300-573110 - BAD DEBT EXP. W/S	76.74	
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	18.52	
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	15.72	
007-06300-007	SANTONIAN MCMICHAEL	205 RIDGE RUN	73.76	73.76
DISBURSEMENT --	Liens From: 102 - Water Residential Consumpti	To: 505-43300-573110 - BAD DEBT EXP. W/S	24.66	
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	6.72	
	202 - Sewer Residential Consumpti	505-43300-573110 - BAD DEBT EXP. W/S	24.66	
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	8.86	
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	8.86	
007-13000-010	RYAN JEWELL	117 OAK CIR SOUTH	217.40	217.40
DISBURSEMENT --	Liens From: 102 - Water Residential Consumpti	To: 505-43300-573110 - BAD DEBT EXP. W/S	88.54	
	202 - Sewer Residential Consumpti	505-43300-573110 - BAD DEBT EXP. W/S	88.54	
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	10.42	
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	10.43	
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	19.47	

007-18600-007	MIKAYLA GREEN	137 OAK CIR SOUTH	63.13	63.13
DISBURSEMENT --	Liens From: 100 - Water Residential Base	To: 505-43300-573110 - BAD DEBT EXP. W/S	11.99	
	102 - Water Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	21.68	
	202 - Sewer Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	13.22	
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	5.74	
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	10.50	
008-00201-007	MARIECILA LARSHE' PAGANO	103 APPLETON BLVD	147.96	147.96
DISBURSEMENT --	Liens From: 195 - Water Penalty	To: 505-43300-573110 - BAD DEBT EXP. W/S	13.46	
	102 - Water Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	70.59	
	202 - Sewer Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	38.26	
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	11.68	
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	13.97	
008-00230-024	Alexis Major	104D APPLETON BLVD	157.14	157.14
DISBURSEMENT --	Liens From: 200 - Sewer Residential Base	To: 505-43300-573110 - BAD DEBT EXP. W/S	17.21	
	102 - Water Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	54.22	
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	17.20	
	202 - Sewer Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	54.22	
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	14.29	
008-02700-016	TAYLOR SMITH-DUFFEY	109D APPLETON BLVD	63.32	63.32
DISBURSEMENT --	Liens From: 100 - Water Residential Base	To: 505-43300-573110 - BAD DEBT EXP. W/S	10.21	
	202 - Sewer Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	18.21	
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	5.77	
	102 - Water Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	19.60	
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	9.53	
008-04100-025	KAYLA BOLTON	133C APPLETON BLVD	173.76	173.76
DISBURSEMENT --	Liens From: 100 - Water Residential Base	To: 505-43300-573110 - BAD DEBT EXP. W/S	21.51	
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	21.52	
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	15.81	
	202 - Sewer Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	57.46	
	102 - Water Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	57.46	
008-07400-018	YVELINE HERARD	305 HAMILTON GLEN	79.86	79.86
DISBURSEMENT --	Liens From: 100 - Water Residential Base	To: 505-43300-573110 - BAD DEBT EXP. W/S	24.00	
	102 - Water Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	12.30	
	202 - Sewer Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	12.30	
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	7.26	
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	24.00	
008-07900-015	JOHN STEVE JR.	158 APPLETON BLVD	147.89	147.89
DISBURSEMENT --	Liens From: 202 - Sewer Residential Consumptio	To: 505-43300-573110 - BAD DEBT EXP. W/S	49.89	
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	13.40	
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	17.36	
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	17.35	
	102 - Water Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	49.89	
017-09400-002	CLARICE THOMAS	117 GLYNN ADDY DR	50.20	50.20
DISBURSEMENT --	Liens From: 501 - NSF CHARGE	To: 505-43300-573110 - BAD DEBT EXP. W/S	25.00	
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	12.00	
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	1.20	
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	12.00	
017-10200-002	MAXINE EKPENE	101 GLYNN ADDY DR	670.63	670.63
DISBURSEMENT --	Liens From: 102 - Water Residential Consumptio	To: 505-43300-573110 - BAD DEBT EXP. W/S	287.19	
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	17.64	
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	60.98	
	202 - Sewer Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	286.82	
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	18.00	
017-17600-004	CLAUDY ALFRED	859 TRAMORE DR	647.21	647.21
DISBURSEMENT --	Liens From: 200 - Sewer Residential Base	To: 505-43300-573110 - BAD DEBT EXP. W/S	27.48	
	102 - Water Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	440.98	
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	29.18	
	202 - Sewer Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	149.57	

017-20300-013	QUINEISHA M. GREEN	803 TRAMORE DR		271.01	271.01
DISBURSEMENT --	Liens From: 195 - Water Penalty	To: 505-43300-573110 - BAD DEBT EXP. W/S	24.65		
	102 - Water Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	95.72		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	27.80		
	202 - Sewer Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	95.72		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	27.12		
017-27200-005	TYRIQ D. SIMS	607 TRAMORE CT		84.00	84.00
DISBURSEMENT --	Liens From: 200 - Sewer Residential Base	To: 505-43300-573110 - BAD DEBT EXP. W/S	23.32		
	102 - Water Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	14.86		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	23.32		
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	7.64		
	202 - Sewer Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	14.86		
018-06500-011	MELISSA N. MUTCHERSON	255 MISTY RIDGE TRL		72.21	72.21
DISBURSEMENT --	Liens From: 195 - Water Penalty	To: 505-43300-573110 - BAD DEBT EXP. W/S	6.57		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	11.08		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	11.05		
	206 - Sewer County	505-43300-573110 - BAD DEBT EXP. W/S	21.62		
	103 - Water Commercial Consumpt	505-43300-573110 - BAD DEBT EXP. W/S	21.89		
018-30400-004	FLORINE LEE	914 MOONLIT CRES		287.30	287.30
DISBURSEMENT --	Liens From: 206 - Sewer County	To: 505-43300-573110 - BAD DEBT EXP. W/S	118.59		
	103 - Water Commercial Consumpt	505-43300-573110 - BAD DEBT EXP. W/S	118.59		
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	26.12		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	12.00		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	12.00		
020-02300-007	KAREN HUNTER	147 TURNING PT		450.32	450.32
DISBURSEMENT --	Liens From: 202 - Sewer Residential Consumptio	To: 505-43300-573110 - BAD DEBT EXP. W/S	176.34		
	102 - Water Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	176.34		
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	40.97		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	28.34		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	28.33		
051-01100-007	DSJON JACKSON	2534 WALTER WAY		149.64	149.64
DISBURSEMENT --	Liens From: 100 - Water Residential Base	To: 505-43300-573110 - BAD DEBT EXP. W/S	11.06		
	102 - Water Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	56.96		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	11.06		
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	13.60		
	202 - Sewer Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	56.96		
051-06200-004	JEAN EDWARDS	808 WINSAP DR		160.71	160.71
DISBURSEMENT --	Liens From: 195 - Water Penalty	To: 505-43300-573110 - BAD DEBT EXP. W/S	14.62		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	23.92		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	24.00		
	102 - Water Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	49.20		
	202 - Sewer Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	48.97		
051-09700-006	Asia Rooks	428 TOWNSEND BND		50.66	50.66
DISBURSEMENT --	Liens From: 200 - Sewer Residential Base	To: 505-43300-573110 - BAD DEBT EXP. W/S	13.20		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	13.19		
	202 - Sewer Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	9.83		
	102 - Water Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	9.83		
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	4.61		
051-18400-001	MONICA SEELEY	656 ARMITAGE WAY		134.64	134.64
DISBURSEMENT --	Liens From: 195 - Water Penalty	To: 505-43300-573110 - BAD DEBT EXP. W/S	12.24		
	102 - Water Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	49.20		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	12.00		
	202 - Sewer Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	49.20		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	12.00		
051-30600-003	ELIZABETH MENDOZA	165 ADDY LN		143.38	143.38
DISBURSEMENT --	Liens From: 195 - Water Penalty	To: 505-43300-573110 - BAD DEBT EXP. W/S	13.04		
	102 - Water Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	53.58		
	202 - Sewer Residential Consumptio	505-43300-573110 - BAD DEBT EXP. W/S	53.60		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	11.58		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	11.58		

051-96400-009	SHEQUITA BROOKS	360 NUNNALLY DR		67.80	67.80
DISBURSEMENT --	Liens From: 195 - Water Penalty	To: 505-43300-573110 - BAD DEBT EXP. W/S	6.16		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	6.02		
	202 - Sewer Residential Consumption	505-43300-573110 - BAD DEBT EXP. W/S	24.80		
	102 - Water Residential Consumption	505-43300-573110 - BAD DEBT EXP. W/S	24.80		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	6.02		
051-98000-010	CHUKI J. VALENTINE	345 NUNNALLY DR		160.40	160.40
DISBURSEMENT --	Liens From: 102 - Water Residential Consumption	To: 505-43300-573110 - BAD DEBT EXP. W/S	63.74		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	11.86		
	195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	14.59		
	202 - Sewer Residential Consumption	505-43300-573110 - BAD DEBT EXP. W/S	58.82		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	11.39		
052-14100-001	DENNIS H. HOLMES JR	1492 GALLUP DR		184.48	184.48
DISBURSEMENT --	Liens From: 195 - Water Penalty	To: 505-43300-573110 - BAD DEBT EXP. W/S	16.78		
	200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	12.00		
	100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	12.00		
	102 - Water Residential Consumption	505-43300-573110 - BAD DEBT EXP. W/S	71.85		
	202 - Sewer Residential Consumption	505-43300-573110 - BAD DEBT EXP. W/S	71.85		

** NOTE: The Current Acct. Balance does not include pending payments.

Totals: 8,406.04

Lien Summary

Move from Revenue Code	Move to Revenue Code or GL Account	Total Amount
100 - Water Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	641.28
195 - Water Penalty	505-43300-573110 - BAD DEBT EXP. W/S	601.28
101 - Water Commercial Base	505-43300-573110 - BAD DEBT EXP. W/S	26.46
102 - Water Residential Consumption	505-43300-573110 - BAD DEBT EXP. W/S	3238.76
103 - Water Commercial Consumption	505-43300-573110 - BAD DEBT EXP. W/S	361.20
200 - Sewer Residential Base	505-43300-573110 - BAD DEBT EXP. W/S	615.14
201 - Sewer Commercial Base	505-43300-573110 - BAD DEBT EXP. W/S	23.81
202 - Sewer Residential Consumption	505-43300-573110 - BAD DEBT EXP. W/S	2591.82
203 - Sewer Commercial Consumption	505-43300-573110 - BAD DEBT EXP. W/S	141.08
206 - Sewer County	505-43300-573110 - BAD DEBT EXP. W/S	140.21
501 - NSF CHARGE	505-43300-573110 - BAD DEBT EXP. W/S	25.00
Total:		8406.04

General Ledger Distribution

GL Posting Date: 12/29/2023

Fund	Account Number	Account Description	Total Amount	IFT
100 - GENERAL FUND				
	100-00000-111200	CLAIM ON CASH	25.00	Y
	100-00000-111901	NSF CHECKS & FEES REC.	-25.00	
Fund Total:			0.00	
505 - WATER & SEWER				
	505-00000-111200	CLAIM ON CASH	-25.00	Y
	505-00000-111900	ACCOUNTS RECEIVABLE	-8240.83	
	505-00000-111906	WILDWIND REC	-140.21	
	505-43300-573110	BAD DEBT EXP. W/S	8406.04	
Fund Total:			0.00	
Distribution Total:			0.00	

**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 taxing 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 RESOLVED, 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 13th Day of December 2023

SO RESOLVED this ____ day of _____ 2023.

ANTHONY S. FORD, Mayor

ATTEST:

VANESSA HOLIDAY, City Clerk

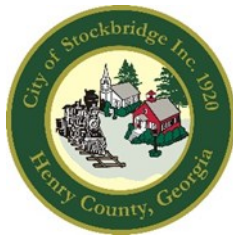
APPROVED AS TO FORM:

QUINTON G. WASHINGTON, City Attorney

City of Stockbridge, Georgia
 Homestead Exemption Table
 Prepared 29 November 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 City Exemption	Stockbridge Exemption	Annually
L1	H1 Regular	3,388	\$15,000	\$10,000	\$ 127,728
L2	H2 Age 62	192	\$15,000	\$10,000	\$ 7,238
L3	H3 Age 65	276	\$15,000	\$10,000	\$ 10,405
L6	H6 Age 68	196	\$15,000	\$10,000	\$ 7,389
	On Septic Tank	427	\$0	\$5,000	\$ 8,049
L9	H9 Age 70	1,098	\$15,000	\$10,000	\$ 41,395
L12	H12 Totally Disabled Under Age 65	68	\$15,000	\$10,000	\$ 2,564
			State Exemption		
L16	H16 Veterans Disabled Under Age 65	185	\$ 101,754		\$ 70,968
L17	H17 Veterans Disabled Age 65	17	\$ 101,754		\$ 6,521
L18	H18 Veterans Disabled Age 68	8	\$ 101,754		\$ 3,069
L19	H19 Veterans Disabled Age 70	54	\$ 101,754		\$ 20,715
	Total loss taxes as a group	5,909			
Impact on Gross Tax revenue					\$ 306,041
Equivalent Millage Rate					\$ 0.168



City of Stockbridge

AGENDA ITEM

MEETING DATE

December 11, 2023

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

ANNEXATION CASE #AX-2023-03. To consider a request to annex property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway) into the City. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels with 14.16 +/- total acres. The applicant proposes to build an innovative mixed residential development with 136 units.

BACKGROUND INFORMATION:

The Henry County Board of Commissioners voted to deny this annexation request, but its objection was not filed with DCA in a timely manner; thus, the City's annexation effort may proceed. The applicant has also applied for Comprehensive Plan Amendment Case #CP-2023-03 and Rezoning Case #RZ-2023-04. Staff recommendation: Approval with conditions. Planning Commission recommendation: Denial.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

ANNEXATION CASE #AX-2023-03.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL, WITH CONDITIONS.

Staff Signature_____



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,

Michele 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,

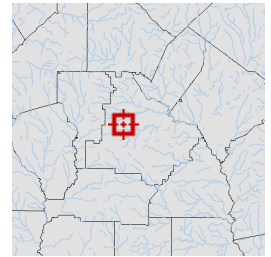
Please accept this request on this day, September 29, 2023, to defer AX-2023-03, CP-2023-02, and RZ-2023-04 for 77 & 87 Holloway Road to the next council meeting on November 13, 2023. We are currently sorting out matters related to this petition.

Thank you

Keedra T. Jackson



Overview



Legend

- Parcels
- Roads

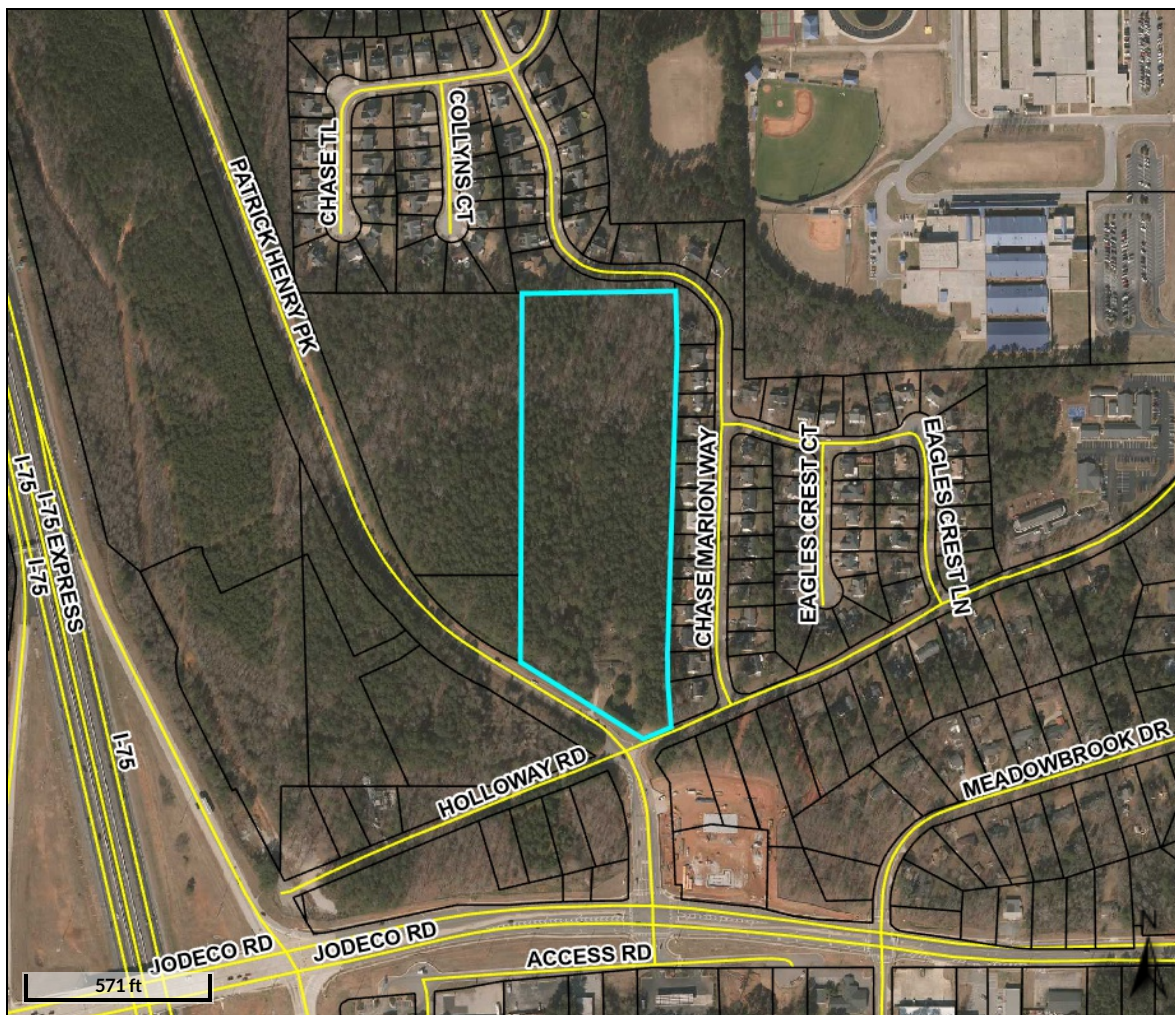
Parcel ID	052-01023000	Class	R	Owner	MCCRANIE	Land	\$38800				
Property	77 HOLLOWAY	Acreage	1.15	Address	CHARLES R SR	Value:					
Address	RD				801 PARKWAY	Building	\$0	Last 2 Sales			
District	County/UnIncorp				DRIVE	Value:		Date	Price	Reason	Qual
						SMYRNA GA 30080	Misc	\$0	11/18/2022	\$0	FAMILY/GIFT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

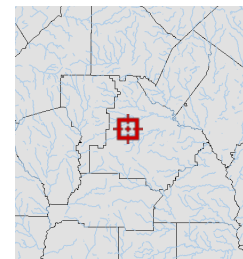
Date created: 9/20/2023

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

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	052-01024000	Class	R	Owner	HOLLOWAY JAMES	Land						
Property	87 HOLLOWAY	Acreage	13.01	Address	HSR	Value:	\$156,100					
Address	RD						Building					
District	County/UnIncorp						Value:	\$103,500	Last 2 Sales			
							Misc		Date	Price	Reason	Qual
							Value:	\$0	11/21/2002	\$0	n/a	U
							Value:		1/1/1968	\$0	n/a	U
					30253	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



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: 30
TOTAL SPACES: 258
LOT COVERAGE: 5.16ac (48%)

NO UTILITIES REQUIRED (Variance Required)

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

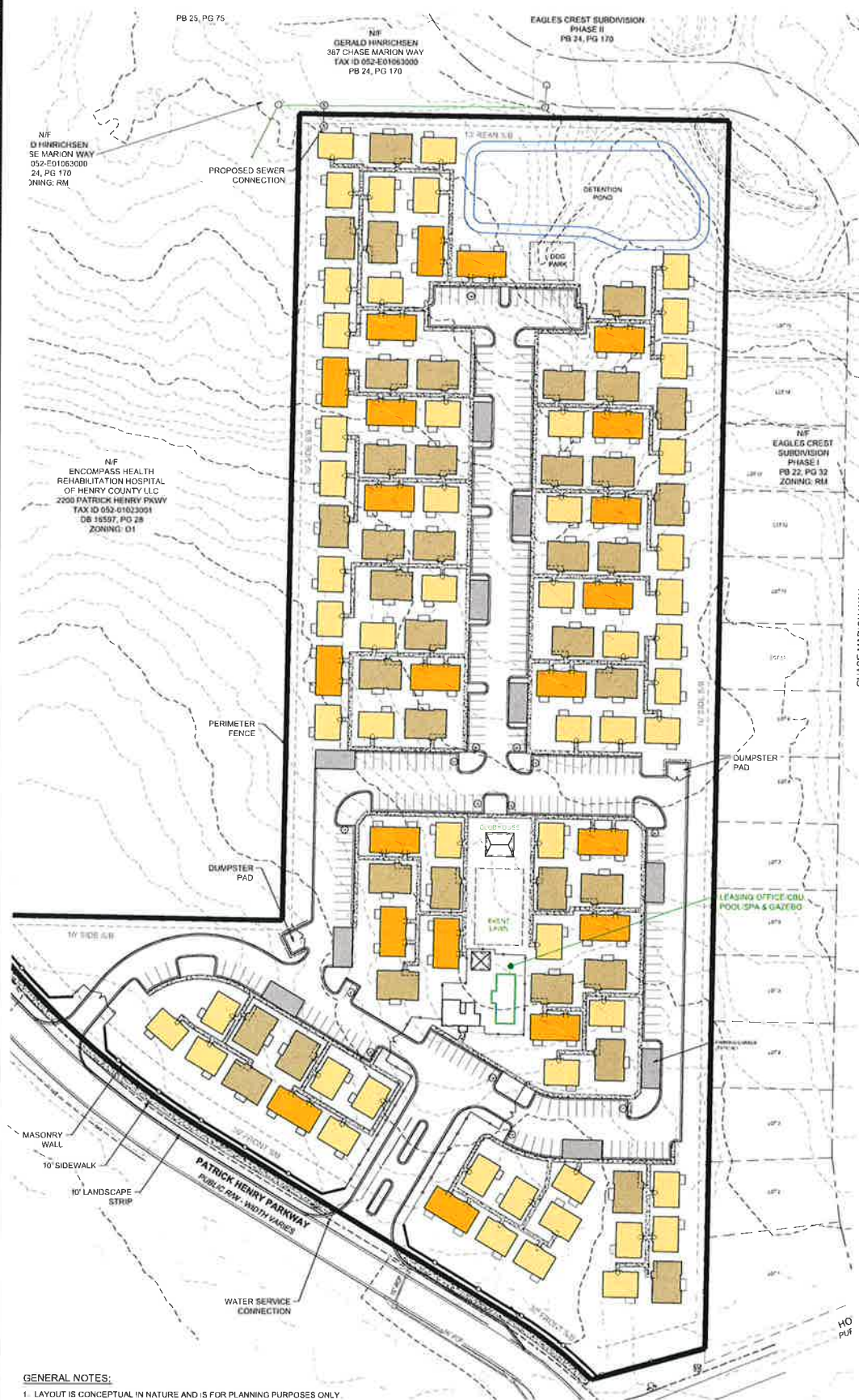
VARIANCES WILL BE REQUIRED TO DEVELOP
ACCORDING TO THE CONCEPT PLAN

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



77 & 87 Holloway Road

Stockbridge, Georgia



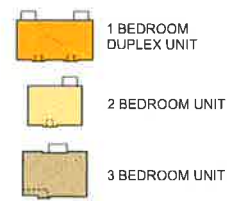
LAND USE SUMMARY

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/acre
NET DENSITY: 9.6 du/acre
OPEN SPACE: 5.97ac (42%)
PARKING SPACES: 228
GARAGE SPACES: 40
TOTAL SPACES: 268
LOT COVERAGE: 5.96ac (49%)
10' BUFFERS PROVIDED
CONCEPT PLAN IS CONCEPTUAL IN NATURE AND FINAL DESIGN/UNIT COUNT MAY VARY.

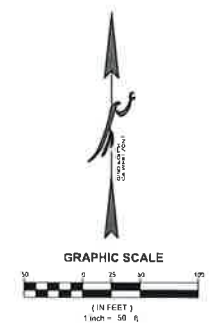
SETBACKS

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

CHASE MARION WAY



- 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.



4.0

SHEET NUMBER

DATE	REVISIONS

PUD ZONING PLAN
FOR
77 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRICT
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	Medium Density Vertical Mixed Use (Stockbridge)
	Vacant Land	Mixed Use (Henry County)
Property to the East	Eagles Crest (Subdivision)	High-Density Residential (Henry County)
	Eagles Landing Middle School	Park/Recreation/Conservation
Property to the West	Vacant Land	Medium Density Vertical Mixed Use (Stockbridge)
	Encompass Health Rehabilitation Hospital of Henry	High-Density Residential (Henry County)

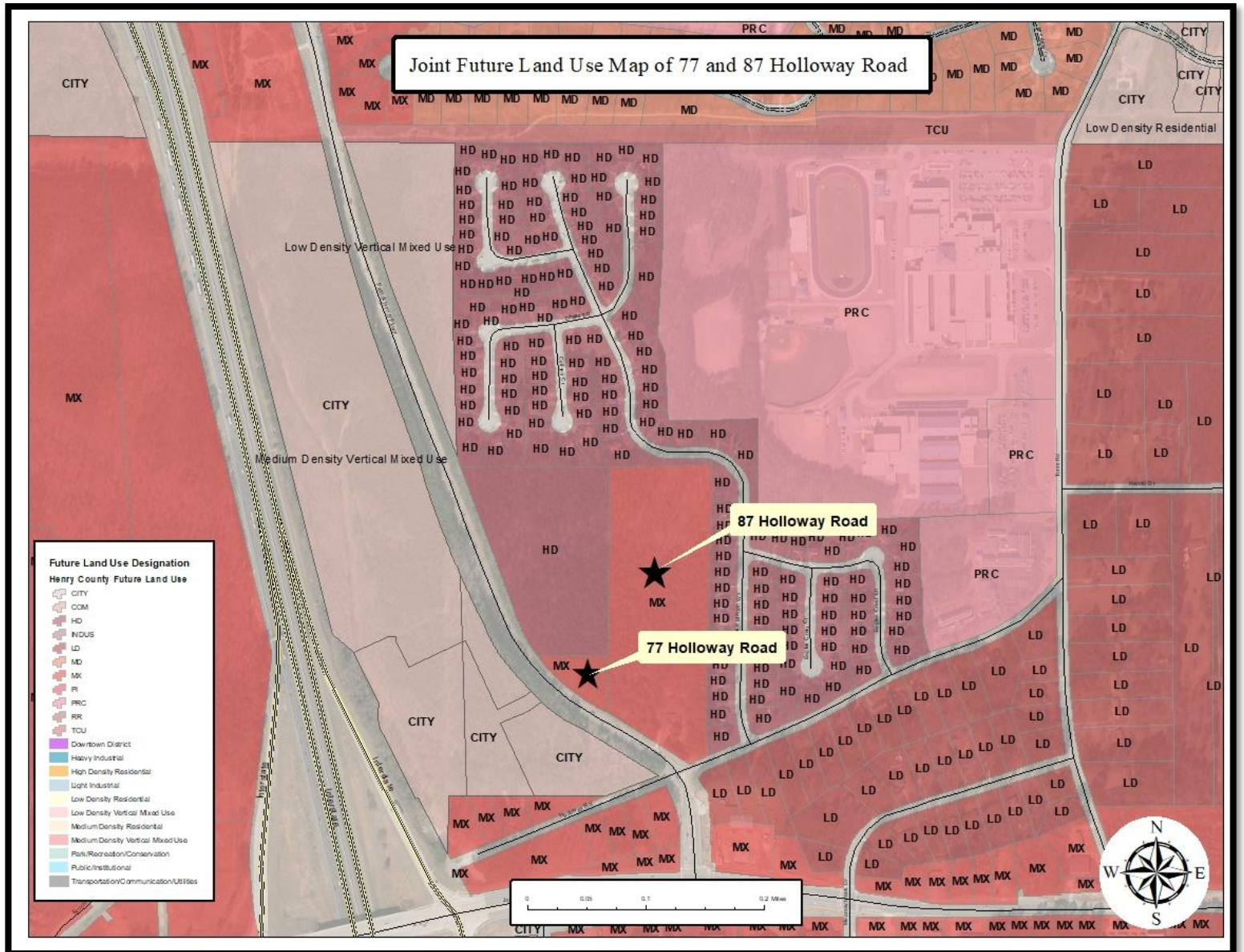
III. Findings of Fact:

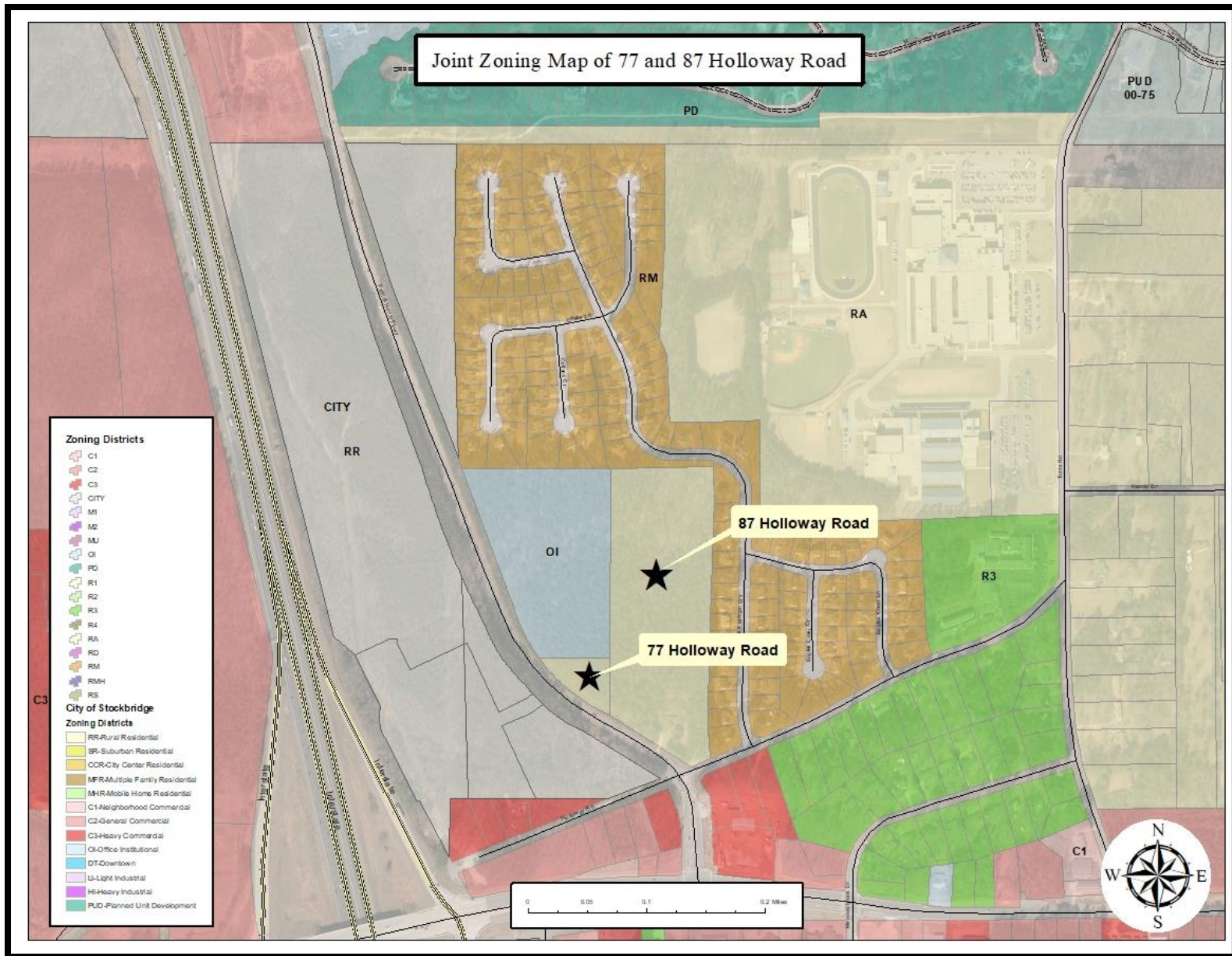
1. The applicant has also applied for a Comprehensive Plan Amendment (CP-2023-03) to assign the future land use designation of High Density Residential.
2. The applicant has also applied for a Rezoning application (RZ-2023-04) to assign the zoning district of 'PUD' (Planned Unit Development).
3. The 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









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

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

PUD
00-75

PD

RM

RA

CITY

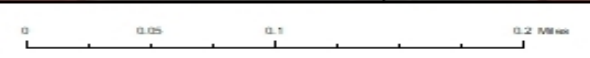
RR

OI

87 Holloway Road

77 Holloway Road

R3



Zoning Districts

- C1
- C2
- C3
- CITY
- M1
- M2
- MU
- O1
- PD
- R1
- R2
- R3
- R4
- RA
- RD
- RM
- RMH
- RS

City of Stockbridge

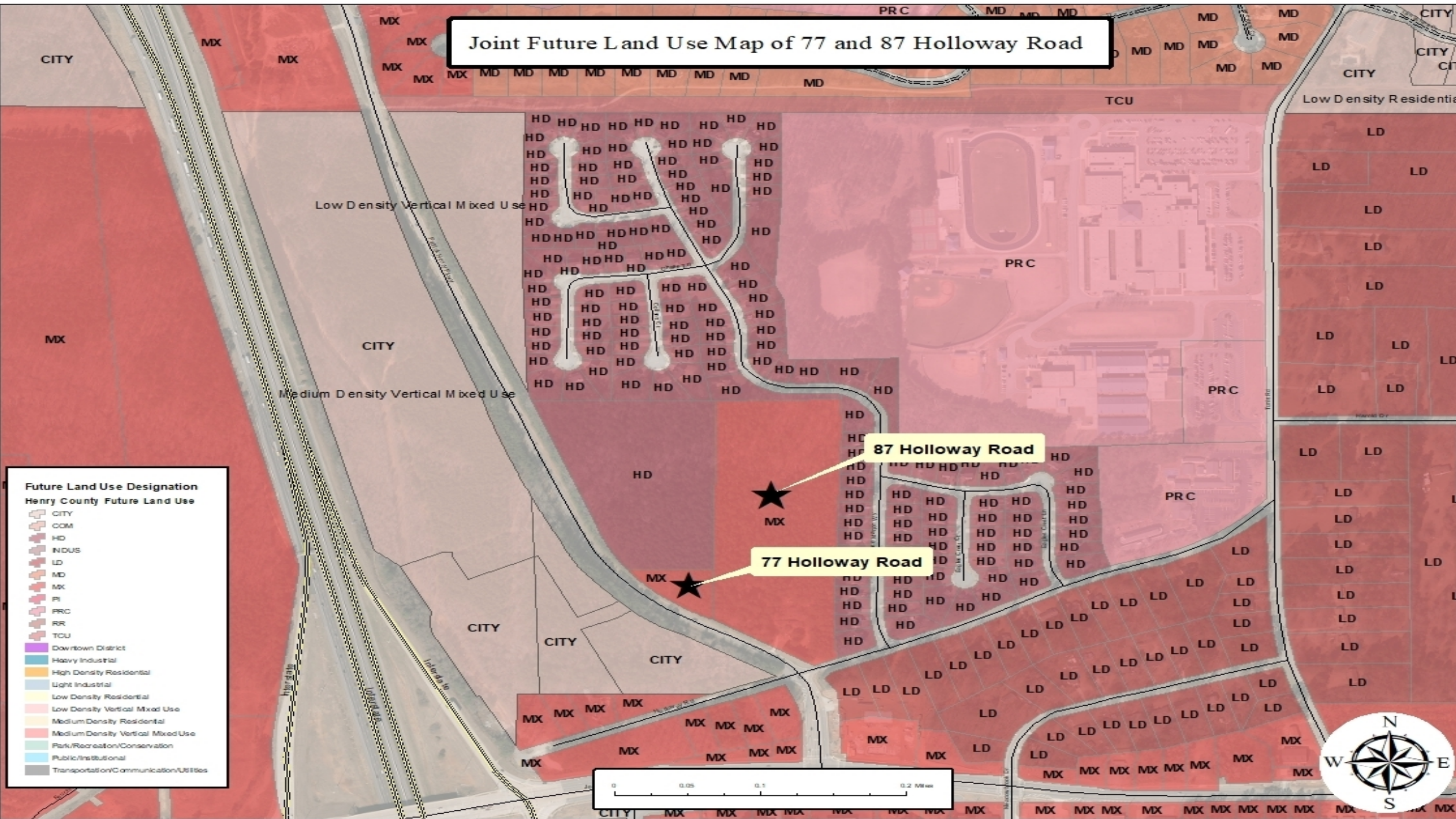
Zoning Districts

- 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
- O1-Office Institutional
- DT-Downtown
- LI-Light Industrial
- HI-Heavy Industrial
- PUD-Planned Unit Development

SURROUNDING
FUTURE LAND USE
DESIGNATIONS

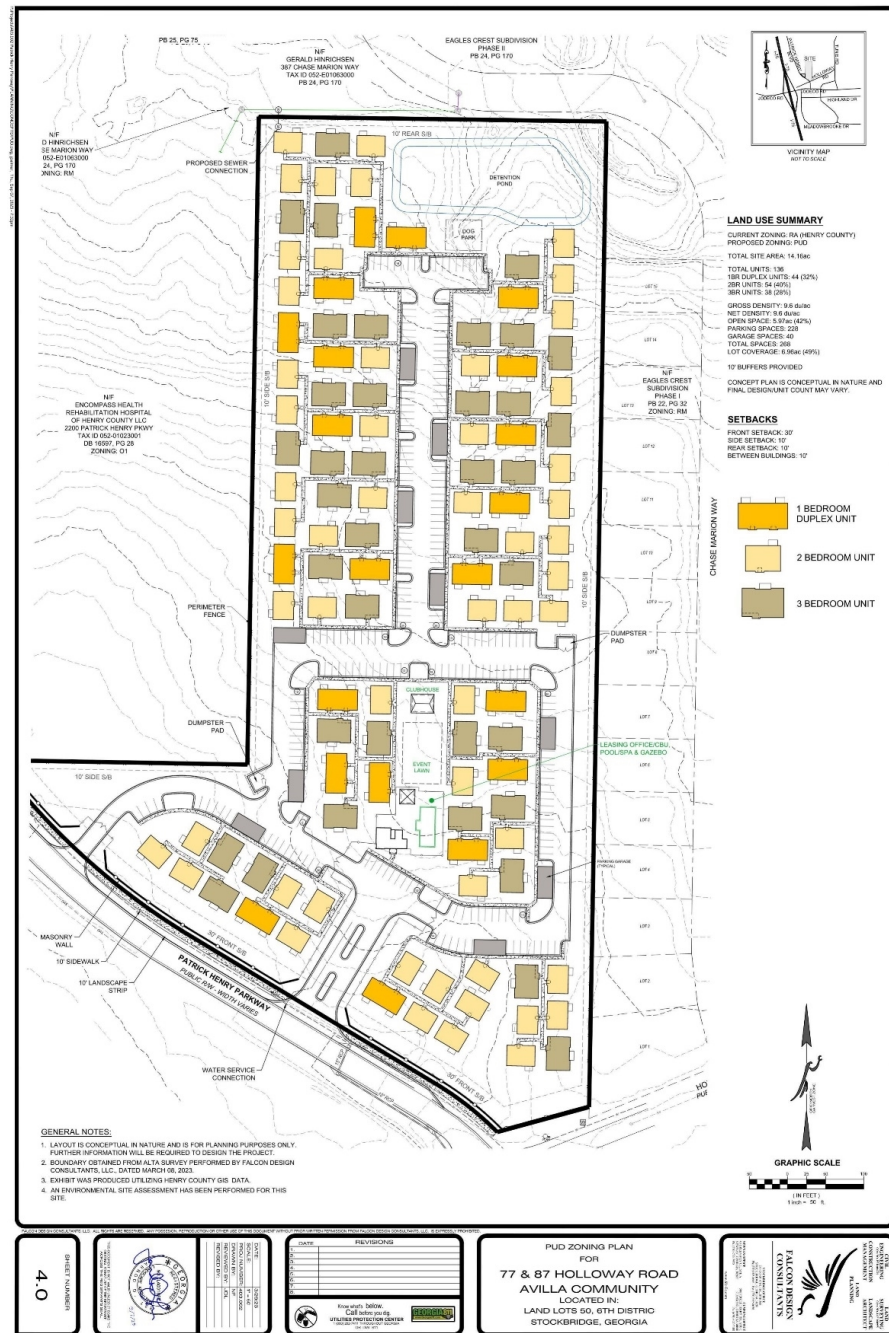
Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Eagles Crest (Subdivision)	High-Density Residential (Henry County)
Property to the South	Vacant Land Vacant Land	Medium Density Vertical Mixed Use (Stockbridge) Mixed Use (Henry County)
Property to the East	Eagles Crest (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 36-66-1 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: *Debra 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. Roper

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 as well as the Planning Staff.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.



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 21, 2023

Received by: Linda M. Ryan

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
cecilia.smithwick32@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
Cecilia D. McCranie, as Attorney in Fact for Charles
Richard McCranie Sr. under p/o/a dated 10/29/20

Date 3/8/2023

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.

[Signature]
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

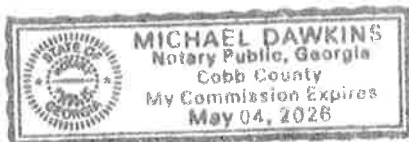
Charles Richard McCranie Sr
Applicant's Name - Printed

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



[Signature]
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

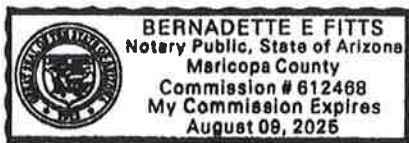
NexMetro Acquisitions, LLC
Applicant's Name - Printed

NexMetro Acquisitions, LLC
By: [Signature]
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

* 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

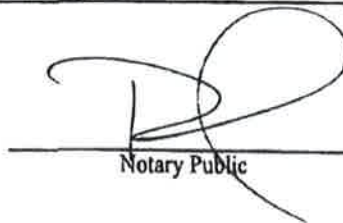
Michele L. Battle



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


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-2023-003 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, ~~XXXXXXXXXX~~

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 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 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.

Angele F Dolbier
Notary Public's Signature

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

X
Applicant's Attorney, if applicable - Printed

X
Signature of Applicant's Attorney, if applicable

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



Angele F. Doleber
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.

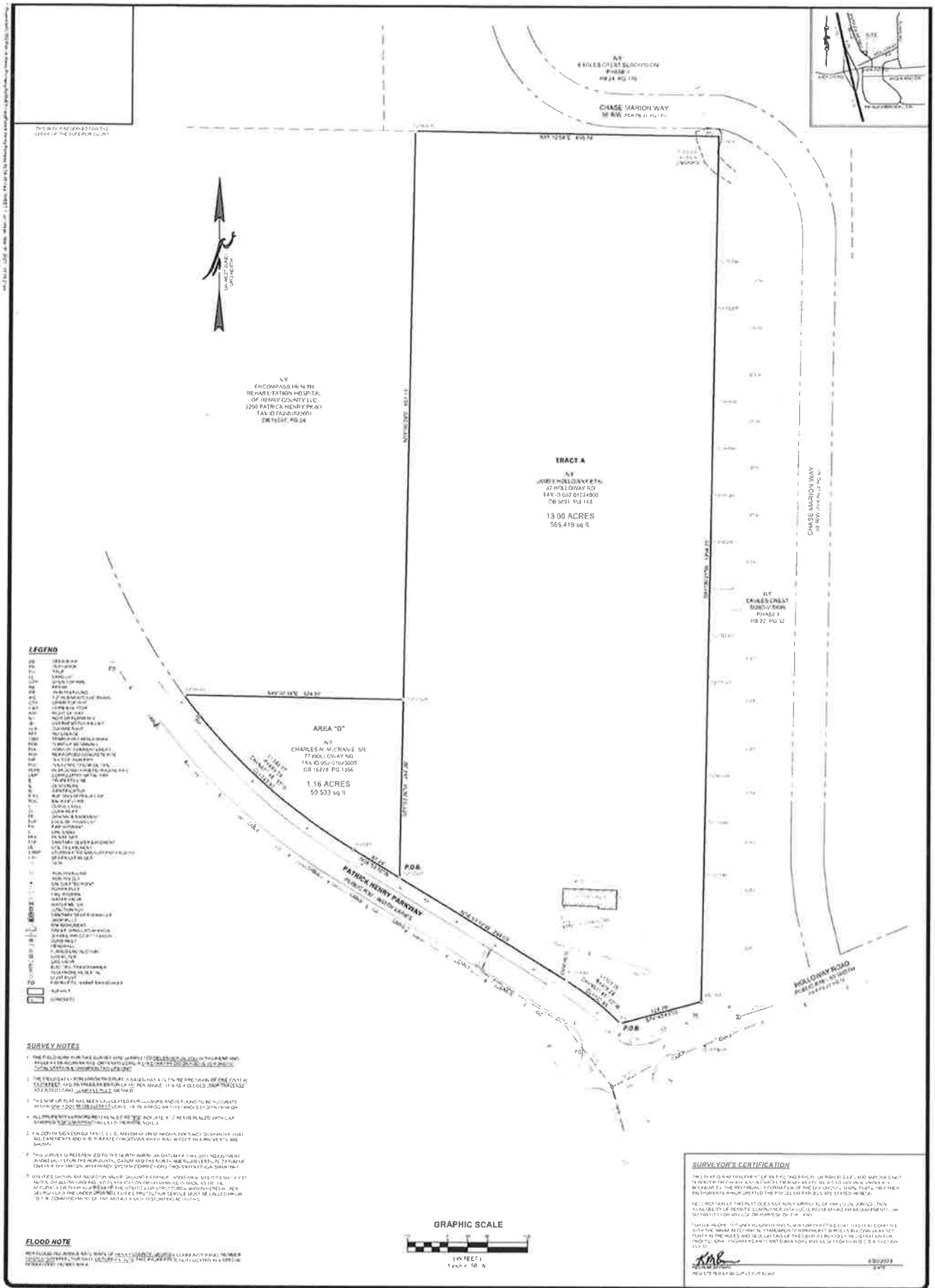
Sewage **treatment** and sewer line **capacity** are currently available for the property. *However, a sanitary sewer line extension is required to serve the property at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.*

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



LEGEND

- 1. Easement
- 2. Right of Way
- 3. Survey Line
- 4. Boundary Line
- 5. Easement Line
- 6. Right of Way Line
- 7. Survey Line
- 8. Boundary Line
- 9. Easement Line
- 10. Right of Way Line
- 11. Survey Line
- 12. Boundary Line
- 13. Easement Line
- 14. Right of Way Line
- 15. Survey Line
- 16. Boundary Line
- 17. Easement Line
- 18. Right of Way Line
- 19. Survey Line
- 20. Boundary Line
- 21. Easement Line
- 22. Right of Way Line
- 23. Survey Line
- 24. Boundary Line
- 25. Easement Line
- 26. Right of Way Line
- 27. Survey Line
- 28. Boundary Line
- 29. Easement Line
- 30. Right of Way Line
- 31. Survey Line
- 32. Boundary Line
- 33. Easement Line
- 34. Right of Way Line
- 35. Survey Line
- 36. Boundary Line
- 37. Easement Line
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- 40. Boundary Line
- 41. Easement Line
- 42. Right of Way Line
- 43. Survey Line
- 44. Boundary Line
- 45. Easement Line
- 46. Right of Way Line
- 47. Survey Line
- 48. Boundary Line
- 49. Easement Line
- 50. Right of Way Line
- 51. Survey Line
- 52. Boundary Line
- 53. Easement Line
- 54. Right of Way Line
- 55. Survey Line
- 56. Boundary Line
- 57. Easement Line
- 58. Right of Way Line
- 59. Survey Line
- 60. Boundary Line
- 61. Easement Line
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- 95. Survey Line
- 96. Boundary Line
- 97. Easement Line
- 98. Right of Way Line
- 99. Survey Line
- 100. Boundary Line

SURVEY NOTES

1. THE FOLLOWING INFORMATION WAS OBTAINED FROM THE RECORDS OF THE HENRY COUNTY CLERK'S OFFICE AND THE HENRY COUNTY ENGINEER'S OFFICE AND IS HEREBY CERTIFIED TO BE TRUE AND CORRECT.
2. THE FOLLOWING INFORMATION WAS OBTAINED FROM THE RECORDS OF THE HENRY COUNTY CLERK'S OFFICE AND THE HENRY COUNTY ENGINEER'S OFFICE AND IS HEREBY CERTIFIED TO BE TRUE AND CORRECT.
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10. THE FOLLOWING INFORMATION WAS OBTAINED FROM THE RECORDS OF THE HENRY COUNTY CLERK'S OFFICE AND THE HENRY COUNTY ENGINEER'S OFFICE AND IS HEREBY CERTIFIED TO BE TRUE AND CORRECT.

FLOOD NOTE

THE FOLLOWING INFORMATION WAS OBTAINED FROM THE RECORDS OF THE HENRY COUNTY CLERK'S OFFICE AND THE HENRY COUNTY ENGINEER'S OFFICE AND IS HEREBY CERTIFIED TO BE TRUE AND CORRECT.

GRAPHIC SCALE



SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land surveyed, and that the same is in accordance with the provisions of the Georgia Surveying Act of 1907, as amended.

1 of 2

GEORGIA

REVISIONS

NO.	DESCRIPTION	DATE
1	AS SHOWN ON PREVIOUS EDITION	2-28-23
2	AS SHOWN ON PREVIOUS EDITION	3-28-23
3	AS SHOWN ON PREVIOUS EDITION	4-28-23
4	AS SHOWN ON PREVIOUS EDITION	5-28-23

ALTA/NSP'S LAND TITLE SURVEY
HOLLOWAY ROAD
LAND LOTS 50, 6TH DISTRICT
HENRY COUNTY, GEORGIA

FALCON DESIGN
CONSULTANTS

RECORD DESCRIPTION

The authors thank Dr. J. H. W. Lam, Department of Biology, University of Hong Kong, for his critical reading of the manuscript.

SURVEY DESCRIPTION

Abstract The aim of this study was to determine the effect of a 12-week training programme on the aerobic and anaerobic performance of young elite athletes. The subjects were 12 male elite athletes (19.2 ± 0.5 years, 1.78 ± 0.05 m, 68.5 ± 2.5 kg) who were selected from the national youth football team. They were divided into two groups: a control group (CG) and an experimental group (EG). The EG performed a 12-week training programme consisting of aerobic and anaerobic exercises. The CG performed no training. The aerobic performance was measured by the 1500-m run time, and the anaerobic performance was measured by the 30-s sprint time. The results showed that the EG had a significant improvement in both aerobic and anaerobic performance compared with the CG. The 1500-m run time decreased from 4:15.0 ± 0.5 min to 3:55.0 ± 0.5 min, and the 30-s sprint time decreased from 18.5 ± 0.5 s to 16.5 ± 0.5 s. The CG had no significant change in both aerobic and anaerobic performance. The results suggest that a 12-week training programme can improve the aerobic and anaerobic performance of young elite athletes.

TRACT A NOTES

PROBABLY THE MOST IMPORTANT CONSEQUENCE OF THE RECENTLY OBSERVED TRENDS IN THE RATES OF INCREASE IN THE NUMBER OF NEWLY REPORTED CASES OF HIV IN THE UNITED STATES IS THE INCREASED RISK OF ACQUIRED IMMUNE DEFICIENCY SYNDROME (AIDS) IN THE FUTURE. THE PREVALENCE OF HIV IN THE UNITED STATES IS ESTIMATED TO BE 1.1% (1,2), AND THE INCIDENCE OF NEWLY REPORTED CASES OF HIV IN THE UNITED STATES IS ESTIMATED TO BE 0.5% (3). THE PREVALENCE OF HIV IN THE UNITED STATES IS ESTIMATED TO BE 1.1% (1,2), AND THE INCIDENCE OF NEWLY REPORTED CASES OF HIV IN THE UNITED STATES IS ESTIMATED TO BE 0.5% (3).

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

Commitment No.: 225716A
EFFECTIVE DATE: November 7, 2022 at 12:00 AM

[illegible]

SURVEY NOTES

[illegible]

FLOOD NOTE

THE UNIVERSITY OF CHICAGO LIBRARY
540 EAST 57TH STREET
CHICAGO, ILL. 60637
TEL: (773) 936-3000
FAX: (773) 936-3000

RECORD DESCRIPTION

and the first is more in line with the results of the study by Gosselin et al. (2002). Gosselin et al. (2002) found that the perceived effort of the subjects was not significantly affected by the frequency of the vibration. As for the second result, it is in line with the results of the study by Gosselin et al. (2002) and the study by van der Wal et al. (1997). The authors of these studies found that the perceived effort was not significantly affected by the frequency of the vibration.

SURVEY DESCRIPTION

1. *Journal of the American Medical Association*, 2000; 283: 2603-2608.

AREA "D" NOTES

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

Contract/Order No.: 2277NCCA
EFFECTIVE DATE: January 31, 2023 at 12:00 AM

1. *Chlorophyll a* and *Chlorophyll b* were determined in the whole cells by the method of Lichtenthal and Whistler (1973). The total protein concentration was determined by the method of Lowry (1956).

TABLE A - OPTIONAL ITEMS

1. *Abstracts* of the *Journal of the American Medical Association* (JAMA) are available in the *Journal of the American Medical Association* (JAMA) database.

SUMMARY OF COMMUNICATION

79 MICHAEL TAO ACQUISITIONS LLC, an Arizona limited liability company, 10000 N. 10th Ave., Suite 100, Phoenix, AZ 85020, USA. Tel: +1 602 998 8888. Fax: +1 602 998 8889. Email: info@mta.com

SURVEYOR'S CERTIFICATION

THE FOLLOWING HAS COMPLETED ON DECEMBER 31, 2007.
 DATE OF LAST REVIEW: 12/31/07
 NAME: John Doe
 CLIENT'S SIGNATURE: [Signature]
 DATE: 12/31/07
 TITLE: CEO

2 of 2



DATE RECEIVED: 10/10/2010
RECEIVED BY: [Signature]
RECEIVED FOR: [Signature]

1	ADDRESS OF ATTORNEY FOR DEFENDANT	
2	ADDRESS OF OFFICE OF THE CLERK OF DISTRICT COURT	
3	TELEPHONE TELETYPE UNIT AREA & NO.	
4	CONNECTED TITLE BLOCK	

THIS IS THE ONLY INFORMATION FOR THE EXCLUSION OF THIS PERSONAL INFORMATION ON ENTRY IN THE NATIONAL CRIMINAL RECORDING DATE BOOKS.

HOLLOWAY ROAD



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.

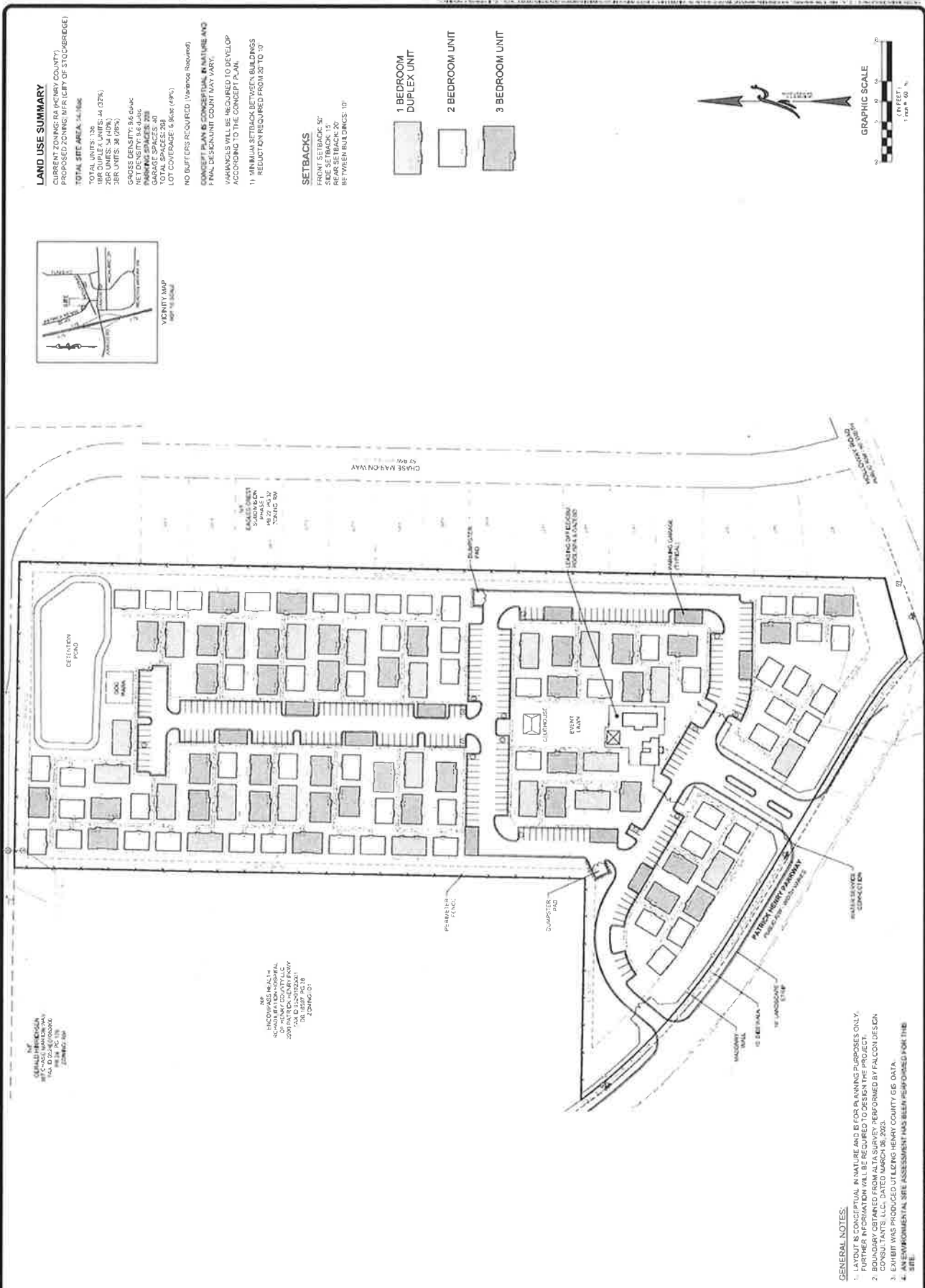
The above tract being 13.012 acres.

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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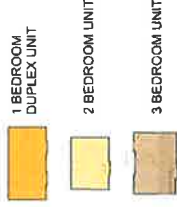
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.







LAND USE SUMMARY
 CURRENT ZONING: HA (HEAVY COMMERCIAL)
 PROPOSED ZONING: WFR (CITY OF STOCKBRIDGE)
 TOTAL SITE AREA: 14.13ac
 TOTAL UNITS: 138
 1-BEDROOM DUPLEX UNITS: 44 (32%)
 2-BEDROOM UNITS: 54 (39%)
 3-BEDROOM UNITS: 39 (29%)
 GROSS DENSITY: 9.8 units/ac
 NET DENSITY: 9.8 units/ac
 PARKING SPACES: 225
 TOTAL SPACES: 289
 LOT COVERAGE: 6.8ac (48%)
 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 CONSTITUTIONAL 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



Battle Law

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



**PROPOSED
SITE**

500' VICINITY LINE

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.

Preprint 18-02-2018, <https://doi.org/10.1101/260000>, <https://www.biorxiv.org/content/10.1101/260000v1>



ADJACENT PROPERTIES MAP
FOR
777 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRICT
STOCKBRIDGE, GEORGIA

	DATE	REVISIONS
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Know what, DOING
Call John Jay at
UTILITY INSPECTION CENTER

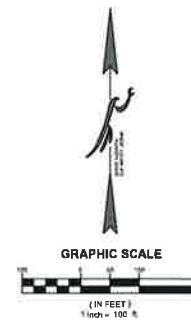
DATE:	3/23/03
SCALE:	1" = 50'
PROJECT NUMBER:	403.002
DRAWN BY:	ME
REVIEWED BY:	JCL
REVISION BY:	



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS
ORIGINAL SIGNATURE OF THE REGISTRANT
ACROSS THE L. MICHELI MANLY 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.

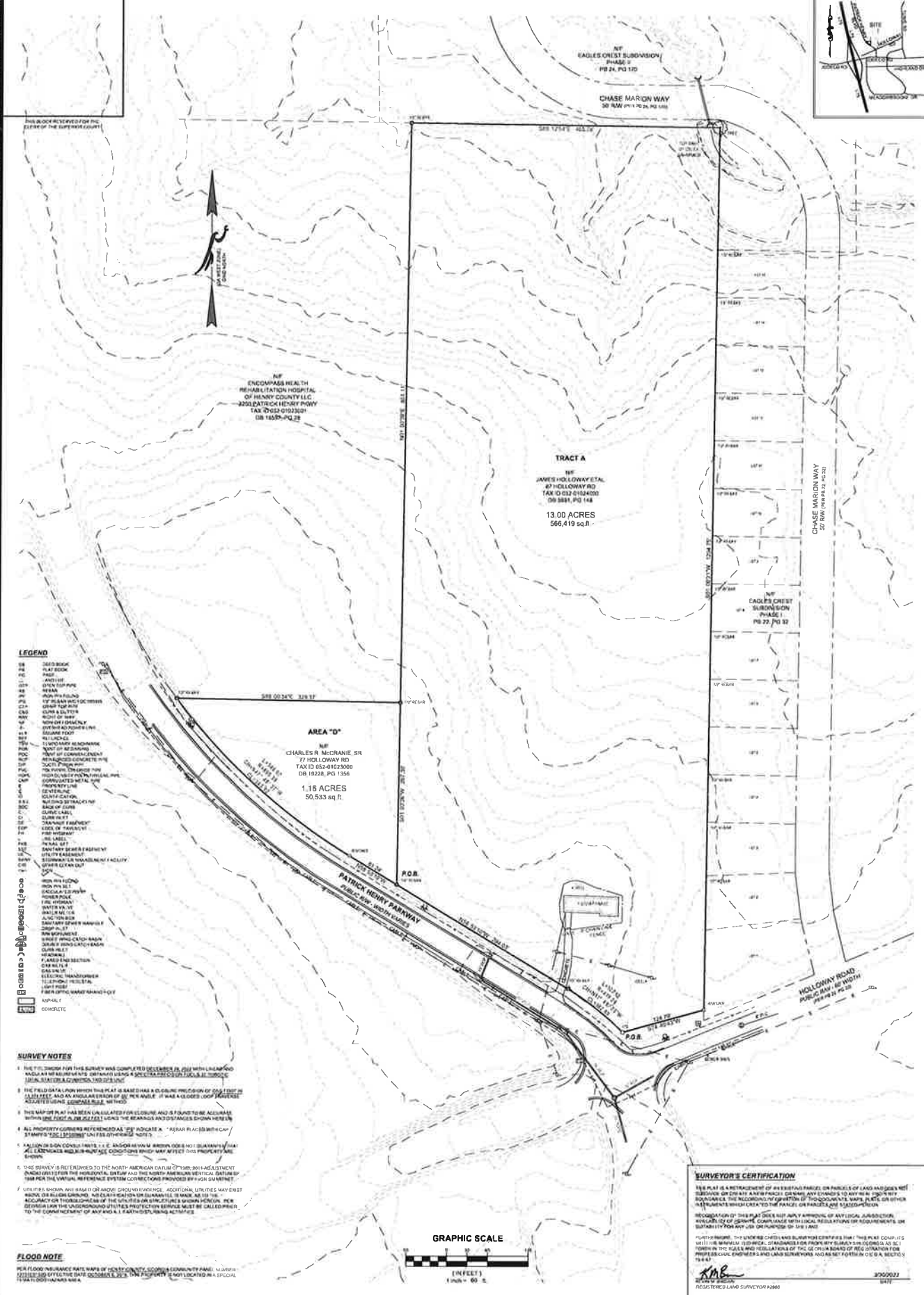
The Subject Property is currently within the jurisdiction of Henry County. Thus, the Applicant has submitted the Annexation request. Because the City’s regulations do not govern the Subject Property, a Comprehensive Land Use Amendment and Rezoning are required to bring the Subject Property under the 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 as well as the Planning Staff.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.



LEGEND

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SURVEY NOTES

- [illegible]

FLOOD NOTES

PER FLOOD INSURANCE RATE MAPS OF FIRM
 LISTED AND EFFECTIVE DATE OCTOBER 5,
 1974 (A) FLOOD HAZARD AREA

GRAPHIC SCALE



SURVEYOR'S CERTIFICATION

THE PLAT IS A REPRESENTATION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT
CONSTITUTE A GUARANTEE OF THE ACCURACY OF ANY DIMENSIONS OR ANY OTHER INFORMATION
CONTAINED THEREIN. THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT IS THE
RESPONSIBILITY OF THE PERSON OR PERSONS WHO OBTAINED THE INFORMATION AND NOT THE
RESPONSIBILITY OF THE PERSON OR PERSONS WHO PREPARED THE PLAT.

RECORDATION OF THIS PLAT DOES NOT IMPLY A RECOGNITION OF ANY LEGAL JURISDICTION
OR AUTHORITY OF ANY AGENCY, COMMISSION, BOARD, OR OTHER OFFICIAL OR AGENCY TO
ENFORCE OR ENFORCEMENT OF ANY LAW, RULE, REGULATION, OR REQUIREMENT OR
ORDINANCE FOR ANY USE OR PURPOSE OF THE LAND.

FURTHERMORE, THE UNDERSIGNED HAS A SIGNATURE CERTIFICATE THAT THIS PLAT COMPLIES
WITH THE MINIMUM 10% EVIDENCE OF COMPLIANCE FOR PROPERTY SUBJECT TO ENVIRONMENTAL
ACTION IN THE LOCAL AND NEIGHBORHOOD REGULATION OF THE LOCAL GOVERNMENT FOR
PROTECTION OF ENVIRONMENT, ENGINEERING AND LAND REGULATION, AND NOT A PART OF THE ACT, RESCUE
79-6-3

John 3950033
10/12

KMB

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REVISIONS		
1.	ADDRESSED ATTORNEY COMMENTS	2-23
2.	ADDRESSED NEW TITLE COMMITTEE	3-6-23
3.	CONNECTED OWNER OF ANLA ST	3-6-23
4.	CONNECTED 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 OR ENTITY.

ALTA/NSPS LAND TITLE SURVEY
HOLLOWAY ROAD
LAND LOTS 50, 6TH DISTRICT
HENRY COUNTY, GEORGIA

FALCON DESIGN CONSULTANTS

1400 WILSON AVENUE
SUITE 100
ANN ARBOR, MI 48106
TEL: 313/763-1000
FAX: 313/763-1001

ENGINEERING:
ENVIRONMENTAL
CONSTRUCTION
MECHANICAL
ELECTRICAL

ARCHITECTURE:
INTERIOR
EXTERIOR
ARCHITECTURAL

3.0



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.

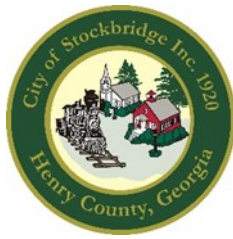
Sewage **treatment** and sewer line **capacity** are currently available for the property. ***However, a sanitary sewer line extension is required to serve the property at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.***

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



City of Stockbridge

AGENDA ITEM

MEETING DATE

December 11, 2023

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-03. To consider a request to assign the 'High-Density Residential' future land use designation to the property at 77 & 87 Holloway Road upon its annexation. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels with 14.16 +/- total acres. The applicant proposes to build an innovative mixed residential development with 136 units.

BACKGROUND INFORMATION:

The applicant has also applied for Comprehensive Plan Amendment Case #CP-2023-03 and Rezoning Case #RZ-2023-04. Staff recommendation: Approval. Planning Commission recommendation: Denial.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-03.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL,.

Staff Signature_____

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:

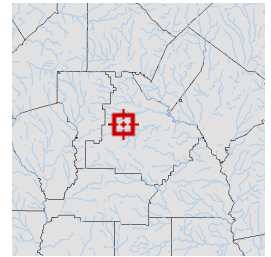
I am hereby requesting that Applications AX-2023-03, CP-2023-02, and RZ-2023-04 for 77 & 87 Holloway Road be deferred to the December council meeting in order to allow the us time to continue addressing some of the issues raised by the community.

Sincerely,

Michele L. Battle
President/Senior Attorney



Overview



Legend

- Parcels
- Roads

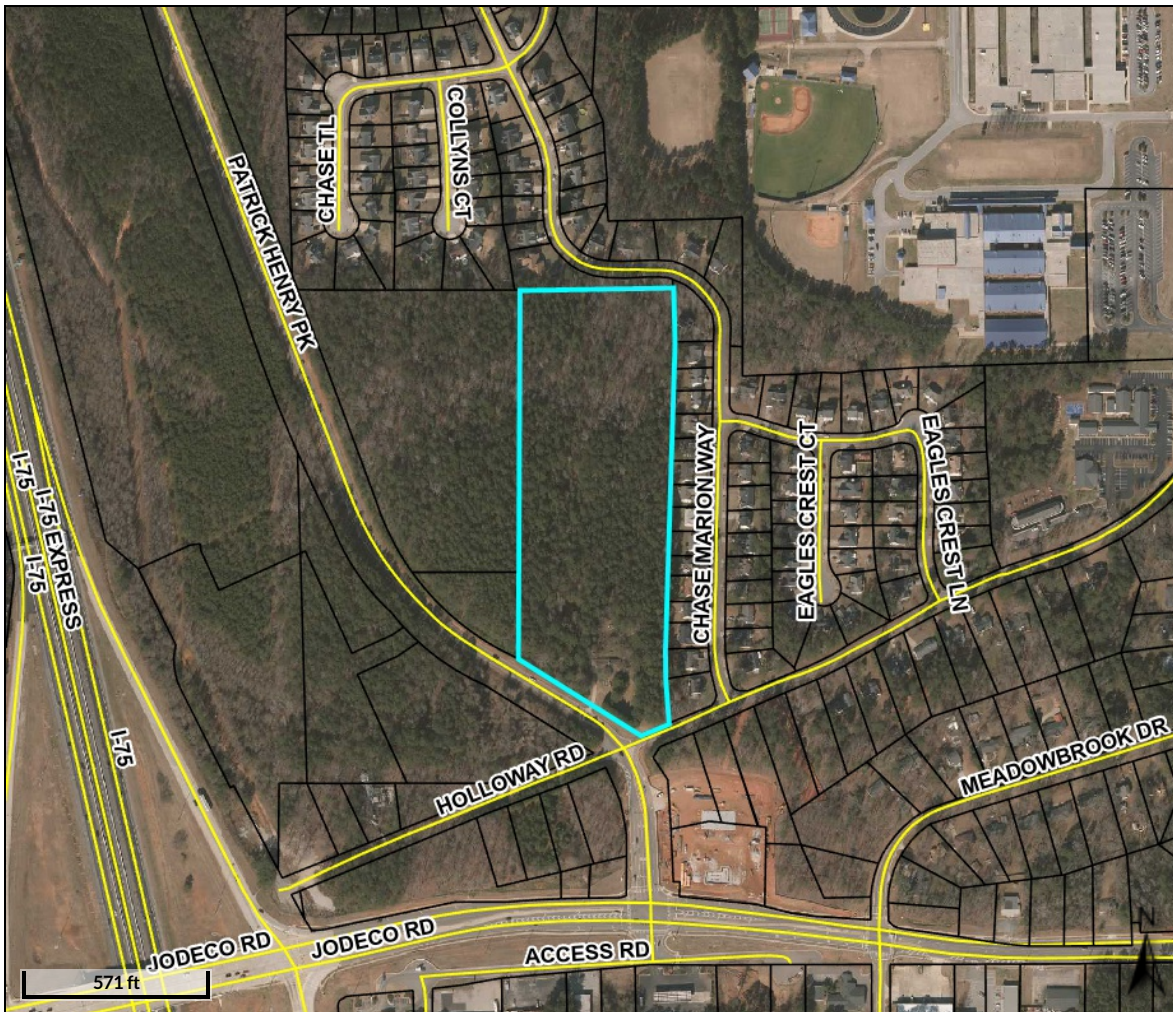
Parcel ID	052-01023000	Class	R	Owner	MCCRANIE	Land	\$38800				
Property	77 HOLLOWAY	Acreage	1.15	Address	CHARLES R SR	Value:					
Address	RD				801 PARKWAY	Building	\$0	Last 2 Sales			
District	County/UnIncorp				DRIVE	Value:		Date	Price	Reason	Qual
						SMYRNA GA 30080	Misc	\$0	11/18/2022	\$0	FAMILY/GIFT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

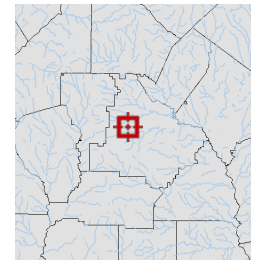
Date created: 9/20/2023

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

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

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



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 units/ac
NET DENSITY: 9.6 units/ac
PARKING SPACES: 228
GARAGE SPACES: 30
TOTAL SPACES: 258
LOT COVERAGE: 5.16ac (48%)

NO UTILITIES REQUIRED (Variance Required)

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

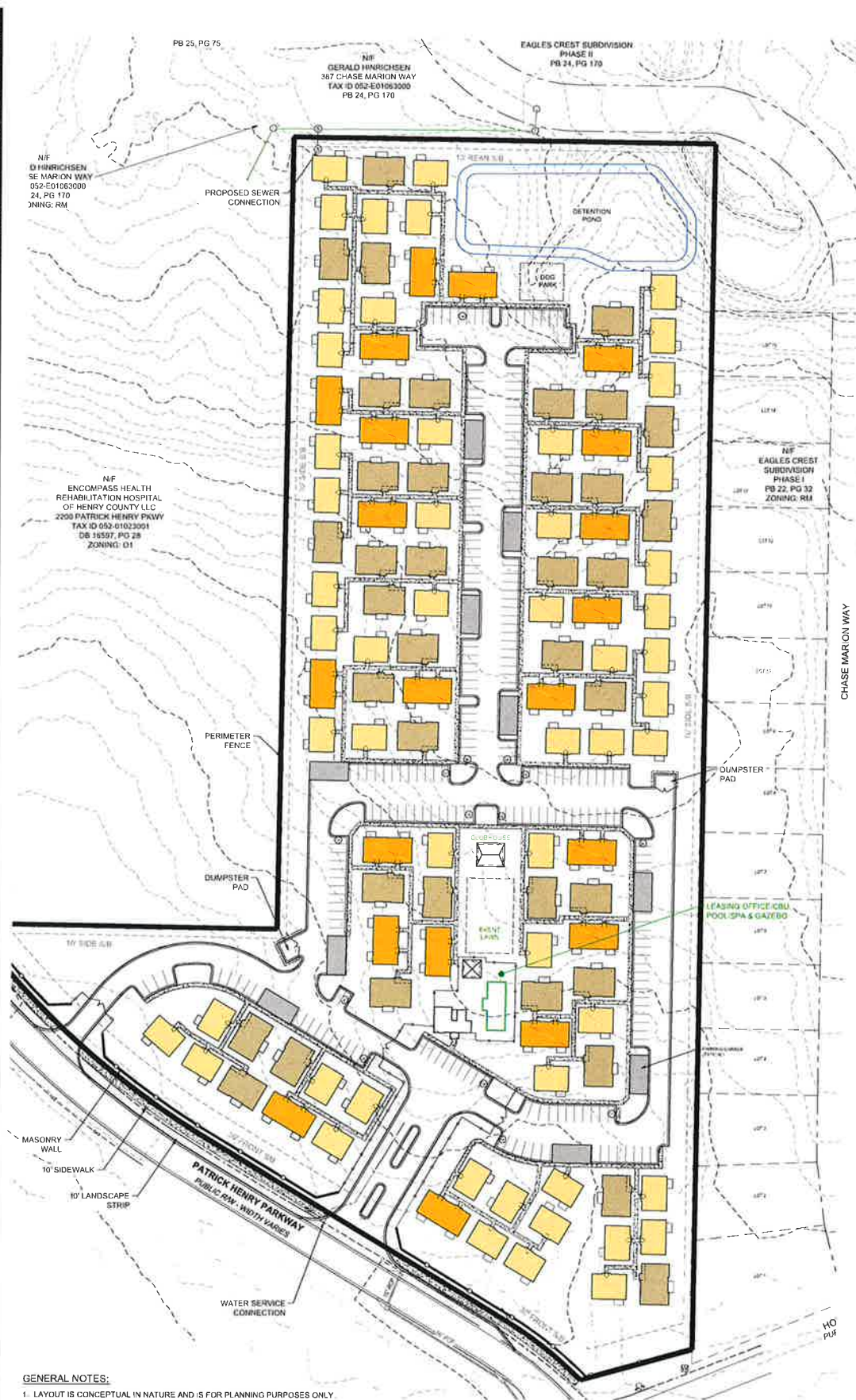
VARIANCES WILL BE REQUIRED TO DEVELOP
ACCORDING TO THE CONCEPT PLAN

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



77 & 87 Holloway Road

Stockbridge, Georgia



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/acre
NET DENSITY: 9.6 du/acre
OPEN SPACE: 5.97ac (42%)
PARKING SPACES: 228
GARAGE SPACES: 40
TOTAL SPACES: 268
LOT COVERAGE: 5.96ac (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'

CHASE MARION WAY



1 BEDROOM
DUPLEX UNIT

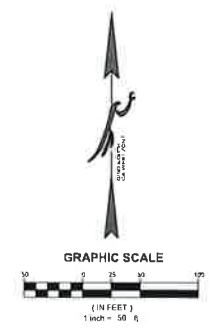


2 BEDROOM UNIT



3 BEDROOM UNIT

- 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.



4.0

DATE: _____

REVISIONS:

NO.	DATE	DESCRIPTION

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

FALCON DESIGN
CONSULTANTS

LAND
PLANNING



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

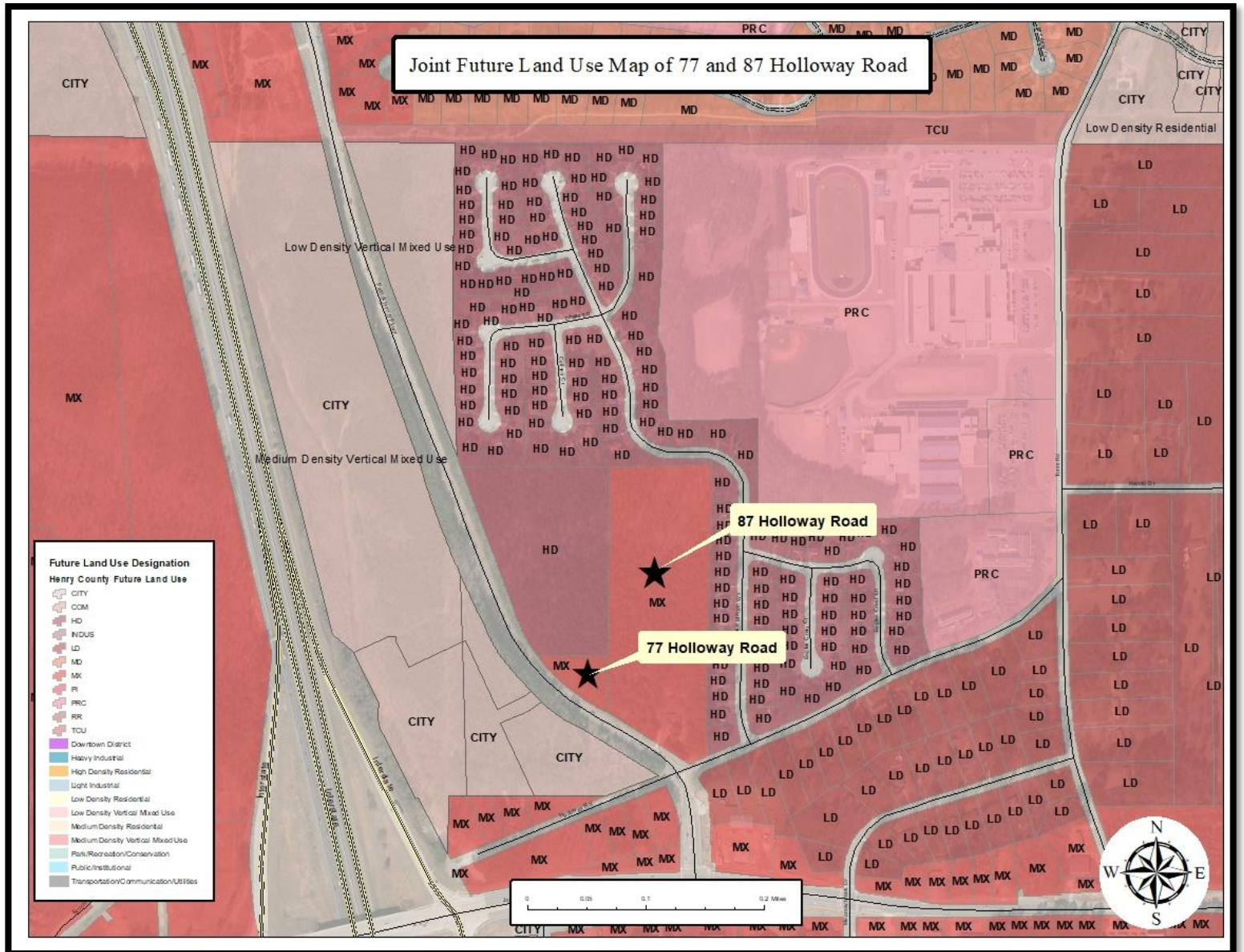
III. Findings of Fact

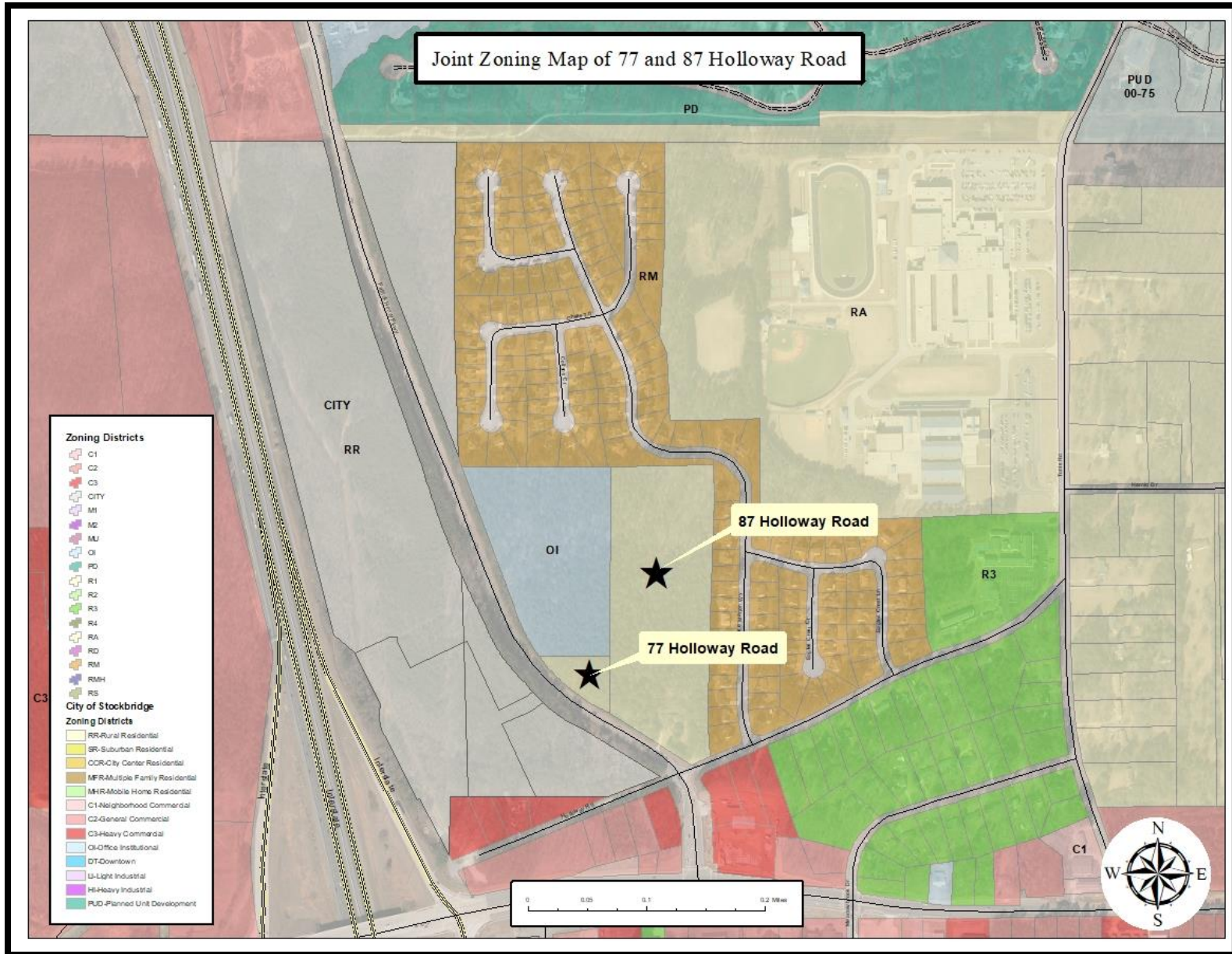
1. The applicant has also applied for an annexation application for both subject properties to be annexed into the City. The case will be heard concurrently.
2. The applicant will be seeking a rezoning application to assign the zoning classification of PUD (Planned Unit Development). The case will be 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

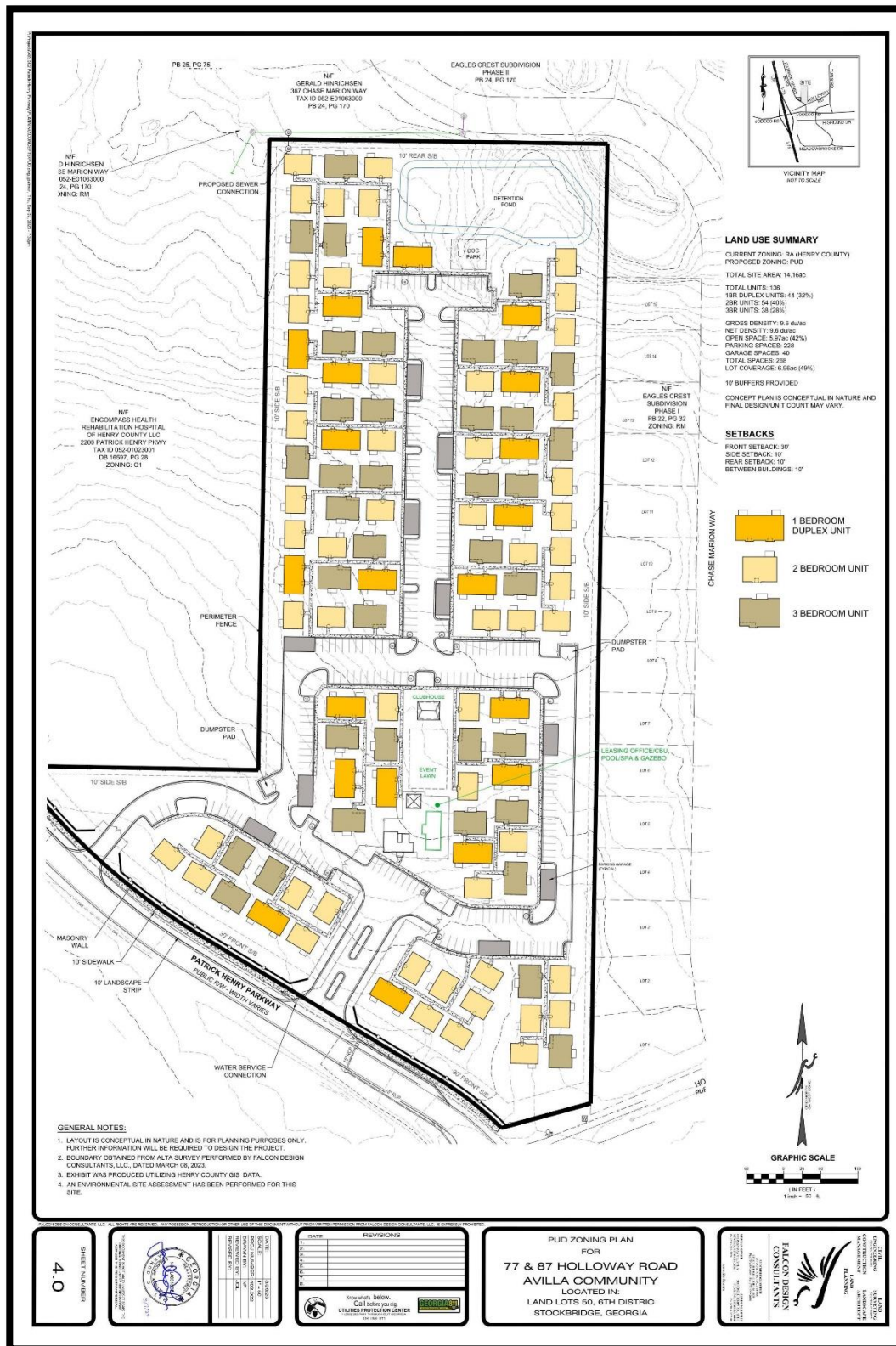
Aerial Photo of 77 and 87 Holloway Road







Conceptual Site Plan 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

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.



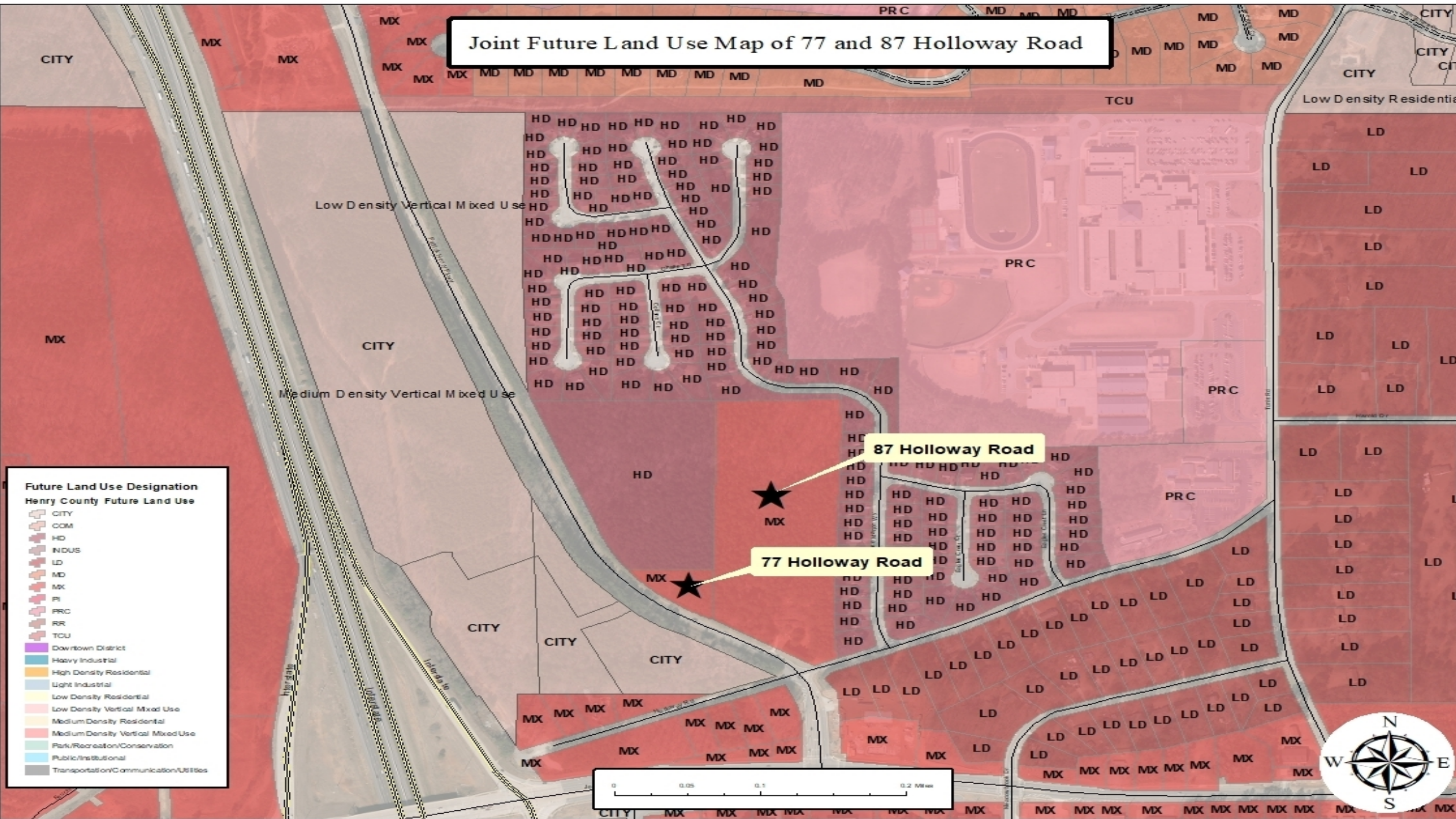
Compatible Zoning Districts

RM-3, Multiple Family Residence—
Condominiums

PTD, Planned Town Development

CRS, Conservation Residential

Joint Future Land Use Map of 77 and 87 Holloway Road



87 Holloway Road

77 Holloway Road

Joint Zoning Map of 77 and 87 Holloway Road

PUD
00-75

PD

RM

RA

CITY

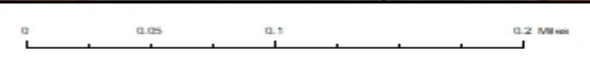
RR

OI

87 Holloway Road

77 Holloway Road

R3



Zoning Districts

- C1
- C2
- C3
- CITY
- M1
- M2
- MU
- O1
- 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
- O1-Office Institutional
- DT-Downtown
- LI-Light Industrial
- HI-Heavy Industrial
- PUD-Planned Unit Development

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Eagles Crest (Subdivision)	High-Density Residential (Henry County)
Property to the South	Vacant Land	Medium Density Vertical Mixed Use (Stockbridge)
	Vacant Land	Mixed Use (Henry County)
Property to the East	Eagles Crest (Subdivision)	High-Density Residential(Henry County)
	Eagles Landing Middle School	Park/Recreation/Conservation
Property to the West	Vacant Land	Medium Density Vertical Mixed Use (Stockbridge)
	Encompass Health Rehabilitation Hospital of Henry	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
Meadowbrook	394	1 unit per acre
Eagles Landing (Unit 8)	22	1.15 units per acre
Avilla Community	136	9.6 units per acre

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. 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.

Staff Analysis (cont.)

- 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.

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.**



**PROPOSED
SITE**

500' VICINITY LINE

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.

Preprint 18-02, Paloma et al. *bioRxiv* 2018.02.01.180114; this version posted February 1, 2018. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

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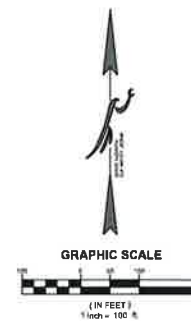
DATE:	3/23/03
SCALE:	1" = 50'
PROJECT NUMBER:	433 002
DRAWN BY:	NP
REVIEWED BY:	JOL
REVISED BY:	



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE REGISTRANT
AND/OR THE E. MICHELSMANN 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:

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): _____

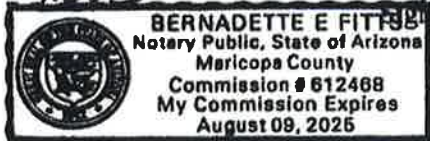
Property Tax Parcel Number(s): 052-01023000, 052-01024000

[Signature] _____ (Required)
Witness' Signature _____ Signature of Applicant

Michele L. Battle _____
Printed Name of Witness _____ Printed Name of Applicant

Bernadette E. Fitts _____
Notary _____ Signature of Agent

Notary Seal:



(For Office Use Only)

*For fee applications
Total Amount Paid \$ 3558.00 Check # 53014-29811 Credit Card # _____ (FEES ARE NON-REFUNDABLE)

Application checked by: Linda M. Jagan 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 as well as the Planning Staff.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.

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

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)

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)

Witness' Signature

Signature of Applicant

Printed Name of Witness

Printed Name of Applicant

Notary

Signature of Agent

Notary Seal:

(For Office Use Only)

For fee applications Total Amount Paid \$ 3,558.00 Check # 53014 Credit Card # 7811 (FEES ARE NON-REFUNDABLE)

Application checked by: [Signature] Date: April 24, 2023

Pre-application meeting: With NexMetro Communities & Battle Law 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 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 Lynn Holloway Pack
Lynn Holloway Pack, s Executor under the Last Will and
Testament of James Harold Holloway Sr., deceased

Date 3/8/2023

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.

Angele F Dolbier

Notary Public's Signature

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

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

X
Signature of Applicant's Attorney, if applicable

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



Angele F. Dolbier
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
Cecilia D. McCranie, as Attorney in Fact for Charles
Richard McCranie Sr. under p/o/a dated 10/29/20

Date 3/8/2023

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.

[Signature]
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

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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 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



[Signature]

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

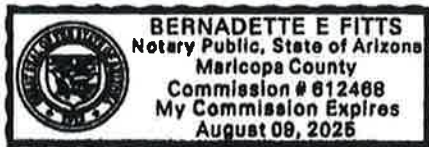
NexMetro Acquisitions, LLC
Applicant's Name - Printed

NexMetro Acquisitions, LLC
By: [Signature]
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

* 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

Michele L. Battle

Applicant's Attorney, if applicable - Printed

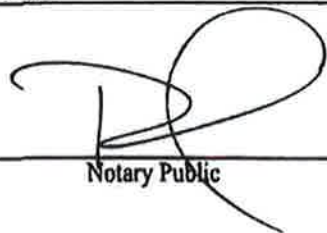
Signature of Applicant/Property Owner/Agent



Signature of Applicant's Attorney, if applicable

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




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.

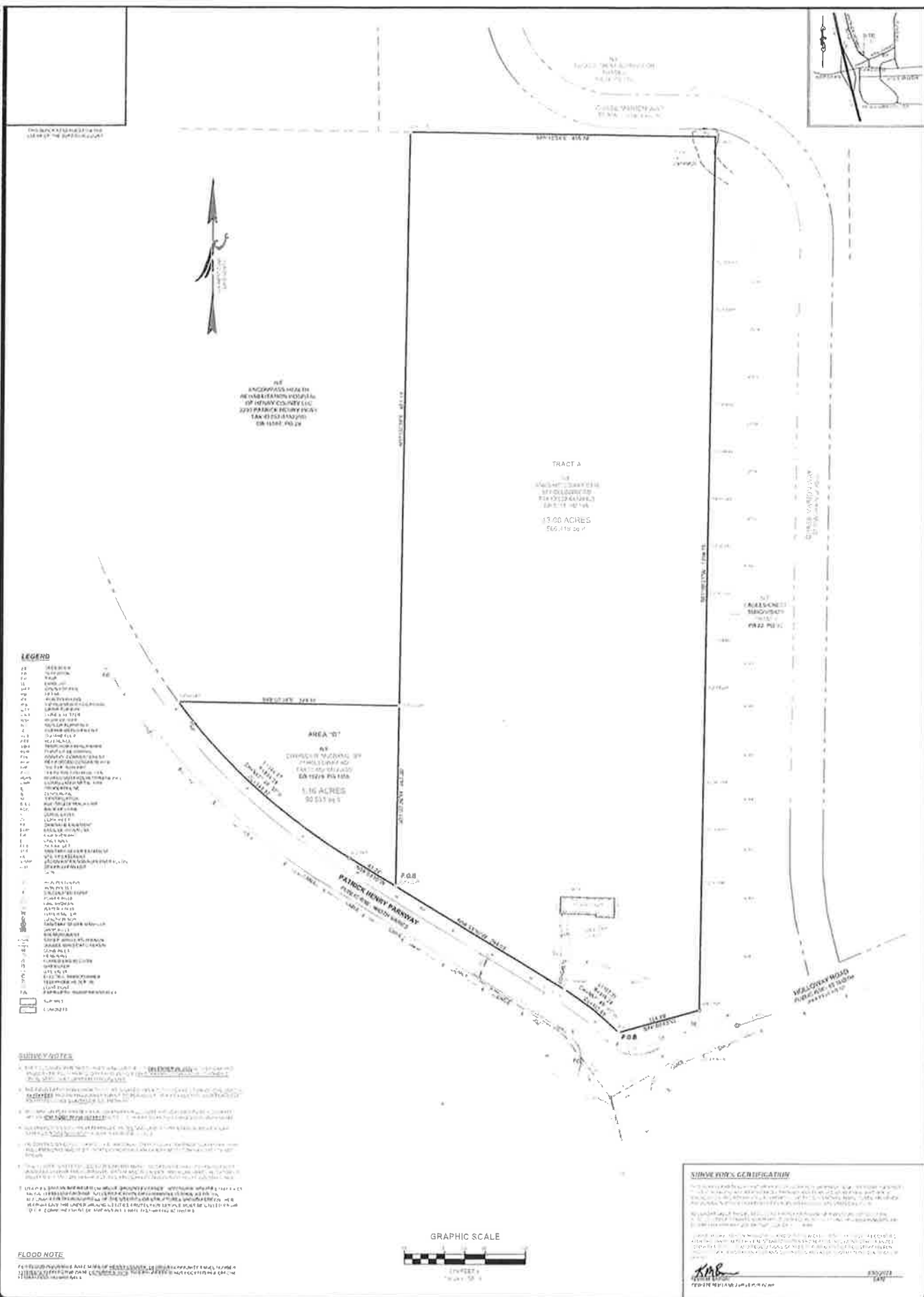
Sewage treatment and sewer line capacity are currently available for the property. *However, a sanitary sewer line extension is required to serve the property at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.*

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



SECOND PAPER

[illegible]

On 10/10/2014, a patient with a known history of rheumatoid arthritis (RA) presented to the Emergency Department (ED) with a 2-day history of severe, bilateral lower extremity pain and swelling. The patient reported that the pain was worse at night and was not relieved by over-the-counter pain medications. The patient also reported a recent weight gain of approximately 10 pounds over the last 3 months. The patient's medical history was significant for RA, hypertension, and type 2 diabetes mellitus. The patient was currently taking prednisone 10 mg daily and hydroxychloroquine 400 mg twice daily. The patient's physical examination revealed bilateral lower extremity edema and tenderness. The patient's laboratory studies showed a white blood cell count of 12,000/mm³, a hemoglobin of 11 g/dL, and a serum creatinine of 1.2 mg/dL. The patient's chest X-ray was negative for consolidation or effusion. The patient was diagnosed with RA exacerbation and was started on intravenous methylprednisolone 80 mg daily for 3 days. The patient was also started on intravenous fentanyl for pain management. The patient was discharged on the 3rd day of admission with a prescription for prednisone 40 mg daily for 10 days and fentanyl patches. The patient was advised to follow up with her rheumatologist in 2 weeks.

© 2001 Blackwell Science Ltd, *Journal of Clinical Pharmacy and Therapeutics*, 26, 131-135

For more information, call: 800-777-7777

Abstract The purpose of this study was to determine the effect of a 12-week training program on the physical fitness of 100 male and 100 female students. The study was conducted in the Department of Physical Education and Sports at the University of ...

TABLE 1. Chemicals Used

1. Fe^{2+} and Fe^{3+} are both present in the solution.

INVESTMENT QUALIFICATION

1. Fe^{2+} and Fe^{3+} are both present in the solution.
 2. Fe^{2+} is present in the solution.
 3. Fe^{3+} is present in the solution.
 4. Fe^{2+} and Fe^{3+} are both present in the solution.
 5. Fe^{2+} is present in the solution.
 6. Fe^{3+} is present in the solution.
 7. Fe^{2+} and Fe^{3+} are both present in the solution.
 8. Fe^{2+} is present in the solution.
 9. Fe^{3+} is present in the solution.
 10. Fe^{2+} and Fe^{3+} are both present in the solution.

Recent publication

[illegible]

SURVEY DESCRIPTION

[illegible]

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 105–112

COMMENCED MAY 22 1954
EFFECTIVE DATE: JANUARY 31 2023 11:23 AM

1. *Pharmaceutical Innovation and the Role of the Government*

TABLE 1. CONTINUED

1. The first step is to identify the key components of the system. This involves understanding the hardware, software, and data involved in the process.

REFERENCES AND NOTES

SMB

EQUILIBRIUM OF CRYSTALLINE POLYMER

1. The first part of the document is a letter from the author to the editor, dated 10/10/1910. The letter is signed "J. M. B." and is addressed to "The Editor, The New York Times, New York City." The letter discusses the author's recent visit to the United States and his impressions of the country and its people. He mentions that he has been very much interested in the progress of the country and the people, and that he has been very much impressed by the hospitality and kindness of the people. He also mentions that he has been very much interested in the progress of the country and the people, and that he has been very much impressed by the hospitality and kindness of the people.



FBI/DOJ/DOH		
1	ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED	DATE 02-01-01
2	EXCEPT WHERE SHOWN OTHERWISE	BY SP-03
3	ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED	DATE 02-01-01
4	EXCEPT WHERE SHOWN OTHERWISE	BY SP-03

ALTA/SIP'S LAND TITLE SURVEY
PATRICK HENRY PKWY
LAND LOTS 59, 6TH DISTRICT
HENRY COUNTY, GEORGIA



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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ALTA Commitment for Title Insurance w-GA Mod (07/01/2021)





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

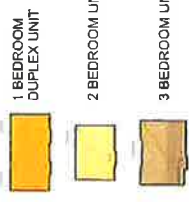
TOTAL SITE AREA: 14.18ac
 TOTAL UNITS: 130
 1BR DUPLEX UNITS: 44 (33%)
 2BR UNITS: 54 (40%)
 3BR UNITS: 32 (23%)

GROSS DENSITY: 8.6 ac/ac
NET DENSITY: 4.6 ac/ac
 PARKING SPACES: 130
 GARAGE SPACES: 40
 TOTAL SPACES: 268
 LOT COVERAGE: 6.96ac (49%)
 NO BUFFERS REQUIRED (Variance Required)

CONCEPT PLAN IS CONCEPTUAL IN NATURE AND
 FINAL DEVELOPMENT 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 Hollaway 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



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 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



Battle Law

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 CONSTITUTIONAL 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.



Battle Law

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



Battle Law

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

Witness Signature

Michele L. Battle
Printed Name of Witness

Signature of Applicant

Printed Name of Applicant

Bernadette E. Fitts
Notary

Bernadette E. Fitts
Notary

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: _____



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 as well as the Planning Staff.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.



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.

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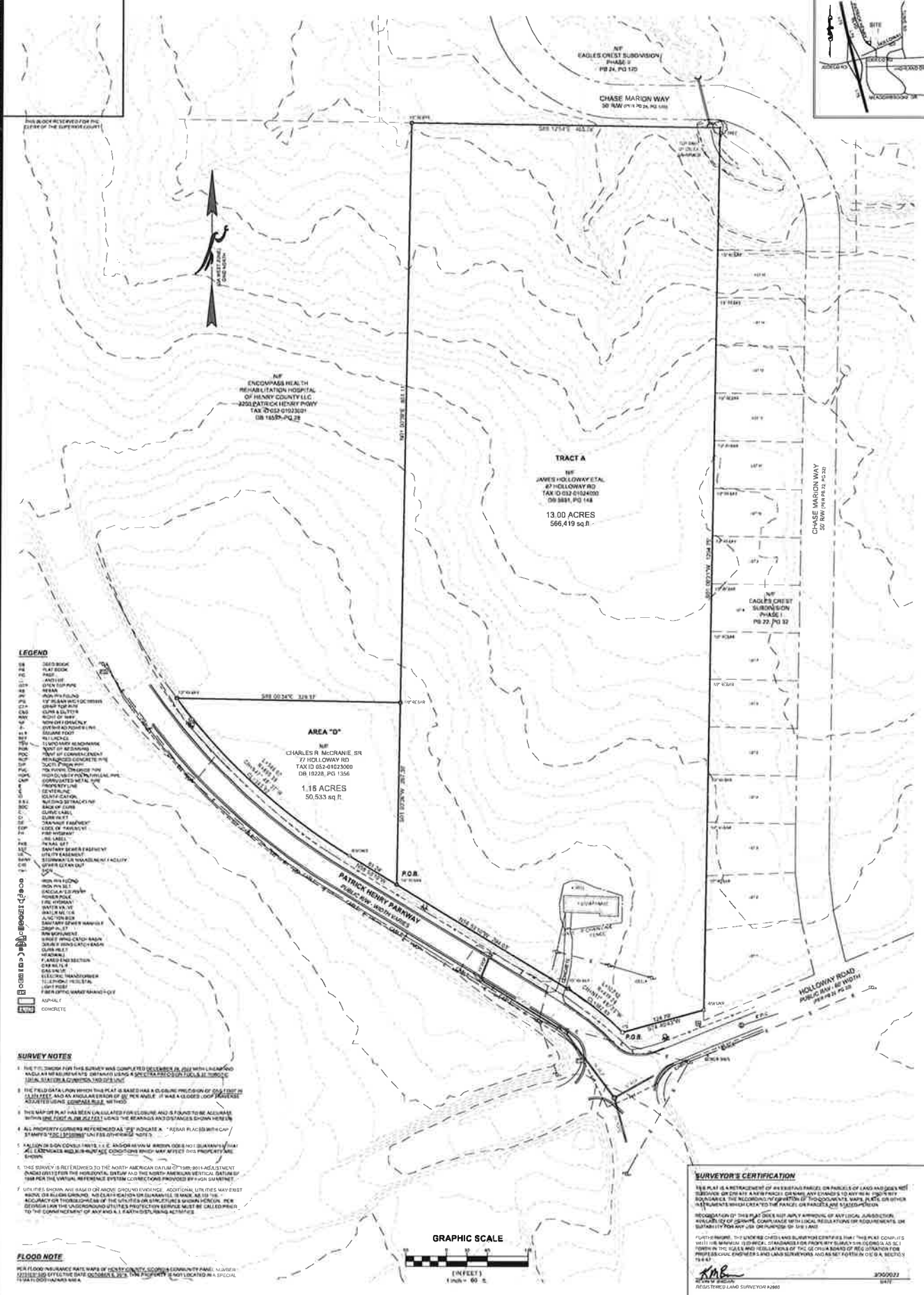
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Prepared By:

Joshua Mahoney

For Battle Law, P.C.



LEGEND

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SURVEY NOTES

- [illegible]

FLOOD NOTES

PER FLOOD INSURANCE RATE MAPS OF FIRM
 LISTED AND EFFECTIVE DATE OCTOBER 5,
 1974 (A) FLOOD HAZARD AREA

GRAPHIC SCALE



SURVEYOR'S CERTIFICATION

THIS PLAN IS A RETRACTION OF AN ERRONEOUS PUBLICATION OF PARCELS OF LAND AND DOES NOT
 TRANSFER OR CREATE A NEW PARCELS. GRANTOR HAS EXTENDED TO YOU BY THIS PLAN THE
 BOUNDARIES, THE RECORDING OF THIS PLAN OF THE PARCELS, MAPS, PLATS OR OTHER
 INSTRUMENTS SHOULD CARRY OUT THE PLAN OF THE PARCELS AND MAPS.

RECORDING OF THIS PLAN DOES NOT HAVE ANY EFFECT ON ANY LEGAL JURISDICTION
 OR RIGHT OF ANY PERSON OR ENTITY TO OBTAIN COMPLIANCE WITH ANY LEGAL REQUIREMENTS OR
 OBLIGATIONS FOR ANY OR PURPOSES OF THE LAW.

FURTHERMORE, THE UNDERSIGNED HAS BEEN ADVISED THAT THIS PLAN COMPLIES WITH THE
 REQUIREMENTS OF THE LEGAL STANDARDS FOR PROPERTY SURVEYING IN CALIFORNIA AS SET
 FORTH IN THE PROFESSIONAL ENGINEERING AND LAND SURVEYING ACT AND THE REGULATION
 FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND A SIGNATURE OF THE SURVEYOR
 IS REQUIRED.

KAB 3/25/2023
 K. A. B. 3/25/2023

KMB

PAIDON TRADING COMPANY, LTD. IS PAGE'S AND RECEIVED ANY INFORMATION, NOTIFICATION OR OTHER USE OF THE DOCUMENT WITHOUT FROM WRITER'S PERMISSION. PAIDON TRADING COMPANY, LTD. IS A MEMBER OF THE

DATE	4-18-2023
SCALE	1" = 400'
P.E. NUMBER	000 000
DRAWN BY	CD
INTERVIEW BY	CD / MONTANA



300723

CDM LSP 000095

THIS DOCUMENT IS THE PROPERTY OF CDM LSP. IT IS TO BE USED ONLY FOR THE PROJECT AND PURPOSE SPECIFICALLY AUTHORIZED BY CDM LSP. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CDM LSP.

SHEET NUMBER

3.0

REVISIONS	
1.	ADDRESSED ATTORNEY COMMENTS 2-23
2.	ADDRESSED NEW TITLE COMMITTEE 3-07-23
3.	CORRECTED OWNER OF AREA 1F 3-08-23
4.	CORRECTED TITLE BLOCK 3-20-23

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 REIFICATION BY THE SUPERVISOR NAMING SAID PERSON.

ALTA/NSPS LAND TITLE SURVEY
HOLLOWAY ROAD
LAND LOTS 50, 6TH DISTRICT
HENRY COUNTY, GEORGIA

FALCON DESIGN CONSULTANTS

1404 West 10th Street
 Suite 200
 Anchorage, Alaska 99501
 (907) 562-1111

DESIGN OFFICE
 1000 West 10th Street
 Suite 200
 Anchorage, Alaska 99501
 (907) 562-1111



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.

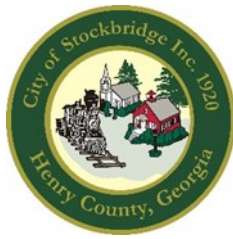
Sewage **treatment** and sewer line **capacity** are currently available for the property. ***However, a sanitary sewer line extension is required to serve the property at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.***

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



City of Stockbridge

AGENDA ITEM

MEETING DATE

December 11, 2023

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2023-04. To consider a request to assign the 'Planned Unit Development' zoning district to the property upon its annexation. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels with 14.16 +/- total acres. The applicant proposes to build an innovative mixed residential development with 136 units.

BACKGROUND INFORMATION:

Any approval of the rezoning would need to be contingent upon the two parcels comprising the property to be officially combined. The applicant has also applied for Annexation Case #AX-2023-03 and Comprehensive Plan Amendment Case #CP-2023-02. Staff recommendation: Approval with conditions. Planning Commission recommendation: Denial.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2023-04.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL, WITH CONDITIONS.

Staff Signature_____



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,

Michele 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,

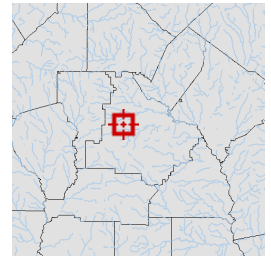
Please accept this request on this day, September 29, 2023, to defer AX-2023-03, CP-2023-02, and RZ-2023-04 for 77 & 87 Holloway Road to the next council meeting on November 13, 2023. We are currently sorting out matters related to this petition.

Thank you

Keedra T. Jackson



Overview



Legend

- Parcels
- Roads

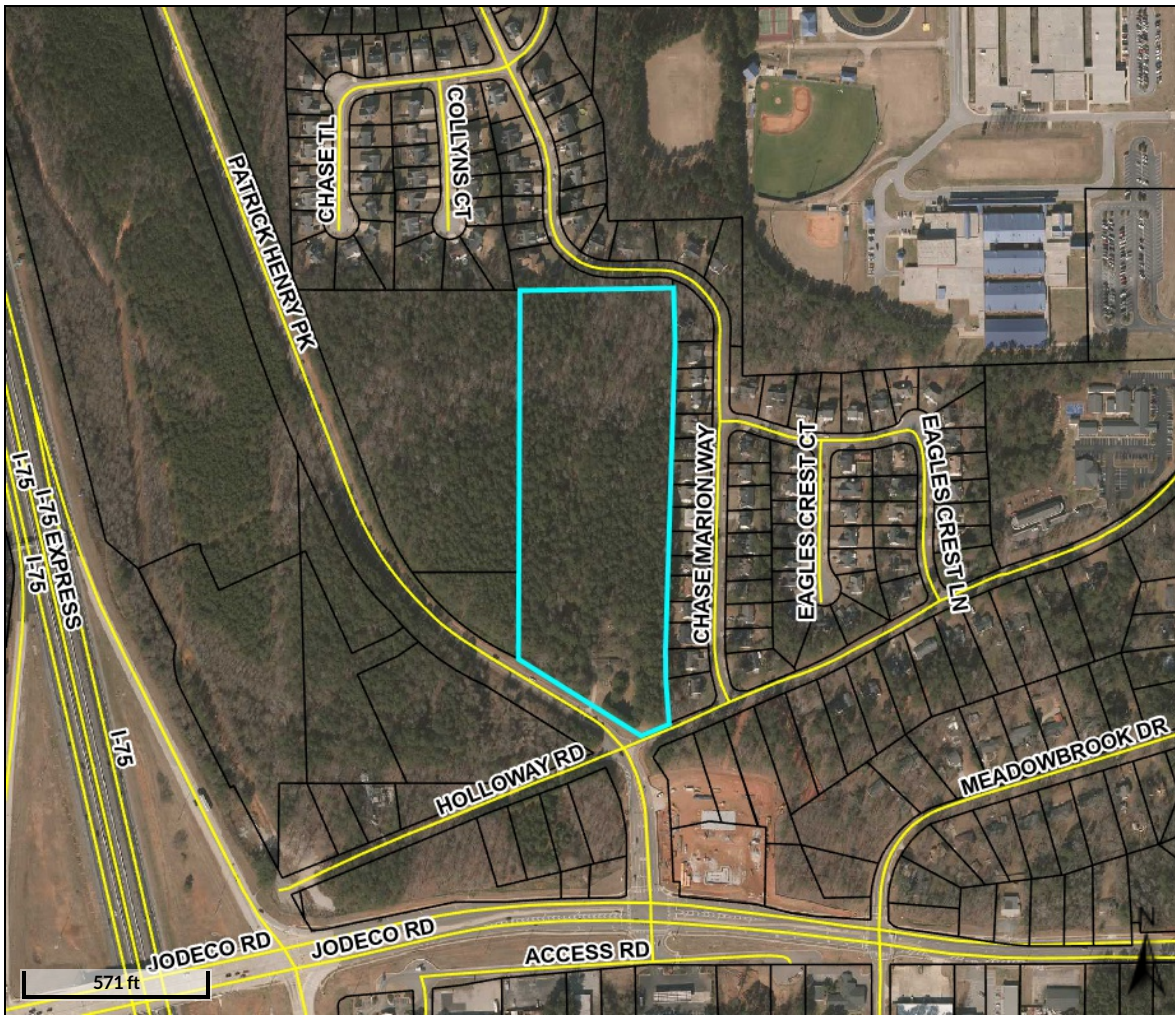
Parcel ID	052-01023000	Class	R	Owner	MCCRANIE	Land	\$38800				
Property	77 HOLLOWAY	Acreage	1.15	Address	CHARLES R SR	Value:					
Address	RD				801 PARKWAY	Building	\$0	Last 2 Sales			
District	County/UnIncorp				DRIVE	Value:		Date	Price	Reason	Qual
						SMYRNA GA 30080	Misc	\$0	11/18/2022	\$0	FAMILY/GIFT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

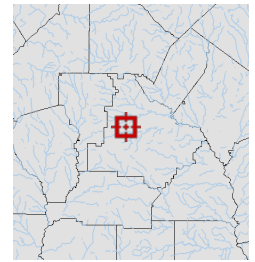
Date created: 9/20/2023

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

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	052-01024000	Class	R	Owner	HOLLOWAY JAMES	Land					
Property	87 HOLLOWAY	Acreage	13.01	Address	H SR	Value:	\$156,100				
Address	RD					Building	\$103,500	Last 2 Sales			
District	County/UnIncorp					Value:		Date	Price	Reason	Qual
						Misc	\$0	11/21/2002	\$0	n/a	U
						Value:		1/1/1968	\$0	n/a	U
						Total	\$259,600				
						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: 4/21/2023

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

Developed by  **Schneider**
GEOSPATIAL



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 units/ac
NET DENSITY: 8.6 units/ac
PARKING SPACES: 228
GARAGE SPACES: 30
TOTAL SPACES: 258
LOT COVERAGE: 5.16ac (48%)

NO UTILITIES REQUIRED (Variance Required)

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

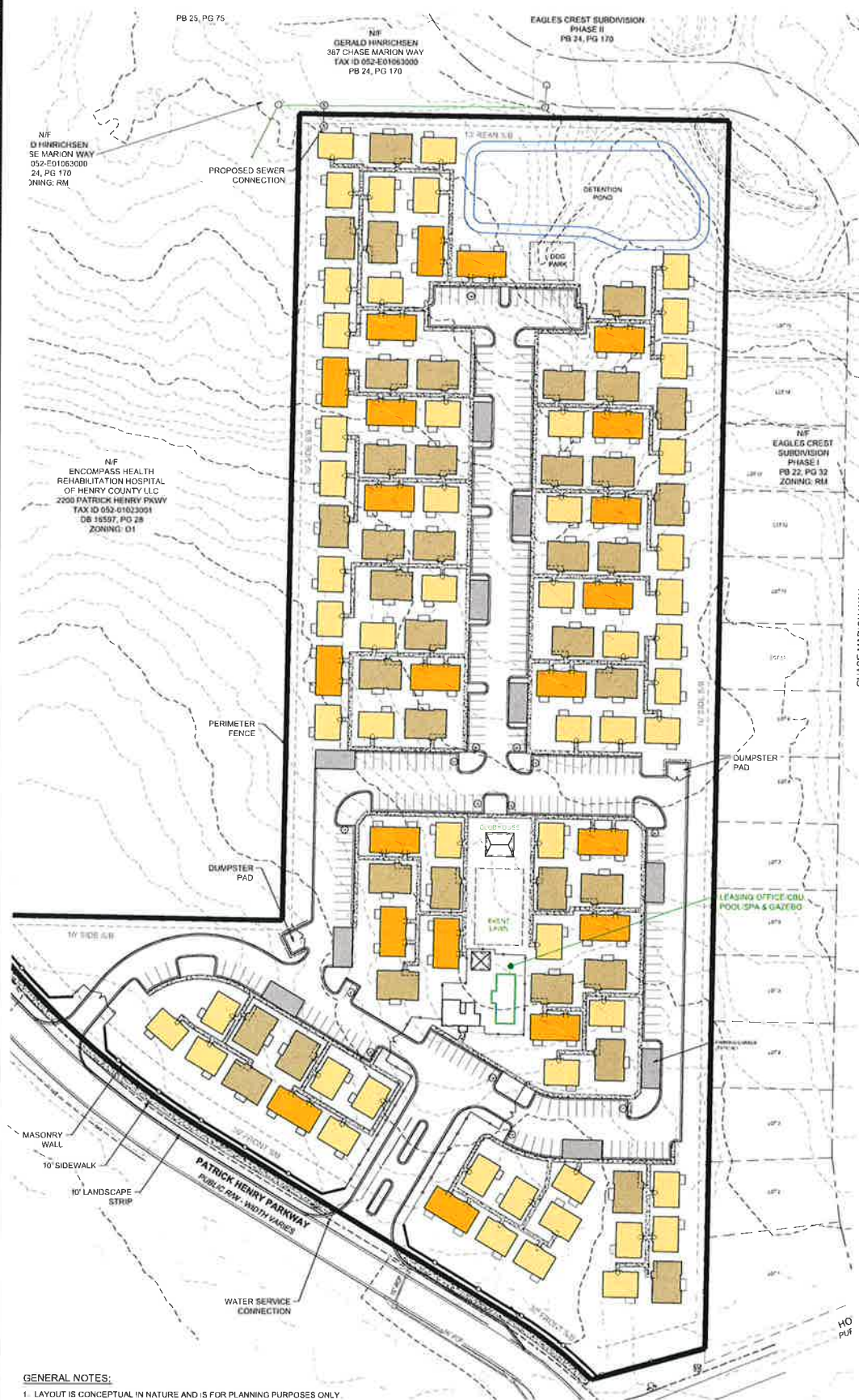
VARIANCES WILL BE REQUIRED TO DEVELOP
ACCORDING TO THE CONCEPT PLAN

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



77 & 87 Holloway Road

Stockbridge, Georgia



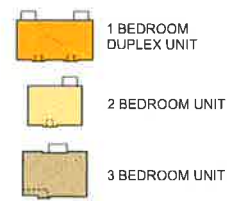
LAND USE SUMMARY

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/acre
NET DENSITY: 9.6 du/acre
OPEN SPACE: 5.97ac (42%)
PARKING SPACES: 228
GARAGE SPACES: 40
TOTAL SPACES: 268
LOT COVERAGE: 5.96ac (49%)
10' BUFFERS PROVIDED
CONCEPT PLAN IS CONCEPTUAL IN NATURE AND FINAL DESIGN/UNIT COUNT MAY VARY.

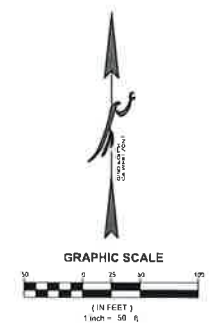
SETBACKS

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

CHASE MARION WAY



- 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.



4.0

DATE	REVISIONS

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



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

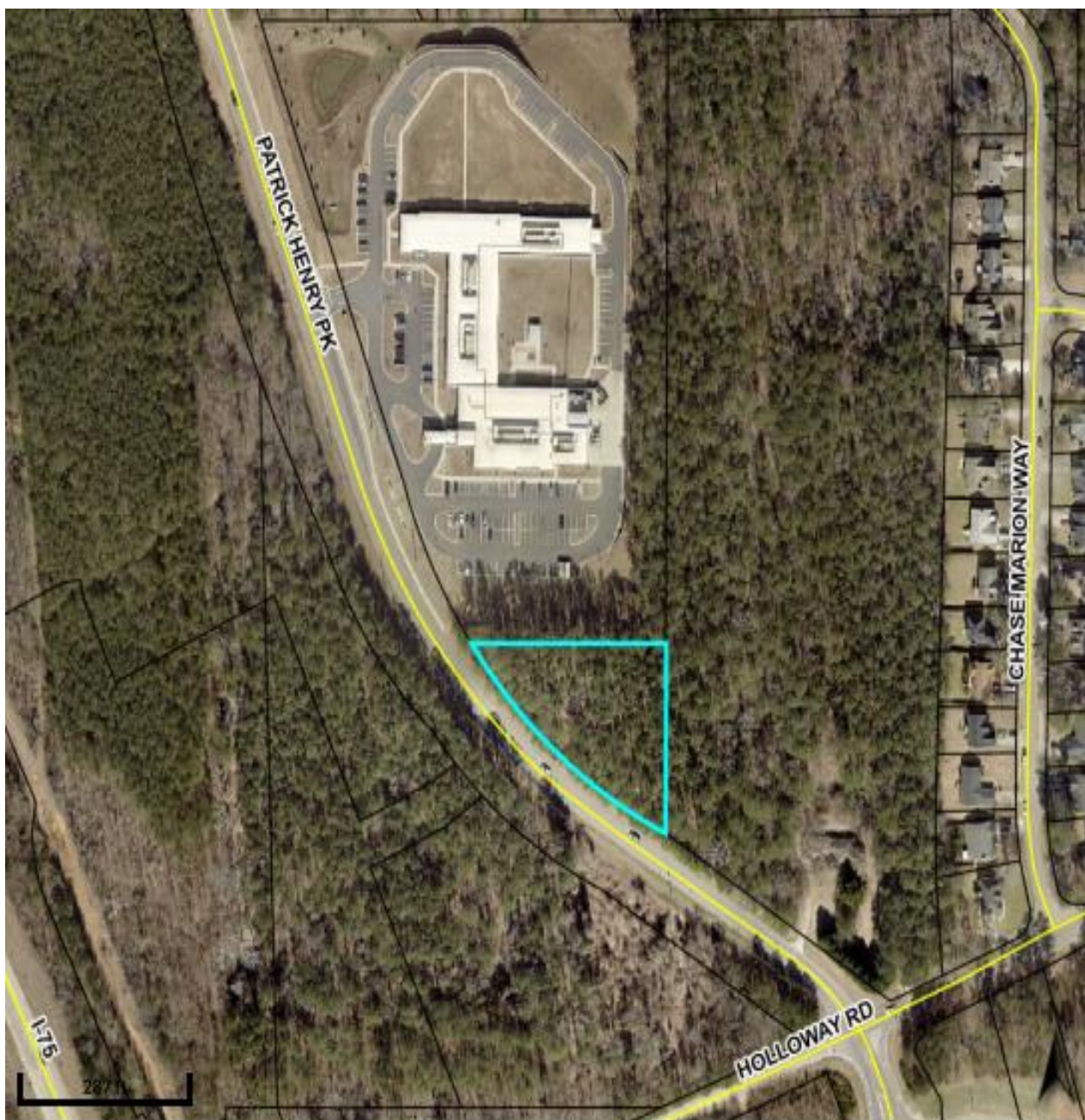
Consider a Rezoning application (#RZ-2023-04) by NexMetro Acquisitions, LLC (represented by Battle Law, P.C.) to assign the zoning district of 'PUD' (Planned Unit Development) to the subject property at 77 and 87 Holloway Road to allow for the construction of a mixed-residential development. The subject 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

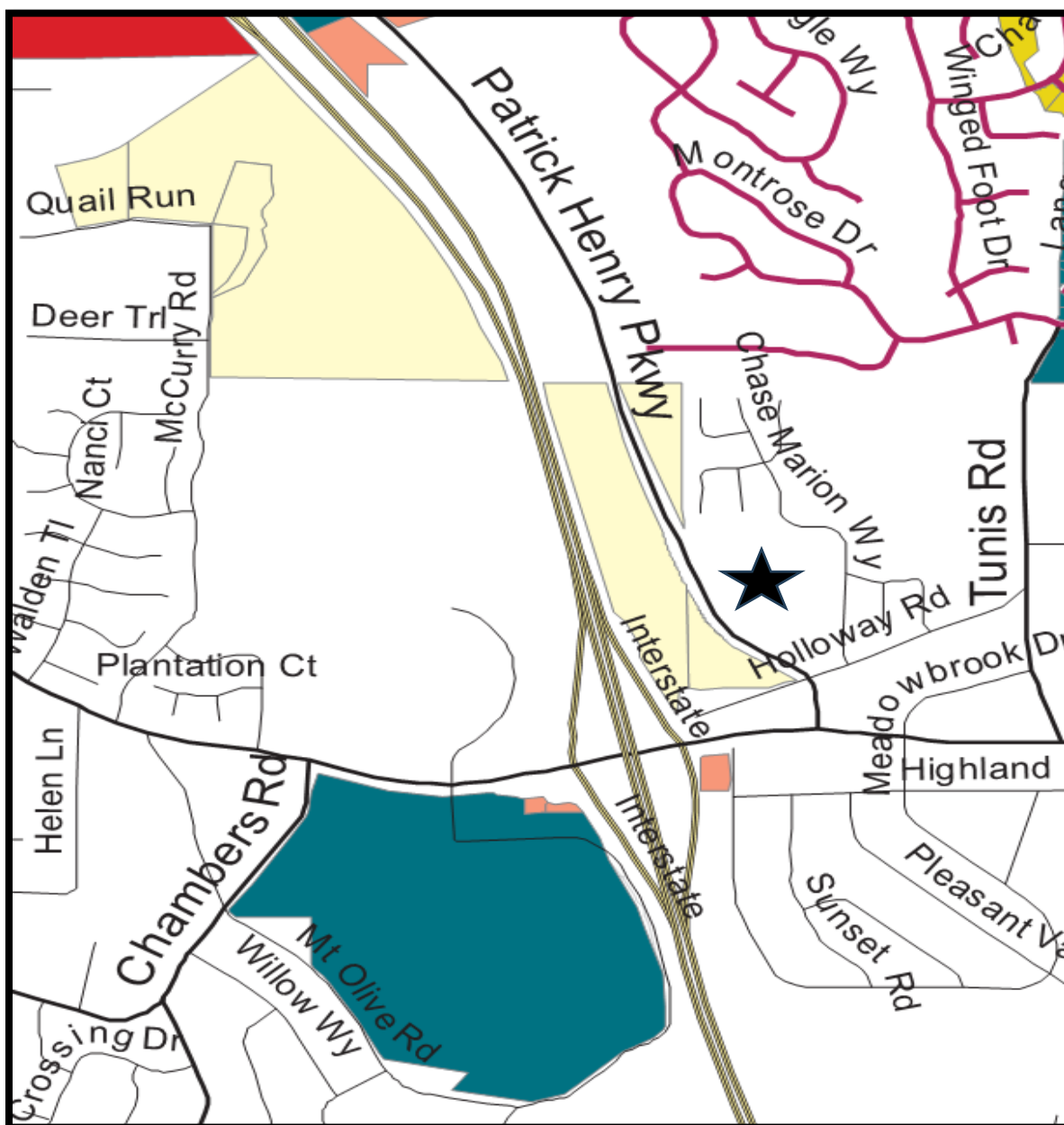
Proposed Development:	Mixed-residential development.
Applicant:	NexMetro Acquisitions, LLC.
Site Address:	77 & 87 Holloway Road
Parcel ID and Acreage:	052-01023000 & 052-01024000.
District and Land Lot:	District 6, Land Lot 50.
Owner:	Charles R. McCranie, Sr. (77 Holloway Road) and James H. Holloway, 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:	~ <u>North</u>—Encompass Health Rehabilitation Hospital; Eagles Crest Subdivision in unincorporated Henry County. ~ <u>South</u>—Meadowbrook Subdivision in unincorporated Henry County. ~ <u>East</u>—Eagles Crest Subdivision in unincorporated Henry County. ~ <u>West</u>—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:	~ <u>North</u>—'OI' (Office-Institutional) and 'RM' (Multiple Family Residential) within Henry County. ~ <u>South</u>—R-3 (Single-Family Residential) and C-3 (Heavy Commercial) within Henry County. ~ <u>East</u>—'RM' (Multiple Family Residential) within Henry County. ~ <u>West</u>—'RR' (Rural Residential) within the City.
Existing and Proposed Future Land Use Designation:	<u>Existing</u> —Mixed-Use in Henry County. <u>Proposed</u> —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:

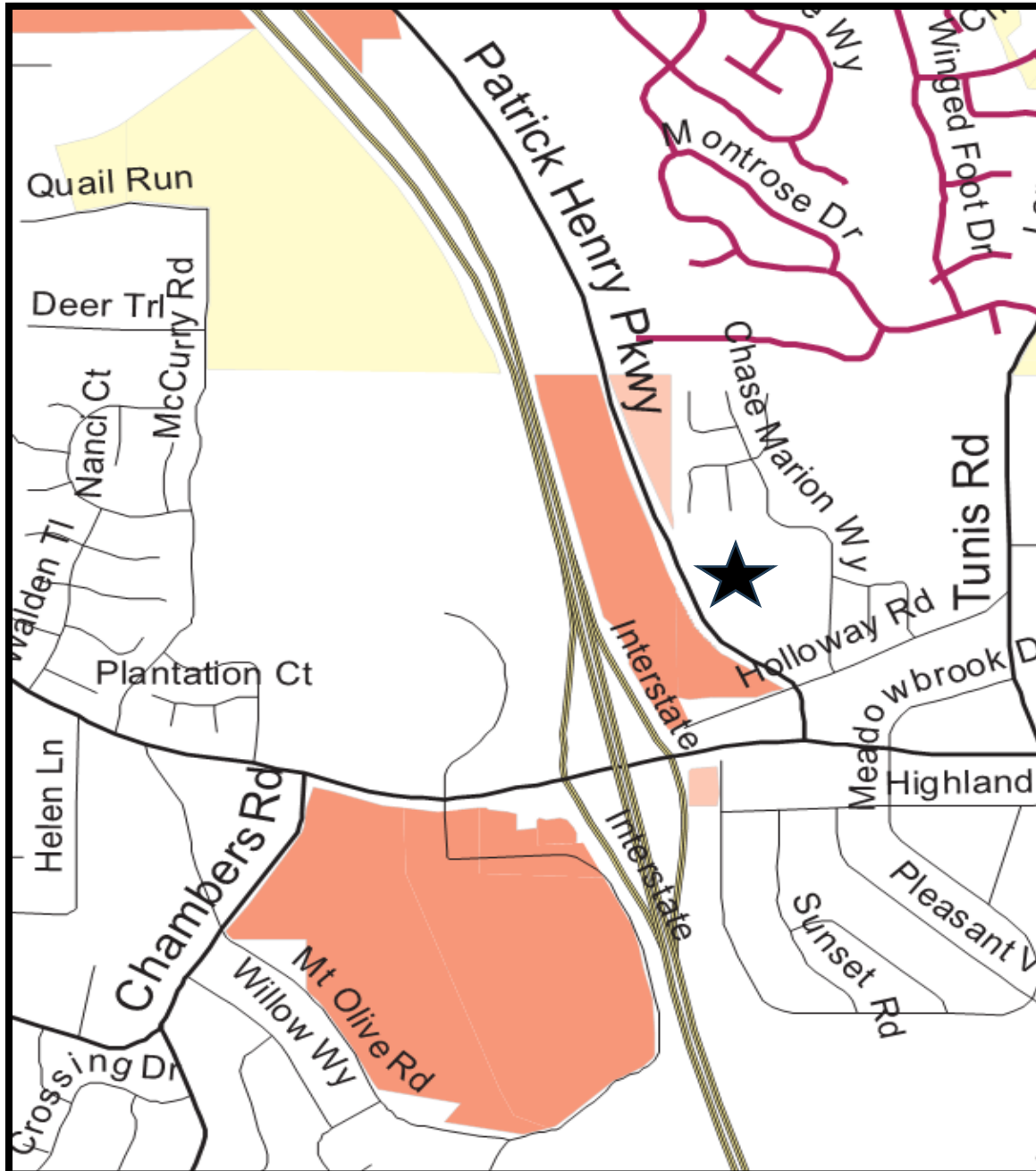
- Chartreuse—'RR' (Rural Residential) in the City
Slate—'OI' (Office-Institutional) in Henry County
Olive—'RM' (Multiple Family Residential) in Henry County
Plum—'RA' (Residential-Agricultural) in Henry County (Board of Education)
Green—'R-3' (Single-Family Residential) & 'C-3' (Heavy Commercial) in 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



0

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
<u>Three-Bedroom Units – 2.25 spaces per unit X 38 units =</u>	<u>85.50 spaces, or 86 spaces</u>
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.



Stockbridge, Georgia

SCHEMATIC SITE PLAN--ENLARGED

KEY:

Orange—One-Bedroom Duplex Unit

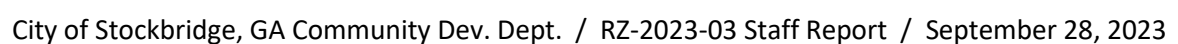
Yellow—Two-Bedroom Unit

Tan—Three-Bedroom Unit



DETAILED SITE PLAN—TOTAL AREA





DETAILED SITE PLAN—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.



**PROPOSED
SITE**

500' VICINITY LINE

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.

Preprint 18-02-2018, <https://doi.org/10.1101/268000>, <https://www.biorxiv.org/content/10.1101/268000v1>



ADJACENT PROPERTIES MAP
FOR
77 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 5TH DISTRICT
STOCKBRIDGE, GEORGIA

Know when, where
**Call 911 for any
 UTILITY PROTECTION CENTER**

UTILITY PROTECTION CENTER

800-4-A-UTILITY

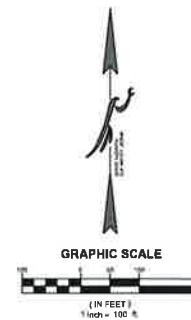
DATE	3/29/93
SCALE	1" = 60'
PROJECT NUMBER	603 002
DRAWN BY	NP
REVIEWED BY	JCL
REVISED BY	



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS
ORIGINAL SIGNATURE OF THE REGISTRANT
ACROSS THE L. MICHAEL HARTLEY SEAL.

SHEET NUMBER

2.0



Presentation For RZ-2023-04:

Rezoning for a Mixed Residential

Development

At 77 & 87 Holloway Road

Presented To:

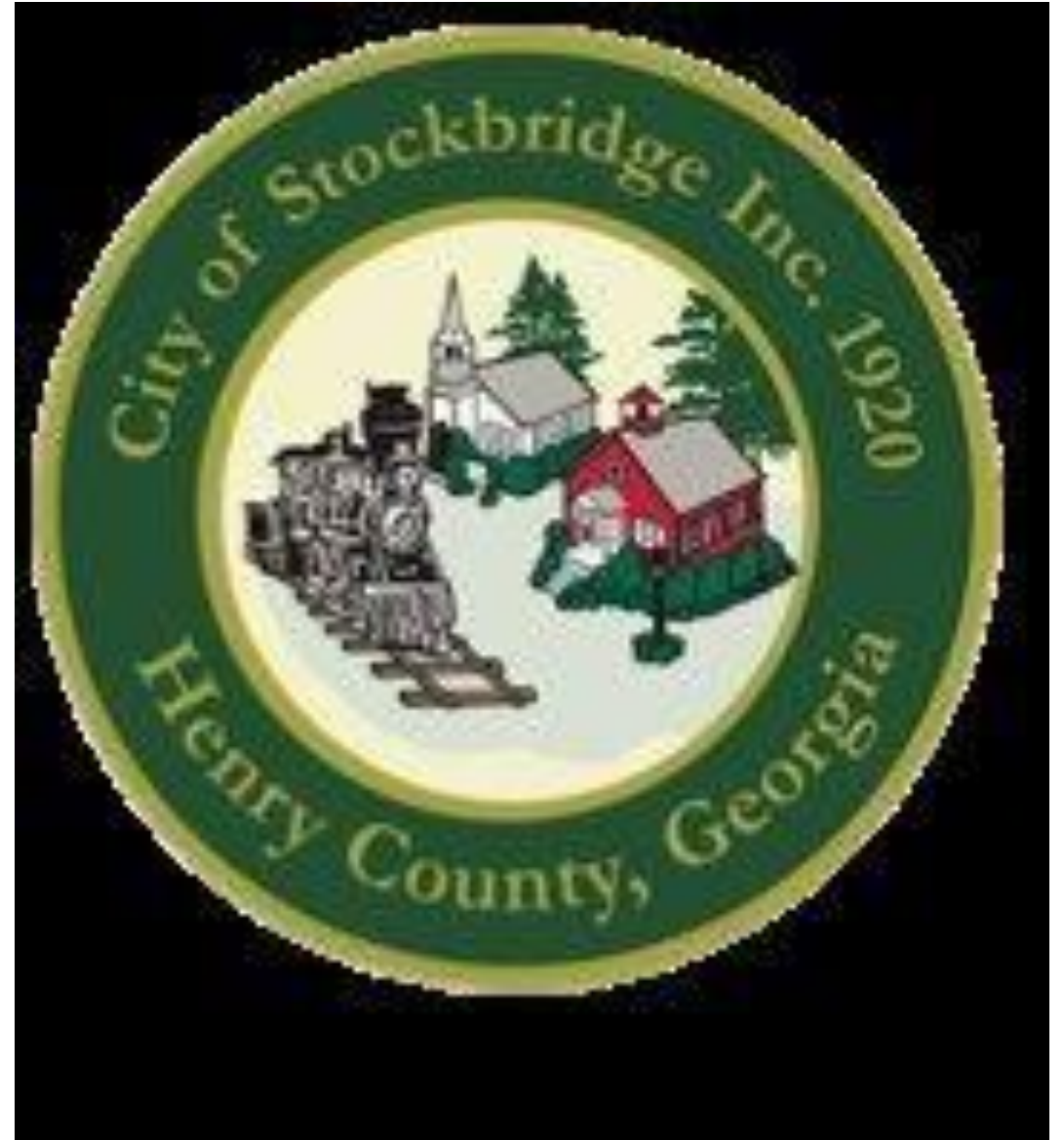
Planning Commission –

September 28, 2023

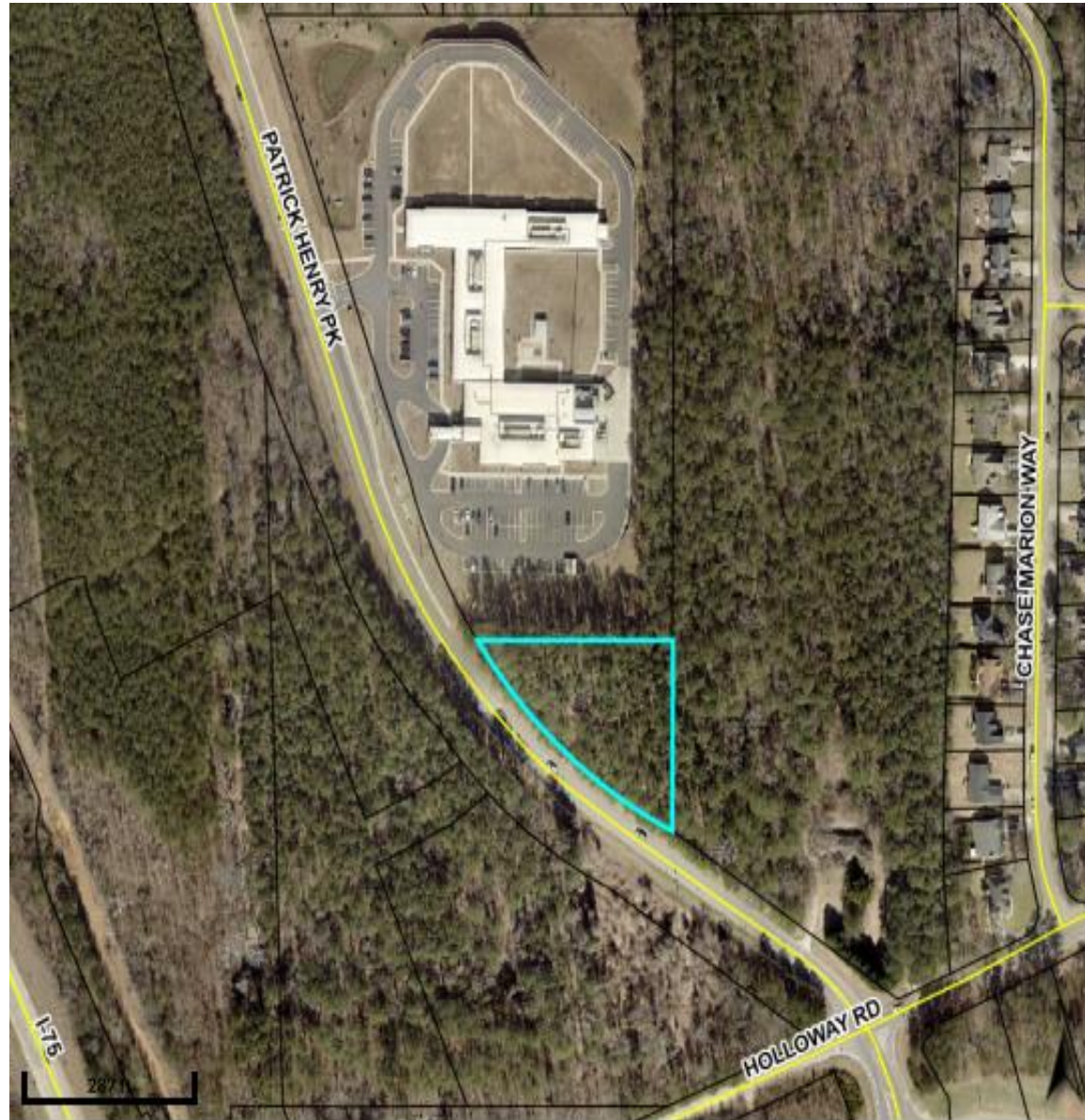
City Council – October 9, 2023

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.)

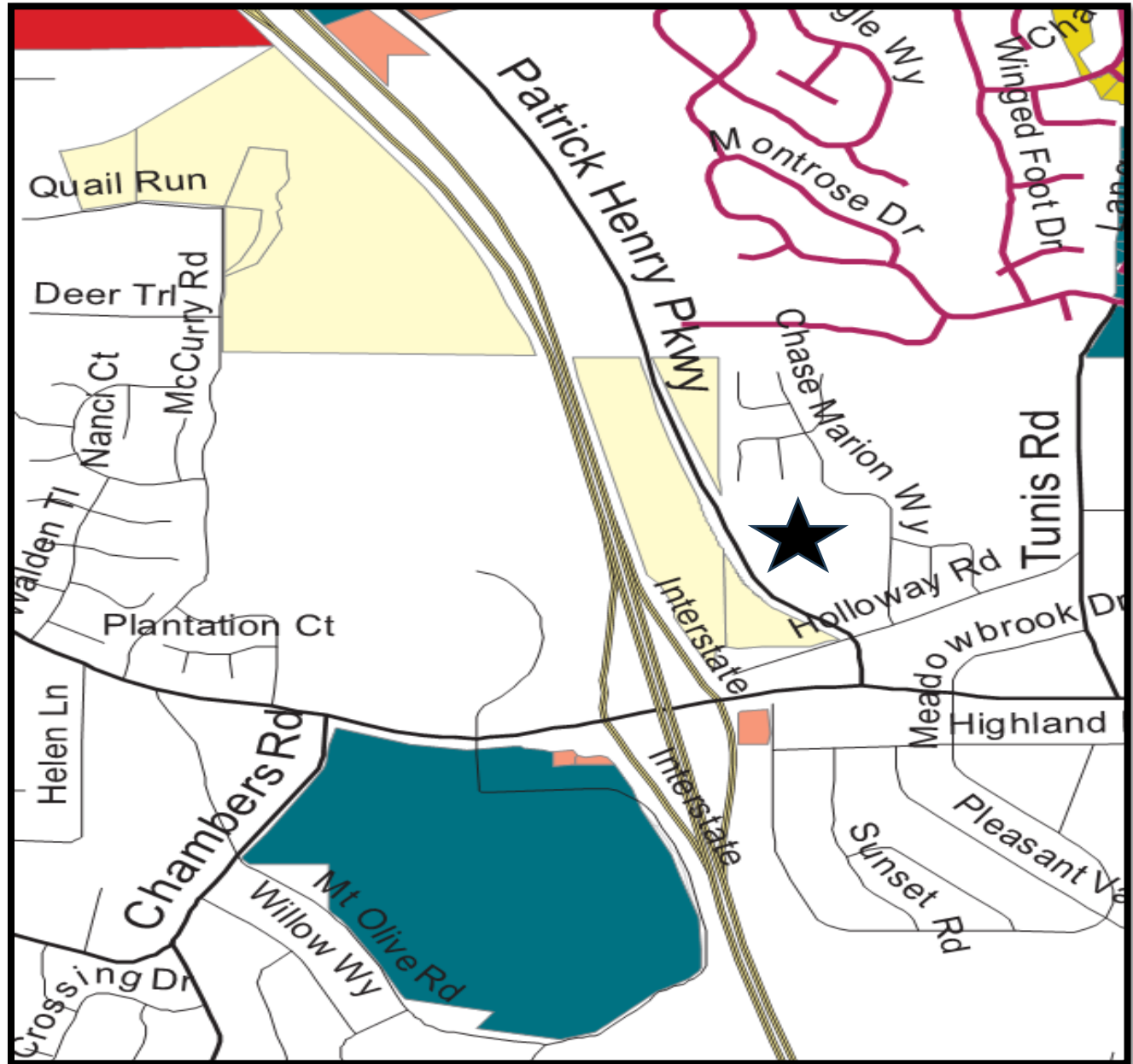
KEY:

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

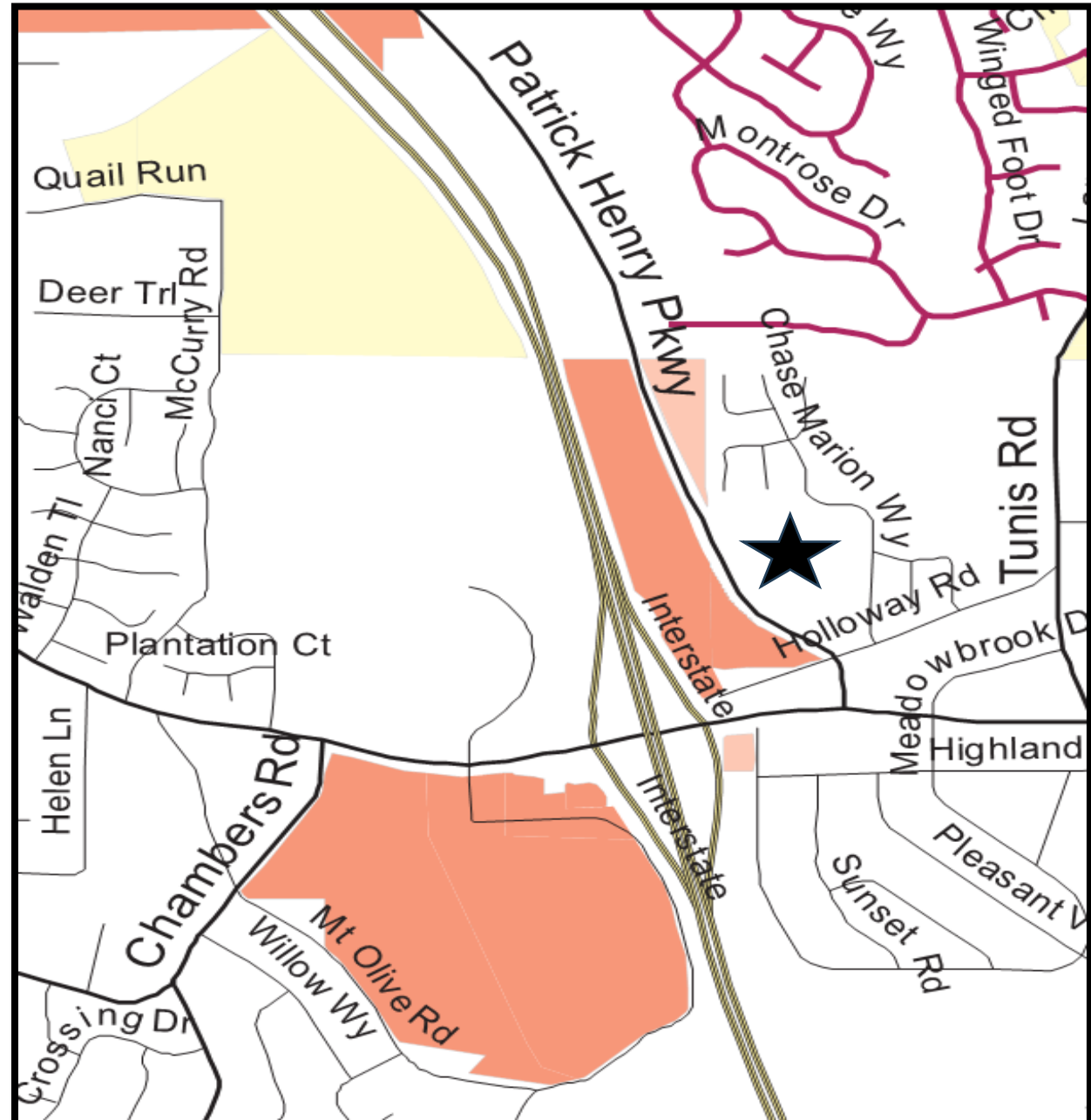
(The subject property is marked by a star, outside of the City.)

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:	~ <u>North</u>—Encompass Health Rehabilitation Hospital; Eagles Crest Subdivision in unincorporated Henry County. ~ <u>South</u>—Meadowbrook Subdivision in unincorporated Henry County. ~ <u>East</u>—Eagles Crest Subdivision unincorporated Henry County. ~ <u>West</u>—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:	~ <u>North</u>—'OI' (Office-Institutional) and 'RM' (Multiple Family Residential) within unincorporated Henry County. ~ <u>South</u>—R-3 (Single-Family Residential) and C-3 (Heavy Commercial) within unincorporated Henry County. ~ <u>East</u>—'RM' (Multiple Family Residential) within unincorporated Henry County. ~ <u>West</u>—'RR' (Rural Residential) within the City.
Existing and Proposed Future Land Use Designation:	<u>Existing</u> —Mixed-Use in unincorporated Henry County. <u>Proposed</u> —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

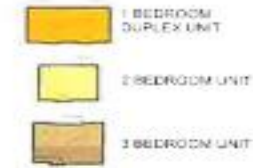
Total Parking Requirement = 228.00 parking spaces

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



LAND USE SUMMARY
CURRENT ZONING: R-4 (HEAVY COUNTRY)
PROPOSED ZONING: MTR (CITY OF STOCKBRIDGE)
TOTAL SITE AREA: 14.15 AC.
TOTAL UNITS: 138
104 DUPLEX UNITS (41.17%)
200 UNITS (14.44%)
336 UNITS (24.39%)
GROSS DENSITY: 9.78 units/acre
NET DENSITY: 8.6 units/acre
PARKING SPACES: 208
GARAGE SPACES: 208
TOTAL SPACES: 208
LOT COVERAGE: 8.5% (MIN.)
MINIMUM SETBACKS REQUIRED (Varies Required)
CONCEPT PLAN: 5 CONCEPTUAL STRUCTURE AND
FINAL DESIGN UNIT COUNT MAY VARY
VARIANCES WILL BE REQUIRED TO DEVELOP
ACCORDING TO THE CONCEPT PLAN
1) MINIMUM SETBACK BETWEEN BUILDINGS
REQUIRED FROM 10' TO 12'



77 & 87 Holloway Road

Stockbridge, Georgia

SCHEMATIC SITE PLAN--ENLARGED

KEY:

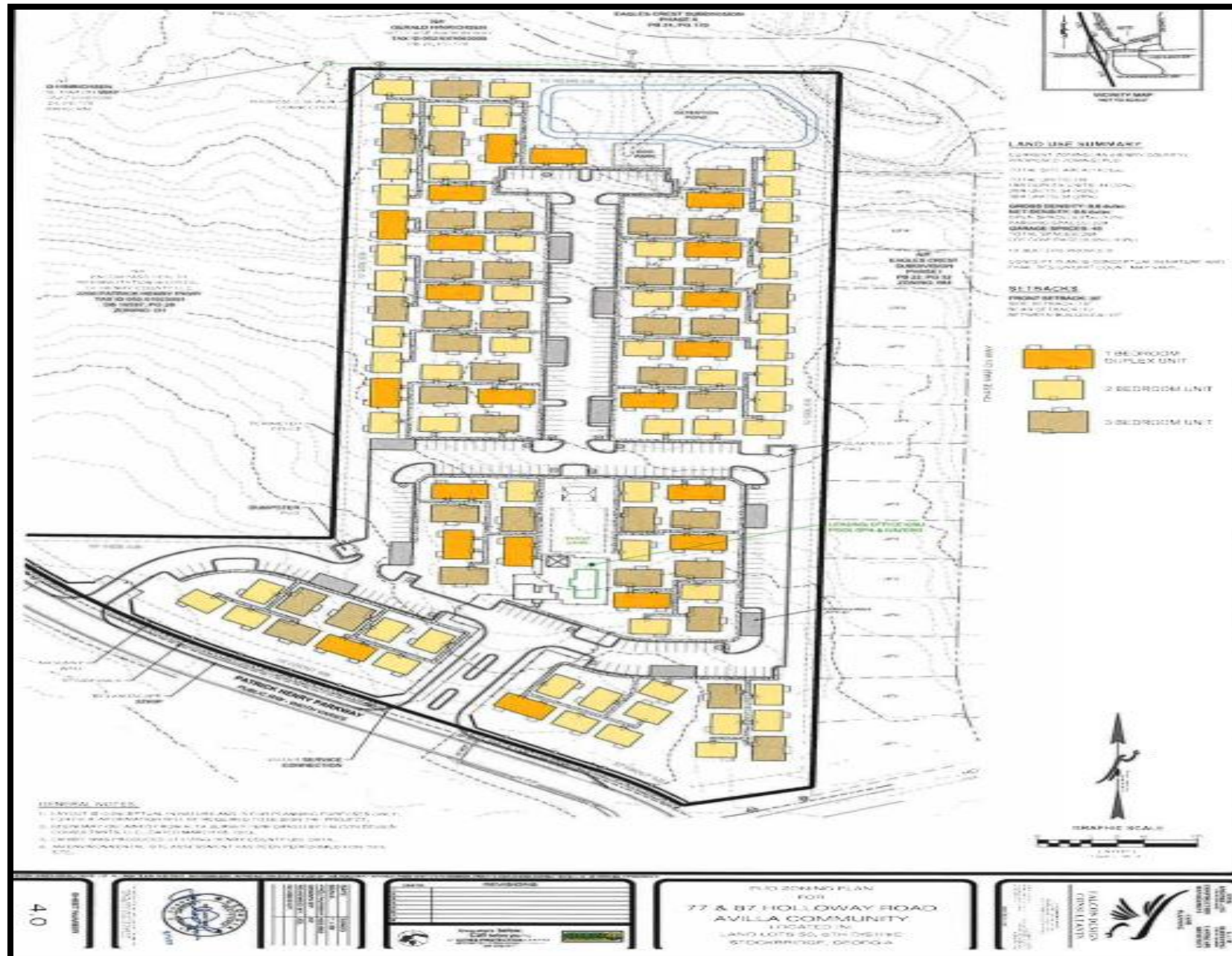
Orange—One-Bedroom Duplex Unit

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 u/ac
NET DENSITY: 9.6 u/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'

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:

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.
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.

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

Size of Tract: 14.6 (Street Address) acre(s), Land Lot Number(s): _____, District(s): RA in Henry County

Property Tax Parcel Number(s): 52-01023000 (Owned by the McCranie Family), (Required)
52-01024000 (Owned by the Holloway Estate)

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

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 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, 52-01024000

(Required)

Witness' Signature

Signature of Applicant

Michele L. Battle

Printed Name of Witness

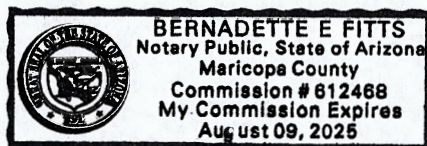
Brian Rosubee

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

Date 3/8/2023

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.

Angele F Dolbier
Notary Public's Signature

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

X
Applicant's Attorney, if applicable - Printed

X
Signature of Applicant's Attorney, if applicable

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



Angele F. Dolbier
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
Cecilia D. McCranie, as Attorney in Fact for Charles
Richard McCranie Sr. under p/o/a dated 10/29/20

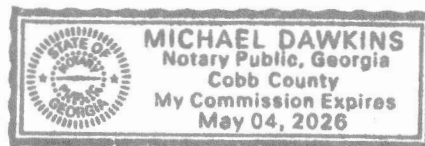
Date 3/8/2023

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.

[Signature]
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

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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 8th day of March, 2023

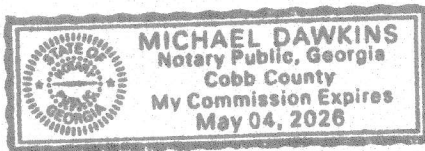
Charles Richard McCranie Sr
Applicant's Name - Printed

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.



[Signature]
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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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

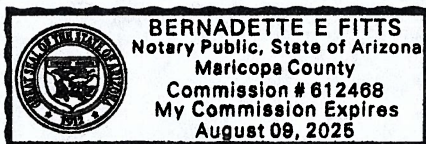
NexMetro Acquisitions, LLC
Applicant's Name - Printed

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

* 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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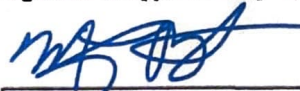
We certify that the foregoing information is true and correct, this 27th day of March, 2023

Applicant's Name - Printed

Michele L. Battle

Applicant's Attorney, if applicable - Printed

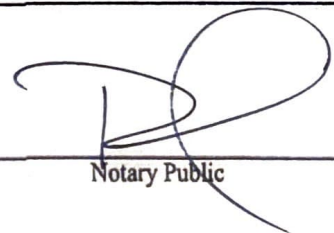
Signature of Applicant/Property Owner/Agent



Signature of Applicant's Attorney, if applicable

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




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.

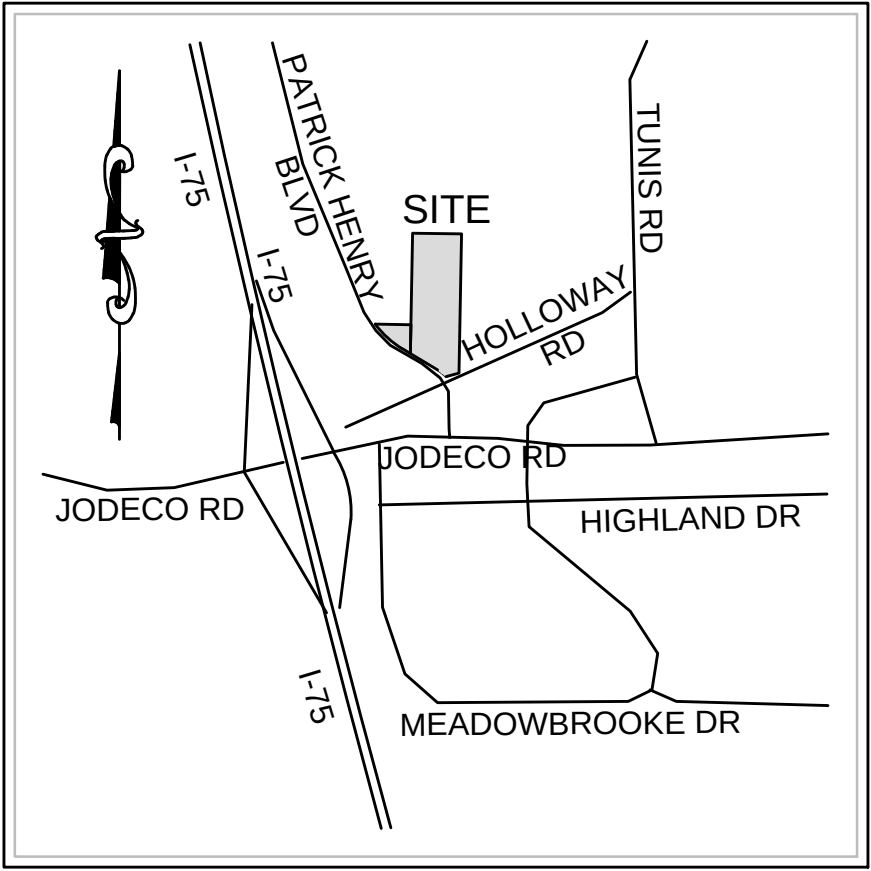
Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

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

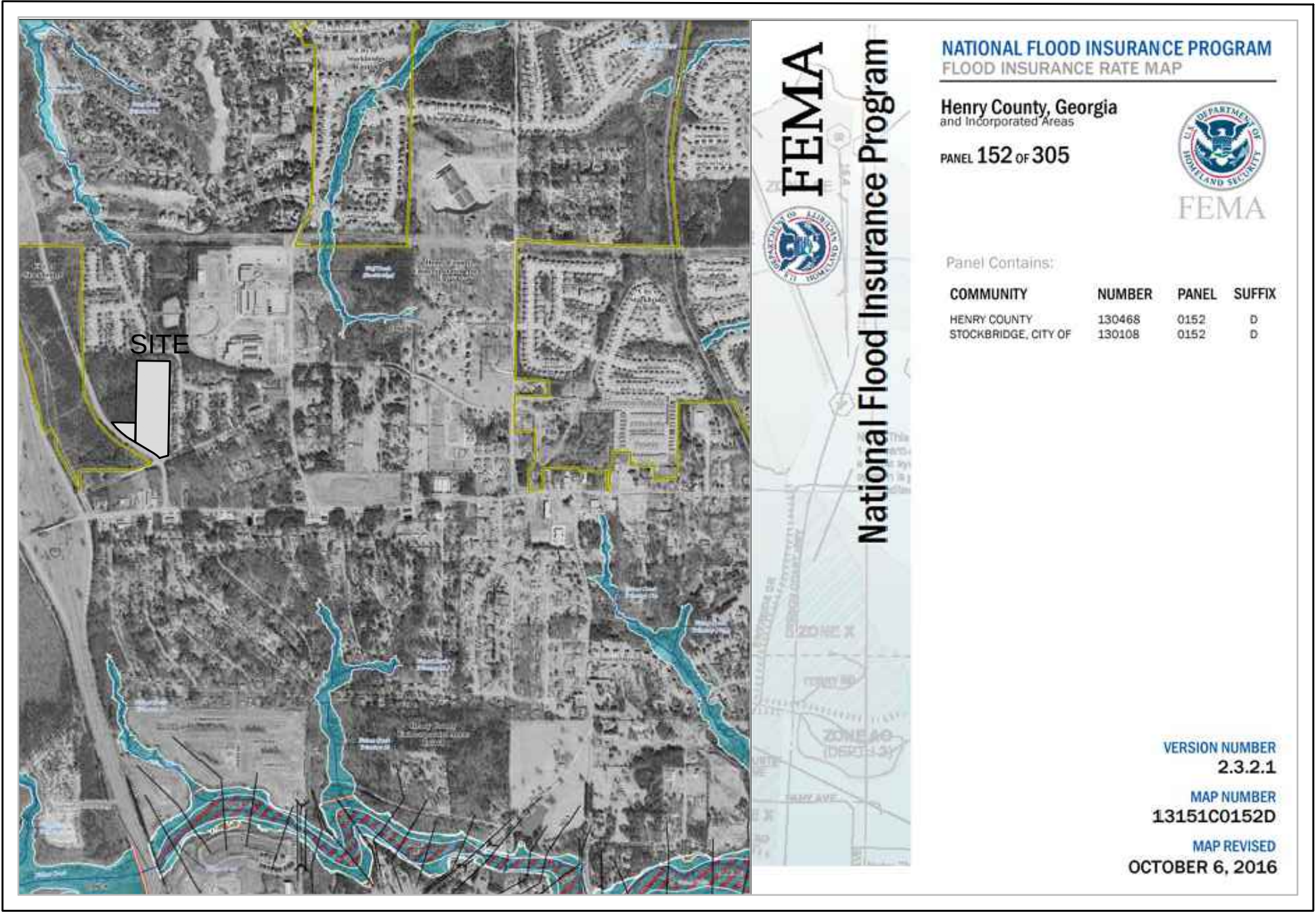
PUD ZONING PLAN FOR HOLLOWAY ROAD

LAND LOTS 50, 6TH DISTRICT
STOCKBRIDGE, GEORGIA

OWNER/DEVELOPER: NEXMETRO COMMUNITIES 277 HWY 74 N SUITE 320 PEACHTREE CITY, GA 30269	24 HOUR CONTACT: SEAN RUST 813-819-1293 SEAN@NEXMETRO.COM	SURVEYOR: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	ENGINEER: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666
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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
3. SOURCE OF DATA FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	7. SITE REQUIREMENTS PROJECT AREA 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 000798

LAND
SURVEYING
COA NO. LSR 00095

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) 389-8666

NEWNAN OFFICE
80 GREENWAY CT. STE. A
NEWNAN, GEORGIA 30255
PH: (770) 755-2978

CLUMMING OFFICE
500 PEARLE FERRY RD. STE. C
CLUMMING, GEORGIA 30046
PH: (678) 867-7340

www.fdc-llc.com

COVER SHEET
FOR
77 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRICT
STOCKBRIDGE, GEORGIA

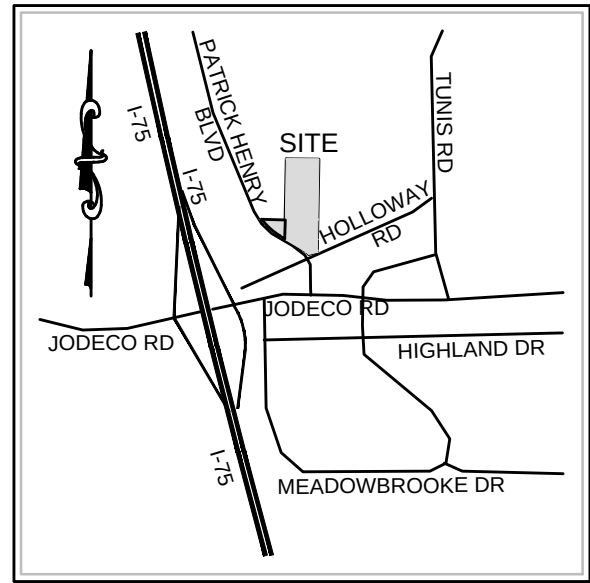
REVISIONS	
DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

Know what's below?
Call
UTILITIES PROTECTION CENTER
1 (800) 882-4411 THROUGHOUT GEORGIA
CA 204-111

DATE:	3/29/23
SCALE:	1" = 60'
PROJ NUMBER:	403.002
DRAWN BY:	NF
REVIEWED BY:	JDL
REVISED BY:	

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE REGISTRANT
ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
1.0



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
CORA NO. PER 000790

LAND
SURVEYING
CORA NO. LSR 000905

CONSTRUCTION
MANAGEMENT

LANDSCAPE
ARCHITECT

LAND
PLANNING

FALCON DESIGN
CONSULTANTS

STOCKBRIDGE OFFICE
215 CORP CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30081
PH: (770) 389-8656 • Fax: (770) 389-8656

NEWNAN OFFICE
80 GREENWAY CT., STE. A
NEWNAN, GEORGIA 30055
PH: (770) 755-2978

CLUMMING OFFICE
500 PEARLE FERRY RD., STE. C
CLUMMING, GEORGIA 30046
PH: (678) 867-7348

www.fdc-llc.com

ADJACENT PROPERTIES MAP
FOR

77 & 87 HOLLOWAY ROAD

AVILLA COMMUNITY

LOCATED IN:

LAND LOTS 50, 6TH DISTRICT

STOCKBRIDGE, GEORGIA

DATE	REVISIONS
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

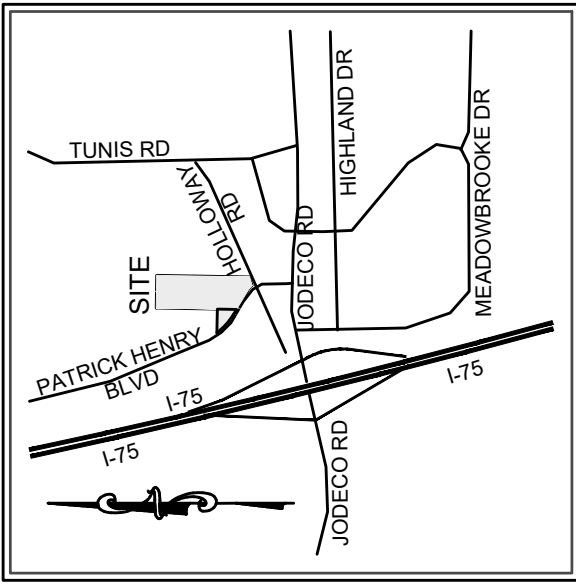
Know what's below.
Call us today.
UTILITIES PROTECTION CENTER
1 (800) 882-4411 THROUGHOUT GEORGIA
CEN 1204-111

DATE:	3/29/23
SCALE:	1" = 60'
PROJ NUMBER:	403.002
DRAWN BY:	NF
REVIEWED BY:	JDL
REVISED BY:	

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE REGISTRANT
ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

2.0



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%)

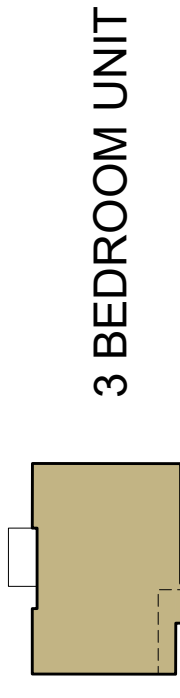
GROSS DENSITY: 9.6 du/ac
NET DENSITY: 9.6 du/ac
OPEN SPACE: 5.97ac (42%)
PARKING SPACES: 228
GARAGE SPACES: 40
TOTAL SPACES: 268
LOT COVERAGE: 6.96ac (49%)

10' BUFFERS PROVIDED

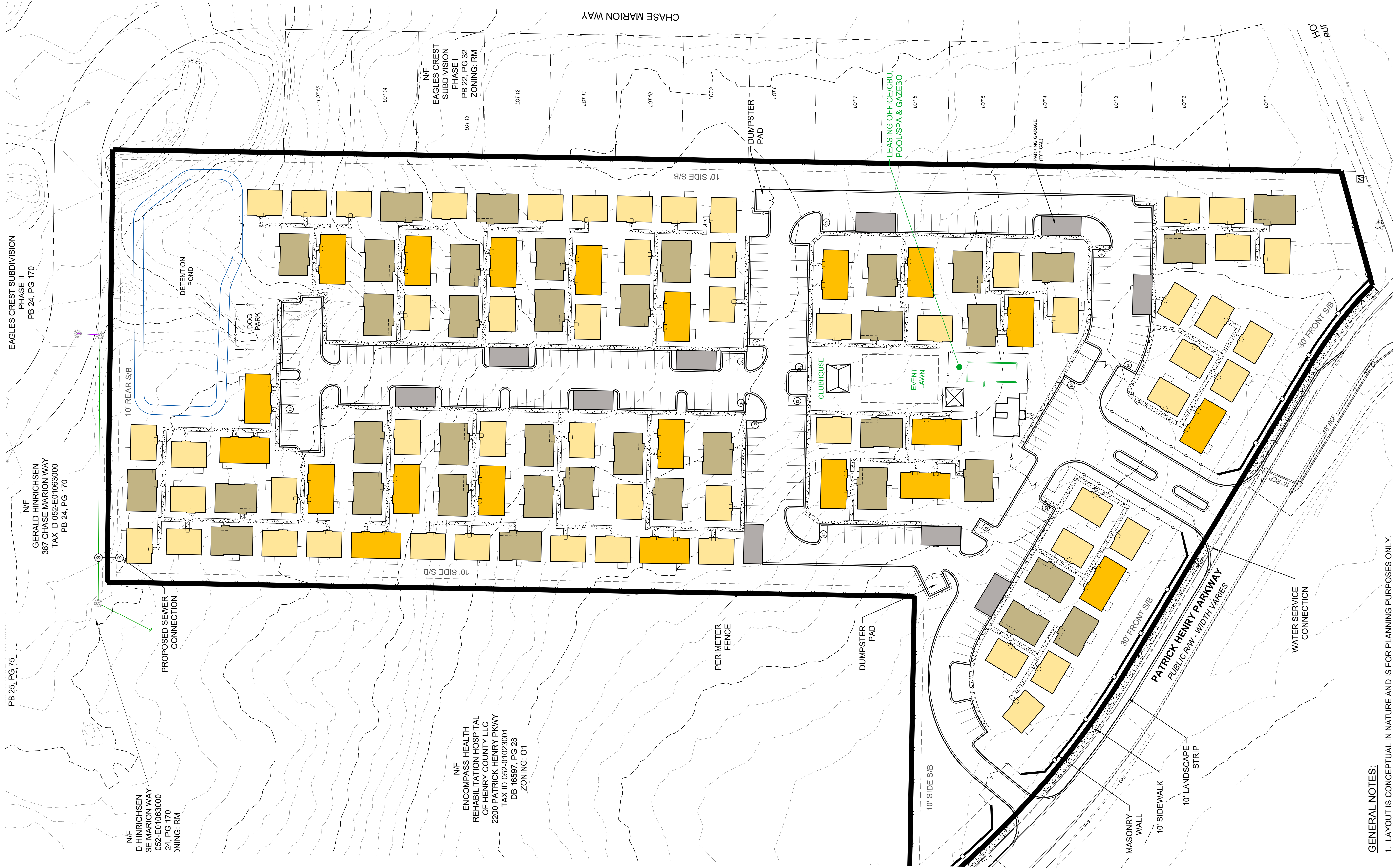
CONCEPT PLAN IS CONCEPTUAL IN NATURE AND
FINAL DESIGN/UNIT COUNT MAY VARY.

SETBACKS

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

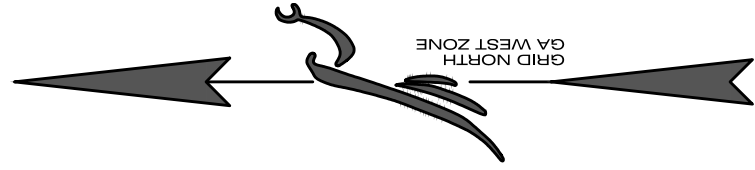


CHASE MARION WAY

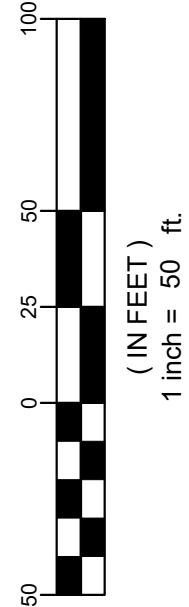


GENERAL NOTES:

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

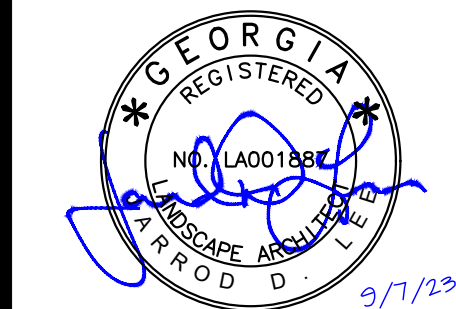


PUD ZONING PLAN
FOR
77 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRICT
STOCKBRIDGE, GEORGIA

REVISIONS

DATE	REVISIONS
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

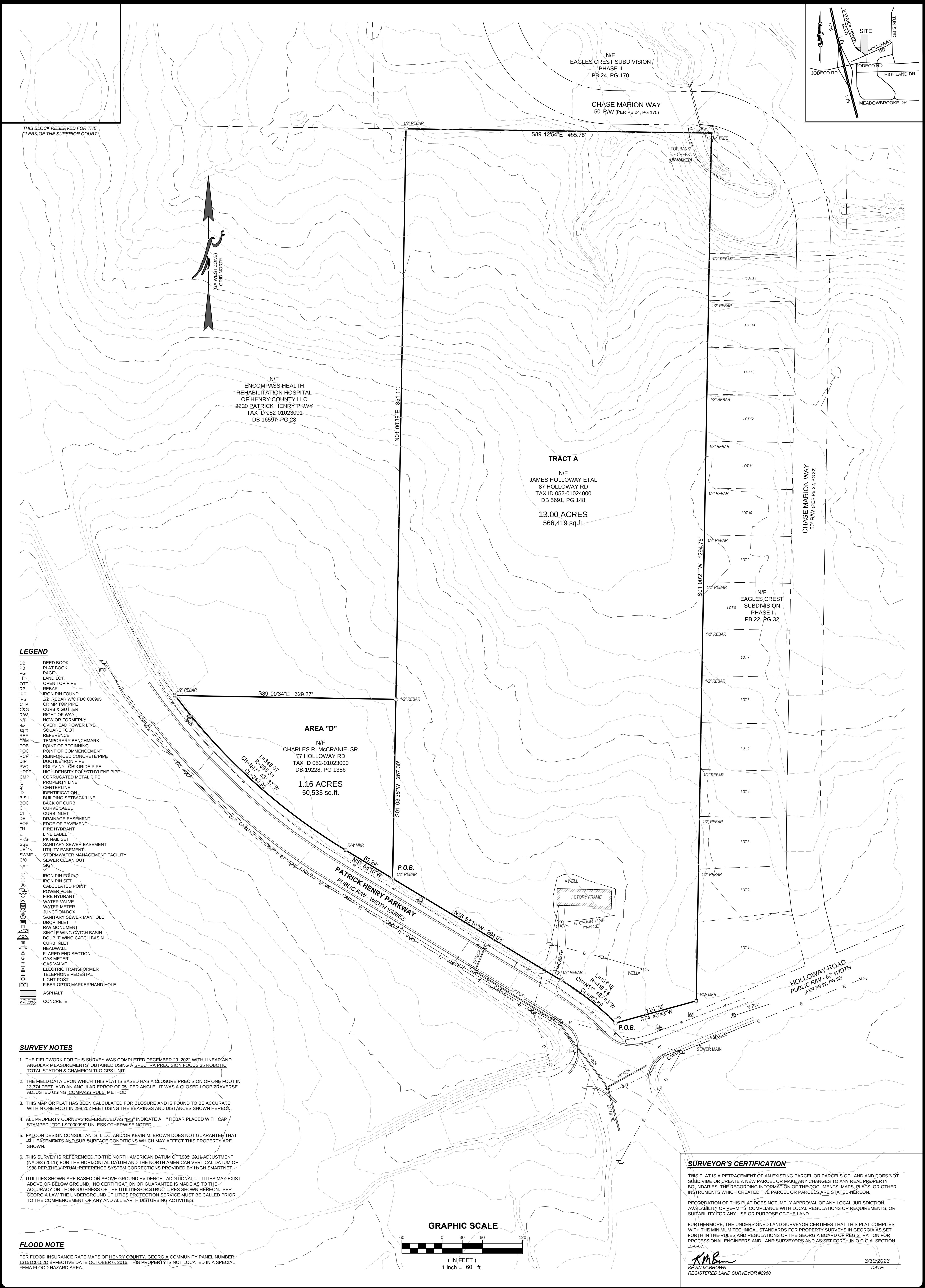
DATE:	3/29/23
SCALE:	1" = 60'
PROJ NUMBER:	403.002
DRAWN BY:	NF
REVIEWED BY:	JDL
REVISED BY:	



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

4.0



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.

3.0

SHEET NUMBER

COA # LSF 000995

THE ORIGINAL SIGNATURE OF THE REGISTERED LAND SURVEYOR MUST BE AFFIXED TO THE INSTRUMENT BEING RECORDED.

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

DATE:	1-10-2023
SCALE:	1" = 60'
FILE NUMBER:	403.002
DRAWN BY:	CS
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

REGISTERED LAND SURVEYOR
KEVIN M. BROWN
3/30/2023

REGISTERED LAND SURVEYOR #2960

ENGINEERING
CONSTRUCTION
MANAGEMENT
LAND
PLANNING

LAND
SURVEYING
LANDSCAPE
ARCHITECT

FALCON DESIGN
CONSULTANTS

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.

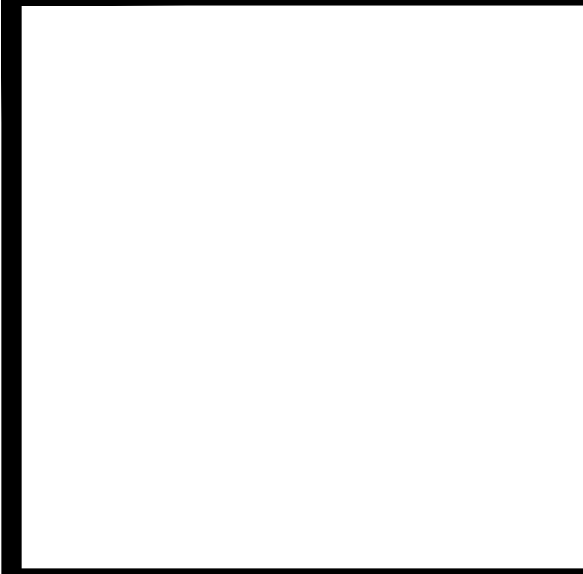
The above tract being 13.012 acres.

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 OREST 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

- PROPERTY SHOWN ON THE SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT PROVIDED.
- PROPERTY HAS DIRECT ACCESS TO PATRICK HENRY PARKWAY. EXISTING DRIVEWAY SHOWN.
- NO ENCROACHMENTS OBSERVED.
- PROPERTY FORMS A CONTIGUOUS PARCEL WITHOUT GAPS, GORES OR OVERLAPS.
- NO RECENT EARTH MOVING WORK OBSERVED.
- NO RECENT STREET AND/OR SIDEWALK CONSTRUCTION OBSERVED.
- NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES PROVIDED.
- NO USE OF THE PROPERTY AS A LANDFILL OBSERVED.
- 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

- 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.

- 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.

- 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.

- 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.

TABLE A - OPTIONAL ITEMS

- PROPERTY CORNER MONUMENTS FOUND OR SET, AS SHOWN.
- ADDRESS OF THE SUBJECT PROPERTY PER TAX RECORDS.
- FLOOD ZONE NOTED AND SHOWN GRAPHICALLY.
- GROSS LAND AREA = 13.00 ACRES
- OBSERVED EVIDENCE OF UTILITIES SHOWN.
- 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 ALTANSPS 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)


KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960

3/08/2023
DATE

SURVEY NOTES

- 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.
- 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 02" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
- 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.
- ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
- 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.
- 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 1989 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY H&GN SMARTNET.
- 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.

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

- PROPERTY SHOWN ON THE SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT PROVIDED.
- PROPERTY HAS DIRECT ACCESS TO PATRICK HENRY PARKWAY. NO CURB CUTS OBSERVED.
- NO ENCROACHMENTS OBSERVED.
- PROPERTY FORMS A CONTIGUOUS PARCEL WITHOUT GAPS, GORES OR OVERLAPS.
- NO RECENT EARTH MOVING WORK OBSERVED.
- NO RECENT STREET AND/OR SIDEWALK CONSTRUCTION OBSERVED.
- NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES PROVIDED.
- NO USE OF THE PROPERTY AS A LANDFILL OBSERVED.
- 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

- 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.

- 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.

- 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.

- INTENTIONALLY DELETED.

TABLE A - OPTIONAL ITEMS

- PROPERTY CORNER MONUMENTS FOUND OR SET, AS SHOWN.
- ADDRESS OF THE SUBJECT PROPERTY PER TAX RECORDS.
- FLOOD ZONE NOTED AND SHOWN GRAPHICALLY.
- GROSS LAND AREA = 1.16 ACRES
- OBSERVED EVIDENCE OF UTILITIES SHOWN.
- 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 ALTANSPS 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)


KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960

3/08/2023
DATE

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.


KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960

3/08/2023
DATE



STOCKBRIDGE OFFICE
400 HOLLOWAY CT., STE. A
STOCKBRIDGE, GEORGIA 30281
PH: (770) 309-8666 - Fax: (770) 309-8656

NEWNAN OFFICE
400 HOLLOWAY CT., STE. A
NEWNAN, GEORGIA 30255
PH: (770) 704-0606

CUMMING OFFICE
580 PIERCE STREET, STE. C
CUMMING, GEORGIA 30040
PH: (678) 387-7100

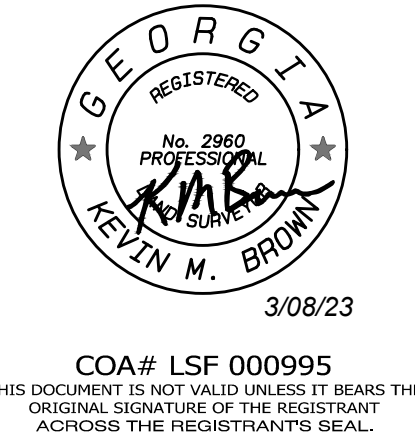
www.fdc-llc.com

ALTANSPS 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, AND THE SURVEYOR MAKES NO WARRANTY HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS, AND THE SURVEYOR MAKES NO WARRANTY BY THE SURVEYOR NAMING SAID PERSON.

DATE:	1-10-2023
SCALE:	
FILE NUMBER:	403.002
DRAWN BY:	CG
REVIEWED BY:	K. 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



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



Battle Law

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 CONSTITUTIONAL 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.



Battle Law

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.

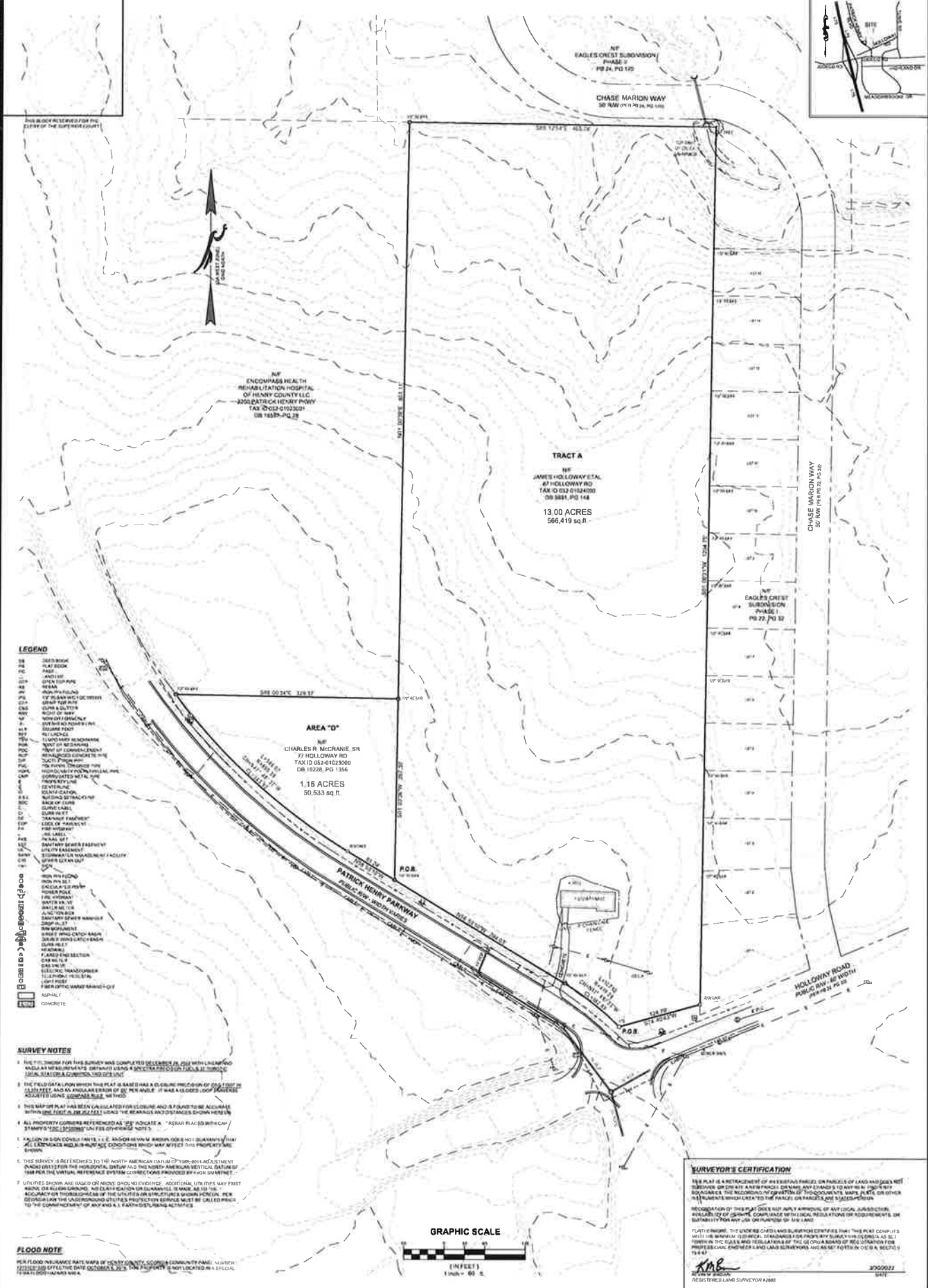
The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional 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



Battle Law

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



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- DEED BOOK
 - PLAT BOOK
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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.

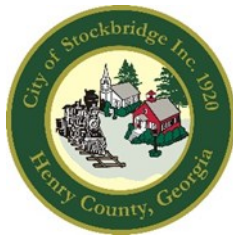
Sewage **treatment** and sewer line **capacity** are currently available for the property. ***However, a sanitary sewer line extension is required to serve the property at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.***

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



City of Stockbridge

AGENDA ITEM

MEETING DATE

December 11, 2023

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-04. To consider a request to change the future land use designation of three parcels with 79.16 +/- acres on Davidson Parkway and Walter Way from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed residential development. with 311 units. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan.

BACKGROUND INFORMATION:

Previous approved plans and rezonings for this property have called for the development of various commercial uses. Due to the property's strategic location adjacent to Interstates 75 & 675, as well as its access from Highway 138 and North Henry Boulevard, it may be best suited for major community-serving uses such as hotels, office parks, and municipal event facilities. The applicant has also applied for Rezoning Case #RZ-2023-05. Staff recommendation: Denial. Planning Commission recommendation: Denial.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

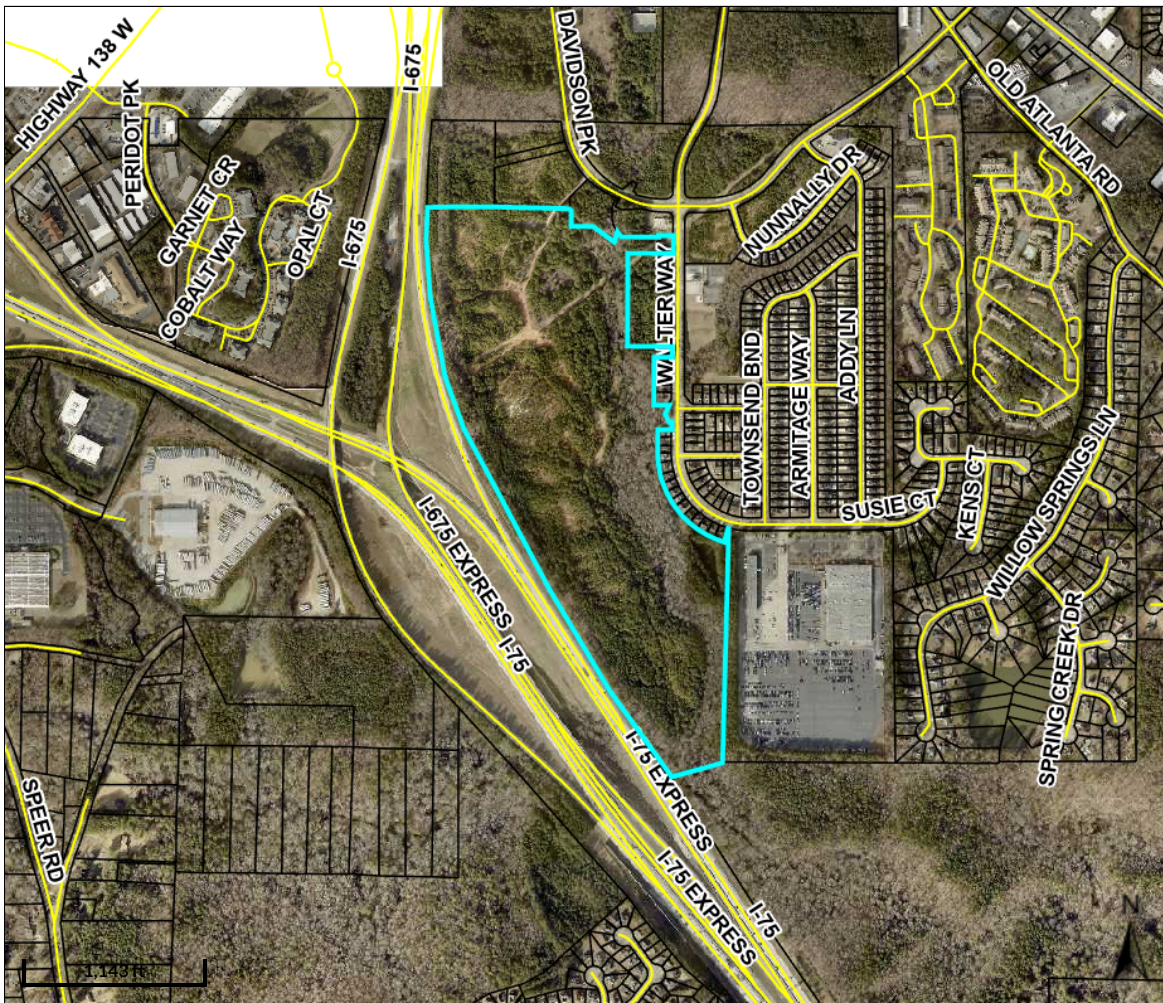
COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-04.

BACKGROUND INFORMATION:

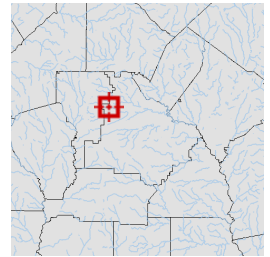
STAFF RECOMMENDATION:

Denial.

Staff Signature_____



Overview



Legend

- Parcels
- Roads

Parcel ID	030-01009000	Class	C	Owner	GDCI GA 6 LP	Land	\$1.9172e+006			
Property		Acreage	73.88	Address	5755 DUPREE DR	Value:		Last 2 Sales		
Address					STE 130	Building	\$0	Date	Price	Reason Qual
District	City/Stockbridge				ATLANTA GA 30327	Value:		2/26/2018	\$1,126,655	OTHER U
						Misc	\$0	4/1/2014	\$2,500,000	DUND U
						Value:				POWR
						Total	\$1917200			
						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.

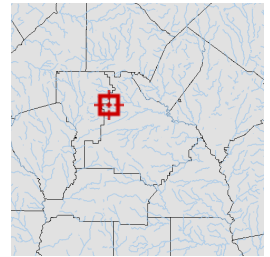
Date created: 9/5/2023

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Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

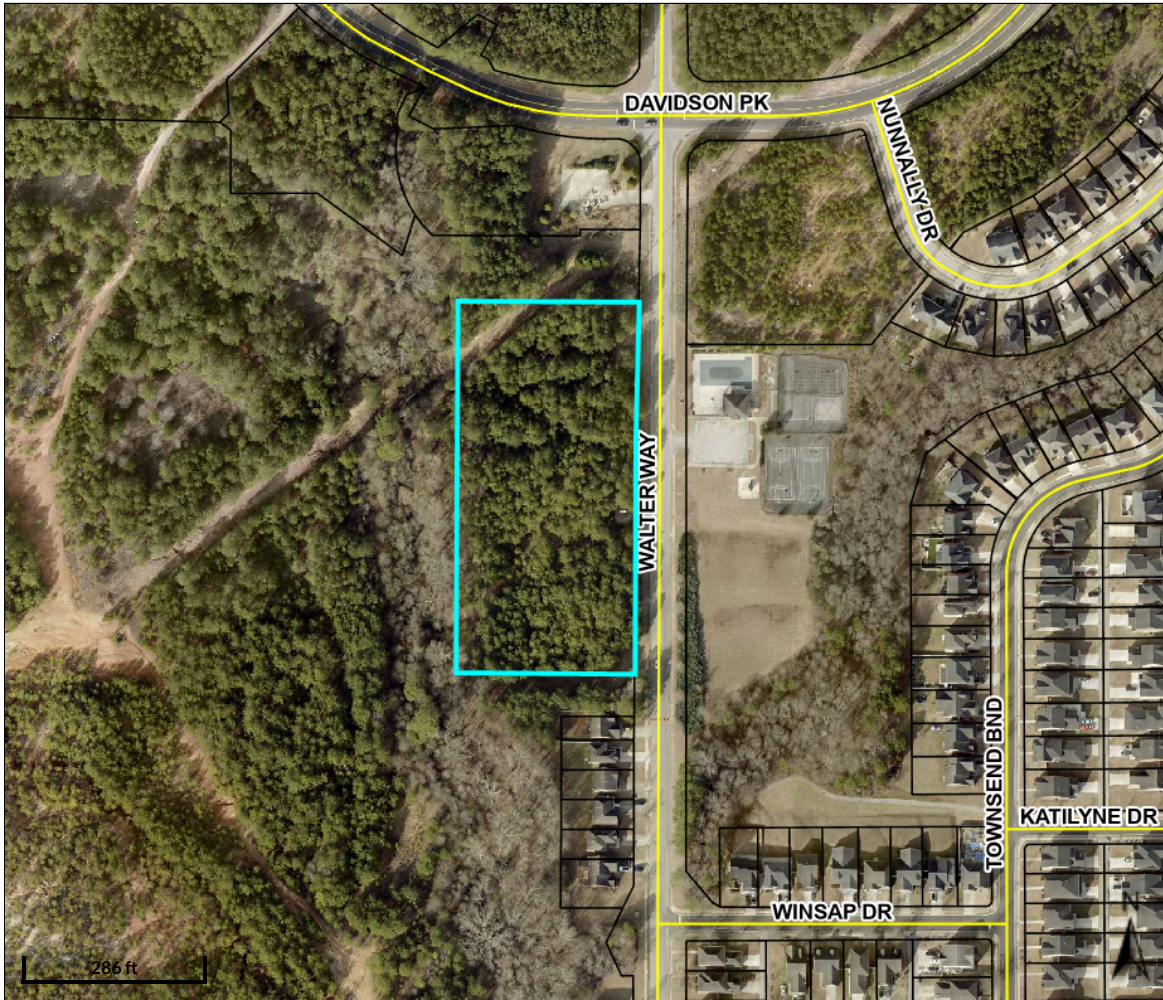
Parcel ID	030-01009006	Class	C	Owner	GDCI GA 6 LP	Land	\$72300				
Property		Acreage	1.66	Address	5755 DUPREE DR	Value:					
Address					STE 130	Building	\$0				
District	City/Stockbridge				ATLANTA GA	Value:					
					30327	Misc	\$0				
						Value:					
						Total	\$72300				
						Value:					
								Last 2 Sales			
								Date	Price	Reason	Qual
								2/26/2018	\$1,126,655	OTHER	U
								4/23/2014	\$0	CORPORATE	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.

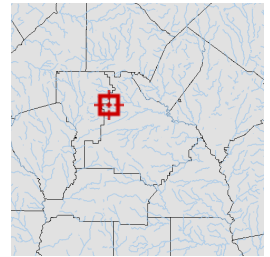
Date created: 9/5/2023

Last Data Uploaded: 9/5/2023 1:24:23 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	030-01009005	Class	C	Owner	GDCI GA 6 LP	Land	\$108900				
Property		Acreage	3.63	Address	5755 DUPREE DR	Value:					
Address					STE 130	Building	\$0				
District	City/Stockbridge				ATLANTA GA	Value:					
					30327	Misc	\$0				
						Value:					
						Total	\$108900				
						Value:					
								Last 2 Sales			
								Date	Price	Reason	Qual
								2/26/2018	\$1,126,655	OTHER	U
								4/23/2014	\$0	CORPORATE	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



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:	~ <u>Large Parcel on Walter Way</u> —Parcel #030-01009000 with 73.859 +/- acres. ~ <u>Small Parcel on Walter Way</u> —Parcel #030-3.636 with 3.636 +/- acres. ~ <u>Small Parcel on Davidson Parkway</u> —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:	~ <u>North</u>—Vacant land. ~ <u>Northwest</u>—Clayton County. ~ <u>South</u>—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. ~ <u>Southeast</u>—Automobile refurbishing business (Drivetime). ~ <u>East</u>—Northbridge Crossing I Subdivision. ~ <u>West</u>—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:	~ <u>North</u>—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ <u>South</u>—SR (Suburban Residential) and DT (Downtown) ~ <u>East</u>—DT (Downtown District), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ <u>West</u>—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.

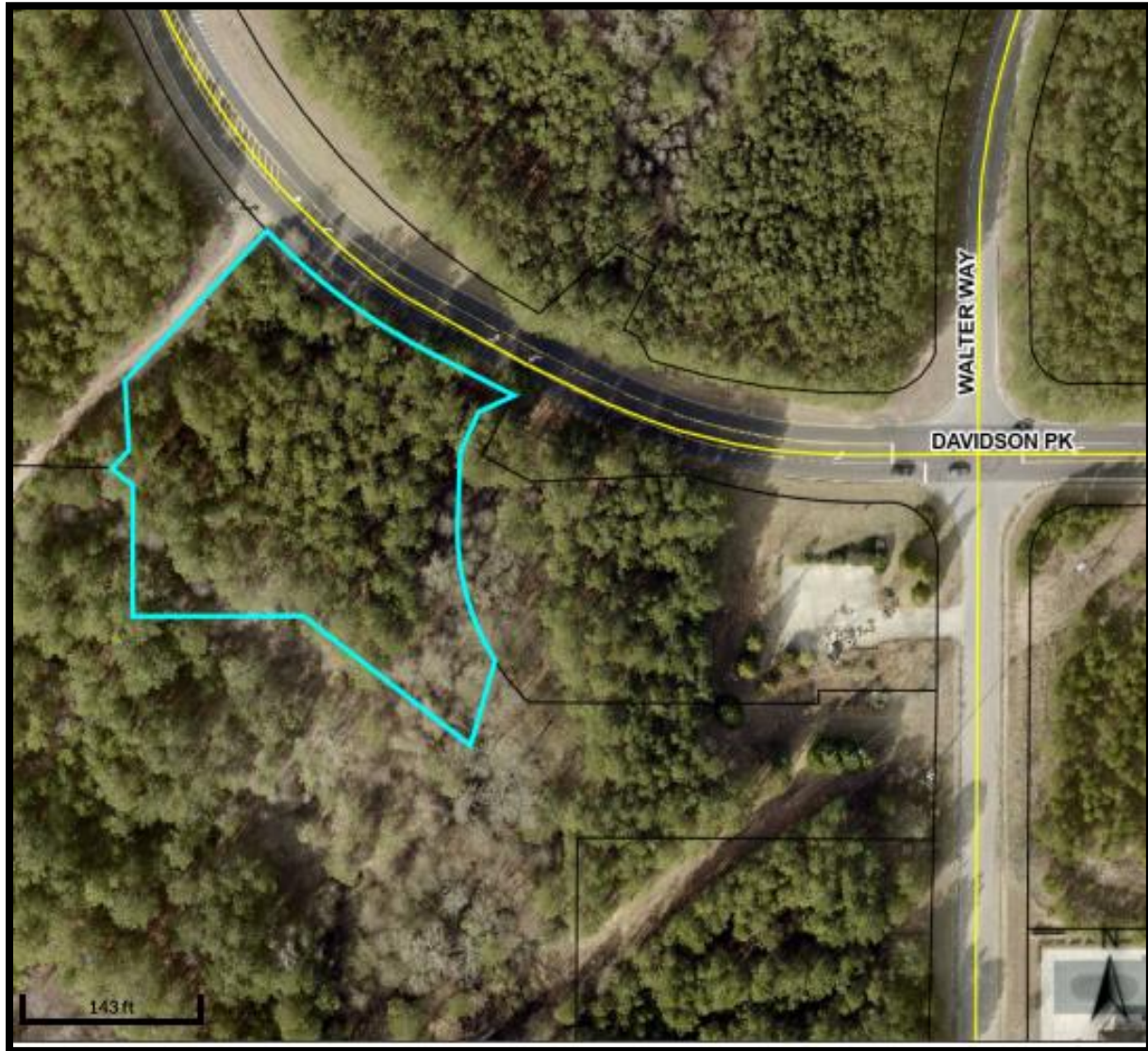
**AERIAL PHOTOGRAPH:
Large Parcel on Walter Way
(Parcel #030-01009000 with 73.859 +/- Acres)**



**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.

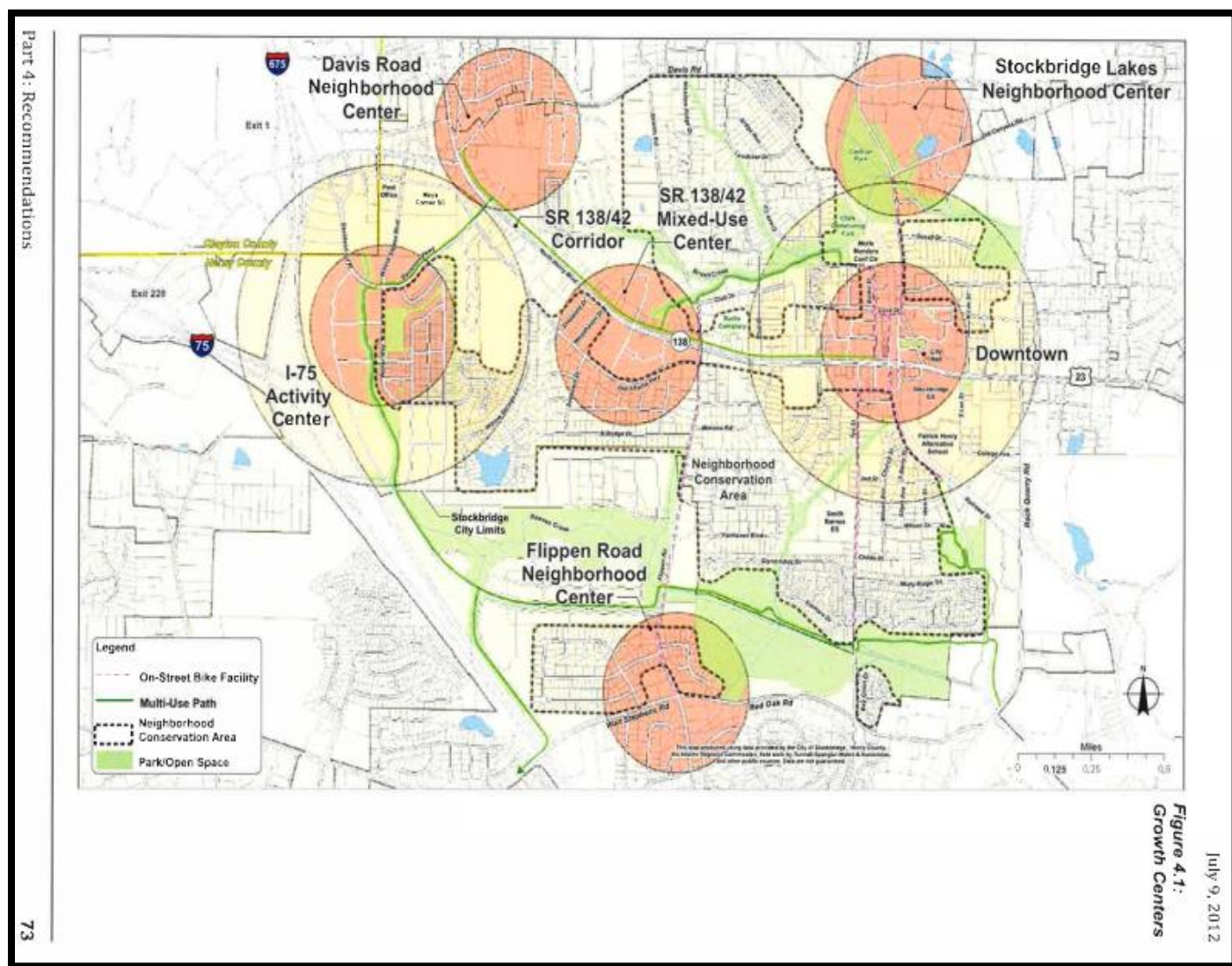
G. Reeves Creek II DRI #3799. In 2022, Vista Realty Partners applied for Comprehensive Plan Amendment Case #CP-2022-04 and Rezoning Case #2022-05 for property at 384 and 630 Flippen Road, plus a third small parcel off Flippen Road. The property includes 276.91 acres of land. It is located directly south 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 multi-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

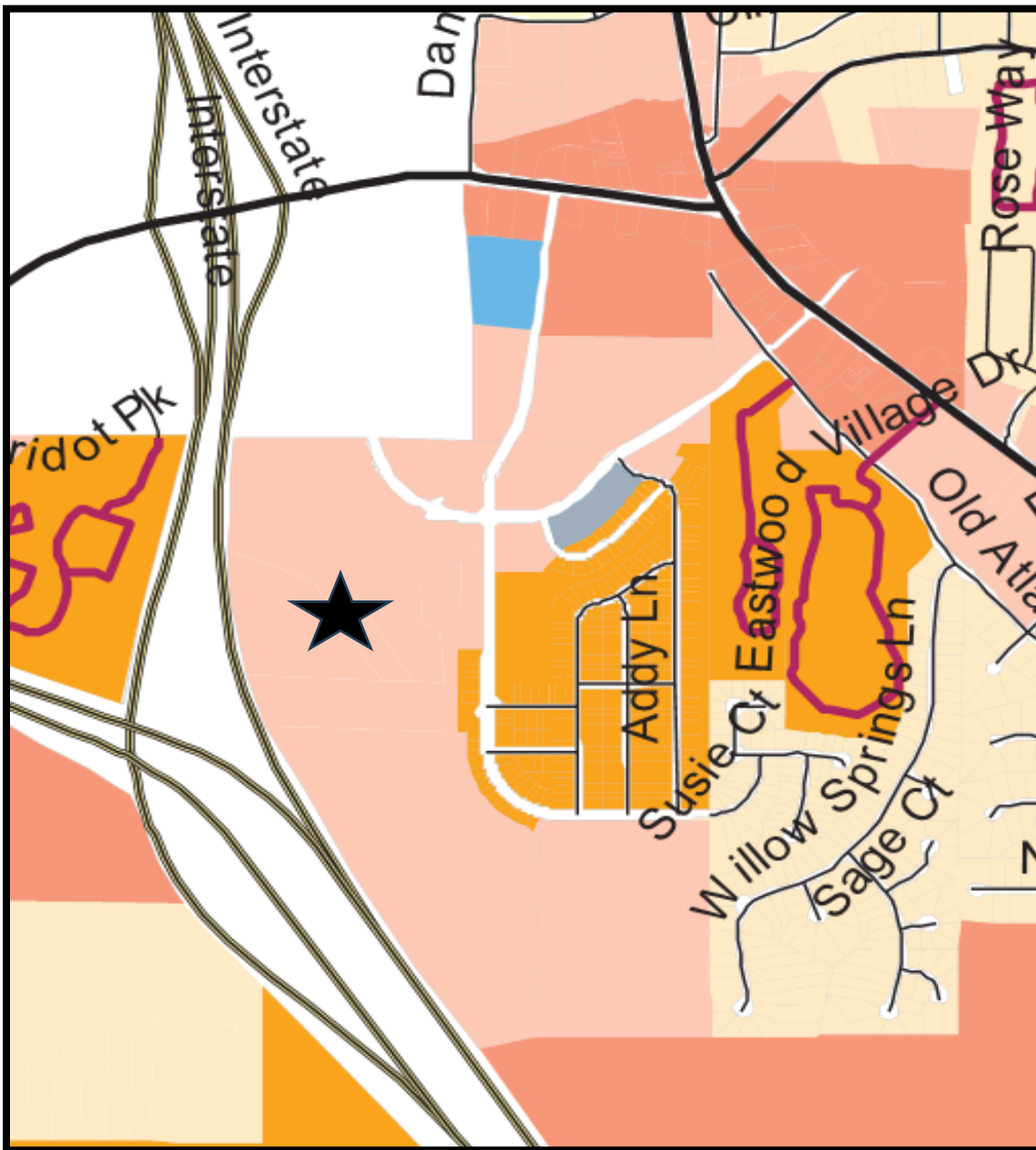


CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP

(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

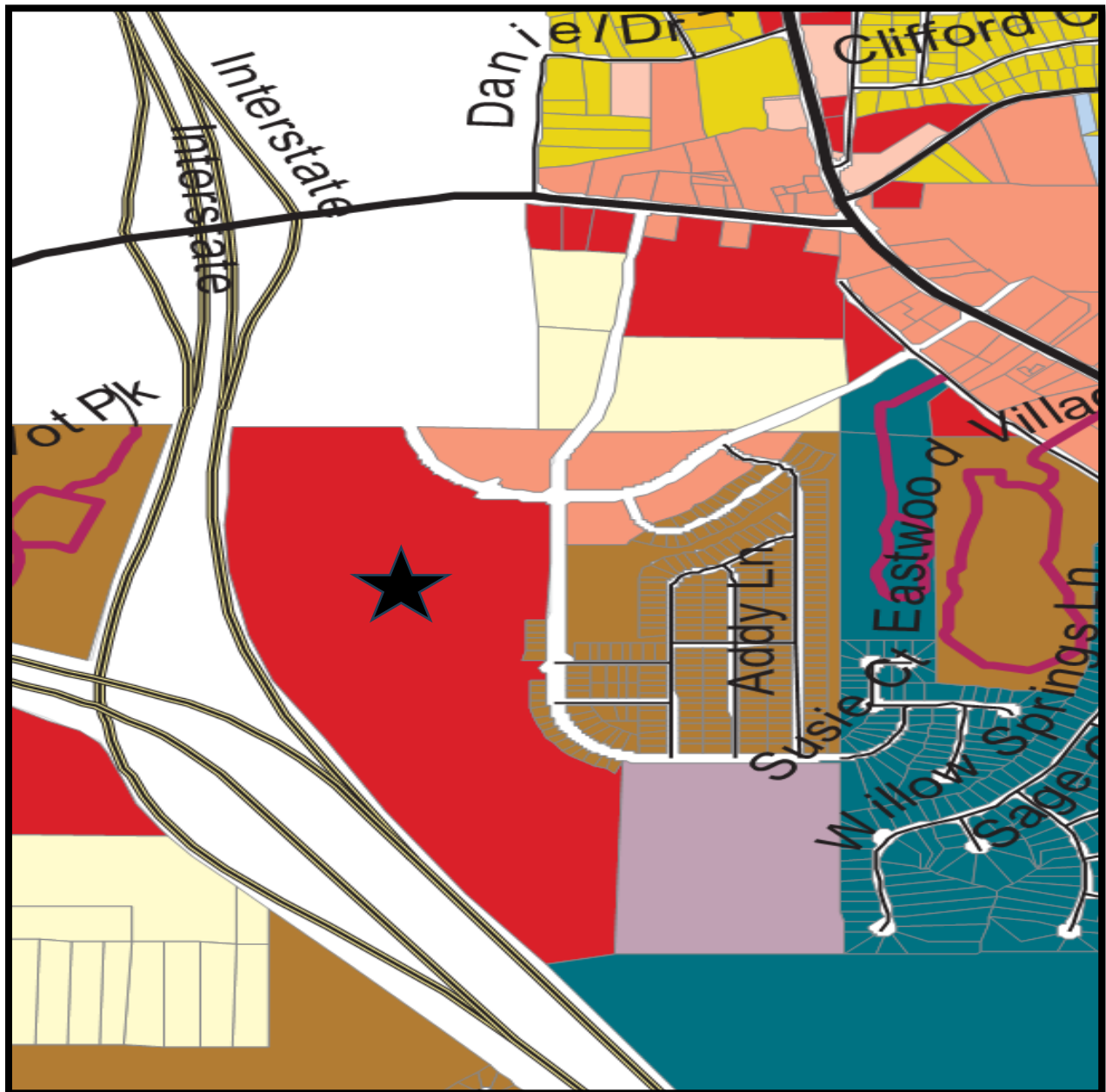


CITY OF STOCKBRIDGE 2023 ZONING MAP

(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)

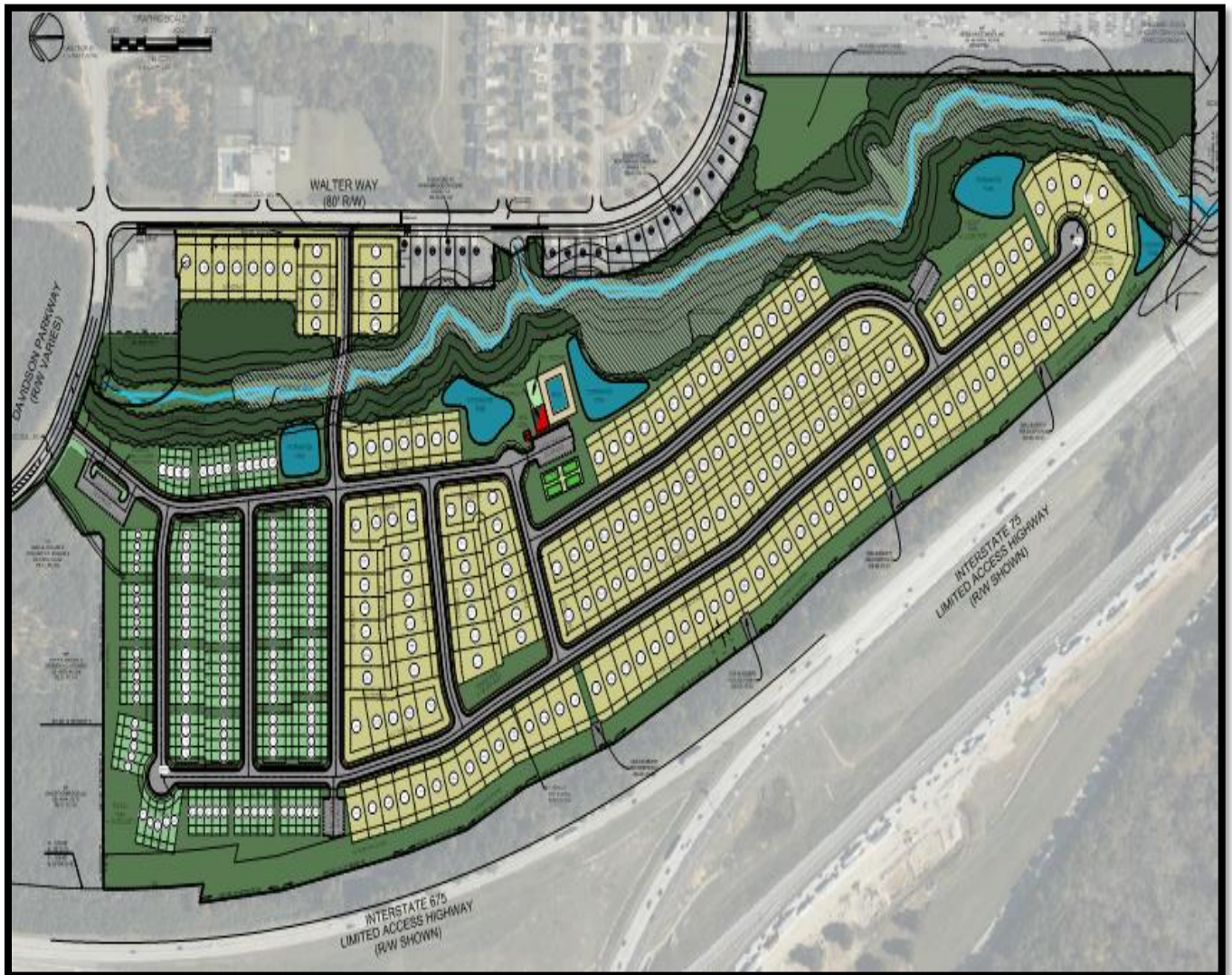


VI. PROPOSED DEVELOPMENT

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—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:

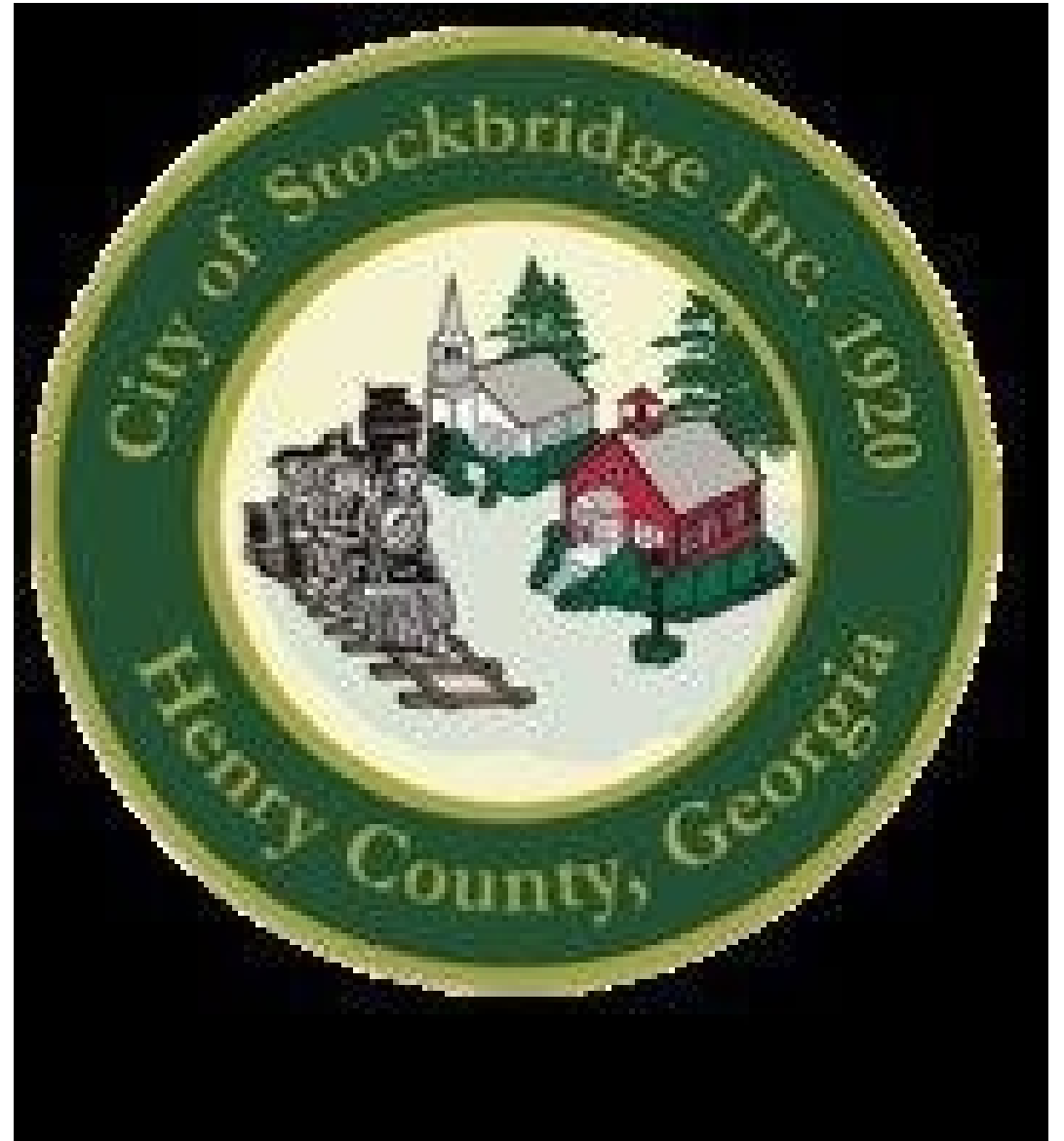
Comprehensive Plan Amendment
For the Proposed “Northbridge
Crossing II” Mixed Residential
Development on Three Parcels at
Davidson Parkway
And Walter Way

Presented To:

Planning Commission –
September 28, 2023
City Council – October 9, 2023

By:

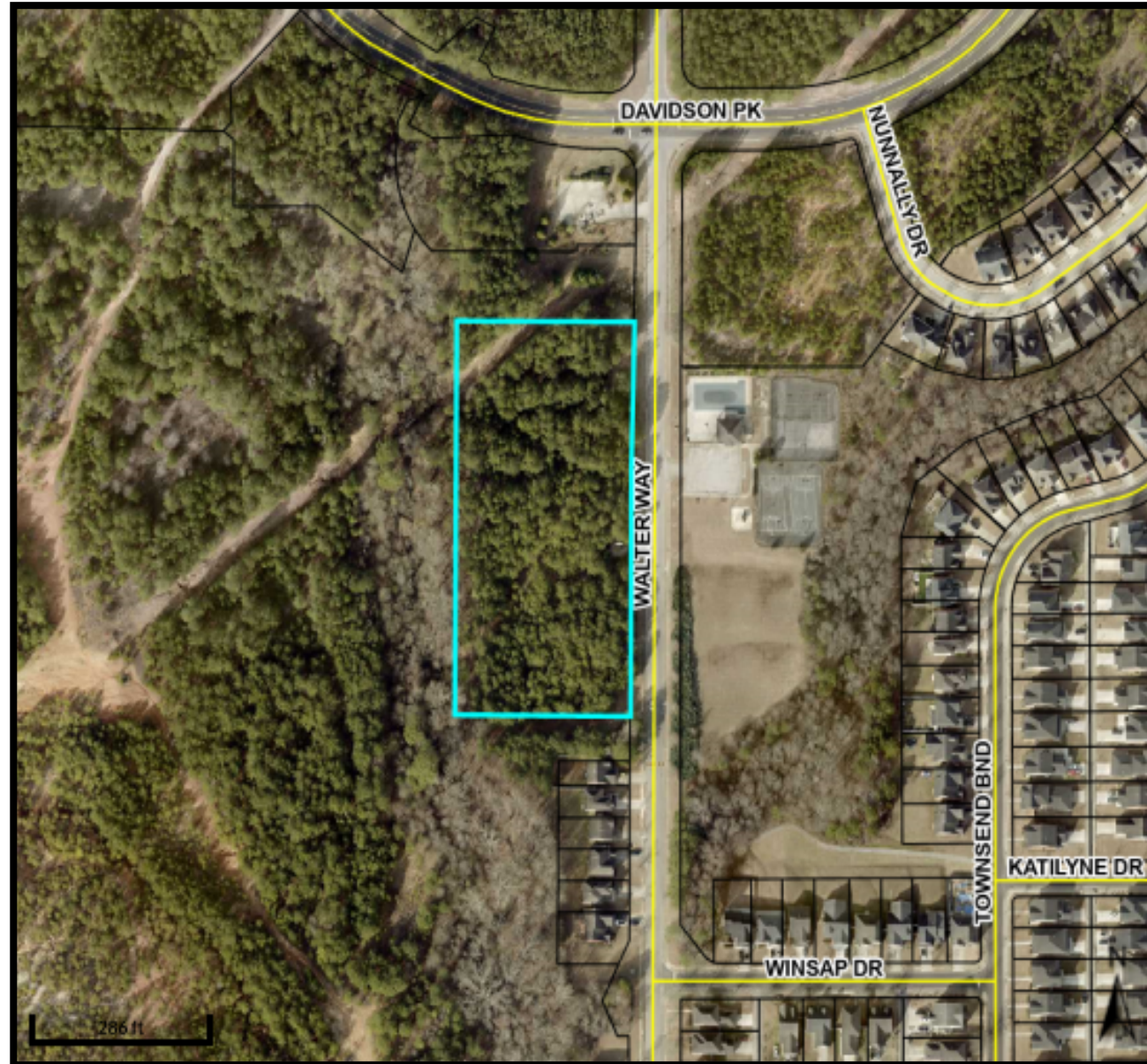
City of Stockbridge Community
Development Department –
Linda Logan, Senior Planner



**AERIAL PHOTO #1: LARGE PARCEL ON WALTER WAY
(Parcel #030-01009000 with 73.859 +/- 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:	~ <u>Large Parcel on Walter Way</u>—Parcel #030-01009000 with 73.859 +/- acres. ~ <u>Small Parcel on Walter Way</u>—Parcel #030-3.636 with 3.636 +/- acres. ~ <u>Small Parcel on Davidson Parkway</u>—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:	~ <u>North</u>—Vacant land. ~ <u>Northwest</u>—Clayton County. ~ <u>South</u>—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. ~ <u>Southeast</u>—Automobile refurbishing business (Drivetime). ~ <u>East</u>—Northbridge Crossing I Subdivision. ~ <u>West</u>—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:	~ <u>North</u>—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ <u>South</u>—SR (Suburban Residential) and DT (Downtown) ~ <u>East</u>—DT (Downtown District), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ <u>West</u>—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:

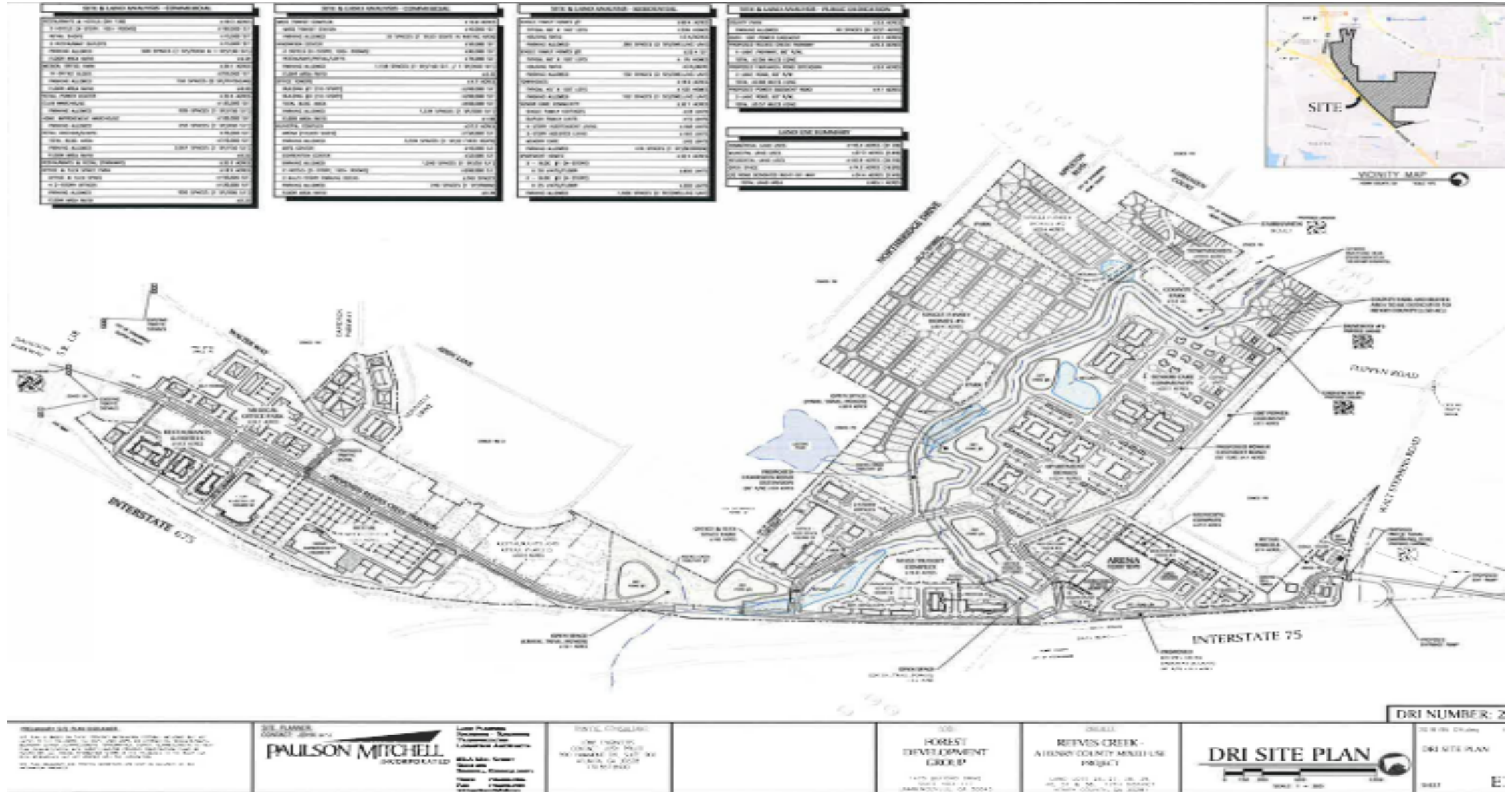
- 1. Rezoning Case #RZ-2023-05)** – The applicant requests to rezone the property from 'C-2' (Heavy Commercial) to 'PUD' (Planned Unit Development).
- 2. A Recombination Case --** The applicant would also need to apply for a recombination of the three parcels into one parcel if and after the requested rezoning is approved as part of the land disturbance permit approval process.

ZONING HISTORY (Slide #1)

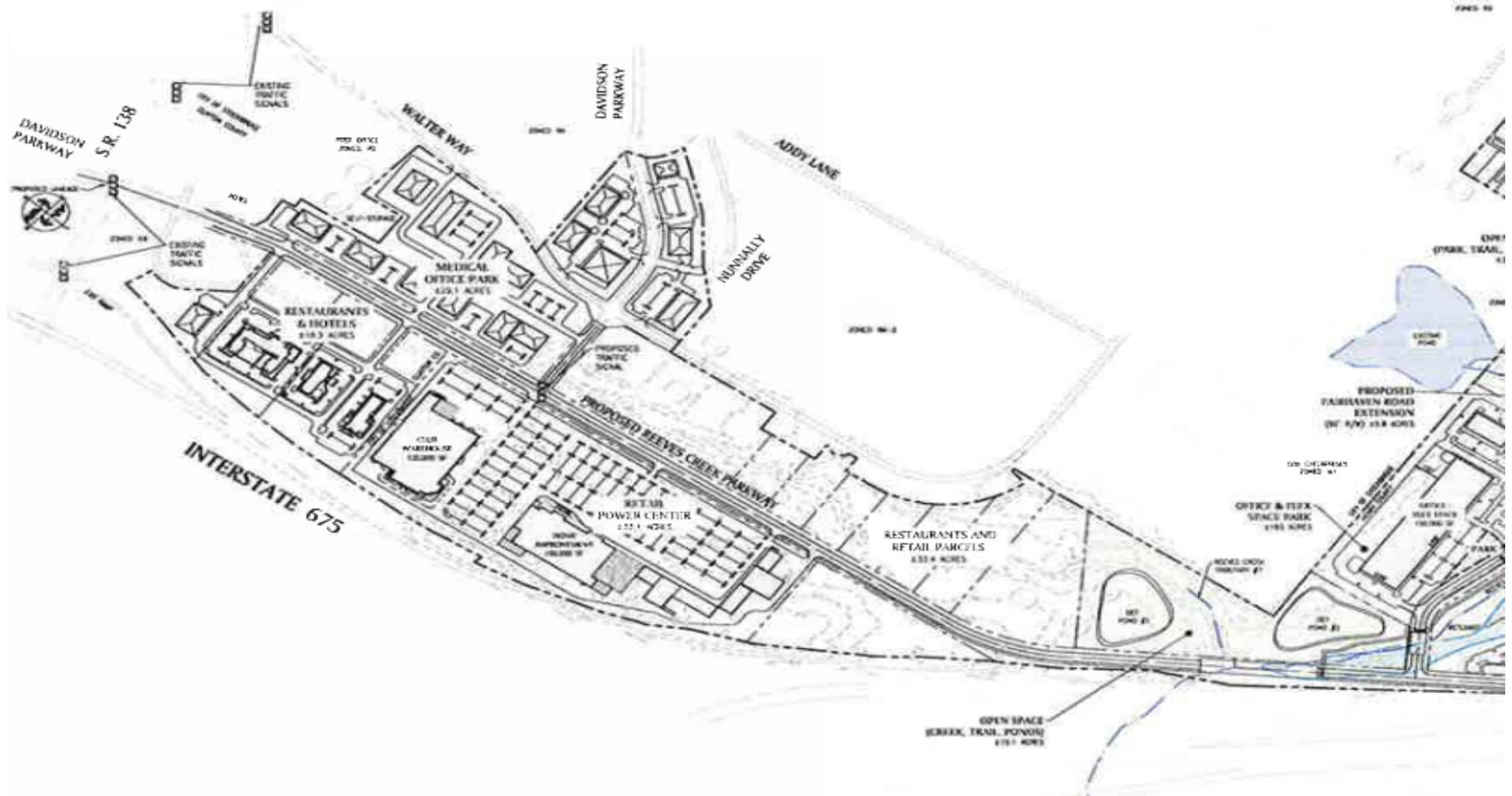
Multiple Rezoning Cases for Subject Property and Adjacent Properties to the East and South:

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 | 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.

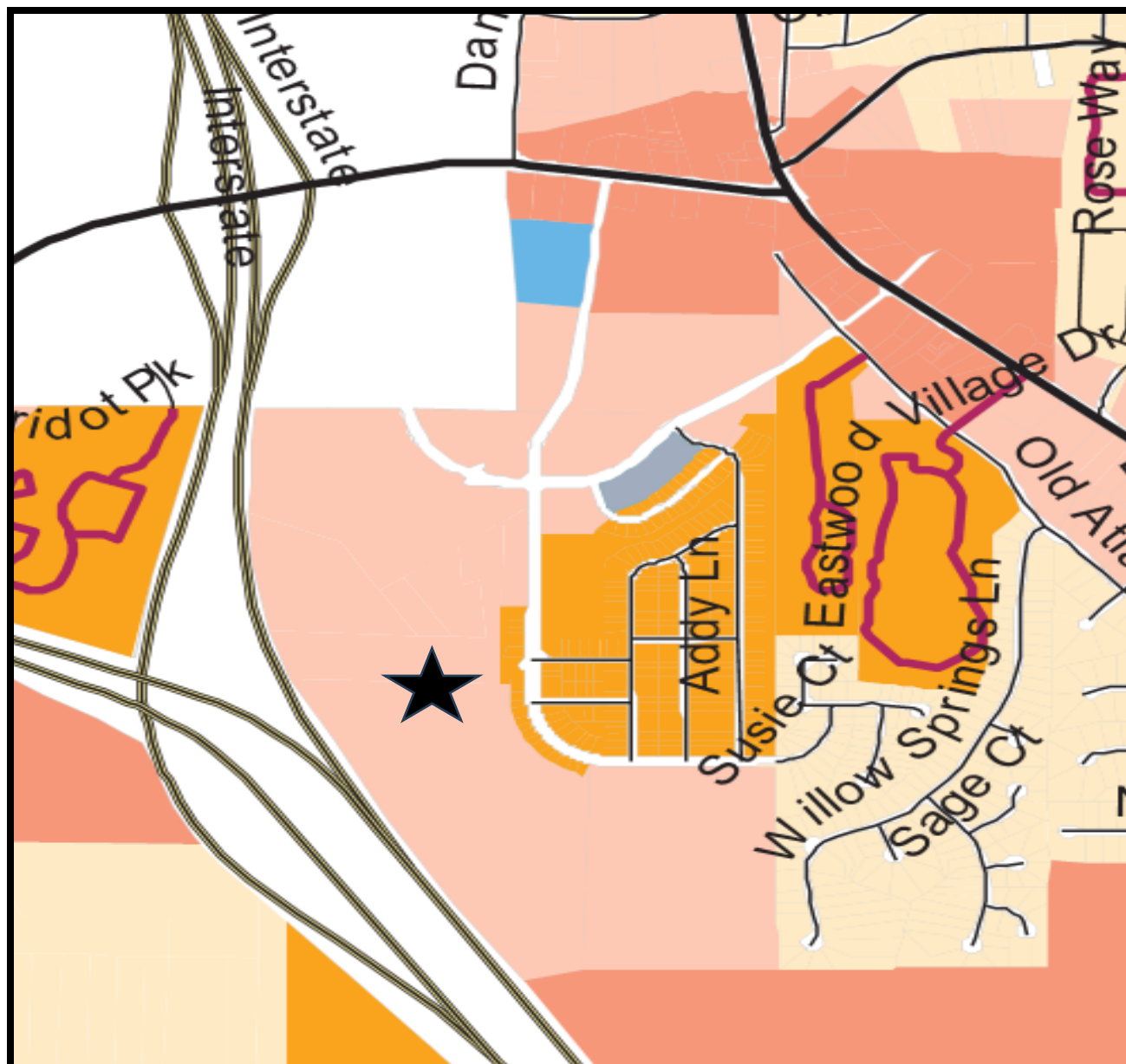
- a. “I-75 Activity Center” –** Was to include the subject property as the focus of a major employment center with mixed uses, including Class A office space, hotels, retail uses, high-quality multifamily, senior housing, and park space.
- b. New North / South Roadway –** Was to be constructed through 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)

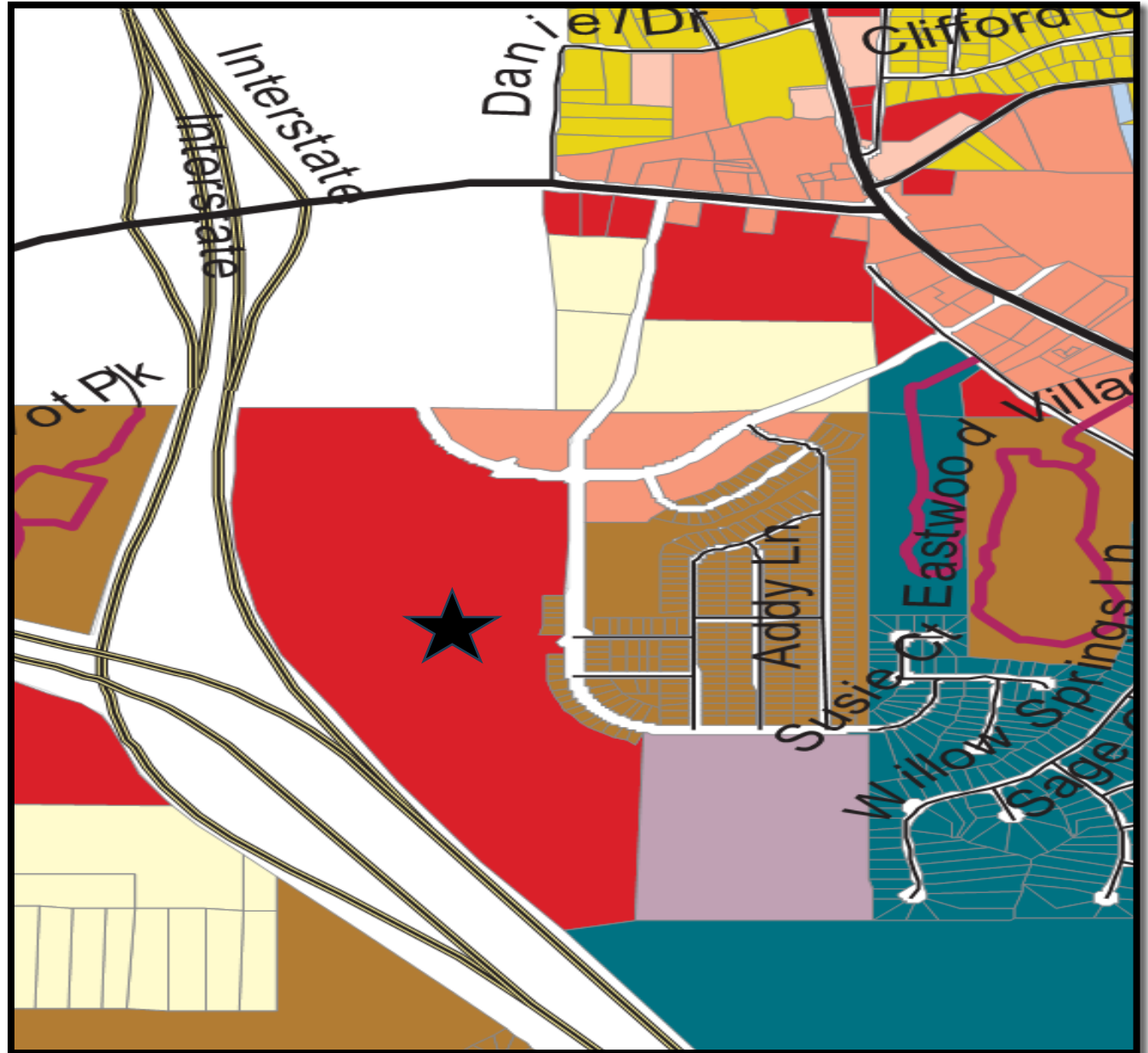
Lavender—LI (Light Industrial)

Pale Yellow—RR (Rural Residential)

Gold—SR (Suburban Residential)

Brown--MFR (Multiple Family Residential)

Teal—PUD (Planned Unit Development)



LCI STUDY: STOCKBRIDGE GROWTH CENTERS

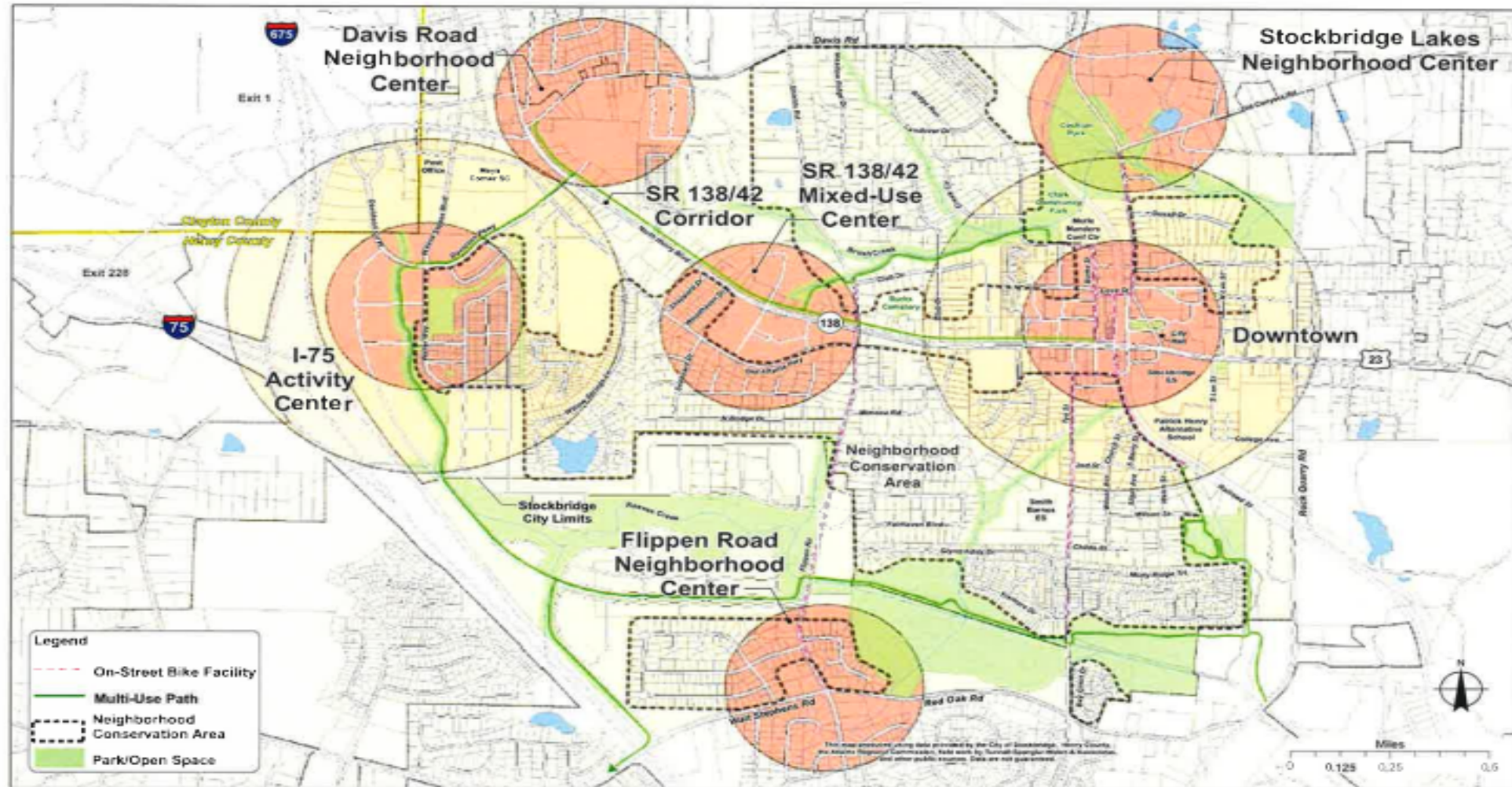


Figure 4.1:
Growth Centers

July 9, 2012

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 — 300-500 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

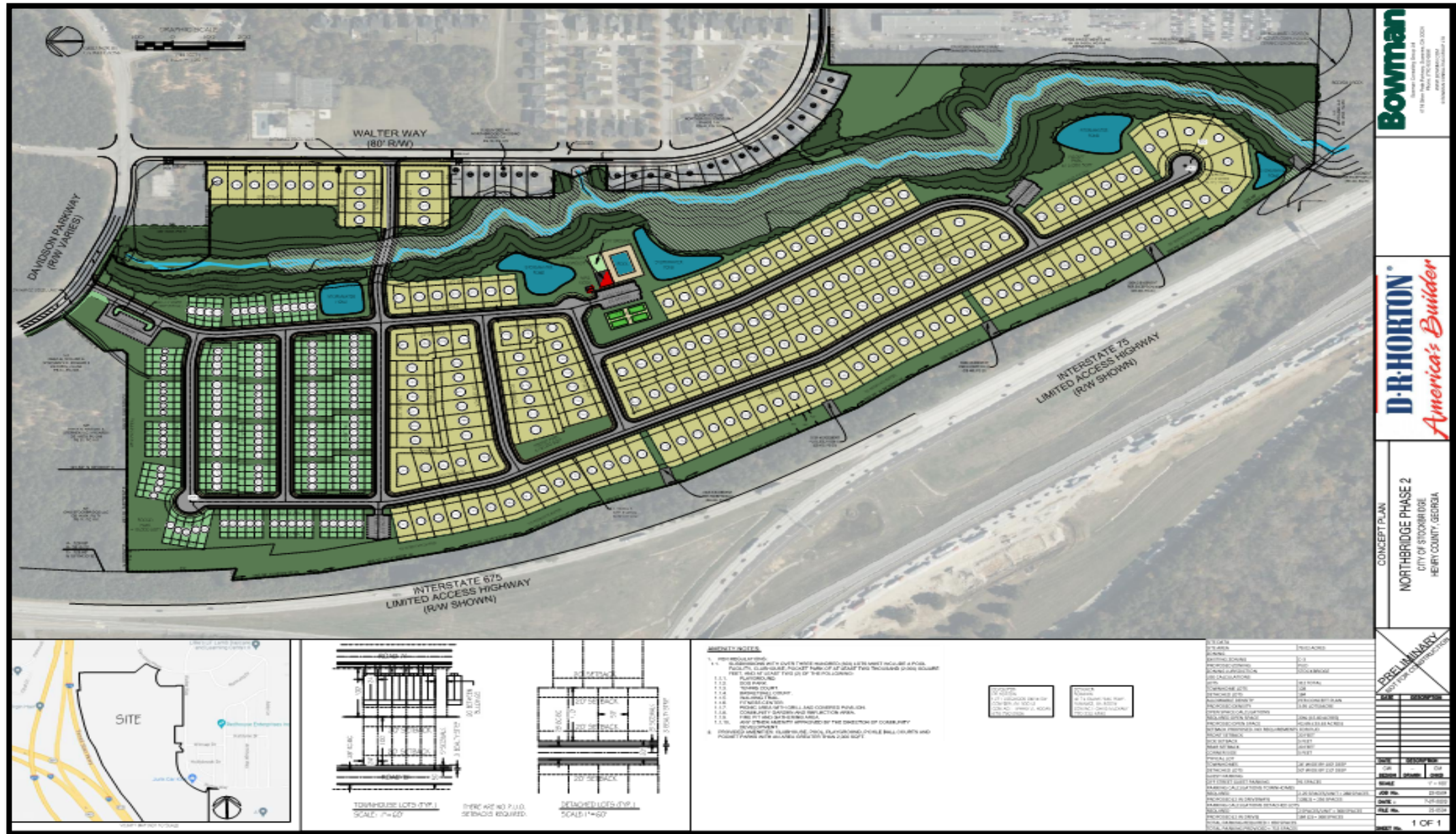
A. Project Description:

- ~ **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.

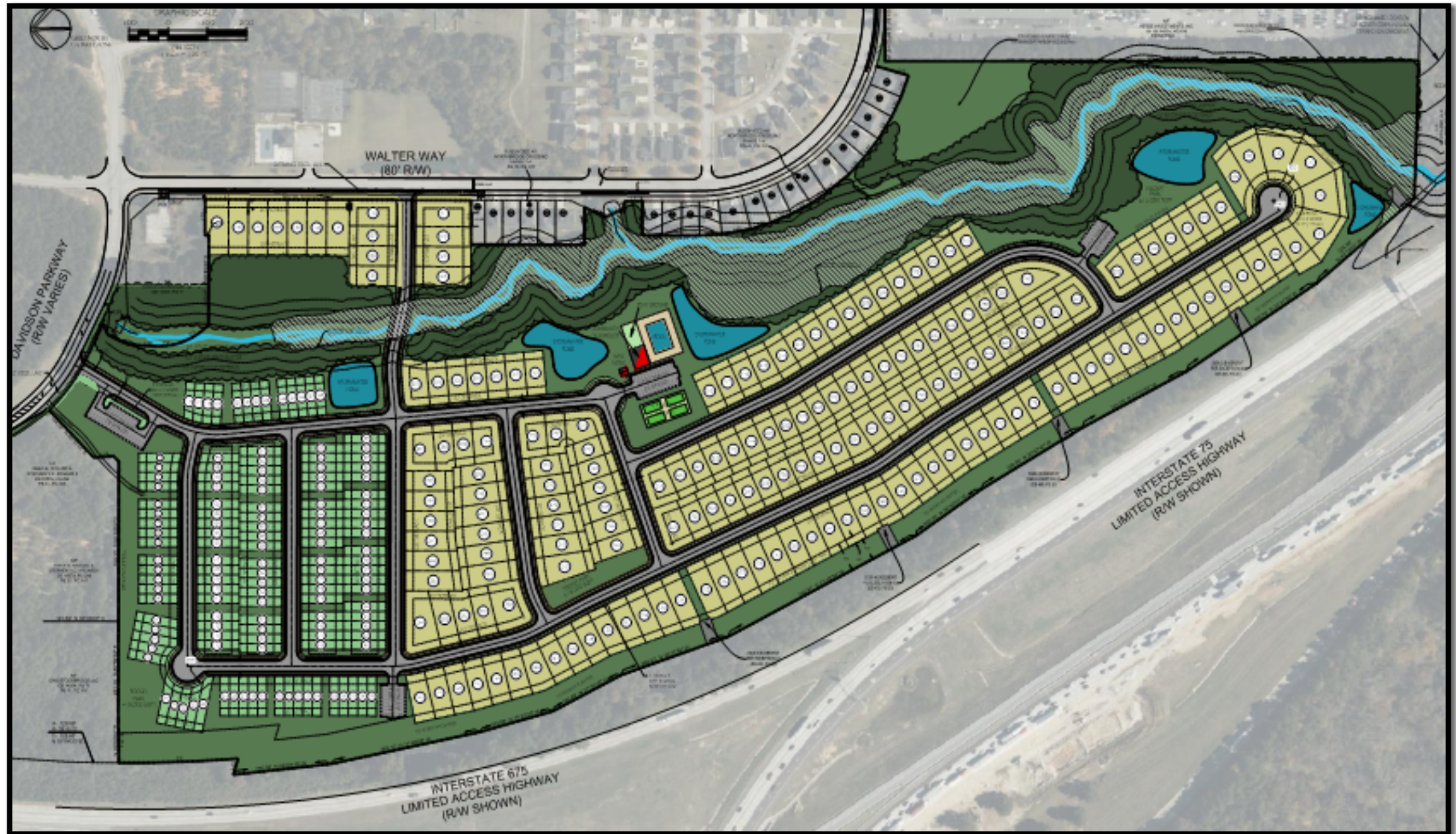
B. Site Plan Design:

- ~ **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 development 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.

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

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

Contacts

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

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

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

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT AN APPLICATION.

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



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.

[Signature] (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)

[Signature]
Witness' Signature

[Signature]
Signature of Applicant

Sarah Haughton
Printed Name of Witness

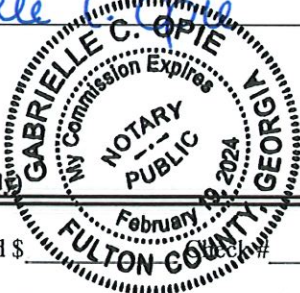
Tiffany D. Hogan
Printed Name of Applicant

[Signature]
Notary

[Signature]
Signature of Agent

Notary Seal:

(For Office Use Only)



Total Amount Paid \$ _____ 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: _____

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 69, PAGE 522 (TOP), AFORESAID RECORDS.
(UNABLE TO PLOT DUE TO VAGUE DESCRIPTION, BLANKET IN NATURE)
- (j) EASEMENT FROM H. A. FRESSE 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 AUTOTON 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 AUTOTON 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 QUILTAM 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 6902, 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 GDOI GA 6, L.P., RES-GA ELEVEN LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, NORTHBIDGE 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 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 herein 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 herein. 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 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 69°56'00" West 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 North 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 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 202.25 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 North 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°43'52" East a distance of 0.96 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 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 64.82 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 of 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; 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 64.82 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 of 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 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

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 419.38 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 southwestern 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 69°56'00" West 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 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 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 0.96 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 79.162 Acres.

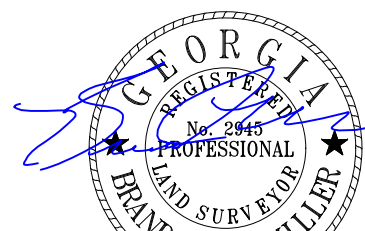
ALTANS/SPS LAND TITLE FOR:

D.R. HORTON, INC., DELAWARE CORPORATION & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (NORTHBIDGE CROSSING SUBDIVISION)

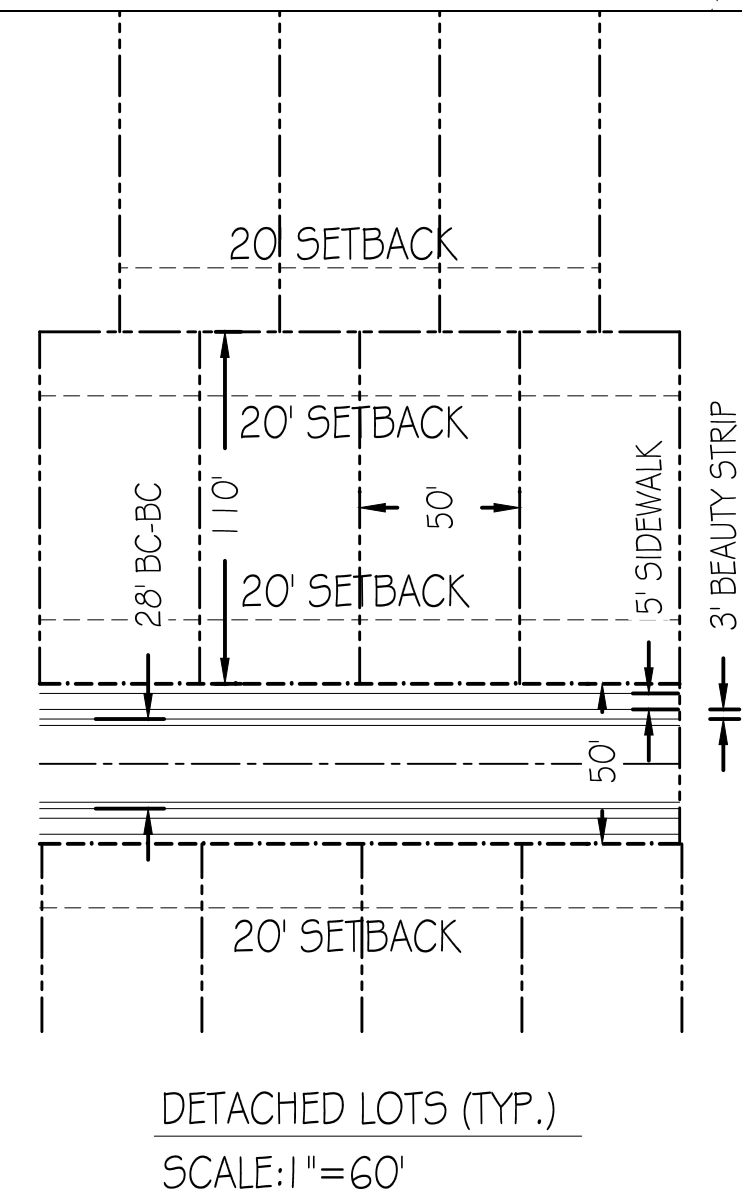
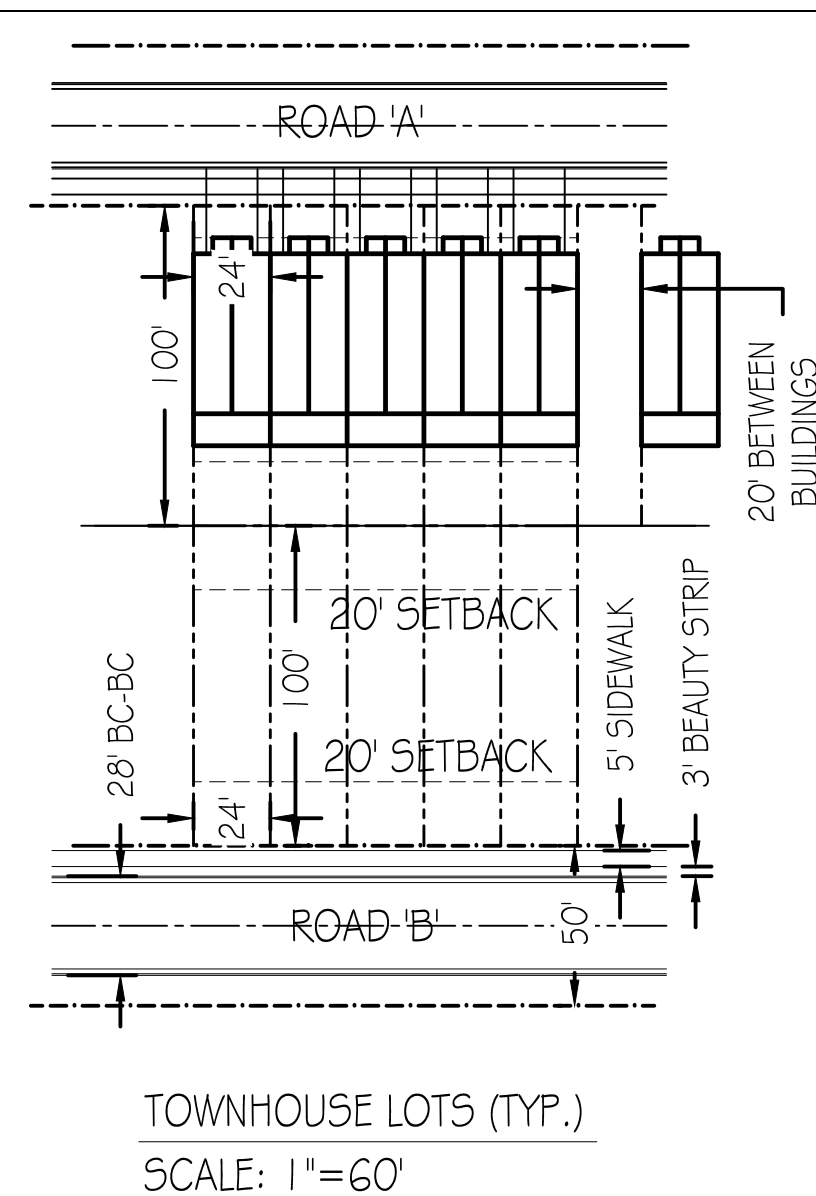
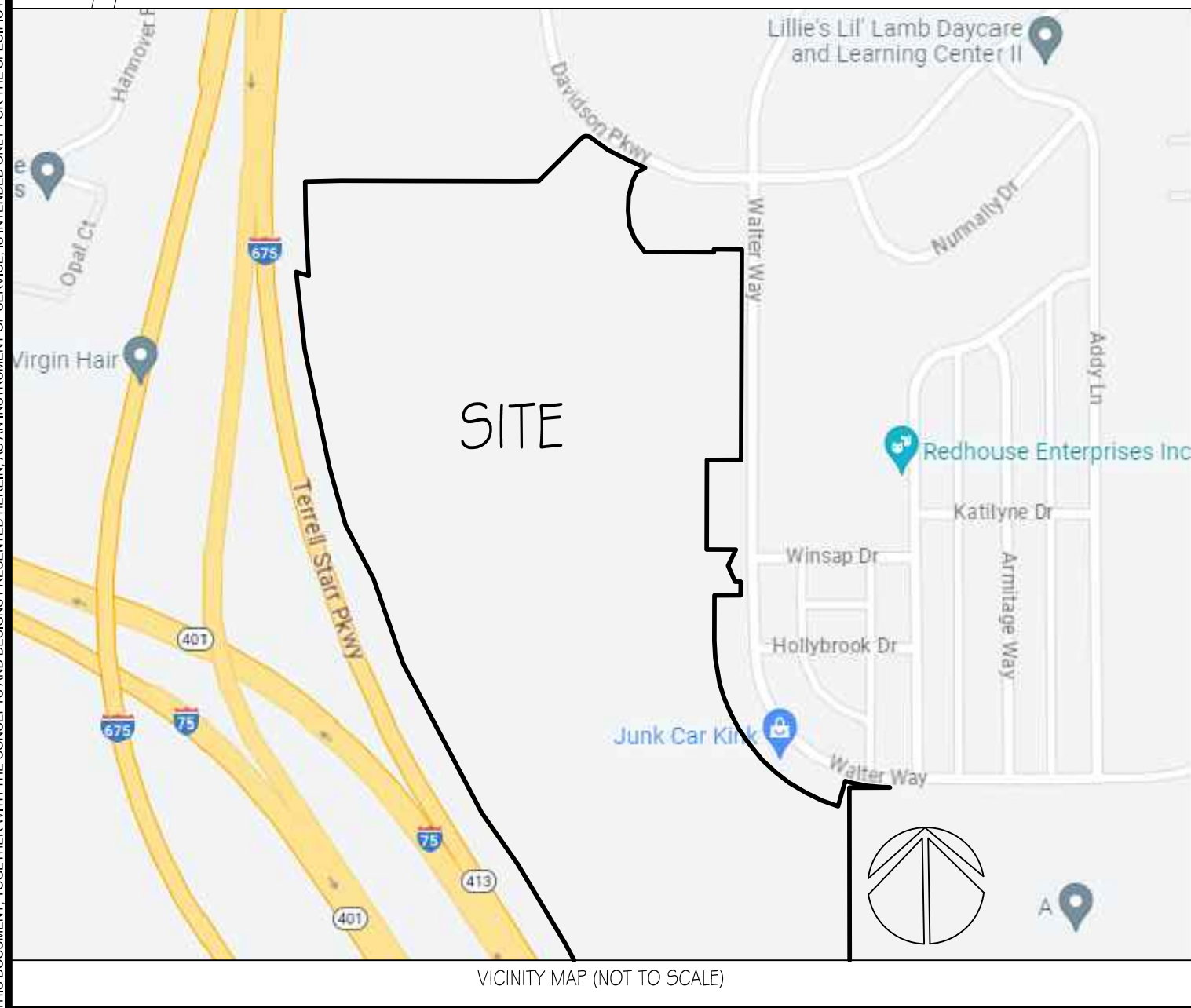
LOCATED IN: LAND LOTS 39, 40, 57 & 58, 12TH DISTRICT CITY OF STOCKBRIDGE HENRY COUNTY, GEORGIA

DATE: AUGUST 7, 2023

REVISION	
Bowman Consulting Group, Ltd. Phone: (770) 932-6550 474 Silver Peak Parkway Fax: (770) 932-6561 Dunwoody, GA 30015 www.bowmanconsulting.com	
Bowman Consulting Group, Ltd.	
DWG: P-20230504 Northridge Crossing P2/SURVEY/SURVEY (CADD)/23-0504-ALTA-08-07-23	BY: CDMF CHK: PM GC:
BOG PROJECT NO: 2024061-01-001	TASK: 00001 SURVEY DATE: JULY 28, 2023 SHEET: 3 OF 3

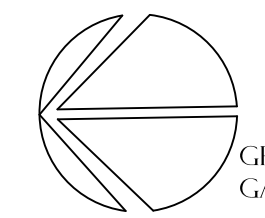


8-7-2023



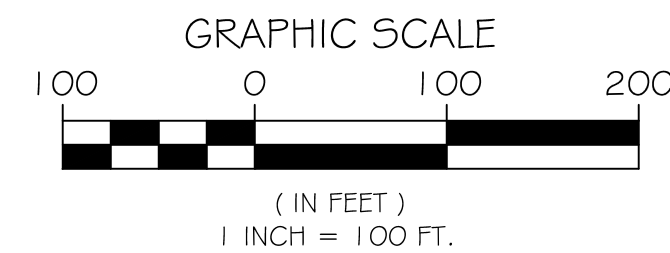
AMENITY NOTES:

- PER REGULATIONS:
 - 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:
 - PLAYGROUND.
 - DOG PARK.
 - TENNIS COURT.
 - BASKETBALL COURT.
 - WALKING TRAIL.
 - FITNESS CENTER.
 - PICNIC AREA WITH GRILL AND COVERED PAVILION.
 - COMMUNITY GARDEN AND REFLECTION AREA.
 - FIRE PIT AND GATHERING AREA.
 - ANY OTHER AMENITY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
- 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
CONOVERS, GA 30012
CONTACT: TIFFANY D. HOGAN
678-780-8526

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



SITE DATA	
SITE AREA	79.02 ACRES
ZONING	C-3
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

PRELIMINARY
NOT FOR CONSTRUCTION

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

CONCEPT PLAN
NORTHRIDGE PHASE 2
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

D.R. HORTON
America's Builder

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

This plat is a re-creation 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.



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 INCLUDING 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 862,585 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 16).
- FIELD DATA WAS OBTAINED ON 07-28-2023.

- REFERENCES:
1. DEED BOOK 15716, 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
- EDGE OF PAVEMENT
- CURB AND GUTTER
- PROPERTY LINE
- ROAD RIGHT OF WAY
- ADJONER PROPERTY LINE (NOT SURVEYED)
- FENCE LINE
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND WATER LINE
- UNDERGROUND COMMUNICATION SERVICE
- UNDERGROUND GAS SERVICE
- UNDERGROUND ELECTRIC SERVICE
- OVERHEAD ELECTRIC
- GUARD RAIL
- TREE LINE
- BUILDING
- CONCRETE
- IRON PIN FOUND (SIZE/TYPE NOTED)
- 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 (JIB)
- SINGLE WING CATCH BASIN (SWCB)
- DOUBLE WING CATCH BASIN (DWCB)
- HEADWALL (HW)
- END SECTIONS (IES)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEAN-OUT (CO)
- WATER VALVE (WV)
- WATER METER (WM)
- FIRE HYDRANT (FH)
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER MANHOLE (WMH)
- TREE SIZE & TYPE

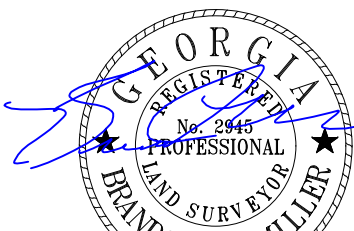
ABBREVIATIONS

- INV INVERT ELEVATION
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- DIP DUCTILE IRON PIPE
- FPE FINISHED FLOOR ELEVATION
- TBM TEMPORARY BENCHMARK
- UGCM UNDERGROUND CABLE MARKER
- GLM GAS LINE MARKER
- PV 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
- QTMH 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

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



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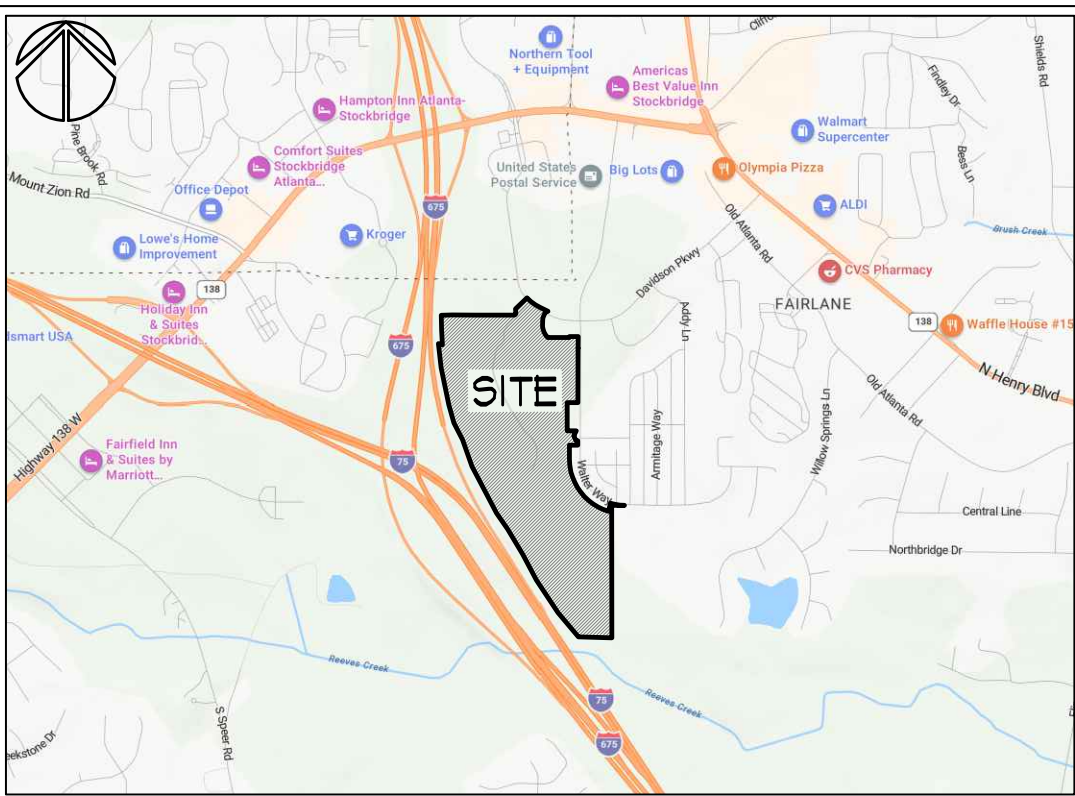
This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

FLOOD HAZARD NOTE:

FIRM MAP NUMBER 13151C00670, EFFECTIVE 10-06-2016, INDICATES THAT A PORTION OF THIS TRACT LIES IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD

WALTER WAY
(80' R/W)
PER PB 34, PG 71

SUBDIVIDED AS:
NORTHBRIDGE CROSSING
PHASE 1-A
PB 40, PG 170



LOCATION MAP
N.T.S.

DAVIDSON PARKWAY
(R/W VARIES)

PARCEL 3:
1.369 AC.

PARCEL 4:
0.144 AC.

PARCEL 5:
0.154 AC.

PARCEL 1:
73.859 AC.

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.

N/F
RHEA B. NYGARD &
STEPHEN V.C. NYGARD II
DB 18579, PG 299
PB 51, PG 165

N/F
DHO STOCKBRIDGE LLC
DB 14954, PG 71
PB 51, PG 165

A- 129.69'
R- 3819.72'
C- 129.68'
N 01°04'30" E

AREA OF ABANDONED RIGHT
OF WAY PER EXCEPTION (S)
(DB 4949, PG 235 & PB 36, PG 135-140)

SIGN 5 EASEMENT
PER EXCEPTION (N)
(DB 400, PG 20)

ALTA/NSPS LAND TITLE FOR:
D.R. HORTON, INC., DELAWARE CORPORATION & OLD
REPUBLIC NATIONAL TITLE INSURANCE COMPANY
(NORTHBRIDGE CROSSING SUBDIVISION)

LOCATED IN:
LAND LOTS 39, 40, 57 & 58, 12TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA
DATE: AUGUST 7, 2023

INTERSTATE 675
LIMITED ACCESS HIGHWAY
(R/W SHOWN)

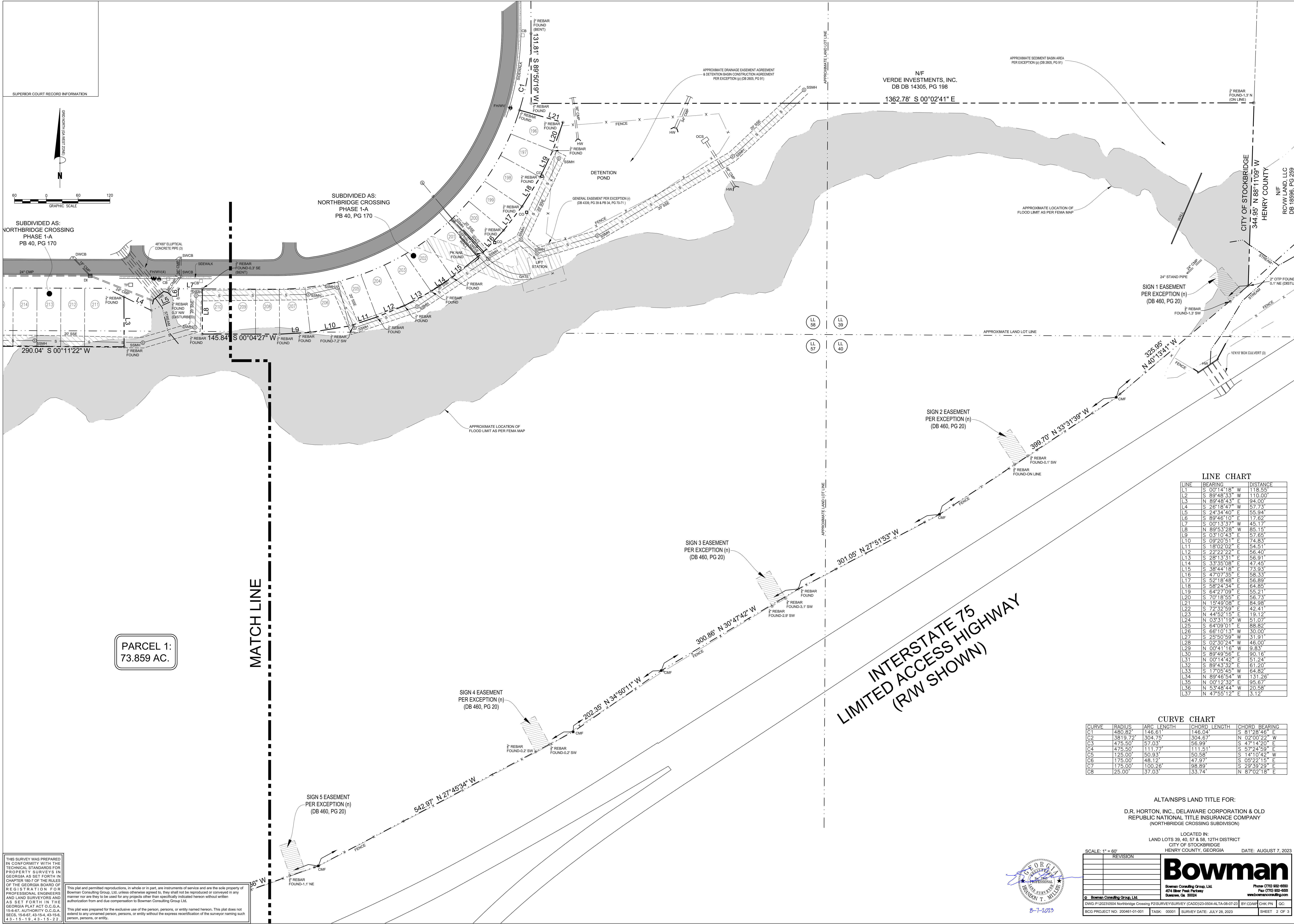


SCALE: 1" = 60'

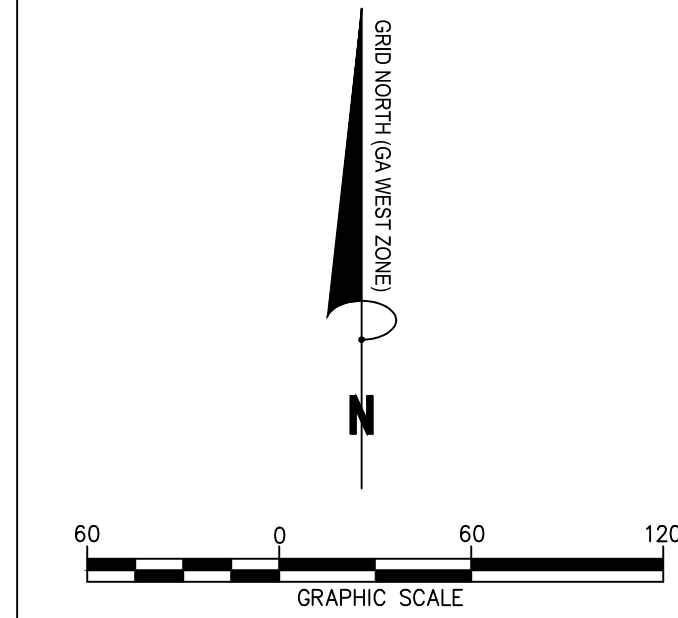
REVISION	

Bowman
Bowman Consulting Group, Ltd.
474 Silver Peak Parkway
Dunwoody, GA 30024
Phone (770) 932-6550
Fax (770) 932-6551
www.bowmanconsulting.com

BCG PROJECT NO: 200461-01-001 TASK: 00001 SURVEY DATE: JULY 28, 2023 SHEET: 1 OF 3



SUPERIOR COURT RECORD INFORMATION



SUBDIVIDED AS:
NORTHRIDGE CROSSING
PHASE 1-A
PB 40, PG 170

SUBDIVIDED AS:
NORTHRIDGE CROSSING
PHASE 1-A
PB 40, PG 170

PARCEL 1:
73.859 AC.

MATCH LINE

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
REGISTERED PROFESSIONAL
ENGINEERS AND LAND SURVEYORS
AND AS SET FORTH IN THE
GEORGIA PLAT ACT O.C.G.A.
SECS. 15-6-67, 15-6-67, 43-15-4, 43-15-6,
43-1-15-19, 43-1-15-22

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extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such
person, persons, or entity.

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°13'51" 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°35'19" 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	3619.72'	304.73'	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
(NORTHRIDGE CROSSING SUBDIVISION)

LOCATED IN:
LAND LOTS 39, 40, 57 & 58, 12TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

SCALE: 1" = 60'

DATE: AUGUST 7, 2023

REVISION	DATE	BY	CHK	QC

Bowman
Bowman Consulting Group, Ltd.
474 Silver Peak Parkway
Dunwoody, Ga 30004
Phone (770) 932-6550
Fax (770) 932-6581
www.bowmanconsulting.com

DWG: P-20230504 Northridge Crossing P2/SURVEY/SURVEY (CADD)/23-0504-ALTA-08-07-23
BCG PROJECT NO: 200461-01-001
TASK: 00001
SURVEY DATE: JULY 28, 2023
SHEET: 2 OF 3



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

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

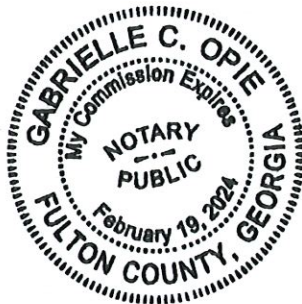
Applicant's Name - Printed

[Signature]
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
Notary Public

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

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

GDCI GA 6, L.P.
 Applicant's Name - Printed
Owner

BT: Pacific Land, LLC, AS ITS G.P.
BY: [Signature]
 Signature of Applicant/Property Owner/Agent
Raymond W. Curran, 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.

[Signature]
 Notary Public
 GERILYNN KELLY
 NOTARY
 EXPIRES
 GEORGIA
 DECEMBER 17, 2023
 PUBLIC
 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.

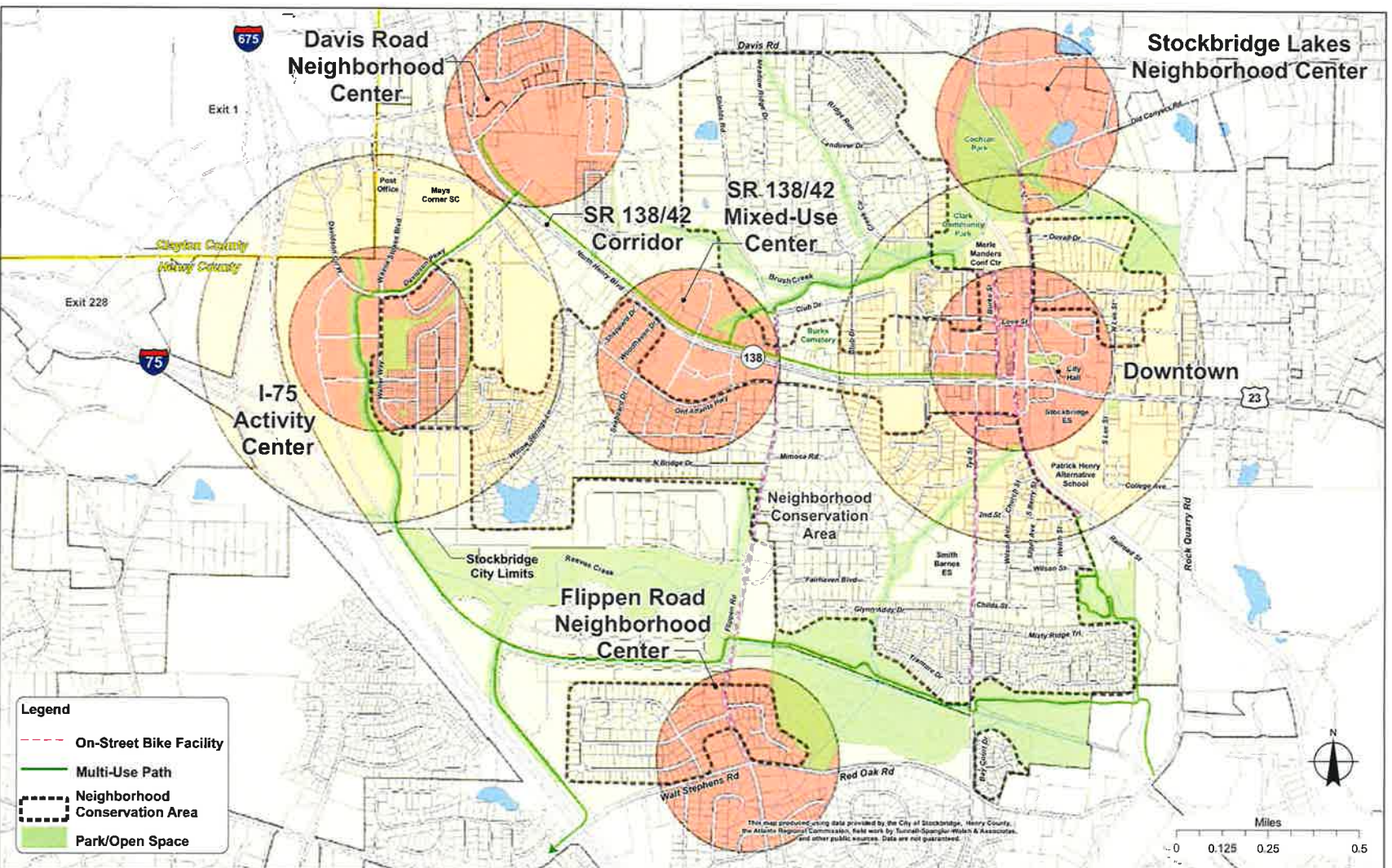
The images at right and below show one option for how the area could accommodate the following long-term development program:

- 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 multi-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

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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 ^{79.1624}~~79.35~~ 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.

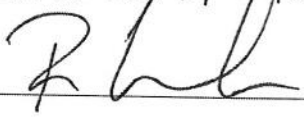
As owners of the above identified property, we are aware of the zoning request and comprehensive land map amendment requests submitted by D.R. Horton, Inc.

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

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,

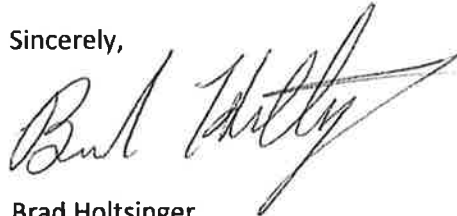
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Should you need additional information, please do not hesitate to contact me at (404) 862-3743.

Sincerely,



Brad Holtsinger
Sewer Superintendent

Cc: Decius T. Aaron, Public Works Director
Adam Daniel, Chief Collections Operator

Northbridge Crossing TRAFFIC IMPACT STUDY

Walter Way/Davidson Parkway
Stockbridge, Georgia

Keck & Wood Project No.
230304.00

November 16, 2023

Prepared by:



TABLE OF CONTENTS

Table of Contents	i
List of Figures	ii
List of Tables	ii
1. Introduction	1
1.1. Study Area	1
1.2. Proposed Development	1
1.3. Planned Transportation Improvements	1
2. Existing Conditions	3
2.1. Roadways	3
2.2. Intersections	3
2.3. Existing Traffic Flow Patterns	3
3. Traffic Projections	6
3.1. Future Background Traffic	6
3.2. Trip Generation	6
3.3. Distribution and Assignment of Project-Generated Trips	6
4. Capacity Analysis	12
4.1. Existing Intersection Capacity Analysis	12
4.2. Opening Year Intersection Capacity Analysis	13
4.3. Back of Queue Analysis	13
5. Conclusions	14
6. References	15

APPENDIX A – Site Layout

APPENDIX B – Traffic Count Data

APPENDIX C – Growth Rate Calculations

APPENDIX D – Capacity Analysis Reports

LIST OF FIGURES

Figure 1 – Aerial View of Study Area.....	2
Figure 2 – Existing and Proposed Intersection Geometries.....	4
Figure 3 – Existing Year 2023 Peak Hour Traffic	5
Figure 4 – Opening Year 2025 Background Peak Hour Traffic.....	8
Figure 5 – New Trip Distribution	9
Figure 6 – Peak Hour Project Trip Adjustments.....	10
Figure 7 – Opening Year 2025 With Project Peak Hour Traffic.....	11

LIST OF TABLES

Table 1 – Trip Generation Results.....	6
Table 2 – Level of Service Criteria	12
Table 3 – Existing Year 2023 Capacity Analysis Results	12
Table 4 – Opening Year 2025 Capacity Analysis Results.....	13
Table 5 – Opening Year 2025 Back of Queue Results	13

1. INTRODUCTION

A residential development is proposed for a site along Walter Way in Stockbridge, Georgia. A Traffic Impact Study was performed to determine the amount of new traffic that would be generated by the proposed development and how the new traffic would impact the existing roadway network.

1.1. STUDY AREA

The study area is located on the southwest corner of the intersection of Walter Way and Davidson Parkway. The study area includes two intersections along Walter Way and one intersection located on Davidson Parkway. The study intersections are listed below, with existing intersections indicated in bold.

1. **Walter Way at Davidson Parkway**
2. Davidson Parkway at Site Driveway #2
3. Walter Way at Site Driveway #1

An aerial view of the study area is presented in Figure 1.

1.2. PROPOSED DEVELOPMENT

The proposed development is a residential neighborhood which will consist of 311 single-family residences, including 183 detached houses and 128 attached townhomes. Additionally, a 2,000-square-foot clubhouse will be located on the east side of the development that includes a playground, pool, and four pickleball courts. Access to the site would be provided by two full-access driveways, the first of which will be located on the north side of the development on Davidson Road and the second will be on the east side on Walter Way. The proposed site layout is provided in **Appendix A**.

1.3. PLANNED TRANSPORTATION IMPROVEMENTS

A search for planned Georgia Department of Transportation (GDOT) projects revealed no transportation improvement projects in or near the study area. The search was performed using the GDOT GeoPI web application (<http://www.dot.ga.gov/DS/Maps/geopi#>).



Figure 1 – Aerial View of Study Area

2. EXISTING CONDITIONS

2.1. ROADWAYS

Walter Way is a two-lane roadway that traverses north-south through the study area. It is classified as an urban local roadway and has a posted speed limit of 35 mph. Adjacent land uses within the study area include primarily undeveloped land with some commercial and residential developments.

Davidson Parkway is a two-lane roadway that traverses east-west through the study area. It is classified as an urban local roadway and has a posted speed limit of 35 mph. Adjacent land uses within the study area include primarily undeveloped land with some commercial and residential developments.

2.2. INTERSECTIONS

The following intersections were identified to be studied (existing intersections are in bold):

1. **Walter Way at Davidson Parkway**
2. Davidson Parkway at Site Driveway #2
3. Walter Way at Site Driveway #1

The existing and proposed lane geometries and intersection control types are presented in Figure 2.

2.3. EXISTING TRAFFIC FLOW PATTERNS

Traffic counts for the study area were collected on Wednesday, September 27, 2023, while school was in session. The following traffic counts were collected:

- 12-Hour TMCs
 - Davidson Parkway at Walter Way
- 24-Hour Bi-Directional Counts with Vehicle Classification
 - Davidson Parkway just west of Walter Way
 - Walter Way just south of Davidson Parkway

The count data is included in **Appendix B** and the existing peak hour volumes are shown in Figure 3.

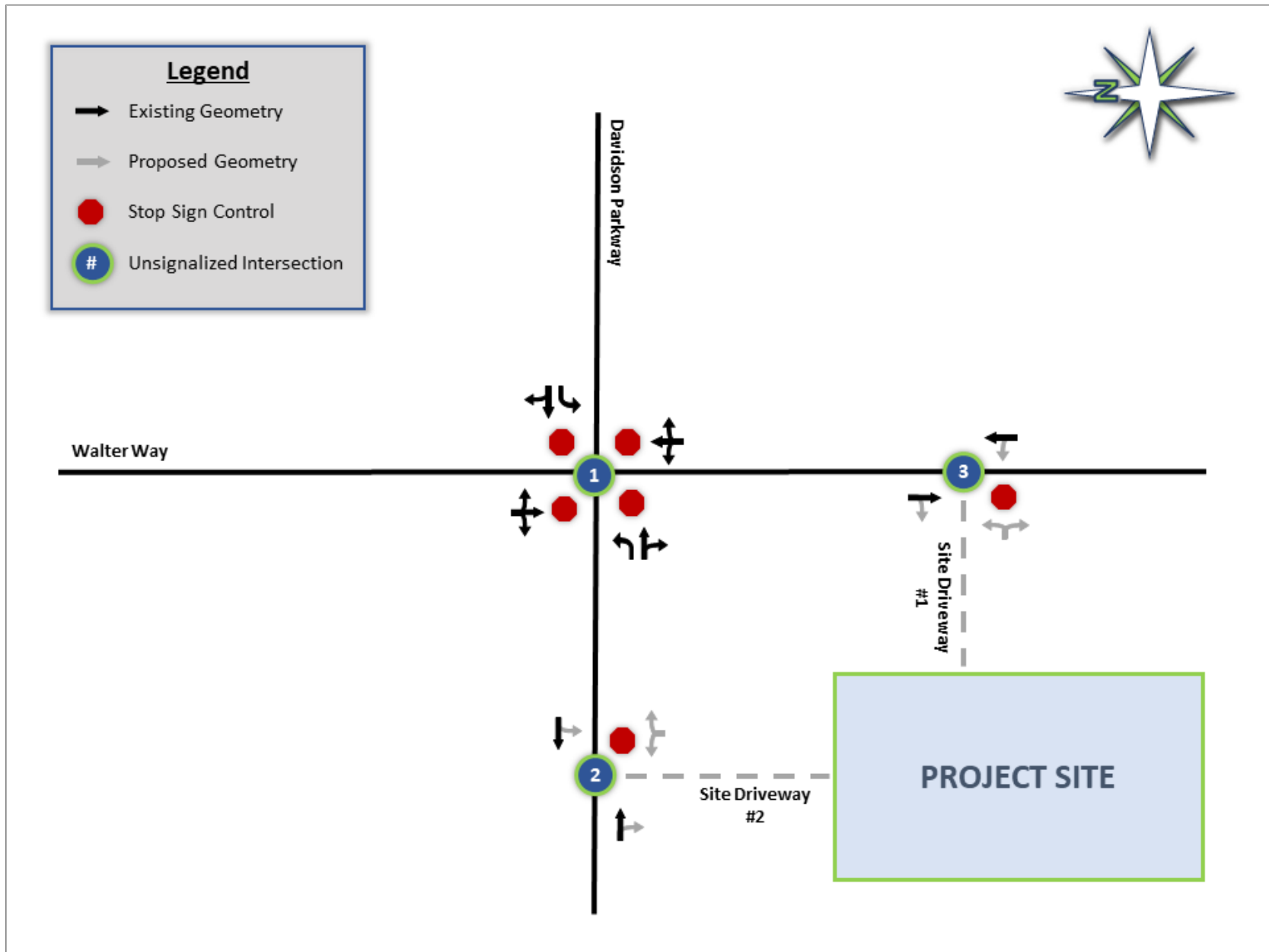


Figure 2 – Existing and Proposed Intersection Geometries

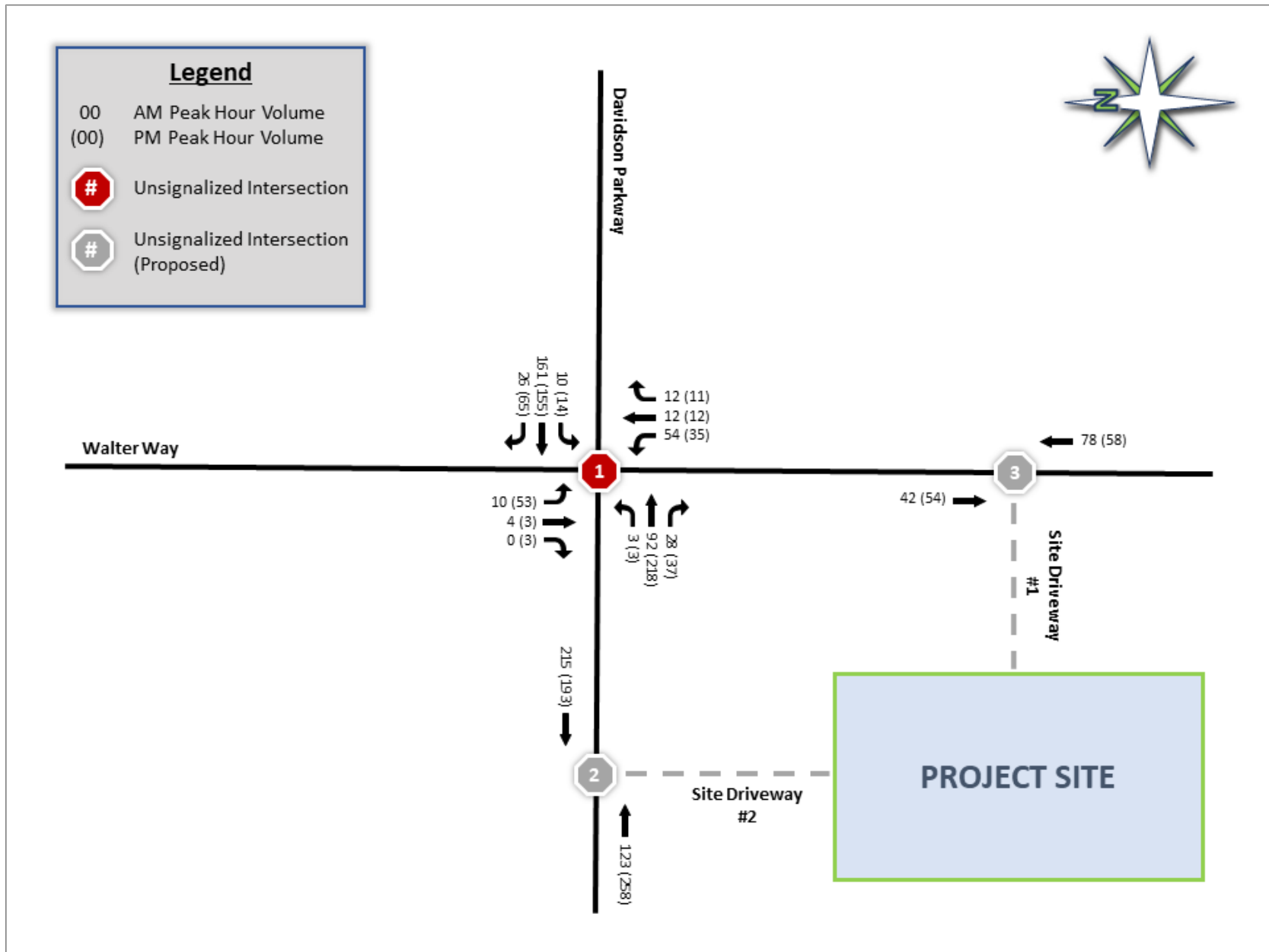


Figure 3 – Existing Year 2023 Peak Hour Traffic

3. TRAFFIC PROJECTIONS

3.1. FUTURE BACKGROUND TRAFFIC

A build-out year of 2025 was established for the project. An average annual growth rate was determined based on historic Average Annual Daily Traffic (AADT) counts recorded for nearby GDOT Count Stations. AADTs for the following count stations were obtained from GDOT's Traffic Analysis and Data Application (TADA) website (<https://gdottrafficdata.drakewell.com/publicmultinodemap.asp>):

- 0151-0256: N Henry Boulevard east of I-675 at Walter Way
- 0151-0363: N Henry Boulevard east of I-675 and north of Ryans Drive
- 0151-0365: N Henry Boulevard east of I-675 and south of Velley Hill Road
- 0151-0354: Gen Ray Davis Medal of Honor Highway south of N Henry Boulevard
- 063-0054: Macon Highway east of I-675

Both the 5-year and 15-year growth rates were calculated at each of the historical traffic count locations. The 5-year growth rate averaged 0.06 percent while the 15-year growth rate averaged 1.33 percent. Overall, an average annual growth rate of 0.70 percent was used in this project. The growth rate calculations can be found in **Appendix C**. The 0.70 percent growth rate was applied to the Existing 2023 peak hour traffic for a period of two years to establish the 2025 Background Traffic, as shown in Figure 4.

3.2. TRIP GENERATION

The traffic that would be generated by the proposed development was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual (TGM) 11th Edition. The number of trips expected to be generated by this development were determined using ITE Land Use Codes 210 – Single-Family Detached Housing and 215 – Single-Family Attached Housing. The total number of project-generated trips was estimated for the typical weekday and the morning and evening peak hours. No adjustments were made for pass-by or internal capture trips as the project is not expected to generate either of these types of trips. The trip generation results are shown in Table 1.

Table 1 – Trip Generation Results

ITE Trip Generation Land Use Code		Weekday			AM Peak Hour			PM Peak Hour		
		Total	Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting
210 - Single-Family Detached Housing	184 units	1768	884	884	130	32	98	176	111	65
215 - Single-Family Attached Housing	128 units	925	462	463	61	15	46	73	43	30
Total Trips Generated		2693	1346	1347	191	47	144	249	154	95

3.3. DISTRIBUTION AND ASSIGNMENT OF PROJECT-GENERATED TRIPS

The project-generated trips were distributed to the roadway network based on the distribution of existing traffic in each peak hour. New trips were distributed to all four cardinal directions via Walter Way and Davidson Parkway. The new trip distribution is shown in Figure 5.

The number of new trips were assigned to the roadway network based on the trip distribution determined for the study area. The inbound trips were allocated based on the existing traffic patterns entering the study area. The outbound trips were then assigned to the site driveways and distributed based on the route vehicles would have taken if the site were not built. The trips entering/exiting the site from/to the south were assigned to Site Driveway #1 along Walter Way, while those entering from/exiting to the west

were assigned to Site Driveway #2 along Davidson Parkway. The trips entering the site from the north were assigned to Site Driveway #2 based on the assumption that drivers would prefer turning right at the all-way stop controlled intersection versus continuing through to the next driveway. The trips entering the site from the east and those exiting to continue north were split evenly between the two site driveways. The total trips exiting to the east were divided between the driveways with 75 percent of the trips assigned to Site Driveway #1 on Walter Way and the remaining 25 percent assigned to Site Driveway #2 on Davidson Parkway. This was based on the proximity of the residential neighborhood to the driveway on Walter Way as well as the assumption that drivers would generally prefer to complete a right turn at the all-way stop controlled intersection versus a through movement. It was assumed that there would not be any trips entering from the south due to the Walter Way having no outlet and the land use along the rest of the road being primarily residential past the project site. The project-generated traffic was then superimposed with the Opening Year 2025 Background traffic to provide an estimate of the traffic expected to be present after the proposed development is complete. The assignment of project-generated traffic is shown in Figure 6 and the Opening Year 2025 With Project peak hour traffic is presented in Figure 7.

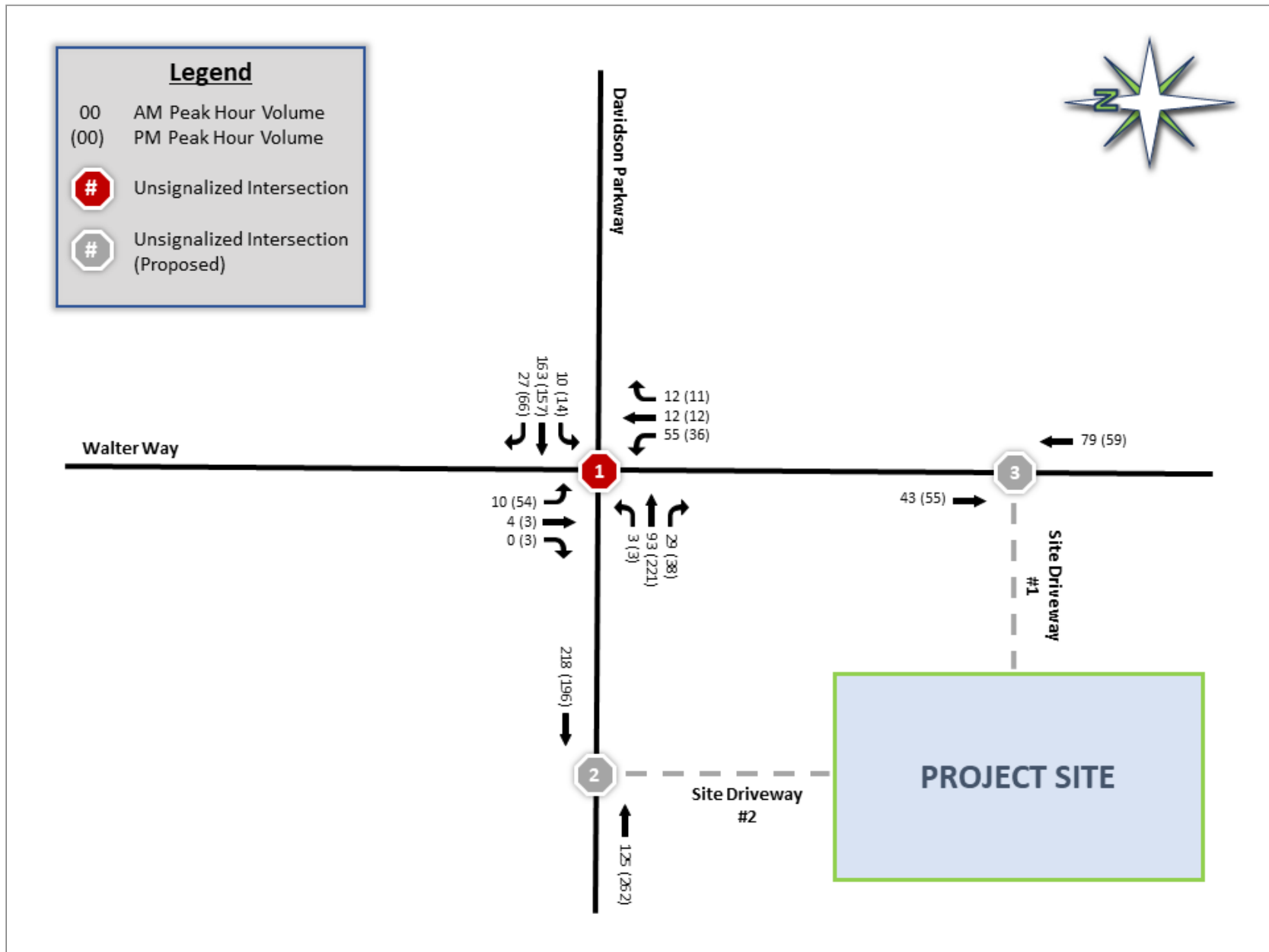


Figure 4 – Opening Year 2025 Background Peak Hour Traffic

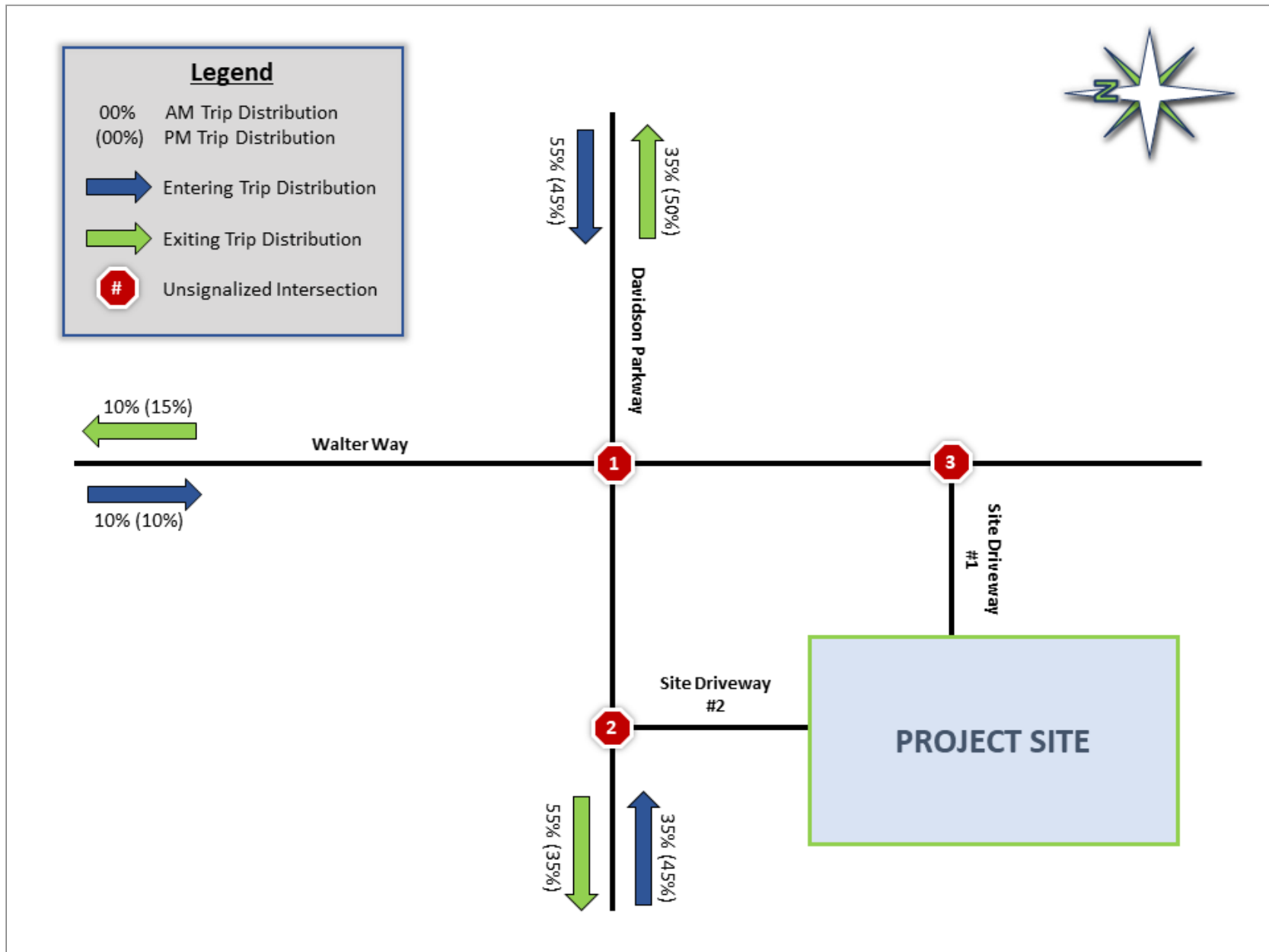


Figure 5 – New Trip Distribution

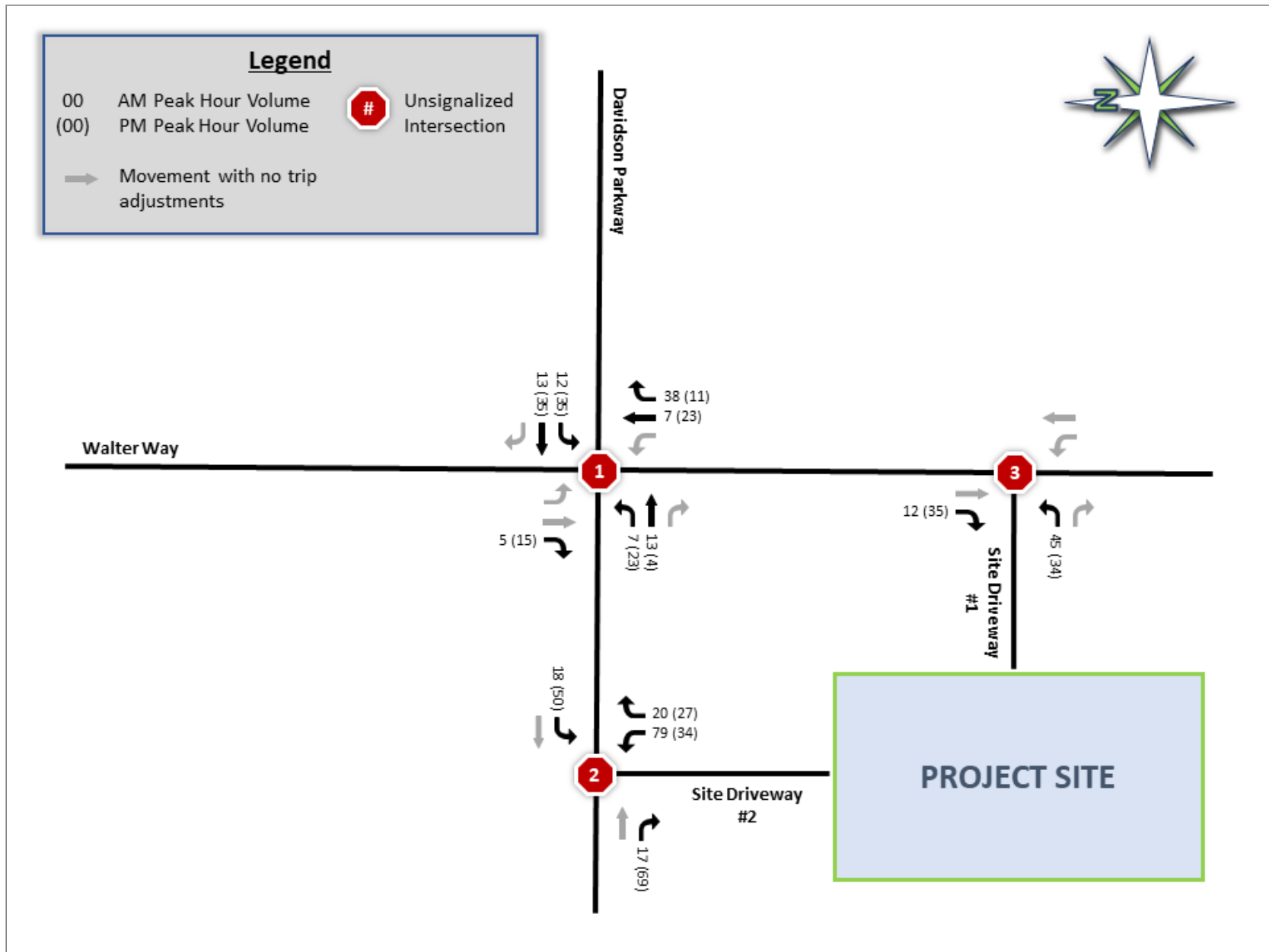


Figure 6 – Peak Hour Project Trip Adjustments

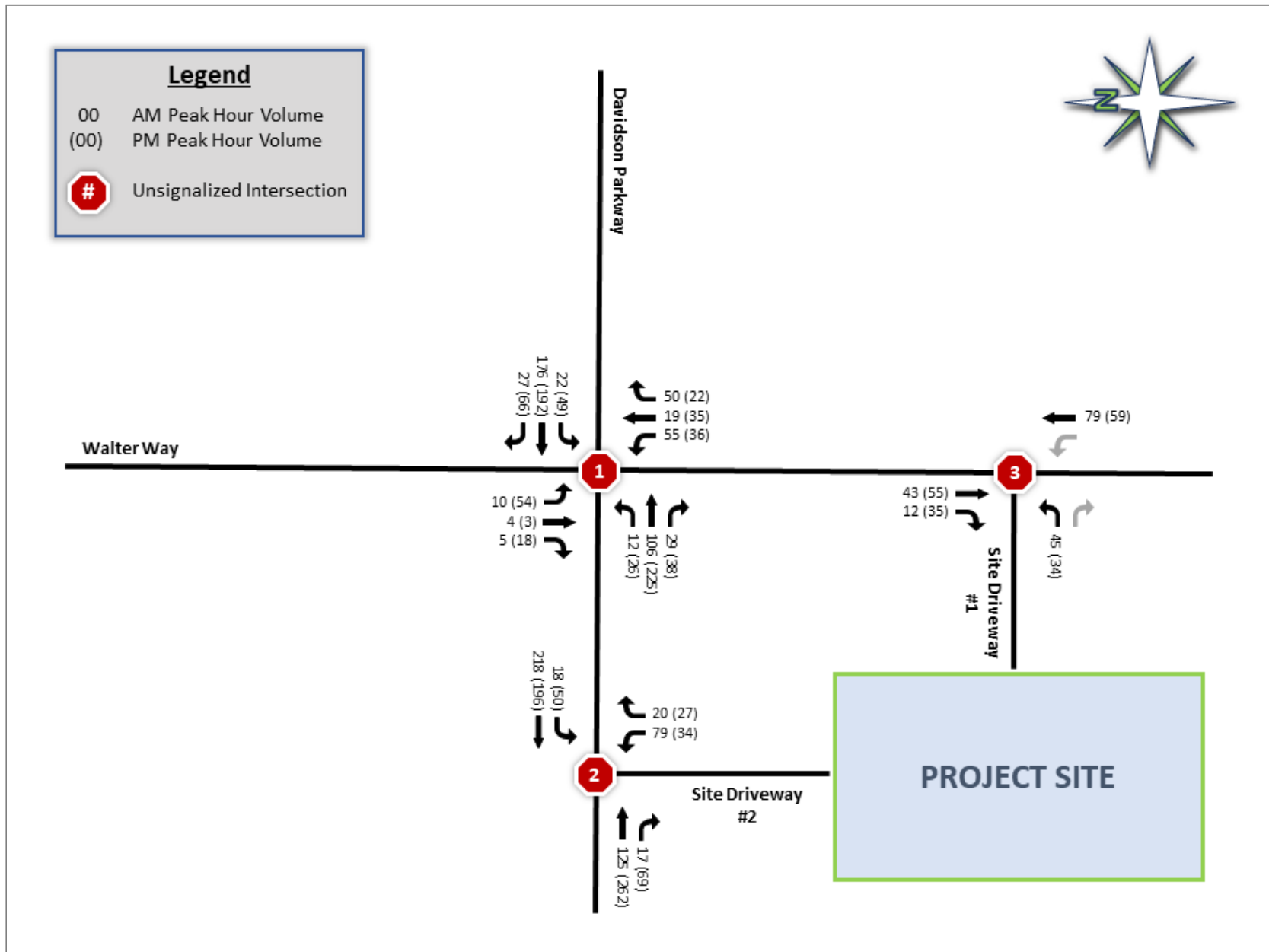


Figure 7 – Opening Year 2025 With Project Peak Hour Traffic

4. CAPACITY ANALYSIS

In order to quantify the impacts of additional traffic and to determine any needed roadway and/or operational improvements, a capacity analysis was performed for the Future Background and the Future With Project peak hour conditions based on the methodology outlined in the Highway Capacity Manual (HCM). Various computer programs are available which implement the HCM methodology. For this project, Synchro 11 was used to analyze the intersections.

The HCM defines level of service (LOS) in terms of the amount of control delay, including initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The LOS categories range from A to F, with different thresholds specified according to the type of stop control at the intersection. The LOS criteria for unsignalized intersections are listed in Table 2.

Table 2 – Level of Service Criteria

Level of Service (LOS)	Unsignalized Control Delay per Vehicle (sec)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Rural, sparsely developed areas have a minimum LOS requirement of C based on rural residents' expectation for relatively uncongested conditions in combination with design flexibility associated with lower right of way costs. The minimum LOS for urban areas is D, reflecting the greater acceptance of delay and congestion by urban residents. Additionally, the increased density of developments makes right of way costs much higher in urban areas. The study area is located within the city limits of Stockbridge; therefore, a minimum LOS D is assumed for the study intersections.

4.1. EXISTING INTERSECTION CAPACITY ANALYSIS

A capacity analysis was performed for the Existing 2023 conditions using the current intersection geometries. The results are listed in Table 3 and the Synchro reports are included in **Appendix D**.

Table 3 – Existing Year 2023 Capacity Analysis Results

No.	Intersection	Intersection Control	Approach	Existing 2023			
				AM Peak		PM Peak	
				LOS	sec/veh	LOS	sec/veh
1	Walter Way at Davidson Parkway	All-Way Stop	Overall	A	8.8	B	10.2
			Northbound	A	8.5	A	8.9
			Southbound	A	8.2	A	9.1
			Eastbound	A	8.5	B	10.9
			Westbound	A	9.2	A	9.9

No inadequate operations were observed for the Existing Year 2023 conditions.

4.2. OPENING YEAR INTERSECTION CAPACITY ANALYSIS

Intersection capacity analysis was performed for the morning and evening peak hours in the Future Background and the Future With Project conditions. The With Project analysis scenario assumed the same roadway network and lane assignments as in the Background scenario with the addition of the two proposed driveways. The results are listed in Table 4 and the Synchro reports are included in **Appendix D**.

Table 4 – Opening Year 2025 Capacity Analysis Results

No.	Intersection	Intersection Control	Approach	Background 2025 AM		With Project 2025 AM		Background 2025 PM		With Project 2025 PM	
				LOS	sec/veh	LOS	sec/veh	LOS	sec/veh	LOS	sec/veh
1	Walter Way at Davidson Parkway	All-Way Stop	Overall	A	8.9	A	9.3	B	10.3	B	10.7
			Northbound	A	8.5	A	8.9	A	9.0	A	9.6
			Southbound	A	8.2	A	8.2	A	9.2	A	9.4
			Eastbound	A	8.6	A	9.0	B	11.0	B	11.4
			Westbound	A	9.2	A	9.7	A	10.0	B	10.7
2	Davidson Parkway at Site Driveway #2	Side Street Stop	Northbound	-	-	B	11.8	-	-	B	12.6
			WB Left	-	-	A	7.6	-	-	A	8.1
3	Walter Way at Site Driveway #1	Side Street Stop	Eastbound	-	-	A	9.4	-	-	A	9.3

No inadequate operations were observed for the Opening Year 2025 conditions.

4.3. BACK OF QUEUE ANALYSIS

A Back of Queue (BOQ) analysis was used to determine the storage needs for the turn lanes in the Opening Year 2025 conditions. The 95th percentile queue is the maximum distance to the back of the queue that would be expected 95 percent of the time. The BOQ results were taken from the capacity analysis reports output by Synchro for each study intersection. Table 5 lists the BOQ lengths for each peak hour for the Opening Year 2025 Background and With Project conditions.

Table 5 – Opening Year 2025 Back of Queue Results

No.	Intersection	Intersection Control	Movement	Existing Storage	95 th Percentile Back of Queue (feet)			
					Background 2025		With Project 2025	
					AM Peak	PM Peak	AM Peak	PM Peak
1	Walter Way at Davidson Parkway	All-Way Stop	NB	N/A	10	8	15	13
			SB	N/A	3	8	3	10
			EBT+R	N/A	0	0	3	3
			EBL	50 ft	15	48	18	50
			WBT+R	N/A	0	3	3	8
			WBL	80 ft	28	38	30	43
2	Davidson Parkway at Site Driveway #2	Side Street Stop	NB	N/A	-	-	15	10
			SBL	160 ft *	-	-	0	3
3	Walter Way at Site Driveway #1	Side Street Stop	EB	N/A	-	-	5	3

N/A - No dedicated storage lane

* Existing storage refers to the storage lane length shown in the site layout for the proposed development.

The BOQ analysis results indicate that all of the study intersections have sufficient storage to accommodate the expected project-generated traffic. The eastbound left turn BOQ for the evening peak at intersection #1 matches the available storage; however, there is a 525-foot-long two-way left turn lane (TWLTL) on this approach which can accommodate excess queueing.

5. CONCLUSIONS

A residential development is proposed for a site along Walter Way in Stockbridge, Georgia. The proposed development is a residential neighborhood which will consist of 311 single-family residences, including 183 detached houses and 128 attached townhomes. Additionally, a 2,000-square-foot clubhouse will be located on the east side of the development that includes a playground, pool, and four pickleball courts. Access to the site would be provided by two full-access driveways, the first of which will be located on the north side of the development on Davidson Road and the second will be on the east side on Walter Way.

The proposed project is expected to generate a total of 2,693 trips on a typical weekday. A total of 191 new trips would be generated during the morning peak hour and 249 new trips would be generated during the evening peak hour.

For the Existing Year 2023 capacity analysis, the existing study intersection is currently operating with an acceptable LOS for the overall intersection as well as each approach during both the morning and evening peak periods.

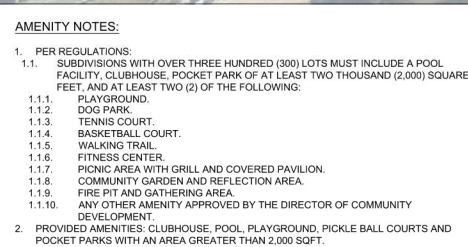
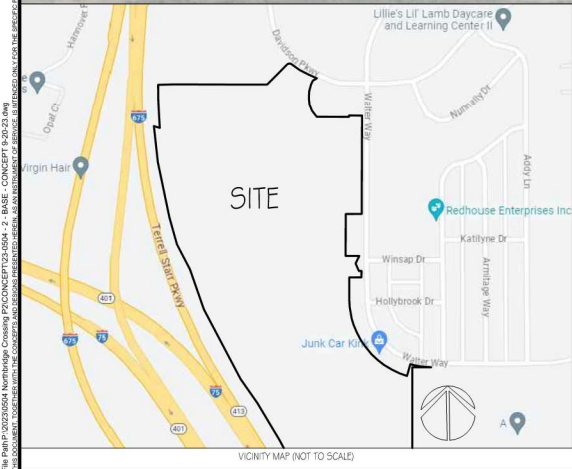
Based on the Opening Year 2025 capacity analysis results, all of the study intersections and each of their approaches would be expected to operate acceptably at LOS B or better during both peak hours in the Background and With Project conditions. Additionally, the BOQ analysis results indicate that the available turn lane storage at each of the study intersections is expected to be sufficient to accommodate the project-generated traffic.

Overall, the analysis completed for this project indicates that the proposed development is not expected to significantly impact the roadway network surrounding the development.

6. REFERENCES

1. Trip Generation Manual, 11th Edition, Institute of Transportation Engineers, Washington DC, 2021.
2. Synchro, Version 11, Trafficware Ltd., Sugar Land, TX, 2019.
3. Highway Capacity Manual, 6th Edition, Transportation Research Board, Washington DC, 2016.

APPENDIX A – SITE LAYOUT



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	
PARKING CALCULATIONS TOWNHOMES	91 SPACES
REQUIRED	2.25 SPACES/UNIT = 288 SPACES
PROPOSED (2 IN DRIVEWAY)	1.28(2) = 256 SPACES
PARKING CALCULATIONS DETACHED LOTS	
REQUIRED	2 SPACES/UNIT = 368 SPACES
PROPOSED (2 IN DRIVE)	1.84 (2) = 368 SPACES
TOTAL PARKING REQUIRED = 656 SPACES	
TOTAL PARKING PROVIDED = 715 SPACES	

DATE		DESCRIPTION	
DATE		DESCRIPTION	
CW DESIGN	-- DRAWN	CM CHKD	
SCALE		1" = 100'	
JOB No.		23-0504	
DATE :		7-27-2023	
FILE No.		23-0504	
SHEET No.		1 OF 1	

APPENDIX B – TRAFFIC COUNT DATA



ALL TRAFFIC DATA SERVICES

(303) 216-2439

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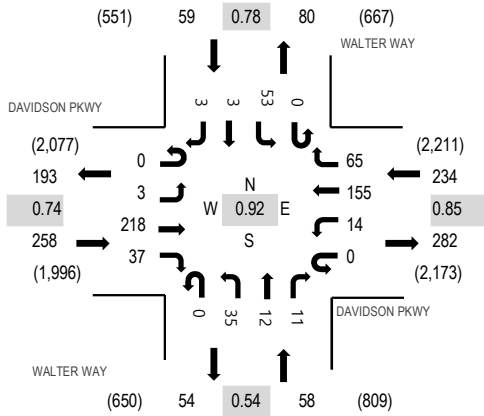
Location: 1 WALTER WAY & DAVIDSON PKWY AM

Date: Wednesday, September 27, 2023

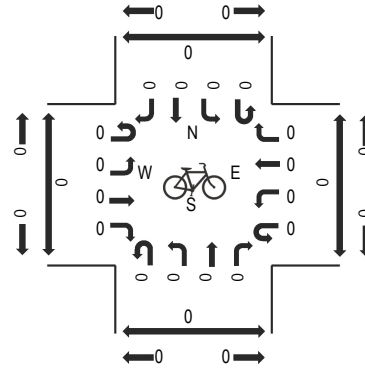
Peak Hour: 04:00 PM - 05:00 PM

Peak 15-Minutes: 04:45 PM - 05:00 PM

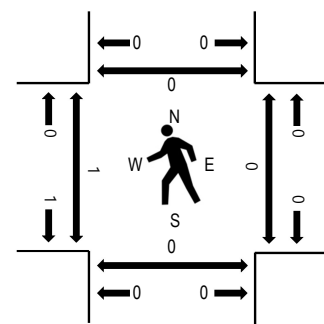
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	DAVIDSON PKWY Eastbound				DAVIDSON PKWY Westbound				WALTER WAY Northbound				WALTER WAY Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
6:30 AM	0	0	14	9	0	1	41	2	0	7	1	1	0	1	0	0	77	329	0	0	0	0
6:45 AM	0	0	11	9	0	2	35	2	0	15	1	4	0	2	3	0	84	351	0	0	0	0
7:00 AM	0	0	10	2	0	2	40	0	0	10	5	2	0	0	0	0	71	377	0	0	0	0
7:15 AM	2	0	17	6	0	5	38	3	0	12	3	6	0	2	3	0	97	404	0	0	0	0
7:30 AM	0	0	23	5	0	5	45	2	0	12	2	3	0	1	1	0	99	412	0	0	0	0
7:45 AM	0	0	22	14	0	2	41	6	0	12	4	5	0	3	1	0	110	412	0	0	0	0
8:00 AM	0	0	22	5	0	2	42	6	0	11	2	4	0	2	2	0	98	379	0	0	0	0
8:15 AM	0	3	25	4	0	1	33	12	0	19	4	0	0	4	0	0	105	365	0	0	0	0
8:30 AM	0	1	23	13	0	6	32	10	0	4	1	3	0	3	1	2	99	338	0	0	0	0
8:45 AM	0	0	12	3	0	2	23	14	0	12	6	2	0	2	1	0	77	311	0	0	0	0
9:00 AM	0	0	15	13	0	4	14	9	0	14	8	1	0	5	0	1	84	331	0	0	0	0
9:15 AM	0	0	15	9	0	2	26	7	0	6	0	1	0	10	2	0	78	321	0	0	1	0
9:30 AM	0	0	17	3	0	2	21	5	0	10	0	5	0	6	3	0	72	341	0	0	0	0
9:45 AM	0	1	24	8	0	4	32	10	0	5	1	2	0	8	1	1	97	364	0	0	0	0
10:00 AM	0	0	22	4	0	1	24	6	0	8	4	2	0	2	0	1	74	384	0	0	0	0
10:15 AM	0	2	24	9	0	0	26	8	0	10	3	5	0	8	2	1	98	427	0	0	0	0
10:30 AM	0	0	13	8	0	3	27	8	0	10	3	2	0	20	0	1	95	458	0	0	0	0
10:45 AM	1	0	25	11	0	7	25	12	0	8	8	6	0	11	3	0	117	490	0	0	0	1
11:00 AM	0	0	22	6	0	6	17	11	0	20	10	11	0	12	2	0	117	494	0	0	0	0
11:15 AM	0	2	33	16	1	9	24	5	0	8	2	6	0	15	7	1	129	491	0	0	0	0
11:30 AM	0	0	41	10	0	2	30	12	0	5	4	2	0	13	4	4	127	488	0	0	0	0
11:45 AM	0	2	36	7	0	5	34	14	0	8	2	4	0	8	1	0	121	458	0	0	0	0
12:00 PM	0	2	33	6	1	6	23	11	0	7	3	5	0	15	1	1	114	446	0	0	0	0
12:15 PM	0	0	31	8	0	6	37	15	0	4	5	3	0	14	1	2	126	428	0	0	0	0
12:30 PM	0	1	24	8	0	0	23	10	0	4	3	2	0	15	5	2	97	409	0	0	0	0
12:45 PM	0	1	31	6	0	4	27	10	0	13	2	5	0	7	3	0	109	457	0	0	0	0
1:00 PM	0	2	24	5	0	1	31	13	0	5	2	3	0	9	1	0	96	486	0	0	0	0
1:15 PM	0	1	26	6	0	0	26	11	0	8	6	6	0	13	3	1	107	505	0	0	0	0
1:30 PM	0	1	37	11	0	5	40	18	0	11	2	4	0	11	3	2	145	519	0	0	0	0
1:45 PM	0	1	35	14	0	8	39	8	0	13	4	3	0	12	0	1	138	536	0	0	3	0
2:00 PM	0	3	34	6	1	5	27	13	0	7	2	5	0	10	0	2	115	542	0	0	0	0
2:15 PM	0	1	29	11	0	7	32	15	0	9	2	5	0	8	1	1	121	550	0	0	0	0
2:30 PM	0	0	37	8	0	1	33	19	0	42	2	8	0	7	2	3	162	558	0	0	0	0
2:45 PM	0	5	32	15	0	4	36	15	0	14	2	6	0	13	2	0	144	544	0	0	0	0

3:00 PM	0	0	30	11	0	1	36	12	0	14	1	3	0	14	0	1	123	549	0	0	2	0
3:15 PM	0	0	43	6	0	8	26	11	0	10	4	6	0	13	1	1	129	558	0	0	0	1
3:30 PM	0	1	35	17	1	6	42	15	0	6	2	6	0	13	0	4	148	591	0	0	0	0
3:45 PM	0	0	56	8	0	3	31	14	0	8	2	6	0	17	2	2	149	592	0	1	0	0
4:00 PM	0	0	51	8	0	3	29	18	0	9	2	4	0	7	1	0	132	609	0	0	0	0
4:15 PM	0	1	54	8	0	3	43	23	0	9	2	3	0	15	1	0	162	592	0	0	0	0
4:30 PM	0	2	55	13	0	4	35	10	0	11	3	2	0	12	1	1	149	555	1	0	0	0
4:45 PM	0	0	58	8	0	4	48	14	0	6	5	2	0	19	0	2	166	559	0	0	0	0
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5:30 PM	0	1	56	10	0	4	46	10	0	10	3	3	0	7	1	2	153	569	0	0	0	0
5:45 PM	0	1	85	9	0	3	27	7	0	6	2	3	0	17	1	0	161		0	0	0	0
6:00 PM	0	0	53	7	0	4	33	10	0	6	1	3	0	7	1	1	126		0	0	0	0
6:15 PM	0	0	41	10	0	1	37	11	0	9	1	5	0	14	0	0	129		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	2	0	0	0	0	0	2	0	0	0	0	0	0	4
Lights	0	3	216	34	0	12	153	65	0	32	10	10	0	53	3	3	594
Mediums	0	0	2	1	0	2	2	0	0	1	2	1	0	0	0	0	11
Total	0	3	218	37	0	14	155	65	0	35	12	11	0	53	3	3	609

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %	1.9%				1.7%				10.3%				0.0%				2.5%
Heavy Vehicle %	0.0%	0.0%	0.9%	8.1%	0.0%	14.3%	1.3%	0.0%	0.0%	8.6%	16.7%	9.1%	0.0%	0.0%	0.0%	0.0%	2.5%
Peak Hour Factor	0.74				0.85				0.54				0.78				0.92
Peak Hour Factor	0.25	0.45	0.71	0.72	0.50	0.69	0.86	0.76	0.00	0.48	0.60	0.57	0.00	0.73	0.57	0.50	0.92



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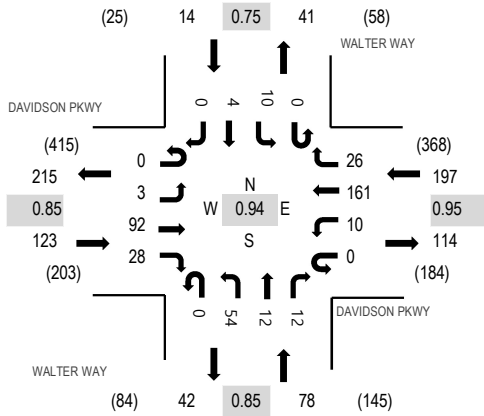
Location: 1 WALTER WAY & DAVIDSON PKWY AM

Date: Wednesday, September 27, 2023

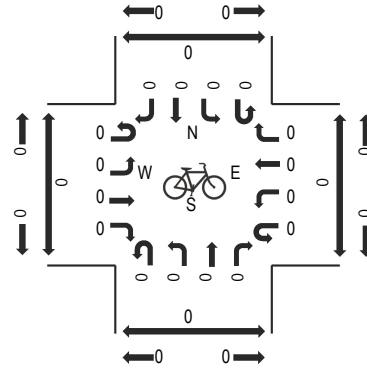
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Peak 15-Minutes: 07:45 AM - 08:00 AM

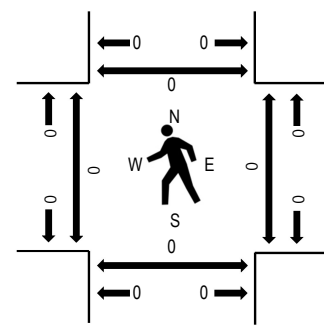
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	DAVIDSON PKWY Eastbound				DAVIDSON PKWY Westbound				WALTER WAY Northbound				WALTER WAY Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
6:30 AM	0	0	14	9	0	1	41	2	0	7	1	1	0	1	0	0	77	329	0	0	0	0
6:45 AM	0	0	11	9	0	2	35	2	0	15	1	4	0	2	3	0	84	351	0	0	0	0
7:00 AM	0	0	10	2	0	2	40	0	0	10	5	2	0	0	0	0	71	377	0	0	0	0
7:15 AM	2	0	17	6	0	5	38	3	0	12	3	6	0	2	3	0	97	404	0	0	0	0
7:30 AM	0	0	23	5	0	5	45	2	0	12	2	3	0	1	1	0	99	412	0	0	0	0
7:45 AM	0	0	22	14	0	2	41	6	0	12	4	5	0	3	1	0	110		0	0	0	0
8:00 AM	0	0	22	5	0	2	42	6	0	11	2	4	0	2	2	0	98		0	0	0	0
8:15 AM	0	3	25	4	0	1	33	12	0	19	4	0	0	4	0	0	105		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	3	88	27	0	9	159	26	0	52	11	9	0	10	3	0	397
Mediums	0	0	4	1	0	1	2	0	0	2	1	3	0	0	1	0	15
Total	0	3	92	28	0	10	161	26	0	54	12	12	0	10	4	0	412

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		4.1%				1.5%				7.7%				7.1%			3.6%
Heavy Vehicle %	0.0%	0.0%	4.3%	3.6%	0.0%	10.0%	1.2%	0.0%	0.0%	3.7%	8.3%	25.0%	0.0%	0.0%	25.0%	0.0%	3.6%
Peak Hour Factor		0.85				0.95				0.85				0.75			0.94
Peak Hour Factor	0.25	0.25	0.92	0.54	0.00	0.70	0.92	0.54	0.00	0.71	0.70	0.75	0.00	0.63	0.58	0.00	0.94



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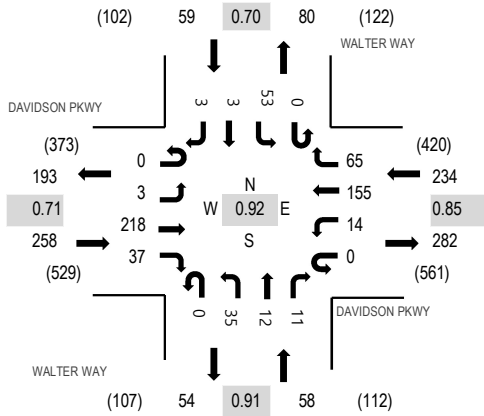
Location: 1 WALTER WAY & DAVIDSON PKWY PM

Date: Wednesday, September 27, 2023

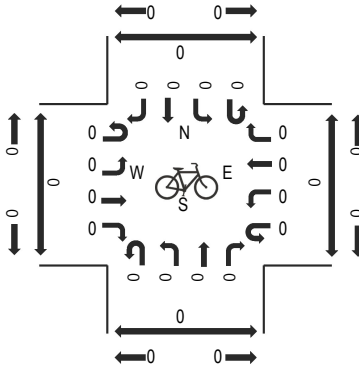
Peak Hour: 04:00 PM - 05:00 PM

Peak 15-Minutes: 04:45 PM - 05:00 PM

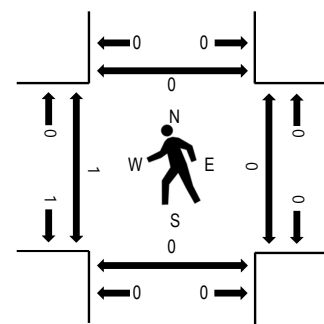
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	DAVIDSON PKWY Eastbound				DAVIDSON PKWY Westbound				WALTER WAY Northbound				WALTER WAY Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	0	51	8	0	3	29	18	0	9	2	4	0	7	1	0	132	609	0	0	0	0
4:15 PM	0	1	54	8	0	3	43	23	0	9	2	3	0	15	1	0	162	592	0	0	0	0
4:30 PM	0	2	55	13	0	4	35	10	0	11	3	2	0	12	1	1	149	555	1	0	0	0
4:45 PM	0	0	58	8	0	4	48	14	0	6	5	2	0	19	0	2	166	559	0	0	0	0
5:00 PM	0	0	43	7	0	2	39	4	0	7	1	4	0	5	2	1	115	554	0	0	0	0
5:15 PM	0	0	48	11	0	1	33	10	0	9	3	3	0	5	2	0	125		0	0	0	0
5:30 PM	0	1	56	10	0	4	46	10	0	10	3	3	0	7	1	2	153		0	0	0	0
5:45 PM	0	1	85	9	0	3	27	7	0	6	2	3	0	17	1	0	161		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	2	0	0	0	0	0	2	0	0	0	0	0	0	4
Lights	0	3	216	34	0	12	153	65	0	32	10	10	0	53	3	3	594
Mediums	0	0	2	1	0	2	2	0	0	1	2	1	0	0	0	0	11
Total	0	3	218	37	0	14	155	65	0	35	12	11	0	53	3	3	609

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		1.9%				1.7%				10.3%				0.0%			2.5%
Heavy Vehicle %	0.0%	0.0%	0.9%	8.1%	0.0%	14.3%	1.3%	0.0%	0.0%	8.6%	16.7%	9.1%	0.0%	0.0%	0.0%	0.0%	2.5%
Peak Hour Factor		0.71				0.85				0.91				0.70			0.92
Peak Hour Factor	0.00	0.38	0.68	0.75	0.00	0.88	0.86	0.71	0.00	0.80	0.60	0.81	0.00	0.70	0.75	0.63	0.92



All Traffic Data Services

1 - DAVIDSON PKWY WEST OF WALTER WAY

EB	Time	Lights	Mediums	Trucks	Total
	9/27/2023	11	0	0	11
	9/27/2023 12:15:00 AM	11	0	0	11
	9/27/2023 12:30:00 AM	10	0	0	10
	9/27/2023 12:45:00 AM	8	0	0	8
	Hour	40	0	0	40
	9/27/2023 1:00:00 AM	7	0	0	7
	9/27/2023 1:15:00 AM	4	0	0	4
	9/27/2023 1:30:00 AM	5	0	0	5
	9/27/2023 1:45:00 AM	7	0	0	7
	Hour	23	0	0	23
	9/27/2023 2:00:00 AM	6	0	0	6
	9/27/2023 2:15:00 AM	6	1	0	7
	9/27/2023 2:30:00 AM	5	0	0	5
	9/27/2023 2:45:00 AM	7	0	0	7
	Hour	24	1	0	25
	9/27/2023 3:00:00 AM	2	0	0	2
	9/27/2023 3:15:00 AM	3	0	0	3
	9/27/2023 3:30:00 AM	2	0	0	2
	9/27/2023 3:45:00 AM	3	0	0	3
	Hour	10	0	0	10
	9/27/2023 4:00:00 AM	4	0	0	4
	9/27/2023 4:15:00 AM	4	0	0	4
	9/27/2023 4:30:00 AM	4	0	0	4
	9/27/2023 4:45:00 AM	3	0	0	3
	Hour	15	0	0	15
	9/27/2023 5:00:00 AM	6	0	0	6
	9/27/2023 5:15:00 AM	17	0	0	17
	9/27/2023 5:30:00 AM	18	0	0	18
	9/27/2023 5:45:00 AM	59	1	0	60
	Hour	100	1	0	101
	9/27/2023 6:00:00 AM	14	0	0	14
	9/27/2023 6:15:00 AM	5	0	0	5
	9/27/2023 6:30:00 AM	21	2	0	23
	9/27/2023 6:45:00 AM	20	0	0	20
	Hour	60	2	0	62
	9/27/2023 7:00:00 AM	12	0	0	12
	9/27/2023 7:15:00 AM	24	1	0	25
	9/27/2023 7:30:00 AM	27	1	0	28
	9/27/2023 7:45:00 AM	36	0	0	36
	Hour	99	2	0	101
	9/27/2023 8:00:00 AM	25	2	0	27
	9/27/2023 8:15:00 AM	30	2	0	32
	9/27/2023 8:30:00 AM	36	1	0	37
	9/27/2023 8:45:00 AM	14	0	1	15
	Hour	105	5	1	111
	9/27/2023 9:00:00 AM	27	1	0	28
	9/27/2023 9:15:00 AM	24	0	0	24
	9/27/2023 9:30:00 AM	19	1	0	20
	9/27/2023 9:45:00 AM	32	1	0	33
	Hour	102	3	0	105
	9/27/2023 10:00:00 AM	25	1	0	26
	9/27/2023 10:15:00 AM	32	2	1	35
	9/27/2023 10:30:00 AM	21	0	0	21
	9/27/2023 10:45:00 AM	37	0	0	37
	Hour	115	3	1	119
	9/27/2023 11:00:00 AM	27	1	0	28
	9/27/2023 11:15:00 AM	51	0	0	51
	9/27/2023 11:30:00 AM	51	0	0	51
	9/27/2023 11:45:00 AM	43	2	0	45
	Hour	172	3	0	175
	Total	865	20	2	887
	Percentage	97.5%	2.3%	0.2%	



All Traffic Data Services

1 - DAVIDSON PKWY WEST OF WALTER WAY

EB	Time	Lights	Mediums	Trucks	Total
	9/27/2023 12:00:00 PM	41	0	0	41
	9/27/2023 12:15:00 PM	38	1	0	39
	9/27/2023 12:30:00 PM	33	0	0	33
	9/27/2023 12:45:00 PM	37	1	0	38
	Hour	149	2	0	151
	9/27/2023 1:00:00 PM	31	0	0	31
	9/27/2023 1:15:00 PM	32	1	0	33
	9/27/2023 1:30:00 PM	48	1	0	49
	9/27/2023 1:45:00 PM	49	1	0	50
	Hour	160	3	0	163
	9/27/2023 2:00:00 PM	43	0	0	43
	9/27/2023 2:15:00 PM	40	1	0	41
	9/27/2023 2:30:00 PM	45	0	0	45
	9/27/2023 2:45:00 PM	50	2	0	52
	Hour	178	3	0	181
	9/27/2023 3:00:00 PM	39	0	2	41
	9/27/2023 3:15:00 PM	47	2	0	49
	9/27/2023 3:30:00 PM	52	1	0	53
	9/27/2023 3:45:00 PM	60	4	0	64
	Hour	198	7	2	207
	9/27/2023 4:00:00 PM	57	0	2	59
	9/27/2023 4:15:00 PM	62	1	0	63
	9/27/2023 4:30:00 PM	69	1	0	70
	9/27/2023 4:45:00 PM	65	1	0	66
	Hour	253	3	2	258
	9/27/2023 5:00:00 PM	50	0	0	50
	9/27/2023 5:15:00 PM	59	0	0	59
	9/27/2023 5:30:00 PM	65	2	0	67
	9/27/2023 5:45:00 PM	95	0	0	95
	Hour	269	2	0	271
	9/27/2023 6:00:00 PM	60	0	0	60
	9/27/2023 6:15:00 PM	51	0	0	51
	9/27/2023 6:30:00 PM	61	0	0	61
	9/27/2023 6:45:00 PM	61	0	0	61
	Hour	233	0	0	233
	9/27/2023 7:00:00 PM	51	0	0	51
	9/27/2023 7:15:00 PM	41	0	0	41
	9/27/2023 7:30:00 PM	52	0	0	52
	9/27/2023 7:45:00 PM	32	0	0	32
	Hour	176	0	0	176
	9/27/2023 8:00:00 PM	45	0	0	45
	9/27/2023 8:15:00 PM	49	0	0	49
	9/27/2023 8:30:00 PM	40	0	0	40
	9/27/2023 8:45:00 PM	51	0	0	51
	Hour	185	0	0	185
	9/27/2023 9:00:00 PM	29	0	0	29
	9/27/2023 9:15:00 PM	32	0	0	32
	9/27/2023 9:30:00 PM	31	0	0	31
	9/27/2023 9:45:00 PM	31	0	0	31
	Hour	123	0	0	123
	9/27/2023 10:00:00 PM	24	1	0	25
	9/27/2023 10:15:00 PM	23	1	0	24
	9/27/2023 10:30:00 PM	26	0	0	26
	9/27/2023 10:45:00 PM	26	1	0	27
	Hour	99	3	0	102
	9/27/2023 11:00:00 PM	24	1	0	25
	9/27/2023 11:15:00 PM	13	0	0	13
	9/27/2023 11:30:00 PM	15	0	0	15
	9/27/2023 11:45:00 PM	16	0	0	16
	Hour	68	1	0	69
	Total	2,091	24	4	2,119
	Percentage	98.7%	1.1%	0.2%	
	Grand Total	2,956	44	6	3,006
	Percentage	98.3%	1.5%	0.2%	



All Traffic Data Services

1 - DAVIDSON PKWY WEST OF WALTER WAY

WB	Time	Lights	Mediums	Trucks	Total
	9/27/2023	3	0	0	3
	9/27/2023 12:15:00 AM	2	0	0	2
	9/27/2023 12:30:00 AM	5	0	0	5
	9/27/2023 12:45:00 AM	6	0	0	6
	Hour	16	0	0	16
	9/27/2023 1:00:00 AM	2	0	0	2
	9/27/2023 1:15:00 AM	2	0	0	2
	9/27/2023 1:30:00 AM	2	0	0	2
	9/27/2023 1:45:00 AM	2	0	0	2
	Hour	8	0	0	8
	9/27/2023 2:00:00 AM	2	0	0	2
	9/27/2023 2:15:00 AM	0	1	0	1
	9/27/2023 2:30:00 AM	1	0	0	1
	9/27/2023 2:45:00 AM	3	0	0	3
	Hour	6	1	0	7
	9/27/2023 3:00:00 AM	2	0	0	2
	9/27/2023 3:15:00 AM	2	0	0	2
	9/27/2023 3:30:00 AM	3	0	0	3
	9/27/2023 3:45:00 AM	2	0	0	2
	Hour	9	0	0	9
	9/27/2023 4:00:00 AM	5	0	0	5
	9/27/2023 4:15:00 AM	9	0	0	9
	9/27/2023 4:30:00 AM	4	0	0	4
	9/27/2023 4:45:00 AM	7	0	0	7
	Hour	25	0	0	25
	9/27/2023 5:00:00 AM	4	1	0	5
	9/27/2023 5:15:00 AM	15	0	0	15
	9/27/2023 5:30:00 AM	20	0	0	20
	9/27/2023 5:45:00 AM	14	1	0	15
	Hour	53	2	0	55
	9/27/2023 6:00:00 AM	31	0	0	31
	9/27/2023 6:15:00 AM	30	0	0	30
	9/27/2023 6:30:00 AM	48	0	0	48
	9/27/2023 6:45:00 AM	49	1	0	50
	Hour	158	1	0	159
	9/27/2023 7:00:00 AM	48	2	0	50
	9/27/2023 7:15:00 AM	52	0	0	52
	9/27/2023 7:30:00 AM	57	0	0	57
	9/27/2023 7:45:00 AM	53	0	0	53
	Hour	210	2	0	212
	9/27/2023 8:00:00 AM	51	2	0	53
	9/27/2023 8:15:00 AM	50	2	0	52
	9/27/2023 8:30:00 AM	37	1	0	38
	9/27/2023 8:45:00 AM	35	0	0	35
	Hour	173	5	0	178
	9/27/2023 9:00:00 AM	29	0	0	29
	9/27/2023 9:15:00 AM	31	0	1	32
	9/27/2023 9:30:00 AM	31	0	0	31
	9/27/2023 9:45:00 AM	35	3	0	38
	Hour	126	3	1	130
	9/27/2023 10:00:00 AM	31	2	0	33
	9/27/2023 10:15:00 AM	37	0	0	37
	9/27/2023 10:30:00 AM	38	0	0	38
	9/27/2023 10:45:00 AM	34	0	0	34
	Hour	140	2	0	142
	9/27/2023 11:00:00 AM	35	2	0	37
	9/27/2023 11:15:00 AM	33	0	0	33
	9/27/2023 11:30:00 AM	38	1	0	39
	9/27/2023 11:45:00 AM	42	0	0	42
	Hour	148	3	0	151
	Total	1,072	19	1	1,092
	Percentage	98.2%	1.7%	0.1%	



All Traffic Data Services

1 - DAVIDSON PKWY WEST OF WALTER WAY

WB	Time	Lights	Mediums	Trucks	Total
	9/27/2023 12:00:00 PM	31	0	0	31
	9/27/2023 12:15:00 PM	43	0	0	43
	9/27/2023 12:30:00 PM	29	0	0	29
	9/27/2023 12:45:00 PM	40	0	0	40
	Hour	143	0	0	143
	9/27/2023 1:00:00 PM	36	0	0	36
	9/27/2023 1:15:00 PM	34	1	0	35
	9/27/2023 1:30:00 PM	52	1	0	53
	9/27/2023 1:45:00 PM	52	1	0	53
	Hour	174	3	0	177
	9/27/2023 2:00:00 PM	36	0	0	36
	9/27/2023 2:15:00 PM	41	0	1	42
	9/27/2023 2:30:00 PM	73	5	0	78
	9/27/2023 2:45:00 PM	50	0	0	50
	Hour	200	5	1	206
	9/27/2023 3:00:00 PM	51	0	0	51
	9/27/2023 3:15:00 PM	37	0	0	37
	9/27/2023 3:30:00 PM	50	2	0	52
	9/27/2023 3:45:00 PM	40	1	0	41
	Hour	178	3	0	181
	9/27/2023 4:00:00 PM	37	0	1	38
	9/27/2023 4:15:00 PM	50	1	1	52
	9/27/2023 4:30:00 PM	45	2	0	47
	9/27/2023 4:45:00 PM	56	0	0	56
	Hour	188	3	2	193
	9/27/2023 5:00:00 PM	47	0	0	47
	9/27/2023 5:15:00 PM	41	1	0	42
	9/27/2023 5:30:00 PM	57	1	0	58
	9/27/2023 5:45:00 PM	33	0	0	33
	Hour	178	2	0	180
	9/27/2023 6:00:00 PM	40	0	0	40
	9/27/2023 6:15:00 PM	46	0	0	46
	9/27/2023 6:30:00 PM	35	1	1	37
	9/27/2023 6:45:00 PM	32	1	0	33
	Hour	153	2	1	156
	9/27/2023 7:00:00 PM	38	0	0	38
	9/27/2023 7:15:00 PM	38	0	0	38
	9/27/2023 7:30:00 PM	34	0	0	34
	9/27/2023 7:45:00 PM	16	0	0	16
	Hour	126	0	0	126
	9/27/2023 8:00:00 PM	23	0	0	23
	9/27/2023 8:15:00 PM	28	0	0	28
	9/27/2023 8:30:00 PM	24	0	0	24
	9/27/2023 8:45:00 PM	22	0	0	22
	Hour	97	0	0	97
	9/27/2023 9:00:00 PM	30	0	0	30
	9/27/2023 9:15:00 PM	18	0	0	18
	9/27/2023 9:30:00 PM	19	0	0	19
	9/27/2023 9:45:00 PM	18	0	0	18
	Hour	85	0	0	85
	9/27/2023 10:00:00 PM	15	1	0	16
	9/27/2023 10:15:00 PM	16	0	0	16
	9/27/2023 10:30:00 PM	10	0	0	10
	9/27/2023 10:45:00 PM	13	1	0	14
	Hour	54	2	0	56
	9/27/2023 11:00:00 PM	11	1	0	12
	9/27/2023 11:15:00 PM	8	0	0	8
	9/27/2023 11:30:00 PM	7	0	0	7
	9/27/2023 11:45:00 PM	7	0	0	7
	Hour	33	1	0	34
	Total	1,609	21	4	1,634
	Percentage	98.5%	1.3%	0.2%	
	Grand Total	2,681	40	5	2,726
	Percentage	98.3%	1.5%	0.2%	



All Traffic Data Services

2 - WALTER WAY SOUTH OF DAVIDSON PKWY

NB	Time	Lights	Mediums	Trucks	Total
	9/27/2023	1	0	0	1
	9/27/2023 12:15:00 AM	1	0	0	1
	9/27/2023 12:30:00 AM	1	0	0	1
	9/27/2023 12:45:00 AM	0	0	0	0
	Hour	3	0	0	3
	9/27/2023 1:00:00 AM	1	0	0	1
	9/27/2023 1:15:00 AM	1	0	0	1
	9/27/2023 1:30:00 AM	1	0	0	1
	9/27/2023 1:45:00 AM	0	0	0	0
	Hour	3	0	0	3
	9/27/2023 2:00:00 AM	0	0	1	1
	9/27/2023 2:15:00 AM	0	1	0	1
	9/27/2023 2:30:00 AM	1	0	0	1
	9/27/2023 2:45:00 AM	0	0	0	0
	Hour	1	1	1	3
	9/27/2023 3:00:00 AM	1	0	0	1
	9/27/2023 3:15:00 AM	1	0	0	1
	9/27/2023 3:30:00 AM	0	0	0	0
	9/27/2023 3:45:00 AM	0	0	0	0
	Hour	2	0	0	2
	9/27/2023 4:00:00 AM	1	0	0	1
	9/27/2023 4:15:00 AM	4	0	0	4
	9/27/2023 4:30:00 AM	3	0	0	3
	9/27/2023 4:45:00 AM	2	0	0	2
	Hour	10	0	0	10
	9/27/2023 5:00:00 AM	2	0	0	2
	9/27/2023 5:15:00 AM	5	0	0	5
	9/27/2023 5:30:00 AM	6	0	0	6
	9/27/2023 5:45:00 AM	5	0	0	5
	Hour	18	0	0	18
	9/27/2023 6:00:00 AM	12	0	0	12
	9/27/2023 6:15:00 AM	11	0	0	11
	9/27/2023 6:30:00 AM	9	0	0	9
	9/27/2023 6:45:00 AM	18	2	0	20
	Hour	50	2	0	52
	9/27/2023 7:00:00 AM	16	1	0	17
	9/27/2023 7:15:00 AM	21	0	0	21
	9/27/2023 7:30:00 AM	16	1	0	17
	9/27/2023 7:45:00 AM	21	0	0	21
	Hour	74	2	0	76
	9/27/2023 8:00:00 AM	13	4	0	17
	9/27/2023 8:15:00 AM	22	1	0	23
	9/27/2023 8:30:00 AM	8	0	0	8
	9/27/2023 8:45:00 AM	19	1	0	20
	Hour	62	6	0	68
	9/27/2023 9:00:00 AM	22	0	1	23
	9/27/2023 9:15:00 AM	7	0	0	7
	9/27/2023 9:30:00 AM	15	0	0	15
	9/27/2023 9:45:00 AM	6	2	0	8
	Hour	50	2	1	53
	9/27/2023 10:00:00 AM	11	2	1	14
	9/27/2023 10:15:00 AM	16	1	1	18
	9/27/2023 10:30:00 AM	15	0	0	15
	9/27/2023 10:45:00 AM	22	0	0	22
	Hour	64	3	2	69
	9/27/2023 11:00:00 AM	38	2	1	41
	9/27/2023 11:15:00 AM	14	2	0	16
	9/27/2023 11:30:00 AM	11	0	0	11
	9/27/2023 11:45:00 AM	14	0	0	14
	Hour	77	4	1	82
	Total	414	20	5	439
	Percentage	94.3%	4.6%	1.1%	



All Traffic Data Services

2 - WALTER WAY SOUTH OF DAVIDSON PKWY

NB	Time	Lights	Mediums	Trucks	Total
	9/27/2023 12:00:00 PM	15	0	0	15
	9/27/2023 12:15:00 PM	11	1	0	12
	9/27/2023 12:30:00 PM	7	2	0	9
	9/27/2023 12:45:00 PM	20	0	0	20
	Hour	53	3	0	56
	9/27/2023 1:00:00 PM	10	0	0	10
	9/27/2023 1:15:00 PM	18	2	0	20
	9/27/2023 1:30:00 PM	17	0	0	17
	9/27/2023 1:45:00 PM	20	0	0	20
	Hour	65	2	0	67
	9/27/2023 2:00:00 PM	14	0	0	14
	9/27/2023 2:15:00 PM	14	1	1	16
	9/27/2023 2:30:00 PM	49	3	0	52
	9/27/2023 2:45:00 PM	21	1	0	22
	Hour	98	5	1	104
	9/27/2023 3:00:00 PM	18	0	0	18
	9/27/2023 3:15:00 PM	18	2	0	20
	9/27/2023 3:30:00 PM	13	1	0	14
	9/27/2023 3:45:00 PM	15	1	0	16
	Hour	64	4	0	68
	9/27/2023 4:00:00 PM	14	0	1	15
	9/27/2023 4:15:00 PM	13	0	1	14
	9/27/2023 4:30:00 PM	13	3	0	16
	9/27/2023 4:45:00 PM	12	1	0	13
	Hour	52	4	2	58
	9/27/2023 5:00:00 PM	12	0	0	12
	9/27/2023 5:15:00 PM	14	1	0	15
	9/27/2023 5:30:00 PM	15	0	1	16
	9/27/2023 5:45:00 PM	11	0	0	11
	Hour	52	1	1	54
	9/27/2023 6:00:00 PM	10	0	0	10
	9/27/2023 6:15:00 PM	15	0	0	15
	9/27/2023 6:30:00 PM	7	0	1	8
	9/27/2023 6:45:00 PM	10	0	0	10
	Hour	42	0	1	43
	9/27/2023 7:00:00 PM	10	0	0	10
	9/27/2023 7:15:00 PM	11	0	0	11
	9/27/2023 7:30:00 PM	11	0	0	11
	9/27/2023 7:45:00 PM	4	0	0	4
	Hour	36	0	0	36
	9/27/2023 8:00:00 PM	5	0	0	5
	9/27/2023 8:15:00 PM	7	0	0	7
	9/27/2023 8:30:00 PM	1	0	0	1
	9/27/2023 8:45:00 PM	5	0	0	5
	Hour	18	0	0	18
	9/27/2023 9:00:00 PM	7	0	0	7
	9/27/2023 9:15:00 PM	7	0	0	7
	9/27/2023 9:30:00 PM	3	0	0	3
	9/27/2023 9:45:00 PM	5	0	0	5
	Hour	22	0	0	22
	9/27/2023 10:00:00 PM	2	0	0	2
	9/27/2023 10:15:00 PM	2	0	0	2
	9/27/2023 10:30:00 PM	4	0	0	4
	9/27/2023 10:45:00 PM	2	1	0	3
	Hour	10	1	0	11
	9/27/2023 11:00:00 PM	3	0	0	3
	9/27/2023 11:15:00 PM	3	0	0	3
	9/27/2023 11:30:00 PM	2	0	0	2
	9/27/2023 11:45:00 PM	2	0	0	2
	Hour	10	0	0	10
	Total	522	20	5	547
	Percentage	95.4%	3.7%	0.9%	
	Grand Total	936	40	10	986
	Percentage	94.9%	4.1%	1.0%	



All Traffic Data Services

2 - WALTER WAY SOUTH OF DAVIDSON PKWY

SB	Time	Lights	Mediums	Trucks	Total
	9/27/2023	1	0	0	1
	9/27/2023 12:15:00 AM	3	0	0	3
	9/27/2023 12:30:00 AM	3	0	0	3
	9/27/2023 12:45:00 AM	1	0	0	1
	Hour	8	0	0	8
	9/27/2023 1:00:00 AM	1	0	0	1
	9/27/2023 1:15:00 AM	1	0	0	1
	9/27/2023 1:30:00 AM	0	0	0	0
	9/27/2023 1:45:00 AM	2	0	1	3
	Hour	4	0	1	5
	9/27/2023 2:00:00 AM	2	0	0	2
	9/27/2023 2:15:00 AM	3	1	0	4
	9/27/2023 2:30:00 AM	1	0	0	1
	9/27/2023 2:45:00 AM	1	0	0	1
	Hour	7	1	0	8
	9/27/2023 3:00:00 AM	2	0	0	2
	9/27/2023 3:15:00 AM	1	0	0	1
	9/27/2023 3:30:00 AM	0	0	0	0
	9/27/2023 3:45:00 AM	0	0	0	0
	Hour	3	0	0	3
	9/27/2023 4:00:00 AM	0	0	0	0
	9/27/2023 4:15:00 AM	1	0	0	1
	9/27/2023 4:30:00 AM	0	0	0	0
	9/27/2023 4:45:00 AM	3	1	0	4
	Hour	4	1	0	5
	9/27/2023 5:00:00 AM	6	0	0	6
	9/27/2023 5:15:00 AM	11	0	0	11
	9/27/2023 5:30:00 AM	24	0	0	24
	9/27/2023 5:45:00 AM	59	1	0	60
	Hour	100	1	0	101
	9/27/2023 6:00:00 AM	2	0	0	2
	9/27/2023 6:15:00 AM	4	1	0	5
	9/27/2023 6:30:00 AM	9	1	0	10
	9/27/2023 6:45:00 AM	14	0	0	14
	Hour	29	2	0	31
	9/27/2023 7:00:00 AM	4	0	0	4
	9/27/2023 7:15:00 AM	12	2	0	14
	9/27/2023 7:30:00 AM	10	1	0	11
	9/27/2023 7:45:00 AM	16	1	0	17
	Hour	42	4	0	46
	9/27/2023 8:00:00 AM	8	1	0	9
	9/27/2023 8:15:00 AM	5	0	0	5
	9/27/2023 8:30:00 AM	19	1	0	20
	9/27/2023 8:45:00 AM	4	0	2	6
	Hour	36	2	2	40
	9/27/2023 9:00:00 AM	17	0	0	17
	9/27/2023 9:15:00 AM	12	1	0	13
	9/27/2023 9:30:00 AM	6	2	0	8
	9/27/2023 9:45:00 AM	11	1	1	13
	Hour	46	4	1	51
	9/27/2023 10:00:00 AM	4	1	0	5
	9/27/2023 10:15:00 AM	8	2	1	11
	9/27/2023 10:30:00 AM	11	0	0	11
	9/27/2023 10:45:00 AM	20	1	0	21
	Hour	43	4	1	48
	9/27/2023 11:00:00 AM	14	0	0	14
	9/27/2023 11:15:00 AM	31	1	0	32
	9/27/2023 11:30:00 AM	16	0	0	16
	9/27/2023 11:45:00 AM	11	2	0	13
	Hour	72	3	0	75
	Total	394	22	5	421
	Percentage	93.6%	5.2%	1.2%	



All Traffic Data Services

2 - WALTER WAY SOUTH OF DAVIDSON PKWY

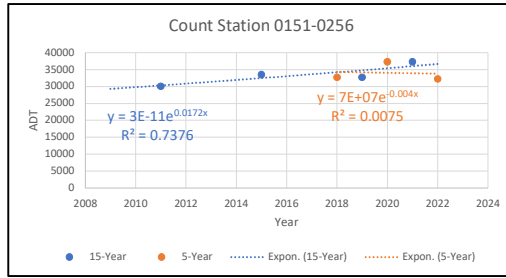
SB	Time	Lights	Mediums	Trucks	Total
	9/27/2023 12:00:00 PM	12	1	0	13
	9/27/2023 12:15:00 PM	15	0	0	15
	9/27/2023 12:30:00 PM	12	1	0	13
	9/27/2023 12:45:00 PM	13	0	0	13
	Hour	52	2	0	54
	9/27/2023 1:00:00 PM	7	0	0	7
	9/27/2023 1:15:00 PM	8	1	0	9
	9/27/2023 1:30:00 PM	17	1	1	19
	9/27/2023 1:45:00 PM	21	1	0	22
	Hour	53	3	1	57
	9/27/2023 2:00:00 PM	11	0	0	11
	9/27/2023 2:15:00 PM	18	1	0	19
	9/27/2023 2:30:00 PM	11	0	0	11
	9/27/2023 2:45:00 PM	20	1	0	21
	Hour	60	2	0	62
	9/27/2023 3:00:00 PM	9	1	2	12
	9/27/2023 3:15:00 PM	14	1	0	15
	9/27/2023 3:30:00 PM	22	1	0	23
	9/27/2023 3:45:00 PM	13	0	0	13
	Hour	58	3	2	63
	9/27/2023 4:00:00 PM	9	1	2	12
	9/27/2023 4:15:00 PM	12	0	0	12
	9/27/2023 4:30:00 PM	18	0	0	18
	9/27/2023 4:45:00 PM	10	2	0	12
	Hour	49	3	2	54
	9/27/2023 5:00:00 PM	11	0	0	11
	9/27/2023 5:15:00 PM	14	0	0	14
	9/27/2023 5:30:00 PM	14	1	0	15
	9/27/2023 5:45:00 PM	13	0	0	13
	Hour	52	1	0	53
	9/27/2023 6:00:00 PM	12	0	0	12
	9/27/2023 6:15:00 PM	11	0	0	11
	9/27/2023 6:30:00 PM	13	0	0	13
	9/27/2023 6:45:00 PM	14	0	0	14
	Hour	50	0	0	50
	9/27/2023 7:00:00 PM	18	0	0	18
	9/27/2023 7:15:00 PM	14	0	0	14
	9/27/2023 7:30:00 PM	17	0	0	17
	9/27/2023 7:45:00 PM	8	0	0	8
	Hour	57	0	0	57
	9/27/2023 8:00:00 PM	13	0	0	13
	9/27/2023 8:15:00 PM	11	0	0	11
	9/27/2023 8:30:00 PM	15	0	0	15
	9/27/2023 8:45:00 PM	11	0	0	11
	Hour	50	0	0	50
	9/27/2023 9:00:00 PM	12	0	0	12
	9/27/2023 9:15:00 PM	7	0	0	7
	9/27/2023 9:30:00 PM	7	0	0	7
	9/27/2023 9:45:00 PM	6	0	0	6
	Hour	32	0	0	32
	9/27/2023 10:00:00 PM	11	1	0	12
	9/27/2023 10:15:00 PM	7	1	0	8
	9/27/2023 10:30:00 PM	6	0	0	6
	9/27/2023 10:45:00 PM	8	0	0	8
	Hour	32	2	0	34
	9/27/2023 11:00:00 PM	3	0	0	3
	9/27/2023 11:15:00 PM	2	0	0	2
	9/27/2023 11:30:00 PM	4	0	0	4
	9/27/2023 11:45:00 PM	4	0	0	4
	Hour	13	0	0	13
	Total	558	16	5	579
	Percentage	96.4%	2.8%	0.9%	
	Grand Total	952	38	10	1,000
	Percentage	95.2%	3.8%	1.0%	

APPENDIX C – GROWTH RATE CALCULATIONS

https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000151_0256

Station: 0151-0256
Location: N Henry Blvd east of I-675
Class: 3U - Principal Arterial - Other (Urban)

Year	ADT
2009	
2010	
2011	30090
2012	
2013	
2014	33506
2015	
2016	
2017	
2018	
2019	32738
2020	
2021	37292
2022	
2023	32244

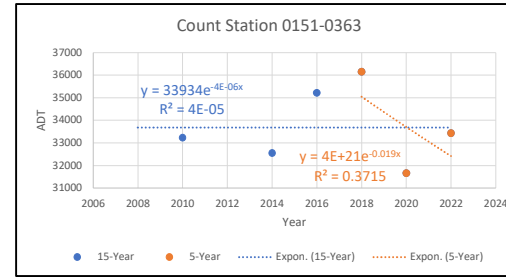


5-Yr Growth Rate =	-0.40%
15-Yr Growth Rate =	1.72%

https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000151_0363

Station: 0151-0363
Location: N Henry Blvd east of I-675
Class: 3U - Principal Arterial - Other (Urban)

Year	ADT
2008	
2009	
2010	33240
2011	
2012	
2013	
2014	32558
2015	
2016	35222
2017	
2018	36150
2019	
2020	31672
2021	
2022	33441

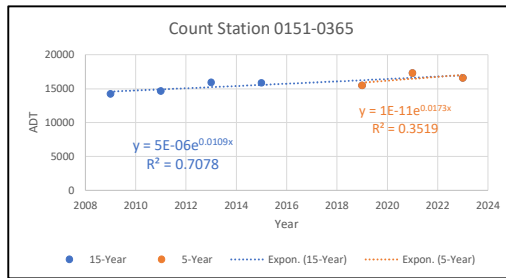


5-Yr Growth Rate =	-1.90%
15-Yr Growth Rate =	0.00%

https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000151_0365

Station: 0151-0365
Location: N Henry Blvd East of I-675
Class: 4U - Minor Arterial (Urban)

Year	ADT
2009	14258
2010	
2011	14676
2012	
2013	15942
2014	
2015	15866
2016	
2017	
2018	
2019	15504
2020	
2021	17340
2022	
2023	16616

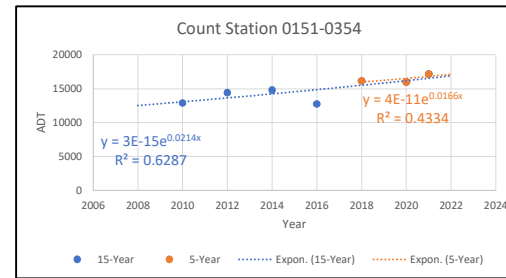


5-Yr Growth Rate =	1.73%
15-Yr Growth Rate =	1.09%

https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000151_0354

Station: 0151-0354
Location: Gen Ray Davis Medal of Honor Hwy south of N Henry Blvd
Class: 4U - Minor Arterial (Urban)

Year	ADT
2008	
2009	
2010	12908
2011	
2012	14436
2013	
2014	14814
2015	
2016	12777
2017	
2018	16176
2019	
2020	15989
2021	17194
2022	

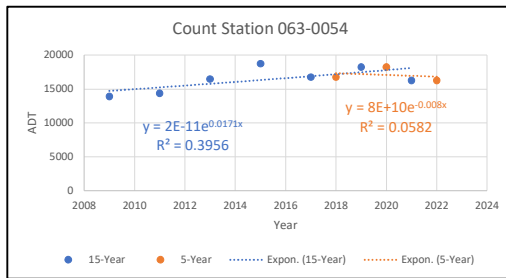


5-Yr Growth Rate =	1.66%
15-Yr Growth Rate =	2.14%

https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000063_0054

Station: 063-0054
Location: Macon Hwy east of I-675
Class: 5U - Major Collector (Urban)

Year	ADT
2009	
2010	13932
2011	
2012	14396
2013	
2014	16506
2015	
2016	18764
2017	
2018	16784
2019	
2020	18256
2021	
2022	16280
2023	



5-Yr Growth Rate =	-0.80%
15-Yr Growth Rate =	1.71%

AVERAGE ANNUAL GROWTH RATE		
Station	5-Year Rate	15-Year Rate
0151-0256	-0.40%	1.72%
0151-0363	-1.90%	0.00%
0151-0365	1.73%	1.09%
0151-0354	1.66%	2.14%
063-0054	-0.80%	1.71%
Average	0.06%	1.33%
Overall	0.70%	
Applied	0.70%	

APPENDIX D – CAPACITY ANALYSIS REPORTS

- Existing Year 2023
- Opening Year 2025 Background
- Opening Year 2025 With Project

Existing Year 2023

Intersection	
Intersection Delay, s/veh	8.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	92	28	10	161	26	54	12	12	10	4	0
Future Vol, veh/h	3	92	28	10	161	26	54	12	12	10	4	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	100	30	11	175	28	59	13	13	11	4	0
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	8.5	9.2	8.5	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	69%	100%	0%	100%	0%	71%
Vol Thru, %	15%	0%	77%	0%	86%	29%
Vol Right, %	15%	0%	23%	0%	14%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	78	3	120	10	187	14
LT Vol	54	3	0	10	0	10
Through Vol	12	0	92	0	161	4
RT Vol	12	0	28	0	26	0
Lane Flow Rate	85	3	130	11	203	15
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.114	0.005	0.174	0.016	0.271	0.021
Departure Headway (Hd)	4.831	5.464	4.798	5.397	4.797	5.024
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	743	657	749	665	750	713
Service Time	2.853	3.184	2.518	3.115	2.515	3.052
HCM Lane V/C Ratio	0.114	0.005	0.174	0.017	0.271	0.021
HCM Control Delay	8.5	8.2	8.5	8.2	9.3	8.2
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0.4	0	0.6	0	1.1	0.1

Intersection	
Intersection Delay, s/veh	10.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	218	37	14	155	65	35	12	11	53	3	3
Future Vol, veh/h	3	218	37	14	155	65	35	12	11	53	3	3
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	237	40	15	168	71	38	13	12	58	3	3
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	10.9	9.9	8.9	9.1
HCM LOS	B	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	60%	100%	0%	100%	0%	90%
Vol Thru, %	21%	0%	85%	0%	70%	5%
Vol Right, %	19%	0%	15%	0%	30%	5%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	58	3	255	14	220	59
LT Vol	35	3	0	14	0	53
Through Vol	12	0	218	0	155	3
RT Vol	11	0	37	0	65	3
Lane Flow Rate	63	3	277	15	239	64
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.093	0.005	0.385	0.024	0.326	0.097
Departure Headway (Hd)	5.318	5.6	4.994	5.623	4.912	5.456
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	670	638	718	635	729	653
Service Time	3.381	3.345	2.739	3.37	2.658	3.52
HCM Lane V/C Ratio	0.094	0.005	0.386	0.024	0.328	0.098
HCM Control Delay	8.9	8.4	10.9	8.5	10	9.1
HCM Lane LOS	A	A	B	A	A	A
HCM 95th-tile Q	0.3	0	1.8	0.1	1.4	0.3

Opening Year 2025 Background

HCM 2010 AWSC
1: Walter Way & Davidson Parkway

10/25/2023

Intersection	
Intersection Delay, s/veh	8.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	93	29	10	163	27	55	12	12	10	4	0
Future Vol, veh/h	3	93	29	10	163	27	55	12	12	10	4	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	101	32	11	177	29	60	13	13	11	4	0
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	8.6	9.2	8.5	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	70%	100%	0%	100%	0%	71%
Vol Thru, %	15%	0%	76%	0%	86%	29%
Vol Right, %	15%	0%	24%	0%	14%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	79	3	122	10	190	14
LT Vol	55	3	0	10	0	10
Through Vol	12	0	93	0	163	4
RT Vol	12	0	29	0	27	0
Lane Flow Rate	86	3	133	11	207	15
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.116	0.005	0.177	0.016	0.275	0.021
Departure Headway (Hd)	4.847	5.47	4.8	5.401	4.799	5.04
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	741	656	748	664	750	711
Service Time	2.867	3.191	2.522	3.121	2.519	3.067
HCM Lane V/C Ratio	0.116	0.005	0.178	0.017	0.276	0.021
HCM Control Delay	8.5	8.2	8.6	8.2	9.3	8.2
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0.4	0	0.6	0	1.1	0.1

Intersection	
Intersection Delay, s/veh	10.3
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	221	38	14	157	66	36	12	11	54	3	3
Future Vol, veh/h	3	221	38	14	157	66	36	12	11	54	3	3
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	240	41	15	171	72	39	13	12	59	3	3
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	11	10	9	9.2
HCM LOS	B	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	61%	100%	0%	100%	0%	90%
Vol Thru, %	20%	0%	85%	0%	70%	5%
Vol Right, %	19%	0%	15%	0%	30%	5%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	59	3	259	14	223	60
LT Vol	36	3	0	14	0	54
Through Vol	12	0	221	0	157	3
RT Vol	11	0	38	0	66	3
Lane Flow Rate	64	3	282	15	242	65
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.095	0.005	0.391	0.024	0.332	0.099
Departure Headway (Hd)	5.343	5.612	5.005	5.636	4.925	5.479
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	667	636	718	634	727	650
Service Time	3.408	3.358	2.751	3.383	2.671	3.544
HCM Lane V/C Ratio	0.096	0.005	0.393	0.024	0.333	0.1
HCM Control Delay	9	8.4	11	8.5	10.1	9.2
HCM Lane LOS	A	A	B	A	B	A
HCM 95th-tile Q	0.3	0	1.9	0.1	1.5	0.3

Opening Year 2025 With Project

HCM 2010 AWSC

1: Walter Way & Davidson Parkway

11/16/2023

Intersection

Intersection Delay, s/veh	9.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	106	29	22	176	27	55	19	50	10	4	5
Future Vol, veh/h	10	106	29	22	176	27	55	19	50	10	4	5
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles, %	0	4	4	10	1	0	4	8	25	0	25	0
Mvmt Flow	11	113	31	23	187	29	59	20	53	11	4	5
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	9	9.7	8.9	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	44%	100%	0%	100%	0%	53%
Vol Thru, %	15%	0%	79%	0%	87%	21%
Vol Right, %	40%	0%	21%	0%	13%	26%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	124	10	135	22	203	19
LT Vol	55	10	0	22	0	10
Through Vol	19	0	106	0	176	4
RT Vol	50	0	29	0	27	5
Lane Flow Rate	132	11	144	23	216	20
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.176	0.017	0.2	0.037	0.296	0.028
Departure Headway (Hd)	4.794	5.596	5.01	5.688	4.938	4.983
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	748	639	715	629	728	716
Service Time	2.828	3.334	2.748	3.424	2.673	3.03
HCM Lane V/C Ratio	0.176	0.017	0.201	0.037	0.297	0.028
HCM Control Delay	8.9	8.4	9	8.6	9.8	8.2
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0.6	0.1	0.7	0.1	1.2	0.1

Intersection	
Intersection Delay, s/veh	10.7
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	26	225	38	49	192	49	36	35	22	54	3	18
Future Vol, veh/h	26	225	38	49	192	49	36	35	22	54	3	18
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles, %	0	4	4	10	1	0	4	8	25	0	25	0
Mvmt Flow	28	239	40	52	204	52	38	37	23	57	3	19
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	11.4	10.7	9.6	9.4
HCM LOS	B	B	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	39%	100%	0%	100%	0%	72%
Vol Thru, %	38%	0%	86%	0%	80%	4%
Vol Right, %	24%	0%	14%	0%	20%	24%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	93	26	263	49	241	75
LT Vol	36	26	0	49	0	54
Through Vol	35	0	225	0	192	3
RT Vol	22	0	38	0	49	18
Lane Flow Rate	99	28	280	52	256	80
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.154	0.045	0.408	0.086	0.367	0.125
Departure Headway (Hd)	5.603	5.794	5.256	5.961	5.159	5.636
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	644	612	677	595	690	639
Service Time	3.603	3.585	3.047	3.754	2.952	3.64
HCM Lane V/C Ratio	0.154	0.046	0.414	0.087	0.371	0.125
HCM Control Delay	9.6	8.9	11.7	9.3	11	9.4
HCM Lane LOS	A	A	B	A	B	A
HCM 95th-tile Q	0.5	0.1	2	0.3	1.7	0.4

HCM 2010 TWSC
2: Site Driveway #2 & Davidson Parkway

11/16/2023

Intersection						
Int Delay, s/veh	2.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑	↘↗	
Traffic Vol, veh/h	125	17	18	218	79	20
Future Vol, veh/h	125	17	18	218	79	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	160	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	136	18	20	237	86	22
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	154	0	413	136
Stage 1	-	-	-	-	136	-
Stage 2	-	-	-	-	277	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1426	-	595	913
Stage 1	-	-	-	-	890	-
Stage 2	-	-	-	-	770	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1426	-	587	913
Mov Cap-2 Maneuver	-	-	-	-	587	-
Stage 1	-	-	-	-	890	-
Stage 2	-	-	-	-	759	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.6		11.8	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	633	-	-	1426	-	
HCM Lane V/C Ratio	0.17	-	-	0.014	-	
HCM Control Delay (s)	11.8	-	-	7.6	-	
HCM Lane LOS	B	-	-	A	-	
HCM 95th %tile Q(veh)	0.6	-	-	0	-	

HCM 2010 TWSC
2: Site Driveway #2 & Davidson Parkway

11/16/2023

Intersection

Int Delay, s/veh 1.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Vol, veh/h	262	69	50	196	34	27
Future Vol, veh/h	262	69	50	196	34	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	160	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	285	75	54	213	37	29

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	360
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1199
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1199
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.7	12.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	539	-	-	1199	-
HCM Lane V/C Ratio	0.123	-	-	0.045	-
HCM Control Delay (s)	12.6	-	-	8.1	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.4	-	-	0.1	-

HCM 2010 TWSC
3: Walter Way & Site Driveway #1

11/16/2023

Intersection

Int Delay, s/veh 2.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	45	0	0	79	43	12
Future Vol, veh/h	45	0	0	79	43	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	49	0	0	86	47	13

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	133	47	60
Stage 1	47	-	-
Stage 2	86	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	861	1022	1544
Stage 1	975	-	-
Stage 2	937	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	861	1022	1544
Mov Cap-2 Maneuver	861	-	-
Stage 1	975	-	-
Stage 2	937	-	-

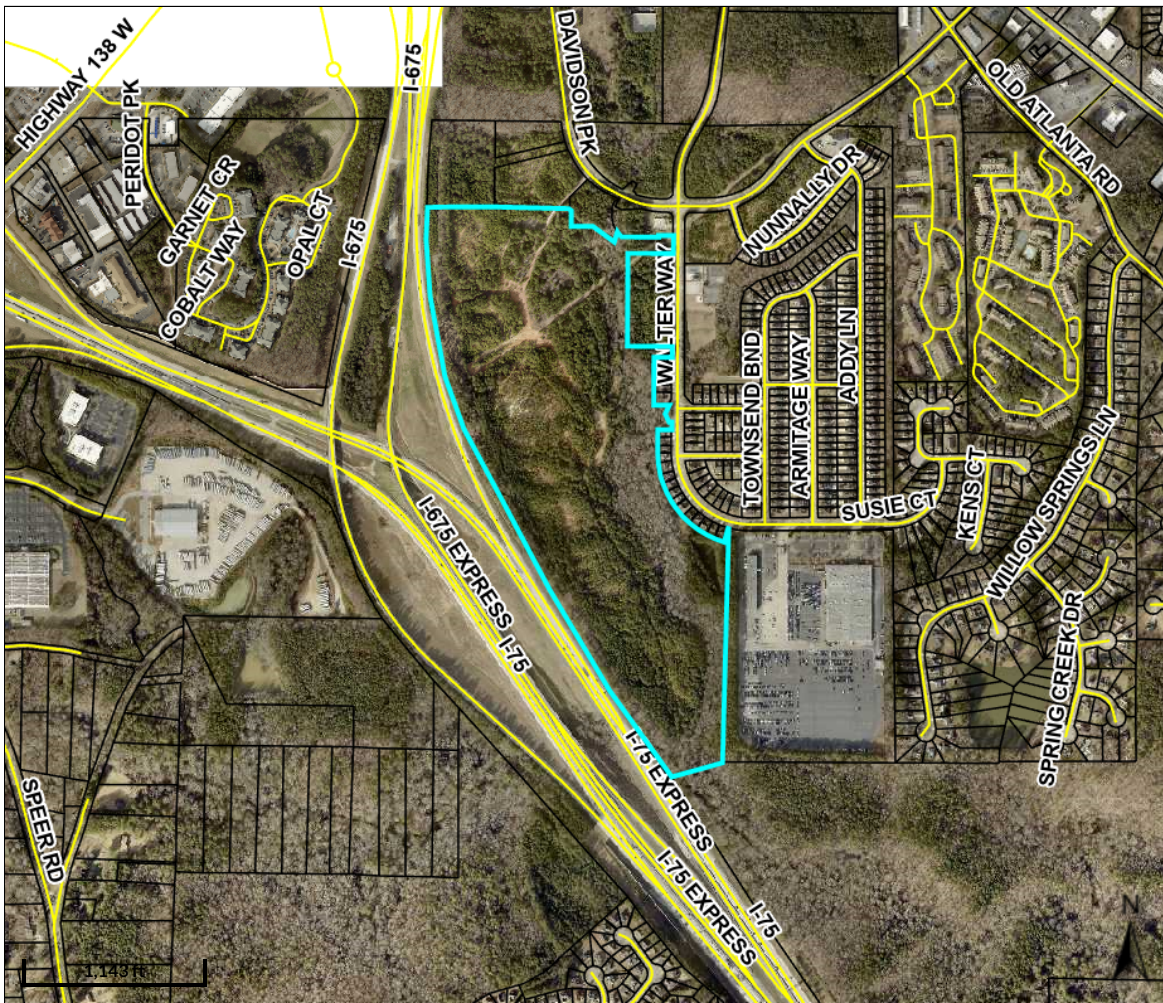
Approach	EB	NB	SB
HCM Control Delay, s	9.4	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1544	-	861	-	-
HCM Lane V/C Ratio	-	-	0.057	-	-
HCM Control Delay (s)	0	-	9.4	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

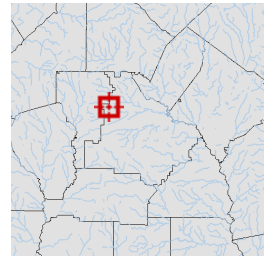
HCM 2010 TWSC
3: Walter Way & Site Driveway #1

11/16/2023

Intersection						
Int Delay, s/veh	1.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	34	0	0	59	55	35
Future Vol, veh/h	34	0	0	59	55	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	37	0	0	64	60	38
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	124	60	98	0	-	0
Stage 1	60	-	-	-	-	-
Stage 2	64	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	871	1005	1495	-	-	-
Stage 1	963	-	-	-	-	-
Stage 2	959	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	871	1005	1495	-	-	-
Mov Cap-2 Maneuver	871	-	-	-	-	-
Stage 1	963	-	-	-	-	-
Stage 2	959	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	9.3	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1495	-	871	-	-	
HCM Lane V/C Ratio	-	-	0.042	-	-	
HCM Control Delay (s)	0	-	9.3	-	-	
HCM Lane LOS	A	-	A	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	



Overview



Legend

- Parcels
- Roads

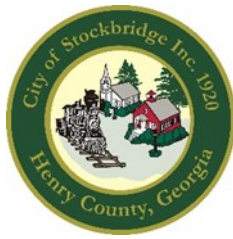
Parcel ID	030-01009000	Class	C	Owner	GDCI GA 6 LP	Land	\$1.9172e+006			
Property		Acreage	73.88	Address	5755 DUPREE DR	Value:		Last 2 Sales		
Address					STE 130	Building	\$0	Date	Price	Reason Qual
District	City/Stockbridge				ATLANTA GA 30327	Value:		2/26/2018	\$1,126,655	OTHER U
						Misc	\$0	4/1/2014	\$2,500,000	DUND U
						Value:				POWR
						Total	\$1917200			
						Value:				

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

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City of Stockbridge

AGENDA ITEM

MEETING DATE

December 11, 2023

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #CP-2023-05. To consider a request to rezone three parcels with 79.16 +/- acres on Davidson Parkway and Walter Way from 'C-3' to 'PUD' to allow for a mixed residential development with 311 units. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. Any rezoning approval would need to be contingent upon the official recombination of the three parcels into one parcel.

BACKGROUND INFORMATION:

Previous approved plans and rezonings for this property have called for the development of various commercial uses. Due to the property's large size, its strategic location adjacent to Interstates 75 & 675, and its access from Highway 138 and North Henry Boulevard, it may be best suited for major community-serving uses such as hotels, office parks, and municipal event facilities. The applicant has also applied for CP-2023-04. Staff recommendation: Denial. Planning Commission recommendation: Denial.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

REZONING CASE #CP-2023-05.

BACKGROUND INFORMATION:

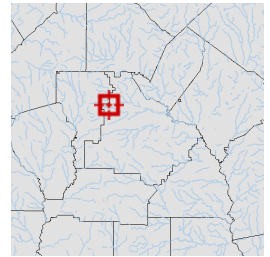
STAFF RECOMMENDATION:

DENIAL.

Staff Signature_____



Overview



Legend

- Parcels
- Roads

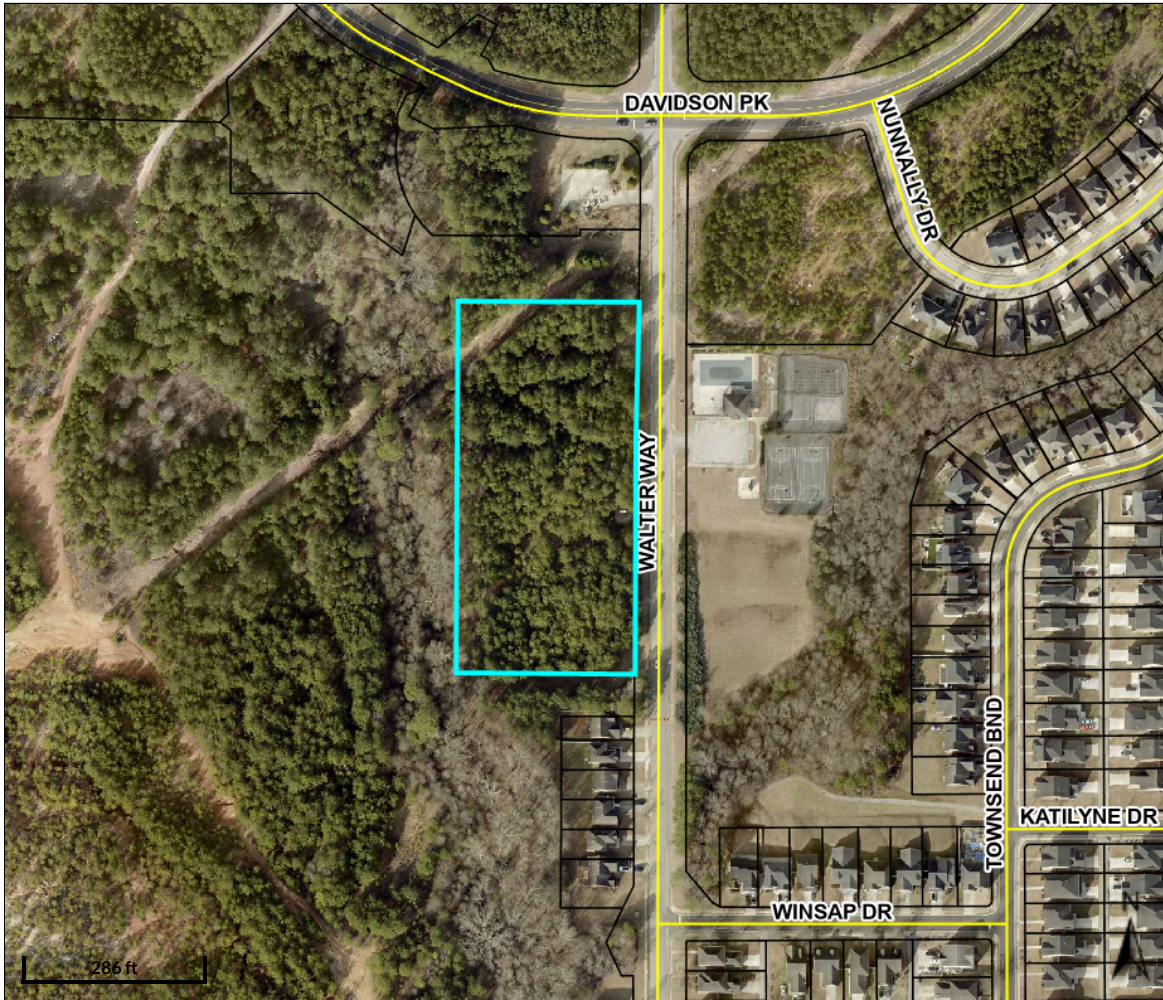
Parcel ID	030-01009006	Class	C	Owner	GDCI GA 6 LP	Land	\$72300				
Property		Acreage	1.66	Address	5755 DUPREE DR	Value:					
Address					STE 130	Building	\$0	Last 2 Sales			
District	City/Stockbridge				ATLANTA GA	Value:		Date	Price	Reason	Qual
					30327	Misc	\$0	2/26/2018	\$1,126,655	OTHER	U
						Value:		4/23/2014	\$0	CORPORATE	U
						Total	\$72300				
						Value:					
								Last 2 Sales			
								Date	Price	Reason	Qual
								2/26/2018	\$1,126,655	OTHER	U
								4/23/2014	\$0	CORPORATE	U

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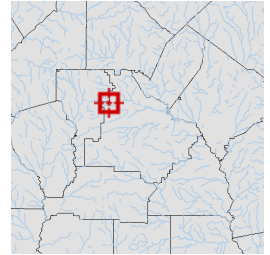
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Overview



Legend

- Parcels
- Roads

Parcel ID	030-01009005	Class	C	Owner	GDCI GA 6 LP	Land	\$108900				
Property		Acreage	3.63	Address	5755 DUPREE DR	Value:					
Address					STE 130	Building	\$0	Last 2 Sales			
District	City/Stockbridge				ATLANTA GA	Value:		Date	Price	Reason	Qual
					30327	Misc	\$0	2/26/2018	\$1,126,655	OTHER	U
						Value:		4/23/2014	\$0	CORPORATE	U
						Total	\$108900				
						Value:					

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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.

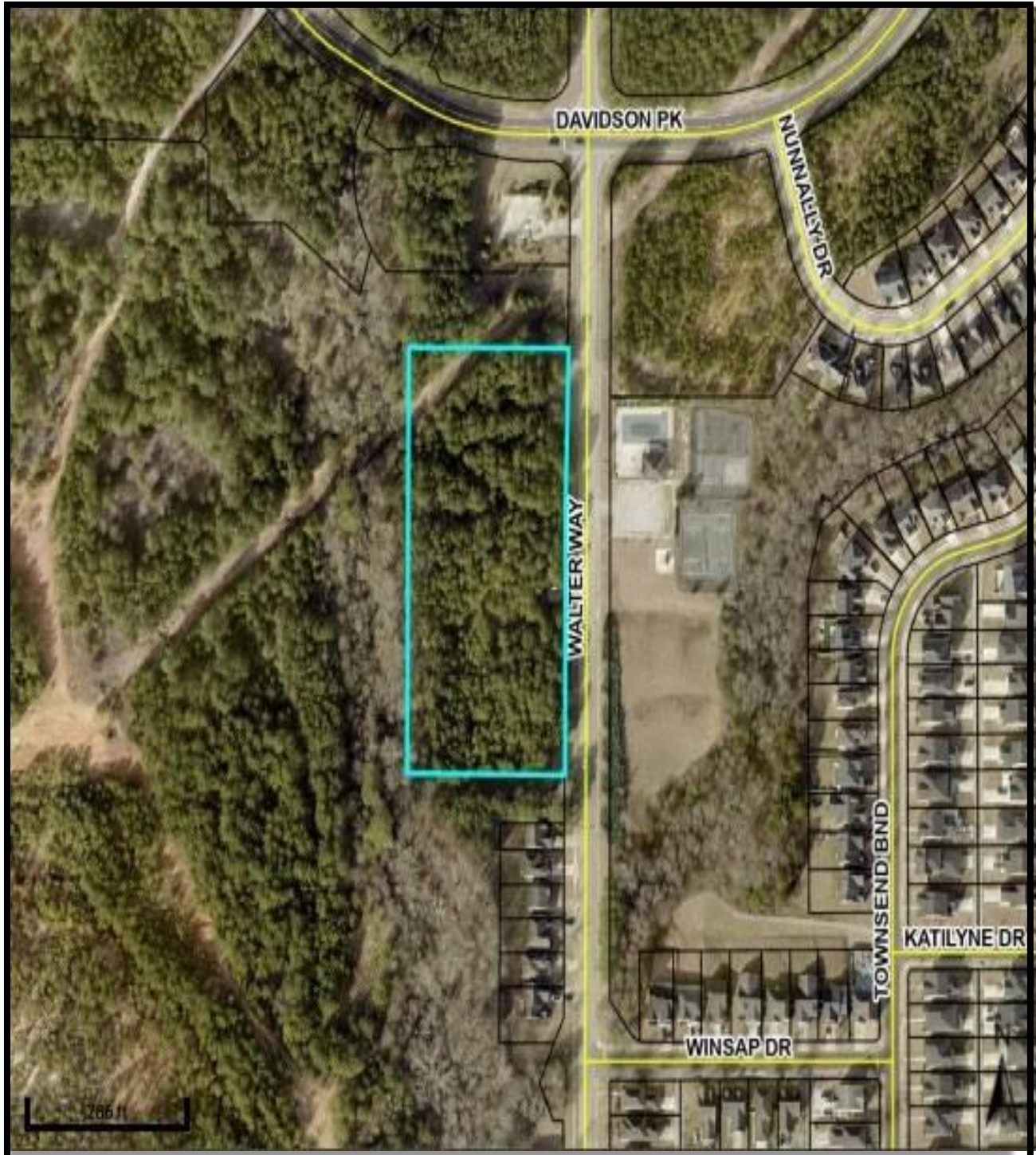
Parcel ID and Acreage:	~ <u>Large Parcel on Walter Way</u>—Parcel #03001009000 with 73.859 +/- acres. ~ <u>Small Parcel on Walter Way</u>—Parcel #030-3.636 with 3.636 +/- acres. ~ <u>Small Parcel on Davidson Parkway</u>—Parcel # 030-01009006 with 1.369 +/- acres.
District and Land Lot:	District 12, Land 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:	~ <u>North</u>—Vacant land. ~ <u>Northwest</u>—Clayton County. ~ <u>South</u>—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. ~ <u>Southeast</u>—Automobile refurbishing business (Drivetime). ~ <u>East</u>—Northbridge Crossing I Subdivision. ~ <u>West</u>—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:	~ <u>North</u>—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ <u>South</u>—SR (Suburban Residential) and DT (Downtown) ~ <u>East</u>—DT (Downtown District), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ <u>West</u>—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.
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**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)**

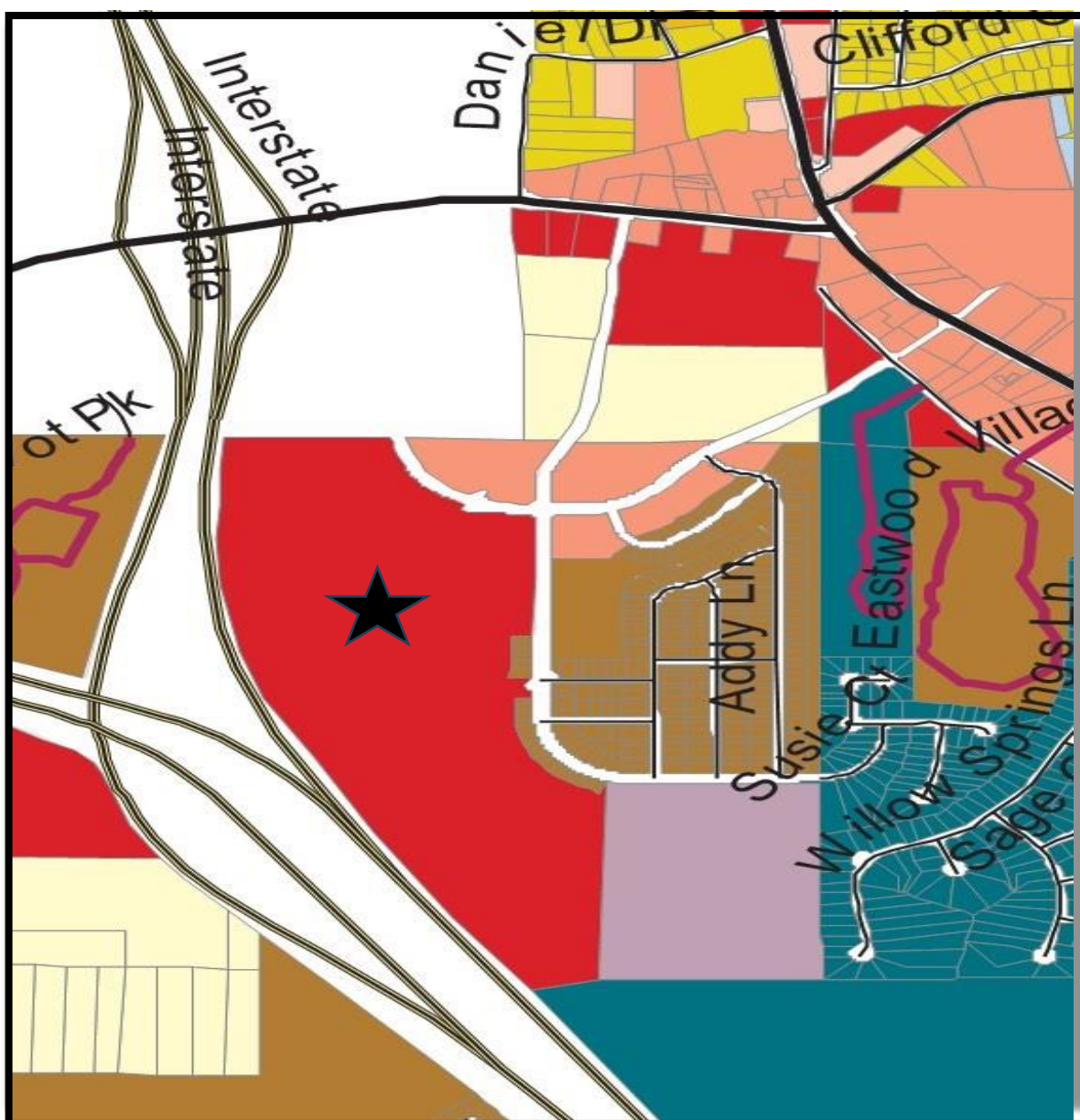


CITY OF STOCKBRIDGE 2023 ZONING MAP

(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)

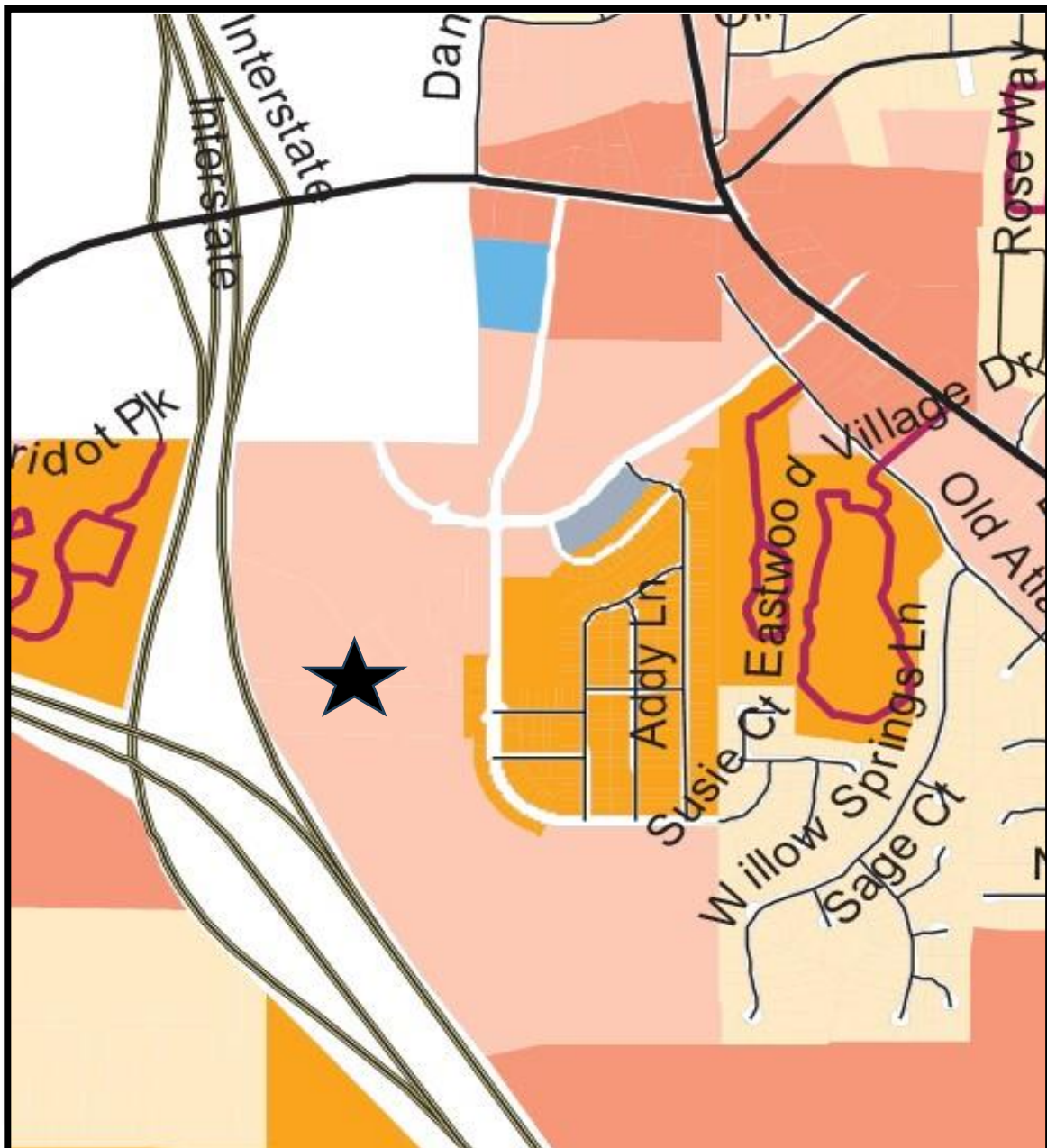


CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP

(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.

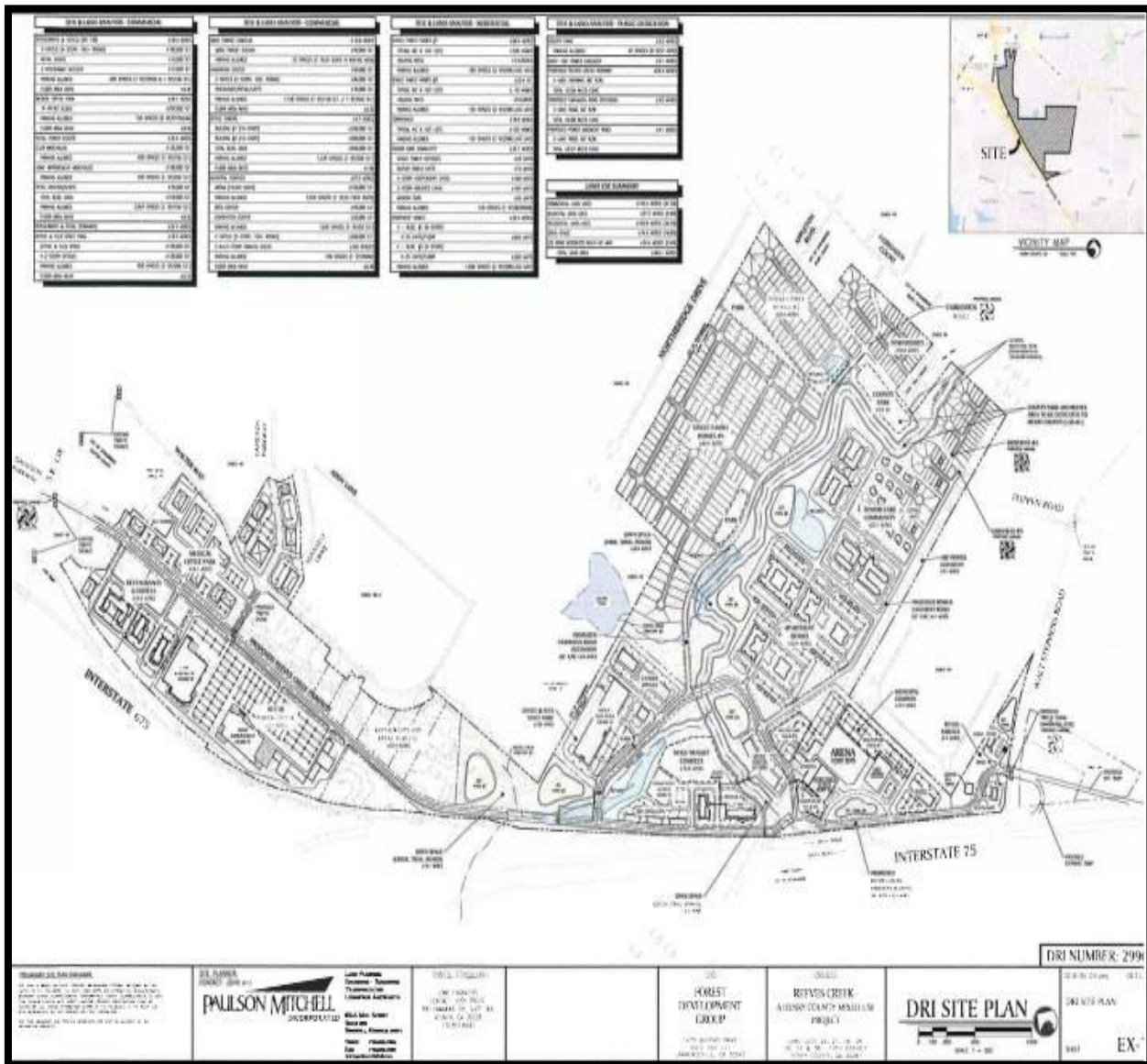
E. Reeves Creek I DRI #2996. In 2019, Forest Development Group proposed the construction of a major mixed-use development of regional scale on a portion of the subject property, as well as other property to the south within unincorporated Henry County. The development site included portions of Henry 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.

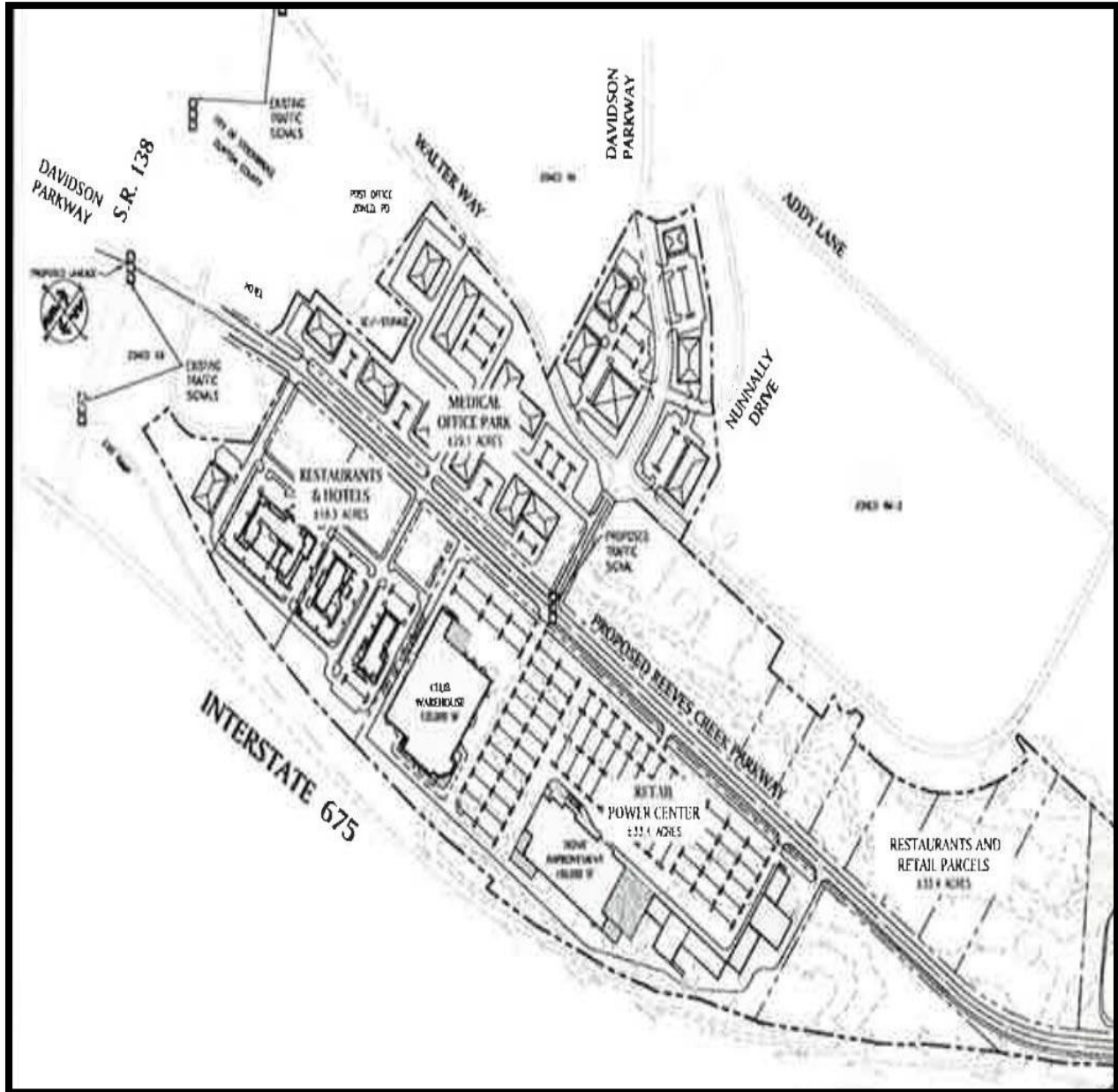
F. Davidson Parkway DRI #3309. In 2021, EastGroup Properties, L.P., the developer/applicant, proposed the development of a “business distribution center”, to be named “Davidson Parkway Commerce Center”, on the subject property. It was to be comprised of five buildings serving multiple tenants with various 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

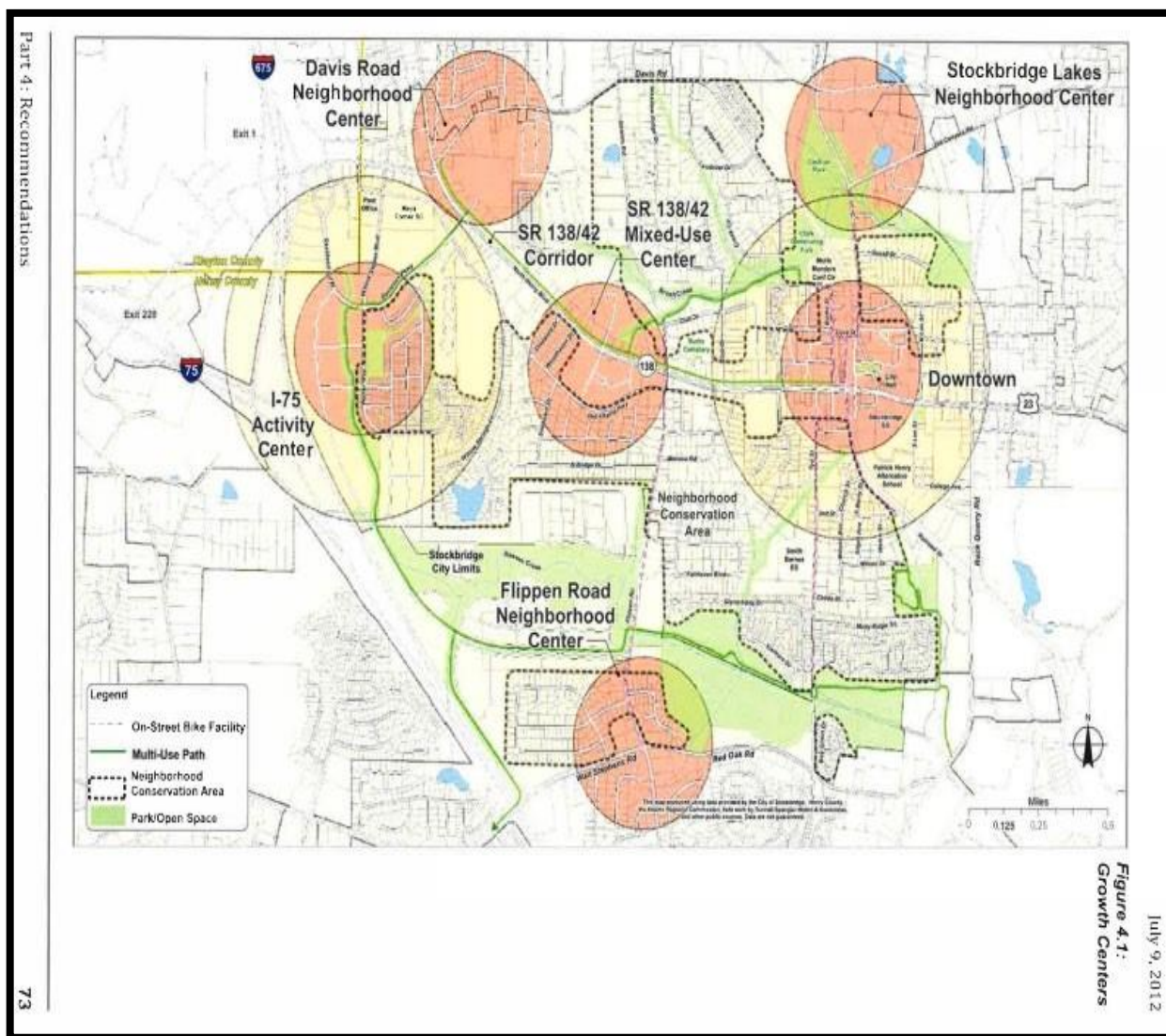


V. FUTURE DEVELOPMENT PLANS

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



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 multi-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.

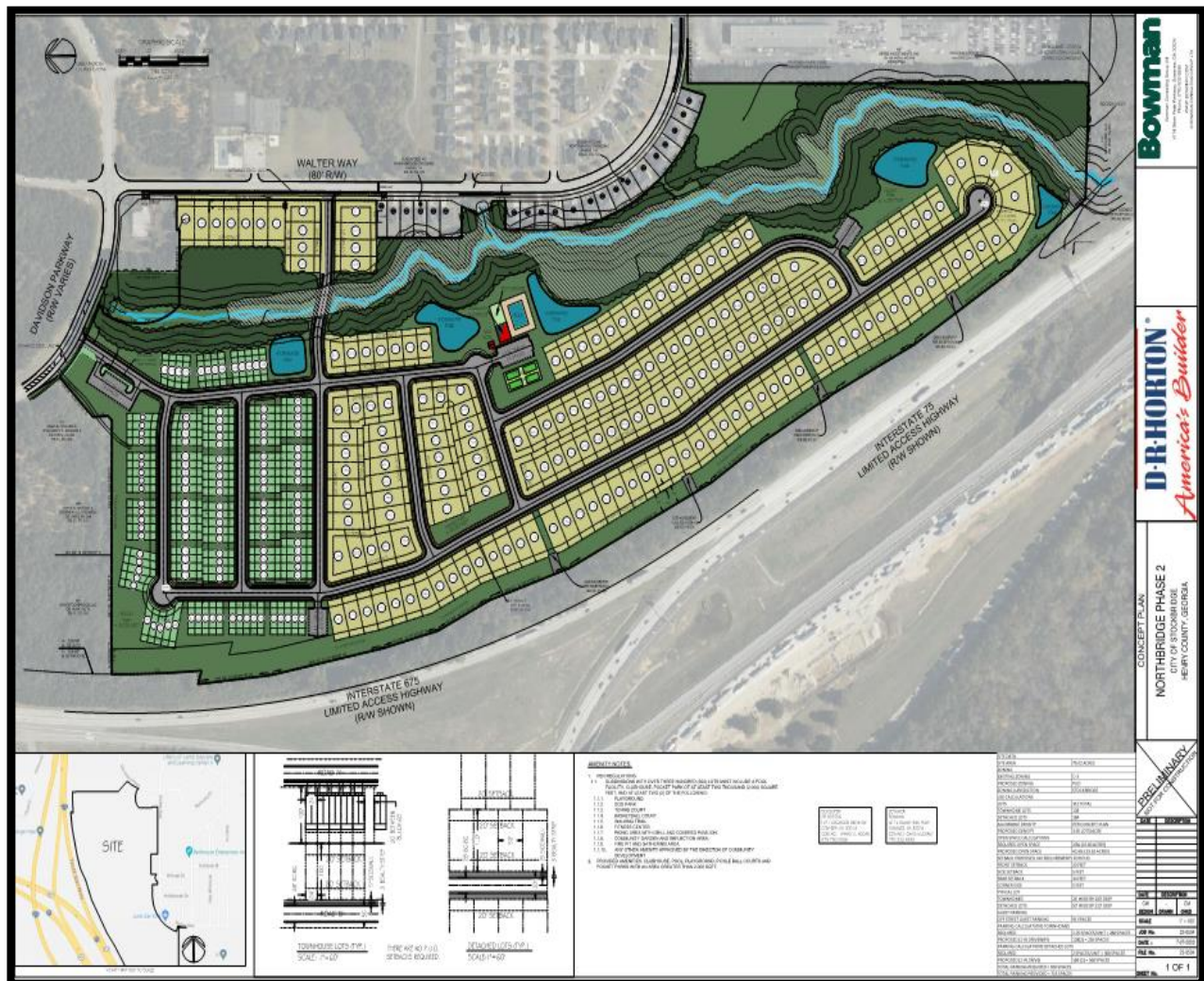
C. Open Space and Buffers. The developer would provide 33.63 acres (42.60 percent of the site) of open space, compared to the 15.80 acres (20 percent) which are required. No buffers are shown. A revised site plan showing a buffer of 25 feet on the western side of the property will need to be submitted 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



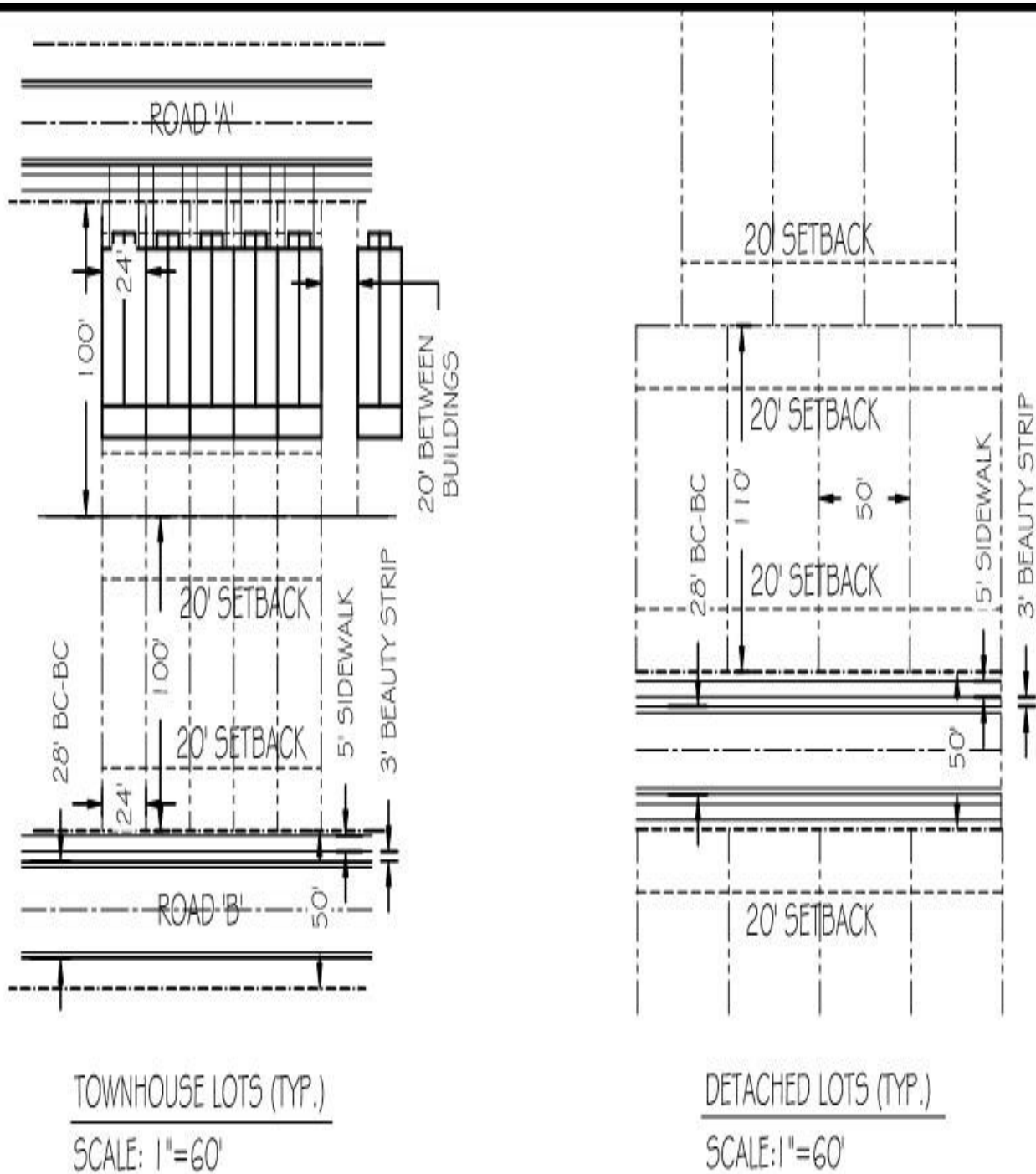
CONCEPTUAL SITE PLAN—ENLARGED



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:

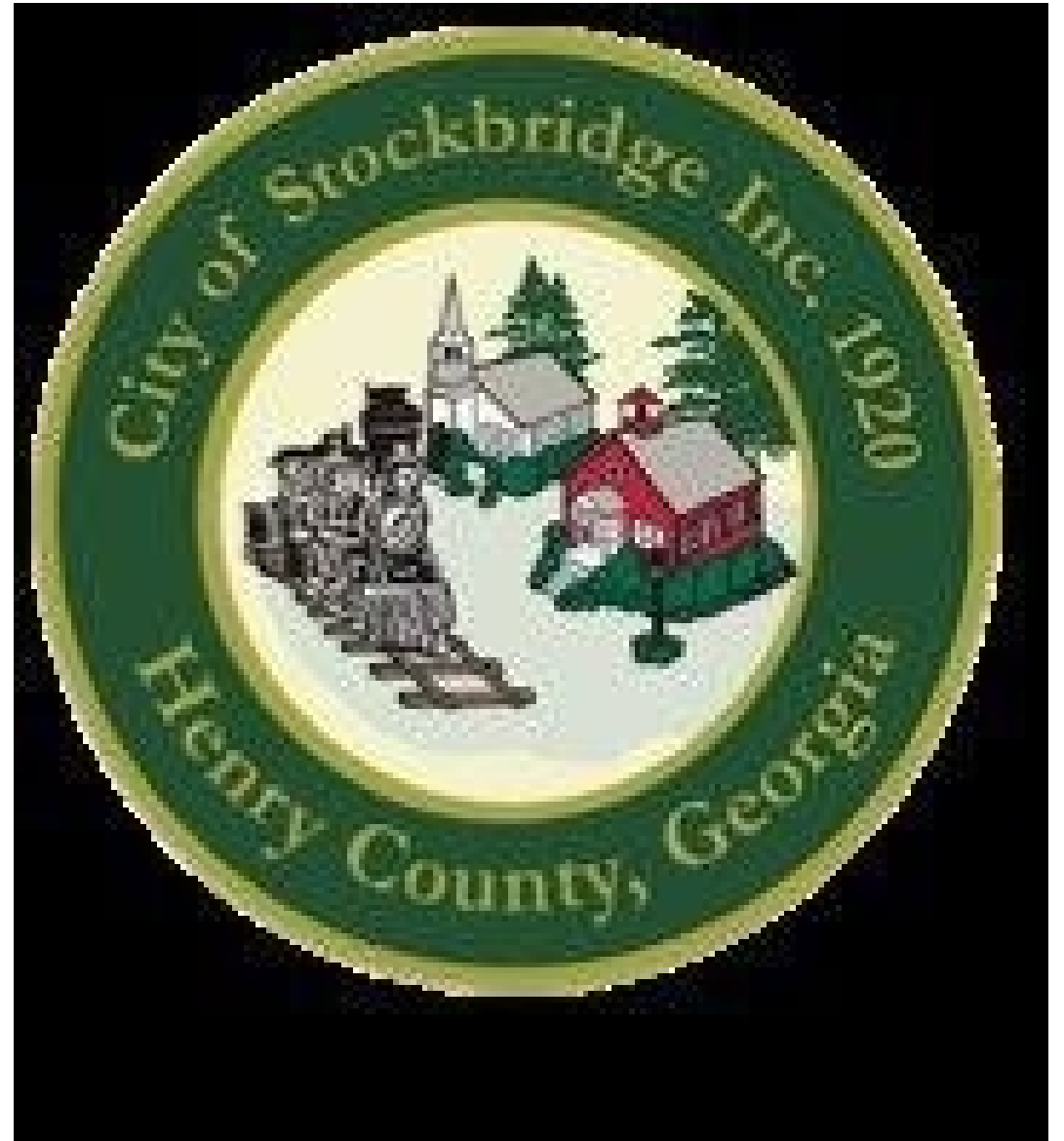
Comprehensive Plan Amendment
For the Proposed “Northbridge
Crossing II” Mixed Residential
Development on Three Parcels at
Davidson Parkway
And Walter Way

Presented To:

Planning Commission –
September 28, 2023
City Council – October 9, 2023

By:

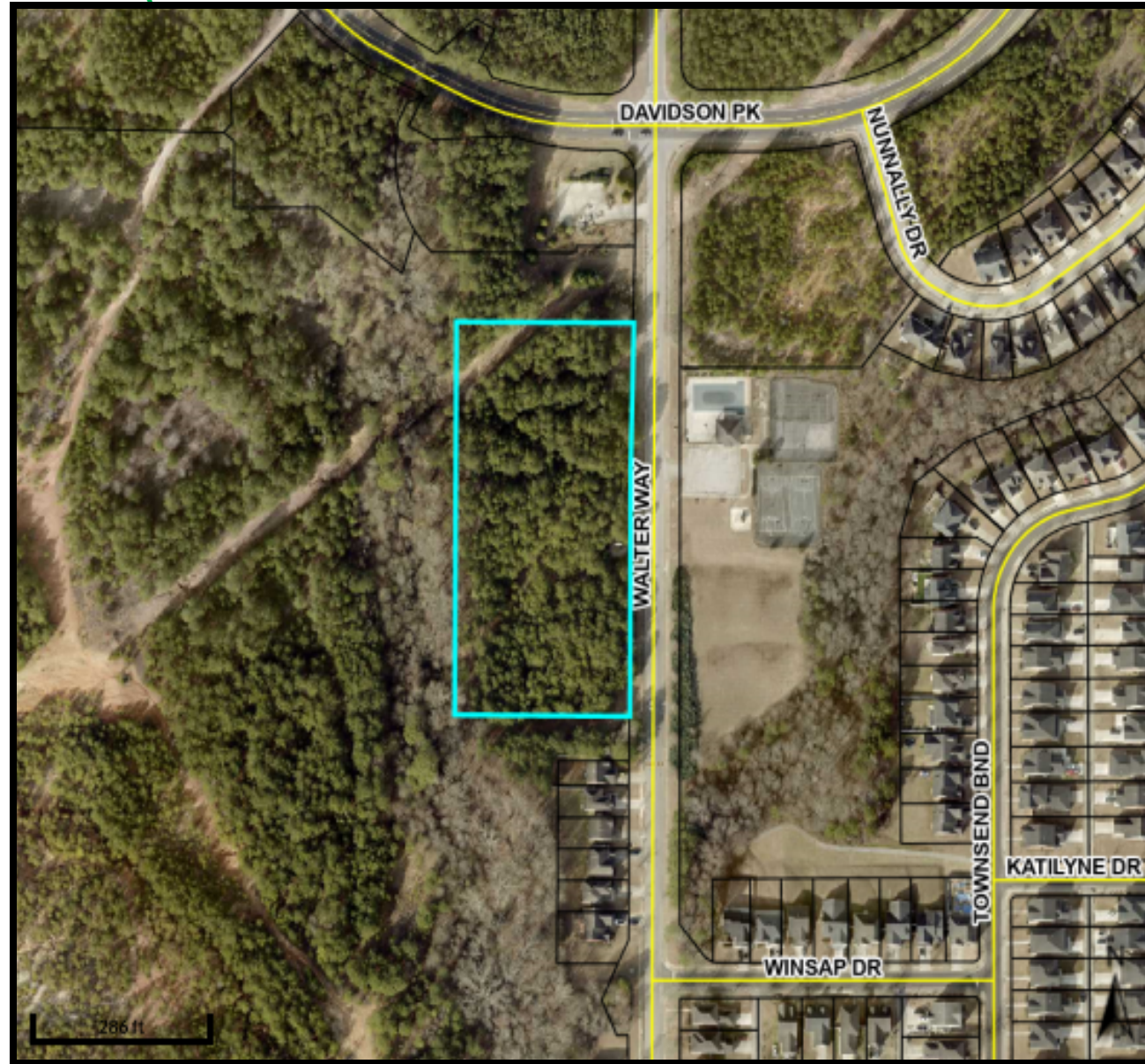
City of Stockbridge Community
Development Department –
Linda Logan, Senior Planner



**AERIAL PHOTO #1: LARGE PARCEL ON WALTER WAY
(Parcel #030-01009000 with 73.859 +/- 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)

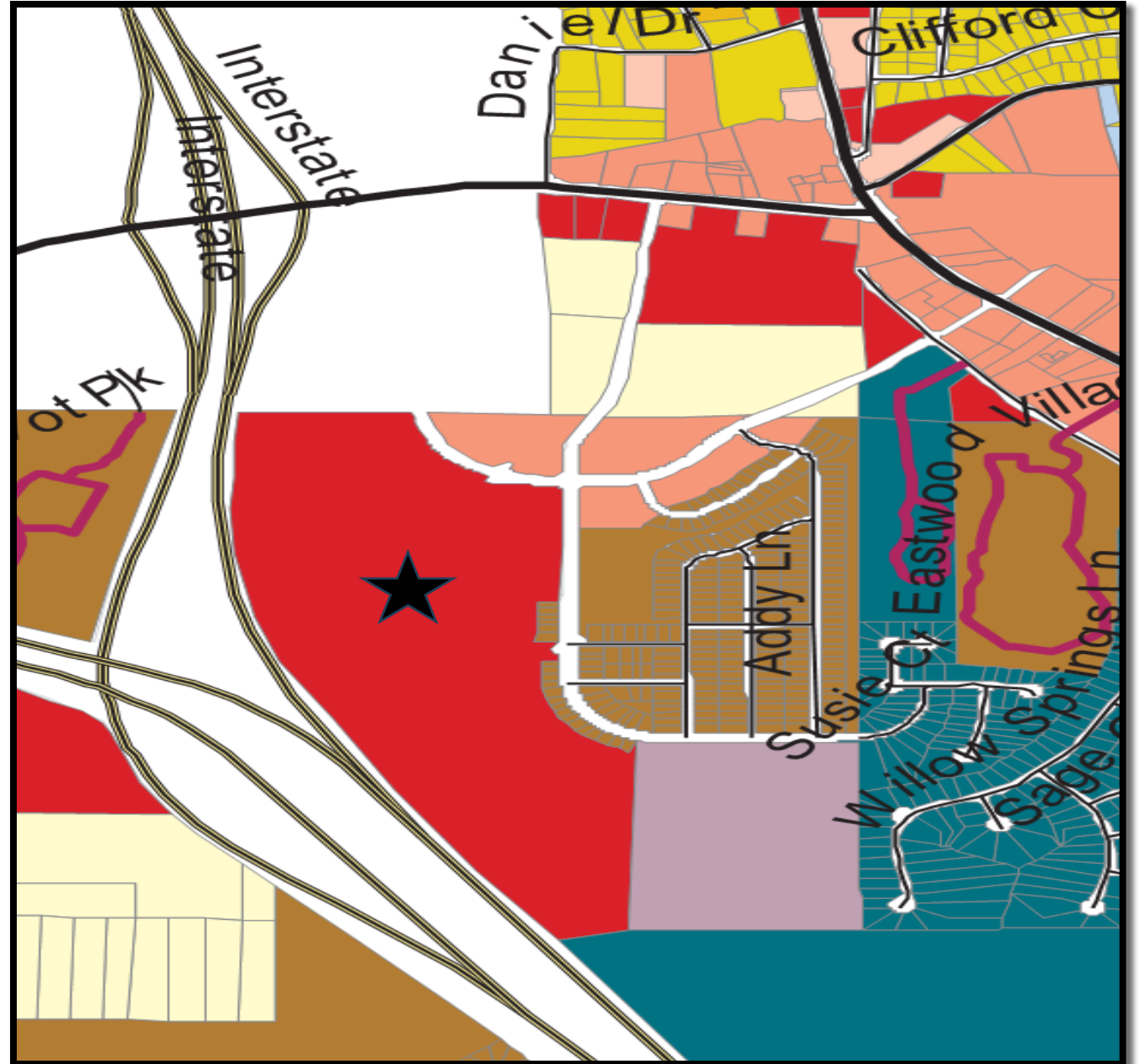
Lavender—LI (Light Industrial)

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

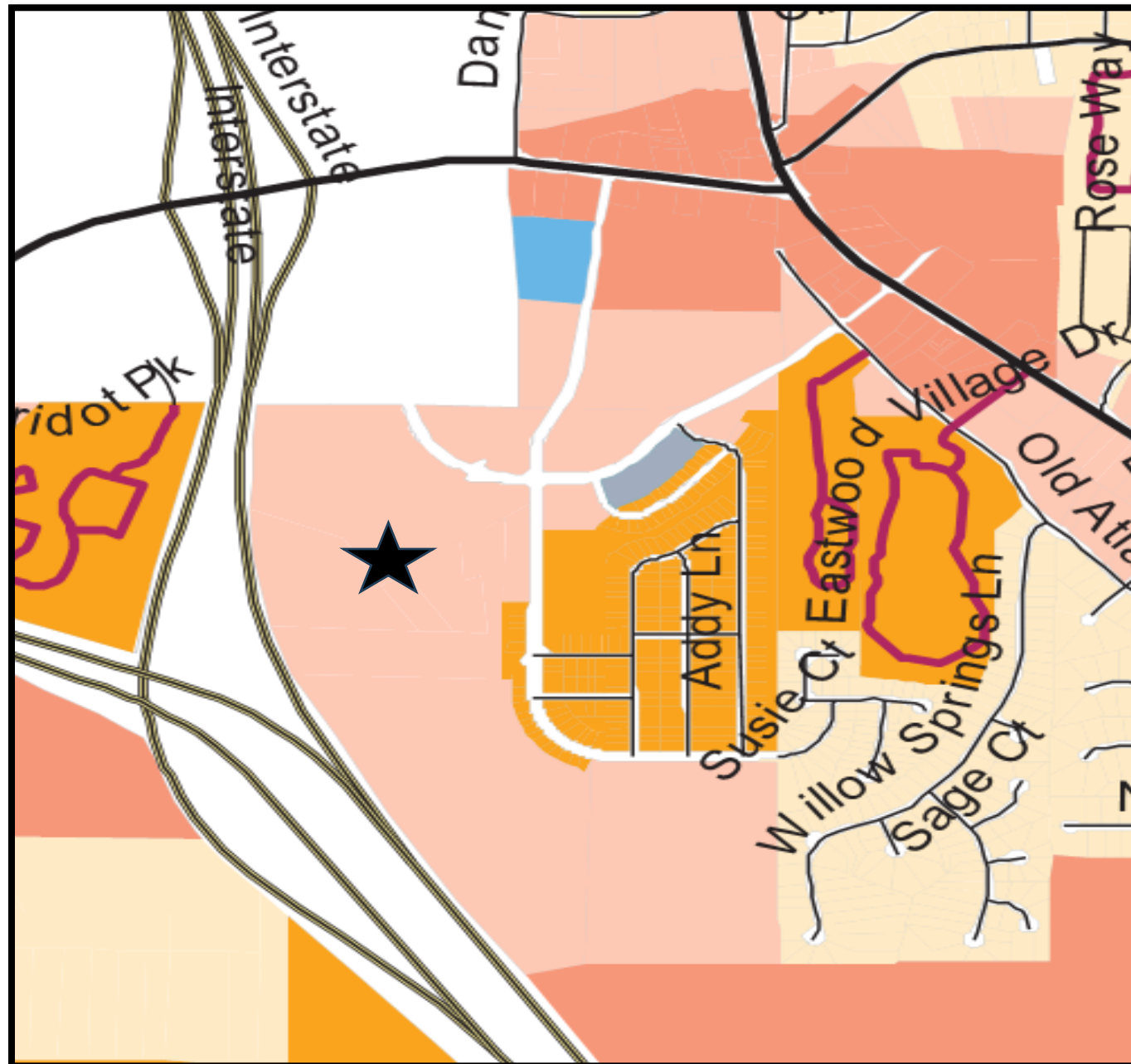
Salmon—Medium-Density Vertical Mixed-Use

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:	~ <u>Large Parcel on Walter Way</u>—Parcel #030-01009000 with 73.859 +/- acres. ~ <u>Small Parcel on Walter Way</u>—Parcel #030-3.636 with 3.636 +/- acres. ~ <u>Small Parcel on Davidson Parkway</u>—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:	~ <u>North</u>—Vacant land. ~ <u>Northwest</u>—Clayton County. ~ <u>South</u>—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. ~ <u>Southeast</u>—Automobile refurbishing business (Drive Time). ~ <u>East</u>—Northbridge Crossing I Subdivision. ~ <u>West</u>—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:	~ <u>North</u>—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ <u>South</u>—SR (Suburban Residential) and DT (Downtown). ~ <u>East</u>—DT (Downtown District), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ <u>West</u>—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:

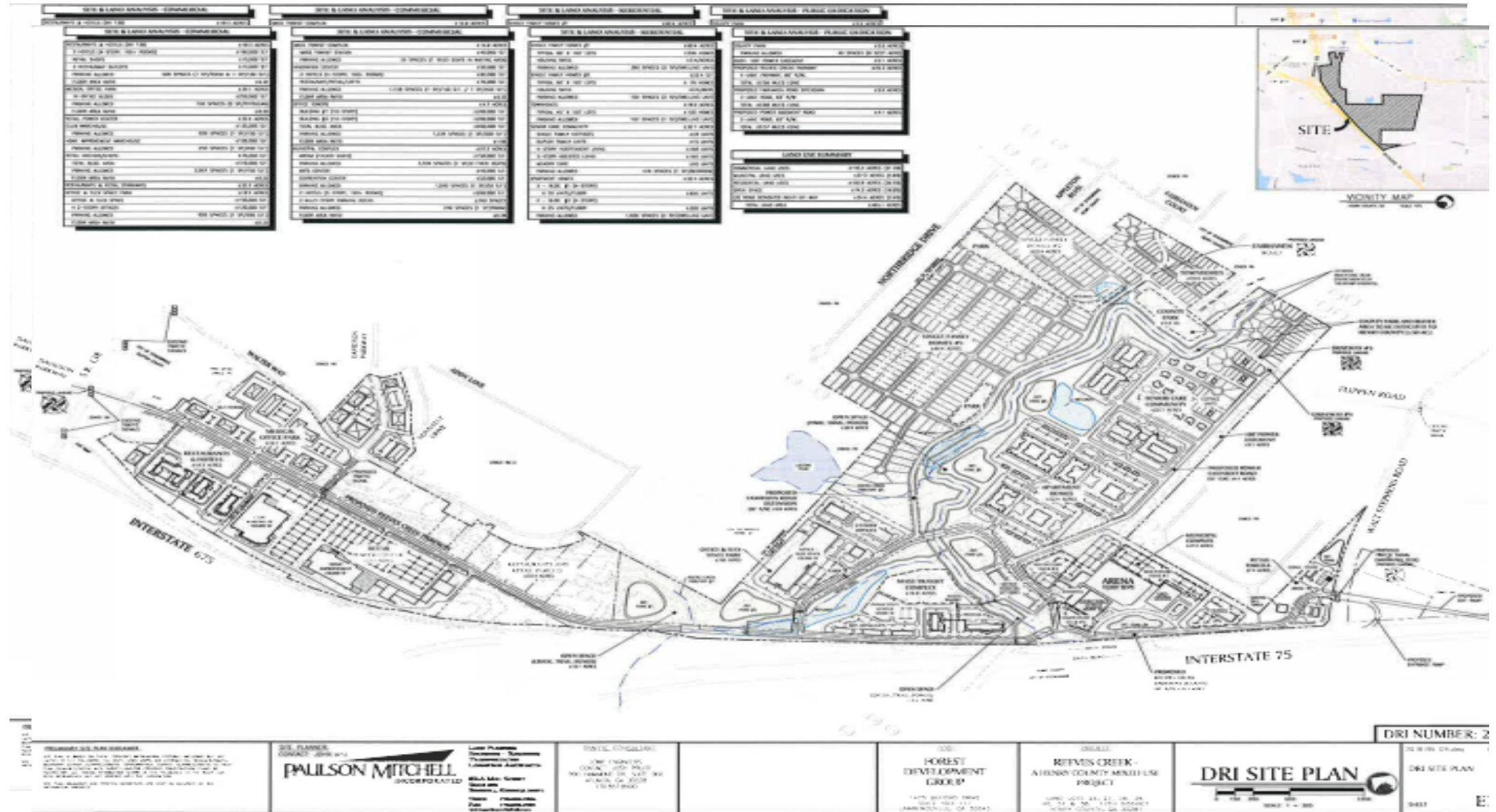
- 1. Comprehensive Plan Amendment Case #RZ-2023-04)** – The applicant requests that the property's current future land use designation be changed from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'.
- 2. A Recombination Case --** The applicant would also need to apply for a recombination 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)

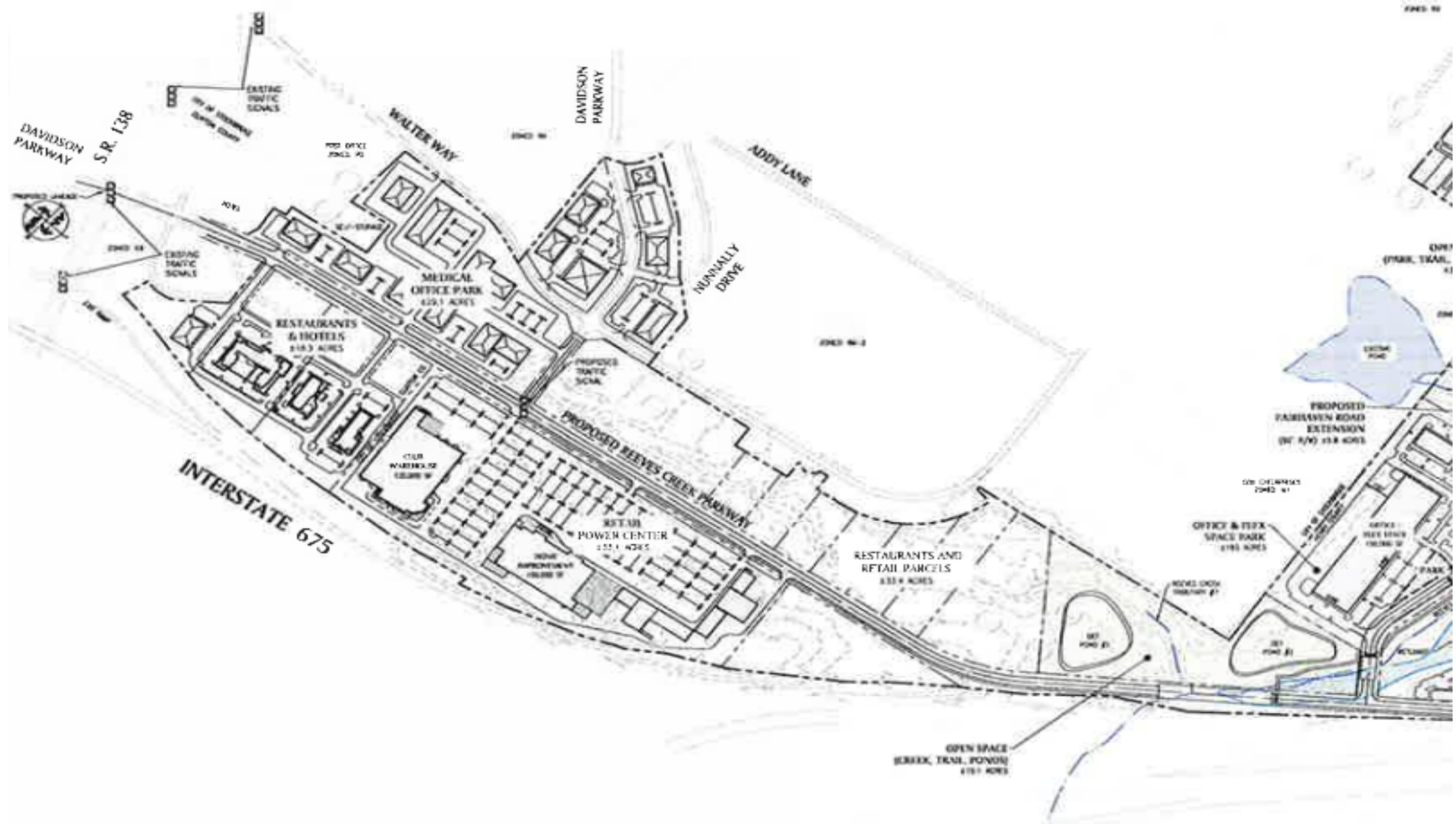
Multiple Rezoning Cases for Subject Property and Adjacent Properties to the East and South:

- 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 | 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.

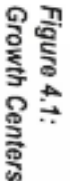
FUTURE DEVELOPMENT PLANS

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.



July 9, 2012

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 — 300-500 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:

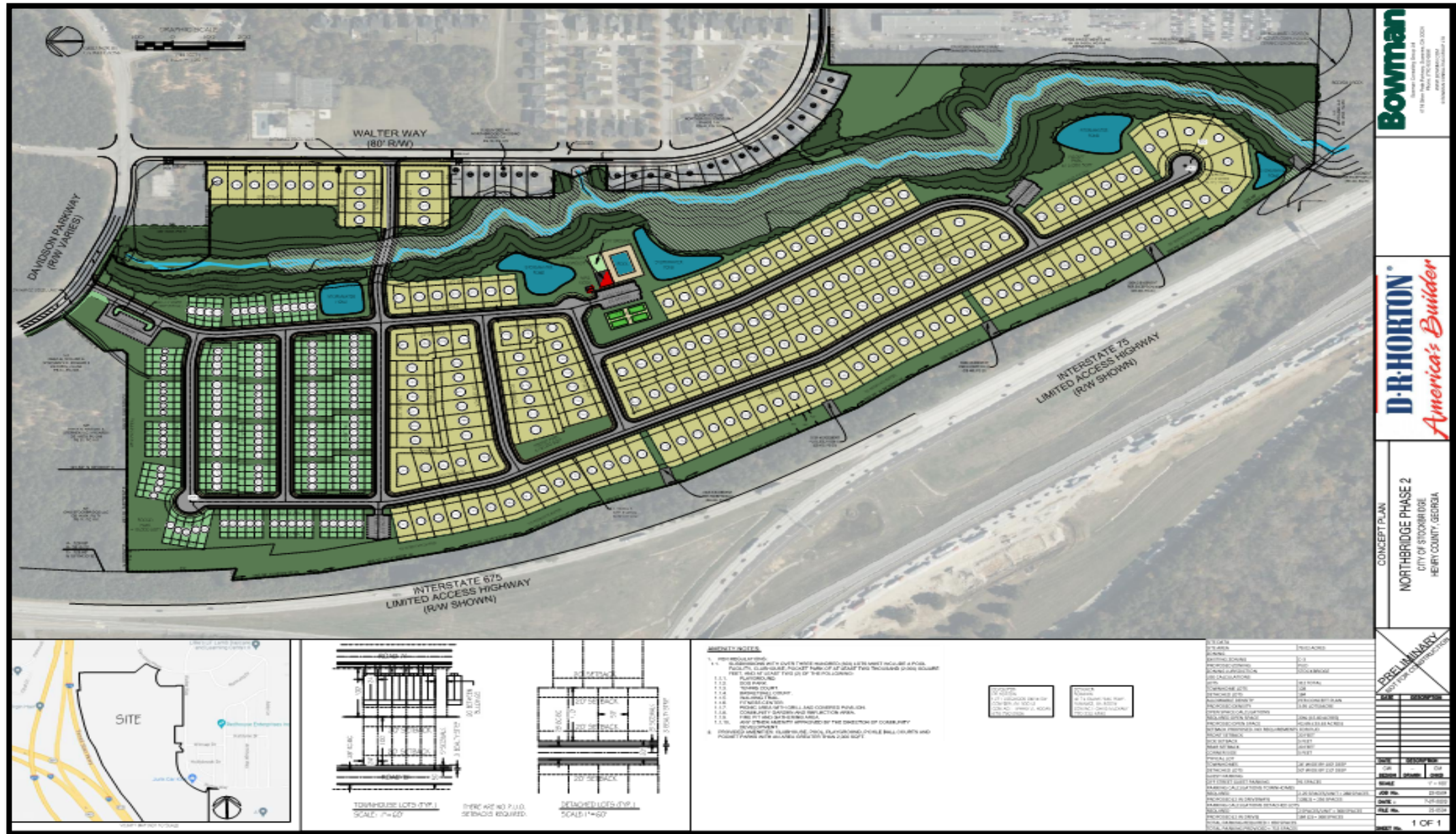
- ~ Site Plan -- Entitled “Concept Plan: Northbridge 2”, prepared by Bowman Consulting Group, Ltd. on July 27, 2023.
- ~ Access -- The main access street would be off Davidson Parkway, a secondary access street would be off Walter Way, and a future third access could be provided through an easement from 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 have 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

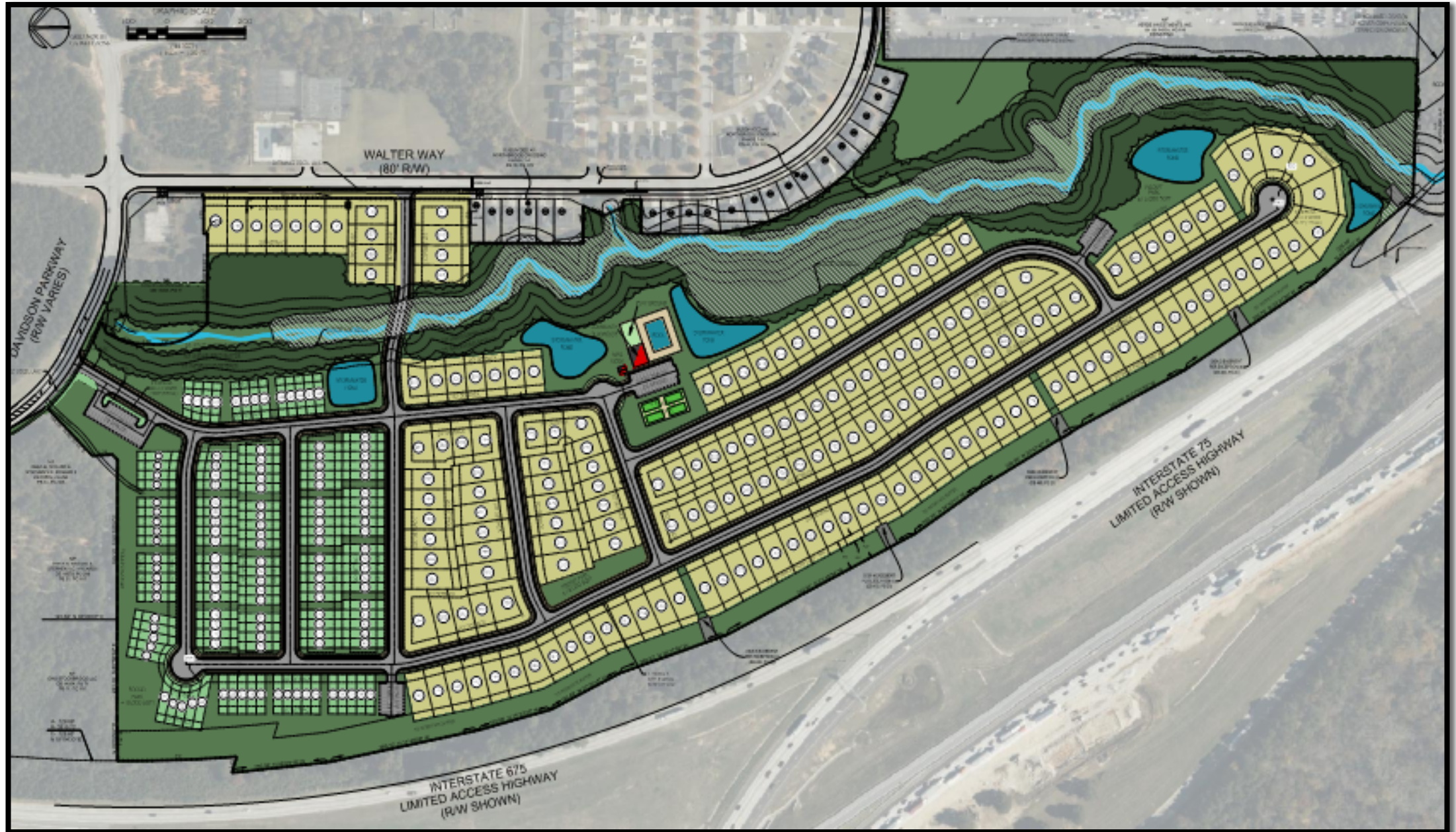
(Site Plan Design, Continued)

- ~ **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



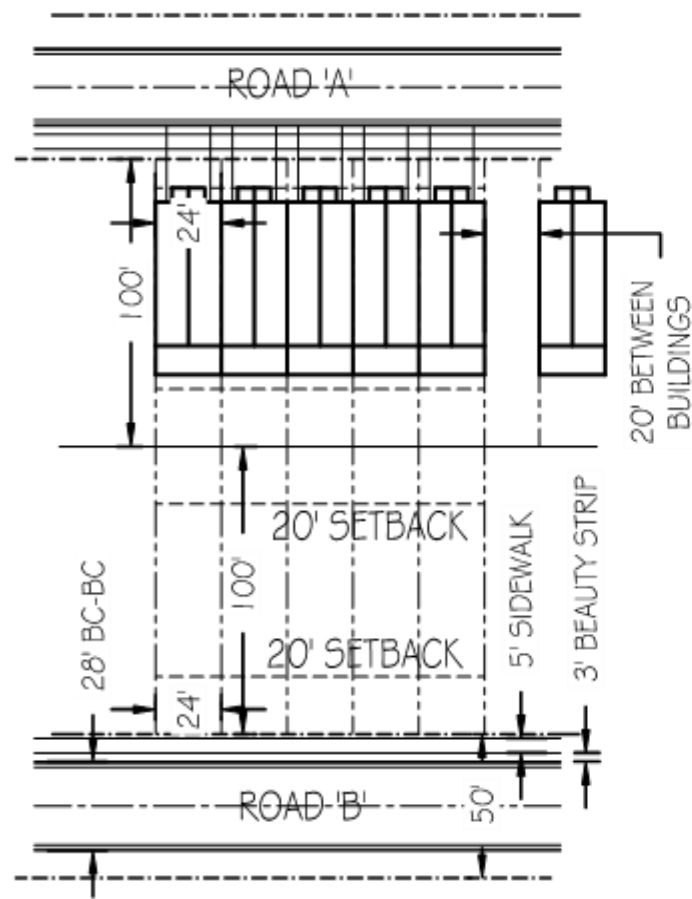
CONCEPTUAL SITE PLAN—ENLARGED



SITE DATA FROM CONCEPTUAL SITE PLAN

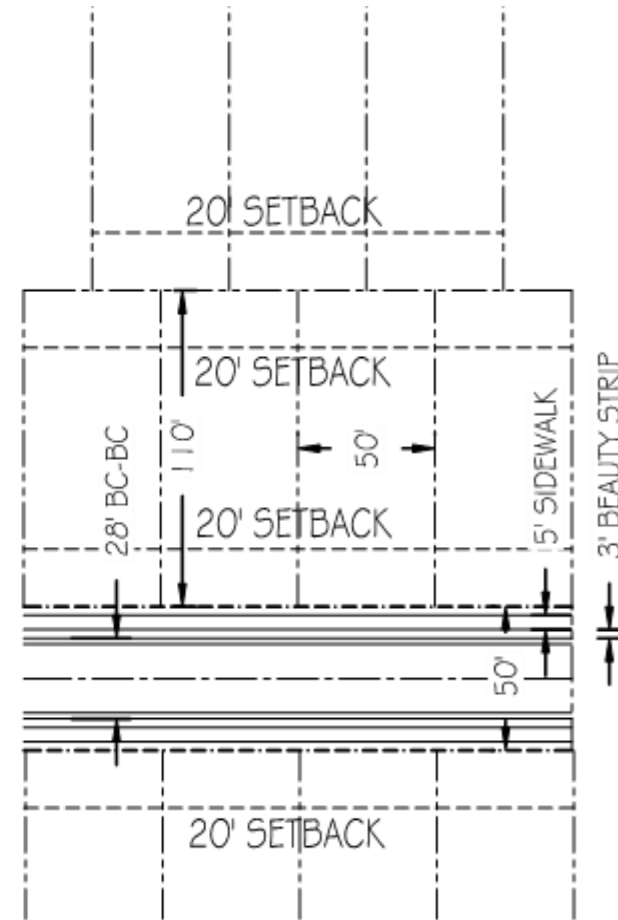
SITE DATA	
SITE AREA	79.02 ACRES
ZONING	
EXISTING ZONING	C-3
PROPOSED ZONING	PUD
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	312 TOTAL
TOWNHOME LOTS	128
DETACHED LOTS	184
ALLOWABLE DENSITY	PER CONCEPT PLAN
PROPOSED DENSITY	3.95 LOTS/ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (15.80 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 Intent (from Section 1.4) – The proposed development would not comply with three of the stated UDC Purposes and Intent:

- 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.

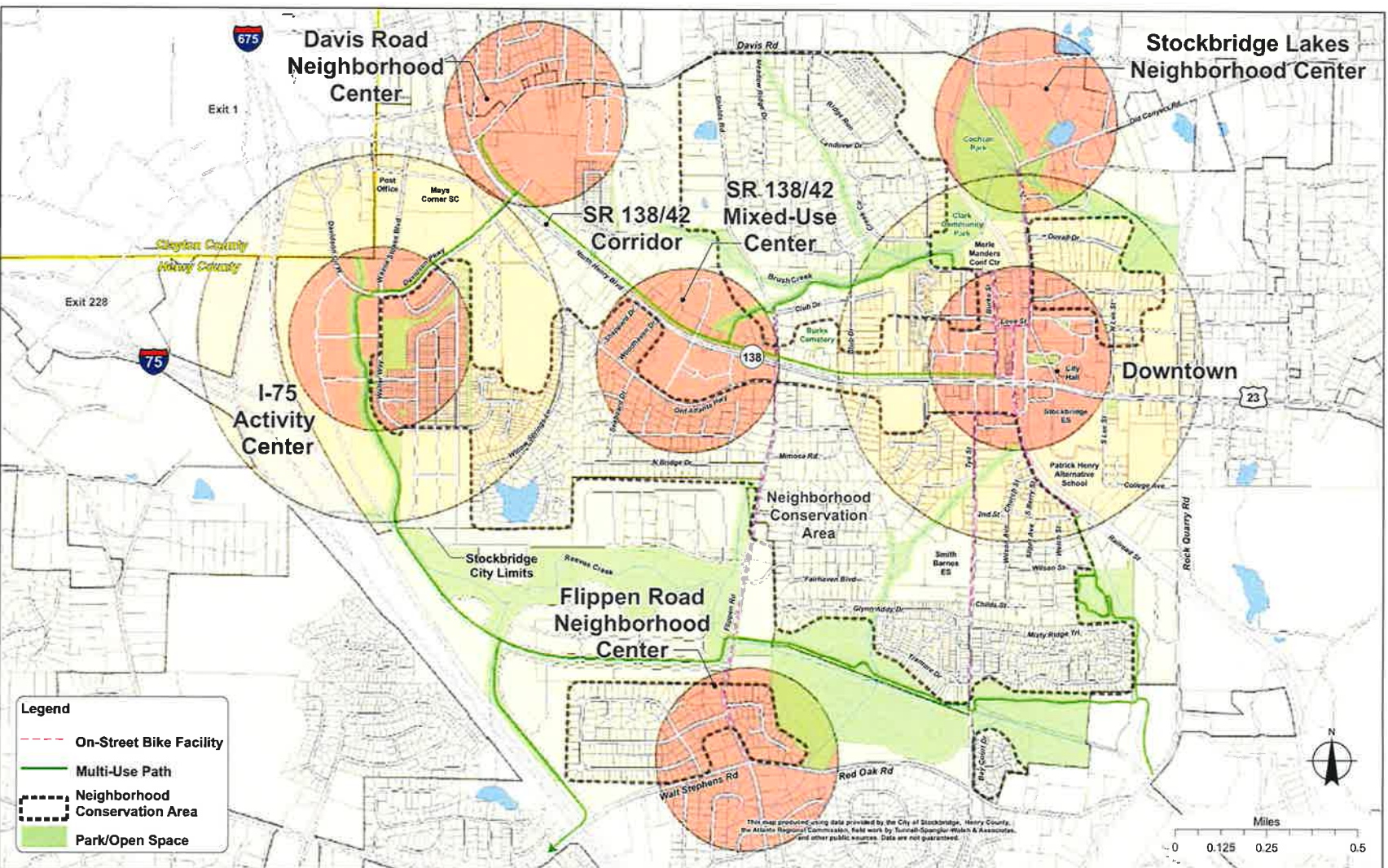
The images at right and below show one option for how the area could accommodate the following long-term development program:

- 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 multi-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

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 ^{79.1624}~~79.35~~ 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.

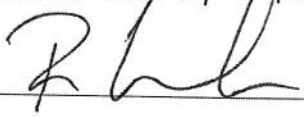
As owners of the above identified property, we are aware of the zoning request and comprehensive land map amendment requests submitted by D.R. Horton, Inc.

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

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,

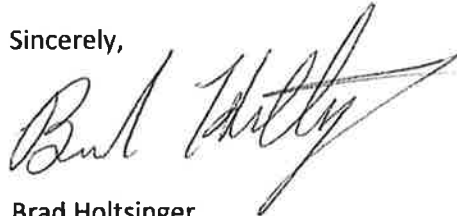
The city has reviewed your request for water and sewer services for the proposed (119 Single-Family Lots & Townhome Lots) at Parcel ID #s 030-01009000, 030-01009005, 030-01009006 & 030-01009003. Water and sewer services are available; however, the following are required:

- 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 Sewer Department tel.: (678) 833-3301
321 Taylor Drive
Stockbridge, GA 30281

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

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

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

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

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

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

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

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

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/INITIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application. (by appointment only)	
Application Form	1	1. Signed and notarized by owner. Original signature 2. In lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application, and must be notarized.	
Letter of Ownership	as 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 40	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and the proposed lot layout.	
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed <i>within the last five years</i> by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	
Water and sewer availability letter	1	This letter must accompany the application at the time of submittal. It should state that water and sewer are available to serve the property, or such services can be extended to the site. Please obtain the letter from the appropriate office which serves the property, such as Henry County Water Authority, City of Stockbridge Public Works Department, or a Clayton County office.	
Form from the Health Department	1	This letter must accompany the application at the time of submittal (<i>Only needed if property is not on sewer</i>).	

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant 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.

79.16 Rezoning being requested Applicant seeks to rezone approximately 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. TH Acknowledgement

Address of Property: Davidson Parkway and Walter Way

Nearest intersection to the property: Davidson Parkway and Walter Way

Size of Tract: 79.02 ^(Street Address) 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

Sarah Haughton
Printed Name of Witness

Gabrielle C. Opie
Notary



Tiffany D. Hogan
Signature of Applicant

Tiffany D. Hogan
Printed Name of Applicant

Tiffany D. Hogan
Signature of Agent

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
Notary Public

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

Applicant Campaign Disclosure Form

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

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

Yes ☐ No ☒

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

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

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

GDCI GA 6, L.P.

Applicant's Name - Printed
OWNER

By: PACIFIC LAGO, INC., AS ITS G.P.

By: [Signature]
Signature of Applicant/Property Owner/Agent

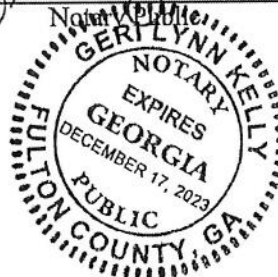
RAYMOND W. CURRIFFE, AS ITS ASST. MGR.

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.

[Signature]



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

Northbridge Crossing TRAFFIC IMPACT STUDY

Walter Way/Davidson Parkway
Stockbridge, Georgia

Keck & Wood Project No.
230304.00

November 16, 2023

Prepared by:



TABLE OF CONTENTS

Table of Contents	i
List of Figures	ii
List of Tables	ii
1. Introduction	1
1.1. Study Area	1
1.2. Proposed Development	1
1.3. Planned Transportation Improvements	1
2. Existing Conditions	3
2.1. Roadways	3
2.2. Intersections	3
2.3. Existing Traffic Flow Patterns	3
3. Traffic Projections	6
3.1. Future Background Traffic	6
3.2. Trip Generation	6
3.3. Distribution and Assignment of Project-Generated Trips	6
4. Capacity Analysis	12
4.1. Existing Intersection Capacity Analysis	12
4.2. Opening Year Intersection Capacity Analysis	13
4.3. Back of Queue Analysis	13
5. Conclusions	14
6. References	15

APPENDIX A – Site Layout

APPENDIX B – Traffic Count Data

APPENDIX C – Growth Rate Calculations

APPENDIX D – Capacity Analysis Reports

LIST OF FIGURES

Figure 1 – Aerial View of Study Area.....	2
Figure 2 – Existing and Proposed Intersection Geometries.....	4
Figure 3 – Existing Year 2023 Peak Hour Traffic	5
Figure 4 – Opening Year 2025 Background Peak Hour Traffic.....	8
Figure 5 – New Trip Distribution	9
Figure 6 – Peak Hour Project Trip Adjustments.....	10
Figure 7 – Opening Year 2025 With Project Peak Hour Traffic.....	11

LIST OF TABLES

Table 1 – Trip Generation Results.....	6
Table 2 – Level of Service Criteria	12
Table 3 – Existing Year 2023 Capacity Analysis Results	12
Table 4 – Opening Year 2025 Capacity Analysis Results.....	13
Table 5 – Opening Year 2025 Back of Queue Results	13

1. INTRODUCTION

A residential development is proposed for a site along Walter Way in Stockbridge, Georgia. A Traffic Impact Study was performed to determine the amount of new traffic that would be generated by the proposed development and how the new traffic would impact the existing roadway network.

1.1. STUDY AREA

The study area is located on the southwest corner of the intersection of Walter Way and Davidson Parkway. The study area includes two intersections along Walter Way and one intersection located on Davidson Parkway. The study intersections are listed below, with existing intersections indicated in bold.

1. **Walter Way at Davidson Parkway**
2. Davidson Parkway at Site Driveway #2
3. Walter Way at Site Driveway #1

An aerial view of the study area is presented in Figure 1.

1.2. PROPOSED DEVELOPMENT

The proposed development is a residential neighborhood which will consist of 311 single-family residences, including 183 detached houses and 128 attached townhomes. Additionally, a 2,000-square-foot clubhouse will be located on the east side of the development that includes a playground, pool, and four pickleball courts. Access to the site would be provided by two full-access driveways, the first of which will be located on the north side of the development on Davidson Road and the second will be on the east side on Walter Way. The proposed site layout is provided in **Appendix A**.

1.3. PLANNED TRANSPORTATION IMPROVEMENTS

A search for planned Georgia Department of Transportation (GDOT) projects revealed no transportation improvement projects in or near the study area. The search was performed using the GDOT GeoPI web application (<http://www.dot.ga.gov/DS/Maps/geopi#>).



Figure 1 – Aerial View of Study Area

2. EXISTING CONDITIONS

2.1. ROADWAYS

Walter Way is a two-lane roadway that traverses north-south through the study area. It is classified as an urban local roadway and has a posted speed limit of 35 mph. Adjacent land uses within the study area include primarily undeveloped land with some commercial and residential developments.

Davidson Parkway is a two-lane roadway that traverses east-west through the study area. It is classified as an urban local roadway and has a posted speed limit of 35 mph. Adjacent land uses within the study area include primarily undeveloped land with some commercial and residential developments.

2.2. INTERSECTIONS

The following intersections were identified to be studied (existing intersections are in bold):

1. **Walter Way at Davidson Parkway**
2. Davidson Parkway at Site Driveway #2
3. Walter Way at Site Driveway #1

The existing and proposed lane geometries and intersection control types are presented in Figure 2.

2.3. EXISTING TRAFFIC FLOW PATTERNS

Traffic counts for the study area were collected on Wednesday, September 27, 2023, while school was in session. The following traffic counts were collected:

- 12-Hour TMCs
 - Davidson Parkway at Walter Way
- 24-Hour Bi-Directional Counts with Vehicle Classification
 - Davidson Parkway just west of Walter Way
 - Walter Way just south of Davidson Parkway

The count data is included in **Appendix B** and the existing peak hour volumes are shown in Figure 3.

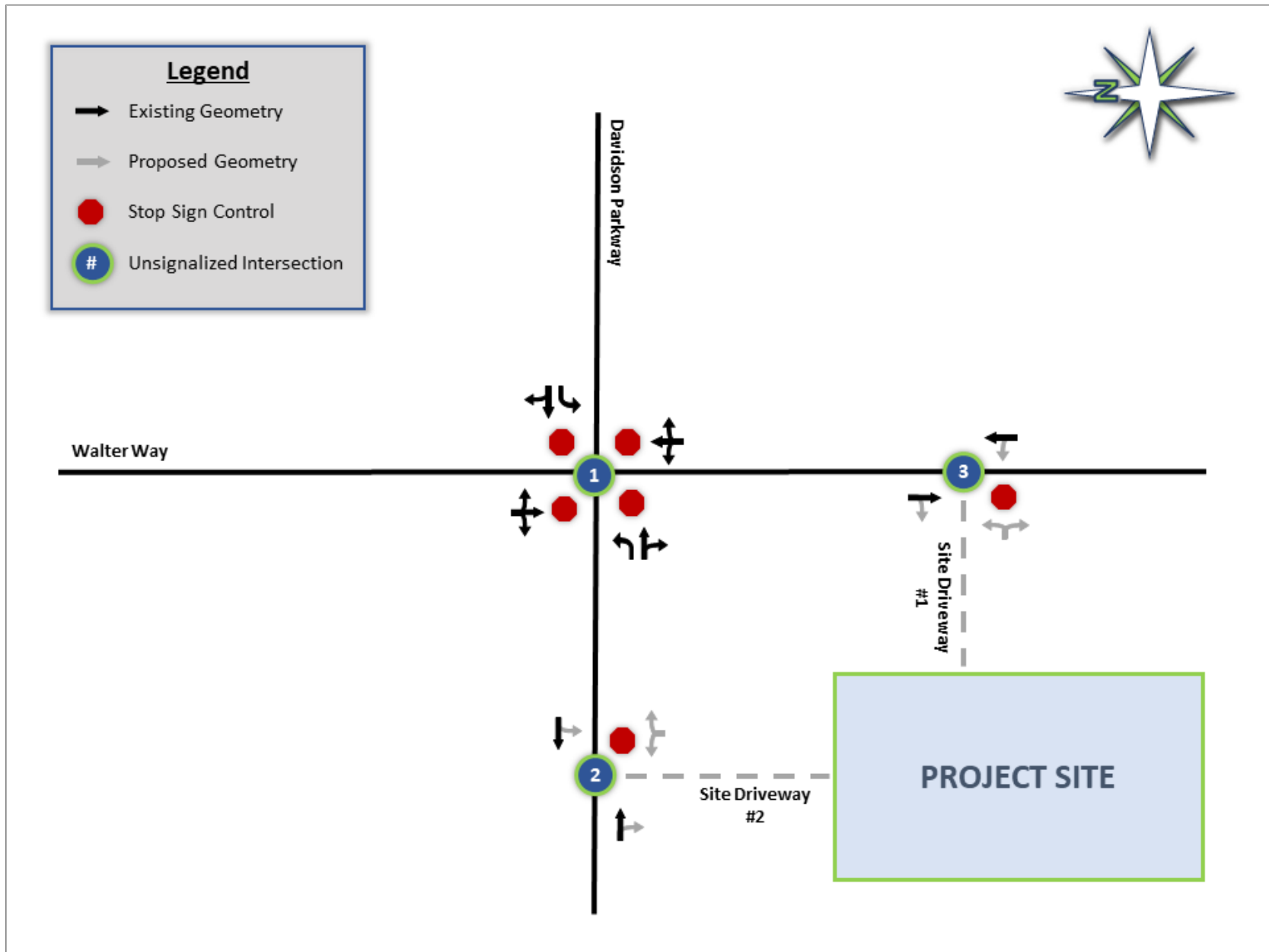


Figure 2 – Existing and Proposed Intersection Geometries

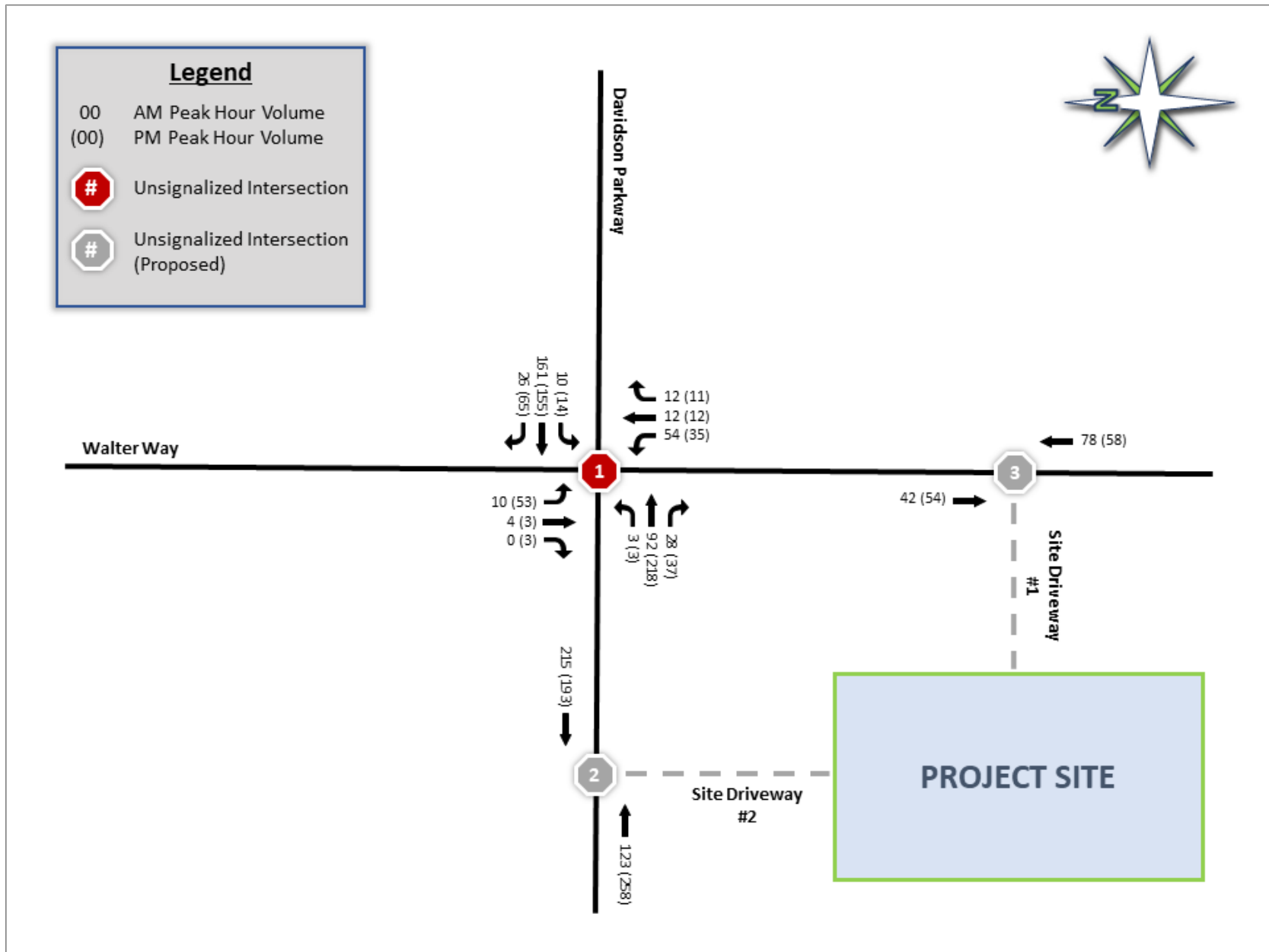


Figure 3 – Existing Year 2023 Peak Hour Traffic

3. TRAFFIC PROJECTIONS

3.1. FUTURE BACKGROUND TRAFFIC

A build-out year of 2025 was established for the project. An average annual growth rate was determined based on historic Average Annual Daily Traffic (AADT) counts recorded for nearby GDOT Count Stations. AADTs for the following count stations were obtained from GDOT's Traffic Analysis and Data Application (TADA) website (<https://gdottrafficdata.drakewell.com/publicmultinodemap.asp>):

- 0151-0256: N Henry Boulevard east of I-675 at Walter Way
- 0151-0363: N Henry Boulevard east of I-675 and north of Ryans Drive
- 0151-0365: N Henry Boulevard east of I-675 and south of Velley Hill Road
- 0151-0354: Gen Ray Davis Medal of Honor Highway south of N Henry Boulevard
- 063-0054: Macon Highway east of I-675

Both the 5-year and 15-year growth rates were calculated at each of the historical traffic count locations. The 5-year growth rate averaged 0.06 percent while the 15-year growth rate averaged 1.33 percent. Overall, an average annual growth rate of 0.70 percent was used in this project. The growth rate calculations can be found in **Appendix C**. The 0.70 percent growth rate was applied to the Existing 2023 peak hour traffic for a period of two years to establish the 2025 Background Traffic, as shown in Figure 4.

3.2. TRIP GENERATION

The traffic that would be generated by the proposed development was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual (TGM) 11th Edition. The number of trips expected to be generated by this development were determined using ITE Land Use Codes 210 – Single-Family Detached Housing and 215 – Single-Family Attached Housing. The total number of project-generated trips was estimated for the typical weekday and the morning and evening peak hours. No adjustments were made for pass-by or internal capture trips as the project is not expected to generate either of these types of trips. The trip generation results are shown in Table 1.

Table 1 – Trip Generation Results

ITE Trip Generation Land Use Code		Weekday			AM Peak Hour			PM Peak Hour		
		Total	Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting
210 - Single-Family Detached Housing	184 units	1768	884	884	130	32	98	176	111	65
215 - Single-Family Attached Housing	128 units	925	462	463	61	15	46	73	43	30
Total Trips Generated		2693	1346	1347	191	47	144	249	154	95

3.3. DISTRIBUTION AND ASSIGNMENT OF PROJECT-GENERATED TRIPS

The project-generated trips were distributed to the roadway network based on the distribution of existing traffic in each peak hour. New trips were distributed to all four cardinal directions via Walter Way and Davidson Parkway. The new trip distribution is shown in Figure 5.

The number of new trips were assigned to the roadway network based on the trip distribution determined for the study area. The inbound trips were allocated based on the existing traffic patterns entering the study area. The outbound trips were then assigned to the site driveways and distributed based on the route vehicles would have taken if the site were not built. The trips entering/exiting the site from/to the south were assigned to Site Driveway #1 along Walter Way, while those entering from/exiting to the west

were assigned to Site Driveway #2 along Davidson Parkway. The trips entering the site from the north were assigned to Site Driveway #2 based on the assumption that drivers would prefer turning right at the all-way stop controlled intersection versus continuing through to the next driveway. The trips entering the site from the east and those exiting to continue north were split evenly between the two site driveways. The total trips exiting to the east were divided between the driveways with 75 percent of the trips assigned to Site Driveway #1 on Walter Way and the remaining 25 percent assigned to Site Driveway #2 on Davidson Parkway. This was based on the proximity of the residential neighborhood to the driveway on Walter Way as well as the assumption that drivers would generally prefer to complete a right turn at the all-way stop controlled intersection versus a through movement. It was assumed that there would not be any trips entering from the south due to the Walter Way having no outlet and the land use along the rest of the road being primarily residential past the project site. The project-generated traffic was then superimposed with the Opening Year 2025 Background traffic to provide an estimate of the traffic expected to be present after the proposed development is complete. The assignment of project-generated traffic is shown in Figure 6 and the Opening Year 2025 With Project peak hour traffic is presented in Figure 7.

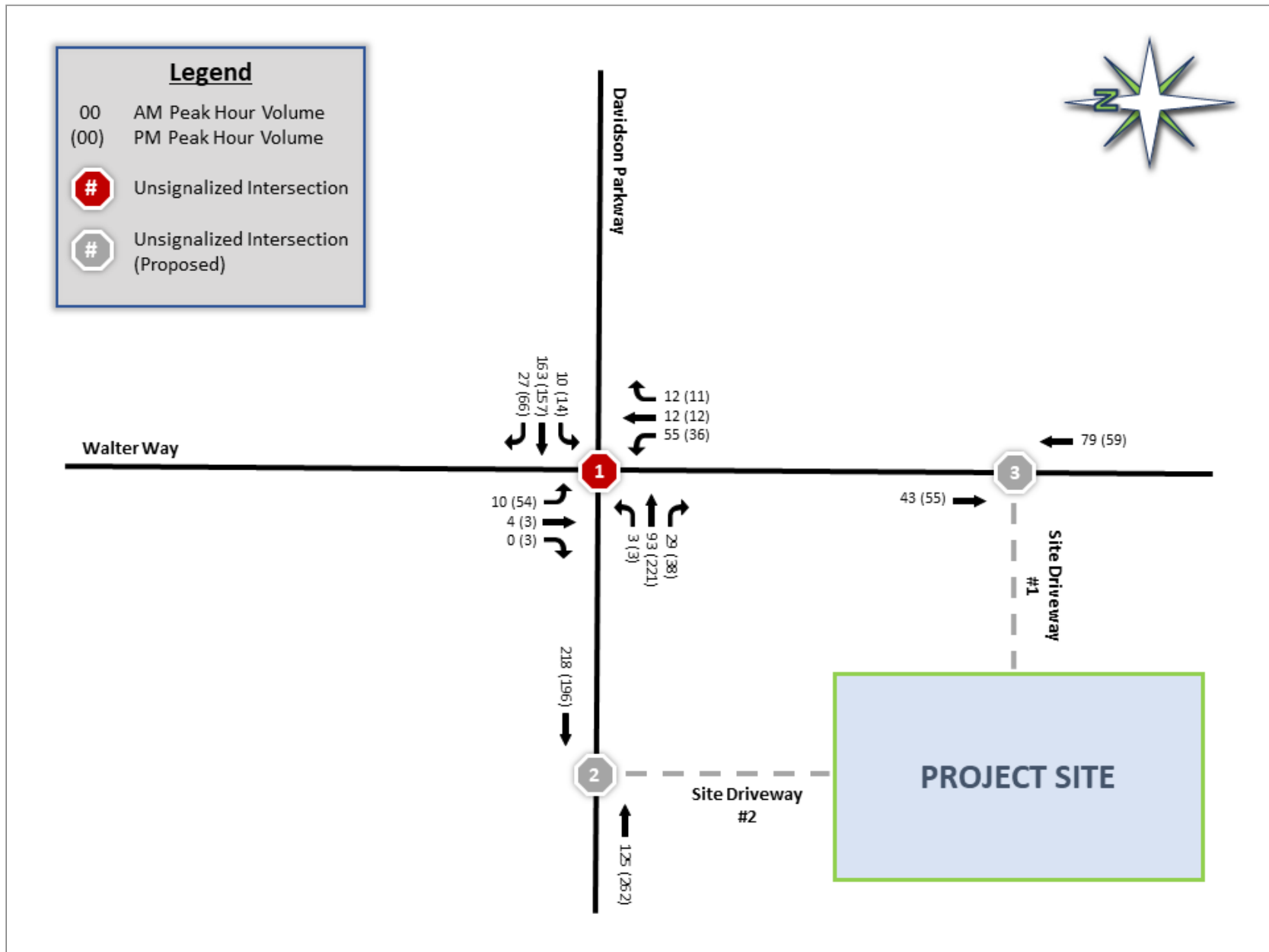


Figure 4 – Opening Year 2025 Background Peak Hour Traffic

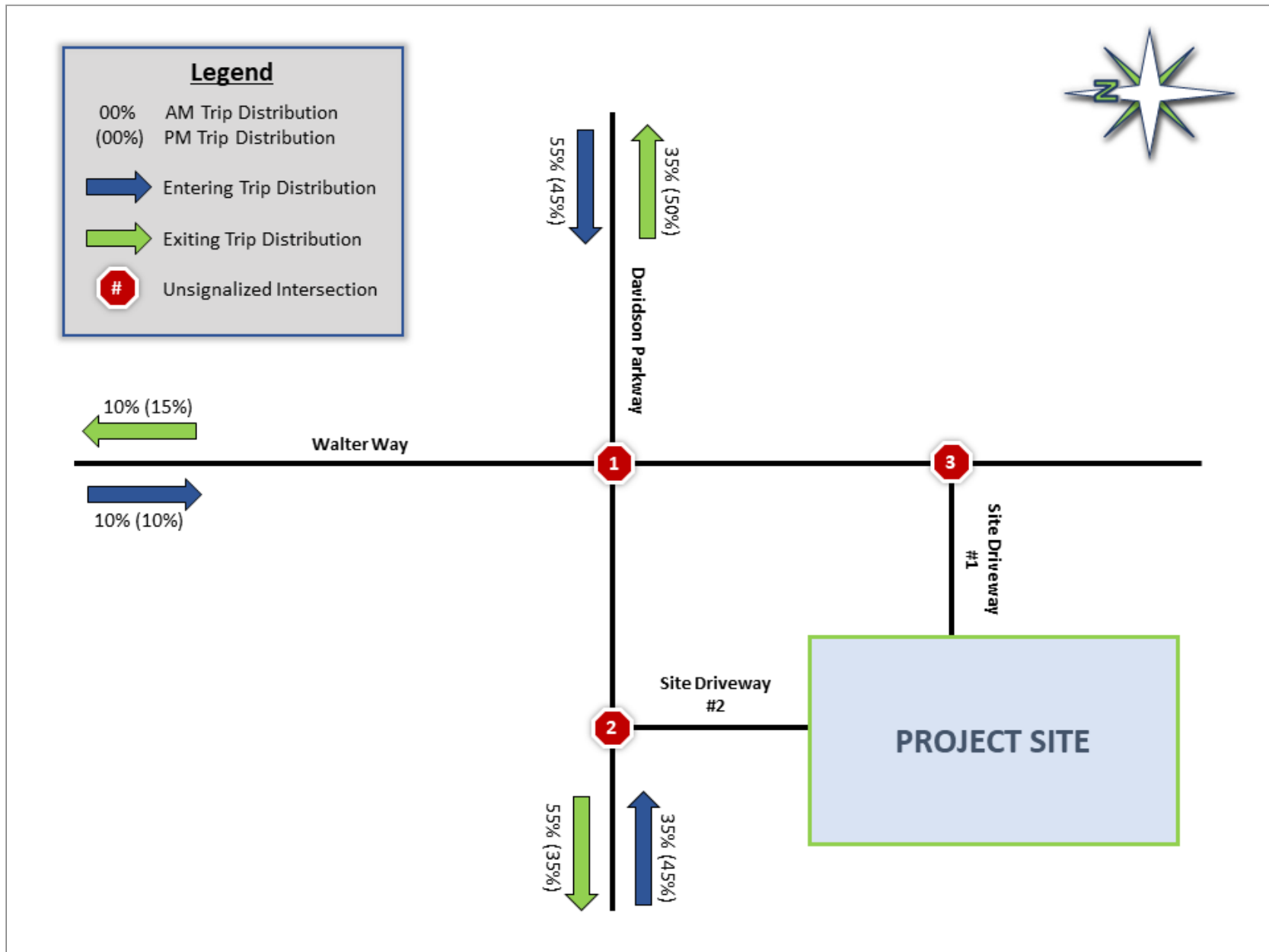


Figure 5 – New Trip Distribution

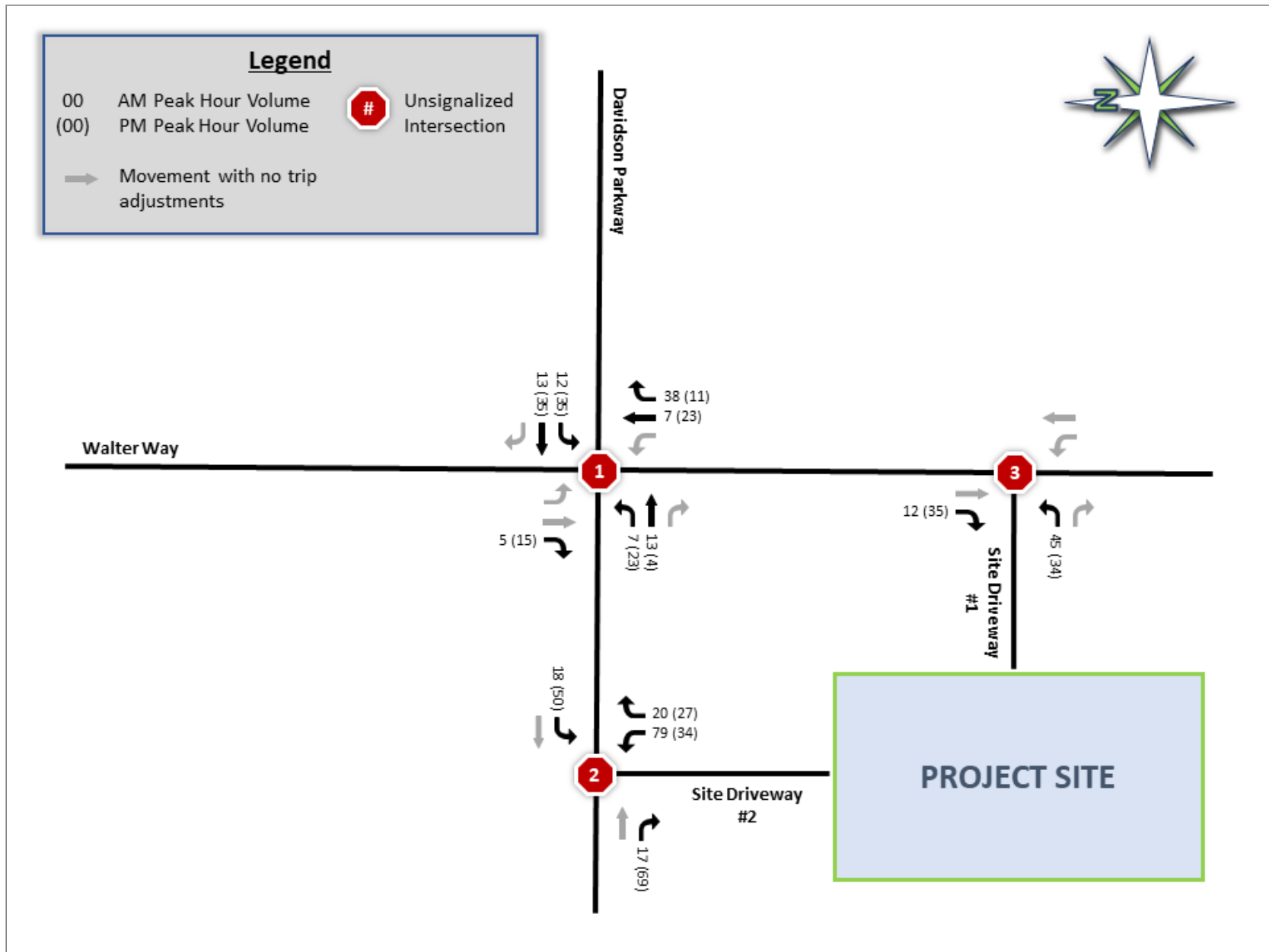


Figure 6 – Peak Hour Project Trip Adjustments

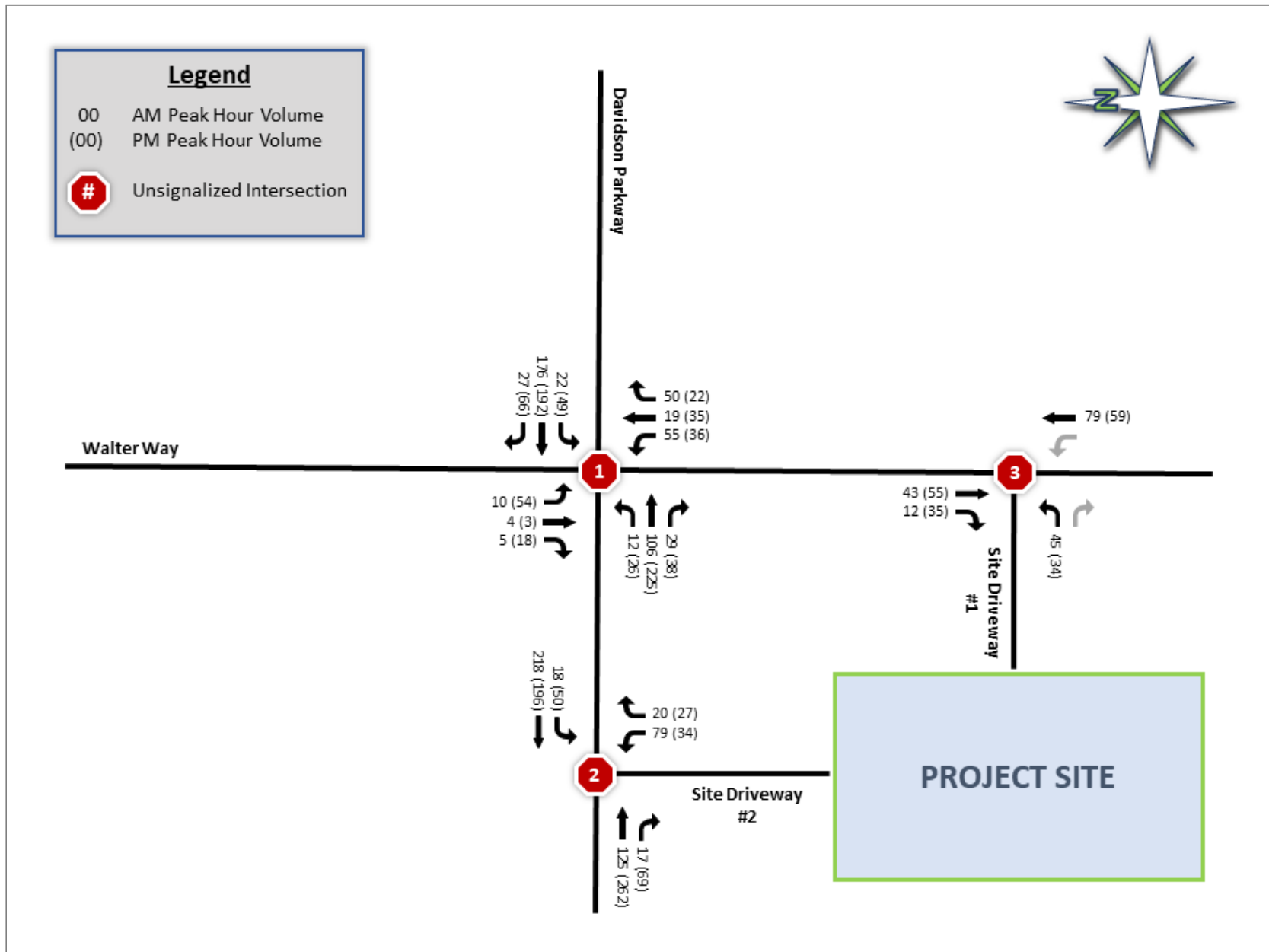


Figure 7 – Opening Year 2025 With Project Peak Hour Traffic

4. CAPACITY ANALYSIS

In order to quantify the impacts of additional traffic and to determine any needed roadway and/or operational improvements, a capacity analysis was performed for the Future Background and the Future With Project peak hour conditions based on the methodology outlined in the Highway Capacity Manual (HCM). Various computer programs are available which implement the HCM methodology. For this project, Synchro 11 was used to analyze the intersections.

The HCM defines level of service (LOS) in terms of the amount of control delay, including initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The LOS categories range from A to F, with different thresholds specified according to the type of stop control at the intersection. The LOS criteria for unsignalized intersections are listed in Table 2.

Table 2 – Level of Service Criteria

Level of Service (LOS)	Unsignalized Control Delay per Vehicle (sec)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Rural, sparsely developed areas have a minimum LOS requirement of C based on rural residents' expectation for relatively uncongested conditions in combination with design flexibility associated with lower right of way costs. The minimum LOS for urban areas is D, reflecting the greater acceptance of delay and congestion by urban residents. Additionally, the increased density of developments makes right of way costs much higher in urban areas. The study area is located within the city limits of Stockbridge; therefore, a minimum LOS D is assumed for the study intersections.

4.1. EXISTING INTERSECTION CAPACITY ANALYSIS

A capacity analysis was performed for the Existing 2023 conditions using the current intersection geometries. The results are listed in Table 3 and the Synchro reports are included in **Appendix D**.

Table 3 – Existing Year 2023 Capacity Analysis Results

No.	Intersection	Intersection Control	Approach	Existing 2023			
				AM Peak		PM Peak	
				LOS	sec/veh	LOS	sec/veh
1	Walter Way at Davidson Parkway	All-Way Stop	Overall	A	8.8	B	10.2
			Northbound	A	8.5	A	8.9
			Southbound	A	8.2	A	9.1
			Eastbound	A	8.5	B	10.9
			Westbound	A	9.2	A	9.9

No inadequate operations were observed for the Existing Year 2023 conditions.

4.2. OPENING YEAR INTERSECTION CAPACITY ANALYSIS

Intersection capacity analysis was performed for the morning and evening peak hours in the Future Background and the Future With Project conditions. The With Project analysis scenario assumed the same roadway network and lane assignments as in the Background scenario with the addition of the two proposed driveways. The results are listed in Table 4 and the Synchro reports are included in **Appendix D**.

Table 4 – Opening Year 2025 Capacity Analysis Results

No.	Intersection	Intersection Control	Approach	Background 2025 AM		With Project 2025 AM		Background 2025 PM		With Project 2025 PM	
				LOS	sec/veh	LOS	sec/veh	LOS	sec/veh	LOS	sec/veh
1	Walter Way at Davidson Parkway	All-Way Stop	Overall	A	8.9	A	9.3	B	10.3	B	10.7
			Northbound	A	8.5	A	8.9	A	9.0	A	9.6
			Southbound	A	8.2	A	8.2	A	9.2	A	9.4
			Eastbound	A	8.6	A	9.0	B	11.0	B	11.4
			Westbound	A	9.2	A	9.7	A	10.0	B	10.7
2	Davidson Parkway at Site Driveway #2	Side Street Stop	Northbound	-	-	B	11.8	-	-	B	12.6
			WB Left	-	-	A	7.6	-	-	A	8.1
3	Walter Way at Site Driveway #1	Side Street Stop	Eastbound	-	-	A	9.4	-	-	A	9.3

No inadequate operations were observed for the Opening Year 2025 conditions.

4.3. BACK OF QUEUE ANALYSIS

A Back of Queue (BOQ) analysis was used to determine the storage needs for the turn lanes in the Opening Year 2025 conditions. The 95th percentile queue is the maximum distance to the back of the queue that would be expected 95 percent of the time. The BOQ results were taken from the capacity analysis reports output by Synchro for each study intersection. Table 5 lists the BOQ lengths for each peak hour for the Opening Year 2025 Background and With Project conditions.

Table 5 – Opening Year 2025 Back of Queue Results

No.	Intersection	Intersection Control	Movement	Existing Storage	95 th Percentile Back of Queue (feet)			
					Background 2025		With Project 2025	
					AM Peak	PM Peak	AM Peak	PM Peak
1	Walter Way at Davidson Parkway	All-Way Stop	NB	N/A	10	8	15	13
			SB	N/A	3	8	3	10
			EBT+R	N/A	0	0	3	3
			EBL	50 ft	15	48	18	50
			WBT+R	N/A	0	3	3	8
			WBL	80 ft	28	38	30	43
2	Davidson Parkway at Site Driveway #2	Side Street Stop	NB	N/A	-	-	15	10
			SBL	160 ft *	-	-	0	3
3	Walter Way at Site Driveway #1	Side Street Stop	EB	N/A	-	-	5	3

N/A - No dedicated storage lane

* Existing storage refers to the storage lane length shown in the site layout for the proposed development.

The BOQ analysis results indicate that all of the study intersections have sufficient storage to accommodate the expected project-generated traffic. The eastbound left turn BOQ for the evening peak at intersection #1 matches the available storage; however, there is a 525-foot-long two-way left turn lane (TWLTL) on this approach which can accommodate excess queueing.

5. CONCLUSIONS

A residential development is proposed for a site along Walter Way in Stockbridge, Georgia. The proposed development is a residential neighborhood which will consist of 311 single-family residences, including 183 detached houses and 128 attached townhomes. Additionally, a 2,000-square-foot clubhouse will be located on the east side of the development that includes a playground, pool, and four pickleball courts. Access to the site would be provided by two full-access driveways, the first of which will be located on the north side of the development on Davidson Road and the second will be on the east side on Walter Way.

The proposed project is expected to generate a total of 2,693 trips on a typical weekday. A total of 191 new trips would be generated during the morning peak hour and 249 new trips would be generated during the evening peak hour.

For the Existing Year 2023 capacity analysis, the existing study intersection is currently operating with an acceptable LOS for the overall intersection as well as each approach during both the morning and evening peak periods.

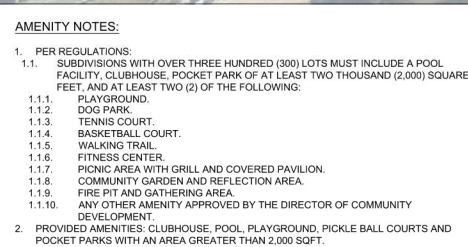
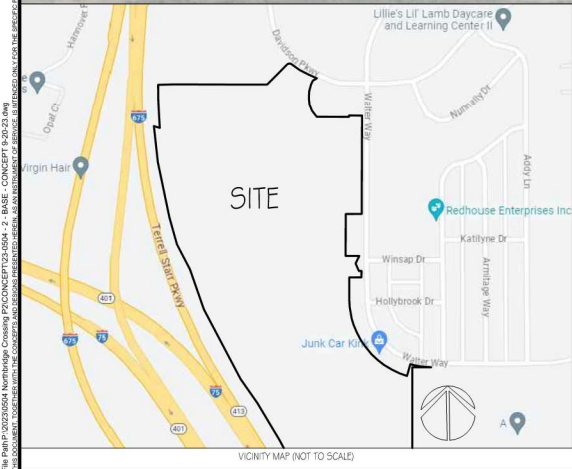
Based on the Opening Year 2025 capacity analysis results, all of the study intersections and each of their approaches would be expected to operate acceptably at LOS B or better during both peak hours in the Background and With Project conditions. Additionally, the BOQ analysis results indicate that the available turn lane storage at each of the study intersections is expected to be sufficient to accommodate the project-generated traffic.

Overall, the analysis completed for this project indicates that the proposed development is not expected to significantly impact the roadway network surrounding the development.

6. REFERENCES

1. Trip Generation Manual, 11th Edition, Institute of Transportation Engineers, Washington DC, 2021.
2. Synchro, Version 11, Trafficware Ltd., Sugar Land, TX, 2019.
3. Highway Capacity Manual, 6th Edition, Transportation Research Board, Washington DC, 2016.

APPENDIX A – SITE LAYOUT



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
ALLOWED DENSITY	PER CONCEPT PLAN
PROPOSED DENSITY	3.95 LOTS/ACRE
OPEN SPACE CALCULATIONS	
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	20 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 = 288.5
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	

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		
1 OF 1			
SHEET No.			

APPENDIX B – TRAFFIC COUNT DATA



ALL TRAFFIC DATA SERVICES

(303) 216-2439

www.alltrafficdata.net

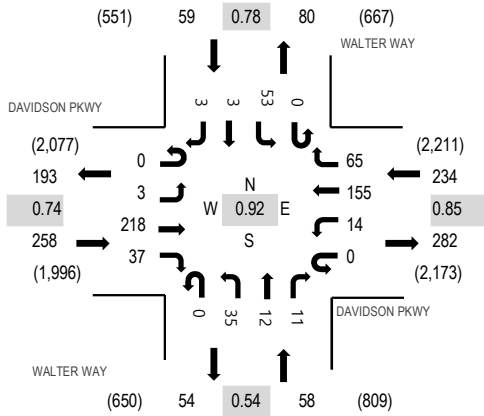
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Date: Wednesday, September 27, 2023

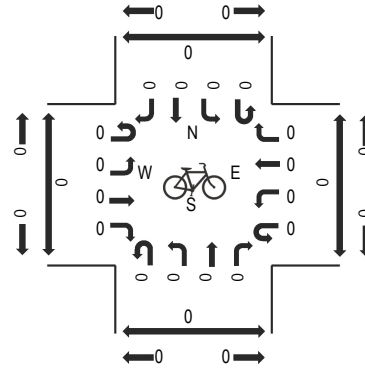
Peak Hour: 04:00 PM - 05:00 PM

Peak 15-Minutes: 04:45 PM - 05:00 PM

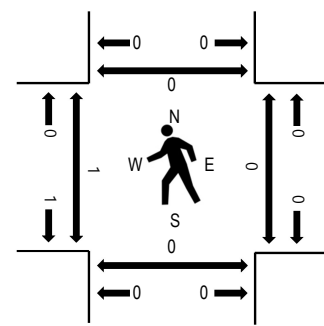
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	DAVIDSON PKWY Eastbound				DAVIDSON PKWY Westbound				WALTER WAY Northbound				WALTER WAY Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
6:30 AM	0	0	14	9	0	1	41	2	0	7	1	1	0	1	0	0	77	329	0	0	0	0
6:45 AM	0	0	11	9	0	2	35	2	0	15	1	4	0	2	3	0	84	351	0	0	0	0
7:00 AM	0	0	10	2	0	2	40	0	0	10	5	2	0	0	0	0	71	377	0	0	0	0
7:15 AM	2	0	17	6	0	5	38	3	0	12	3	6	0	2	3	0	97	404	0	0	0	0
7:30 AM	0	0	23	5	0	5	45	2	0	12	2	3	0	1	1	0	99	412	0	0	0	0
7:45 AM	0	0	22	14	0	2	41	6	0	12	4	5	0	3	1	0	110	412	0	0	0	0
8:00 AM	0	0	22	5	0	2	42	6	0	11	2	4	0	2	2	0	98	379	0	0	0	0
8:15 AM	0	3	25	4	0	1	33	12	0	19	4	0	0	4	0	0	105	365	0	0	0	0
8:30 AM	0	1	23	13	0	6	32	10	0	4	1	3	0	3	1	2	99	338	0	0	0	0
8:45 AM	0	0	12	3	0	2	23	14	0	12	6	2	0	2	1	0	77	311	0	0	0	0
9:00 AM	0	0	15	13	0	4	14	9	0	14	8	1	0	5	0	1	84	331	0	0	0	0
9:15 AM	0	0	15	9	0	2	26	7	0	6	0	1	0	10	2	0	78	321	0	0	1	0
9:30 AM	0	0	17	3	0	2	21	5	0	10	0	5	0	6	3	0	72	341	0	0	0	0
9:45 AM	0	1	24	8	0	4	32	10	0	5	1	2	0	8	1	1	97	364	0	0	0	0
10:00 AM	0	0	22	4	0	1	24	6	0	8	4	2	0	2	0	1	74	384	0	0	0	0
10:15 AM	0	2	24	9	0	0	26	8	0	10	3	5	0	8	2	1	98	427	0	0	0	0
10:30 AM	0	0	13	8	0	3	27	8	0	10	3	2	0	20	0	1	95	458	0	0	0	0
10:45 AM	1	0	25	11	0	7	25	12	0	8	8	6	0	11	3	0	117	490	0	0	0	1
11:00 AM	0	0	22	6	0	6	17	11	0	20	10	11	0	12	2	0	117	494	0	0	0	0
11:15 AM	0	2	33	16	1	9	24	5	0	8	2	6	0	15	7	1	129	491	0	0	0	0
11:30 AM	0	0	41	10	0	2	30	12	0	5	4	2	0	13	4	4	127	488	0	0	0	0
11:45 AM	0	2	36	7	0	5	34	14	0	8	2	4	0	8	1	0	121	458	0	0	0	0
12:00 PM	0	2	33	6	1	6	23	11	0	7	3	5	0	15	1	1	114	446	0	0	0	0
12:15 PM	0	0	31	8	0	6	37	15	0	4	5	3	0	14	1	2	126	428	0	0	0	0
12:30 PM	0	1	24	8	0	0	23	10	0	4	3	2	0	15	5	2	97	409	0	0	0	0
12:45 PM	0	1	31	6	0	4	27	10	0	13	2	5	0	7	3	0	109	457	0	0	0	0
1:00 PM	0	2	24	5	0	1	31	13	0	5	2	3	0	9	1	0	96	486	0	0	0	0
1:15 PM	0	1	26	6	0	0	26	11	0	8	6	6	0	13	3	1	107	505	0	0	0	0
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2:30 PM	0	0	37	8	0	1	33	19	0	42	2	8	0	7	2	3	162	558	0	0	0	0
2:45 PM	0	5	32	15	0	4	36	15	0	14	2	6	0	13	2	0	144	544	0	0	0	0

3:00 PM	0	0	30	11	0	1	36	12	0	14	1	3	0	14	0	1	123	549	0	0	2	0
3:15 PM	0	0	43	6	0	8	26	11	0	10	4	6	0	13	1	1	129	558	0	0	0	1
3:30 PM	0	1	35	17	1	6	42	15	0	6	2	6	0	13	0	4	148	591	0	0	0	0
3:45 PM	0	0	56	8	0	3	31	14	0	8	2	6	0	17	2	2	149	592	0	1	0	0
4:00 PM	0	0	51	8	0	3	29	18	0	9	2	4	0	7	1	0	132	609	0	0	0	0
4:15 PM	0	1	54	8	0	3	43	23	0	9	2	3	0	15	1	0	162	592	0	0	0	0
4:30 PM	0	2	55	13	0	4	35	10	0	11	3	2	0	12	1	1	149	555	1	0	0	0
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5:45 PM	0	1	85	9	0	3	27	7	0	6	2	3	0	17	1	0	161		0	0	0	0
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6:15 PM	0	0	41	10	0	1	37	11	0	9	1	5	0	14	0	0	129		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	2	0	0	0	0	0	2	0	0	0	0	0	0	4
Lights	0	3	216	34	0	12	153	65	0	32	10	10	0	53	3	3	594
Mediums	0	0	2	1	0	2	2	0	0	1	2	1	0	0	0	0	11
Total	0	3	218	37	0	14	155	65	0	35	12	11	0	53	3	3	609

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %	1.9%				1.7%				10.3%				0.0%				2.5%
Heavy Vehicle %	0.0%	0.0%	0.9%	8.1%	0.0%	14.3%	1.3%	0.0%	0.0%	8.6%	16.7%	9.1%	0.0%	0.0%	0.0%	0.0%	2.5%
Peak Hour Factor	0.74				0.85				0.54				0.78				0.92
Peak Hour Factor	0.25	0.45	0.71	0.72	0.50	0.69	0.86	0.76	0.00	0.48	0.60	0.57	0.00	0.73	0.57	0.50	0.92



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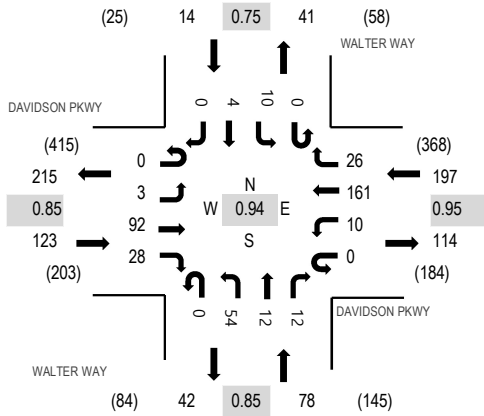
Location: 1 WALTER WAY & DAVIDSON PKWY AM

Date: Wednesday, September 27, 2023

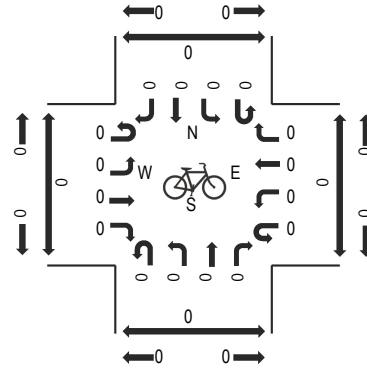
Peak Hour: 07:30 AM - 08:30 AM

Peak 15-Minutes: 07:45 AM - 08:00 AM

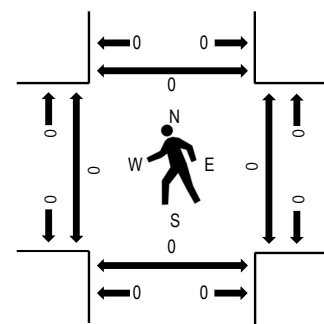
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	DAVIDSON PKWY Eastbound				DAVIDSON PKWY Westbound				WALTER WAY Northbound				WALTER WAY Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
6:30 AM	0	0	14	9	0	1	41	2	0	7	1	1	0	1	0	0	77	329	0	0	0	0
6:45 AM	0	0	11	9	0	2	35	2	0	15	1	4	0	2	3	0	84	351	0	0	0	0
7:00 AM	0	0	10	2	0	2	40	0	0	10	5	2	0	0	0	0	71	377	0	0	0	0
7:15 AM	2	0	17	6	0	5	38	3	0	12	3	6	0	2	3	0	97	404	0	0	0	0
7:30 AM	0	0	23	5	0	5	45	2	0	12	2	3	0	1	1	0	99	412	0	0	0	0
7:45 AM	0	0	22	14	0	2	41	6	0	12	4	5	0	3	1	0	110		0	0	0	0
8:00 AM	0	0	22	5	0	2	42	6	0	11	2	4	0	2	2	0	98		0	0	0	0
8:15 AM	0	3	25	4	0	1	33	12	0	19	4	0	0	4	0	0	105		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	3	88	27	0	9	159	26	0	52	11	9	0	10	3	0	397
Mediums	0	0	4	1	0	1	2	0	0	2	1	3	0	0	1	0	15
Total	0	3	92	28	0	10	161	26	0	54	12	12	0	10	4	0	412

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		4.1%				1.5%				7.7%				7.1%			3.6%
Heavy Vehicle %	0.0%	0.0%	4.3%	3.6%	0.0%	10.0%	1.2%	0.0%	0.0%	3.7%	8.3%	25.0%	0.0%	0.0%	25.0%	0.0%	3.6%
Peak Hour Factor		0.85				0.95				0.85				0.75			0.94
Peak Hour Factor	0.25	0.25	0.92	0.54	0.00	0.70	0.92	0.54	0.00	0.71	0.70	0.75	0.00	0.63	0.58	0.00	0.94



ALL TRAFFIC DATA SERVICES

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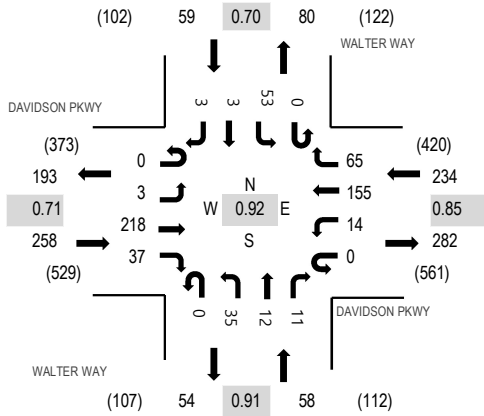
Location: 1 WALTER WAY & DAVIDSON PKWY PM

Date: Wednesday, September 27, 2023

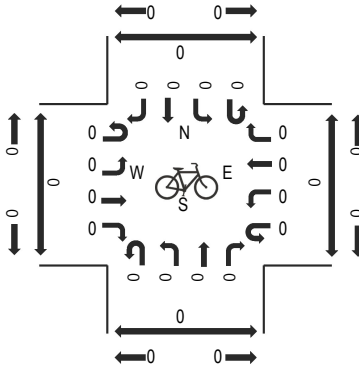
Peak Hour: 04:00 PM - 05:00 PM

Peak 15-Minutes: 04:45 PM - 05:00 PM

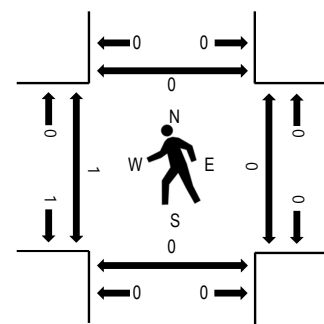
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	DAVIDSON PKWY Eastbound				DAVIDSON PKWY Westbound				WALTER WAY Northbound				WALTER WAY Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	0	51	8	0	3	29	18	0	9	2	4	0	7	1	0	132	609	0	0	0	0
4:15 PM	0	1	54	8	0	3	43	23	0	9	2	3	0	15	1	0	162	592	0	0	0	0
4:30 PM	0	2	55	13	0	4	35	10	0	11	3	2	0	12	1	1	149	555	1	0	0	0
4:45 PM	0	0	58	8	0	4	48	14	0	6	5	2	0	19	0	2	166	559	0	0	0	0
5:00 PM	0	0	43	7	0	2	39	4	0	7	1	4	0	5	2	1	115	554	0	0	0	0
5:15 PM	0	0	48	11	0	1	33	10	0	9	3	3	0	5	2	0	125		0	0	0	0
5:30 PM	0	1	56	10	0	4	46	10	0	10	3	3	0	7	1	2	153		0	0	0	0
5:45 PM	0	1	85	9	0	3	27	7	0	6	2	3	0	17	1	0	161		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	2	0	0	0	0	0	2	0	0	0	0	0	0	4
Lights	0	3	216	34	0	12	153	65	0	32	10	10	0	53	3	3	594
Mediums	0	0	2	1	0	2	2	0	0	1	2	1	0	0	0	0	11
Total	0	3	218	37	0	14	155	65	0	35	12	11	0	53	3	3	609

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		1.9%				1.7%				10.3%				0.0%			2.5%
Heavy Vehicle %	0.0%	0.0%	0.9%	8.1%	0.0%	14.3%	1.3%	0.0%	0.0%	8.6%	16.7%	9.1%	0.0%	0.0%	0.0%	0.0%	2.5%
Peak Hour Factor		0.71				0.85				0.91				0.70			0.92
Peak Hour Factor	0.00	0.38	0.68	0.75	0.00	0.88	0.86	0.71	0.00	0.80	0.60	0.81	0.00	0.70	0.75	0.63	0.92



All Traffic Data Services

1 - DAVIDSON PKWY WEST OF WALTER WAY

EB	Time	Lights	Mediums	Trucks	Total
	9/27/2023	11	0	0	11
	9/27/2023 12:15:00 AM	11	0	0	11
	9/27/2023 12:30:00 AM	10	0	0	10
	9/27/2023 12:45:00 AM	8	0	0	8
	Hour	40	0	0	40
	9/27/2023 1:00:00 AM	7	0	0	7
	9/27/2023 1:15:00 AM	4	0	0	4
	9/27/2023 1:30:00 AM	5	0	0	5
	9/27/2023 1:45:00 AM	7	0	0	7
	Hour	23	0	0	23
	9/27/2023 2:00:00 AM	6	0	0	6
	9/27/2023 2:15:00 AM	6	1	0	7
	9/27/2023 2:30:00 AM	5	0	0	5
	9/27/2023 2:45:00 AM	7	0	0	7
	Hour	24	1	0	25
	9/27/2023 3:00:00 AM	2	0	0	2
	9/27/2023 3:15:00 AM	3	0	0	3
	9/27/2023 3:30:00 AM	2	0	0	2
	9/27/2023 3:45:00 AM	3	0	0	3
	Hour	10	0	0	10
	9/27/2023 4:00:00 AM	4	0	0	4
	9/27/2023 4:15:00 AM	4	0	0	4
	9/27/2023 4:30:00 AM	4	0	0	4
	9/27/2023 4:45:00 AM	3	0	0	3
	Hour	15	0	0	15
	9/27/2023 5:00:00 AM	6	0	0	6
	9/27/2023 5:15:00 AM	17	0	0	17
	9/27/2023 5:30:00 AM	18	0	0	18
	9/27/2023 5:45:00 AM	59	1	0	60
	Hour	100	1	0	101
	9/27/2023 6:00:00 AM	14	0	0	14
	9/27/2023 6:15:00 AM	5	0	0	5
	9/27/2023 6:30:00 AM	21	2	0	23
	9/27/2023 6:45:00 AM	20	0	0	20
	Hour	60	2	0	62
	9/27/2023 7:00:00 AM	12	0	0	12
	9/27/2023 7:15:00 AM	24	1	0	25
	9/27/2023 7:30:00 AM	27	1	0	28
	9/27/2023 7:45:00 AM	36	0	0	36
	Hour	99	2	0	101
	9/27/2023 8:00:00 AM	25	2	0	27
	9/27/2023 8:15:00 AM	30	2	0	32
	9/27/2023 8:30:00 AM	36	1	0	37
	9/27/2023 8:45:00 AM	14	0	1	15
	Hour	105	5	1	111
	9/27/2023 9:00:00 AM	27	1	0	28
	9/27/2023 9:15:00 AM	24	0	0	24
	9/27/2023 9:30:00 AM	19	1	0	20
	9/27/2023 9:45:00 AM	32	1	0	33
	Hour	102	3	0	105
	9/27/2023 10:00:00 AM	25	1	0	26
	9/27/2023 10:15:00 AM	32	2	1	35
	9/27/2023 10:30:00 AM	21	0	0	21
	9/27/2023 10:45:00 AM	37	0	0	37
	Hour	115	3	1	119
	9/27/2023 11:00:00 AM	27	1	0	28
	9/27/2023 11:15:00 AM	51	0	0	51
	9/27/2023 11:30:00 AM	51	0	0	51
	9/27/2023 11:45:00 AM	43	2	0	45
	Hour	172	3	0	175
	Total	865	20	2	887
	Percentage	97.5%	2.3%	0.2%	



All Traffic Data Services

1 - DAVIDSON PKWY WEST OF WALTER WAY

EB	Time	Lights	Mediums	Trucks	Total
	9/27/2023 12:00:00 PM	41	0	0	41
	9/27/2023 12:15:00 PM	38	1	0	39
	9/27/2023 12:30:00 PM	33	0	0	33
	9/27/2023 12:45:00 PM	37	1	0	38
	Hour	149	2	0	151
	9/27/2023 1:00:00 PM	31	0	0	31
	9/27/2023 1:15:00 PM	32	1	0	33
	9/27/2023 1:30:00 PM	48	1	0	49
	9/27/2023 1:45:00 PM	49	1	0	50
	Hour	160	3	0	163
	9/27/2023 2:00:00 PM	43	0	0	43
	9/27/2023 2:15:00 PM	40	1	0	41
	9/27/2023 2:30:00 PM	45	0	0	45
	9/27/2023 2:45:00 PM	50	2	0	52
	Hour	178	3	0	181
	9/27/2023 3:00:00 PM	39	0	2	41
	9/27/2023 3:15:00 PM	47	2	0	49
	9/27/2023 3:30:00 PM	52	1	0	53
	9/27/2023 3:45:00 PM	60	4	0	64
	Hour	198	7	2	207
	9/27/2023 4:00:00 PM	57	0	2	59
	9/27/2023 4:15:00 PM	62	1	0	63
	9/27/2023 4:30:00 PM	69	1	0	70
	9/27/2023 4:45:00 PM	65	1	0	66
	Hour	253	3	2	258
	9/27/2023 5:00:00 PM	50	0	0	50
	9/27/2023 5:15:00 PM	59	0	0	59
	9/27/2023 5:30:00 PM	65	2	0	67
	9/27/2023 5:45:00 PM	95	0	0	95
	Hour	269	2	0	271
	9/27/2023 6:00:00 PM	60	0	0	60
	9/27/2023 6:15:00 PM	51	0	0	51
	9/27/2023 6:30:00 PM	61	0	0	61
	9/27/2023 6:45:00 PM	61	0	0	61
	Hour	233	0	0	233
	9/27/2023 7:00:00 PM	51	0	0	51
	9/27/2023 7:15:00 PM	41	0	0	41
	9/27/2023 7:30:00 PM	52	0	0	52
	9/27/2023 7:45:00 PM	32	0	0	32
	Hour	176	0	0	176
	9/27/2023 8:00:00 PM	45	0	0	45
	9/27/2023 8:15:00 PM	49	0	0	49
	9/27/2023 8:30:00 PM	40	0	0	40
	9/27/2023 8:45:00 PM	51	0	0	51
	Hour	185	0	0	185
	9/27/2023 9:00:00 PM	29	0	0	29
	9/27/2023 9:15:00 PM	32	0	0	32
	9/27/2023 9:30:00 PM	31	0	0	31
	9/27/2023 9:45:00 PM	31	0	0	31
	Hour	123	0	0	123
	9/27/2023 10:00:00 PM	24	1	0	25
	9/27/2023 10:15:00 PM	23	1	0	24
	9/27/2023 10:30:00 PM	26	0	0	26
	9/27/2023 10:45:00 PM	26	1	0	27
	Hour	99	3	0	102
	9/27/2023 11:00:00 PM	24	1	0	25
	9/27/2023 11:15:00 PM	13	0	0	13
	9/27/2023 11:30:00 PM	15	0	0	15
	9/27/2023 11:45:00 PM	16	0	0	16
	Hour	68	1	0	69
	Total	2,091	24	4	2,119
	Percentage	98.7%	1.1%	0.2%	
	Grand Total	2,956	44	6	3,006
	Percentage	98.3%	1.5%	0.2%	



All Traffic Data Services

1 - DAVIDSON PKWY WEST OF WALTER WAY

WB	Time	Lights	Mediums	Trucks	Total
	9/27/2023	3	0	0	3
	9/27/2023 12:15:00 AM	2	0	0	2
	9/27/2023 12:30:00 AM	5	0	0	5
	9/27/2023 12:45:00 AM	6	0	0	6
	Hour	16	0	0	16
	9/27/2023 1:00:00 AM	2	0	0	2
	9/27/2023 1:15:00 AM	2	0	0	2
	9/27/2023 1:30:00 AM	2	0	0	2
	9/27/2023 1:45:00 AM	2	0	0	2
	Hour	8	0	0	8
	9/27/2023 2:00:00 AM	2	0	0	2
	9/27/2023 2:15:00 AM	0	1	0	1
	9/27/2023 2:30:00 AM	1	0	0	1
	9/27/2023 2:45:00 AM	3	0	0	3
	Hour	6	1	0	7
	9/27/2023 3:00:00 AM	2	0	0	2
	9/27/2023 3:15:00 AM	2	0	0	2
	9/27/2023 3:30:00 AM	3	0	0	3
	9/27/2023 3:45:00 AM	2	0	0	2
	Hour	9	0	0	9
	9/27/2023 4:00:00 AM	5	0	0	5
	9/27/2023 4:15:00 AM	9	0	0	9
	9/27/2023 4:30:00 AM	4	0	0	4
	9/27/2023 4:45:00 AM	7	0	0	7
	Hour	25	0	0	25
	9/27/2023 5:00:00 AM	4	1	0	5
	9/27/2023 5:15:00 AM	15	0	0	15
	9/27/2023 5:30:00 AM	20	0	0	20
	9/27/2023 5:45:00 AM	14	1	0	15
	Hour	53	2	0	55
	9/27/2023 6:00:00 AM	31	0	0	31
	9/27/2023 6:15:00 AM	30	0	0	30
	9/27/2023 6:30:00 AM	48	0	0	48
	9/27/2023 6:45:00 AM	49	1	0	50
	Hour	158	1	0	159
	9/27/2023 7:00:00 AM	48	2	0	50
	9/27/2023 7:15:00 AM	52	0	0	52
	9/27/2023 7:30:00 AM	57	0	0	57
	9/27/2023 7:45:00 AM	53	0	0	53
	Hour	210	2	0	212
	9/27/2023 8:00:00 AM	51	2	0	53
	9/27/2023 8:15:00 AM	50	2	0	52
	9/27/2023 8:30:00 AM	37	1	0	38
	9/27/2023 8:45:00 AM	35	0	0	35
	Hour	173	5	0	178
	9/27/2023 9:00:00 AM	29	0	0	29
	9/27/2023 9:15:00 AM	31	0	1	32
	9/27/2023 9:30:00 AM	31	0	0	31
	9/27/2023 9:45:00 AM	35	3	0	38
	Hour	126	3	1	130
	9/27/2023 10:00:00 AM	31	2	0	33
	9/27/2023 10:15:00 AM	37	0	0	37
	9/27/2023 10:30:00 AM	38	0	0	38
	9/27/2023 10:45:00 AM	34	0	0	34
	Hour	140	2	0	142
	9/27/2023 11:00:00 AM	35	2	0	37
	9/27/2023 11:15:00 AM	33	0	0	33
	9/27/2023 11:30:00 AM	38	1	0	39
	9/27/2023 11:45:00 AM	42	0	0	42
	Hour	148	3	0	151
	Total	1,072	19	1	1,092
	Percentage	98.2%	1.7%	0.1%	



All Traffic Data Services

1 - DAVIDSON PKWY WEST OF WALTER WAY

WB	Time	Lights	Mediums	Trucks	Total
	9/27/2023 12:00:00 PM	31	0	0	31
	9/27/2023 12:15:00 PM	43	0	0	43
	9/27/2023 12:30:00 PM	29	0	0	29
	9/27/2023 12:45:00 PM	40	0	0	40
	Hour	143	0	0	143
	9/27/2023 1:00:00 PM	36	0	0	36
	9/27/2023 1:15:00 PM	34	1	0	35
	9/27/2023 1:30:00 PM	52	1	0	53
	9/27/2023 1:45:00 PM	52	1	0	53
	Hour	174	3	0	177
	9/27/2023 2:00:00 PM	36	0	0	36
	9/27/2023 2:15:00 PM	41	0	1	42
	9/27/2023 2:30:00 PM	73	5	0	78
	9/27/2023 2:45:00 PM	50	0	0	50
	Hour	200	5	1	206
	9/27/2023 3:00:00 PM	51	0	0	51
	9/27/2023 3:15:00 PM	37	0	0	37
	9/27/2023 3:30:00 PM	50	2	0	52
	9/27/2023 3:45:00 PM	40	1	0	41
	Hour	178	3	0	181
	9/27/2023 4:00:00 PM	37	0	1	38
	9/27/2023 4:15:00 PM	50	1	1	52
	9/27/2023 4:30:00 PM	45	2	0	47
	9/27/2023 4:45:00 PM	56	0	0	56
	Hour	188	3	2	193
	9/27/2023 5:00:00 PM	47	0	0	47
	9/27/2023 5:15:00 PM	41	1	0	42
	9/27/2023 5:30:00 PM	57	1	0	58
	9/27/2023 5:45:00 PM	33	0	0	33
	Hour	178	2	0	180
	9/27/2023 6:00:00 PM	40	0	0	40
	9/27/2023 6:15:00 PM	46	0	0	46
	9/27/2023 6:30:00 PM	35	1	1	37
	9/27/2023 6:45:00 PM	32	1	0	33
	Hour	153	2	1	156
	9/27/2023 7:00:00 PM	38	0	0	38
	9/27/2023 7:15:00 PM	38	0	0	38
	9/27/2023 7:30:00 PM	34	0	0	34
	9/27/2023 7:45:00 PM	16	0	0	16
	Hour	126	0	0	126
	9/27/2023 8:00:00 PM	23	0	0	23
	9/27/2023 8:15:00 PM	28	0	0	28
	9/27/2023 8:30:00 PM	24	0	0	24
	9/27/2023 8:45:00 PM	22	0	0	22
	Hour	97	0	0	97
	9/27/2023 9:00:00 PM	30	0	0	30
	9/27/2023 9:15:00 PM	18	0	0	18
	9/27/2023 9:30:00 PM	19	0	0	19
	9/27/2023 9:45:00 PM	18	0	0	18
	Hour	85	0	0	85
	9/27/2023 10:00:00 PM	15	1	0	16
	9/27/2023 10:15:00 PM	16	0	0	16
	9/27/2023 10:30:00 PM	10	0	0	10
	9/27/2023 10:45:00 PM	13	1	0	14
	Hour	54	2	0	56
	9/27/2023 11:00:00 PM	11	1	0	12
	9/27/2023 11:15:00 PM	8	0	0	8
	9/27/2023 11:30:00 PM	7	0	0	7
	9/27/2023 11:45:00 PM	7	0	0	7
	Hour	33	1	0	34
	Total	1,609	21	4	1,634
	Percentage	98.5%	1.3%	0.2%	
	Grand Total	2,681	40	5	2,726
	Percentage	98.3%	1.5%	0.2%	



All Traffic Data Services

2 - WALTER WAY SOUTH OF DAVIDSON PKWY

NB	Time	Lights	Mediums	Trucks	Total
	9/27/2023	1	0	0	1
	9/27/2023 12:15:00 AM	1	0	0	1
	9/27/2023 12:30:00 AM	1	0	0	1
	9/27/2023 12:45:00 AM	0	0	0	0
	Hour	3	0	0	3
	9/27/2023 1:00:00 AM	1	0	0	1
	9/27/2023 1:15:00 AM	1	0	0	1
	9/27/2023 1:30:00 AM	1	0	0	1
	9/27/2023 1:45:00 AM	0	0	0	0
	Hour	3	0	0	3
	9/27/2023 2:00:00 AM	0	0	1	1
	9/27/2023 2:15:00 AM	0	1	0	1
	9/27/2023 2:30:00 AM	1	0	0	1
	9/27/2023 2:45:00 AM	0	0	0	0
	Hour	1	1	1	3
	9/27/2023 3:00:00 AM	1	0	0	1
	9/27/2023 3:15:00 AM	1	0	0	1
	9/27/2023 3:30:00 AM	0	0	0	0
	9/27/2023 3:45:00 AM	0	0	0	0
	Hour	2	0	0	2
	9/27/2023 4:00:00 AM	1	0	0	1
	9/27/2023 4:15:00 AM	4	0	0	4
	9/27/2023 4:30:00 AM	3	0	0	3
	9/27/2023 4:45:00 AM	2	0	0	2
	Hour	10	0	0	10
	9/27/2023 5:00:00 AM	2	0	0	2
	9/27/2023 5:15:00 AM	5	0	0	5
	9/27/2023 5:30:00 AM	6	0	0	6
	9/27/2023 5:45:00 AM	5	0	0	5
	Hour	18	0	0	18
	9/27/2023 6:00:00 AM	12	0	0	12
	9/27/2023 6:15:00 AM	11	0	0	11
	9/27/2023 6:30:00 AM	9	0	0	9
	9/27/2023 6:45:00 AM	18	2	0	20
	Hour	50	2	0	52
	9/27/2023 7:00:00 AM	16	1	0	17
	9/27/2023 7:15:00 AM	21	0	0	21
	9/27/2023 7:30:00 AM	16	1	0	17
	9/27/2023 7:45:00 AM	21	0	0	21
	Hour	74	2	0	76
	9/27/2023 8:00:00 AM	13	4	0	17
	9/27/2023 8:15:00 AM	22	1	0	23
	9/27/2023 8:30:00 AM	8	0	0	8
	9/27/2023 8:45:00 AM	19	1	0	20
	Hour	62	6	0	68
	9/27/2023 9:00:00 AM	22	0	1	23
	9/27/2023 9:15:00 AM	7	0	0	7
	9/27/2023 9:30:00 AM	15	0	0	15
	9/27/2023 9:45:00 AM	6	2	0	8
	Hour	50	2	1	53
	9/27/2023 10:00:00 AM	11	2	1	14
	9/27/2023 10:15:00 AM	16	1	1	18
	9/27/2023 10:30:00 AM	15	0	0	15
	9/27/2023 10:45:00 AM	22	0	0	22
	Hour	64	3	2	69
	9/27/2023 11:00:00 AM	38	2	1	41
	9/27/2023 11:15:00 AM	14	2	0	16
	9/27/2023 11:30:00 AM	11	0	0	11
	9/27/2023 11:45:00 AM	14	0	0	14
	Hour	77	4	1	82
	Total	414	20	5	439
	Percentage	94.3%	4.6%	1.1%	



All Traffic Data Services

2 - WALTER WAY SOUTH OF DAVIDSON PKWY

NB	Time	Lights	Mediums	Trucks	Total
	9/27/2023 12:00:00 PM	15	0	0	15
	9/27/2023 12:15:00 PM	11	1	0	12
	9/27/2023 12:30:00 PM	7	2	0	9
	9/27/2023 12:45:00 PM	20	0	0	20
	Hour	53	3	0	56
	9/27/2023 1:00:00 PM	10	0	0	10
	9/27/2023 1:15:00 PM	18	2	0	20
	9/27/2023 1:30:00 PM	17	0	0	17
	9/27/2023 1:45:00 PM	20	0	0	20
	Hour	65	2	0	67
	9/27/2023 2:00:00 PM	14	0	0	14
	9/27/2023 2:15:00 PM	14	1	1	16
	9/27/2023 2:30:00 PM	49	3	0	52
	9/27/2023 2:45:00 PM	21	1	0	22
	Hour	98	5	1	104
	9/27/2023 3:00:00 PM	18	0	0	18
	9/27/2023 3:15:00 PM	18	2	0	20
	9/27/2023 3:30:00 PM	13	1	0	14
	9/27/2023 3:45:00 PM	15	1	0	16
	Hour	64	4	0	68
	9/27/2023 4:00:00 PM	14	0	1	15
	9/27/2023 4:15:00 PM	13	0	1	14
	9/27/2023 4:30:00 PM	13	3	0	16
	9/27/2023 4:45:00 PM	12	1	0	13
	Hour	52	4	2	58
	9/27/2023 5:00:00 PM	12	0	0	12
	9/27/2023 5:15:00 PM	14	1	0	15
	9/27/2023 5:30:00 PM	15	0	1	16
	9/27/2023 5:45:00 PM	11	0	0	11
	Hour	52	1	1	54
	9/27/2023 6:00:00 PM	10	0	0	10
	9/27/2023 6:15:00 PM	15	0	0	15
	9/27/2023 6:30:00 PM	7	0	1	8
	9/27/2023 6:45:00 PM	10	0	0	10
	Hour	42	0	1	43
	9/27/2023 7:00:00 PM	10	0	0	10
	9/27/2023 7:15:00 PM	11	0	0	11
	9/27/2023 7:30:00 PM	11	0	0	11
	9/27/2023 7:45:00 PM	4	0	0	4
	Hour	36	0	0	36
	9/27/2023 8:00:00 PM	5	0	0	5
	9/27/2023 8:15:00 PM	7	0	0	7
	9/27/2023 8:30:00 PM	1	0	0	1
	9/27/2023 8:45:00 PM	5	0	0	5
	Hour	18	0	0	18
	9/27/2023 9:00:00 PM	7	0	0	7
	9/27/2023 9:15:00 PM	7	0	0	7
	9/27/2023 9:30:00 PM	3	0	0	3
	9/27/2023 9:45:00 PM	5	0	0	5
	Hour	22	0	0	22
	9/27/2023 10:00:00 PM	2	0	0	2
	9/27/2023 10:15:00 PM	2	0	0	2
	9/27/2023 10:30:00 PM	4	0	0	4
	9/27/2023 10:45:00 PM	2	1	0	3
	Hour	10	1	0	11
	9/27/2023 11:00:00 PM	3	0	0	3
	9/27/2023 11:15:00 PM	3	0	0	3
	9/27/2023 11:30:00 PM	2	0	0	2
	9/27/2023 11:45:00 PM	2	0	0	2
	Hour	10	0	0	10
	Total	522	20	5	547
	Percentage	95.4%	3.7%	0.9%	
	Grand Total	936	40	10	986
	Percentage	94.9%	4.1%	1.0%	



All Traffic Data Services

2 - WALTER WAY SOUTH OF DAVIDSON PKWY

SB	Time	Lights	Mediums	Trucks	Total
	9/27/2023	1	0	0	1
	9/27/2023 12:15:00 AM	3	0	0	3
	9/27/2023 12:30:00 AM	3	0	0	3
	9/27/2023 12:45:00 AM	1	0	0	1
	Hour	8	0	0	8
	9/27/2023 1:00:00 AM	1	0	0	1
	9/27/2023 1:15:00 AM	1	0	0	1
	9/27/2023 1:30:00 AM	0	0	0	0
	9/27/2023 1:45:00 AM	2	0	1	3
	Hour	4	0	1	5
	9/27/2023 2:00:00 AM	2	0	0	2
	9/27/2023 2:15:00 AM	3	1	0	4
	9/27/2023 2:30:00 AM	1	0	0	1
	9/27/2023 2:45:00 AM	1	0	0	1
	Hour	7	1	0	8
	9/27/2023 3:00:00 AM	2	0	0	2
	9/27/2023 3:15:00 AM	1	0	0	1
	9/27/2023 3:30:00 AM	0	0	0	0
	9/27/2023 3:45:00 AM	0	0	0	0
	Hour	3	0	0	3
	9/27/2023 4:00:00 AM	0	0	0	0
	9/27/2023 4:15:00 AM	1	0	0	1
	9/27/2023 4:30:00 AM	0	0	0	0
	9/27/2023 4:45:00 AM	3	1	0	4
	Hour	4	1	0	5
	9/27/2023 5:00:00 AM	6	0	0	6
	9/27/2023 5:15:00 AM	11	0	0	11
	9/27/2023 5:30:00 AM	24	0	0	24
	9/27/2023 5:45:00 AM	59	1	0	60
	Hour	100	1	0	101
	9/27/2023 6:00:00 AM	2	0	0	2
	9/27/2023 6:15:00 AM	4	1	0	5
	9/27/2023 6:30:00 AM	9	1	0	10
	9/27/2023 6:45:00 AM	14	0	0	14
	Hour	29	2	0	31
	9/27/2023 7:00:00 AM	4	0	0	4
	9/27/2023 7:15:00 AM	12	2	0	14
	9/27/2023 7:30:00 AM	10	1	0	11
	9/27/2023 7:45:00 AM	16	1	0	17
	Hour	42	4	0	46
	9/27/2023 8:00:00 AM	8	1	0	9
	9/27/2023 8:15:00 AM	5	0	0	5
	9/27/2023 8:30:00 AM	19	1	0	20
	9/27/2023 8:45:00 AM	4	0	2	6
	Hour	36	2	2	40
	9/27/2023 9:00:00 AM	17	0	0	17
	9/27/2023 9:15:00 AM	12	1	0	13
	9/27/2023 9:30:00 AM	6	2	0	8
	9/27/2023 9:45:00 AM	11	1	1	13
	Hour	46	4	1	51
	9/27/2023 10:00:00 AM	4	1	0	5
	9/27/2023 10:15:00 AM	8	2	1	11
	9/27/2023 10:30:00 AM	11	0	0	11
	9/27/2023 10:45:00 AM	20	1	0	21
	Hour	43	4	1	48
	9/27/2023 11:00:00 AM	14	0	0	14
	9/27/2023 11:15:00 AM	31	1	0	32
	9/27/2023 11:30:00 AM	16	0	0	16
	9/27/2023 11:45:00 AM	11	2	0	13
	Hour	72	3	0	75
	Total	394	22	5	421
	Percentage	93.6%	5.2%	1.2%	



All Traffic Data Services

2 - WALTER WAY SOUTH OF DAVIDSON PKWY

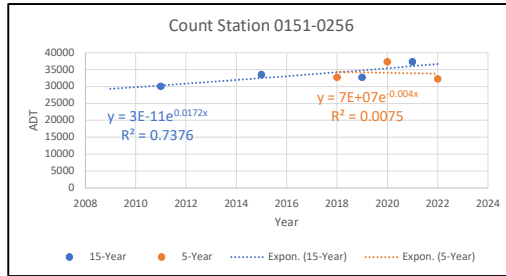
SB	Time	Lights	Mediums	Trucks	Total
	9/27/2023 12:00:00 PM	12	1	0	13
	9/27/2023 12:15:00 PM	15	0	0	15
	9/27/2023 12:30:00 PM	12	1	0	13
	9/27/2023 12:45:00 PM	13	0	0	13
	Hour	52	2	0	54
	9/27/2023 1:00:00 PM	7	0	0	7
	9/27/2023 1:15:00 PM	8	1	0	9
	9/27/2023 1:30:00 PM	17	1	1	19
	9/27/2023 1:45:00 PM	21	1	0	22
	Hour	53	3	1	57
	9/27/2023 2:00:00 PM	11	0	0	11
	9/27/2023 2:15:00 PM	18	1	0	19
	9/27/2023 2:30:00 PM	11	0	0	11
	9/27/2023 2:45:00 PM	20	1	0	21
	Hour	60	2	0	62
	9/27/2023 3:00:00 PM	9	1	2	12
	9/27/2023 3:15:00 PM	14	1	0	15
	9/27/2023 3:30:00 PM	22	1	0	23
	9/27/2023 3:45:00 PM	13	0	0	13
	Hour	58	3	2	63
	9/27/2023 4:00:00 PM	9	1	2	12
	9/27/2023 4:15:00 PM	12	0	0	12
	9/27/2023 4:30:00 PM	18	0	0	18
	9/27/2023 4:45:00 PM	10	2	0	12
	Hour	49	3	2	54
	9/27/2023 5:00:00 PM	11	0	0	11
	9/27/2023 5:15:00 PM	14	0	0	14
	9/27/2023 5:30:00 PM	14	1	0	15
	9/27/2023 5:45:00 PM	13	0	0	13
	Hour	52	1	0	53
	9/27/2023 6:00:00 PM	12	0	0	12
	9/27/2023 6:15:00 PM	11	0	0	11
	9/27/2023 6:30:00 PM	13	0	0	13
	9/27/2023 6:45:00 PM	14	0	0	14
	Hour	50	0	0	50
	9/27/2023 7:00:00 PM	18	0	0	18
	9/27/2023 7:15:00 PM	14	0	0	14
	9/27/2023 7:30:00 PM	17	0	0	17
	9/27/2023 7:45:00 PM	8	0	0	8
	Hour	57	0	0	57
	9/27/2023 8:00:00 PM	13	0	0	13
	9/27/2023 8:15:00 PM	11	0	0	11
	9/27/2023 8:30:00 PM	15	0	0	15
	9/27/2023 8:45:00 PM	11	0	0	11
	Hour	50	0	0	50
	9/27/2023 9:00:00 PM	12	0	0	12
	9/27/2023 9:15:00 PM	7	0	0	7
	9/27/2023 9:30:00 PM	7	0	0	7
	9/27/2023 9:45:00 PM	6	0	0	6
	Hour	32	0	0	32
	9/27/2023 10:00:00 PM	11	1	0	12
	9/27/2023 10:15:00 PM	7	1	0	8
	9/27/2023 10:30:00 PM	6	0	0	6
	9/27/2023 10:45:00 PM	8	0	0	8
	Hour	32	2	0	34
	9/27/2023 11:00:00 PM	3	0	0	3
	9/27/2023 11:15:00 PM	2	0	0	2
	9/27/2023 11:30:00 PM	4	0	0	4
	9/27/2023 11:45:00 PM	4	0	0	4
	Hour	13	0	0	13
	Total	558	16	5	579
	Percentage	96.4%	2.8%	0.9%	
	Grand Total	952	38	10	1,000
	Percentage	95.2%	3.8%	1.0%	

APPENDIX C – GROWTH RATE CALCULATIONS

https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000151_0256

Station: 0151-0256
Location: N Henry Blvd east of I-675
Class: 3U - Principal Arterial - Other (Urban)

Year	ADT
2009	
2010	
2011	30090
2012	
2013	
2014	33506
2015	
2016	
2017	
2018	
2019	32738
2020	
2021	37292
2022	
2023	32244

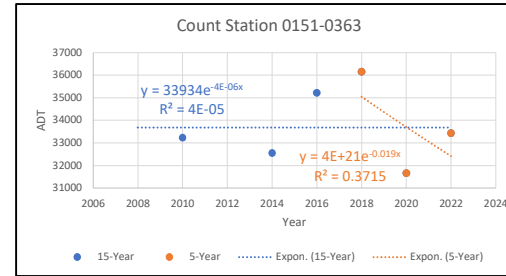


5-Yr Growth Rate =	-0.40%
15-Yr Growth Rate =	1.72%

https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000151_0363

Station: 0151-0363
Location: N Henry Blvd east of I-675
Class: 3U - Principal Arterial - Other (Urban)

Year	ADT
2008	
2009	
2010	33240
2011	
2012	
2013	
2014	32558
2015	
2016	35222
2017	
2018	36150
2019	
2020	31672
2021	
2022	33441

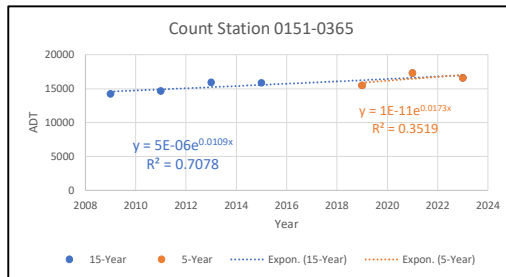


5-Yr Growth Rate =	-1.90%
15-Yr Growth Rate =	0.00%

https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000151_0365

Station: 0151-0365
Location: N Henry Blvd East of I-675
Class: 4U - Minor Arterial (Urban)

Year	ADT
2009	14258
2010	
2011	14676
2012	
2013	15942
2014	
2015	15866
2016	
2017	
2018	
2019	15504
2020	
2021	17340
2022	
2023	16616

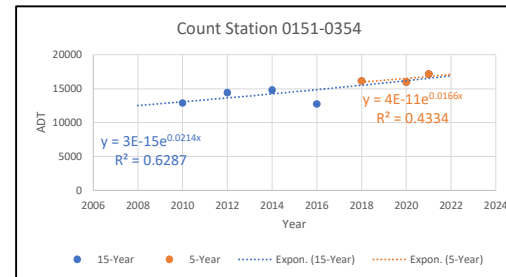


5-Yr Growth Rate =	1.73%
15-Yr Growth Rate =	1.09%

https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000151_0354

Station: 0151-0354
Location: Gen Ray Davis Medal of Honor Hwy south of N Henry Blvd
Class: 4U - Minor Arterial (Urban)

Year	ADT
2008	
2009	
2010	12908
2011	
2012	14436
2013	
2014	14814
2015	
2016	12777
2017	
2018	16176
2019	
2020	15989
2021	17194
2022	

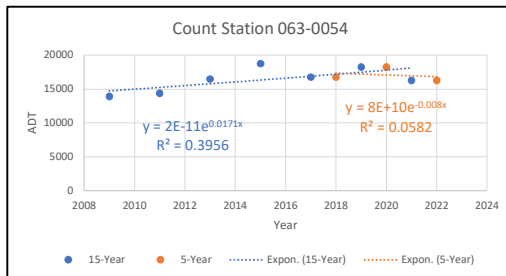


5-Yr Growth Rate =	1.66%
15-Yr Growth Rate =	2.14%

https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000063_0054

Station: 063-0054
Location: Macon Hwy east of I-675
Class: 5U - Major Collector (Urban)

Year	ADT
2009	
2010	13932
2011	
2012	14396
2013	
2014	16506
2015	
2016	18764
2017	
2018	16784
2019	
2020	18256
2021	
2022	16280
2023	



5-Yr Growth Rate =	-0.80%
15-Yr Growth Rate =	1.71%

AVERAGE ANNUAL GROWTH RATE		
Station	5-Year Rate	15-Year Rate
0151-0256	-0.40%	1.72%
0151-0363	-1.90%	0.00%
0151-0365	1.73%	1.09%
0151-0354	1.66%	2.14%
063-0054	-0.80%	1.71%
Average	0.06%	1.33%
Overall	0.70%	
Applied	0.70%	

APPENDIX D – CAPACITY ANALYSIS REPORTS

- Existing Year 2023
- Opening Year 2025 Background
- Opening Year 2025 With Project

Existing Year 2023

Intersection

Intersection Delay, s/veh 8.8

Intersection LOS A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	92	28	10	161	26	54	12	12	10	4	0
Future Vol, veh/h	3	92	28	10	161	26	54	12	12	10	4	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	100	30	11	175	28	59	13	13	11	4	0
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	8.5	9.2	8.5	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	69%	100%	0%	100%	0%	71%
Vol Thru, %	15%	0%	77%	0%	86%	29%
Vol Right, %	15%	0%	23%	0%	14%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	78	3	120	10	187	14
LT Vol	54	3	0	10	0	10
Through Vol	12	0	92	0	161	4
RT Vol	12	0	28	0	26	0
Lane Flow Rate	85	3	130	11	203	15
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.114	0.005	0.174	0.016	0.271	0.021
Departure Headway (Hd)	4.831	5.464	4.798	5.397	4.797	5.024
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	743	657	749	665	750	713
Service Time	2.853	3.184	2.518	3.115	2.515	3.052
HCM Lane V/C Ratio	0.114	0.005	0.174	0.017	0.271	0.021
HCM Control Delay	8.5	8.2	8.5	8.2	9.3	8.2
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0.4	0	0.6	0	1.1	0.1

Intersection	
Intersection Delay, s/veh	10.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	218	37	14	155	65	35	12	11	53	3	3
Future Vol, veh/h	3	218	37	14	155	65	35	12	11	53	3	3
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	237	40	15	168	71	38	13	12	58	3	3
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	10.9	9.9	8.9	9.1
HCM LOS	B	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	60%	100%	0%	100%	0%	90%
Vol Thru, %	21%	0%	85%	0%	70%	5%
Vol Right, %	19%	0%	15%	0%	30%	5%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	58	3	255	14	220	59
LT Vol	35	3	0	14	0	53
Through Vol	12	0	218	0	155	3
RT Vol	11	0	37	0	65	3
Lane Flow Rate	63	3	277	15	239	64
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.093	0.005	0.385	0.024	0.326	0.097
Departure Headway (Hd)	5.318	5.6	4.994	5.623	4.912	5.456
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	670	638	718	635	729	653
Service Time	3.381	3.345	2.739	3.37	2.658	3.52
HCM Lane V/C Ratio	0.094	0.005	0.386	0.024	0.328	0.098
HCM Control Delay	8.9	8.4	10.9	8.5	10	9.1
HCM Lane LOS	A	A	B	A	A	A
HCM 95th-tile Q	0.3	0	1.8	0.1	1.4	0.3

Opening Year 2025 Background

HCM 2010 AWSC
1: Walter Way & Davidson Parkway

10/25/2023

Intersection

Intersection Delay, s/veh 8.9
Intersection LOS A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	93	29	10	163	27	55	12	12	10	4	0
Future Vol, veh/h	3	93	29	10	163	27	55	12	12	10	4	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	101	32	11	177	29	60	13	13	11	4	0
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	8.6	9.2	8.5	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	70%	100%	0%	100%	0%	71%
Vol Thru, %	15%	0%	76%	0%	86%	29%
Vol Right, %	15%	0%	24%	0%	14%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	79	3	122	10	190	14
LT Vol	55	3	0	10	0	10
Through Vol	12	0	93	0	163	4
RT Vol	12	0	29	0	27	0
Lane Flow Rate	86	3	133	11	207	15
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.116	0.005	0.177	0.016	0.275	0.021
Departure Headway (Hd)	4.847	5.47	4.8	5.401	4.799	5.04
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	741	656	748	664	750	711
Service Time	2.867	3.191	2.522	3.121	2.519	3.067
HCM Lane V/C Ratio	0.116	0.005	0.178	0.017	0.276	0.021
HCM Control Delay	8.5	8.2	8.6	8.2	9.3	8.2
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0.4	0	0.6	0	1.1	0.1

Intersection	
Intersection Delay, s/veh	10.3
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	221	38	14	157	66	36	12	11	54	3	3
Future Vol, veh/h	3	221	38	14	157	66	36	12	11	54	3	3
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	240	41	15	171	72	39	13	12	59	3	3
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	11	10	9	9.2
HCM LOS	B	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	61%	100%	0%	100%	0%	90%
Vol Thru, %	20%	0%	85%	0%	70%	5%
Vol Right, %	19%	0%	15%	0%	30%	5%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	59	3	259	14	223	60
LT Vol	36	3	0	14	0	54
Through Vol	12	0	221	0	157	3
RT Vol	11	0	38	0	66	3
Lane Flow Rate	64	3	282	15	242	65
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.095	0.005	0.391	0.024	0.332	0.099
Departure Headway (Hd)	5.343	5.612	5.005	5.636	4.925	5.479
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	667	636	718	634	727	650
Service Time	3.408	3.358	2.751	3.383	2.671	3.544
HCM Lane V/C Ratio	0.096	0.005	0.393	0.024	0.333	0.1
HCM Control Delay	9	8.4	11	8.5	10.1	9.2
HCM Lane LOS	A	A	B	A	B	A
HCM 95th-tile Q	0.3	0	1.9	0.1	1.5	0.3

Opening Year 2025 With Project

HCM 2010 AWSC

1: Walter Way & Davidson Parkway

11/16/2023

Intersection

Intersection Delay, s/veh	9.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	106	29	22	176	27	55	19	50	10	4	5
Future Vol, veh/h	10	106	29	22	176	27	55	19	50	10	4	5
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles, %	0	4	4	10	1	0	4	8	25	0	25	0
Mvmt Flow	11	113	31	23	187	29	59	20	53	11	4	5
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	9	9.7	8.9	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	44%	100%	0%	100%	0%	53%
Vol Thru, %	15%	0%	79%	0%	87%	21%
Vol Right, %	40%	0%	21%	0%	13%	26%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	124	10	135	22	203	19
LT Vol	55	10	0	22	0	10
Through Vol	19	0	106	0	176	4
RT Vol	50	0	29	0	27	5
Lane Flow Rate	132	11	144	23	216	20
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.176	0.017	0.2	0.037	0.296	0.028
Departure Headway (Hd)	4.794	5.596	5.01	5.688	4.938	4.983
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	748	639	715	629	728	716
Service Time	2.828	3.334	2.748	3.424	2.673	3.03
HCM Lane V/C Ratio	0.176	0.017	0.201	0.037	0.297	0.028
HCM Control Delay	8.9	8.4	9	8.6	9.8	8.2
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0.6	0.1	0.7	0.1	1.2	0.1

Intersection	
Intersection Delay, s/veh	10.7
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	26	225	38	49	192	49	36	35	22	54	3	18
Future Vol, veh/h	26	225	38	49	192	49	36	35	22	54	3	18
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles, %	0	4	4	10	1	0	4	8	25	0	25	0
Mvmt Flow	28	239	40	52	204	52	38	37	23	57	3	19
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	11.4	10.7	9.6	9.4
HCM LOS	B	B	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	39%	100%	0%	100%	0%	72%
Vol Thru, %	38%	0%	86%	0%	80%	4%
Vol Right, %	24%	0%	14%	0%	20%	24%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	93	26	263	49	241	75
LT Vol	36	26	0	49	0	54
Through Vol	35	0	225	0	192	3
RT Vol	22	0	38	0	49	18
Lane Flow Rate	99	28	280	52	256	80
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.154	0.045	0.408	0.086	0.367	0.125
Departure Headway (Hd)	5.603	5.794	5.256	5.961	5.159	5.636
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	644	612	677	595	690	639
Service Time	3.603	3.585	3.047	3.754	2.952	3.64
HCM Lane V/C Ratio	0.154	0.046	0.414	0.087	0.371	0.125
HCM Control Delay	9.6	8.9	11.7	9.3	11	9.4
HCM Lane LOS	A	A	B	A	B	A
HCM 95th-tile Q	0.5	0.1	2	0.3	1.7	0.4

HCM 2010 TWSC
2: Site Driveway #2 & Davidson Parkway

11/16/2023

Intersection						
Int Delay, s/veh	2.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑	↘↗	
Traffic Vol, veh/h	125	17	18	218	79	20
Future Vol, veh/h	125	17	18	218	79	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	160	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	136	18	20	237	86	22
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	154	0	413	136
Stage 1	-	-	-	-	136	-
Stage 2	-	-	-	-	277	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1426	-	595	913
Stage 1	-	-	-	-	890	-
Stage 2	-	-	-	-	770	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1426	-	587	913
Mov Cap-2 Maneuver	-	-	-	-	587	-
Stage 1	-	-	-	-	890	-
Stage 2	-	-	-	-	759	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.6		11.8	
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1		EBT	EBR	WBL	WBT
Capacity (veh/h)	633		-	-	1426	-
HCM Lane V/C Ratio	0.17		-	-	0.014	-
HCM Control Delay (s)	11.8		-	-	7.6	-
HCM Lane LOS	B		-	-	A	-
HCM 95th %tile Q(veh)	0.6		-	-	0	-

HCM 2010 TWSC
2: Site Driveway #2 & Davidson Parkway

11/16/2023

Intersection

Int Delay, s/veh 1.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Vol, veh/h	262	69	50	196	34	27
Future Vol, veh/h	262	69	50	196	34	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	160	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	285	75	54	213	37	29

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	360
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1199
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1199
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.7	12.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	539	-	-	1199	-
HCM Lane V/C Ratio	0.123	-	-	0.045	-
HCM Control Delay (s)	12.6	-	-	8.1	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.4	-	-	0.1	-

HCM 2010 TWSC

3: Walter Way & Site Driveway #1

11/16/2023

Intersection

Int Delay, s/veh 2.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	45	0	0	79	43	12
Future Vol, veh/h	45	0	0	79	43	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	49	0	0	86	47	13

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	133	47	60
Stage 1	47	-	-
Stage 2	86	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	861	1022	1544
Stage 1	975	-	-
Stage 2	937	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	861	1022	1544
Mov Cap-2 Maneuver	861	-	-
Stage 1	975	-	-
Stage 2	937	-	-

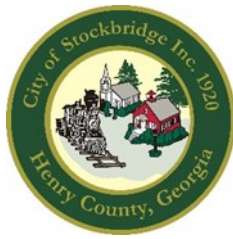
Approach	EB	NB	SB
HCM Control Delay, s	9.4	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1544	-	861	-	-
HCM Lane V/C Ratio	-	-	0.057	-	-
HCM Control Delay (s)	0	-	9.4	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

HCM 2010 TWSC
3: Walter Way & Site Driveway #1

11/16/2023

Intersection						
Int Delay, s/veh	1.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	34	0	0	59	55	35
Future Vol, veh/h	34	0	0	59	55	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	37	0	0	64	60	38
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	124	60	98	0	-	0
Stage 1	60	-	-	-	-	-
Stage 2	64	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	871	1005	1495	-	-	-
Stage 1	963	-	-	-	-	-
Stage 2	959	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	871	1005	1495	-	-	-
Mov Cap-2 Maneuver	871	-	-	-	-	-
Stage 1	963	-	-	-	-	-
Stage 2	959	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	9.3	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1495	-	871	-	-	
HCM Lane V/C Ratio	-	-	0.042	-	-	
HCM Control Delay (s)	0	-	9.3	-	-	
HCM Lane LOS	A	-	A	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	



City of Stockbridge

AGENDA ITEM

MEETING DATE

December 11, 2023

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

ANNEXATION CASE #AX-2023-04. To consider a request to annex property at 2250 & 2206 Jodeco Road into the City. The property contains two parcels with 20.408 +/- acres. The applicant is Marketplace Storefronts, LLC. The applicant proposes to build a multifamily development with 320 units, plus a retail center with 30,000 square feet.

BACKGROUND INFORMATION:

The applicant has also applied for Comprehensive Plan Amendment Case #CP-2023-05 and Rezoning Case #RZ-2023-06. Staff recommendation: Approval with conditions. Planning Commission recommendation: Approval with conditions.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

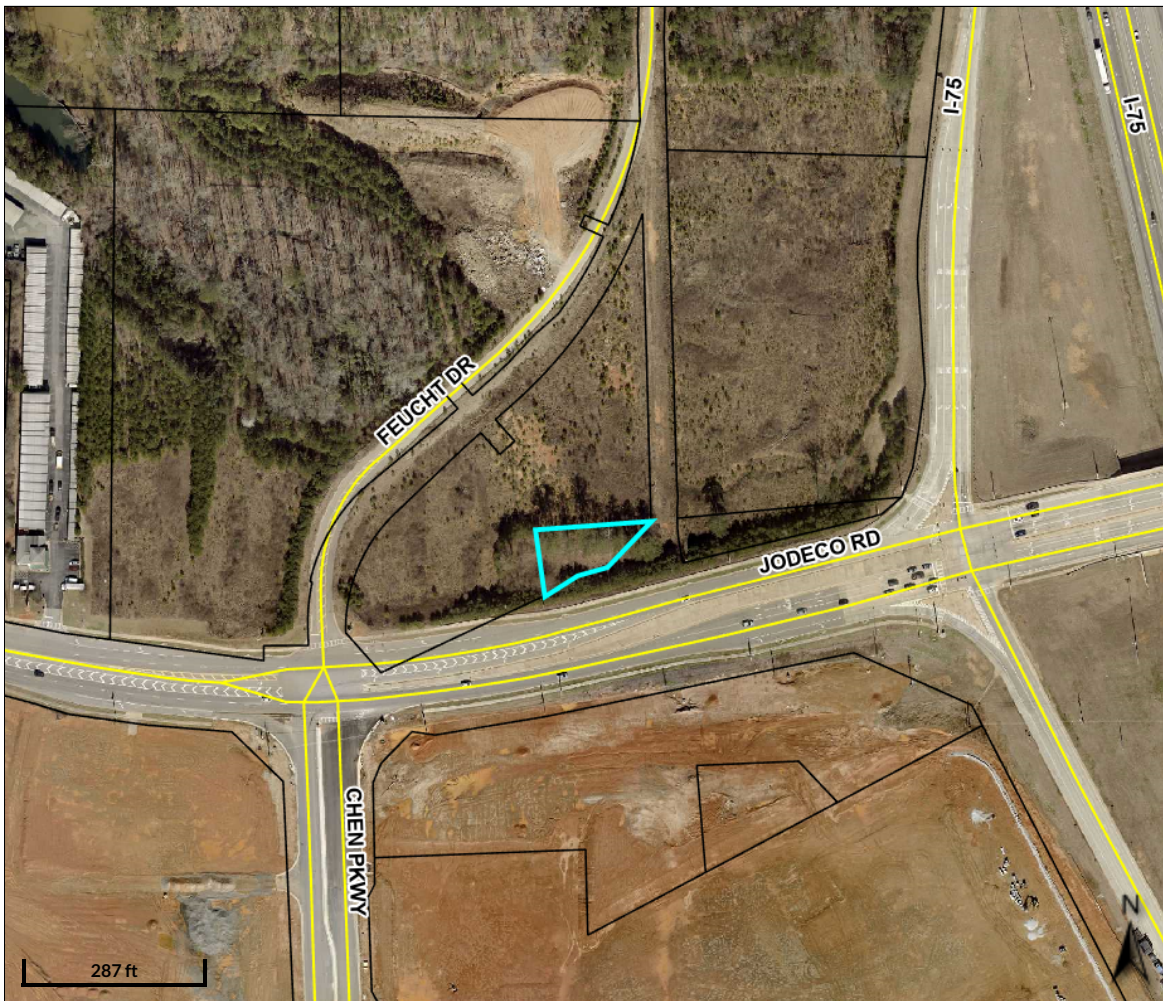
ANNEXATION CASE #AX-2023-04.

BACKGROUND INFORMATION:

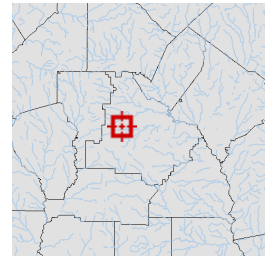
STAFF RECOMMENDATION:

APPROVAL, WITH CONDITIONS.

Staff Signature_____



Overview



Legend

-  Parcels
-  Roads

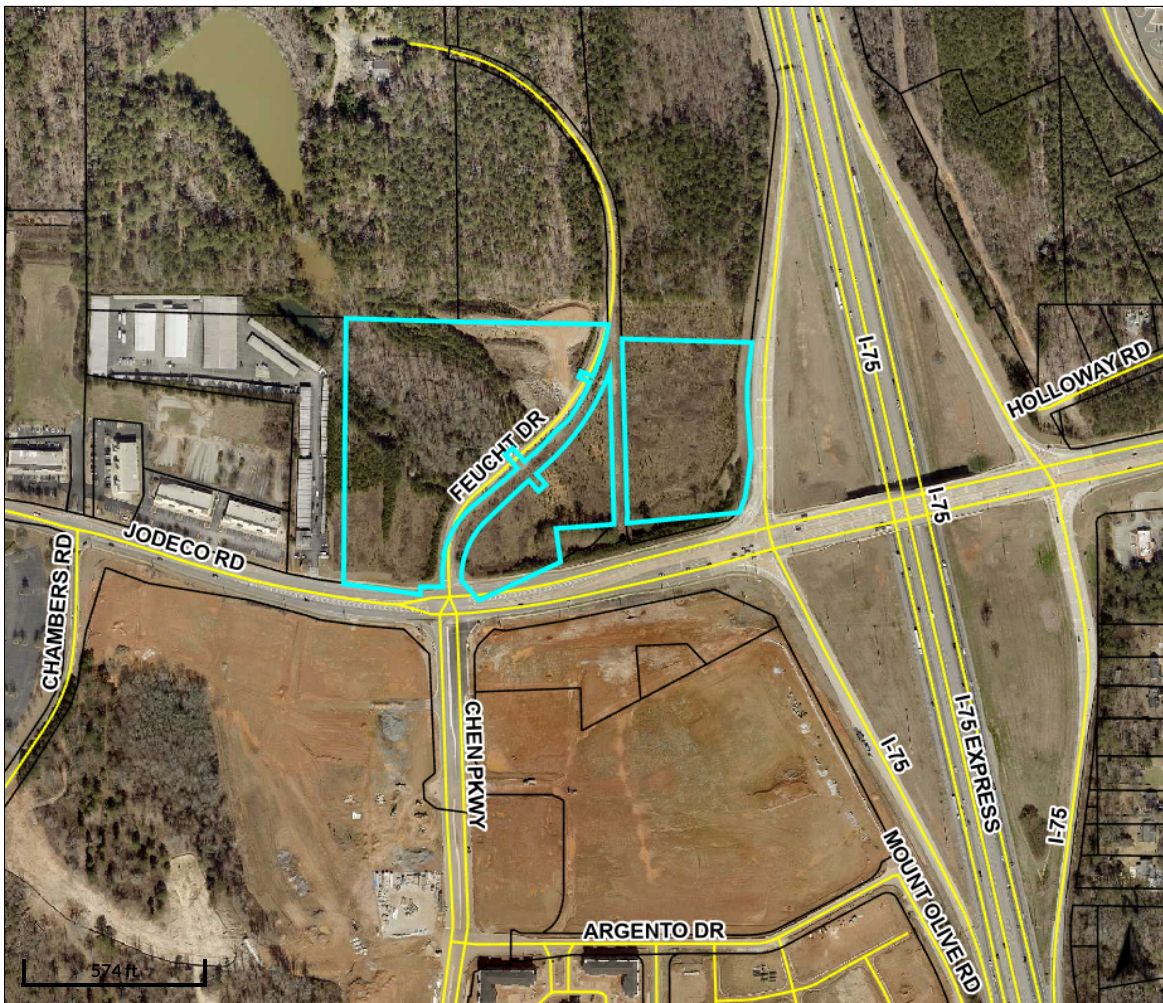
Parcel ID	053-01017000	Class	C	Owner	MARKETPLACE	Land	\$29400								
Property	2206 JODECO	Acreage	0.27	Address	STOREFRONTS LLC	Value:									
Address	RD					Building	\$0	Last 2 Sales							
District	County/UnIncorp					Value:		Date	Price	Reason	Qual				
						Misc	\$0	2/3/2021	\$30,000	n/a	Q				
						Value:		10/27/2010	\$0	GOVERNMENT	U				
						Total	\$29400								
						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.

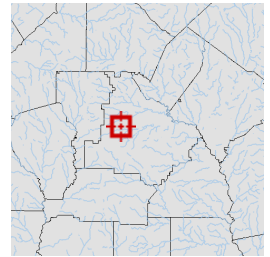
Date created: 12/1/2023

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GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	053-01017005	Class	C	Owner	MARKETPLACE	Land	\$1.8831e+006						
Property	2250 JODECO	Acreage	20.238	Address	STOREFRONTS LLC	Value:							
Address	RD				1418 DRESDEN DRIVE	Building	\$0	Last 2 Sales					
District	County/UnIncorp				SUITE 200	Value:		Date	Price	Reason	Qual		
					ATLANTA GA 30319	Misc	\$0	4/22/2008	\$5,400,000	n/a	Q		
						Value:		7/29/2005	\$3,300,000	n/a	Q		
						Total	\$1883100						
						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: 12/1/2023

Last Data Uploaded: 12/1/2023 2:27:02 AM

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GEOSPATIAL



CITY OF STOCKBRIDGE | ANNEXATION CHECKLIST

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

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

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

☒ **APPLICATION FORM**

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

☒ **PETITION FOR ANNEXATION**

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

☒ **CONSENT OF OWNER(S)**

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

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

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

☒ **VERIFIED LEGAL DESCRIPTION FORM**

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



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard

Stockbridge, GA 30281

Phone: (770) 389-7900

Fax: (770) 389-7912

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

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

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

Property Address: 2250 & 2206 Jodeco Road in Land Lot 78 of the 6th District

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

LAND USE AND ZONING

County: Henry

County Zoning Classification: Mixed Use

Present Land Use: Undeveloped

Requested Zoning Classification: Mixed Use

PROPERTY OWNER

Name: Marketplace Storefronts, LLC, Timothy Jones, Manager

Mailing Address: 1418 Dresden Drive, Suite 200, Brookhaven GA 30319

Telephone: (404) 268-8888

Email: tjones@taloninc.net

Signature: [Signature]

Date: 07/07/2023

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

APPLICANT

Name: Marketplace Storefronts, LLC, Timothy Jones, Manager

Mailing Address: 1418 Dresden Drive, Suite 200, Brookhaven GA 30319

Telephone: (404) 268-8888

Email: tjones@taloninc.net

Signature: [Signature]

Date: 07/07/2023

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: _____

Date: _____

Marketplace Storefronts, LLC

PETITION FOR ANNEXATION

July 20, 2023

City of Stockbridge
4640 North Henry Boulevard
Stockbridge, GA 30281

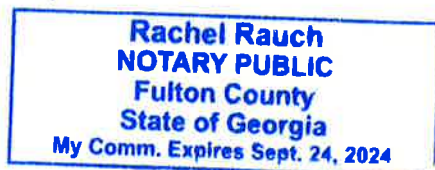
Property Address: 2250 & 2206 Jodeco Road

I, Timothy Jones, being the Manager of Marketplace Storefronts, LLC, petition for annexation into the City of Stockbridge on behalf of Marketplace Storefronts LLC, the 100% owner of the above referenced parcels.

Regards,



Timothy Jones, Manager





CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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

Name:

Timothy Jones, Manager, Marketplace Storefronts, LLC

Property Address: 2250 & 2206 Jodeco Road in Land Lot 78 of the 6th District

Telephone: (404) 268-8888

Email: tjones@taloninc.net

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:

Date: 07/07/2023

Personally appeared before me

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

Notary Public

7/7/23

Date

(Affix Seal Here)



Print

TRACT 1

All of that tract or parcel of land lying and being in Land Lot 78, 6th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" iron pin and plastic cap placed at the intersection of the north land lot line of Land Lot 78 with the west right-of-way line of Feucht Road (having a variable right-of-way), thence running along said right-of-way line of Feucht Road the following metes and bounds; S 01°45'46" E a distance of 19.49' to a concrete monument found; run along the arc of a curve turning to the right with an arc length of 172.64', with a radius of 665.25', with a chord bearing of S 15°20'30" W, with a chord length of 172.16' to a point; N 67°13'25" W a distance of 39.00' to a point; S 23°36'40" W a distance of 18.25' to a point; S 65°33'14" E a distance of 39.00' to a point; run along the arc of a curve turning to the right with an arc length of 135.72', with a radius of 665.25', with a chord bearing of S 30°17'26" W, with a chord length of 135.48' to a point; S 48°48'24" W a distance of 48.96' to a concrete monument found; run along the arc of a curve turning to the right with an arc length of 57.38', with a radius of 656.25', with a chord bearing of S 42°48'52" W, with a chord length of 57.36' to a concrete monument found; S 44°40'51" E a distance of 5.50' to a concrete monument found; run along the arc of a curve turning to the right with an arc length of 33.84', with a radius of 661.75', with a chord bearing of S 46°47'02" W, with a chord length of 33.83' to a point; S 48°14'56" W a distance of 39.91' to a concrete monument found; N 41°45'12" W a distance of 55.50' to a point; S 48°14'56" W a distance of 30.00' to a point; S 41°45'12" E a distance of 55.50' to a point; S 48°14'56" W a distance of 35.00' to a point; S 50°09'29" W a distance of 145.17' to a concrete monument found; run along the arc of a curve turning to the left with an arc length of 22.28', with a radius of 279.54', with a chord bearing of S 47°40'24" W, with a chord length of 22.28' to a point; run along the arc of a compound curve turning to the left with an arc length of 151.20', with a radius of 280.00', with a chord bearing of S 28°12'58" W, with a chord length of 149.37' to a concrete monument found; S 77°15'14" E a distance of 3.50' to a concrete monument found; run along the arc of a curve turning to the left with an arc length of 71.89', with a radius of 276.50', with a chord bearing of S 05°17'52" W, with a chord length of 71.69' to a concrete monument found; S 02°09'03" E a distance of 25.00' to a concrete monument found; S 89°45'16" W a distance of 67.91' to a point; S 00°35'24" W a distance of 59.00' to a concrete monument found on the north right-of-way line of Jodeco Road (having a variable right-of-way); thence running along said right-of-way line of Jodeco Road the following metes and bounds; run along the arc of a curve turning to the right with an arc length of 34.14', with a radius of 2032.48', with a chord bearing of N 88°55'43" W, with a chord length of 34.14' to a concrete monument found; N 79°50'44" W a distance of 98.08' to a concrete monument found; run along the arc of a curve turning to the right with an arc length of 133.26', with a radius of 2020.48', with a chord bearing of N 84°00'38" W, with a chord length of 133.23' to a 1/2" iron pin and plastic cap placed; thence leaving said right-of-way line of Jodeco Road, N 01°35'19" E a distance of 866.10' to a 1/2" iron pin and plastic cap placed on the north line of Land Lot 78; thence running along said land lot line, S 89°17'07" E a distance of 804.51' to a 1/2" iron pin and plastic cap placed and the **POINT OF BEGINNING**.

Said Tract 1 containing 11.282 acres:

TRACT 2

All of that tract or parcel of land lying and being in Land Lot 78, 6th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at 1/2" iron pin and plastic cap placed at the intersection of the north right-of-way line of Jodeco Road (having a variable right-of-way) with the northeast mitered right-of-way line of Feucht Road (having a variable right-of-way); thence running along said mitered right-of-way N 41°30'45" W a distance of 80.84' to a 1/2" iron pin and plastic cap placed on the east right-of-way line of Feucht Road; thence running along said right-of-way line of Feucht Road the following metes and bounds; N 02°09'03" W a distance of 5.00' to a point; run along the arc of a curve turning to the right with an arc length of 178.80', with a radius of 223.50', with a chord bearing of N 20°46'03" E, with a chord length of 174.07' to a point; run along the arc of a compound curve turning to the right with an arc length of 17.84', with a radius of 223.68', with a chord bearing of N 43°50'11" E, with a chord length of 17.83' to a point; N 46°20'23" E a distance of 145.17' to a concrete monument found; N 48°14'56" E a distance of 35.00' to a concrete monument found; S 41°45'04" E a distance of 44.00' to a concrete monument found; N 48°14'56" E a distance of 30.00' to a concrete monument found; N 41°45'04" W a distance of 44.00' to a concrete monument found; N 48°14'56" E a distance of 39.91' to a concrete monument found; run along the arc of a curve turning to the left with an arc length of 346.03', with a radius of 707.25', with a chord bearing of N 34°13'56" E, with a chord length of 342.59' to a concrete monument found at the intersection of the east right-of-way line of Feucht Road with the west original right-of-way line of Feucht Road (being 50 feet wide); thence running along said west original right-of-way line of Feucht Road the following metes and bounds; S 01°46'58" E a distance of 479.25' to a 1/2" iron pin and plastic cap placed; S 04°33'51" E a distance of 95.58' to a 1/2" iron pin and plastic cap placed; thence leaving said original right-of-way line of Feucht Road the following metes and bounds; S 89°15'36" W a distance of 199.71' to a 1-1/2" open top pipe found; S 10°37'35" E a distance of 81.71' to a 1/2" iron pin and plastic cap placed on the north right-of-way line of Jodeco Road; thence running along said right-of-way line of Jodeco Road along the arc of a curve turning to the right with an arc length of 237.30', with a radius of 2013.45', with a chord bearing of S 80°57'06" W, with a chord length of 237.16' to a 1/2" iron pin and plastic cap placed and the **POINT OF BEGINNING**.

Said Tract 2 containing 3.547 acres.

TRACT 3

All of that tract or parcel of land lying and being in Land Lot 78, 6th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" iron pin and plastic cap placed at the intersection of the north land lot line of Land Lot 78 with the west right-of-way line of Interstate 75 (having a variable right-of-way), thence running along said right-of-way line of Interstate 75 the following metes and bounds S 04°39'00" W a distance of 240.90' to a point; run along the arc of a curve turning to the left with an arc length of 211.31', with a radius of 1225.92', with a chord bearing of S 00°36'39" W, with a chord length of 211.05' to a concrete monument found at the northwest mitered right-of-way line of Interstate 75 and Jodeco Road; thence running along said mitered right-of-way line, S 27°03'48" W a distance of 274.88' to a 1/2" iron pin and plastic cap placed; thence leaving said mitered right-of-way, S 76°57'30" W a distance of 200.92' to a 1/2" iron pin and plastic cap placed on the original east right-of-way line of Feucht Road (being 50 feet wide); thence running along the original east property line of Feucht Road the following metes and bounds; N 12°54'07" W a distance of 41.23' to a concrete monument found; N 03°48'42" W a distance of 56.71' to a 1/2" iron pin and plastic cap placed; N 01°44'50" W a distance of 649.47' to a 1/2" iron pin and plastic cap placed on the north line of Land Lot 78; thence leaving said right-of-way line of Feucht Road and running along said land lot line, S 89°17'07" E a distance of 375.39' to a 1/2" iron pin and plastic cap placed and the **POINT OF BEGINNING**.

Said Tract 3 containing 5.309 acres.



TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Planner I

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

DATE: November 16, 2023

Subject: #AX-2023-04 For 2250 and 2206 Jodeco Road

I. PURPOSE

Consider a request for the annexation of property at 2250 and 2206 Jodeco Road, located in unincorporated Henry County, into the Stockbridge City Limits. The property contains two parcels with 20.408 +/- acres. The applicant is Marketplace Storefronts, LLC.

II. Background

Proposed Development	320 multi-family development with a retail shopping center
Site Address	2250 and 2206 Jodeco Road
Parcel Identification	2250 Jodeco Road (Parcel #053-01017005) 2206 Jodeco Road (Parcel #053-01017000)
Parcel Acreage	20.408 +/- acres
Applicant	Marketplace Storefronts, LLC.
Owner	Marketplace Storefronts, LLC.
County Land Use Designation	MX (Mixed-Use)
County Land Use Zoning	MU (Mixed Use)
Current Use	Vacant; Heavily wooded

SURROUNDING AREAS

Location	Adjacent Property Zoning
Properties to the North	C-2 (General Commercial) - Henry County
Properties to the South	'PUD' (Planned Unit Development) - Stockbridge
Properties to the East	N/A
Properties to the West	C-3 (Heavy Commercial District); C-2 (General Commercial) - Henry County

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant Land	MX (Mixed-Use)
Property to the South	Bridges of Jodeco	High-Density Mixed-Use
Property to the East	N/A	N/A
Property to the West	U-Haul Neighborhood Dealer; Emerson Village (Retail Shopping Center)	MX (Mixed-Use)

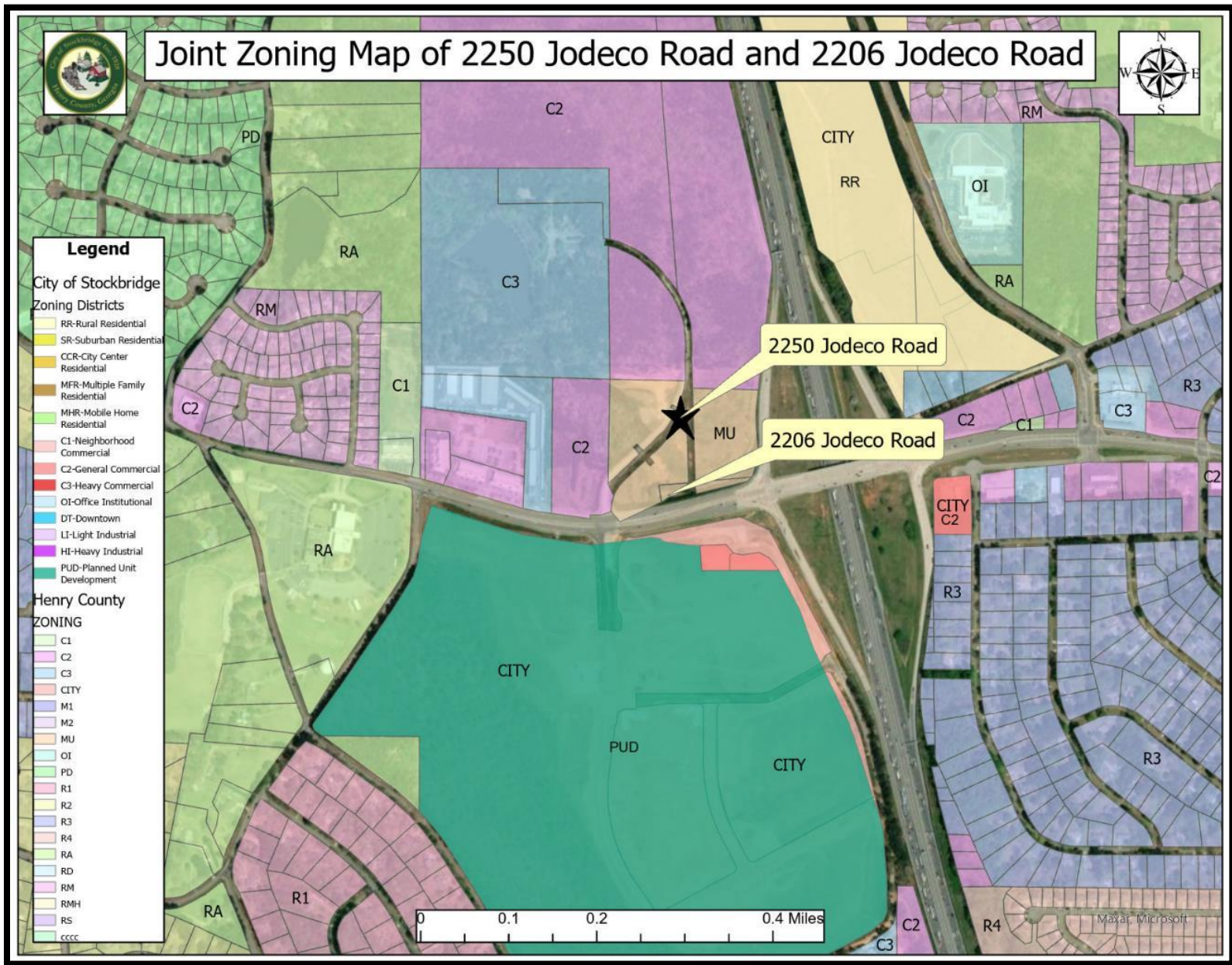
III. Findings of Fact:

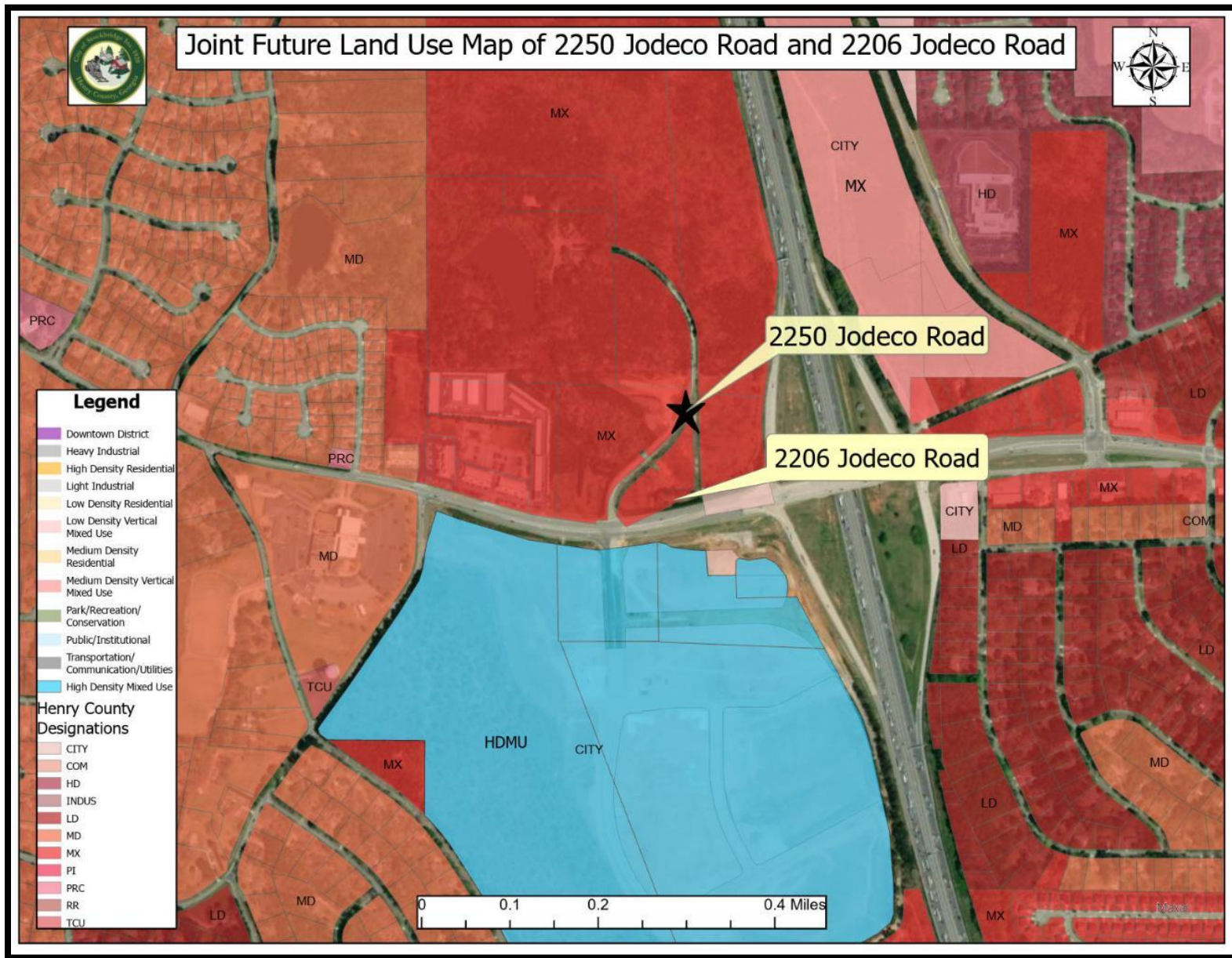
1. The applicant has also applied for a Comprehensive Plan Amendment (CP-2023-05) to assign the future land use designation of High-Density Mixed-Use.
2. The applicant has also applied for a Rezoning application (RZ-2023-06) to assign the zoning district of 'PUD' (Planned Unit Development).
3. The subject properties are currently zoned as MU (Mixed Use) by the Henry County Zoning Ordinance and is currently designated as MX (Mixed-Use) by the Henry County Future Land Use Map.
4. The vicinity of the area is mostly residential and commercial with the following zoning classifications: C-3 (Heavy Commercial), C-1 (Neighborhood Commercial), RM (Residential Multifamily), PD (Planned Development), and RA (Residential-Agricultural). The subject property is adjacent to a parcel with a city zoning classification of PUD (Planned Unit Development) and C-2 (General Commercial District).
5. A review of zoning files indicate that the subject property was rezoned from RA-200 to C-2 (General Commercial District) by the Henry County Board of Commissioners on January 3, 1967. A review of the zoning files also indicates that a portion of the property (14.568 total acres) was rezoned from C-2 (General Commercial District) to MU (Mixed-Use) on November 29, 2022, by the Henry County Board of Commissioners with conditions.

IV. Maps and Illustrations

Aerial Photo of 2250 and 2206 Jodeco Road







Site Plan of 2250 and 2206 Jodeco Road



V. Analysis

Description

The applicant, Marketplace Storefronts, LLC. requests the annexation of two properties at 2250 and 2206 Jodeco Road, in unincorporated Henry County.

The applicant proposes to build a mixed-use development with 320 multi-family units with 612 parking spaces that will be provided to the residents. The proposed mixed-use development will include a 30,000 square foot retail shopping center with 189 parking spaces that will be provided, a dog park, an amenity area, a maintenance/ car wash, and a 10-foot sidewalk.

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: #053-01018000 (2245 Jodeco Road), #053-01015001 (2239 Jodeco Road), and #053-01015000.

- 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-use development with 320 multi-family units with 612 parking spaces that will be provided to the residents. The proposed mixed-use development will include a 30,000 square foot retail shopping center with 189 parking spaces that will be provided, a dog park, an amenity area, a maintenance/ car wash, and a 10-foot sidewalk.

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-2023-05) to assign the future land use designation of High-Density Mixed-Use.

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-2023-06) 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 addition of the mixed-use development will provide additional economic growth to the surrounding area with a proposed retail area that will provide both upscale shopping and dining. Thus, the retail uses would provide additional job opportunities to the residents in the vicinity of the area. The development provides an alternative type of housing for any upcoming residents of the area.

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 subject property appears to be physically capable of being developed. Any issue regarding buffering, topography, drainage, access, size, and shape of the property will be discussed during the plan review process.

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

The area within the vicinity of the subject property consists of a mixture of residential and commercial zoning districts. Thus, adjacent property owners should see an increase in vehicular traffic on Jodeco Road if the development is approved.

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

A letter from the Henry County Water Authority, dated March 31, 2022, states that water service can be made available to the subject property. However, a water line extension is required at the developer's expense. Therefore, the developer may require an acquisition of the easement.

The letter also states that sewer treatment is available to the subject property through a construction of the gravity line through the Western Parallel Connector Sanitary Sewer Extension Project. This project is currently under design with no timetable for completion.

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

A traffic study was not submitted, and as result, staff is unable to connect on the overall impact the proposed mixed-use development will have on the existing roads (Jodeco is classified as a major arterial road while Feucht Drive is classified as a local road).

The proposed mixed-use development will be impacted by the Western Parallel Connector, a new roadway that was approved by the Georgia Department of Transportation. The roadway will begin from Jonesboro Road, located in unincorporated Henry County and will end on Hudson Bridge Road. The roadway will bisect through the Bridges of Jodeco mixed-used development and will continue through the proposed mixed-use development. The addition of the Western Parallel Connector will have a positive impact since it will lead to a decrease in traffic along Jodeco Road. The Western Parallel Connector will provide necessary access to both nearby residences and businesses in the area and will add sidewalks for pedestrian safety and walkability.

VI. Staff Recommendation

This Staff Report has demonstrated that the requested annexation via AX-2023-04 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2023-05) to assign the future land use designation of High-Density Mixed-Use and the requested rezoning of RZ-2023-06 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends **APPROVAL**.



Presentation for AX- 2023-04

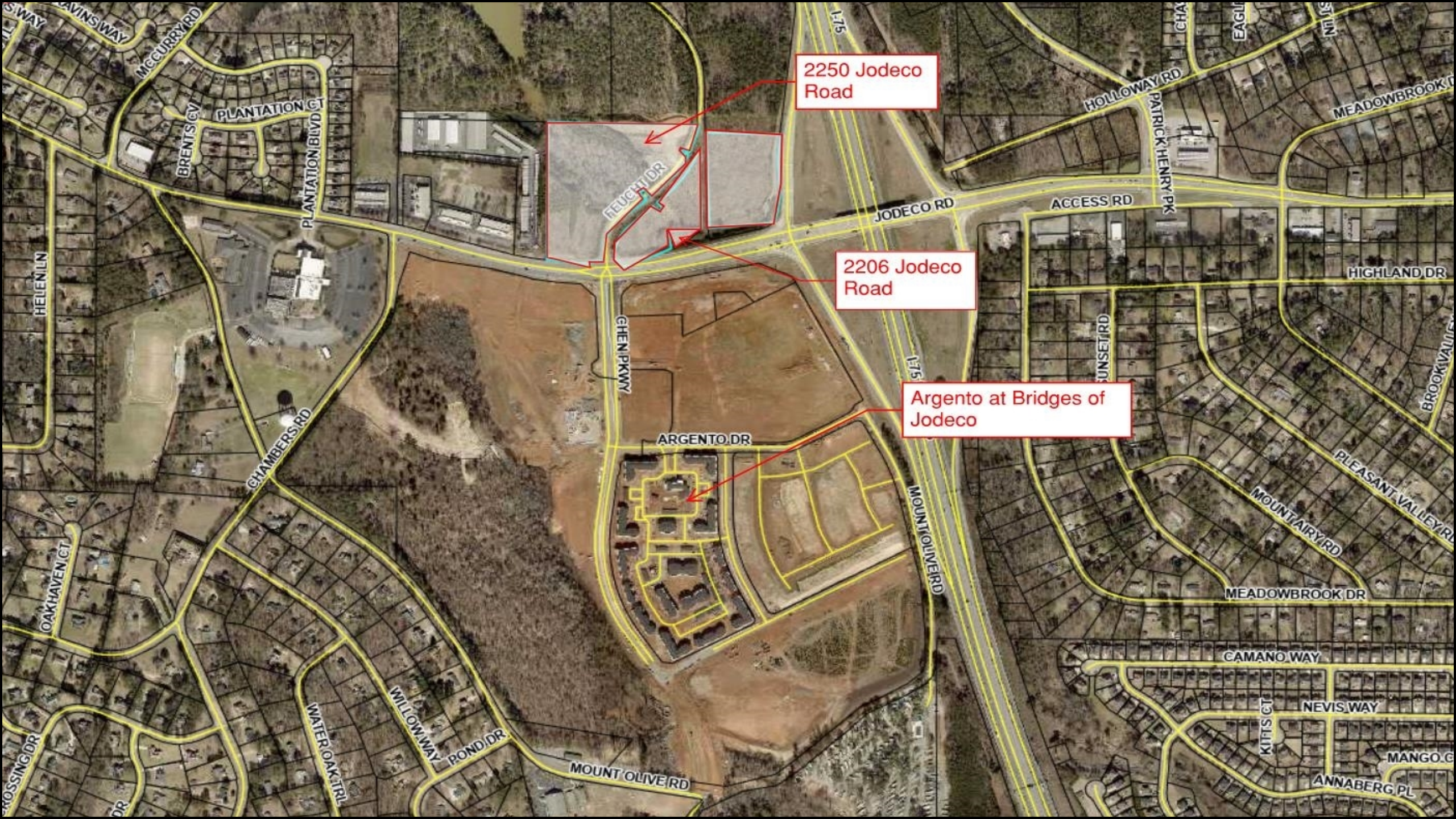
Presented To:

Planning Commission – November 16, 2023

Mayor and Council – December 11, 2023

Project Information

- Applicant: Marketplace Storefronts, LLC.
- Owner: Marketplace Storefronts, LLC.
- Applicant's Request: Consider a request for the annexation of property at 2250 and 2206 Jodeco Road, located in unincorporated Henry County, into the Stockbridge City Limits.
- Address of Property: 2250 and 2206 Jodeco Road
- Number of Acres: 20.408 +/- acres
- Current Use: Vacant; Heavily wooded
- Current County Zoning: MU (Mixed Use)
- County Land Use Designation: MX (Mixed-Use)



2250 Jodeco Road

2206 Jodeco Road

Argento at Bridges of Jodeco

ADJACENT PROPERTY ZONING

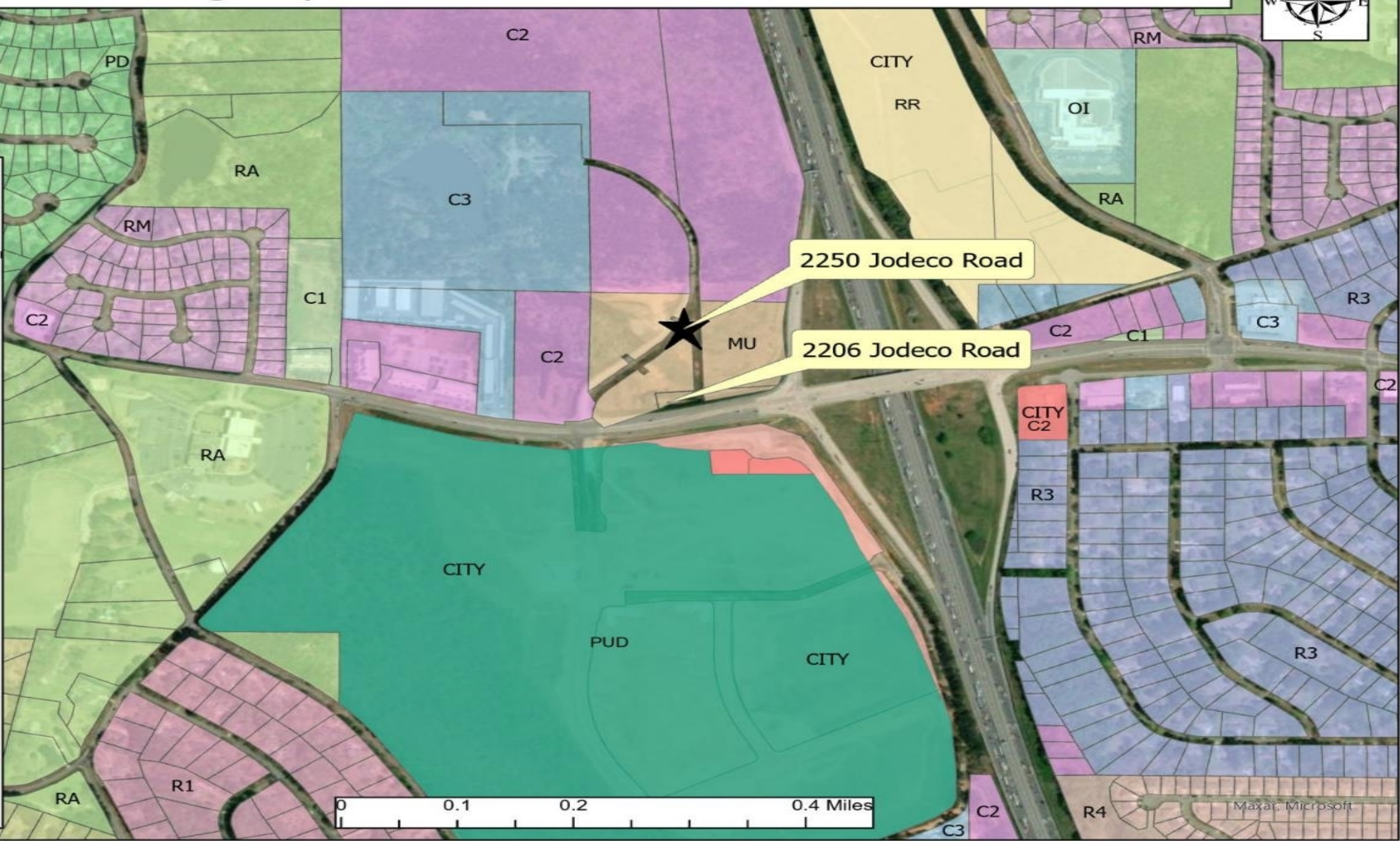
Location	Adjacent Property Zoning
Properties to the North	C-2 (General Commercial) - Henry County
Properties to the South	‘PUD’ (Planned Unit Development) - Stockbridge
Properties to the East	N/A
Properties to the West	C-3 (Heavy Commercial District); C-2 (General Commercial) - Henry County



Joint Zoning Map of 2250 Jodeco Road and 2206 Jodeco Road



- Legend**
- 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
- Henry County ZONING**
- C1
 - C2
 - C3
 - CITY
 - M1
 - M2
 - MU
 - OI
 - PD
 - R1
 - R2
 - R3
 - R4
 - RA
 - RD
 - RM
 - RMH
 - RS
 - CCCC



SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant Land	MX (Mixed-Use)
Property to the South	Bridges of Jodeco	High-Density Mixed-Use
Property to the East	N/A	N/A
Property to the West	U-Haul Neighborhood Dealer; Emerson Village (Retail Shopping Center)	MX (Mixed-Use)

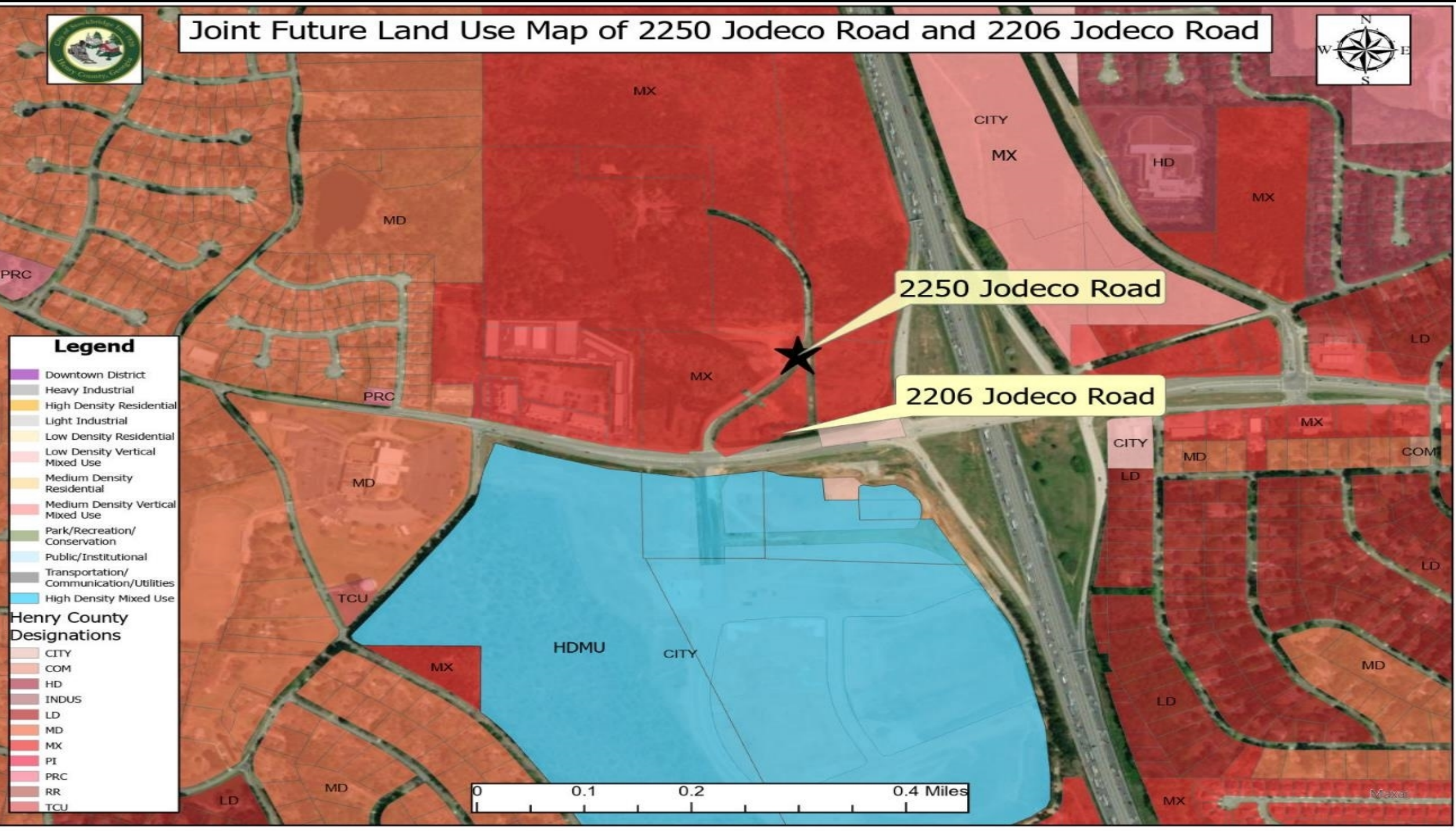


Joint Future Land Use Map of 2250 Jodeco Road and 2206 Jodeco Road



- Legend**
- 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
 - High Density Mixed Use

- Henry County Designations**
- CITY
 - COM
 - HD
 - INDUS
 - LD
 - MD
 - MX
 - PI
 - PRC
 - RR
 - TCU



Project Information

- The applicant proposes to build a mixed-use development with 320 multi-family units with 612 parking spaces that will be provided to the residents. The proposed mixed-use development will include a 30,000 square foot retail shopping center with 189 parking spaces that will be provided, a dog park, an amenity area, a maintenance/ car wash, and a 10-foot sidewalk.





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 36-66-1 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: #053-01018000 (2245 Jodeco Road), #053-01015001 (2239 Jodeco Road), and #053-01015000.
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-use development with 320 multi-family units with 612 parking spaces that will be provided to the residents. The proposed mixed-use development will include a 30,000 square foot retail shopping center with 189 parking spaces that will be provided, a dog park, an amenity area, a maintenance/car wash, and a 10-foot sidewalk.
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-2023-05) to assign the future land use designation of High-Density Mixed-Use.
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-2023-06) to assign the zoning district of 'PUD' (Planned Unit Development).

Staff Analysis

(Section 9.8 of the Stockbridge Unified Development Code)

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 addition of the mixed-use development will provide additional economic growth to the surrounding area with a proposed retail area that will provide both upscale shopping and dining. Thus, the retail uses would provide additional job opportunities to the residents in the vicinity of the area. The development provides an alternative type of housing for any upcoming residents of the area.
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 subject property appears to be physically capable of being developed. Any issue regarding buffering, topography, drainage, access, size, and shape of the property will be discussed during the plan review process.
10. **The impact upon adjacent property owners should the request be granted:** The area within the vicinity of the subject property consists of a mixture of residential and commercial zoning districts. Thus, adjacent property owners should see an increase in vehicular traffic on Jodeco Road if the development is approved.

Staff Analysis

(Section 9.8 of the Stockbridge Unified Development Code)

11. **The potential impact of the annexation on City infrastructure including water and sewage system:** A letter from the Henry County Water Authority, dated March 31, 2022, states that water service can be made available to the subject property. However, a water line extension is required at the developer's expense. Therefore, the developer may require an acquisition of the easement. The letter also states that sewer treatment is available to the subject property through a construction of the gravity line through the Western Parallel Connector Sanitary Sewer Extension Project. This project is currently under design with no timetable for completion.
12. **The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** A traffic study was not submitted, and as result, staff is unable to connect on the overall impact the proposed mixed-use development will have on the existing roads (Jodeco is classified as a major arterial road while Feucht Drive is classified as a local road). The proposed mixed-use development will be impacted by the Western Parallel Connector, a new roadway that was approved by the Georgia Department of Transportation. The roadway will begin from Jonesboro Road, located in unincorporated Henry County and will end on Hudson Bridge Road. The roadway will bisect through the Bridges of Jodeco mixed-used development and will continue through the proposed mixed-use development. The addition of the Western Parallel Connector will have a positive impact since it will lead to a decrease in traffic along Jodeco Road. The Western Parallel Connector will provide necessary access to both nearby residences and businesses in the area and will add sidewalks for pedestrian safety and walkability.

Staff Recommendation

- This Staff Report has demonstrated that the requested annexation via AX-2023-04 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2023-05) to assign the future land use designation of High-Density Mixed-Use and the requested rezoning of RZ-2023-06 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends **APPROVAL**.



City of Stockbridge

AGENDA ITEM

MEETING DATE

December 11, 2023

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-05. To consider a request to assign the future land use designation of 'High-Density Mixed-Use' to property at 2250 & 2206 Jodeco Road, upon its annexation into the City. The property contains two parcels with 20.408 +/- acres. The applicant is Marketplace Storefronts, LLC. The applicant proposes to build a multifamily development with 320 units, plus a retail center with 30,000 square feet.

BACKGROUND INFORMATION:

The applicant has also applied for Annexation Case #AX-2023-04 and Rezoning Case #RZ-2023-06. Staff recommendation: Approval with conditions. Planning Commission recommendation: Approval with conditions.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

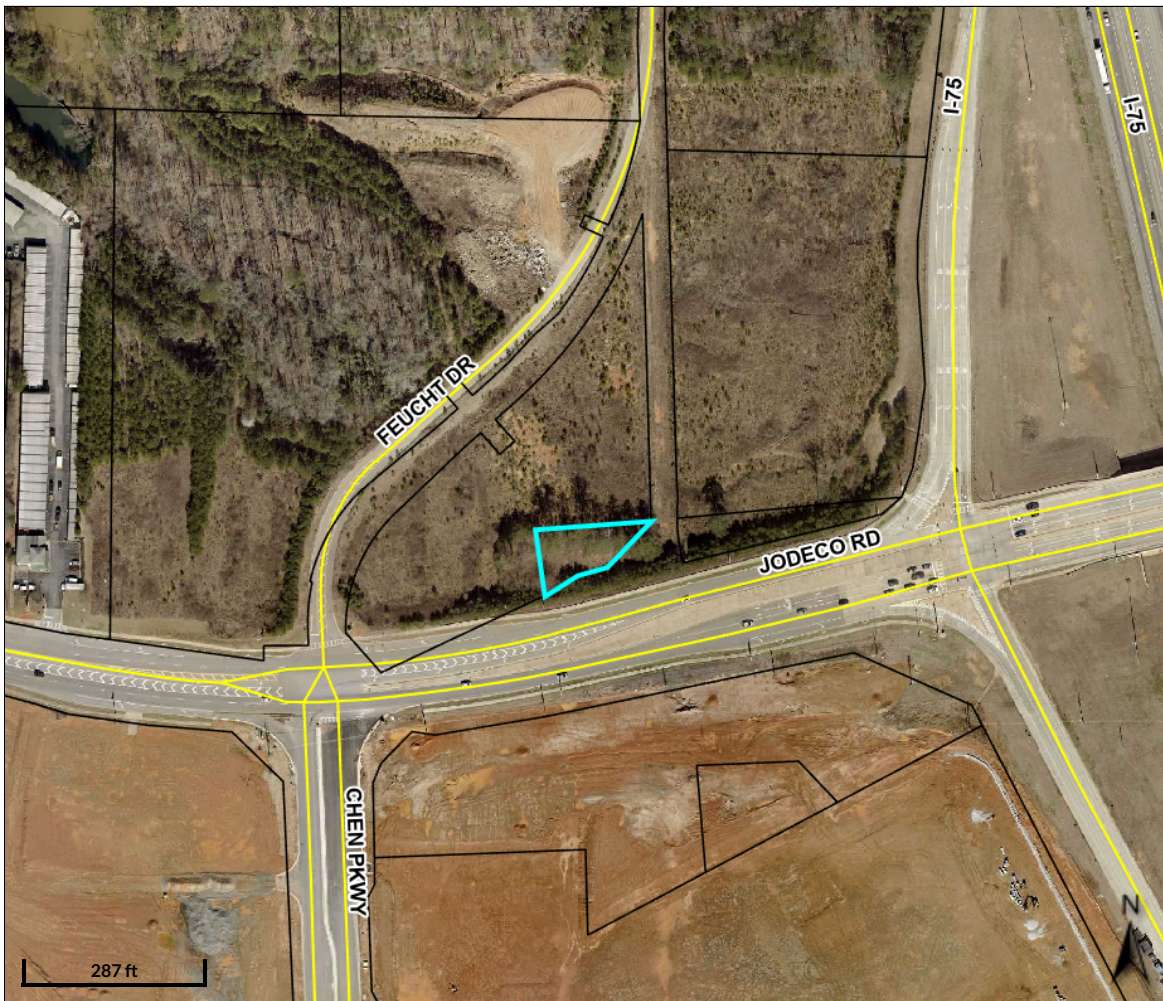
COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-05.

BACKGROUND INFORMATION:

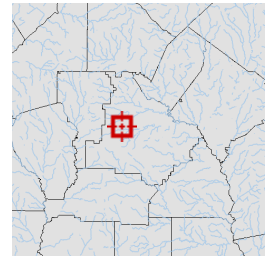
STAFF RECOMMENDATION:

APPROVAL, WITH CONDITIONS.

Staff Signature_____



Overview



Legend

- Parcels
- Roads

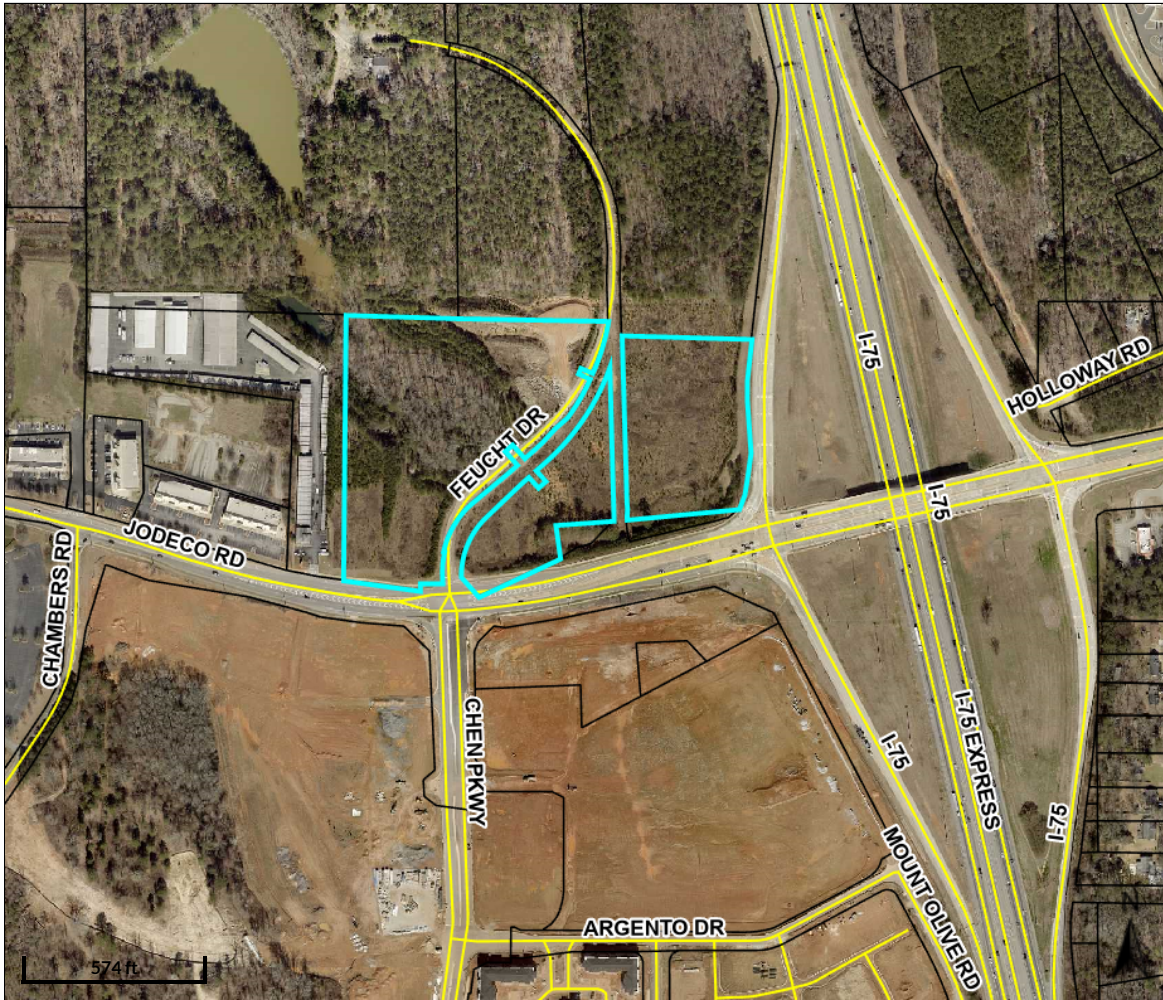
Parcel ID	053-01017000	Class	C	Owner	MARKETPLACE	Land	\$29400								
Property	2206 JODECO	Acreage	0.27	Address	STOREFRONTS LLC	Value:									
Address	RD					Building	\$0	Last 2 Sales							
District	County/UnIncorp					Value:		Date	Price	Reason	Qual				
						Misc	\$0	2/3/2021	\$30,000	n/a	Q				
						Value:		10/27/2010	\$0	GOVERNMENT	U				
						Total	\$29400								
						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.

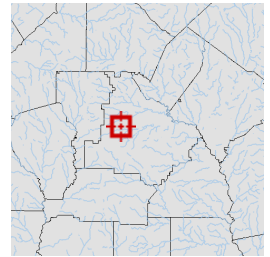
Date created: 12/1/2023

Last Data Uploaded: 12/1/2023 2:27:02 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	053-01017005	Class	C	Owner	MARKETPLACE	Land	\$1.8831e+006
Property	2250 JODECO	Acreage	20.238	Address	STOREFRONTS LLC	Value:	
Address	RD				1418 DRESDEN DRIVE	Building	\$0
District	County/UnIncorp				SUITE 200	Value:	
					ATLANTA GA 30319	Misc	\$0
						Value:	
						Total	\$1883100
						Value:	
Last 2 Sales							
						Date	Price
						4/22/2008	\$5,400,000
						7/29/2005	\$3,300,000
							Reason
							Qual
							n/a
							Q
							n/a
							Q

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

Date created: 12/1/2023

Last Data Uploaded: 12/1/2023 2:27:02 AM

Developed by  **Schneider**
GEOSPATIAL

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

Name of Applicant Marketplace Storefronts, LLC Phone: 404-268-8888 Date: 07/07/2023
Address of Applicant: 1418 Dresden Drive, Suite 200 Cell # 770-560-8643
City: Brookhaven State: GA Zip: 30319 E-mail: kwjones@taloninc.net
Name of Agent _____ Phone: _____ Date: _____
Address of Agent: _____ Cell # _____
City: _____ State: _____ Zip: _____ E-mail: _____

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
To: High-Density Mixed Use

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: 2250 & 2206 Jodeco Rd, Stockbridge GA

Nearest intersection to the property: Jodeco & Feucht Roads

Size of Tract: 20.138 acre(s). Land Lot Number(s): 78 District(s): 6th

Property Tax Parcel Number(s):
053-01017000 & 053-0107005

(Required)

Witness' Signature

Signature of Applicant

Rachel Haxo

Kathy W. Jones, VP Marketplace Storefronts, LLC

Printed Name of Witness

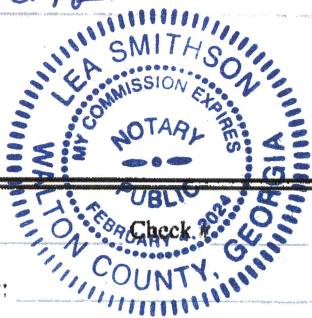
Printed Name of Applicant

Notary

Signature of Agent

Notary Seal:

(For Office Use Only)



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

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____

TRACT 1

All of that tract or parcel of land lying and being in Land Lot 78, 6th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" iron pin and plastic cap placed at the intersection of the north land lot line of Land Lot 78 with the west right-of-way line of Feucht Road (having a variable right-of-way), thence running along said right-of-way line of Feucht Road the following metes and bounds; S 01°45'46" E a distance of 19.49' to a concrete monument found; run along the arc of a curve turning to the right with an arc length of 172.64', with a radius of 665.25', with a chord bearing of S 15°20'30" W, with a chord length of 172.16' to a point; N 67°13'25" W a distance of 39.00' to a point; S 23°36'40" W a distance of 18.25' to a point; S 65°33'14" E a distance of 39.00' to a point; run along the arc of a curve turning to the right with an arc length of 135.72', with a radius of 665.25', with a chord bearing of S 30°17'26" W, with a chord length of 135.48' to a point; S 48°48'24" W a distance of 48.96' to a concrete monument found; run along the arc of a curve turning to the right with an arc length of 57.38', with a radius of 656.25', with a chord bearing of S 42°48'52" W, with a chord length of 57.36' to a concrete monument found; S 44°40'51" E a distance of 5.50' to a concrete monument found; run along the arc of a curve turning to the right with an arc length of 33.84', with a radius of 661.75', with a chord bearing of S 46°47'02" W, with a chord length of 33.83' to a point; S 48°14'56" W a distance of 39.91' to a concrete monument found; N 41°45'12" W a distance of 55.50' to a point; S 48°14'56" W a distance of 30.00' to a point; S 41°45'12" E a distance of 55.50' to a point; S 48°14'56" W a distance of 35.00' to a point; S 50°09'29" W a distance of 145.17' to a concrete monument found; run along the arc of a curve turning to the left with an arc length of 22.28', with a radius of 279.54', with a chord bearing of S 47°40'24" W, with a chord length of 22.28' to a point; run along the arc of a compound curve turning to the left with an arc length of 151.20', with a radius of 280.00', with a chord bearing of S 28°12'58" W, with a chord length of 149.37' to a concrete monument found; S 77°15'14" E a distance of 3.50' to a concrete monument found; run along the arc of a curve turning to the left with an arc length of 71.89', with a radius of 276.50', with a chord bearing of S 05°17'52" W, with a chord length of 71.69' to a concrete monument found; S 02°09'03" E a distance of 25.00' to a concrete monument found; S 89°45'16" W a distance of 67.91' to a point; S 00°35'24" W a distance of 59.00' to a concrete monument found on the north right-of-way line of Jodeco Road (having a variable right-of-way); thence running along said right-of-way line of Jodeco Road the following metes and bounds; run along the arc of a curve turning to the right with an arc length of 34.14', with a radius of 2032.48', with a chord bearing of N 88°55'43" W, with a chord length of 34.14' to a concrete monument found; N 79°50'44" W a distance of 98.08' to a concrete monument found; run along the arc of a curve turning to the right with an arc length of 133.26', with a radius of 2020.48', with a chord bearing of N 84°00'38" W, with a chord length of 133.23' to a 1/2" iron pin and plastic cap placed; thence leaving said right-of-way line of Jodeco Road, N 01°35'19" E a distance of 866.10' to a 1/2" iron pin and plastic cap placed on the north line of Land Lot 78; thence running along said land lot line, S 89°17'07" E a distance of 804.51' to a 1/2" iron pin and plastic cap placed and the **POINT OF BEGINNING**.

Said Tract 1 containing 11.282 acres.

TRACT 2

All of that tract or parcel of land lying and being in Land Lot 78, 6th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at 1/2" iron pin and plastic cap placed at the intersection of the north right-of-way line of Jodeco Road (having a variable right-of-way) with the northeast mitered right-of-way line of Feucht Road (having a variable right-of-way); thence running along said mitered right-of-way N 41°30'45" W a distance of 80.84' to a 1/2" iron pin and plastic cap placed on the east right-of-way line of Feucht Road; thence running along said right-of-way line of Feucht Road the following metes and bounds; N 02°09'03" W a distance of 5.00' to a point; run along the arc of a curve turning to the right with an arc length of 178.80', with a radius of 223.50', with a chord bearing of N 20°46'03" E, with a chord length of 174.07' to a point; run along the arc of a compound curve turning to the right with an arc length of 17.84', with a radius of 223.68', with a chord bearing of N 43°50'11" E, with a chord length of 17.83' to a point; N 46°20'23" E a distance of 145.17' to a concrete monument found; N 48°14'56" E a distance of 35.00' to a concrete monument found; S 41°45'04" E a distance of 44.00' to a concrete monument found; N 48°14'56" E a distance of 30.00' to a concrete monument found; N 41°45'04" W a distance of 44.00' to a concrete monument found; N 48°14'56" E a distance of 39.91' to a concrete monument found; run along the arc of a curve turning to the left with an arc length of 346.03', with a radius of 707.25', with a chord bearing of N 34°13'56" E, with a chord length of 342.59' to a concrete monument found at the intersection of the east right-of-way line of Feucht Road with the west original right-of-way line of Feucht Road (being 50 feet wide); thence running along said west original right-of-way line of Feucht Road the following metes and bounds; S 01°46'58" E a distance of 479.25' to a 1/2" iron pin and plastic cap placed; S 04°33'51" E a distance of 95.58' to a 1/2" iron pin and plastic cap placed; thence leaving said original right-of-way line of Feucht Road the following metes and bounds; S 89°15'36" W a distance of 199.71' to a 1-1/2" open top pipe found; S 10°37'35" E a distance of 81.71' to a 1/2" iron pin and plastic cap placed on the north right-of-way line of Jodeco Road; thence running along said right-of-way line of Jodeco Road along the arc of a curve turning to the right with an arc length of 237.30', with a radius of 2013.45', with a chord bearing of S 80°57'06" W, with a chord length of 237.16' to a 1/2" iron pin and plastic cap placed and the **POINT OF BEGINNING**.

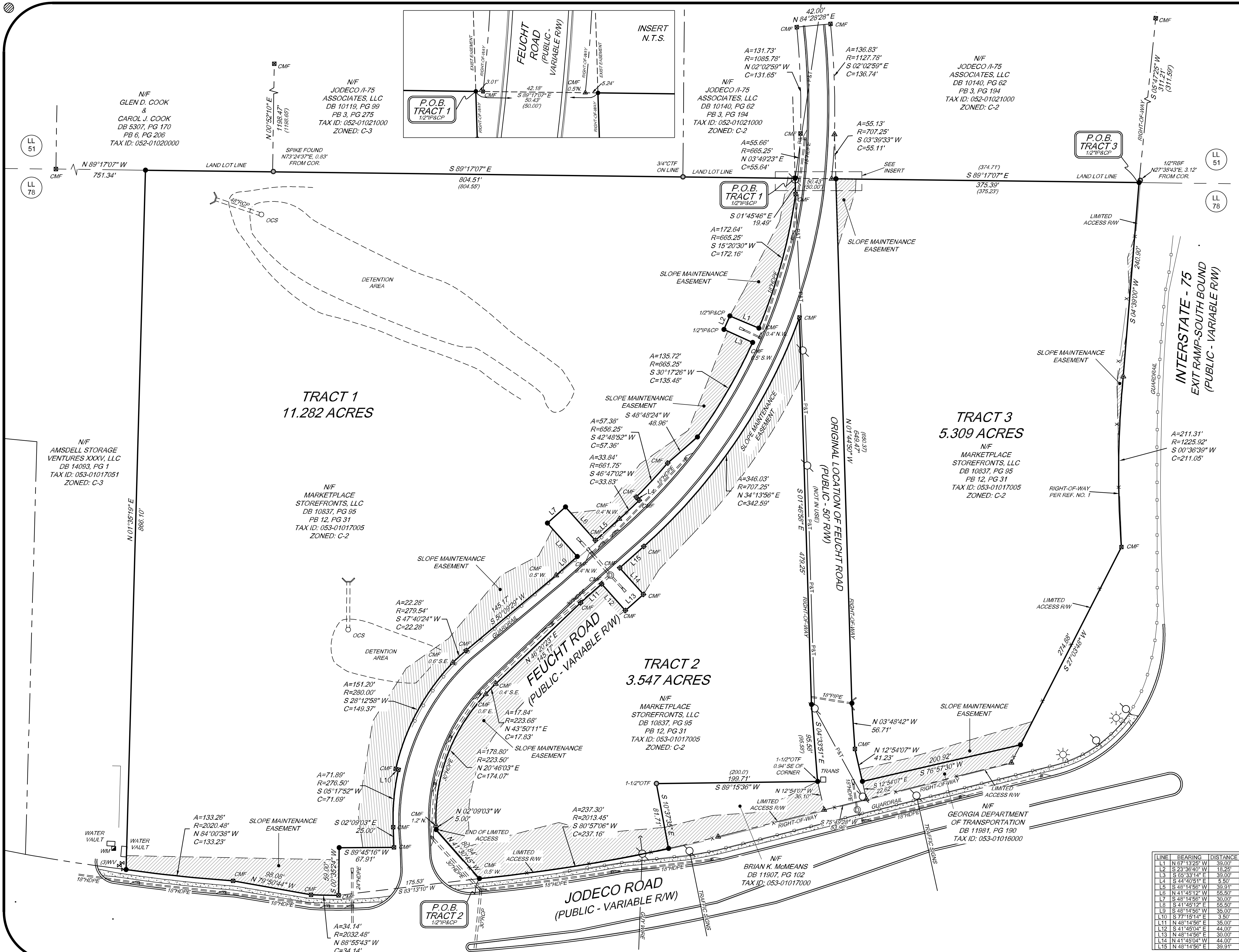
Said Tract 2 containing 3.547 acres.

TRACT 3

All of that tract or parcel of land lying and being in Land Lot 78, 6th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" iron pin and plastic cap placed at the intersection of the north land lot line of Land Lot 78 with the west right-of-way line of Interstate 75 (having a variable right-of-way), thence running along said right-of-way line of Interstate 75 the following metes and bounds S 04°39'00" W a distance of 240.90' to a point; run along the arc of a curve turning to the left with an arc length of 211.31', with a radius of 1225.92', with a chord bearing of S 00°36'39" W, with a chord length of 211.05' to a concrete monument found at the northwest mitered right-of-way line of Interstate 75 and Jodeco Road; thence running along said mitered right-of-way line, S 27°03'48" W a distance of 274.88' to a 1/2" iron pin and plastic cap placed; thence leaving said mitered right-of-way, S 76°57'30" W a distance of 200.92' to a 1/2" iron pin and plastic cap placed on the original east right-of-way line of Feucht Road (being 50 feet wide); thence running along the original east property line of Feucht Road the following metes and bounds; N 12°54'07" W a distance of 41.23' to a concrete monument found; N 03°48'42" W a distance of 56.71' to a 1/2" iron pin and plastic cap placed; N 01°44'50" W a distance of 649.47' to a 1/2" iron pin and plastic cap placed on the north line of Land Lot 78; thence leaving said right-of-way line of Feucht Road and running along said land lot line, S 89°17'07" E a distance of 375.39' to a 1/2" iron pin and plastic cap placed and the **POINT OF BEGINNING**.

Said Tract 3 containing 5.309 acres.



SURVEYORS NOTES

CLOSURE STATEMENT

- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 37,177 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPOUND RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND ITS ACCURACY IS 1 FOOT IN 181,983 FEET.

EQUIPMENT AND FIELD SURVEY STATEMENT

- LINEAR MEASUREMENTS AND ANGULAR MEASUREMENTS OBTAINED USING A LEICA TS16 ROBOTIC TOTAL STATION.
- FIELD SURVEY WAS COMPLETED ON 05-08-20.

FLOOD ZONE

- BASED ON GRAPHICAL INTERPRETATION, THIS PROPERTY IS SITUATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS DEPICTED BY THE NFIP FLOOD INSURANCE RATE MAP NO. 13151C0151D HAVING AN EFFECTIVE DATE OF OCTOBER 6, 2016. USER OF THIS INFORMATION IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NECESSARY.

ZONING

- SITE IS ZONED: C-2 (GENERAL COMMERCIAL DISTRICT)
- SETBACKS ARE AS FOLLOWS:
FRONT = 50 FEET
SIDE = NONE, EXCEPT 30 FEET ON CORNER LOTS
REAR = 20 FEET
- MAXIMUM HEIGHT = UNLIMITED FOR NEW DEVELOPMENT, 50 FEET (FOR ALL OTHER SITUATIONS)
- SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.

UTILITIES

- OVERHEAD AND UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. SITE EXCAVATION WAS NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. NOTICE IS HEREBY GIVEN THAT "KNOW WHATS BELOW" CALL BEFORE YOU DIG, UTILITY LOCATION SERVICE (811) SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE.

STREAMS, BODIES OF WATER, & WETLANDS

- ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

ARCHAEOLOGICAL & HISTORIC

- UNLESS SHOWN HEREON, NO CEMETERIES, ARCHEOLOGICAL, OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXCAVATED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CONFORMANCE.

CERTIFICATION

- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.

TITLE

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH.

REFERENCES

- GEORGIA DEPARTMENT OF TRANSPORTATION MAPS, PROJECT NUMBER NHMO-0075-02(213).
- DEED BOOK 12080, PAGE 167.
- BOUNDARY SURVEY PREPARED FOR JODECO/I-75 ASSOCIATES, LLC AND LAWYERS TITLE INSURANCE COMPANY BY LEADING EDGE LAND SERVICES, LAST REVISED 07-25-08.

HORIZONTAL DATUM

- HORIZONTAL DATUM WAS ESTABLISHED USING RTK GPS METHODS WITH CORRECTIONS FROM THE eGPS NETWORK. HORIZONTAL DATUM IS GEORGIA STATE PLANE, WEST ZONE, NAD83.

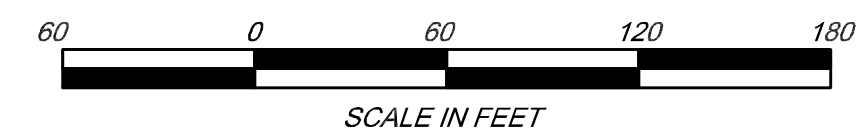
LEGEND

P.O.B.	POINT OF BEGINNING	(M)	MEASURED DISTANCE
P.O.C.	POINT OF COMMENCEMENT	(R)	RECORD DISTANCE (PLAT OR DEED)
CTF	CRIMP TOP PIPE FOUND	FBO	FIBER OPTIC
OTF	OPEN TOP PIPE FOUND	UGP	UNDERGROUND POWER
RBF	REBAR FOUND	W	WATER MAIN
●	IRON PIN AND PLASTIC CAP PLACED	G	GAS MAIN
⊙	LIGHT POLE	BSL	BUILDING SETBACK LINE
⊙	POWER POLE	EOP	EDGE OF PAVEMENT
⊙	SANITARY SEWER MANHOLE	TRANS	TRANSFORMER
⊙	OVERHEAD POWER SVC LINE	EM	ELECTRIC METER
WM	WATER VALVE	LL	LAND LOT
GM	GAS VALVE	EB	ELECTRIC BOX
GM	GAS METER	OHP	OVERHEAD POWER
FH	FIRE HYDRANT	BLDG	BUILDING
CO	CLEAN OUT	P&T	OVERHEAD POWER & TELEPHONE
SS	SANITARY SEWER LINE	FDC	FIRE DEPARTMENT CONNECTION
RCP	REINFORCED CONCRETE PIPE	CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE	⊙	GRATE INLET
		⊙	STORM MANHOLE

AREA TABLE

TRACT 1 = 11.282 ACRES
TRACT 2 = 3.547 ACRES
TRACT 3 = 5.309 ACRES
TOTAL = 20.138 ACRES

LINE	BEARING	DISTANCE
L1	N 67°13'25" W	38.00'
L2	S 23°36'40" W	16.25'
L3	S 65°33'14" E	39.00'
L4	S 44°40'51" E	5.50'
L5	S 48°14'56" W	39.91'
L6	N 41°45'12" W	56.50'
L7	S 48°14'56" W	30.00'
L8	S 41°45'12" E	56.50'
L9	S 48°14'56" W	30.00'
L10	S 77°15'14" E	3.50'
L11	N 48°14'56" E	39.00'
L12	S 41°45'04" E	44.00'
L13	N 48°14'56" E	30.00'
L14	N 41°45'04" W	44.00'
L15	N 48°14'56" E	39.91'



BOUNDARY SURVEY

OF
TAX PARCEL 053-01017005

PROPERTY INFORMATION

LAND LOTS:	78
DISTRICT:	6th
SECTION:	NA
COUNTY:	HENRY
STATE:	GEORGIA
CITY:	NA

DRAWING INFORMATION

DATE:	04-29-2020	REVISIONS
SCALE:	1"=60'	
DWN:	JCS	
CHKD:	JRG	
JOB No.:	14765	
FILE:	14765-BNDY-0	

SURVEYOR'S CERTIFICATE

(iii) 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 herein. 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.

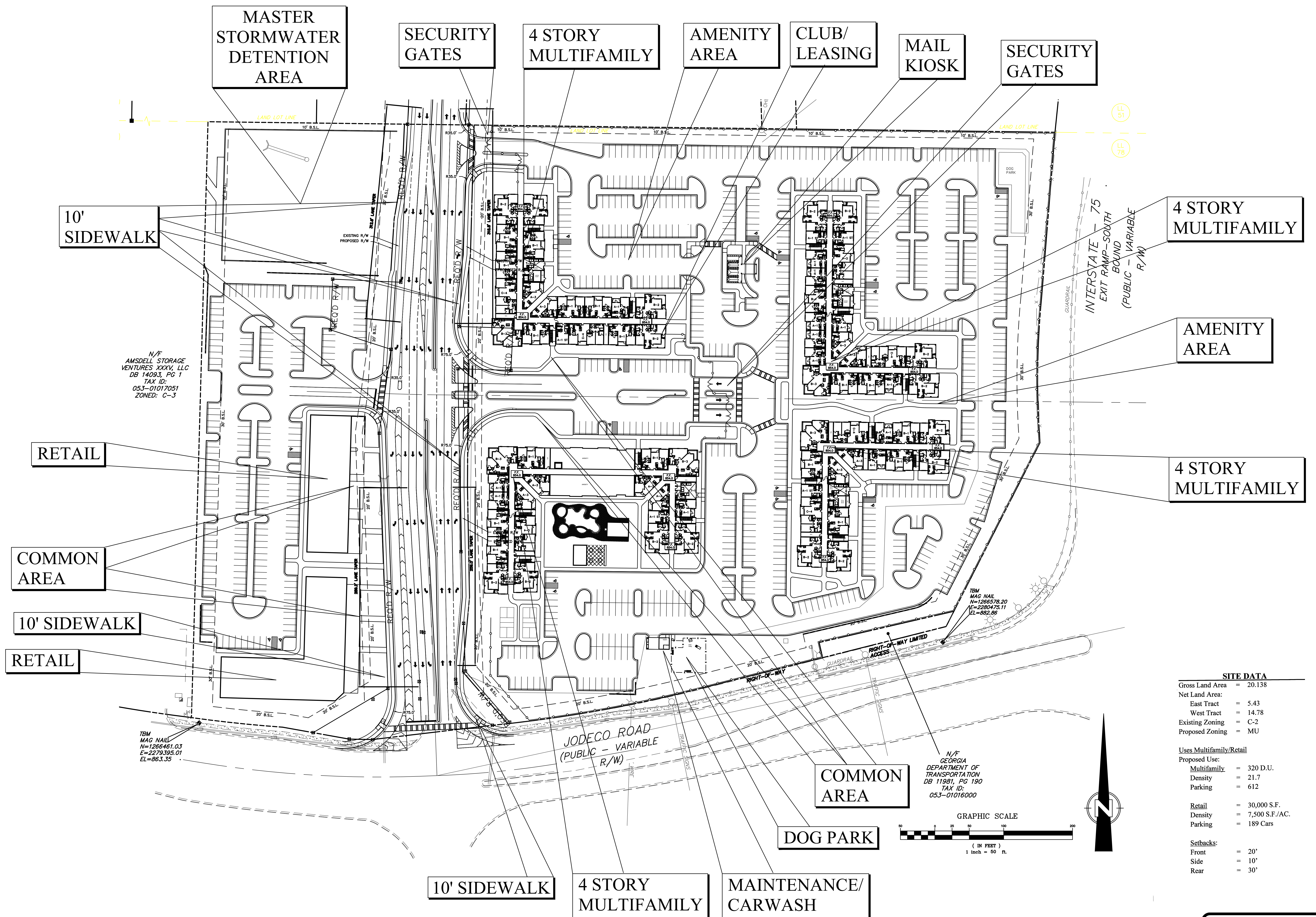
James R. Green
R.L.S. #2543

Date

FOR THE FIRM
METRO ENGINEERING & SURVEYING CO., INC.
GA. L.S.F. #00538



METRO ENGINEERING & SURVEYING CO., INC.
SURVEYORS - ENGINEERS - PHOTOGRAMMETRISTS
PROVIDING PROFESSIONAL SERVICE SINCE 1967
1469 Highway 20 West - McDonough, Georgia 30253
Phone: 770-707-0777 - Fax: 770-707-0755
www.metro-engineering.com



SITE DATA	
Gross Land Area	= 20.138
Net Land Area:	
East Tract	= 5.43
West Tract	= 14.78
Existing Zoning	= C-2
Proposed Zoning	= MU

Uses Multifamily/Retail	
Proposed Use:	
Multifamily	= 320 D.U.
Density	= 21.7
Parking	= 612
Retail	= 30,000 S.F.
Density	= 7,500 S.F./AC.
Parking	= 189 Cars
Setbacks:	
Front	= 20'
Side	= 10'
Rear	= 30'

MARKETPLACE STOREFRONTS, LLC

July 20, 2023

City of Stockbridge
4640 North Henry Boulevard
Stockbridge, GA 30281

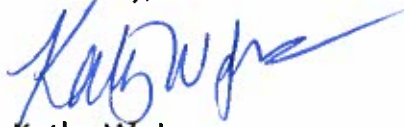
RE: 2250 & 2206 Jodeco Road
Parcel # 053-01017005 & 053-01017000

Ladies and Gentlemen:

Zoning is requested to allow for a high-density mixed use modern resort style 320-unit multi-family development with interior corridors and elevators and a retail shopping center on 20.138 acres of the property located at Interstate 75, Jodeco Road and the future Western Parallel Connector.

This zoning will allow for the development of a high-density luxurious residential apartment community on the east side of the future Western Parallel Connector along with upscale shopping and dining on the west side of the future Western Parallel Connector.

Sincerely,



Kathy W. Jones

Vice President/CFO

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 2250 & 2206 Jodeco Road, Stockbridge GA [address], with Parcel Number 053-01017000 & 053-01017005 which is the subject of this application.

Name of Property Owner: Marketplace Storefronts, LLC

Property Owner's Address: 1418 Dresden Drive, Suite 200, Brookhaven GA 30319

Telephone: 404-268-8888 E-mail: kwjones@taloninc.net

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], Georgia [State].

Signature: _____ Date: 07/07/2023

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): Marketplace Storefronts, LLC

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 404-268-8888, kwjones@taloninc.net

1418 Dresden Drive, Suite 200, Brookhaven GA 3031

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

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.

07/07/2023

Date

Signature of Notary Public

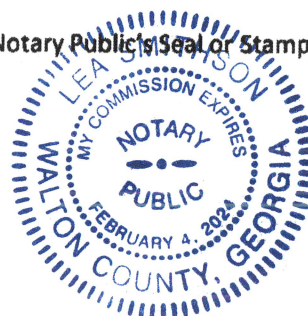
Lea Smithson

Printed Name of Notary Public

7/7/23

Date

Notary Public's Seal or Stamp:



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 07 day of July 2023

Marketplace Storefronts, LLC
Applicant's Name - Printed

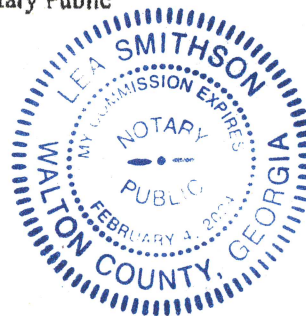
Kathy Wynn VP
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of July, 2023

Lea Smithson
Notary Public



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



Henry County Water Authority
Engineering Division

March 31, 2022

Re: Water and Sewer Services - Availability

Proposed Development: **Commercial**

Property Information: **2250 Jodeco Road Parcel Nos. 053-01017000, 053-01017005**
LLs 78; District 6; 11.88+/- acres

Proposed Zoning: **RM**

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 can be made available to the property described above by way of a line extension, at the developer's expense. A fire flow test calculated in the area revealed the following data:

Static:	84	psi
Residual:	70	psi
Flow	2250	gpm
Calculated Flow @ 20 psi:	5112	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 is available for the property. ***Sewer line capacity can be made available via the construction of a gravity line along the Western Parallel Connector Sanitary Sewer Extension project. This project is currently under design with no established date for completion.***

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 Site Plan dated 03/01/2022 prepared by J. Lancaster Associates, Inc.

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



NAILS















TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Planner I

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

DATE: November 16, 2023

Subject: #CP-2023-05 For 2250 and 2206 Jodeco Road

I. PURPOSE

Consider a Comprehensive Plan Amendment application by Marketplace Storefronts, LLC. to assign the future land use designation of 'High-Density Mixed-Use' to the property at 2250 and 2206 Jodeco Road, located in unincorporated Henry County after the parcels are annexed into the Stockbridge City Limits. The property contains two parcels with 20.408 +/- total acres. The purpose of the request is to allow for a mixed-use development.

II. Background

Proposed Development	320 multi-family development with a retail shopping center
Site Address	2250 and 2206 Jodeco Road
Parcel Identification	2250 Jodeco Road (Parcel #053-01017005)
Parcel Acreage	20.408 +/- acres
Applicant	Marketplace Storefronts, LLC.
Owner	Marketplace Storefronts, LLC.
County Land Use Designation	Mixed Use (Henry County)

County Land Use Zoning	Mixed Use (Henry County)
Number of Proposed Units Per Acre	16 dwelling units per acre
Current Use	Vacant; Heavily wooded

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant Land	MX (Mixed-Use)
Property to the South	Bridges of Jodeco	High-Density Mixed-Use
Property to the East	N/A	N/A
Property to the West	U-Haul Neighborhood Dealer; Emerson Village (Retail Shopping Center)	MX (Mixed-Use)

SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Units	Estimate Density Per Acres
Argento at the Bridges	306	20 units per acre
Marketplace Storefronts, LLC.	320	16 units per acre
Thompson Thrift Multifamily	214	10 units per acre
Townhomes (Bridges of Jodeco)	140	9 units per acre
Plantation Walk (Henry County)	74	3 units per acre

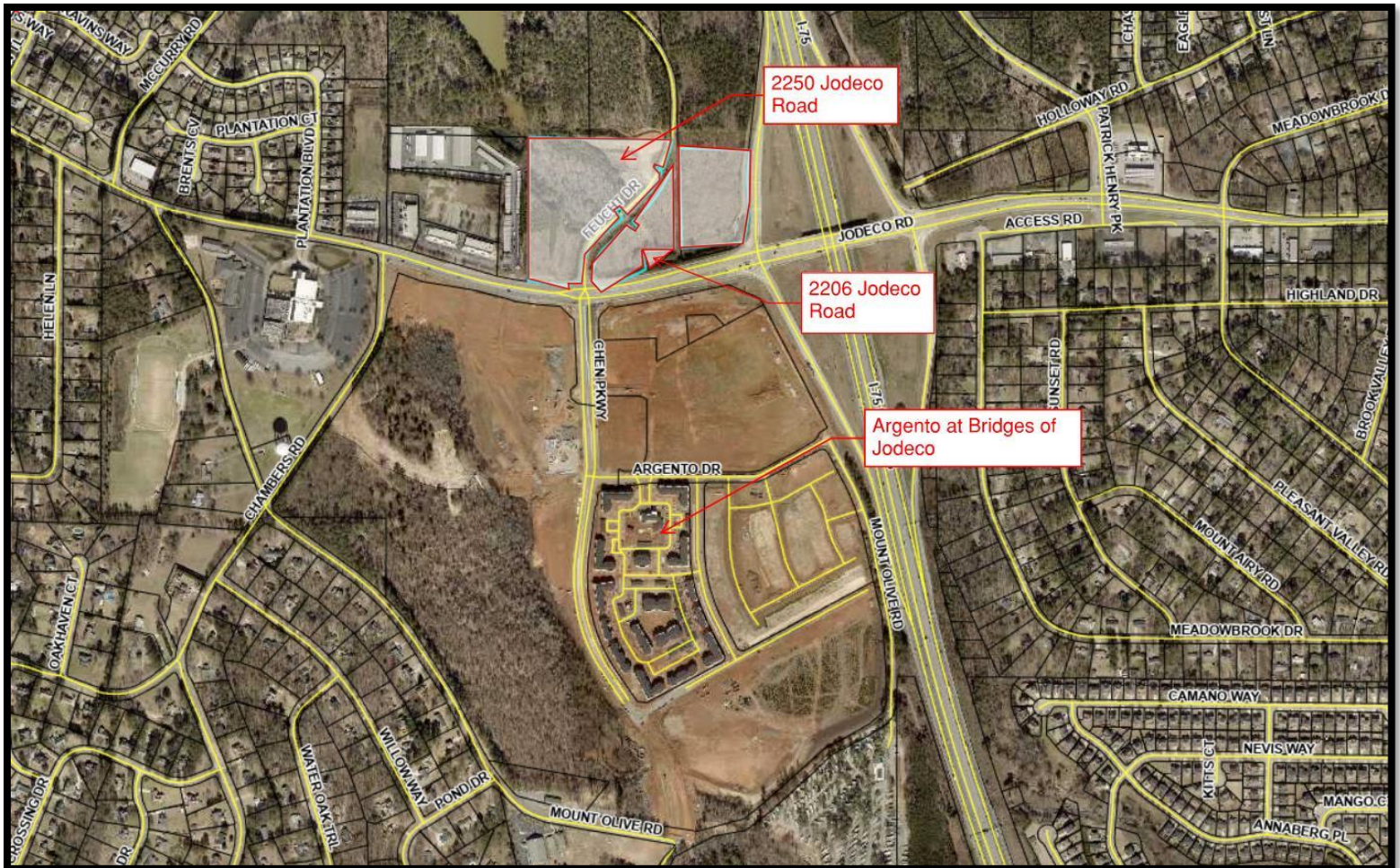
Walden (Henry County)	259	2 units per acre
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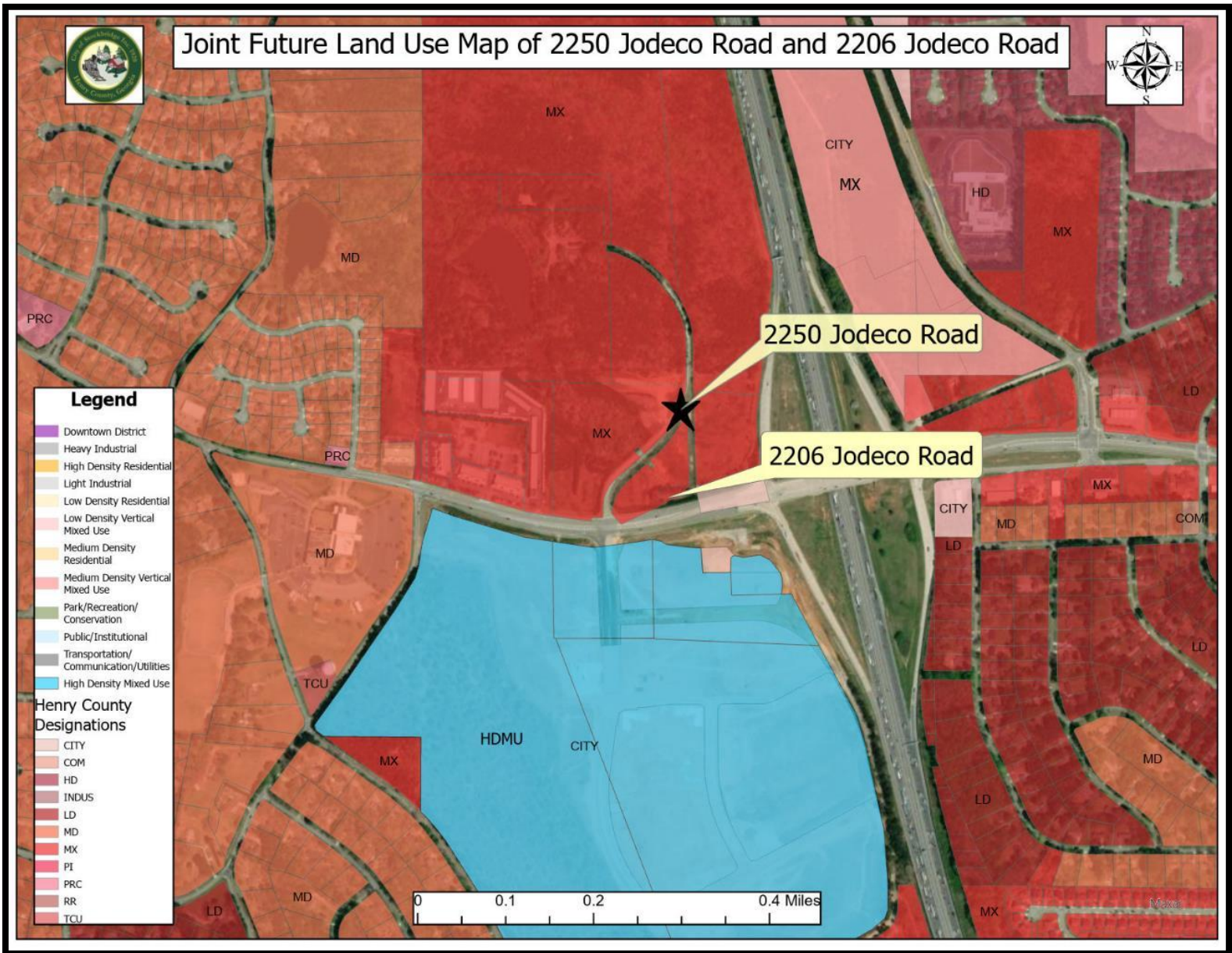
III. Findings of Fact

1. The applicant also applied for an annexation application (AX-2023-04) for both subject properties to be annexed into the City limits. The case will be heard concurrently.
2. The applicant has also applied for a Rezoning application (RZ-2023-06) to assign the zoning district 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 MX (Mixed Use), Medium Density, and High-Density Mixed-Use. There is also an existing mixed-use development to the South, and several retail uses located to the West.
4. The subject property has frontage on Jodeco Road which is classified as an arterial road. The subject property also has access to Feucht Drive, which is classified as a local road.

IV. Maps and Illustrations

Aerial Photo of 2250 and 2206 Jodeco Road





Site Plan of 2250 and 2206 Jodeco Road



Renderings of Apartments



V. Analysis

Project Description

The applicant has requested a Comprehensive Plan Amendment to assign the City Future Land Use Designation of High-Density Mixed-Use to allow for a mixed-use development with 320 multi-family units with 612 parking spaces that will be provided to the residents. The proposed mixed-use development will include a 30,000 square foot retail shopping center with 189 parking spaces that will be provided, a dog park, an amenity area, a maintenance/ car wash, and a 10-foot sidewalk.

The Henry County Future Land Use Map currently designates the property as MX (Mixed Use). However, if the proposed annexation (AX-2023-04) is approved by the City, the property would be assigned the City future land use designation of High-Density Mixed-Use.

The subject property is currently zoned as MU (Mixed Use) by the Henry County Zoning Ordinance. However, once the proposed annexation is approved by the city, it will be assigned to the PUD (Planned Unit Development) zoning district. Page 45 of the City of Stockbridge 2024 Comprehensive Plan states the PUD (Planned Unit Development) zoning district is compatible with all the Future Land Use Designation which includes the proposed High-Density Mixed-Use designation.

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 Mixed-Use is necessary because the PUD zoning district is compatible with all of the Land Use Designations in the city, which includes the proposed High-Density Mixed-Use designation. In addition, the proposed mixed-use development is consistent with the policy goals that are found in the current City of Stockbridge Comprehensive Plan that are found on pages 42 and 44.

Community Goals and Policies (pg. 42-44)	To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.
	Maintain a family friendly environment and focus on attracting and retaining young adults.
	To ensure that new developments promote a better sense of place and preserve valued elements of community character.
	Encourage mixed-use development to promote a live, work, play concept.

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 existing Bridges of Jodeco mixed-use development that is located to the South. Page 45 of the 2024 Comprehensive Plan identifies the PUD zoning district as being compatible with all of the Future Land Use designations including the requested High-Density Mixed-Use designation. To allow for the proposed zoning, the applicant has requested the rezoning of the property to assign the PUD zoning district to allow the proposed mixed-use development to be built.

3. Suitability of the Site's Location.

The applicant is proposing 320 dwelling units per acre on 20.408 total acres with a density of 16 dwelling units per acre. Regarding the surrounding densities of the area, the adjacent Argento at the Bridges apartment, located in the Bridges of Jodeco mixed-use development, has 320 units on 15.19 total acres for a density of 16 units per acre. The Bridges of Jodeco also includes 140 townhomes being built on 16.16 units for a density of 9 units per acre. In addition, an applicant is proposing to build a 214-townhome development on an estimated 20.92 total acres for an estimated density of 10 units per acre.

The nearby subdivision of Plantation Walk in unincorporated Henry County has 74 units on an estimated 23.33 total acres, for an estimated density of 3 units per acre. The nearby Walden subdivision has 259 residential units on an estimated 123.20 total acres for an estimated density of 2 units per acre.

The requested 16 units per acre by the applicant is therefore consistent with the surrounding land use densities in the area.

4. Maintaining the Current Land Use Designation.

The proximity of the existing mixed-use development, retail shopping center, a church, and several subdivisions make the requested High-Density Mixed-Use Future Land Use Designation an appropriate future land use for the subject property. The location of the proposed mixed-use development along Jodeco Road, which is a major arterial road, makes it more suitable for a mixed-use development.

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-2023-04 and the requested rezoning of RZ-2023-06 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

Presentation for CP-2023- 05

Presented To:

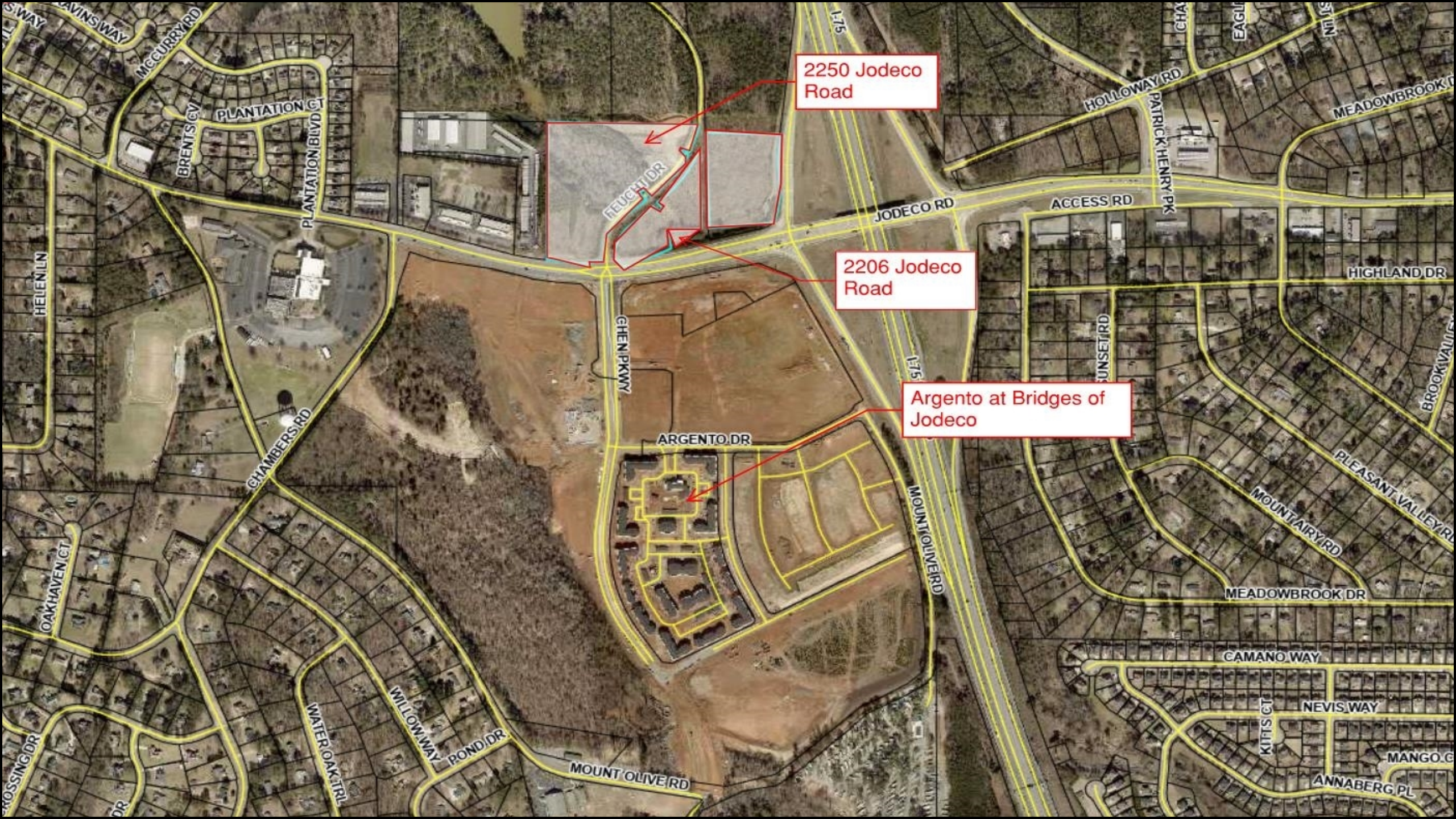
Planning Commission – November 16,
2023

Mayor and Council – December 11,
2023



Case Facts

- Applicant: Marketplace Storefronts, LLC.
- Owner: Marketplace Storefronts, LLC.
- Applicant's Request: assign the future land use designation of 'High-Density Mixed-Use' to allow for a mixed-use development.
- Number of Proposed Units Per Acre:
- Address of Property: 2250 and 2206 Jodeco Road
- Number of Acres: 20.408 +/- acres
- Project Characteristics: Vacant; Heavily wooded
- County Land Use Designation: Mixed Use (Henry County)
- County Land Use Zoning : MX (Mixed-Use) (Henry County)
- Sign Posting: November 1, 2023



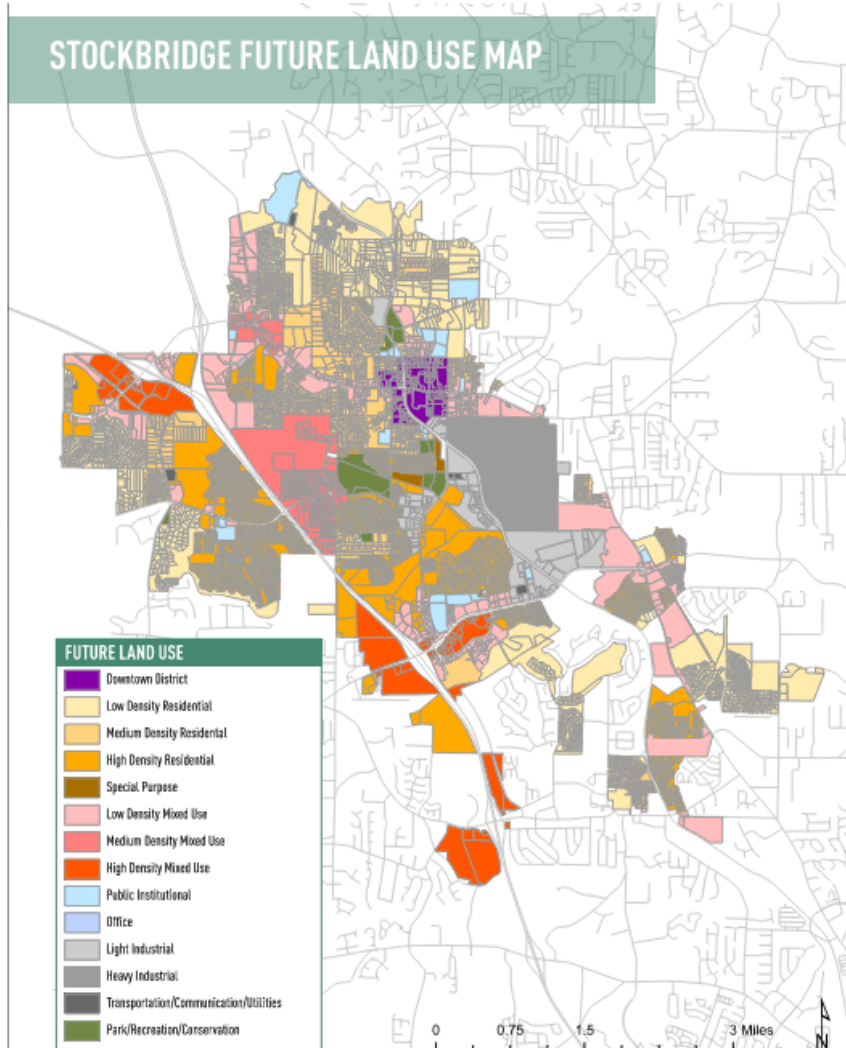
2250 Jodeco Road

2206 Jodeco Road

Argento at Bridges of Jodeco

City of Stockbridge Comprehensive Plan (2018-2038)

Compatible Zoning: Planned Unit Development (PUD) is compatible in all districts.



HIGH-DENSITY MIXED USE

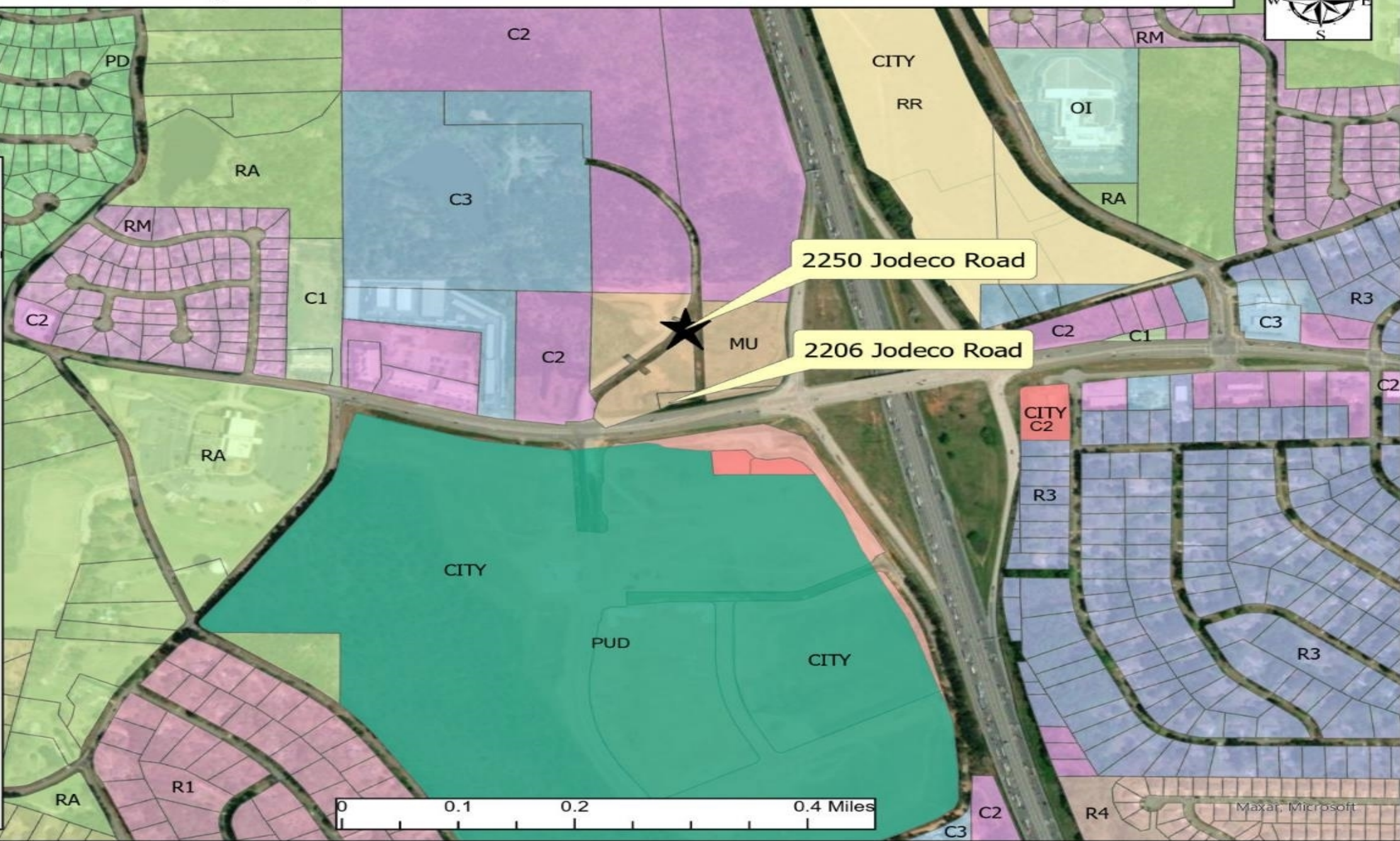
This designation is intended for commercial areas located around major intersections. Future development and redevelopment should focus on making these areas more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some office tenants, and high density residential uses. This area would allow for larger than three story buildings, combining street-level commercial/retail/office uses with the other stories accommodating office or lofts/apartments/condominiums.



Joint Zoning Map of 2250 Jodeco Road and 2206 Jodeco Road



- Legend**
- 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
- Henry County ZONING**
- C1
 - C2
 - C3
 - CITY
 - M1
 - M2
 - MU
 - OI
 - PD
 - R1
 - R2
 - R3
 - R4
 - RA
 - RD
 - RM
 - RMH
 - RS
 - CCCC



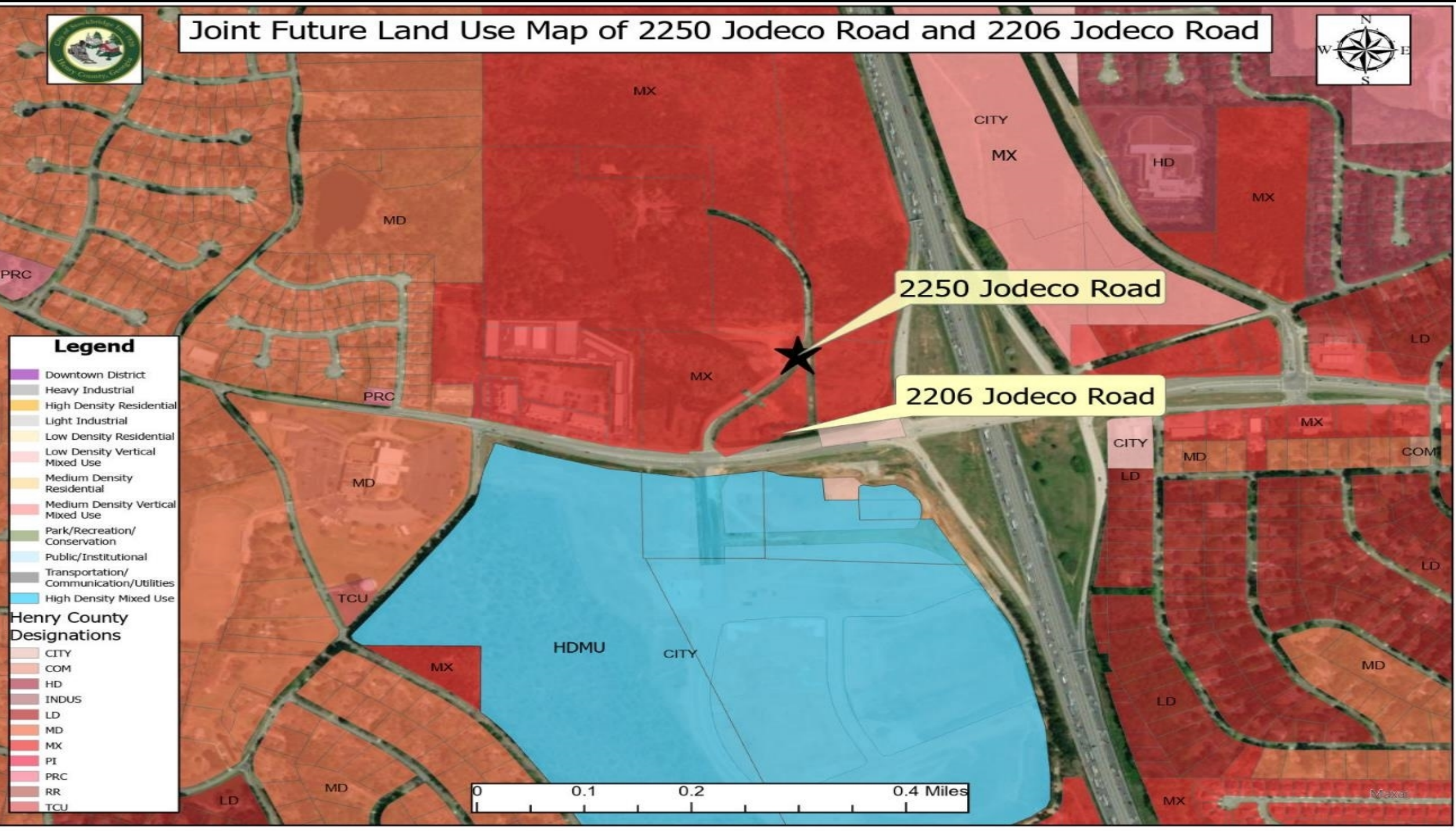


Joint Future Land Use Map of 2250 Jodeco Road and 2206 Jodeco Road



- Legend**
- 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
 - High Density Mixed Use

- Henry County Designations**
- CITY
 - COM
 - HD
 - INDUS
 - LD
 - MD
 - MX
 - PI
 - PRC
 - RR
 - TCU



SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant Land	MX (Mixed-Use)
Property to the South	Bridges of Jodeco	High-Density Mixed-Use
Property to the East	N/A	N/A
Property to the West	U-Haul Neighborhood Dealer; Emerson Village (Retail Shopping Center)	MX (Mixed-Use)

SURROUNDING LAND USE DENSITIES

Name of Subdivision	Units	Estimate Density Per Acres
Argento at the Bridges	306	20 units per acre
Marketplace Storefronts, LLC.	320	16 units per acre
Thompson Thrift Multifamily	214	10 units per acre
Townhomes (Bridges of Jodeco)	140	9 units per acre
Plantation Walk (Henry County)	74	3 units per acre
Walden (Henry County)	259	2 units per acre

Project Information

- The applicant proposes to develop a mixed-use development with 320 multi-family units with 612 parking spaces that will be provided to the residents. The proposed mixed-use development will include a 30,000 square foot retail shopping center with 189 parking spaces that will be provided, a dog park, an amenity area, a maintenance/ car wash, and a 10-foot sidewalk.

Staff Analysis
(Section 9.2.7 of The Unified
Development Code)

1. **Consistency with the Comprehensive Plan:**
The request to assign the Future Land Use designation of High-Density Mixed-Use is necessary because the PUD zoning district is compatible with all of the Land Use Designations in the city, which includes the proposed High-Density Mixed-Use designation. In addition, the proposed mixed-use development is consistent with the policy goals that are found in the current City of Stockbridge Comprehensive Plan that are found on pages 42 and 44.

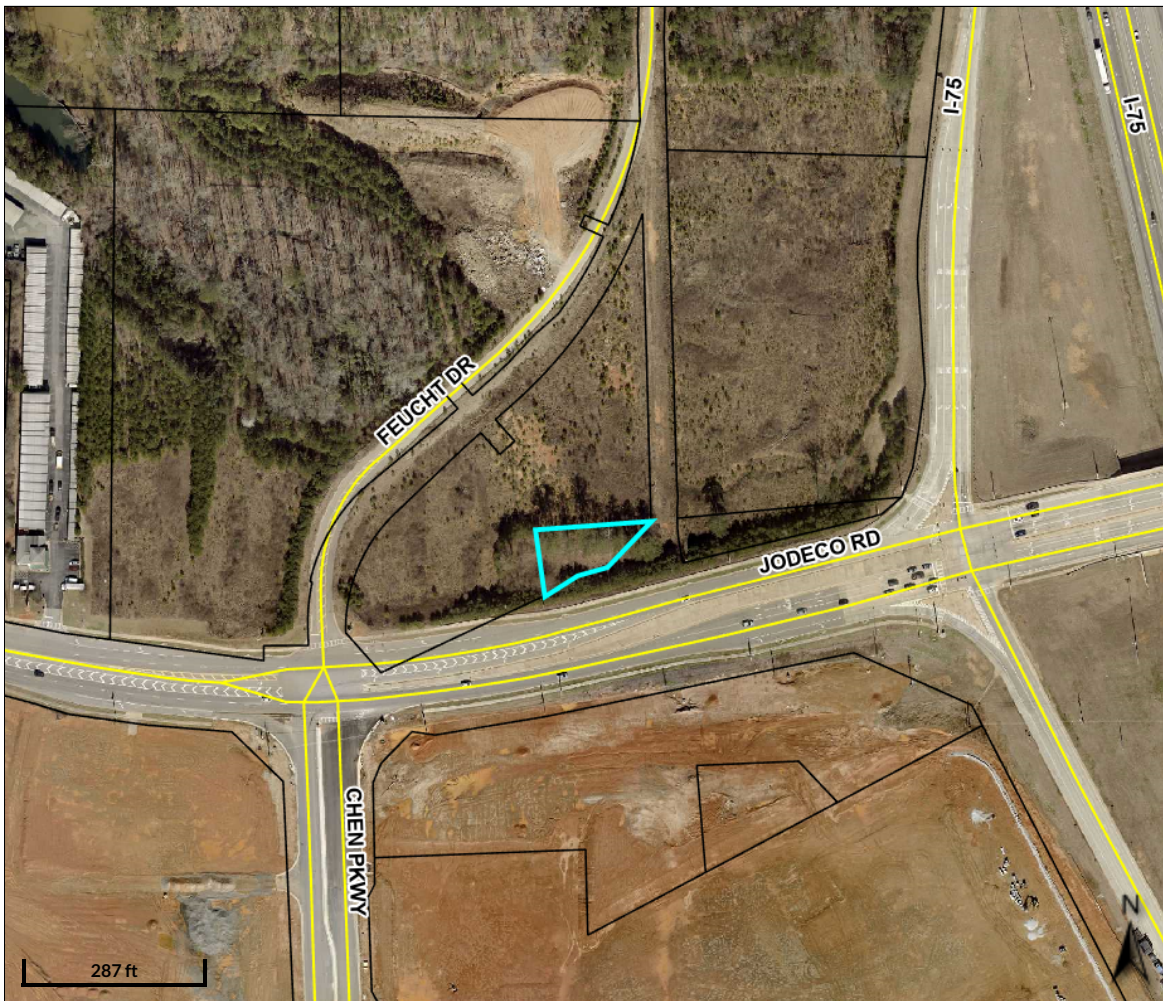
Community Goals and Policies (pg. 42-44)	To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.
	Maintain a family friendly environment and focus on attracting and retaining young adults.
	To ensure that new developments promote a better sense of place and preserve valued elements of community character.
	Encourage mixed-use development to promote a live, work, play concept.

Staff Analysis (cont.)

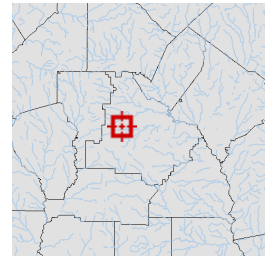
2. **Relation to the Zoning of the Property:** The applicant's request of assigning the subject property PUD (Planned Unit Development) is compatible with the other surrounding land use designation that are adjacent to the subject property, which includes the existing Bridges of Jodeco mixed-use development that is located to the South. Page 45 of the 2024 Comprehensive Plan identifies the PUD zoning district as being compatible with all of the Future Land Use designations including the requested High-Density Mixed-Use designation. To allow for the proposed zoning, the applicant has requested the rezoning of the property to assign the PUD zoning district to allow the proposed mixed-use development to be built.
3. **Suitability of the Site's Location:** The applicant is proposing 320 dwelling units per acre on 20.408 total acres with a density of 16 dwelling units per acre. Regarding the surrounding densities of the area, the adjacent Argento at the Bridges apartment, located in the Bridges of Jodeco mixed-use development, has 320 units on 15.19 total acres for a density of 16 units per acre. The Bridges of Jodeco also includes 140 townhomes being built on 16.16 units for a density of 9 units per acre. In addition, an applicant is proposing to build a 214-townhome development on an estimated 20.92 total acres for an estimated density of 10 units per acre. The nearby subdivision of Plantation Walk in unincorporated Henry County has 74 units on an estimated 23.33 total acres, for an estimated density of 3 units per acre. The nearby Walden subdivision has 259 residential units on an estimated 123.20 total acres for an estimated density of 2 units per acre. The requested 16 units per acre by the applicant is therefore consistent with the surrounding land use densities in the area.
4. **Maintaining the Current Land Use Designation:** The proximity of the existing mixed-use development, retail shopping center, a church, and several subdivisions make the requested High-Density Mixed-Use Future Land Use Designation an appropriate future land use for the subject property. The location of the proposed mixed-use development along Jodeco Road, which is a major arterial road, makes it more suitable for a mixed-use development.

Recommendation

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2023-05 would be necessary and desirable for the subject property in conjunction with the requested annexation of the property via AX-2023-04 and the requested rezoning of RZ-2023-06 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends APPROVAL.



Overview



Legend

- Parcels
- Roads

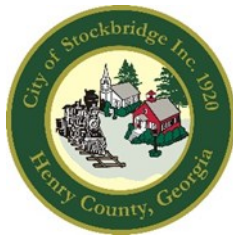
Parcel ID	053-01017000	Class	C	Owner	MARKETPLACE	Land	\$29400								
Property	2206 JODECO	Acreage	0.27	Address	STOREFRONTS LLC	Value:									
Address	RD					Building	\$0	Last 2 Sales							
District	County/UnIncorp					Value:		Date	Price	Reason	Qual				
						Misc	\$0	2/3/2021	\$30,000	n/a	Q				
						Value:		10/27/2010	\$0	GOVERNMENT	U				
						Total	\$29400								
						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: 12/1/2023

Last Data Uploaded: 12/1/2023 2:27:02 AM

Developed by  **Schneider**
GEOSPATIAL



City of Stockbridge

AGENDA ITEM

MEETING DATE

December 11, 2023

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2023-06. To consider a request to assign the zoning district of 'PUD' (Planned Unit Development) to property at 2250 & 2206 Jodeco Road, upon its annexation into the City. The property contains two parcels with 20.408 +/- acres. The applicant is Marketplace Storefronts, LLC. The applicant proposes to build a multifamily development with 320 units, plus a retail center with 30,000 square feet.

BACKGROUND INFORMATION:

The applicant has also applied for Annexation Case #AX-2023-04 and Comprehensive Plan Amendment Case #CP-2023-05. Staff recommendation: Approval with conditions. Planning Commission recommendation: Approval with conditions.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

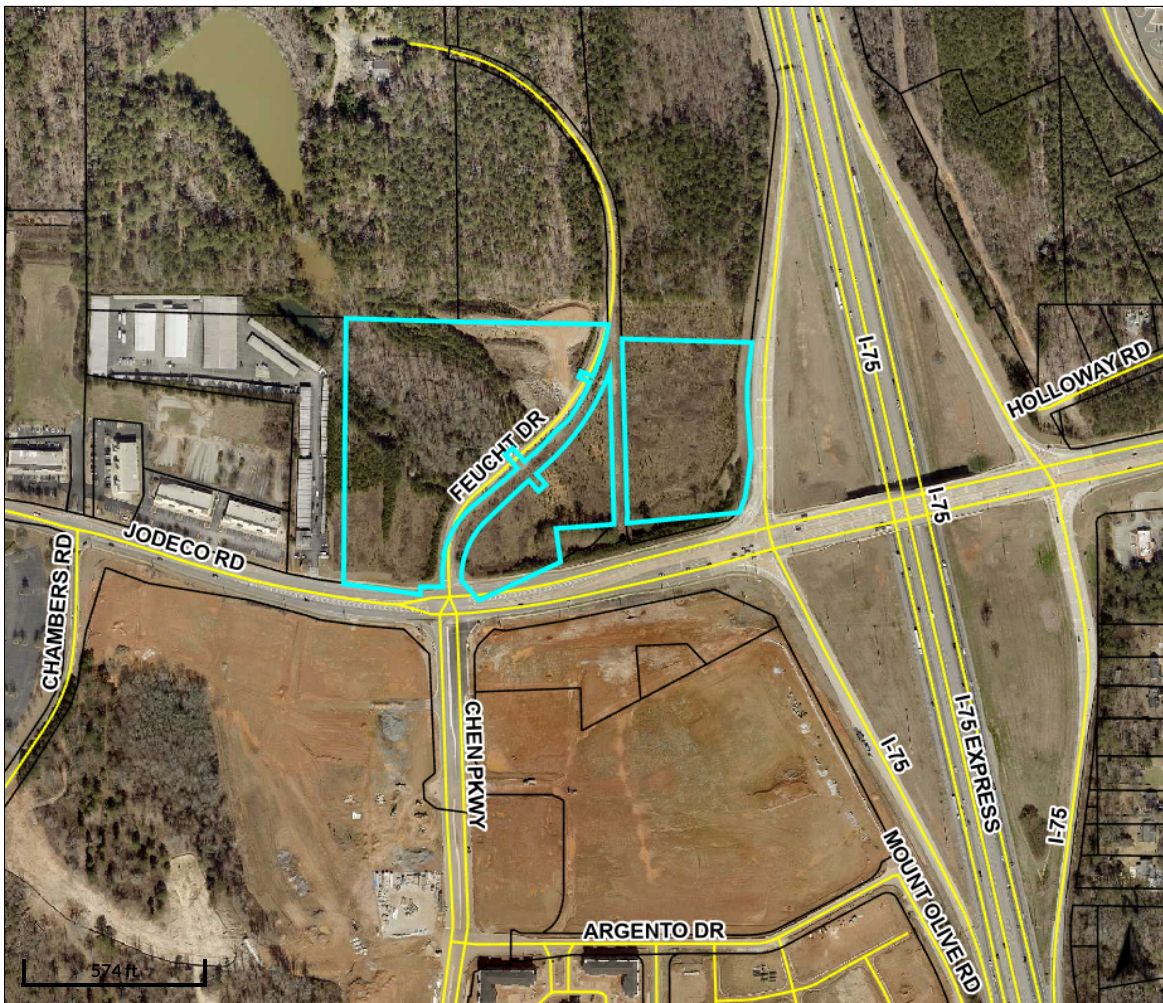
REZONING CASE #RZ-2023-06.

BACKGROUND INFORMATION:

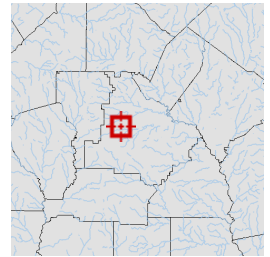
STAFF RECOMMENDATION:

APPROVAL, WITH CONDITIONS.

Staff Signature_____



Overview



Legend

-  Parcels
-  Roads

Parcel ID	053-01017005	Class	C	Owner	MARKETPLACE	Land	\$1.8831e+006								
Property	2250 JODECO	Acreage	20.238	Address	STOREFRONTS LLC	Value:									
Address	RD					Building	\$0	Last 2 Sales							
District	County/UnIncorp					Value:		Date	Price	Reason	Qual				
						Misc	\$0	4/22/2008	\$5,400,000	n/a	Q				
						Value:		7/29/2005	\$3,300,000	n/a	Q				
						Total	\$1883100								
						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: 12/1/2023

Last Data Uploaded: 12/1/2023 2:27:02 AM

Developed by  **Schneider**
GEOSPATIAL

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant Marketplace Storefronts, LLC Phone: (404)268-8888 Date: 07/07/2023
Address Applicant: 1418 Dresden Drive, Suite 200 Fax (404)268-8888 Cell # (770)527-6889

City: Brookhaven State: GA Zip: 30319 E-mail: kwjones@taloninc.net

Name of Agent _____ Phone: _____ Date: _____

Address Agent: _____ Fax _____ Cell # _____

City: _____ State: _____ Zip: _____ E-mail: _____

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 Mixed Use

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: 2250 & 2206 Jodeco Rd

Nearest intersection to the property: Jodeco & Feucht Roads

Size of Tract: 20.138 (Street Address) acre(s). Land Lot Number(s): 78 District(s): 6th

Property Tax Parcel Number(s) 053-01017005 & 053-01017000 (Required)

Kathy White Jones
Witness Signature

Kathy White Jones
Printed Name of Witness

Ra Ra
Notary

Timothy P. Jones
Signature of Applicant

Timothy P. Jones, Manager Marketplace Storefronts, LLC
Printed Name of Applicant

Signature of Agent

NOTARY STAMP:

Rachel Rauch
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Sept. 24, 2024

(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: _____

TRACT 1

All of that tract or parcel of land lying and being in Land Lot 78, 6th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" iron pin and plastic cap placed at the intersection of the north land lot line of Land Lot 78 with the west right-of-way line of Feucht Road (having a variable right-of-way), thence running along said right-of-way line of Feucht Road the following metes and bounds; S 01°45'46" E a distance of 19.49' to a concrete monument found; run along the arc of a curve turning to the right with an arc length of 172.64', with a radius of 665.25', with a chord bearing of S 15°20'30" W, with a chord length of 172.16' to a point; N 67°13'25" W a distance of 39.00' to a point; S 23°36'40" W a distance of 18.25' to a point; S 65°33'14" E a distance of 39.00' to a point; run along the arc of a curve turning to the right with an arc length of 135.72', with a radius of 665.25', with a chord bearing of S 30°17'26" W, with a chord length of 135.48' to a point; S 48°48'24" W a distance of 48.96' to a concrete monument found; run along the arc of a curve turning to the right with an arc length of 57.38', with a radius of 656.25', with a chord bearing of S 42°48'52" W, with a chord length of 57.36' to a concrete monument found; S 44°40'51" E a distance of 5.50' to a concrete monument found; run along the arc of a curve turning to the right with an arc length of 33.84', with a radius of 661.75', with a chord bearing of S 46°47'02" W, with a chord length of 33.83' to a point; S 48°14'56" W a distance of 39.91' to a concrete monument found; N 41°45'12" W a distance of 55.50' to a point; S 48°14'56" W a distance of 30.00' to a point; S 41°45'12" E a distance of 55.50' to a point; S 48°14'56" W a distance of 35.00' to a point; S 50°09'29" W a distance of 145.17' to a concrete monument found; run along the arc of a curve turning to the left with an arc length of 22.28', with a radius of 279.54', with a chord bearing of S 47°40'24" W, with a chord length of 22.28' to a point; run along the arc of a compound curve turning to the left with an arc length of 151.20', with a radius of 280.00', with a chord bearing of S 28°12'58" W, with a chord length of 149.37' to a concrete monument found; S 77°15'14" E a distance of 3.50' to a concrete monument found; run along the arc of a curve turning to the left with an arc length of 71.89', with a radius of 276.50', with a chord bearing of S 05°17'52" W, with a chord length of 71.69' to a concrete monument found; S 02°09'03" E a distance of 25.00' to a concrete monument found; S 89°45'16" W a distance of 67.91' to a point; S 00°35'24" W a distance of 59.00' to a concrete monument found on the north right-of-way line of Jodeco Road (having a variable right-of-way); thence running along said right-of-way line of Jodeco Road the following metes and bounds; run along the arc of a curve turning to the right with an arc length of 34.14', with a radius of 2032.48', with a chord bearing of N 88°55'43" W, with a chord length of 34.14' to a concrete monument found; N 79°50'44" W a distance of 98.08' to a concrete monument found; run along the arc of a curve turning to the right with an arc length of 133.26', with a radius of 2020.48', with a chord bearing of N 84°00'38" W, with a chord length of 133.23' to a 1/2" iron pin and plastic cap placed; thence leaving said right-of-way line of Jodeco Road, N 01°35'19" E a distance of 866.10' to a 1/2" iron pin and plastic cap placed on the north line of Land Lot 78; thence running along said land lot line, S 89°17'07" E a distance of 804.51' to a 1/2" iron pin and plastic cap placed and the **POINT OF BEGINNING**.

Said Tract 1 containing 11.282 acres.

TRACT 2

All of that tract or parcel of land lying and being in Land Lot 78, 6th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at 1/2" iron pin and plastic cap placed at the intersection of the north right-of-way line of Jodeco Road (having a variable right-of-way) with the northeast mitered right-of-way line of Feucht Road (having a variable right-of-way); thence running along said mitered right-of-way N 41°30'45" W a distance of 80.84' to a 1/2" iron pin and plastic cap placed on the east right-of-way line of Feucht Road; thence running along said right-of-way line of Feucht Road the following metes and bounds; N 02°09'03" W a distance of 5.00' to a point; run along the arc of a curve turning to the right with an arc length of 178.80', with a radius of 223.50', with a chord bearing of N 20°46'03" E, with a chord length of 174.07' to a point; run along the arc of a compound curve turning to the right with an arc length of 17.84', with a radius of 223.68', with a chord bearing of N 43°50'11" E, with a chord length of 17.83' to a point; N 46°20'23" E a distance of 145.17' to a concrete monument found; N 48°14'56" E a distance of 35.00' to a concrete monument found; S 41°45'04" E a distance of 44.00' to a concrete monument found; N 48°14'56" E a distance of 30.00' to a concrete monument found; N 41°45'04" W a distance of 44.00' to a concrete monument found; N 48°14'56" E a distance of 39.91' to a concrete monument found; run along the arc of a curve turning to the left with an arc length of 346.03', with a radius of 707.25', with a chord bearing of N 34°13'56" E, with a chord length of 342.59' to a concrete monument found at the intersection of the east right-of-way line of Feucht Road with the west original right-of-way line of Feucht Road (being 50 feet wide); thence running along said west original right-of-way line of Feucht Road the following metes and bounds; S 01°46'58" E a distance of 479.25' to a 1/2" iron pin and plastic cap placed; S 04°33'51" E a distance of 95.58' to a 1/2" iron pin and plastic cap placed; thence leaving said original right-of-way line of Feucht Road the following metes and bounds; S 89°15'36" W a distance of 199.71' to a 1-1/2" open top pipe found; S 10°37'35" E a distance of 81.71' to a 1/2" iron pin and plastic cap placed on the north right-of-way line of Jodeco Road; thence running along said right-of-way line of Jodeco Road along the arc of a curve turning to the right with an arc length of 237.30', with a radius of 2013.45', with a chord bearing of S 80°57'06" W, with a chord length of 237.16' to a 1/2" iron pin and plastic cap placed and the **POINT OF BEGINNING**.

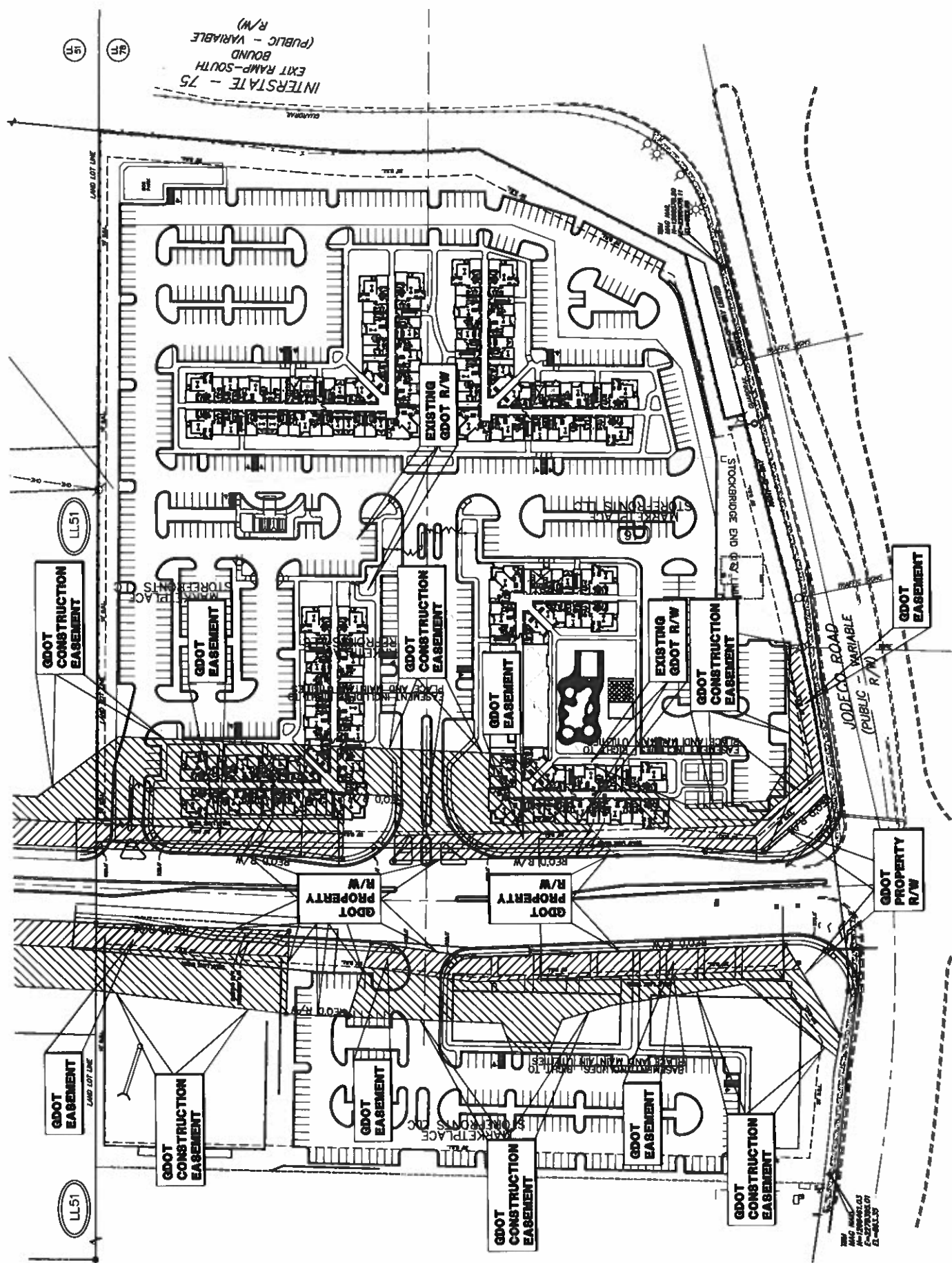
Said Tract 2 containing 3.547 acres.

TRACT 3

All of that tract or parcel of land lying and being in Land Lot 78, 6th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" iron pin and plastic cap placed at the intersection of the north land lot line of Land Lot 78 with the west right-of-way line of Interstate 75 (having a variable right-of-way), thence running along said right-of-way line of Interstate 75 the following metes and bounds S 04°39'00" W a distance of 240.90' to a point; run along the arc of a curve turning to the left with an arc length of 211.31', with a radius of 1225.92', with a chord bearing of S 00°36'39" W, with a chord length of 211.05' to a concrete monument found at the northwest mitered right-of-way line of Interstate 75 and Jodeco Road; thence running along said mitered right-of-way line, S 27°03'48" W a distance of 274.88' to a 1/2" iron pin and plastic cap placed; thence leaving said mitered right-of-way, S 76°57'30" W a distance of 200.92' to a 1/2" iron pin and plastic cap placed on the original east right-of-way line of Feucht Road (being 50 feet wide); thence running along the original east property line of Feucht Road the following metes and bounds; N 12°54'07" W a distance of 41.23' to a concrete monument found; N 03°48'42" W a distance of 56.71' to a 1/2" iron pin and plastic cap placed; N 01°44'50" W a distance of 649.47' to a 1/2" iron pin and plastic cap placed on the north line of Land Lot 78; thence leaving said right-of-way line of Feucht Road and running along said land lot line, S 89°17'07" E a distance of 375.39' to a 1/2" iron pin and plastic cap placed and the **POINT OF BEGINNING**.

Said Tract 3 containing 5.309 acres.





Henry County Water Authority
Engineering Division

March 31, 2022

Re: Water and Sewer Services - Availability

Proposed Development: **Commercial**

Property Information: **2250 Jodeco Road Parcel Nos. 053-01017000, 053-01017005**

LLs 78; District 6; 11.88+/- acres

Proposed Zoning: **RM**

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 can be made available to the property described above by way of a line extension, at the developer's expense. A fire flow test calculated in the area revealed the following data:

Static:	84	psi
Residual:	70	psi
Flow	2250	gpm
Calculated Flow @ 20 psi:	5112	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 is available for the property. ***Sewer line capacity can be made available via the construction of a gravity line along the Western Parallel Connector Sanitary Sewer Extension project. This project is currently under design with no established date for completion.***

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 Site Plan dated 03/01/2022 prepared by J. Lancaster Associates, Inc.

Date:

 2022.03.31
13:14:46
-04'00'

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

MARKETPLACE STOREFRONTS, LLC

July 20, 2023

City of Stockbridge
4640 North Henry Boulevard
Stockbridge, GA 30281

RE: 2250 & 2206 Jodeco Road
Parcel # 053-01017005 & 053-01017000

Ladies and Gentlemen:

Zoning is requested to allow for a mixed use modern resort style 320 unit multi-family development with interior corridors and elevators and a retail shopping center on 20.138 acres of the property located at Interstate 75, Jodeco Road and the future Western Parallel Connector.

This zoning will allow for the development of a high-end residential community on the east side of the future Western Parallel Connector along with upscale shopping and dining on the west side of the future Western Parallel Connector.

Sincerely,



Timothy P. Jones
Manager

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 2250 & 2206 Jodeco Rd, Stockbridge GA [address], with Parcel Number 053-01017005 & 053-01017000, which is the subject of this application.

Name of Property Owner: Marketplace Storefronts, LLC
Property Owner's Address: 1418 Dresden Drive, Suite 200 Brookhaven GA 30319
Telephone: (404)268-8888 E-mail: kwjones@taloninc.net

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], Georgia [State].

Signature: [Signature] Date: 07/07/2023

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): Marketplace Storefronts LLC

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: (404)268-8888; kwjones@taloninc.net
1418 Dresden Drive, Suite 200, Brookhaven GA 30319

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

[Signature]

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.

07/07/2023

Date

[Signature]

Signature of Notary Public

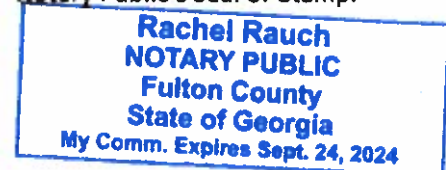
Rachel Rauch

Printed Name of Notary Public

07/07/2023

Date

Notary Public's Seal or Stamp:



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 07 day of July, 2023

Marketplace Storefronts, LLC
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 07th day of July, 2023

[Signature]

Notary Public

Rachel Rauch
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Sept. 24, 2024

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



TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

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

DATE: November 16, 2023

Subject: #RZ-2023-06 For 2250 and 2206 Jodeco Road

I. PURPOSE

Consider a request to assign the zoning district of 'PUD' (Planned Unit Development) to allow for the purpose of a developing a 320 multi-family unit development with a retail shopping center. The subject property contains two parcels, as follows:

- 2250 Jodeco Road (Parcel #053-01017005) – Contains 20.138 +/- acres within 3 tracts.
- 2206 Jodeco Road (Parcel #053-01017000) – Contains 0.27 +/- acres.

The applicant also simultaneously submitted two other applications to the City of Stockbridge as are listed below:

- Annexation Application (AX-2023-04) – The applicant requests the subject property be annexed into the City of Stockbridge from unincorporated Henry County.
- Comprehensive Plan Amendment (CP-2023-05) – The applicant requests to assign the Future Land Use designation of High-Density Mixed-Use to the subject property.

II. Background

Proposed Development	320 multi-family development with a retail shopping center
Site Address	2250 and 2206 Jodeco Road
Parcel Identification	2250 Jodeco Road (Parcel #053-01017005) 2206 Jodeco Road (Parcel #053-01017000)
Parcel Acreage	20.408 +/- acres
Applicant	Marketplace Storefronts, LLC.

Owner	Marketplace Storefronts, LLC.
Current Zoning	Mixed Use (Henry County)
Current Use	Vacant; Heavily wooded

SURROUNDING LAND USE AND ZONING

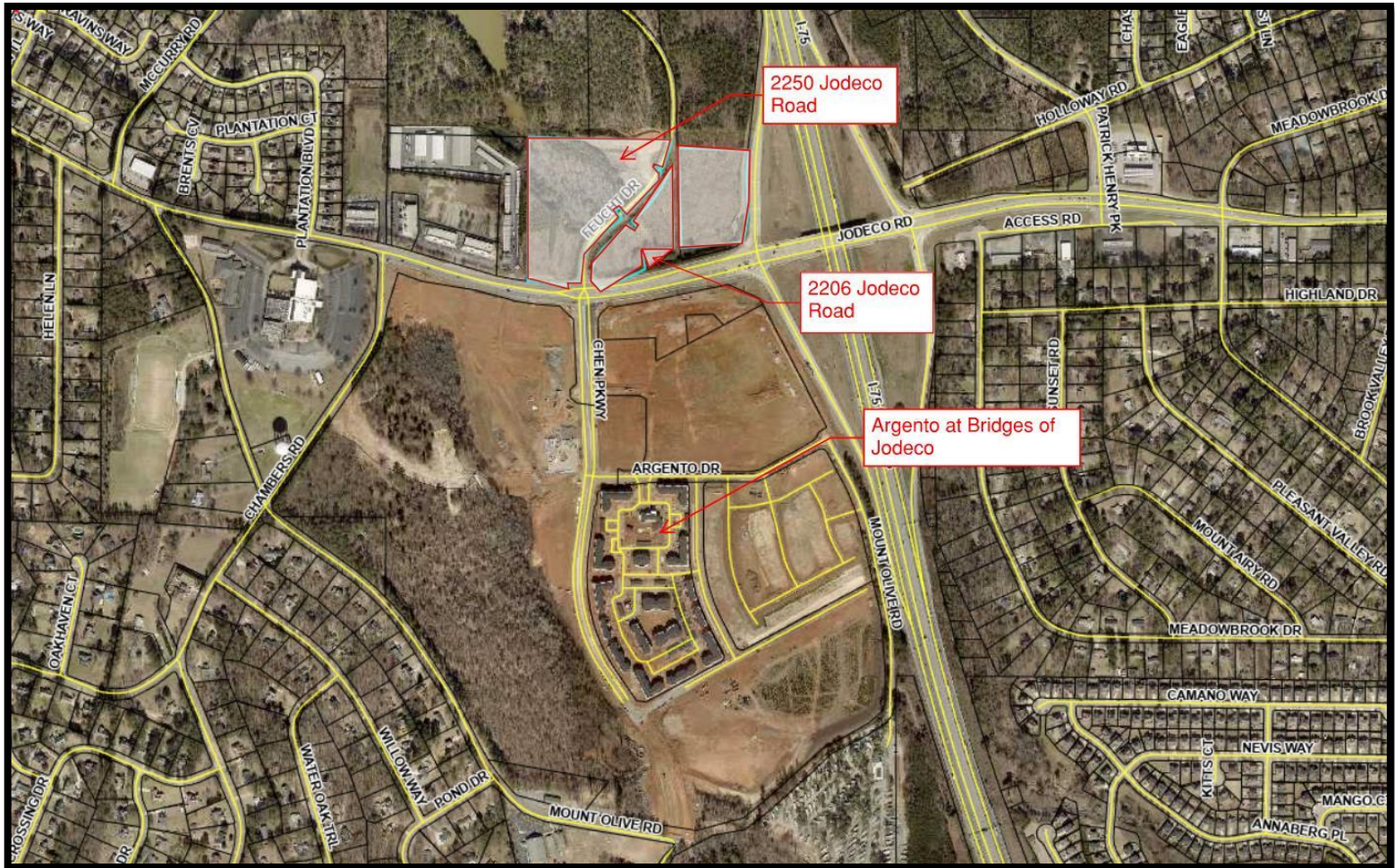
Location	Existing Land Use	Existing Zoning
Property to the North	Vacant Land	C-2 (General Commercial) - Henry County
Property to the South	Bridges of Jodeco	'PUD' (Planned Unit Development) - Stockbridge
Property to the East	N/A	N/A
Property to the West	U-Haul Neighborhood Dealer; Emerson Village (Retail Shopping Center)	MX (Mixed-Use) - Henry County

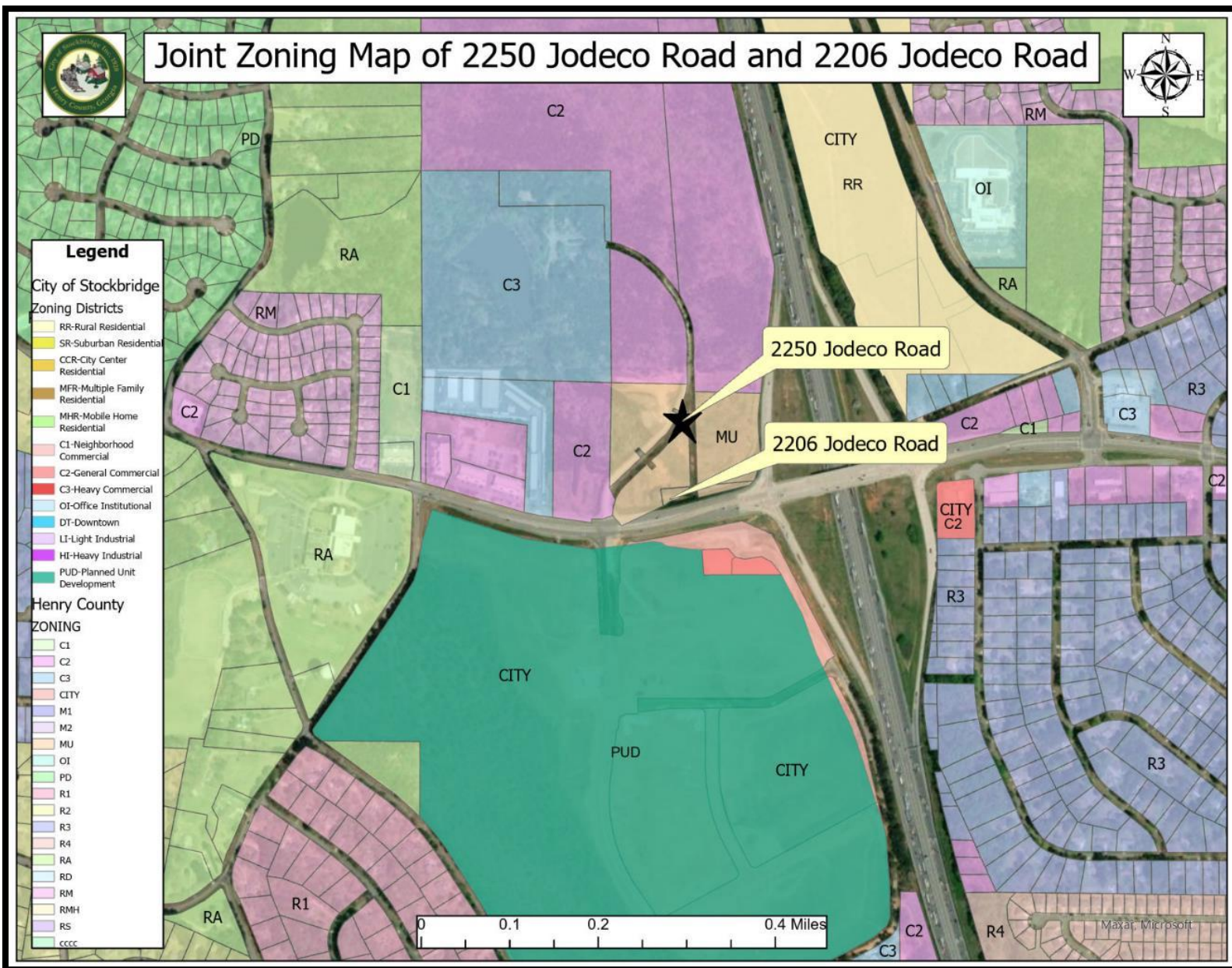
III. Finding of Facts

1. A review of zoning files indicate that the subject property was rezoned from RA-200 to C-2 (General Commercial District) by the Henry County Board of Commissioners on January 3, 1967. A review of the zoning files also indicates that a portion of the property (14.568 total acres) was rezoned from C-2 (General Commercial District) to MU (Mixed-Use) on November 29, 2022, by the Henry County Board of Commissioners with conditions.
2. The current Henry County Future Land Use Map designates the subject property as MX (Mixed Use). The applicant will be seeking to assign the city Future Land Use designation of High-Density Mixed-Use once the subject property is annexed. The case will be heard concurrently.
3. The subject property has frontage on Jodeco Road which is classified as an arterial road. The subject property also has access to Feucht Drive, which is classified as a local road.
4. The applicant also applied for an annexation application for both subject properties to be annexed into the City limits. The case will be heard concurrently.
5. The vicinity of the area is mostly residential and commercial with the following zoning classifications: C-3 (Heavy Commercial), C-1 (Neighborhood Commercial), RM (Residential Multifamily), PD (Planned Development), and RA (Residential-Agricultural). The subject property is adjacent to a parcel with a city zoning classification of PUD (Planned Unit Development) and C-2 (General Commercial District).

IV. Maps and Illustrations

Aerial Photo of 2250 and 2206 Jodeco Road





Site Plan of 2250 and 2206 Jodeco Road



Renderings of Apartments

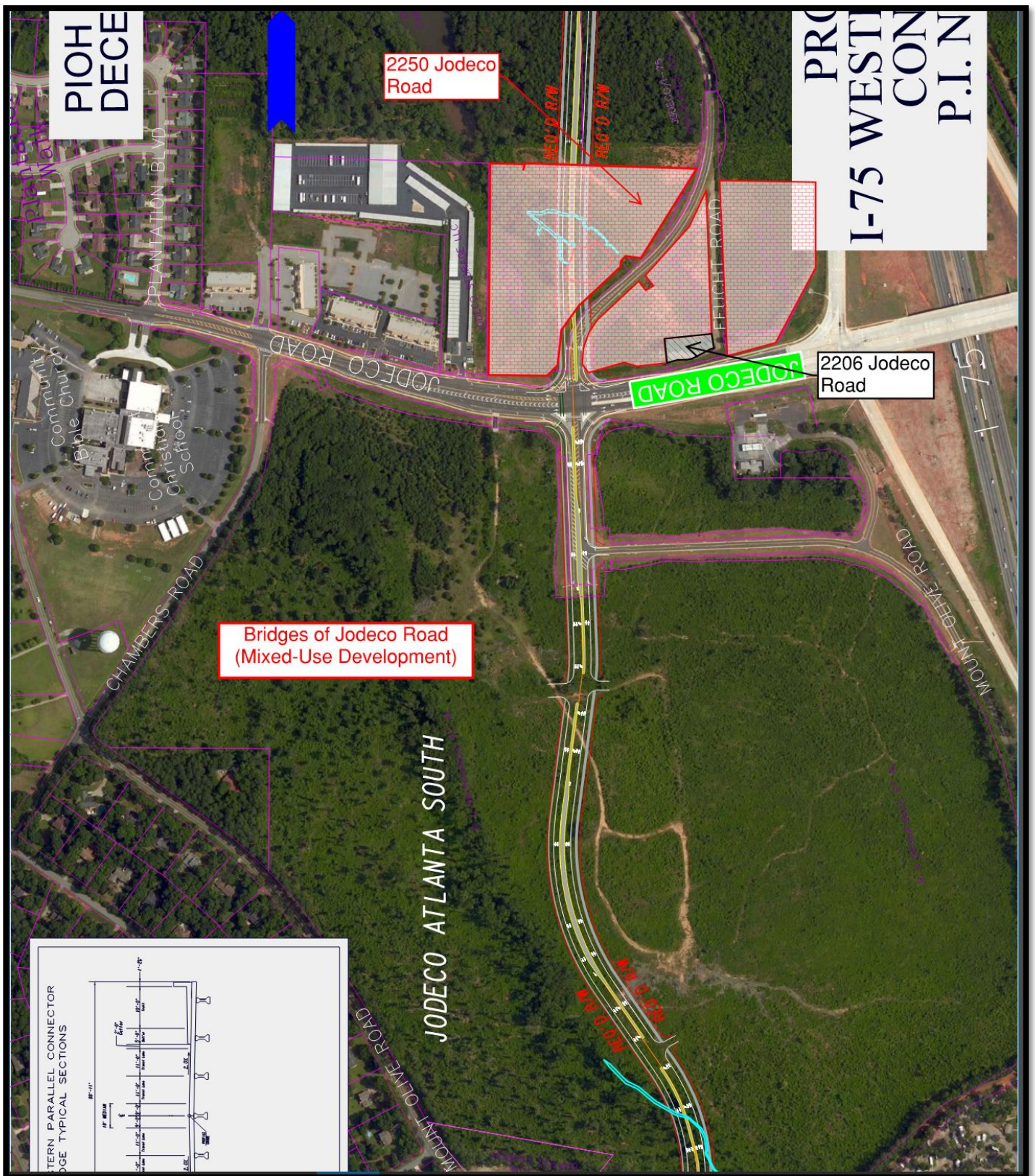


Renderings of Commercial Buildings





Project Layout of Western Parallel Connector
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V. Analysis

Project Description

The applicant proposes to develop a mixed-use development with 320 multi-family units with 612 parking spaces that will be provided to the residents. The proposed mixed-use development will include a 30,000 square foot retail shopping center with 189 parking spaces that will be provided, a dog park, an amenity area, a maintenance/ car wash, and a 10-foot sidewalk.

The subject property contains 20.138 acres and is comprised of two parcels. Both parcels are heavily wooded. The development proposes one full access driveway on Jodeco Road.

The subject property is currently zoned as MU (Mixed Use) by the Henry County Zoning Ordinance. However, once the proposed annexation (AX-2023-04) is approved by the city, it will be assigned to the City zoning district of PUD (Planned Unit Development).

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section (**Sec. 9.2.1 C**):

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

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan

The subject property is currently located in unincorporated Henry County and is not currently consistent with the City Future Land Use Map. However, once the proposed development is annexed into the City, it will be assigned the City Future Land Use designation of High-Density Mixed-Use. The proposed mixed-use development meets the overall characterization of the High-Density Mixed-Use designation, which states that it is “characterized by mixed-use developments incorporating mostly commercial uses with some office tenants, and high-density residential uses. Furthermore, the applicant is proposing to build four story multi-family units, which meets the intent and purpose of the High-Density Mixed-Use designation, which states, “This area would allow for larger than three-story buildings, combining street-level commercial/ retail/ office uses with the other stories accommodating office or lofts/ apartments/condominiums.”

The proposed development is consistent with the policy goals of the City of Stockbridge 2024 Comprehensive Plan that are listed on pages 42 and 44:

- To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.
- Maintain a family friendly environment and focus on attracting and retaining young adults.
- To ensure that new developments promote a better sense of place and preserve valued elements of community character.
- Encourage mixed-use development to promote a live, work, play concept.

Page 45 of the City of Stockbridge 2024 Comprehensive Plan states the PUD (Planned Unit Development) zoning classification is compatible with all of the Future Land Use Designation which includes the proposed High-Density Mixed-Use designation. In addition, the proposed High-Density Mixed-Use designation is compatible with other land use designations in the vicinity. Currently, there is a High-Density Mixed-Use designation located to the South and to the West of the Stockbridge City limits. For these reasons, the proposed mixed-use development is consistent with the Comprehensive Plan.

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 Zoning Code.

The development of the site as a mixed-use development is consistent with the purpose and intent of the PUD (Planned Unit Development) zoning district. Section 2.4.13 of the Stockbridge Unified Development Code states that the purpose and intent of the PUD is to

- Allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones.
- Provide an appropriate district for mixed-use developments; and
- Allow flexibility in design for environmentally challenged properties.

The proposed development is consistent with the overall purpose and intent of the Unified Development Code. Section 1.4 of the Stockbridge Unified Development Code provides objectives to accomplish which are listed below.

- A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge.
- I. Encourage the most appropriate and best use of land, buildings, and other structures throughout the city.

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 approval of the requested zoning classification of PUD (Planned Unit Development) to the proposed mixed-use development will have a positive effect on the subject property. Currently, the area surrounding the subject property is characterized by a mixture of both commercial and residential uses. Furthermore, the proposed mixed-use development is adjacent to an existing mixed-used development that is zoned PUD (Planned Unit Development).

The addition of the mixed-use development will provide additional economic growth to the surrounding area with a proposed retail area that will provide both upscale shopping and dining. Thus, the retail uses would provide additional job opportunities to the residents in the vicinity of the area. The development provides an alternative type of housing for any upcoming residents of the area. In addition, the proposed development would encourage physical activity with a 10-foot sidewalk as shown on the conceptual site plan.

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 appears to be physically capable of being developed. Any issue regarding buffering, topography, drainage, access, size, and shape of the property will be discussed during the plan review process.

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

The area within the vicinity of the subject property consists of a mixture of residential and commercial zoning districts. Thus, adjacent property owners should see an increase in vehicular traffic on Jodeco Road if the development is approved.

6. The potential impact of the rezoning on City infrastructure including water and sewage system.

A letter from the Henry County Water Authority, dated March 31, 2022, states that water service can be made available to the subject property. However, a water line extension is required at the developer's expense. Therefore, the developer may require an acquisition of the easement.

The letter also states that sewer treatment is available to the subject property through a construction of the gravity line through the Western Parallel Connector Sanitary Sewer Extension Project. This project is currently under design with no timetable for completion.

7. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

A traffic study was not submitted, and as result, staff is unable to connect on the overall impact the proposed mixed-use development will have on the existing roads (Jodeco is classified as a major arterial road while Feucht Drive is classified as a local road).

The proposed mixed-use development will be impacted by the Western Parallel Connector, a new roadway that was approved by the Georgia Department of Transportation. The roadway will begin from Jonesboro Road, located in unincorporated Henry County and will end on Hudson Bridge Road. The roadway will bisect through the Bridges of Jodeco mixed-used development and will continue through the proposed mixed-use development. The addition of the Western Parallel Connector will have a positive impact since it will lead to a decrease in traffic along Jodeco Road. The Western Parallel Connector will provide necessary access to both nearby residences and businesses in the area and will add sidewalks for pedestrian safety and walkability.

The proposed mixed-use development will have an impact on the following schools that are in the vicinity: Pates Creek Elementary, Dutchtown Middle School and Dutchtown High School. The proposed mixed-use development will generate 144 students based on the proposed 320 dwelling units. The addition of the 144 students would result in a total of 6 classrooms between the three schools impacted by the proposed development.

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.

The request to assign the zoning classification of PUD (Planned Unit Development) once the subject property is annexed into the City limits is consistent with the policies and goals of the Unified Development Code.

Furthermore, the proposed development meets the regulations of the PUD zoning district. In addition, the development is consistent with the assigned Future Land Use Designation of High-Density Mixed-Use.

The mixed-use development features a balanced mixture of both retail and residential uses where residents can live and shop. As mentioned, the development will include a retail shopping center that will provide jobs and bring additional services to the incoming residents of the proposed mixed-use development and the vicinity of the area.

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

Currently, the subject property is zoned MU (Mixed-Use) by the Henry County Zoning Map which allows mixed-use developments. Since the property is adjacent to an existing mixed-use development, it would be more feasible and realistic for a mixed-use development to be built.

VI. STAFF RECOMMENDATION

Staff recommends approval with conditions for the proposed rezoning to assign the zoning district of 'PUD' (Planned Unit Development) to the property at 2250 and 2206 Jodeco Road with the following conditions:

1. The density rate shall be capped at 16 dwelling units per acre or a maximum of 320 residential units for the entire proposed mixed-use development.

2. Land disturbance permits may not be issued until the construction of a gravity line along the Western Parallel Connector Sanitary Sewer Extension Project is completed.
3. The project will be in conformance with the City of Stockbridge Unified Development Code and all other City Code sections regarding the site development standards and other requirements that are found.

Presentation for RZ-2023-06

Presented To:
Planning Commission – November
16, 2023
Mayor and Council – December 11,
2023



Case Facts

- Applicant: Marketplace Storefronts, LLC.
- Owner: Marketplace Storefronts, LLC.
- Applicant's Request: Assign the zoning district of 'PUD' (Planned Unit Development) to allow for the purpose of a developing a 320 multi-family unit development with a retail shopping center.
- Address of Property: 2250 and 2206 Jodeco Road
- Number of Acres: 20.408 +/- acres
- Project Characteristics:
- City Land Use Zoning: Mixed Use (Henry County)
- Sign Posting: November 1, 2023

Zoning History

A review of zoning files indicate that the subject property was rezoned from RA-200 to C-2 (General Commercial District) by the Henry County Board of Commissioners on January 3, 1967. A review of the zoning files also indicates that a portion of the property (14.568 total acres) was rezoned from C-2 (General Commercial District) to MU (Mixed-Use) on November 29, 2022, by the Henry County Board of Commissioners with conditions.

Aerial Photo of 2250 and 2206 Jodeco Road



Site Visit on November 1st, 2023

Emerson Village
(Retail Shopping
Center)



U-Haul
Neighborhood
Dealer



2250 Jodeco
Road



Site Visit on November 1st, 2023

2206 Jodeco Road



Site Visit on November 1st, 2023

Costco





Joint Zoning Map of 2250 Jodeco Road and 2206 Jodeco Road



Legend

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

Henry County

ZONING

- C1
- C2
- C3
- CITY
- M1
- M2
- MU
- OI
- PD
- R1
- R2
- R3
- R4
- RA
- RD
- RM
- RMH
- RS
- CCCC





Joint Future Land Use Map of 2250 Jodeco Road and 2206 Jodeco Road



Legend

- 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
- High Density Mixed Use

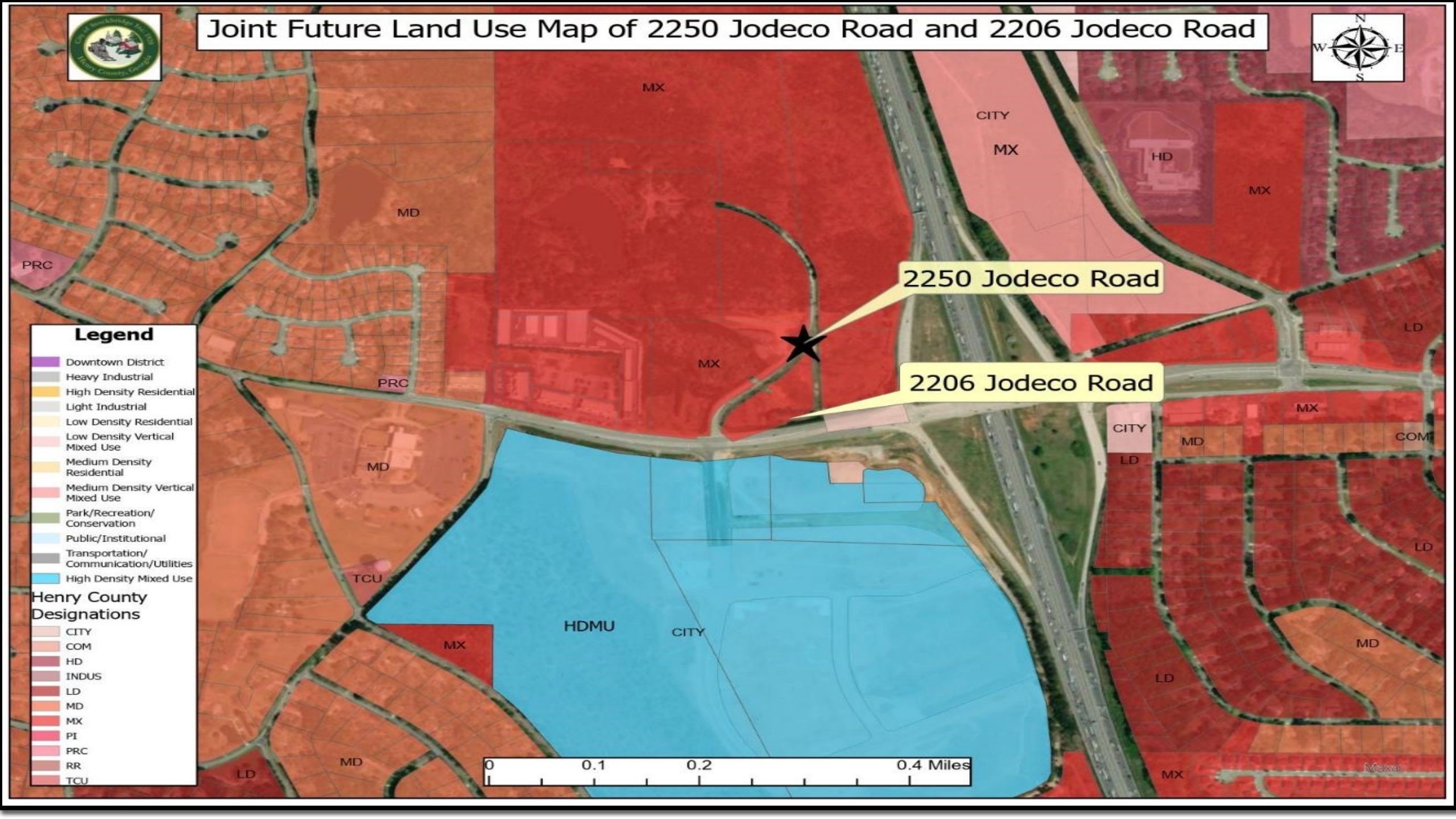
Henry County Designations

- CITY
- COM
- HD
- INDUS
- LD
- MD
- MX
- PI
- PRC
- RR
- TCU

0 0.1 0.2 0.4 Miles

2250 Jodeco Road

2206 Jodeco Road



Project Information

- The applicant proposes to develop a mixed-use development with 320 multi-family units with 612 parking spaces that will be provided to the residents. The proposed mixed-use development will include a 30,000 square foot retail shopping center with 189 parking spaces that will be provided, a dog park, an amenity area, a maintenance/ car wash, and a 10-foot sidewalk.

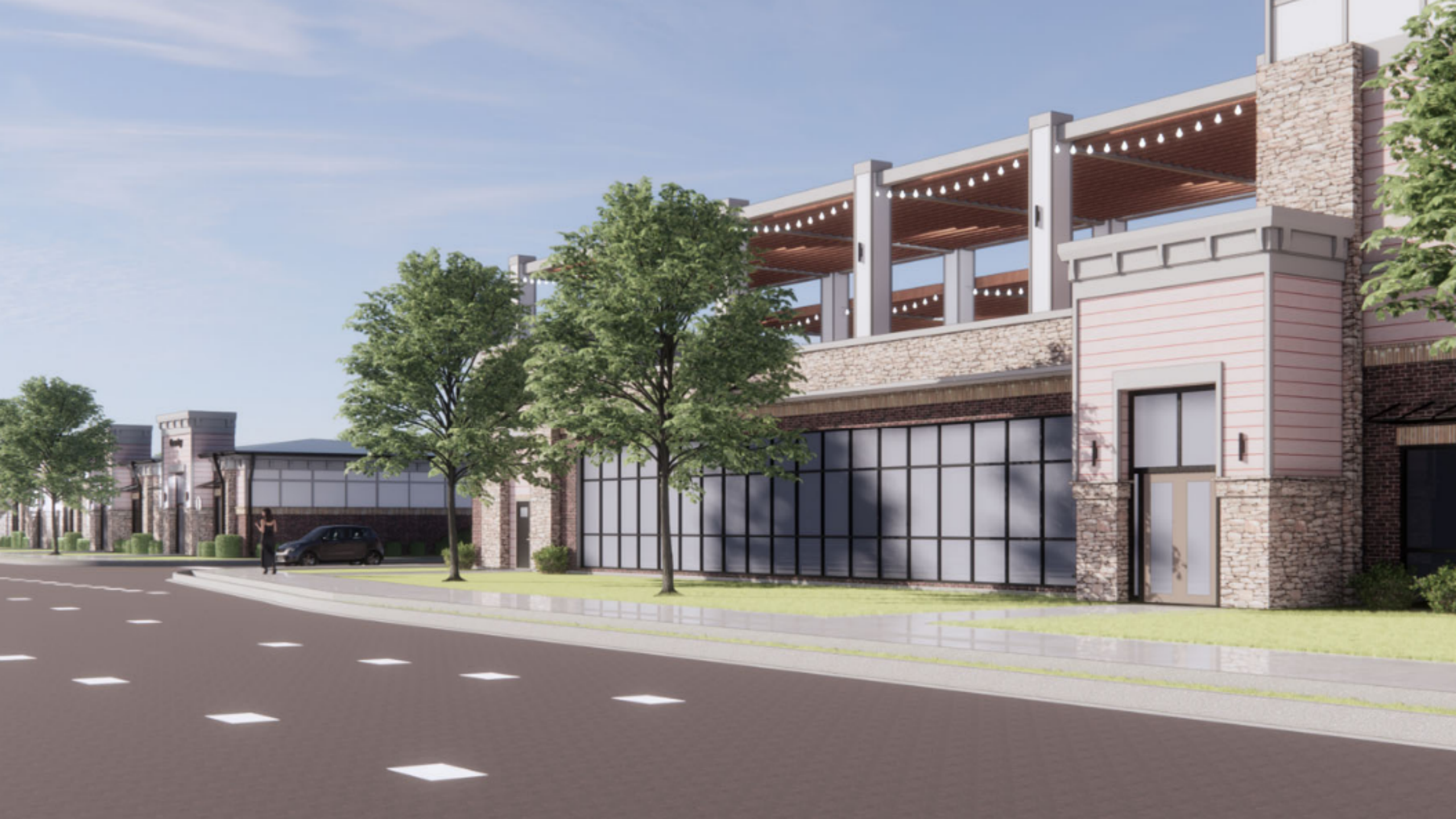




Tacos

NAILSS

MIKAL's



Staff Analysis

1. **Consistency with the Comprehensive Plan**: The subject property is currently located in unincorporated Henry County and is not currently consistent with the City Future Land Use Map. However, once the proposed development is annexed into the City, it will be assigned the City Future Land Use designation of High-Density Mixed-Use. The proposed mixed-use development meets the overall characterization of the High-Density Mixed-Use designation, which states that it is “characterized by mixed-use developments incorporating mostly commercial uses with some office tenants, and high-density residential uses. Furthermore, the applicant is proposing to build four story multi-family units, which meets the intent and purpose of the High-Density Mixed-Use designation, which states, “This area would allow for larger than three-story buildings, combining street-level commercial/ retail/ office uses with the other stories accommodating office or lofts/ apartments/condominiums.”

Page 45 of the City of Stockbridge 2024 Comprehensive Plan states the PUD (Planned Unit Development) zoning classification is compatible with all of the Future Land Use Designation which includes the proposed High-Density Mixed-Use designation. In addition, the proposed High-Density Mixed-Use designation is compatible with other land use designations in the vicinity. Currently, there is a High-Density Mixed-Use designation located to the South and to the West of the Stockbridge City limits. For these reasons, the proposed mixed-use development is consistent with the Comprehensive Plan.

Staff Analysis

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 Zoning Code:** The development of the site as a mixed-use development is consistent with the purpose and intent of the PUD (Planned Unit Development) zoning district. Section 2.4.13 of the Stockbridge Unified Development Code states that the purpose and intent of the PUD 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 proposed development is consistent with the overall purpose and intent of the Unified Development Code. Section 1.4 of the Stockbridge Unified Development Code provides objectives to accomplish which are as follows: A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge; I. Encourage the most appropriate and best use of land, buildings, and other structures throughout the city.

Staff Analysis

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 approval of the requested zoning classification of PUD (Planned Unit Development) to the proposed mixed-use development will have a positive effect on the subject property. Currently, the area surrounding the subject property is characterized by a mixture of both commercial and residential uses. Furthermore, the proposed mixed-use development is adjacent to an existing mixed-used development that is zoned PUD (Planned Unit Development).

The addition of the mixed-use development will provide additional economic growth to the surrounding area with a proposed retail area that will provide both upscale shopping and dining. Thus, the retail uses would provide additional job opportunities to the residents in the vicinity of the area. The development provides an alternative type of housing for any upcoming residents of the area. In addition, the proposed development would encourage physical activity with a 10-foot sidewalk as shown on the conceptual site plan.

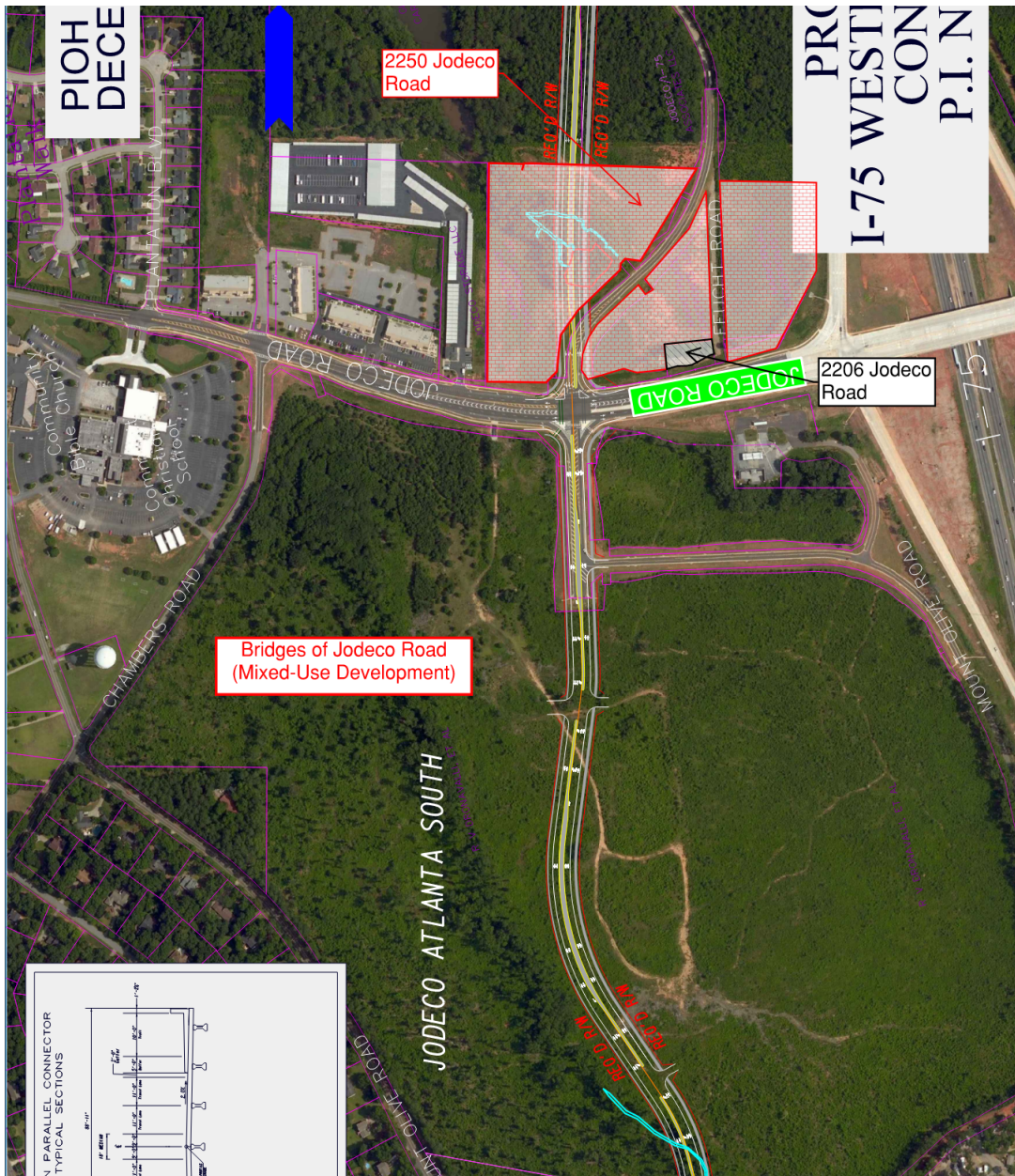
Staff Analysis

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 appears to be physically capable of being developed. Any issue regarding buffering, topography, drainage, access, size, and shape of the property will be discussed during the plan review process.
5. **The impact upon adjacent property owners should the request be granted:** The area within the vicinity of the subject property consists of a mixture of residential and commercial zoning districts. Thus, adjacent property owners should see an increase in vehicular traffic on Jodeco Road if the development is approved.
6. **The potential impact of the rezoning on City infrastructure including water and sewage system:** A letter from the Henry County Water Authority, dated March 31, 2022, states that water service can be made available to the subject property. However, a water line extension is required at the developer's expense. Therefore, the developer may require an acquisition of the easement. The letter also states that sewer treatment is available to the subject property through a construction of the gravity line through the Western Parallel Connector Sanitary Sewer Extension Project. This project is currently under design with no timetable for completion.

Staff Analysis

7. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes. A traffic study was not submitted, and as result, staff is unable to comment on the overall impact the proposed mixed-use development will have on the existing roads (Jodeco is classified as a major arterial road while Feucht Drive is classified as a local road).

The proposed mixed-use development will be impacted by the Western Parallel Connector, a new roadway that was approved by the Georgia Department of Transportation. The roadway will begin from Jonesboro Road, located in unincorporated Henry County and will end on Hudson Bridge Road. The roadway will bisect through the Bridges of Jodeco mixed-used development and will continue through the proposed mixed-use development. The addition of the Western Parallel Connector will have a positive impact since it will lead to a decrease in traffic along Jodeco Road. The Western Parallel Connector will provide necessary access to both nearby residences and businesses in the area and will add sidewalks for pedestrian safety and walkability.



Staff Analysis

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.** The request to assign the zoning classification of PUD (Planned Unit Development) once the subject property is annexed into the City limits is consistent with the policies and goals of the Unified Development Code. Furthermore, the proposed development meets the regulations of the PUD zoning district. In addition, the development is consistent with the assigned Future Land Use Designation of High-Density Mixed-Use. The mixed-use development features a balanced mixture of both retail and residential uses where residents can live and shop. As mentioned, the development will include a retail shopping center that will provide jobs and bring additional services to the incoming residents of the proposed mixed-use development and the vicinity of the area.
9. **The ability of the subject land to be developed as it is presently zoned.** Currently, the subject property is zoned MU (Mixed-Use) by the Henry County Zoning Map which allows mixed-use developments. Since the property is adjacent to an existing mixed-use development, it would be more feasible and realistic for a mixed-use development to be built.

Recommendation

Staff recommends **approval with conditions** for the proposed rezoning to assign the zoning district of 'PUD' (Planned Unit Development) to the property at 2250 and 2206 Jodeco Road with the following conditions:

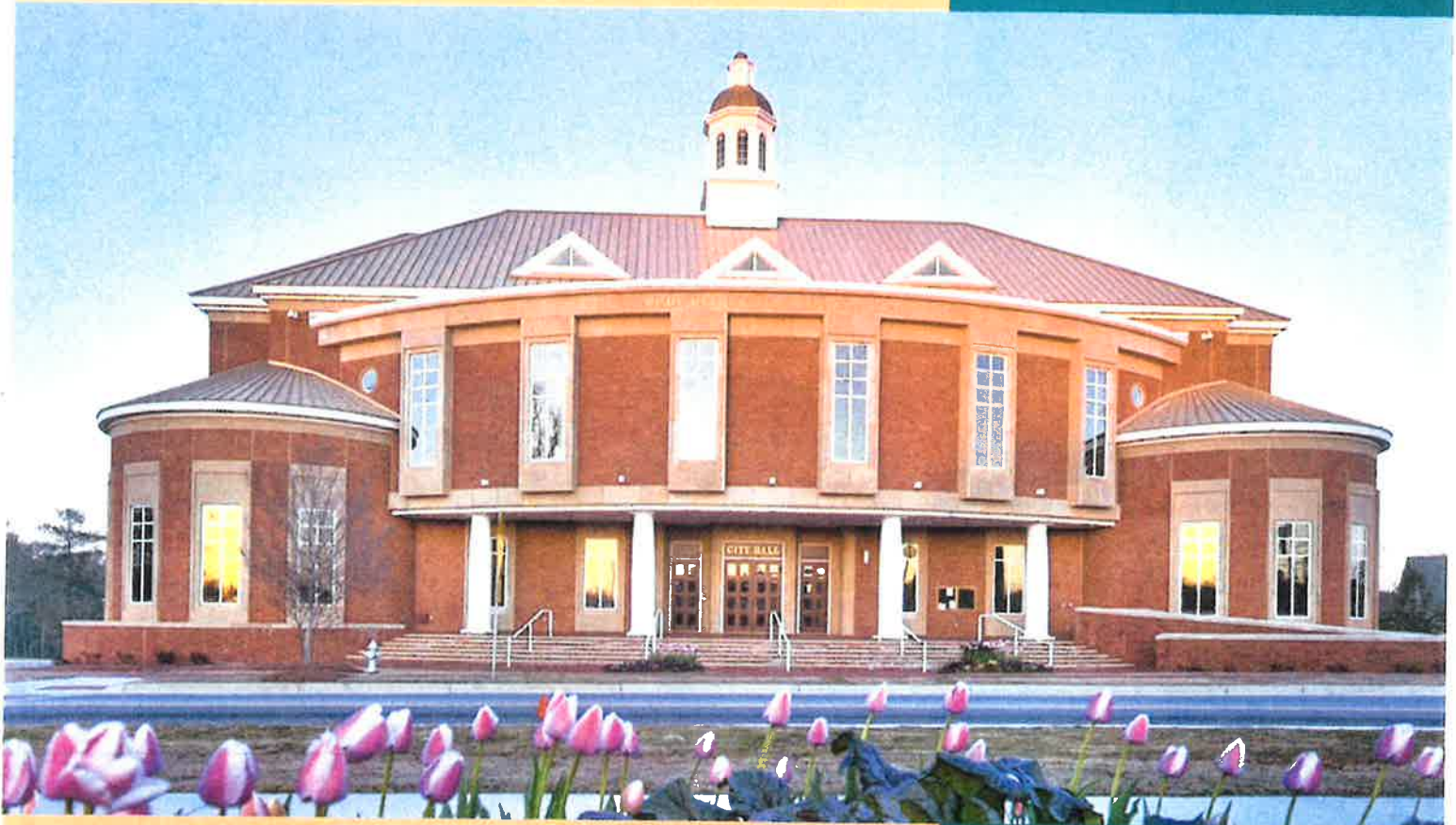
1. The density rate shall be capped at 16 dwelling units per acre or a maximum of 320 residential units for the entire proposed mixed-use development.
2. The project will be in conformance with the conditions set in RZ-22-06 by Henry County
3. The project will be in conformance with the City of Stockbridge Unified Development Code and all other City Code sections regarding the site development standards and other requirements that are found.

**3rd Reading
Final Adoption
December 11, 2023
FY2024 OPERATING
BUDGET AND
CAPITAL
EXPENDITURES**

Stockbridge

Where Community Connects

Proposed FY 24 Budget



**3rd Reading
Final Adoption
December 11, 2023**

John Wiggins

2024 Budget



MEMORANDUM

MAYOR

Anthony S. Ford

COUNCIL MEMBERS

Elton Alexander
Yolanda Barber
John Blount
LaKeisha T. Gantt
Alphonso Thomas

CITY MANAGER

Frederick Gardiner, AICP

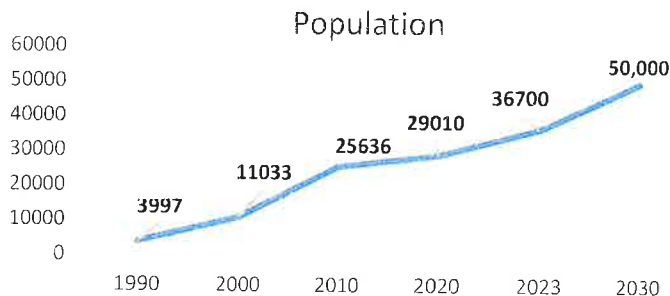
TO: Mayor and Council

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.

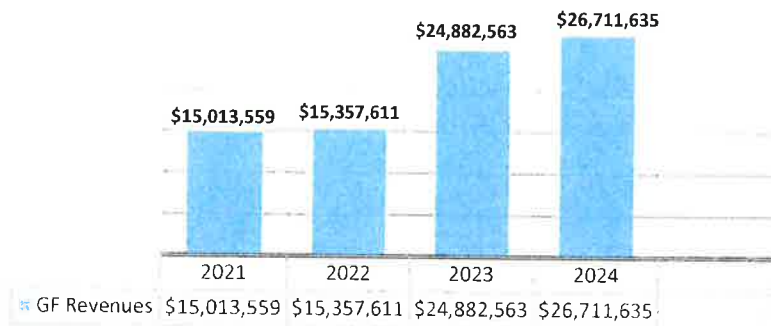
GENERAL FUND

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.

GF Revenues



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 commitment 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



Where Community Connects

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

Table of Contents

Budget Calendar	8
Personnel Overview	9
Annual Operating Budget & Capital Improvement Policy	15
Budget Summary	21
Revenues	25
Expenditures	53
Capital Improvement Plan	124
Appendix	134

City of Stockbridge, Georgia Fiscal Year 2024 Budget Calendar

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PERSONNEL SUMMARY

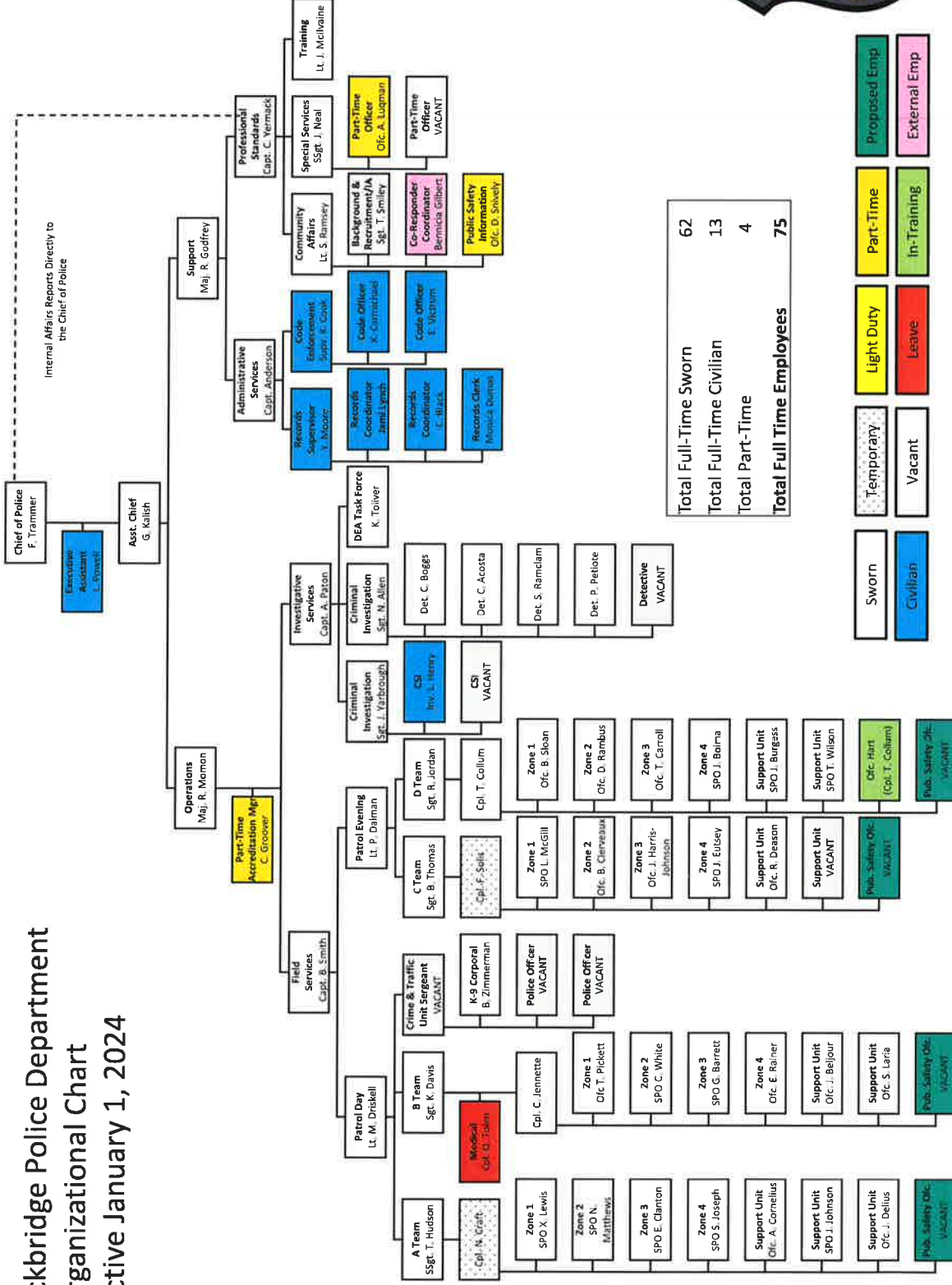
City of Stockbridge --- 2023 Budgeted Positions

		Proposed Budget 2024					
Departmental / Budgeted Area	Job Title	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		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			
	Building Inspector					1	
	Building Permit Technician					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			
	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		
	Chief Building Official				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	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		
	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 Safety 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	148	15	

Internal Affairs Reports Directly to the Chief of Police



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.

BUDGET SUMMARY

General Fund Proposed Budget



GF	EXPENDITURES	2024	2023		
100		BUDGET AMOUNT	BUDGET AMOUNT	VARIANCE	VARIANCE %
11100	GOVERNING BODY	592,880.00	483,620.72	(109,250.28)	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-DEPARTMENTAL	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	2023		
		BUDGET AMOUNT	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	
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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)
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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		FY 2023 BUDGET	FY 2023 YTD		FY 2024
		ACTUAL	FY 2022 ACTUAL		ACTUAL	Revenue	Proposed
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

		FY 2021	FY 2022	FY 2023	FY 2023 YTD	FY 2024
Account Number	Account Description	ACTUAL	ACTUAL	BUDGET	ACTUAL	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 Miscellaneous	-	-	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

		FY 2021	FY 2022	FY 2023	FY 2023 YTD	FY 2024
Account Number	Account Description	ACTUAL	ACTUAL	BUDGET	ACTUAL	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 - Cemetery

	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

		FY 2021	FY 2022	FY 2023	FY 2023	FY 2024
Account Number	Account Description	ACTUAL	ACTUAL	BUDGET	YTD ACTUAL	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	FY 2022	FY 2023	FY 2023	FY 2024 Proposed
		ACTUAL	ACTUAL	BUDGET	YTD ACTUAL	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 Miscellaneous	(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 Miscellaneous	-	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



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 INITIATIVES MAYOR	1,135.48	4,249.02	5,000.00	941.46	5,000.00
100-11100-523912	COUNCIL INITIATIVES COUNCIL 1	13,090.71	23,848.00	5,000.00	16,028.41	5,000.00
100-11100-523913	COUNCIL INITIATIVES COUNCIL 2	10,260.50	5,973.77	5,000.00	1,893.09	5,000.00
100-11100-523914	COUNCIL INITIATIVES COUNCIL 3	9,477.57	10,494.74	5,000.00	-	5,000.00
100-11100-523915	COUNCIL INITIATIVES COUNCIL 4	8,239.49	9,666.78	5,000.00	3,859.99	5,000.00
100-11100-523916	COUNCIL INITIATIVES 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	FY 2022	FY 2023	FY 2023 YTD	FY 2024
		ACTUAL	ACTUAL	BUDGET	ACTUAL	PROPOSED EXPENDITURES
100-15100-511100	REGULAR EMPLOYEE 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	113,188.38	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	120,985.50	796,200.00

Budget Worksheet



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



Division: 15160 - BUSINESS SERVICES

Account Number	Account Description	FY 2021	FY 2022	FY 2023	FY 2023	FY 2024 PROPOSED
		ACTUAL	ACTUAL	BUDGET	YTD ACTUAL	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



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



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



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



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	CENTENTIAL 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	FY 2022	FY 2023	FY 2023 YTD	FY 2024
		ACTUAL	ACTUAL	BUDGET	ACTUAL	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 BOARD & 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



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

		FY 2021	FY 2022	FY 2023	FY 2023 YTD	FY 2024
Account Number	Account Description	ACTUAL	ACTUAL	BUDGET	ACTUAL	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



Where Community Connects

Fund: 355 DOWNTOWN DEVELOPMENT AUTHORITY

Expense

Division: 15100 - FINANCIAL ADMINISTRATION

Account Number	Account Description	FY 2021	FY 2022	FY 2023	FY 2023 YTD	FY 2024
		ACTUAL	ACTUAL	BUDGET	ACTUAL	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



Where Community Connects

Fund: 357 - CITYWIDE DEVELOPMENT AUTHORITY

Expense

Division: 15100 - FINANCIAL ADMINISTRATION

Account Number	Account Description	FY 2021	FY 2022	FY 2023	FY 2023 YTD	FY 2024
		ACTUAL	ACTUAL	BUDGET	ACTUAL	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



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	UNEMPLOYMENT 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	UNEMPLOYMENT 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 RSAL-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	FY 2022	FY 2023	FY 2023	FY 2024
		ACTUAL	ACTUAL	BUDGET	YTD ACTUAL	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



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



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



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 Total		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

[illegible]

Police		Five Year						Funding Source
Requested Item/Project	Justification	FY2024	FY2025	FY2026	FY2027	FY2028	Total	
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
Funding Source	Total Proposed Expenditures	\$ 560,000	\$ 278,750	\$ 898,000	\$ 3,740,000	\$ 972,400	\$ 6,449,150	
	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	

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	SFLOST
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	
<u>Funding Source</u>	General Fund	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ 65,000	
	SFLOST	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,000,000	
SFLOST	Total Proposed Funding Source	\$ 65,000	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,065,000	

Parks		Five Year						Funding Source
Requested Item/Project	Justification	FY2024	FY2025	FY2026	FY2027	FY2028	Total	
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	Reconfiguring Park Layout	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
SPLOST		\$ -	\$ 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
Funding Source	Total Proposed Expenditures	\$ 1,185,000	\$ 655,000	\$ 735,000	\$ -	\$ -	\$ 2,575,000	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ 655,000	\$ 735,000	\$ -	\$ -	\$ 1,390,000	
SPLOST/Grant	Total Proposed Funding Source	\$ -	\$ 655,000	\$ 735,000	\$ -	\$ -	\$ 1,390,000	

[illegible]

Storm Water		Five Year						Funding Source
Requested Item/Project	Justification	FY2024	FY2025	FY2026	FY2027	FY2028	Total	
Stormwater Maintenance Program	MS-4 Permit Requirement	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,000,000	SPLOST/Budget
<u>Funding Source</u>	Total Proposed Expenditures	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,000,000	
		\$ 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						Funding Source
Requested Item/Project	Justification	FY2024	FY2025	FY2026	FY2027	FY2028	Total	
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
<u>Funding Source</u>	Total Proposed Expenditures	\$ 94,736	\$ -	\$ -	\$ -	\$ -	\$ 94,736	
		\$ 94,736	\$ -	\$ -	\$ -	\$ -	\$ 94,736	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Total Proposed Funding Source	\$ 94,736	\$ -	\$ -	\$ -	\$ -	\$ 94,736	

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
Permitting	Chief Building Official	Building Permit Technician	108	\$43,901.96	\$55,975.00	\$68,048.04
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
Permitting*	Community Development Director	Building Inspector	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

DEPARTMENT	REPORTS TO	CLASS TITLE	Pay Grade	Min	Mid	Max
MMCC	Conference Center Manager	Conference Center Coordinator	109	\$46,536.08	\$59,333.50	\$72,130.92
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

DEPARTMENT	REPORTS TO	CLASS TITLE	Pay Grade	Min	Mid	Max
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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
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
Community Development	Community Development Director	Chief Building Official	116	\$69,973.06	\$89,215.65	\$108,458.24
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
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: Building Permit Technician

Class Code: 108

Min. \$43,901.96

Mid \$55,975.00

Max \$68,048.04

Job Summary: This position is responsible for providing administrative and technical support in one of the following areas: Permitting, Plan Review, Inspections, Planning, Zoning & GIS and general operations. The Permit Technician will work within assigned areas, support the office business, and provide customer service to both internal and external customers. Duties are performed with considerable initiative and independent judgment under the direction of the Chief Building Official and/or the Department head. The incumbent must ensure that best in class customer service is provided to both internal and external customers and also embrace, support, and promote the City's core values, beliefs, and culture.

Class Characteristics: This is the full-performance non-exempt level classification level.

Major Duties:

- Serves as the first point of contact for customers to provide assistance with building permit policies and procedures
- Monitors and makes calls and refers questions to appropriate staff or department.
- Processes building permit and contractor license applications and applicable fees.
- Monitors released meters and records data.
- Records permit information into permitting software database and maintains electronic and hard file property information.
- Assists customers with general instructions on using the on-line permit submittal portal.
- Processes payments and refund requests for department-related fees.
- Updates property files and notifies other departments of property address changes.
- Issues building permits for approved plans and certificates of occupancy for completed projects.
- Informs project applicants of city requirements, processes, and deadlines from time of initial contact to completion of the project

Job Title: Building Permit Technician (continued)

- Processes Planning, Zoning & GIS division permits to include temporary sign and use permits; receives applications and fees at time of submittal.
- Collaborates with the Plans Examiners to respond to permit inquiries and assesses appropriate project valuations and permit fees
- Provides coverage for the division phone lines and front counter
- Scans documents for storage in electronic content management (ECM) database
- Works closely with Building Permit Coordinator on daily tasks.
- Reports weekly to Building Permit Coordinator of plans received which require plan reviews
- Rotates duties with other Permit Technicians monthly
- Routes plans to appropriate personnel for approval.
- Collaborate with customers to schedule inspections.
- Maintains computer files and other manual logs on all building permits and related documents; operate office equipment including computers and supporting spreadsheet, word documents and database applications.
- Updates and maintains contractor registration files for current state and local licensing requirements.
- Performs other related duties as assigned.

Knowledge Required by the Position:

- Knowledge of maintaining zoning, building and permitting files.
- Knowledge of or ability to understand and interpret municipal laws, policies, codes, and regulations.
- Knowledge of or ability to understand modern records management techniques;
- Knowledge of or ability to learn the legal requirements related to keeping and preserving all official building and development records. Follow standardized procedures, building codes, and written/verbal instructions to accomplish assigned tasks.
- Must be able to navigate internet without assistance and have general knowledge of PC use/navigation.
- Ability to communicate clearly and effectively, orally and in writing;
- Ability to read, analyze and interpret complex documents;
- Ability to read and interpret construction blueprints, plans and specifications.

- Ability to maintain confidentiality and exercise considerable skill in handling sensitive information and data.
- Ability to establish and maintain effective working relationships with city officials, employees and the public.
- Ability to provide information and to answer questions pertaining to city planning procedures in a tactful and courteous manner to the general public.
- Consistently demonstrate ability to respond to changing situations in a flexible manner to meet current needs, such as reprioritizing work as necessary.
- Ability to take the initiative to make decisions/choices without direct supervision, determine when to escalate issues to supervisor when required.
- Knowledge of City ordinances, policies, and procedures.
- Ability to carry out oral and written instructions;
- Ability to maintain an organized office environment;
- Ability to exercise judgment to resolve constituent inquiries.

Supervisory Controls: Works under general supervision. Reports to the Chief Building Official or designee.

Guidelines: Guidelines include state and federal laws and regulations governing municipal administration; City and departmental rules and regulations, and City zoning and development ordinances, policies and procedures.

Job Title: Building Permit Technician (continued)

Complexity: Work consists of a variety of technical and administrative duties. Works independently with minimal supervision or in a team environment.

Personal Contacts: Contacts typically occur with co-workers, developers, builders, and the general public.

Purpose of Contacts: Contacts are typically to give and exchange information, resolve conflicts, solve problems, and provide services.

Physical Demands: This work is performed indoors in an office setting and involves occasional light lifting.

Work Environment: This work is performed indoors in an office setting.

Supervisory and Management Responsibility: None.

Minimum Qualifications: High School Diploma supplemented by one (1) year responsible administrative experience at a building permit counter, or an equivalent combination of education, training, and experience. Experience in a municipal building department preferred. ICC Permit Technician certification preferred; certification required within one year of employment.

Preferred Education & Experience: Associate degree or technical training in construction, building inspections or related fields. International Code Council (ICC) Permit Technician certification preferred. Must have a valid State of Georgia Driver's License, valid Notary Public.

Licensures and Certifications: International Code Council (ICC) Permit Technician certification must be obtained within six (6) months of employment.

Job Description Acknowledgement

I have received, reviewed, and fully understand the job description for this classification. I further understand that I am responsible for the satisfactory execution of the essential functions described therein, under all conditions as described.

Employee Name _____ Date _____

Employee Signature _____

Job Title: Building Inspector**Class Code: 109****Min. \$46,536.08****Mid. \$59,333.50****Max. \$72,130.92**

Job Summary: Under general direction of the Building Official, performs combination inspections of residential, commercial and industrial buildings and structures of all types in the process of construction, alteration, or repair for compliance with the provisions of building, plumbing, electrical, mechanical and zoning codes; assists the public at the permit counter and over the telephone regarding the interpretation of Building Codes and Ordinances.

Class Characteristics: This is the full-performance exempt level classification level.

Major Duties:

- Inspects building and similar structures that are being constructed, altered, moved or demolished to verify that work being done complies with provisions of building, plumbing, electrical, mechanical and related codes, ordinances and State and Federal construction regulations, and are in accordance with the approved plans and specifications.
- Provides plan check services for compliance with the above codes for minor projects, including but not limited to, residential additions and accessory structures and commercial/industrial tenant improvements.
- Observes conditions and enforces department regulations, City ordinances, building codes, approved plans, specifications, and standards during and after construction.
- Investigates violation complaints of building codes, and recommends compliance procedures to contractors, engineers, architects, owners, and the public.
- Explains code violations to contractors and citizens to ensure corrections are completed in compliance with City ordinances and building codes.
- Issues "Notice of Violation" and/or "Stop Work" orders to persons responsible for code compliances upon obtaining evidence of uncorrected violations; prepares uncorrected violation reports.
- Inspects building sites for proper zoning and setback, and posts building inspection results for permit records.
- If Plan Review is being performed, processes requests for and issues building, improvements, and expansion permits as appropriate to citizens and businesses.
- If Plan Review is being performed, receives and reviews architectural drawings, building plans, soil erosion plans, and related information necessary for code compliance determinations.
- Confers with architects, owners, engineers, contractors and general public on all City and State ordinances and current building code requirements.

- Observes safety practices and advises responsible party at any construction site where safety violations are observed.
- Maintains a variety of files and records related to areas of assignment including permit binders, records of inspections made and actions taken, and plans; inputs and retrieves information into computer databases; prepares reports, correspondence, and a variety of other written materials as requested.
- Performs routine prevention maintenance to the assigned department vehicle.
- Coordinates sanitary systems with Henry County, life safety codes with City Fire Marshal, coordinates meter approvals with utility companies.
- Prepares monthly construction reports and nuisance report updates for administrative and/or judicial authority's access.
- Performs other related duties as assigned.

Knowledge Required by the Position:

- Understand, interpret, explain, and enforce provisions of applicable building, safety, and zoning codes and ordinance requirements to contractors, developers, and the general public.
- Perform the full range of building inspections.
- Read and interpret complex plans and specifications.
- Apply technical knowledge and follow proper inspection techniques to examine workmanship and materials and to detect deviations from plans, regulations, and standard construction methods, practices, and requirements.
- Determine that construction systems conform to City code requirements.
- Advise on standard construction methods and requirements.
- Exercise sound and independent judgment.
- Plan and organize daily work schedules and prioritize inspections.
- Respond to requests and inquiries from the general public.
- Maintain complete and accurate records.
- Write routine reports and correspondence.
- Make arithmetical computations rapidly and accurately.
- Safely and effectively operate tools and equipment used in building inspection and the building trades.
- Operate office equipment including computers and supporting word processing, spreadsheet, and database applications.
- Communicate clearly and concisely, both orally and in writing.
- Establish and maintain effective working relationships with those contacted in the course of work.

Job Title: Building Inspector (continued)

Supervisory Controls: The work of this position is performed under the general supervision of the Community Development Director or designee.

Guidelines: Guidelines include state and federal laws and regulations governing municipal administration; City and departmental rules and regulations, and City zoning and development ordinances, policies and procedures.

Complexity: Work consists of a variety of technical and administrative duties.

Personal Contacts: Contacts typically occur with co-workers, developers, builders and the general public.

Purpose of Contacts: Contacts are typically to give and exchange information, resolve conflicts, solve problems and provide services.

Job Title: Building Inspector (continued)

Physical Demands: Primary functions require sufficient physical ability to work in an office and field environment. Continuous sitting, reaching below shoulder level, downward flexion of neck. Frequent walking, stationary standing, side-to-side turning of neck; transporting objects weighing up to 10 lbs. distances up to one mile; light grasp and finger press and pinch to manipulate office equipment, writing materials, and computer keyboard. Occasional bending, stooping, squatting, climbing, reaching above and at shoulder level, kneeling, pushing/pulling, twisting at waist, upward flexion of neck; lifting objects weighing up to 10 lbs. from below waist to above shoulder level; moderate handling and fine finger dexterity to manipulate equipment; power grasp to handle equipment and materials; twisting wrist to manipulate tools. Infrequent crawling, balancing above ground; lifting objects weighing 11-25 lbs. from below waist to above shoulder level and transporting distances up to one mile; lifting objects weighing 26-50 lbs. from below waist to chest level; lifting objects weighing 51-75 lbs. from below waist to waist level; transporting objects weighing 26-75 lbs. distances up to two feet; upper body strength to lift/pull own body weight up into an attic or over a fence.

Work Environment: This work is performed indoors in an office setting.

Supervisory and Management Responsibility: None.

Minimum Qualifications:

Any combination of education and experience sufficient to successfully perform the essential functions of the job qualifies.

- High school diploma or GED equivalency.

- Three years' experience in construction work, inspections, and code compliances, including attainment of journeyman level experience working in a building trade.
- Possession of International Code Council (ICC) Residential Combination Inspector Certification.
- Minimum of one International Code Council (ICC) Certification is required in at least one of the four disciplines (plumbing, electrical, mechanical or building inspection).
- Possession of a valid Georgia Class C driver's license.

Job Description Acknowledgement

I have received, reviewed and fully understand the job description for this classification. I further understand that I am responsible for the satisfactory execution of the essential functions described therein, under any and all conditions as described.

Employee Name _____ Date _____

Employee Signature _____

Job Title: Chief Building Official**Class Code: 117****Min. \$74,171.44 Mid. \$94,568.59 Max. \$114,965.73**

Job Summary: Under administrative direction of the Director of Community Development, directs, manages, supervises, and coordinates the activities and operations of Inspections within the Community Development Department including plan review, issuance of building permits, and building construction inspection services, and activities through the enforcement of related laws, statutes, codes and ordinances enacted by the state and federal governments as well as the City of Stockbridge; coordinates assigned activities with other divisions, departments, and outside agencies; and provides highly responsible and complex administrative support to the Director of Community Development.

Class Characteristics: This is the full-performance exempt level classification level.

Major Duties:

*The following duties are typical for this classification. Incumbents **may not perform** all of the listed duties and/or **may be required to perform** additional or different duties from those set forth below to address business needs and changing business practices. In addition, specifications are intended to outline the **minimum** qualifications necessary for entry into the class and do not necessarily convey the qualifications of incumbents within the position.*

- Assumes management responsibility for assigned services and activities of the Inspections Division including plan review services, permit issuance services, inspection services, code development services, code interpretation services, neighborhood preservation services, code enforcement services; directs the enforcement of law, statutes, codes and ordinances related to building construction, health and safety.
- Manages and participates in the development and implementation of goals, objectives, policies, and priorities for assigned programs; recommends and administer policies and procedures.
- Monitors and evaluates the efficiency and effectiveness of service delivery methods and procedures; recommends, within departmental policy, appropriate service and staffing levels.
- Plans, directs, coordinates, and reviews the work plan for professional and technical employees to ensure that codes are properly enforced with uniformity, equity, and safety; assigns work activities, projects, and programs; reviews and evaluates work products, methods, and procedures; meets with staff to identify and resolve problems.
- Selects, trains, motivates, and evaluates assigned personnel; provides or coordinates staff training; works with employees to correct deficiencies; implements discipline and termination procedures.

Chief Building Official (cont'd)

- Ensures that the permit process is moving smoothly and implements workflows to mitigate bottlenecks in the application, review and issuance process.
- Manages the license process to ensure coordination with permits and license to maximize accuracy & efficiency.
- Oversees and participates in the development and administration of the Division's annual budget; participates in the forecast of funds needed for staffing, equipment, materials, and supplies; monitors and approves expenditures; implements adjustments.
- Provides technical and professional advice; provides interpretation and decisions on applicable codes, rules, regulations, and technical problems of enforcement; answers procedural questions.
- Proposes and presents fee updates, code updates, and amendments to City codes and ordinances.
- Serves as the liaison for the Inspections Division with other divisions, departments, and outside agencies.
- Serves as staff on a variety of boards, commissions, and committees; prepares and presents staff reports and other necessary correspondence; prepares and coordinates reports and presentations on current building issues for City Council, community groups, and regulatory agencies as necessary.
- Provides responsible staff assistance to the Director of Community Development; conducts a variety of organizational studies, investigations, and operational studies; assists with a variety of development, capital improvement, code enforcement, and related projects; develops and implements office automation strategies; recommends modifications to Inspections Division programs, policies, and procedures as appropriate.
- Attends and participates in professional group meetings; maintains awareness of new trends and developments in the field of building inspection and code enforcement including legislation, court rulings, and professional practices and techniques; incorporates new development as appropriate.
- Oversees the maintenance of records and files including those related to applications, permits, fees, and correspondence related to building matters; oversees the administration of automated permit tracking and code enforcement case tracking systems.
- Responds to and resolves difficult and sensitive inquiries and complaints including those from citizens, builders, contractors, and engineers.
- Performs other related duties as assigned.

Knowledge Skills and Abilities Required by the Position:

- Operational characteristics, services, and activities of a comprehensive plan review, permit issuance, and building inspection program.
- Principles and practices of program development and administration.

Chief Building Official (cont'd)

- Principles and practices of municipal budget preparation and administration.
- Principles of supervision, training, and performance evaluation.
- Principles of civil engineering, structural design, engineering mathematics, and soil engineering.
- Methods, materials, and progressive steps used in the construction of buildings and related structures.
- Pertinent building related codes, ordinances, and regulations enforced by the City including the Uniform Building Code, plumbing, electrical, and mechanical codes, zoning ordinances, general land use codes, and related City codes and state mandate regulations.
- Principles and techniques used in building inspection work including those used to examine the quality of work and materials and to detect deviations from plans, regulations, and standard construction practices.
- Fire prevention procedures and practices in new construction.
- Occupational hazards and standard safety procedures.
- Permit processing procedures.
- Building plan review principles and practices.
- Principles and procedures of record keeping and reporting.
- Proficiency with personal computers and Microsoft Office.

Ability to:

- Oversee and participate in the management of a comprehensive building inspection, permit issuance, and plans examination program.
- Oversee, direct, and coordinate the work of lower level staff.
- Select, supervise, train, and evaluate staff.
- Participate in the development and administration of division goals, objectives, and procedures.
- Research, analyze, and evaluate new service delivery methods and techniques.
- Prepare and administer large program budgets.
- Oversee the maintenance of complete and accurate records.
- Prepare clear and concise technical, administrative, and financial reports.
- Analyze problems, identify alternative solutions, project consequences of proposed actions and implement recommendations in support of goals.
- Research, analyze, and evaluate new service delivery methods and techniques.
- Understand, interpret, explain, and enforce pertinent federal, state, and local policies, laws, and regulations including provisions of applicable building, safety, and zoning codes and ordinance requirements to contractors, developers, and the general public.
- Analyze, interpret, and accurately check complex building plans, specifications, and calculations.

Chief Building Official (cont'd)

- Enforce necessary information and respond to questions from groups of managers, clients, customers, and the general public.
- Gain cooperation through discussion and persuasion.
- Exercise sound independent judgment.
- Demonstrate an awareness and appreciation of the cultural diversity of the community.
- Operate office equipment including computers and supporting word processing, spreadsheet, and database applications.
- Communicate clearly and concisely, both orally and in writing.
- Establish and maintain effective working relationships with those contacted in the course of work.

Supervisory Controls: The work of this position is performed under the general supervision of the Community Development Director or designee.

Guidelines: Guidelines include state and federal laws and regulations governing municipal administration; City and departmental rules and regulations, and City zoning and development ordinances, policies and procedures.

Complexity: Work consists of a variety of technical and administrative duties.

Personal Contacts: Contacts typically occur with co-workers, developers, builders and the general public.

Purpose of Contacts: Contacts are typically to give and exchange information, resolve conflicts, solve problems and provide services.

Physical Demands: Primary functions require sufficient physical ability and mobility to work in an office and field settings and operate office equipment and vehicles; walks on uneven terrain, loose soil, and sloped surfaces; frequent walking, sitting, standing; upward and downward flexion of neck; side-to-side turning of neck; fine finger dexterity; light to moderate finger pressure to manipulate keyboard, equipment controls, and office equipment; pinch grasp to manipulate writing utensils; moderate wrist torque to twist equipment knobs and dials; lifting objects weighing up to 20 lbs. from below waist to above shoulders and transporting distances up to 50 yards. Occasional squatting, kneeling, and reaching above and at shoulder height; moderate grasping to manipulate reference books and manuals; lifting objects weighing 20-35 lbs. from below waist to above shoulders and transporting distances up to 50 feet.

Work Environment: This work is performed indoors/outdoors setting.

Supervisory and Management Responsibility: Inspectors and Permitting Staff

Chief Building Official (cont'd)

Minimum Qualifications:

- Bachelor's degree from an accredited college or university in building technology, architecture, civil engineering or a related field.
- Six years of increasingly responsible experience in building design, inspection, construction, or structural analysis including two years of administrative and supervisory responsibility.
- Possession of International Code Council (ICC) certification as a Building Inspector.
- Possession of International Code Council (ICC) certification as a Building Official (CBO) is desirable.
- Possession of a valid Georgia Class C driver's license.

CERTIFICATION, LICENSE AND SPECIAL REQUIREMENTS

- The incumbent must possess International Code Council (ICC) certification as a Certified Building Official or be able to obtain certification within twelve (12) months of hire date and ten (10) years of related experience). Certified Commercial Plan Review and Certified Residential Plan Review Licenses are also required. Additionally, the incumbent must have a valid Georgia driver's license and maintain a satisfactory motor vehicle record.

Preferred Qualifications

- Additional training from a recognized institution in architecture, engineering, construction or similar programs is desirable. A degree from an accredited college or university in a related field is preferred.
- Certification or experience as:
 - ICC Property Maintenance & Housing Inspector
 - ICC Certified Building Code Official
 - Experience in code enforcement or certification as a Code Enforcement Officer from the Georgia Association of Code Enforcement (GACE).

Job Description Acknowledgement

I have received, reviewed and fully understand the job description for this classification. I further understand that I am responsible for the satisfactory execution of the essential functions described therein, under any and all conditions as described.

Employee Name _____ Date _____

Employee Signature _____

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, policies, 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 place and grade asphalt.
- Ability to install and repair 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. Manages 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 SCHEDULE

Community Development Department

Acreage	Single-Family Residential		Multi-Family Residential		Commercial - Industrial		Mixed Use/ PUD		Development of Regional Impact (DRI)	
	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		FULL DAY		FULL DAY		FULL DAY	
	CITY RESIDENT		NON-CITY RESIDENT		CITY RESIDENT		NON-CITY RESIDENT	
	APR - OCT		APR - OCT		NOV - MAR		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		FULL DAY		FULL DAY		FULL DAY	
	CITY RESIDENT		NON-CITY RESIDENT		CITY RESIDENT		NON-CITY RESIDENT	
	APR - OCT		APR - OCT		NOV - MAR		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		FULL DAY		FULL DAY		FULL DAY	
	CITY RESIDENT		NON-CITY RESIDENT		CITY RESIDENT		NON-CITY RESIDENT	
	APR - OCT		APR - OCT		NOV - MAR		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.





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)

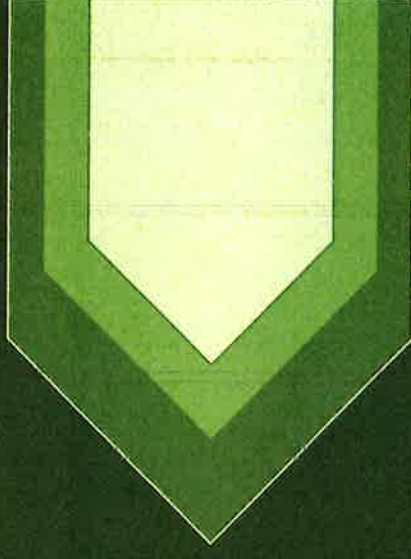
Penalty (Unauthorized Interment): \$1000.00

Effective January 1, 2023



Stockbridge Youth Council 2024 Proposal

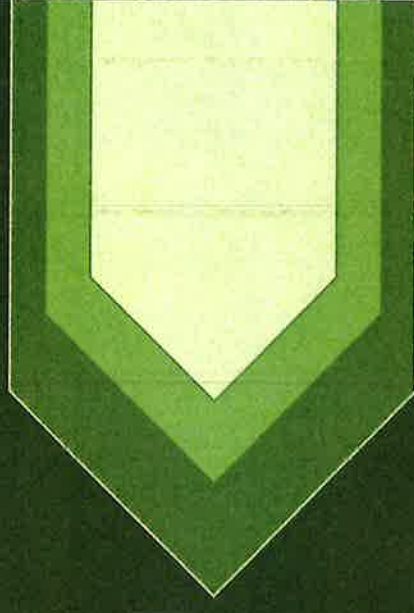
- Annual Budget
- Calendar



Presented by:
Dr. Alfreda Renee Gourdine
SYC Advisory Committee Chair



- ❖ Area Beautification
- ❖ Georgia Municipal Assoc. - January 2023
- ❖ Kit Pack-Up Displaced Families Griffin - January 2023
- ❖ Operation Lunchbox - February 2023



Stockbridge Youth Council 1st Quarter





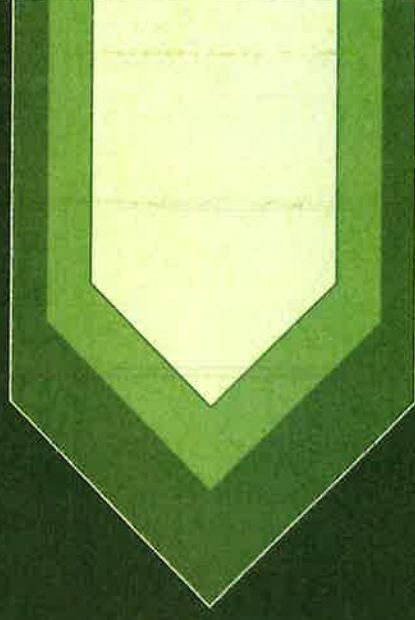
- ❖ SYC Retreat - February 2023
- ❖ African American Heritage Program - February 2023
- ❖ Women Appreciation Month Program - March 2023



Stockbridge Youth Council 1st Quarter



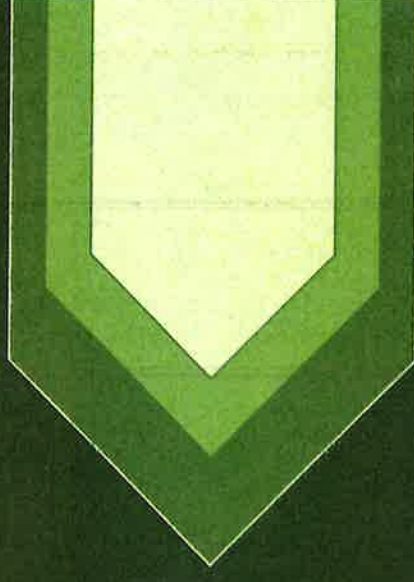
Read Across Henry – April 2023
 SPD Apperception/Partnership Dinner– April 2023
 Mothers Day Appreciation Tea - May 2023
 Music For Henry – May 2023
 Senior Banquet – May 2023



Stockbridge Youth Council 2nd Quarter



- ❖ 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



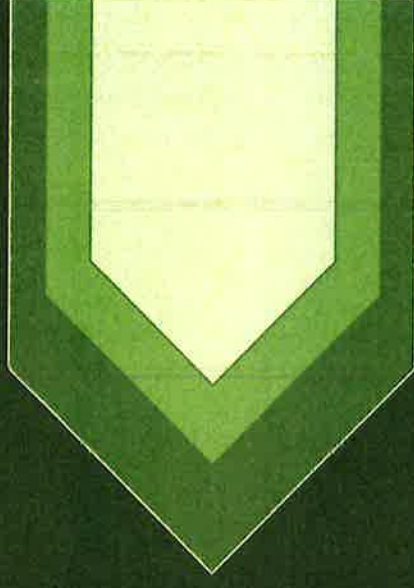
Stockbridge Youth Council 3rd Quarter



- ❖ Fall Festival – October 2023
- ❖ Service Project – November 2023
- ❖ End of Year Banquet – December 2023

Stockbridge Youth Council

4th Quarter



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 Initiative



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

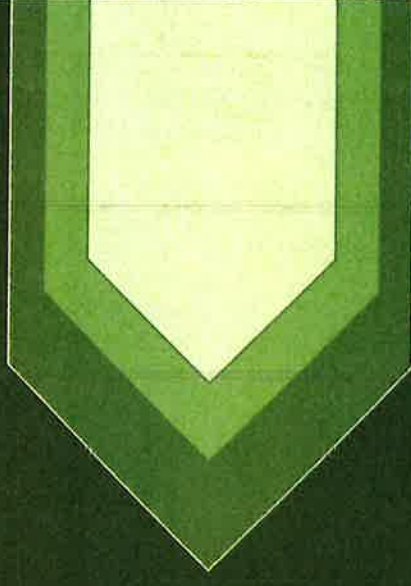
- Service Project

- City Event

- End of Year Banquet/Community Event

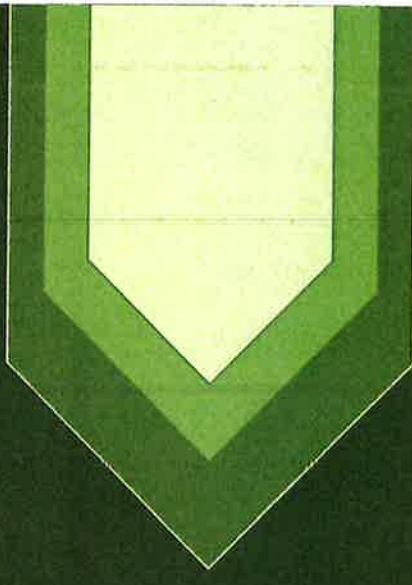
- Beautification

Stockbridge Youth Council 2024 Proposed Calendar



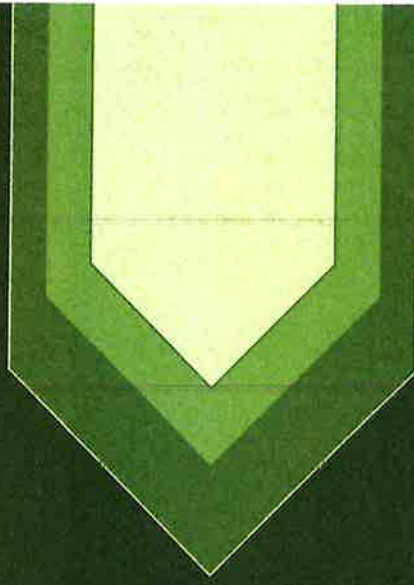
<u>Line Item</u>	<u>Amount</u>
Meals	\$1500.00
Lodging	\$3000.00
Training	\$4000.00
Advertising	\$600.00
Transportation	\$1360.00
Office Supplies	\$360.00
Apparel	\$1260.00
Beautification	\$600.00
Events	\$7840.00
MISC	\$980.00
Total:	\$21,500.00

Stockbridge Youth Council 2024 Budget Proposal





QUESTIONS





4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

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

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

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

APPLICANT INFORMATION

Applicant Name: Deverick Morgan

Occupation: Senior Vice President- Staffing Employer: 2C Workforce Solutions

Home Address: 397 Young James Circle City: Stockbridge Zip: 30281

Home Phone: () Home E-Mail: [REDACTED]

Work Phone: () Work E-Mail:

Cell Phone: [REDACTED] Preferred E-Mail: ☒ Home ☐ Work

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

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Downtown Development
If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? ¹⁹ ___ Years ⁰ ___ Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application. Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

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

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

BOARD, COMMITTEE OR COMMISSION APPLICATION

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

I have been a resident of stockbridge for almost 20 years and also a business owner in Henry County. I would like to be active in my City.

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

I am very much open to other boards as I live and work 15 minutes from City Hall

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

APPLICANT STATEMENT

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

Signed via ScanSignDocuSign
Derrick T Morgan Sr.
Key: 64dd2f18a1b50c4d7c6b3bd40da072c3590
Signature

Derrick T Morgan
Sr.
Printed Name

08-28-2023
Date

Please return signed application to:

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

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

TEM MORGAN

397 YOUNG JAMES CIRCLE STOCKBRIDGE GA 30281



Highly experienced Veteran, Sales Executive and Operational Leader, with an almost two decade career history in building staffing offices/teams to support multi-state light industrial, manufacturing, and supply chain operations. Proven ability to hire, develop and retain high-performance Sales, Recruiting and Operational teams. Extensive success in executing market expansion initiatives while maintaining key strategic partnerships with C Level Executives across different verticals. Experience reporting to Private Equity Board monthly detailing revenue generation activities, P&L management, and market expansions. Highly skilled in achieving , forecasting, and team pipeline management to ensure short and long terms objectives are achieved.

SKILLS

- Large Volume P&L Experience
- Extensive Experience Leading Sales Teams
- Sales Reporting
- Managed Team of 20+ Sales Professionals
- Monthly Business Reviews Reporting to Board
- Sales Training and Pipeline Management
- Private Equity Experience
- Franchisee & Entrepreneurial Leader

WORK HISTORY

Vice President of Staffing
FrankCrum Staffing

07/2021- Present

- Serves as the Vice President of Staffing reporting directly to the President of FrankCrum Staffing with P&L experience of 31M in 2022.
- Responsible for leading the team of Directors in Business Development, Operations, Recruiting Training and Professional Recruiting Teams.
- Primary verticals: Supply Chain, eCommerce, Call Center, Information Technology and Administrative.
- Joined the company in June 2021. Revenue from the previous year 2020 of \$6M to 18M in 2021 and will generate 31M in revenue in 2022.
- Forecasted to generate 65M in 2023 with a focus on Manufacturing, eCommerce, Call Center,
- Opened up two new offices in 2023: Tampa North, Florida and Lakeland, Florida. Tampa office is 185% above forecast. Lakeland office is 237% above forecast.*
- Won the Tampa Business Journals, Fast 50 coming in #10 Fastest Growing Companies in Tampa with 457% growth.
- Increased Onsite Management programs from one (1) to five (5) in 2022. Projected to add an additional five (5) onsite programs in 2023
- Wrote and implemented new Business Development, Recruiting, and Operational training manuals currently being used by all new internal hires.
- Highest revenue in company 40+ year history.
- Implemented a new ATS system: Vincere moving away from the old Bright Move System

Vice President of Business Development/Managing Partner

5/2016-04/2019

Trace Staffing Solutions (Private Equity Purchase by Hire Dynamics)

- Remained as Vice President of Business Development but in an expanded role
- Requested by Board of Directors to expand into the Houston Market. Current clients were in Dallas
- Reported to CEO and Private Equity Board of Amzak Capital
- Led and was responsible for Sales Reporting monthly (BMR) to Board of Directors
- Grew revenue from 62 million to 84 million with focus on DC and Manufacturing
- Won new business by introducing new prospects to pay by performance modeling
- As Vice President of Business Development, trained and led 23 outside business development managers on territory management, the sales process, pipeline and account management. Maintained a C level book of business.
- Secured and owned 11 of the companies Top 20 highest revenue producing accounts in the manufacturing and light industrial verticals.
- Grew EBITDA from 3.4 to 6.7 through aggressive sales and restrictive margin control with average mark up of 38% and GP % of 17.8%.
- Expanded footprint of largest distribution customer to eight locations. Accounted for 31% of revenue with 16% GP.
- Reduced sales team turnover from 47% to 18% with renewed strategy on focusing on their operating reality
- Led quarterly Sales Training for all BDMs and Area Managers
- Shifted BDM focus to sell High, Wide and Deep to group Direct Hire business. Subsequent increase was 32% over three year period.
- On average led sales growth from 12%-16% every year

Vice President of Business Development/ Managing Partner**4/2010- 5/2016****Trace Staffing (Name Change)**

- Promoted to Vice President of Business Development to grow the Southeast
- Two-tiered focus as VPBM: 1) Focus on large manufacturing/DC business; 2) Train sales team
- Traveled throughout Southeast focusing on large prospects: GA, SC, NC, FL, VA, AL, TX
- Trained and lead Sales Team of 23 across Southeast footprint
- Grew revenue from 18 million to 64 million with Gross Profit of greater than 17%
- Authored company wide sales training manual
- Partnered with key stakeholders in Marketing, Operations, and to ensure messaging and client success was attained.
- Established, initiated and optimized business development strategies based on company targets, product specifications, market data and budget factors.
- Business Mix: Light Industrial, Manufacturing, Office Support Call Center, Medical

Managing Partner/Owner**9/2005- 4/2010****Snelling Staffing Services**

- Opened up the Atlanta Market for National Staffing Provider Snelling Staffing (6 offices)
- Won Fast Start of the Year Award in 2006 for achieving 3.1 million in revenue in first full year
- Maintained a GP percent above 18.2% through 2006-2008
- Hired and trained BDMs and Operations for entire market
- Business Mix: Light Industrial, Manufacturing, Office Support Call Center, Medical

EDUCATION

Bachelor of Science: Chemistry, 05/1995 - Savannah State University - Savannah, GA**Doctoral Degree:** 05/1999- Northwestern Health Sciences University- Minneapolis, MN**United States Army Reserves-** Specialist- 71L (Human Resources)- Infantry, Marksmen



4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

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

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

APPLICANT INFORMATION

Applicant Name: Terri Marei Gleaton

Occupation: Business Owner / REALTOR Employer: Gleaton & Associates DBA ELITE REALTY

Home Address: 421 Winged Foot City: McDonough Zip: 30253

Home Phone: () Home E-Mail:

Work Phone: () Work E-Mail:

Cell Phone: () Preferred E-Mail: ☐ Home ☒ Work

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

Elite Realty Group - 5 Gresham Landing Stockbridge GA 30281

City of Stockbridge

BOARD, COMMITTEE OR COMMISSION APPLICATION

a) Which Board(s) or Commission(s) do you wish to be appointed to? City Wide Developers Authority Board

If applying for the Main Street Advisory Board, which position?
(See positions noted below) _____

b) How long have you been a resident or business owner/operator in the City of Stockbridge? 12 Years 6 Months

c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No

d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No

e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application. Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No

f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

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

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

City of Stockbridge

BOARD, COMMITTEE OR COMMISSION APPLICATION

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

As a Stockbridge business owner with over 18 years as a licensed Realtor, I am deeply committed to promoting democracy in housing and fostering robust economic development. My desire to serve on the Stockbridge Citywide Developers Authority Board stems from a passionate belief in equitable opportunities and inclusive growth for our community.

Having witnessed the transformative impact of housing and economic development, I aim to contribute my expertise and vision to the board. I advocate for accessible, safe, and affordable housing as a fundamental right for all residents. Additionally, I strongly support fostering an economic environment that promotes entrepreneurship, job creation, and fairness.

My successful tenure as the owner of Elite Realty Group in Stockbridge attests to my dedication, integrity, and collaborative leadership. If appointed, I will work diligently to advance initiatives that enhance our city's quality of life, promote sustainable development, and create opportunities for all.

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

Where ever my talents can be leveraged to better serve the city.

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

APPLICANT STATEMENT

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

Terri Marie Bridges
Signature

Terri Marie Bridges

11-15-2023

Printed Name

Date

Please return signed application to:

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

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

Henry County, GA

Summary

Parcel ID 052D01038000
Location Address 421 WINGED FOOT DR
Millage Group 0001 (County/UnIncorp)
Property Usage S F RESIDENTIAL (0100)
Total Acres 0
Landlot / District 18,1+ / 6
Subdivision EAGLES LANDING
Lot/Block 2/L
Plat Book 21
Plat Page 58

Exemptions: L2

Owners

GLEATON CALVIN & BRIDGES TERRI M
421 WINGED FOOT DRIVE
MCDONOUGH, GA 30253

Valuation

	2023	2022	2021	2020
+ Building Value	\$426,800	\$349,900	\$300,750	\$310,100
+ OB/Misc	\$0	\$0	\$0	\$0
+ Land Value	\$95,000	\$80,000	\$74,250	\$75,000
= Total Assessment	\$521,800	\$429,900	\$375,000	\$385,100

Exemptions: L2

Assessment Notices 2023



Land Information

Land Use
SF LOT IMP (000100)

Number of Units
1

Unit Type
LOT

Buildings

Building # 1
ConstructionType SGL FAM
Actual Year Built 1994
Effective Area 4,333
Heated Area 3,257
Bedrooms 5
Baths 3.5
Wall Height 0

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
2/25/2021	17944-147	\$0	QUIT CLAIM	FAMILY/GIFT	GLEATON CALVIN	GLEATON CALVIN & BRIDGES TERRI M
9/4/2020	17440-284	\$375,000	LIMITED WARRANTY DEED		HARDEN ELMER H JR	GLEATON CALVIN
7/7/2016	14694-225	\$0	EXECUTORS DEED	D OF ASSNT	HARDEN ELMER H JR & GLENDA M	HARDEN ELMER H JR
8/15/1994	1948-345	\$327,318	WARRANTY DEED		KENNY JOHNSON HOMES	HARDEN ELMER H JR & GLENDA M
12/21/1993	1800-339	\$50,400	WARRANTY DEED		KILLEARN PROPERTIES	KENNY JOHNSON HOMES



Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100 Feet

Use Address From:

☒ Owner
 ☐ Property

Select export file format:

Address labels (5160)

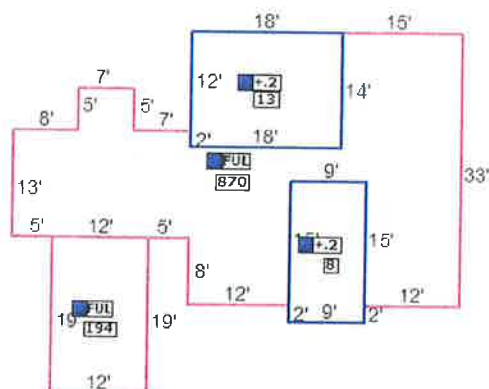
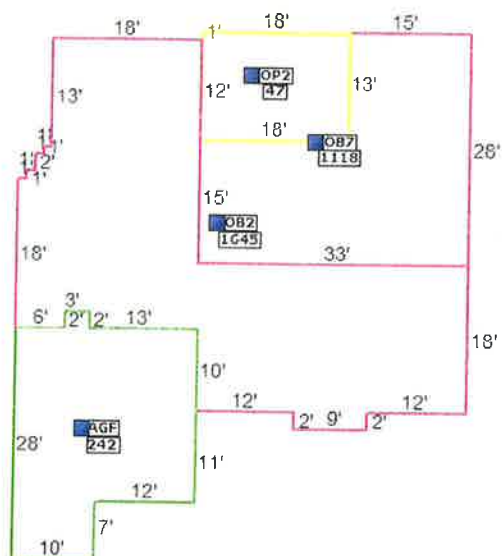
☒ Show All Owners☐ Show Parcel ID on Label

Skip Labels 0

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

Table 1. *Continued*

Sketches



No data available for the following modules: Miscellaneous Data.



4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

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

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
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- Will I attend meetings regularly, making them a priority for the duration of my appointment?
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- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Paige Jones III

Occupation: Manager Employer: Piedmont Healthcare

Home Address: 152 Adrian Drive City: Stockbridge Zip: 30281

Home Phone: () Home E-Mail: [REDACTED]

Work Phone: [REDACTED] Work E-Mail: [REDACTED]

Cell Phone: [REDACTED] Preferred E-Mail: ☒ Home ☐ Work

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

The Health and Fitness Company, LLC 152 Adrian Drive Stockbridge, GA 30281

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Citizens Police Advisory Council
If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? 21 Years 4 Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application.
Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

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

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

BOARD, COMMITTEE OR COMMISSION APPLICATION

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

I've lived in Stockbridge since 2001. I'm happy to finally be living in the city limits and want to contribute to the health and safety of the community in any way I can. I believe serving on the board will better educate me on the needs and operation of the community and better position me to be of service to others.

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

Council on Aging
Youth Council Advisory Committee

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

APPLICANT STATEMENT

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Signature

Paige Nathaniel
Jones III
Printed Name

11-06-2023
Date

Please return signed application to:

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

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



4640 North Henry Blvd. Stockbridge, GA 30281

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APPLICANT INFORMATION

Applicant Name: darrell stamper

Occupation: retired Employer: military

Home Address: 620 vendella cir City: mcdonough Zip: 30253

Home Phone: [REDACTED] Home E-Mail: [REDACTED]

Work Phone: () Work E-Mail: _____

Cell Phone: () Preferred E-Mail: ☒ Home ☐ Work

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

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? board of ethics, planning commission
If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? ² ____ Years ⁶ ____ Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application.
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☐ Yes ☒ No If yes, please explain:

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

BOARD, COMMITTEE OR COMMISSION APPLICATION

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

having a voice on decision making while serving the community, additionally, im intrested in the planning land uses and i can offer relevant subject matter as well as learn more about projects and other things taking place.

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

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

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eSigned via SeamlessDocu.com
Stamper Darrell
Key: 64049185 1b50 1a7c 8084 4d4d02c3398
Signature

Stamper Darrell

Printed Name

09-26-2023

Date

Please return signed application to:

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

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