

STOCKBRIDGE CITY COUNCIL

Mayor Anthony S. Ford
At-Large

Mayor Pro Tem Kyle D. Berry, Sr.
Council District 3

Councilmember Elton Alexander
Council District 5

Councilmember Yolanda Barber
Council District 4

Councilmember LaKeisha Gantt
Council District 1

Councilmember 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 February 27, 2024 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

TUESDAY, FEBRUARY 27, 2024 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

REVIEW OF THE MINUTES

- 1 Draft Minutes February 12, 2024

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.

INFORMATIONAL

- 2 Henry County Tax Commissioner - Homestead Exemption Information
- Presented by: Michael Harris, Henry County Tax Commissioner

PRESENTATION

- 3 Main Street Program - Naming of Downtown Building

CONSENT AGENDA

- 4 Council Consideration to fill a vacancy and appoint a Main Street Advisory Board member.

Council Consideration to fill the unexpired term 2-yr for District 4 Representative on the Stockbridge Citizens Police Advisory Council.

NEW BUSINESS

- 5 Council consideration to approve FY2025 LMIG (Local Maintenance Improvements Grant) List. - Presented by: Decius Aaron
- 6 Council consideration to approve the City of Stockbridge Economic Development Strategic Plan (2024-2028) - Presented by: Kim Allonce
- 7 Council Appointment of the Council Liaison for the Downtown Development Authority - Presented by: City Council
- 8 Council Appointment of the Council Liaison for the Citywide Development Authority - Presented by:
- 9 Council Appointment of the Council Liaison for the Youth Council - Presented by: City Council

DISCUSSION

- 10 **ORDINANCE TO ALLOW ADDITIONAL LICENSES AND LOCATIONS IN THE CITY FOR SEVERAL TYPES OF BUSINESSES.**
 Consideration of an ordinance to amend the City of Stockbridge's Code of Ordinances relating to dealers in distilled spirits, pawn shops, tire shops, used car dealerships, and precious gems, so as to clarify the number of licenses available, and to provide a process for allowing additional licenses based upon Census data. Planning Commission recommendation -- Approval. Staff recommendation -- Approval.
 - Presented by: Ryan Anderson

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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

- **City Council Meeting **SPECIAL DATE** Monday, March 4th at 6:00 p.m. - City Hall Council Chamber (Mar 4)**
- **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. (Mar 7)**
- **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 (Mar 8).**
- **Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Mar 11)**
- **Citywide Development Authority Meeting, 2nd Tuesday of each month, 6:00 p.m.- City Hall Levi Meeting Room (Mar 12)**
- **Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Mar 19)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m. -3rd Tuesday of each month Levi Meeting Room - City Hall (Mar 19)**

- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Mar 21)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. - City Hall Council Chamber (Mar 26)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Alexander for the Annual Women's History Month Event on Sunday, March 3rd from 3-6 PM at the Merle Manders Conference Center.
- Join Councilman Thomas the monthly Senior Bingo Bash on Wednesday, March 20th from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, March 25th from 10am – noon.
- 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.

Please contact Rosalynd Rawls to schedule an appointment for Meet the Mayor and any information on Council Initiatives at 678-833-3348 or via email: rrawls@stockbridgega.org

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, FEBRUARY 12, 2024 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Yolanda Barber – Council District 4
Councilmember Elton Alexander – Council District 5
Councilmember Kyle Berry – Council District 3
Councilmember LaKeisha Gantt – Council District 1
Councilmember Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Vacant – City Treasurer
Quinton Washington – City Attorney
Samantha Embry – City Attorney

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

The meeting was called to order by Mayor Ford at 6:24 p.m.

Invocation by Bishop Tillman (Floyd Baptist Church)

The Pledge of Allegiance was recited by all in attendance.

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

Motion to amend the Agenda to add a brief presentation from the Stockbridge Youth Council made by Mayor Pro Tem Berry; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

Motion to adopt the Agenda made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 5-0.

Motion to approve the Minutes for the following meetings was made by Mayor Pro Tem Berry; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

1. Council Meeting Minutes January 8, 2024
2. Work Session Minutes January 30, 2024

PUBLIC COMMENTS

There were no public comments.

CEREMONIAL REVIEW

3. Mayor Ford referenced the proclamations for Black History Month, Unity Grove Rosenwald School Preservation, Gymnast Nasiara Riley of Flip City South, and Human Trafficking Awareness and Prevention; and noted the swearing in of re-appointed Board and Committee members for the Public Facilities Authority, Rashawn George Rich; Downtown Development Authority Board members Robert Anderson and Warren Washington; Youth Council Advisory Committee member Sharika Zellars, and Stockbridge Municipal Court Judge, Matthew McCord.

STOCKBRIDGE YOUTH COUNCIL EXPO REQUEST

The Stockbridge Youth Council presented its first Youth Entrepreneurship Expo Proposal to take place on Saturday, March 30, 2024 at Clark Park and requested Mayor & Council support along with use of Banner Displays, Tables & Chairs for Vendors, Assistance for setup and breakdown; noted the Expo will create an opportunity for at least twenty young entrepreneurs (under age 21), in the Stockbridge area to promote their business, and also spread awareness of the Stockbridge Youth Council and help with recruiting efforts.

The Governing Body offered full support of the event with the Merle Manders Conference Center as Plan B (if available) in the event of adverse weather, and both banner pole locations (noting the Walmart location may be in a construction zone).

PUBLIC HEARING

1. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-08. (Located in Council District 4.)
Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of certain property at 135 & 305 East Atlanta Road from “Low-Density Mixed-Use” to “Special Purpose” to allow for the construction of a townhome development. The applicant is Harold R. Singer, Jr. of Gibeon Consulting Group. The property contains two parcels in Land Lot 68 of District 12, as are listed below, with 1.65 +/- total acres within the Stockbridge City Limits. Planning Commission recommendation -- Approval. Staff Recommendation -- Approval.
135 East Atlanta Road (Parcel # S25-01022000)—Contains 1.28 +/- acres.
305 East Atlanta Road (Parcel # S25-01022005)—Contains 0.37 +/-acres.
Presented by: Ryan Anderson, Chief Planner

Mr. Anderson gave a brief overview of Comprehensive Plan Amendment Case No. CP-2023-08, Rezoning Case No. RZ-2023-09, and Variance Case No. VR-2023-05 noting each case will require a separate action vote from the City Council.

Mr. Anderson noted the Special Purpose Land Use Category was adopted by the City Council in October 2023 and is consistent with the Comprehensive Land use and staff recommends approval.

Councilmember Barber noted she supports smart development throughout the city; noted her concerns for the residents in District 4 and requested consistency in the manner in which zoning items are presented for all districts, noting the rules change when developments are presented for District 4 and referenced the last zoning items presented for District 5 where the variance was presented as a separate public hearing item, and today all of the items for this development have been combined; and expressed concerns about East Atlanta Road, and the need to widen to accommodate the growth in the area.

Councilman Thomas noted he supports developing the downtown but has a concern with amending the City's approved Comprehensive Plan for developers instead of the developer adhering to the city's Comprehensive Plan.

Councilman Alexander noted the development would include a 10' sidewalk and was not included in the setback; and supports the Georgia Tech Market Study, Bike & Trail Study and the LCI that supports the need for consumers and quality housing in the downtown footprint to sustain businesses in the downtown district.

The applicant's representative, Harold R. Singer, Jr. of Gibeon Consulting, Developer, Derrick Harris of Olympian Way Development, gave an overview of the proposed development, noted the owner, Regonald Sylvain has partnered with developers Derrick Harris and Salim Morency, who have a combined 30 years of experience to develop the project; and fielded questions from the governing body and noting he is still in negotiations with GFL; noted the price point for the all 3BR 2BA Fee-Simple units will be around \$300,000 with quality amenities; and agreed to add the conditions for a mandated HOA, Flock Camera at entry points, and 10% rental cap.

Public Hearing Opened

Speakers in Favor: Mr. Nathan Banks, Ms. LaTanya McGriggs, Mr. Nyck Armstead and Mr. Antwan Cloud.

Speakers Opposed: Mr. Kenneth Gipson, Ms. Donna Barbe, Mr. Rusty Dobbs, and Mr. James (Phil) Crosby.

Mr. Singer noted the HOA would restrict parking on the street (E. Atlanta Rd.).

Mayor Pro Tem Berry inquired about the square footage of each unit and asked if a Topography Study had been completed to address water runoff.

Mr. Harris noted the units will be 2,000 sq. feet and the study was part of the process.

Councilman Thomas spoke about future plans to widen East Atlanta Rd.

Mr. Gardiner responded that Henry County has no plans to widen East Atlanta Rd.

Councilman Alexander stated the development fits into the Special Purpose Category approved by the Council and the Georgia Tech Market Study.

Mr. Anderson noted the plans have been vetted and are in line with the Downtown Pedestrian Bike Plan, the Georgia Tech Market Study, the LCI, and will increase the value of the surrounding properties.

The Applicant, Mr. Regonald Sylvain noted he is a 30+ year resident since 1998, and businessman, and spoke in favor of the development and future quality developments in the city, noted he is also the owner of Frozen Smoke, a downtown business and that he will comply with the city's vision and the city's RSVP Plan 100%; noted the downtown needs density, and patrons in walking distance of downtown eateries and shops; referenced 50 acres he purchased in the Eagles Landing area where homes are being developed that range from \$800,000 to \$1,000,000; and noted he is looking to develop the three-acre site across from city hall.

Public Hearing Closed.

Motion to deny Comprehensive Plan Amendment Case No. CP-2023-08 made by Councilmember Barber. No second. The motion failed due to lack of a second.

Motion to approve Comprehensive Plan Amendment Case No. CP-2023-08 was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 3-1-1 (Alexander, Berry, Gantt Approved); (Barber Opposed); (Thomas Abstained).

2. REZONING CASE #RZ-2023-09. (Located in Council District 4.)
Consideration of a request for a rezoning to rezone certain property at 135 & 305 East Atlanta Road from 'SR' (Suburban Residential) to 'MFR' (Multiple Family Residential) to allow for the construction of a townhome development. The applicant is Harold R. Singer, Jr. of Gibeon Consulting Group. The property contains two parcels in Land Lot 68 of District 12, as are listed below, with 1.65 +/- total acres within the Stockbridge City Limits. Planning Commission recommendation -- Approval with conditions. Staff recommendation -- Approval with conditions.
135 East Atlanta Road (Parcel # S25-01022000)—Contains 1.28 +/- acres.
305 East Atlanta Road (Parcel # S25-01022005)—Contains 0.37 +/-acres.
Presented by: Ryan Anderson, Chief Planner

Motion to approve Rezoning Case No. RZ-2023-09 with Staff Recommended Conditions and additional Conditions for a mandated HOA, Flock Camera at entry points, and 10% Rental Cap was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 4-1 (Alexander, Berry, Gantt and Thomas Approved); (Barber Opposed).

3. VARIANCE CASE #VR-2023-05. (Located in Council District 4.)
Consideration of three variances for certain property at 135 & 305 East Atlanta Road to allow for the construction of a townhome development. The variance requests are as follows: 1) to reduce the front yard setbacks from the required 50 feet to 15 feet; 2) to reduce the required side yard setbacks from 15 feet to 10 feet; and 3) to increase the allowable maximum lot coverage from 50 percent to 60 percent. The applicant is Harold R. Singer, Jr. of Gibeon Consulting Group. The property contains two parcels in Land Lot 68 of District 12, as are listed below, with 1.65 +/- total acres within the Stockbridge City Limits. Planning Commission recommendation -- Denial. Staff recommendation -- Approval.

135 East Atlanta Road (Parcel #S25-01022000)—Contains 1.28 +/- acres.

305 East Atlanta Road (Parcel # S25-01022005)—Contains 0.37 +/-acres.

Presented by: Ryan Anderson, Chief Planner

Motion to approve Variance Case No. VR-2023-05 was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 4-1 (Alexander, Berry, Gantt and Thomas Approved); (Barber Opposed).

4. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-09. (Located in Council District 4.)

Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of certain property on the north side of North Henry Boulevard and west side of Center Street, as are listed below, from “Low-Density Mixed-Use” and “Medium-Density Residential” to “Medium-Density Residential” to allow for the construction of a townhome development. The applicant is Forestar (USA) Real Estate Group, Inc., represented by J. Alexander Brock of Smith, Gambrell & Russell, LLP. The property contains five parcels in Land Lot 12 of District 6, as are listed below, with 15.601 +/- total acres within the Stockbridge City Limits. Planning Commission recommendation -- Approval. Staff recommendation -- Approval.
4844 North Henry Boulevard (Parcel #S18-02003000) --Contains 1.20 +/- acres. Existing future land use designation: ‘LDMU’ (Low-Density Mixed-Use).
4882 North Henry Boulevard (Parcel #S18-02002005) --Contains 1.09 +/- acres. Existing future land use designation: ‘LDMU’ (Low-Density Mixed-Use).
4900 North Henry Boulevard, first tract (Parcel #S18-02002000) --Contains 10.62 +/- acres. Existing future land use designation: ‘MDR’ (Medium-Density Residential).

4900 North Henry Boulevard, second tract (Parcel #S18-02002006) --Contains 2.21 +/- acres. Existing future land use designation: LDMU’ (Low-Density Mixed-Use).

Parcel on Center Street with No Address (Parcel #S18-02004009) -- Contains 0.56 +/- acres. Existing future land use designation: ‘LDMU’ (Low-Density Mixed-Use).

Presented by: Ryan Anderson, Chief Planner

Mr. Anderson gave a brief overview of Comprehensive Plan Amendment Case No. CP-2023-09, Rezoning Case No. RZ-2023-10, and Variance Case No. VR-2023-06 noting each case will require a separate action vote from the City Council.

The applicant's representative, J. Alexander Brock of Smith, Gambrell & Russell LLP, gave an overview of the proposed development, and fielded questions from the governing body, noting the amenities will include a pool, clubhouse, and dog walk area; noted the developer reached out to the community on January 24th and there were ten participants via Zoom; noted the development will be all 3BR units 1400 – 2000 sq. ft. with 80% 2-car garage and 20% 1-car garage with a price point around mid \$300,000's; noted the final grading has not been completed; noted 30% of open space in the development.

Mayor Pro Tem Berry asked why the variance was needed with so much land available i.e., the open space.

Mr. Brock referenced grading concerns, and the reduction of landscaping from the front that the HOA will not have to maintain.

Conditions added include: All 2-car garages, 10' path along the front of the development, gated, flock camera at entry points and avg. 1800 sq. ft. units.

Public Hearing Opened

Speakers in Favor: None.

Speakers Opposed: Mr. Charles Freeman, Ms. Karen Charmaine, Mr. Kenneth Sprayberry, Ms. Charlene Johnson, Ms. Elizabeth Hargrove, Ms. Nancy Payne Coffman, and Mr. William Coffman (written submission).

Motion to Defer made by Councilmember Thomas; seconded by Councilmember Barber. The motion failed 2-3 (Barber and Thomas Approved); (Alexander, Berry and Gantt Opposed).

Motion to convene Executive Session for Real Estate Matters made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 4-1 (Alexander, Berry, Gantt, and Thomas Approved); (Barber Opposed).

Motion to adjourn Executive Session and approve an Affidavit w/No Action made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed 4-0. (Councilwoman Gantt was not present for the vote).

Motion to reconvene the meeting made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed 5-0

Motion to approve Comprehensive Plan Amendment Case No. CP-2023-09 was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 3-1-1 (Alexander, Berry, Gantt Approved); (Barber Opposed); (Thomas Abstained).

5. REZONING CASE #RZ-2023-10. (Located in Council District 4.)
Consideration of a request for a rezoning to rezone certain property on the north side of North Henry Boulevard and west side of Center Street, as are listed below, from 'SR' (Suburban Residential), 'OI' (Office-Industrial), and 'C-1' (Neighborhood Commercial) to MFR (Multiple Family Residential) to allow for the construction of a townhome development. The applicant is Forestar (USA) Real Estate Group, Inc., represented by J. Alexander Brock of Smith, Gambrell & Russell, LLP. The property contains five parcels in Land Lot 12 of District 6, as are listed below, with 15.601 +/- total acres within the Stockbridge City Limits. Planning Commission recommendation -- Approval with conditions. Staff recommendation -- Approval with conditions.
4844 North Henry Boulevard (Parcel #S18-02003000) --Contains 1.20 +/- acres. Zoned 'OI' (Office-Institutional).
4882 North Henry Boulevard (Parcel #S18-02002005) -- Contains 1.09 +/- acres. Zoned 'OI' (Office-Institutional).
4900 North Henry Boulevard, first tract (Parcel #S18-02002000) --Contains 10.62 +/- acres. Zoned 'SR' (Suburban Residential).
4900 North Henry Boulevard, second tract (Parcel #S18-02002006) --Contains 2.21 +/- acres. Zoned 'OI' (Office-Institutional).
Parcel on Center Street with No Address (Parcel #S18-02004009) --Contains 0.56 +/- acres. Zoned 'C-1' (Neighborhood Commercial).
Presented by: Ryan Anderson, Chief Planner
Motion to approve Rezoning Case No. RZ-2023-10 with Staff Recommended Conditions and additional Conditions for a mandated HOA, Flock Camera at entry, 2-Car Garages, 10' Path along the front of the development, gated with and 10% Rental Cap, Average unit 1,800 Square Feet was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 3-1-1 (Alexander, Berry, and Gantt Approved); (Barber Opposed); (Thomas Abstained).
6. VARIANCE CASE #VR-2023-06. (Located in Council District 4.)
Consideration of a request for a variance on certain property on the north side of North Henry Boulevard and west side Center Street, as are listed below, to allow for the construction of a townhome development. The purpose of the variance is to reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet under the requested MFR (Multiple Family Residential) zoning. The applicant is Forestar (USA) Real Estate Group, Inc., represented by J. Alexander Brock of Smith, Gambrell & Russell, LLP. The property contains five parcels in Land Lot 12 of District 6, as are listed below, with 15.601 +/- total acres within the Stockbridge City Limits. Planning Commission recommendation -- Denial. Staff recommendation -- Approval.
4844 North Henry Boulevard (Parcel #S18-02003000) --Contains 1.20 +/- acres.
4882 North Henry Boulevard (Parcel #S18-02002005) --Contains 1.09 +/- acres.
4900 North Henry Boulevard, first tract (Parcel #S18-02002000) --Contains 10.62 +/- acres.
4900 North Henry Boulevard, second tract (Parcel #S18-02002006) --Contains 2.21 +/- acres.

Parcel on Center Street with No Address (Parcel #S18-02004009) --
Contains 0.56 +/- acres.
Presented by: Ryan Anderson, Chief Planner
Motion to approve Variance Case No. VR-2023-06 was made by Councilmember Alexander; seconded by Councilmember Gantt.
The motion passed 3-1-1 (Alexander, Berry, Gantt Approved); (Barber Opposed); (Thomas Abstained).

NEW BUSINESS

7. RESOLUTION TO ACCEPT THE DEDICATION OF PORTIONS OF PROPERTY AT 3986 JODECO ROAD, NEAR CANDLER ROAD, TO BE USED AS A PUBLIC PARK.

Consideration of a resolution to accept portions of the property at 3986 Jodeco Road, near Candler Road, within the Stockbridge City Limits, to be dedicated to the City of Stockbridge by its owner, Candler Road Stockbridge Propco, LLC, per the executed Dedication Agreement between the parties, dated December 13, 2023, for use by the City of Stockbridge as a public park, and for other public purposes, which is to be constructed by the property owner according to a mutually-agreeable development plan. The property comprises Parcel #071B03046000, located in Land Lots 63 and 66 of District 7 within Henry County, Georgia, and it contains two tracts with 1.400 +/- total acres: "Tract One" containing 0.593 +/- acres and "Tract Three" containing 0.811 +/- acres, as are depicted by Exhibit "A" and Exhibit "B" of the Dedication Agreement.

Motion to accept the Agreement from the ik-75 Candler Rd. (Dog Park) made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. 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 or visit the website www.stockbridgega.org 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. (Feb 1)
- Council Retreat – February 6 – 8 from 9am – 5pm. Location Sandy Springs, GA.
- 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 (Feb 9).
- URA (Urban Redevelopment Agency) Meeting Monday, February 12th at 5:00 p.m. - City Hall Council Chamber (Feb 12)
- City Council Meeting 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Feb 12)
- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Feb 12)

- City Wide Development Authority 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Feb 13)
 - Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Feb 15)
 - Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Feb 20)
 - Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Feb 20)
-
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. - City Hall Council Chamber (Feb 27)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Thomas and the Stockbridge Youth Council on February 10th for the installation of the ***Adopt-A-Road Sign on Tye Street***. More information to follow.
- Join Councilman Thomas the ***Monthly Senior Bingo Bash*** on Wednesday, February 21 from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join Councilman Alexander for the ***District 5 Quarterly Town Hall*** on Thursday, February 22nd at 7pm- Location: Silverton Mortgage Financial Conference Room 175 Country Club Dr. Suite 400 Stockbridge, GA
- Join Councilman Thomas for the ***13th Annual African American Heritage Celebration***, Saturday, February 24th from 5pm – 7pm at the Merle Manders Conference.
- Join Mayor Ford for the monthly ***Meet the Mayor*** on Monday, February 26th from 10am – noon.
- 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 schedule an appointment for Meet the Mayor or any additional information on any Council Initiative, please contact Rosalynd Rawls at 678-833-3348 or via email at rrawls@stockbridgega.org

MAYOR'S COMMENTS

Mayor Ford wished everyone a Happy Valentine's Day; noted COVID-19 and RSV are still with us, and encouraged everyone to get their flu shots and boosters to try to remain healthy; noted Stockbridge's own, Will Anderson of the Houston Texans, and former Dutchtown graduate and Alabama All-American was recently named the National Football Rookie of the Year; and noted CNN reported the Super Bowl held this past weekend was the highest rated viewer audience, with the Kansas City Chiefs Champions; noted this past Saturday, the Stockbridge Amphitheater kicked off 2024 Concert Series and offered discounted tickets at 20% off; and noted the city's recent passage of an Ordinance that will not allow alcohol in the Amphitheater venue, nor will outside food be allowed into the Amphitheater. Patrons will be allowed to bring in a 12x12 or

smaller cooler with water only, and to visit the website: www.stockbridgeamp.com for more information and to see the current shows May 11th feature Tyrese, Eric Benet and Isiah; May 25th featuring Zapp, Evelyn Champagne King, Rose Royce, and Rick James' Stone City Band; July 13th featuring Kim and Leela James; July 20th featuring Jodeci, Johnny Gill and Silk; and July 27th 70's Soul Jam featuring the Chi-Lites, The Mannhattans, The Legendary Blue Notes; Bloodstone and Peaches & Herb.

Motion to adjourn the meeting at 10:45 p.m. was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



HENRY COUNTY, GA

TAX COMMISSIONER'S OFFICE

SERVICE • INTEGRITY • TRUST

City of Stockbridge
Homestead Exemption Discussion

February 27, 2024

MICHAEL HARRIS
HENRY COUNTY TAX COMMISSIONER

Henry County Homestead Exemptions

Who should Apply

- ◆ Primary place of residence in Henry County
- ◆ Those 62 or older as of January 1st
- ◆ If you are Totally Disabled
- ◆ Disabled Veterans
- ◆ Surviving Spouse of a Peace Officer
- ◆ If you've recently made changes to your Home Deed

Application Requirements

- ◆ Drivers License & Vehicle Registration in Henry County
- ◆ No other properties with Homestead Exemptions
- ◆ Final Divorce Decree (If divorced)
- ◆ Spouses Death Certificate (if joint ownership)

❖ Homestead Exemption Process

All Homestead Exemption Applications must be received by April 1st

Applications may be turned into either the Tax Assessors or Tax Commissioners office

Tax Assessor makes final decision on all applications

Appeals to Homestead decisions must be made with the Tax Assessors office within 45 days from receipt of your Assessment Notice

Calculating County Property Tax @ 12.733

Assessed Value (-) Exemptions (x) Millage Rate = Taxes Due

Example 1: Homesteaded Property

- ◆ A homesteaded property with a **fair market value** of \$300,000;
- ◆ {FMV} \$300,000 X 40% = \$120,000 (assessed value)
- ◆ \$120,000 – \$15,000 (homestead exemption) = \$105,000
- ◆ \$105,000 x .012733 (mill rate) = \$1,336.96 in **county taxes**
- ◆ Based on **Standard L1 Exemption**

Example 2: Non-Homesteaded Property

- ◆ A non-homesteaded property with a **fair market value** of 300,000:
- ◆ {FMV} \$300,000 X 40% = \$120,000 (assessed value)
- ◆ 120,000 x .012733(millage rate) = \$1,527.96 in **county taxes**
- ◆ **Difference between the two: \$191.00**

EXEMPTIONS

L1: Standard Exemption

County: \$15,000

Additional AGE Exemptions:

L2: Age (62) Exemption: School Taxes ONLY

L3: Age (65) Exemption: School & Water Taxes ONLY

L6: Age (68) Exemption: School & Water Taxes ONLY

L9: Age (70) Exemption: School & Water Taxes ONLY

Additional Exemptions:

- Disability Exemption
- Veterans Disability Exemption (\$101,754)
- Surviving Spouse: Armed Conflict
- Surviving Spouse: Peace Officer/ Fire Fighter
- Conservation Exemption
- Freeport Exemption
- Forest Land Protection Exemption

HENRY COUNTY HOMESTEAD EXEMPTION CHART - 2023									
CODE		AGE		EXEMPT AMOUNTS		TAXING AUTHORITY			
L1		4,000	State	L16	*Veterans Disabled Under Age 65	109,986	State		
		15,000	County			109,986	County		
		0	School Bond			109,986	School Bond		
		4,000	School M & O			109,986	School M & O		
		0	Water			109,986	Water		
						109,986	City		
L2	62	4,000	State	L17	*Veterans Disabled Age 65	Full	State		
		15,000	County			109,986	County		
		20,000	School Bond			109,986	School Bond		
		20,000	School M & O			109,986	School M & O		
		0	Water			109,986	Water		
						109,986	City		
L3	65	Full	State	L18	*Veterans Disabled Age 68	Full	State		
		15,000	County			109,986	County		
		80,000	School Bond			120,000	School Bond		
		80,000	School M & O			120,000	School M & O		
		15,000	Water			109,986	Water		
						109,986	City		
L6	68	Full	State	L19	*Veterans Disabled Age 70	Full	State		
		15,000	County			109,986	County		
		120,000	School Bond			Full	School Bond		
		120,000	School M & O			Full	School M & O		
		15,000	Water			109,986	Water		
						109,986	City		
L9	70	Full	State	SS	*Surviving Spouse Armed Conflict	109,986	State		
		15,000	County			109,986	County		
		Full	School Bond			109,986	School Bond		
		Full	School M & O			109,986	School M & O		
		15,000	Water			109,986	Water		
						109,986	City		
L12	Totally Disabled Under Age 65	4,000	State	SG	Surviving Spouse Peace Officer Fire Fighter	Full	State		
		15,000	County			Full	County		
		50,000	School Bond			Full	School Bond		
		50,000	School M & O			Full	School M & O		
		0	Water			Full	Water		
						Full	City		
* qualified disabled veterans or their nremarried surviving spouse or minor child pursuant O.C.G.A. 48-5-48 or by qualified surviving spouses of servicemembers killed in action 48-5-52.1				48-5-48.4		Full	State		
						Full	County		
						Full	School Bond		
						Full	School M & O		
						Full	Water		
						Full	City		

What Happens to My Tax Bill If...

Property value goes up, and millage rate remains the same:

- ◆ Property value increases from \$300,000 to \$360,000 (20%)
 - ◆ $\$360,000 \times 40\% = \$144,000$ {Assessed Value}
 - ◆ $\$144,000 \times .012733$ {Millage Rate} = \$1,833.55 {Non-Homestead Property}
 - ◆ Increase amount: \$305.59 on Non-Homestead Property
- ◆ Homesteaded property would **NOT** see an increase in **county taxes** due to the **FROZEN EXEMPTION** if the base value for the property is less than the current assessed value
- ◆ The **Frozen Exemption** does not apply to school taxes, or improvements made to house, or additional land acquired

Frozen Exemption

- ◆ Enacted by local legislation in 2004
- ◆ Includes only the primary residence & up to 5 contiguous acres of land
- ◆ **Base year value** is the FMV of your home from the year **prior** to filing for Homestead
 - ◆ If you were to apply today for the 2024 exemption: **Base year** would be **2023**
- ◆ Exemption is automatically renewed from year-to-year so long as the resident continues to occupy the home as their primary residence
- ◆ Homeowner pays on the **base year value** for the county & water portions of the tax bill, even if value increases beyond base year
- ◆ If property value decreases below **base year value**, homeowner would pay based on the lower valuation.

2021 Stockbridge Tax Bill

		<u>ASSESSED</u>			<u>TAXABLE</u>		
	<u>FMV</u>	<u>VALUE</u>	<u>EXEMPTION</u>	<u>FROZEN</u>	<u>VALUE</u>	<u>MILLAGE</u>	<u>TAX BILL</u>
COUNTY	193600	77440	15,000	30520	31,920	0.012357	\$394.44
SALES TAX CREDIT	193600	77440	15000	30520	31,920	-0.003569	\$(113.92)
SCHOOL M&O	193600	77440	4000		73,440	0.020000	\$1,468.80
SCHOOL BOND	193600	77440			77,440	0.003628	\$280.95
WATER	193600	77440		30520	46,920	0.002000	\$93.84
RECREATION SSD	193600	77440	15000	30520	31,920	0.000685	\$21.87
FIRE SSD	193600	77440	15000	30520	31,920	0.001105	\$35.27
POLICE SSD	193600	77440	15000	30520	31,920	0.001824	\$58.22
STORMWATER							\$37.58
SANITATION FEE							\$208.08
							\$2,485.12

2022 Stockbridge Tax Bill

	<u>FMV</u>	<u>ASSESSED</u> <u>VALUE</u>	<u>EXEMPTION</u>	<u>FROZEN</u>	<u>TAXABLE</u> <u>VALUE</u>	<u>MILLAGE</u>	<u>TAX BILL</u>
COUNTY	249000	99600	15,000	52680	31,920	0.012235	\$390.54
SALES TAX CREDIT	249000	99600	15000	52680	31,920	-0.003536	\$(112.87)
SCHOOL M&O	249000	99600	4000		95,600	0.020000	\$1,912.00
SCHOOL BOND	249000	99600			99,600	0.003628	\$361.35
WATER	249000	99600		52680	46,920	0.002000	\$93.84
RECREATION SSD	249000	99600	15000	52680	31,920	0.000601	\$19.18
FIRE SSD	249000	99600	15000	52680	31,920	0.001211	\$38.66
POLICE SSD	249000	99600	15000	52680	31,920	0.001904	\$60.78
STORMWATER							\$37.58
SANITATION FEE							\$208.08
							\$3,009.14

2023 Stockbridge Tax Bill

	<u>FMV</u>	<u>ASSESSED VALUE</u>	<u>EXEMPTION</u>	<u>FROZEN</u>	<u>TAXABLE VALUE</u>	<u>MILLAGE</u>	<u>TAX BILL</u>
COUNTY	308100	123240	15,000	76320	31,920	0.011428	\$364.78
SALES TAX CREDIT	308100	123240	15000	76320	31,920	-0.003373	\$(107.67)
HTRG			18000		18,000	-0.008055	\$(144.99)
SCHOOL M&O	308100	123240	4000		119,240	0.020000	\$2,384.80
HTRG			18000		18,000	-0.020000	\$(360.00)
SCHOOL BOND	308100	123240	0		123,240	0.003628	\$447.11
WATER	308100	123240	0	76320	46,920	0.002000	\$93.84
RECREATION SSD	308100	123240	15000	76320	31,920	0.000429	\$13.69
FIRE SSD	308100	123240	15000	76320	31,920	0.001791	\$57.17
CITY OF STOCKBRIDGE	308100	123240	0	0	123,240	0.003770	\$464.61
HTRG	308100	123240	0	0	18,000	-0.003770	\$(67.86)
STORMWATER							\$39.46
SANITATION							\$264.00
							\$3,448.96

NOTICE

2023 Property Tax Credit

In March of this year Governor Brian Kemp along with the General Assembly of the State of Georgia enacted the **Homestead Tax Relief Grant (HTRG)** program, in accordance with O.C.G.A §36-89-1. This is a One-Time tax reduction program for all eligible homeowners who have an approved Homestead Exemption in place on their primary place of residence.

Property owners will receive the tax relief grant in the form of a \$18,000 reduction in the assessed value of their homesteaded property, therefore, the tax reduction amounts will vary amongst property owners.

The Homestead Tax Relief Grant will apply to all millage rates with the exception of:

- Bonds
- Tax Allocation Districts
- Special Service Districts created after December 31, 2004

Please note that Rental Properties and Non-Homesteaded properties will not be eligible for the Tax Relief Grant.

The Homestead Tax Relief Grant (HTRG) will be shown as a line item on your tax bill as a reduction to your calculated property taxes.

Should you have any questions please contact our office, or visit the Department of Revenue website at:

<https://dor.georgia.gov/2023-property-tax-relief-grant>

Questions/Comments...



Michael Harris

Henry County Tax Commissioner

mharris@co.henry.ga.us

770-288-8139

www.HenryCountyTax.com



HENRY COUNTY, GA
TAX COMMISSIONER'S OFFICE
SERVICE • INTEGRITY • TRUST





HENRY COUNTY, GA

TAX COMMISSIONER'S OFFICE

SERVICE • INTEGRITY • TRUST



Don't forget!
Deadline!

APRIL 1ST

HOMESTEAD EXEMPTION

WHO SHOULD FILE FOR HOMESTEAD?

- ♦ Primary Residence in Henry County
- ♦ You are 62 years or older as of January 1st
- ♦ You are Disabled or a Disabled Veteran
- ♦ Surviving Spouse of a Peace Officer
- ♦ Changes to your Home Deed



**APPLY for Homestead Exemption @ henrycountytax.com OR
CHECK YOUR STATUS @ <https://qpublic.schneidercorp.com/>**



STILL HAVE QUESTIONS?

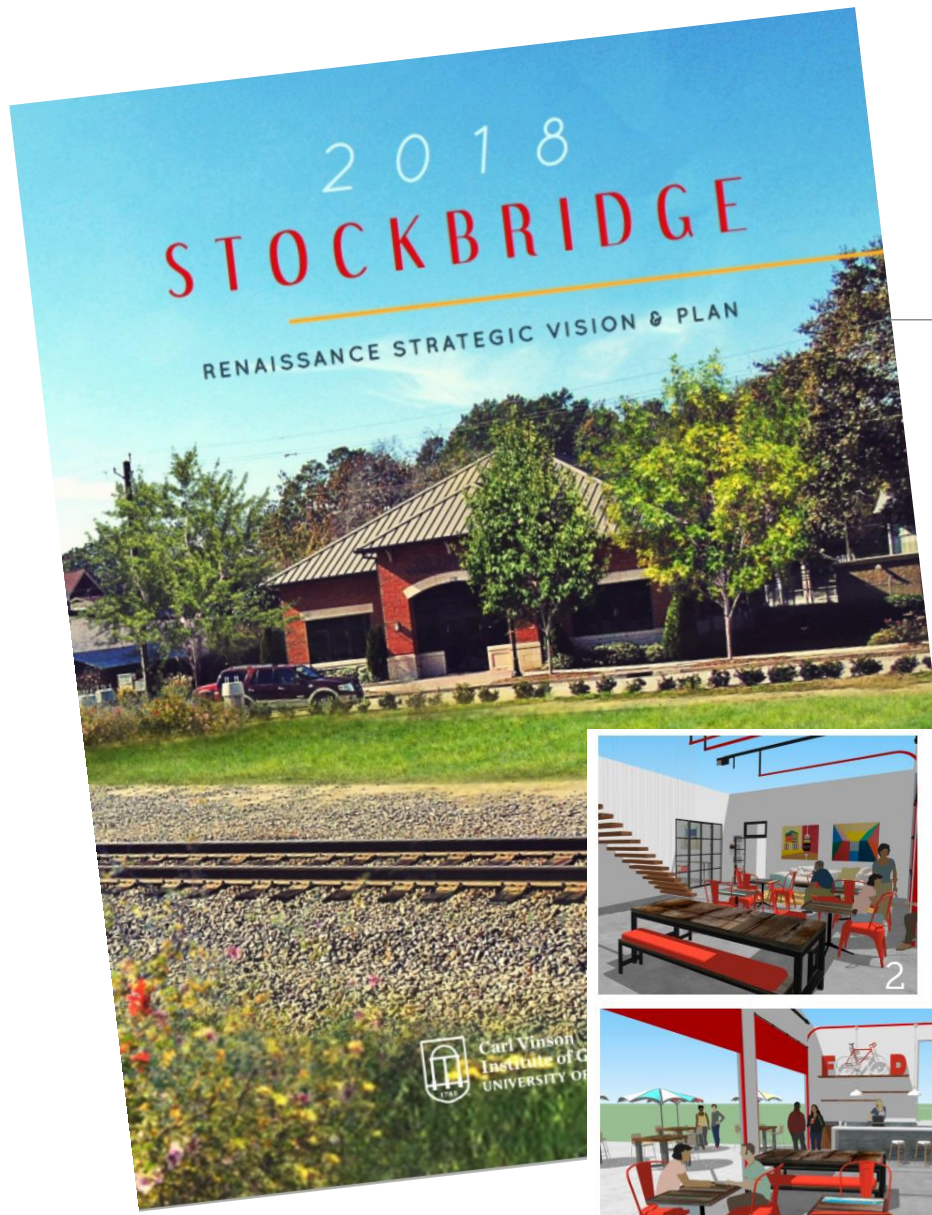
Please feel free to visit our website: henrycountytax.com or call 770-288-8180 & 770-288-7999.

Contact your local city clerk for City Homesteads and
upcoming Homestead Informational Meetings to be held in February

Michael C. Harris, Henry County Tax Commissioner



Renaming the Ted Strickland Community Center



RSVP Plan



- Staff Offices
- Meeting Space
- Gallery Space
- Information & Resource Center



Ted Strickland Community Center Repurposing Project.



Not A Rec Center



Suggested Names

The Renaming Committee met to propose the following names:

- **Downtown Stockbridge Connection Center**
- **Downtown Connection Center**
- **Downtown Stockbridge Community Connection Center** (may be too many letters)



Facade



Proposed Signage:

Lettering or actual signage that is complimentary to the approved Wayfinding Signage developed by the Sky Design Group sign will be placed above the Front Entrance.



Facade Signage



**Downtown Stockbridge
Connection Center**
(with offices listed underneath)

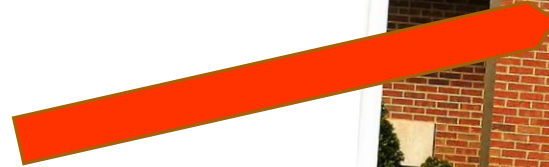
Committee's
First Choice



Façade Signage



**Downtown
Connection Center**
(with offices listed underneath)



Buidling Facade

Proposed Signage

Optionally Proposed:

Plaque or signage, complimentary to the approved Wayfinding Signage developed by the Sky Design Group, will be placed on the Front Entrance and will read:

- Option 1: “*Ted Strickland Building*”
(in recognition of the past building name.)
OR
- Option 2: A Listing of the offices housed here, instead of having the additional wording at the roof line signage: “Office of Economic Development”
“Stockbridge Main Street Program”
“Downtown Development Authority”



Breezeway Entrance



Proposed Signage

Optionally Proposed:

Proposed interpretive signage will have information about who Ted Strickland was and his importance to the Community.





Where Community Connects

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

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

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

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

APPLICANT INFORMATION

Applicant Name: Crystal Park

Occupation: Business Owner Employer: AB Atlanta Group LLC dba Angies Beauty

Home Address: 337 Wynn Rd City: McDonough Zip: 30252

Home Phone: () Home E-Mail: [REDACTED]

Work Phone: [REDACTED] Work E-Mail:

Cell Phone: [REDACTED] Preferred E-Mail: ☒ Home ☐ Work

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

Angies Beauty Supply / 697 Davis Rd. Ste 900 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? Main Street Advisory Board

If applying for the Main Street Advisory Board, which position? Stockbridge Business Owner
(See positions noted below)

b) How long have you been a resident or business owner/operator in the City of Stockbridge? 7 ____ 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:

I am very passionate in the business industry and have the desire to help other businesses succeed for community development. By serving on the Stockbridge Main Street Advisory Board, I hope to bring my past experiences together and share my knowledge to better serve the community for the Main Street Program. I am looking forward to collaborate with other board members and the board directors to learn more about the Main Street Programs and how I can engage to contribute to the organization.

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

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

APPLICANT STATEMENT

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

©Gottard via Onesign.com
Crystal Yeahsl Park
Doc: 4423018x 1150 4676 8268 411572.0125

Signature

Crystal Yeahsl Park

Printed Name

02-12-2024

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

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?
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- 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: 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

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


Signature

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



City of Stockbridge

AGENDA ITEM

MEETING DATE

February 27, 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:

Frank Trammer

DEPARTMENT:

Police Department

ITEM/PROJECT/EVENT:

Council consideration to approve City of Stockbridge Citizens Police Advisory Council District 4 Council Member Application.

BACKGROUND INFORMATION:

Council consideration to approve City of Stockbridge Citizens Police Advisory Council District 4 member (Steven Moon) vacancy. Replacement member application for Mr. Paige Jones III.

APPROVALS: CITY MANAGER

CITY TREASURER N/A

CITY ATTORNEY N/A

GRANTS ADMIN. N/A

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT \$

ATTACHMENTS:



ITEM/PROJECT/EVENT:

Vacancies:

In the event of a member's resignation or removal during their term, the appointing Council Member or Chief of Police may select a new member to serve the remainder of that term.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:



Staff Signature Frank Trammer Digitally signed by Frank Trammer
Date: 2023.07.11 16:17:57 -04'00'



City of Stockbridge

AGENDA ITEM

MEETING DATE

February 27, 2024

FUNDING SOURCE

- ☒ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
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AMOUNT \$

ATTACHMENTS:



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Staff Signature Frank Trammer Digitally signed by Frank Trammer
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4640 North Henry Blvd. Stockbridge, GA 30281

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- 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

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


Signature

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



Where Community Connects

City of Stockbridge

Economic Development Strategic Plan 2024



Acknowledgments

The City of Stockbridge Economic Development Team would like to thank the following individuals and stakeholders for their participation in the Economic Development Strategic Plan (EDSP) process:

City of Stockbridge Mayor and City Council

Anthony S. Ford, *Mayor*
LaKeisha T. Gantt, *District 1*
Alphonso Thomas, *District 2*
Kyle Berry, *District 3 (Mayor Pro Tem)*
Yolanda Barber, *District 4*
Elton Alexander, *District 5*

Internal City Staff

Frederick Gardiner, *City Manager*
Kim Allonce, *Economic Development Director*
Christine Chavis, *Economic Development Coordinator*
Lisa Fareed, *Downtown Development & Marketing Specialist*
Kira Harris-Braggs, *Downtown Development Manager*
Terezy Ochoa, *Economic Development Intern*

Supporting Economic Development Entities

Citywide Development Authority
Downtown Development Authority
Main Street Stockbridge

EDSP Consulting Team

KB Advisory Group (Lead)
Geoff Koski, *Project Executive*
Tate Davis, *Project Manager*
Gabrielle Oliverio, *Analyst*

Urban Pulse Community Solutions (Public Engagement)

Christopher Pike, *Public Engagement Director*

Table of Contents

Introduction	4
Executive Summary	6
Public Input	11
Current Profile	18
Target Industries	31
Action Plan	40
<i>Economics of Place</i>	44
<i>Implementation Strategies</i>	49
<i>Administrative Recommendations</i>	61
Appendix	65
<i>Business Survey Results</i>	66
<i>Community Survey Results</i>	74
<i>Real Estate Market Overview</i>	78
<i>Current Profile Cont.</i>	82
<i>Economic Development Tools/Programs</i>	
• <i>Georgia Workforce</i>	85
• <i>Georgia Department of Economic Development</i>	87
• <i>Environmental Finance Authority</i>	89
• <i>City & Local</i>	92
• <i>Georgia Department of Community Affairs</i>	96

Introduction

This document serves as the first Economic Development Strategic Plan (EDSP) for the City of Stockbridge. Its focus is on developing tactical implementation strategies to promote economic growth and enhance the overall quality of life in the city. The goals set forth for this EDSP include:

Empowering the City to define its vision, mission, and values to guide planning, zoning, and economic development priorities

Gathering feedback to help provide the framework to attract high-quality investment and redevelopment activities

Strategically shaping the character of redevelopment according to a shared community vision of the future, established through a transparent process of consensus-building and leadership

Providing the specific implementation steps needed to guide Stockbridge's economic development policies, programs, and investments over the next five years

Economic Development Department Overview

Department Mission

Collaborate with residents, businesses, investors, and community partners to foster economic growth, support downtown revitalization, encourage sustainable development, and enhance the overall quality of life in the City of Stockbridge.



Kim Allonce
Economic Development
Director

Department Objectives



**Enhance the City's
Competitiveness
in the Metro Atlanta
Region**



**Diversify the City's
Economic Base**



**Support Small Business
Development
& Retention**



**Foster an Economically
Viable and
Vibrant Downtown**



**Promote the City as
an Attractive Place for
Residents, Businesses, &
Visitors**



EXECUTIVE SUMMARY

Executive Summary

In the 2022-2026 City of Stockbridge Strategic Plan, stimulating the local economy and improving the city's quality of life are outlined as strategic priorities for the city. This Economic Development Strategic Plan (EDSP) serves as an action-focused planning document for these priorities by outlining the city's current demographic and economic profile, developing target industries for the city to prioritize over the next five years, and creating an action plan with set goals and objectives. A summary of these findings and recommendations are in the following pages.



Economic Growth



Quality of Life



A Place That Attracts

Residents describe Stockbridge as a gateway to Henry County that is a great place to live with diverse opportunities. Many key stakeholders view Stockbridge as a good place to do business and several chose Stockbridge to open up shop because they already had community ties within the area. Stockbridge has continued to attract new residents, growing by over 10% from 2010-2023*.



A Driver for the County



A combination of a large Early to Mid-Career Professionals cohort, or those aged 25-44, and a high share of educated residents represent a strong and healthy civilian labor force within Stockbridge.

The city is also a magnet for the county's economic base, hosting approximately 22% of the jobs in Henry County. Serving as a county hub, over 50% of the county's jobs in healthcare and over 30% of the county's jobs in logistics are concentrated in Stockbridge.

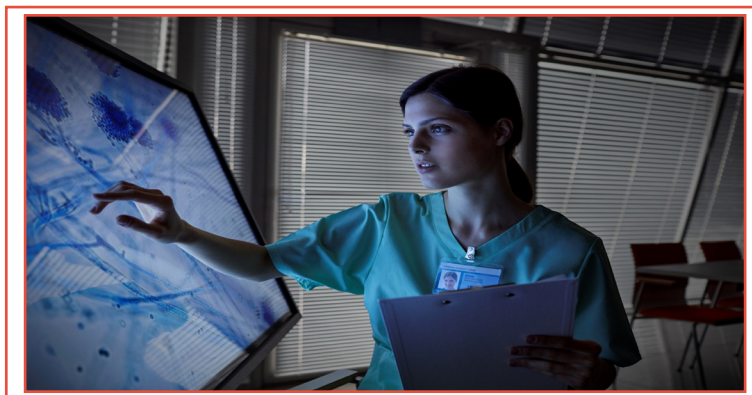
*Current boundaries used for both 2010 and 2023

A Rising Star in the Region

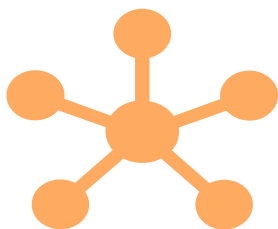
Through a combination of feedback from the community and stakeholders, industry growth trends over the past five years, and relative industry concentration compared to the larger Atlanta region, strategic, target industries were identified. These industries serve as guides for economic development recruitment and retention efforts over the next five years and either are or have the potential to generate economic momentum in Stockbridge.



Healthcare



Professional & Personal Services



Adaptive Supply-Chains



A City with a Plan

The economic development goals over the next five years are:

- 1 Revitalize and Activate Downtown Stockbridge**
- 2 Support and Expand the Medical Hub**
- 3 Retain and Support Small or Local Businesses**
- 4 Develop a Workforce Training Program**
- 5 Improve Connectivity and Quality of Life**



PUBLIC INPUT

Overview

Public input from residents, stakeholders, and the business community were gathered throughout the EDSP process. These conversations and survey results helped the consultant team uncover the unifying economic visions for Stockbridge for the next five years.

Highlights from the public engagement include:

- Stockbridge is viewed as a great community to be part of and the gateway to Henry County
- The Piedmont Hospital is considered a great asset for the city
- There is the desire to see more experiential and interactive establishments and activities within the city, especially in downtown
- Stockbridge is also considered a great place to do business, but there are preferences for more job opportunities within the city for IT, professional services, and medical



Public Input

Led by Christopher Pike with Urban Pulse Community Solutions, our public engagement included:

Resident Outreach

From September through November, the consultant team conducted two community meetings and published an online community survey to gather sentiments and visions about Stockbridge and its economic outlook. The survey was open to the public and shared through the city's social media platforms.

Stockbridge is...

"...an up-and-coming city located just minutes from Atlanta"

"[A] [g]reat place to live just outside the city of Atlanta with a diverse population and more urban feel and vibe"

"[Has] [n]ice neighborhoods but desperately in need of better dining and shopping experience"

54 Respondents

20% Live and Work in Stockbridge

Top Challenges Facing Local Businesses



Traffic



Retail and Restaurant Options

Employers Respondents Want to See More Of



Restaurants



Information Technology



Entertainment



Professional Services



Medical

Business Outreach

From September through November, the consultant team also conducted a business meeting and published an online business survey to gather sentiments and visions about doing business in Stockbridge and the city's economic outlook.

Stockbridge's greatest assets...

"Main Street engagement"

"The people are supportive and very friendly"

"It's the gateway to Henry County"

"Close proximity to I-75"

"The hospital"

22 Respondents

86% Believe Stockbridge is a Good Place to Do Business

Top Challenges Facing Local Businesses



Resources for Business Support



Lack of Demand or Client Base

Top Ways Stockbridge Can Better Encourage Business and Job Growth



Networking Opportunities



Branding and Market Assistance



Business Seminars



Business Loans

Stakeholder 1-on-1s

Throughout the public engagement and planning process, the consultant team had 1-on-1 interviews with the following city staff and partners:



Stockbridge Mayor, City Council, and Economic Development Department Staff

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.



Stockbridge Downtown Development Authority (DDA)

The DDA is dedicated to stimulating & sustaining economic development and historic preservation of downtown Stockbridge.



Stockbridge Citywide Development Authority (CDA)

The CDA is dedicated to stimulating & sustaining economic development and quality growth, in and throughout the entire City of Stockbridge.



Main Street Stockbridge

Part of a nationwide program, Main Street Stockbridge supports an identifiable downtown historic district that promotes economic vitality, cultivates artistic expression, encourages cultural enrichment, and nurtures community spirit.



CURRENT PROFILE

Overview

It is important to establish a current profile of the city to help determine pathways for the city's future. This encompasses both historical and current demographic and economic trends in order to assess where Stockbridge stands today. Each of the metrics observed influence the types of businesses, amenities, or jobs that are in Stockbridge.

Population & Households

Future economic growth in Stockbridge is partially dependent on the ability of the city to add new residents and households. If so, this creates a larger tax base that can help fund new projects and improvements for the city. This can also serve as a larger client base for the existing businesses and support the creation of new ones.

Demographic Composition

Understanding the demographic composition of a place can provide insights into the different needs and preferences residents have for spending and amenities. For example, a multicultural community will more likely increase the demand for restaurant options that offer varied cuisine while a community with an older population is more likely to put higher emphasis on strong healthcare options.

Educational Attainment

While not all well-paying jobs require a post-secondary degree, the share of the population that has pursued post-secondary education is an indicator of a local workforce that is often targeted by employers in industries such as Information, Professional Services, Finance & Insurance, Education, and Health Care.

Household Income

An area's household income is a key metric of both the local workforce and new business opportunities. From a workforce perspective, it can serve as the first indicator of whether residents are working in high-paying jobs. From a business perspective, this metric is often used in location decisions (i.e., would there be enough local spending to support that business?).

Labor Force and Employment Mix

Discerning the jobs resident workers have (labor force) versus the jobs that exist within the community (employment mix) can uncover any mismatches between the local workforce and existing jobs. For example, if a large portion of the jobs within the community are in one industry but a small share of the local labor force is employed in that same industry, then that industry may be one to target for workforce initiatives.

Commuting Patterns

Building on any labor force and employment mix mismatches, observing commuting patterns can help determine where resident workers are employed if they leave the city for work. It can also show where the community is "importing" workers from. Communities with many in-commuters from further distances likely serve as a hub or center for a particular industry or industry cluster.



Top takeaways from the current profile include:

Both population and household growth since 2010.



A well-educated workforce with over 60% of residents having at least some post-secondary education.

Healthcare employs the most residents within Stockbridge and represents the largest share of jobs in the city.



Residents that leave Stockbridge for work are primarily employed in logistics or office-utilizing industries.

Current Profile

Population & Households

Representing approximately 14% of Henry County's total population, Stockbridge has an estimated 36,585 residents and 13,292 households. Although slower than the county average, Stockbridge's population has grown by almost 12% since 2010. This population growth has been higher than household growth, indicating that the size of households has been growing over this same time.



2.74

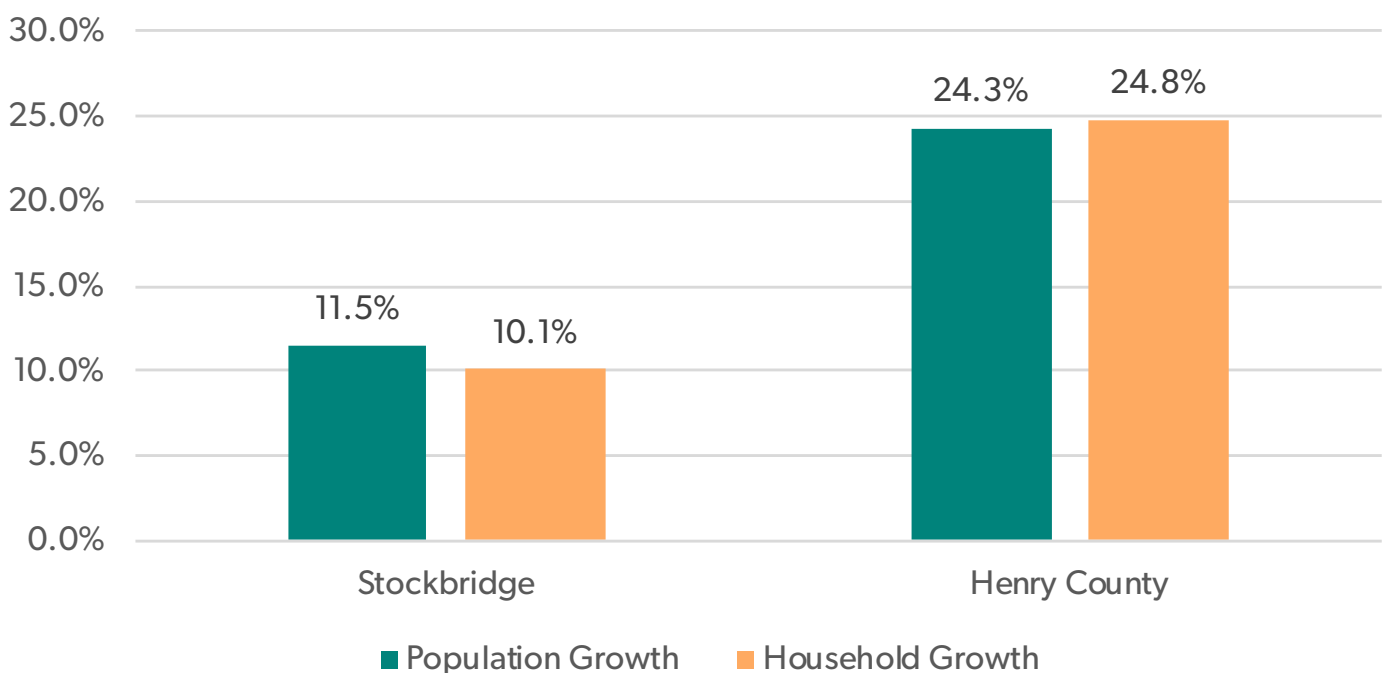
Average Household Size



3.40

Average Family Size

Population and Household Growth, 2010-2023

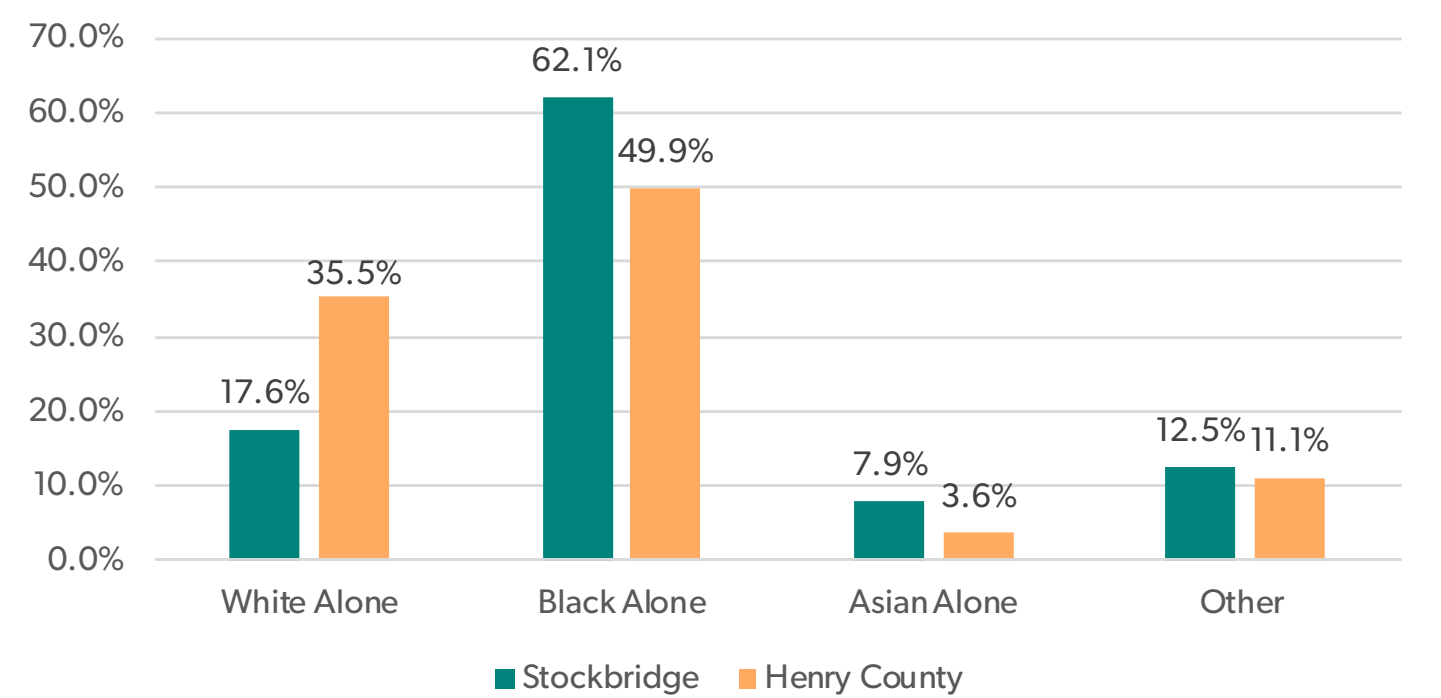


*Change over time metrics are based on 2023 boundaries
Source: KB Advisory Group with data from Esri

Race & Ethnicity

Stockbridge is a diverse community. While the majority of residents identify as ‘Black Alone’, Stockbridge has a higher share of its community that identify as ‘Asian Alone’ or ‘Hispanic’ compared to the county as a whole.

Share of Population by Race, 2023



Share of Hispanic Residents



Source: KB Advisory Group with data from Esri

Age Cohorts

Stockbridge has experienced larger growth in its older age cohorts. Similar to county-wide trends, the two age cohorts that grew the most since 2010 were those aged 45-64 and those aged 65+. The median age within the city increased from 33.5 in 2010 to 35.9 in 2023. Although the share of those aged between 18-24 have declined since 2010, this follows similar trends experienced in Henry County overall and other counties in the metro area. People in this age cohort tend to be more transient as they relocate for post-high school education or jobs. Despite growing more slowly than the county overall, those aged 25-44 are still the largest in Stockbridge, representing almost a third of the population.

Growth in Age Cohorts, 2010-2023

+19%

Henry County:
+29%



School-Aged Children
(5-17)

-58%

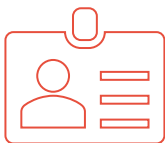
Henry County:
-57%



Young Adult
(18-24)

+5%

Henry County:
+22%



Early to Mid-Career
Professionals
(25-44)

+22%

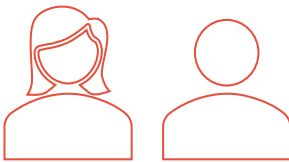
Henry County:
+31%



Tenured Professionals
(45-64)

+84%

Henry County:
+91%



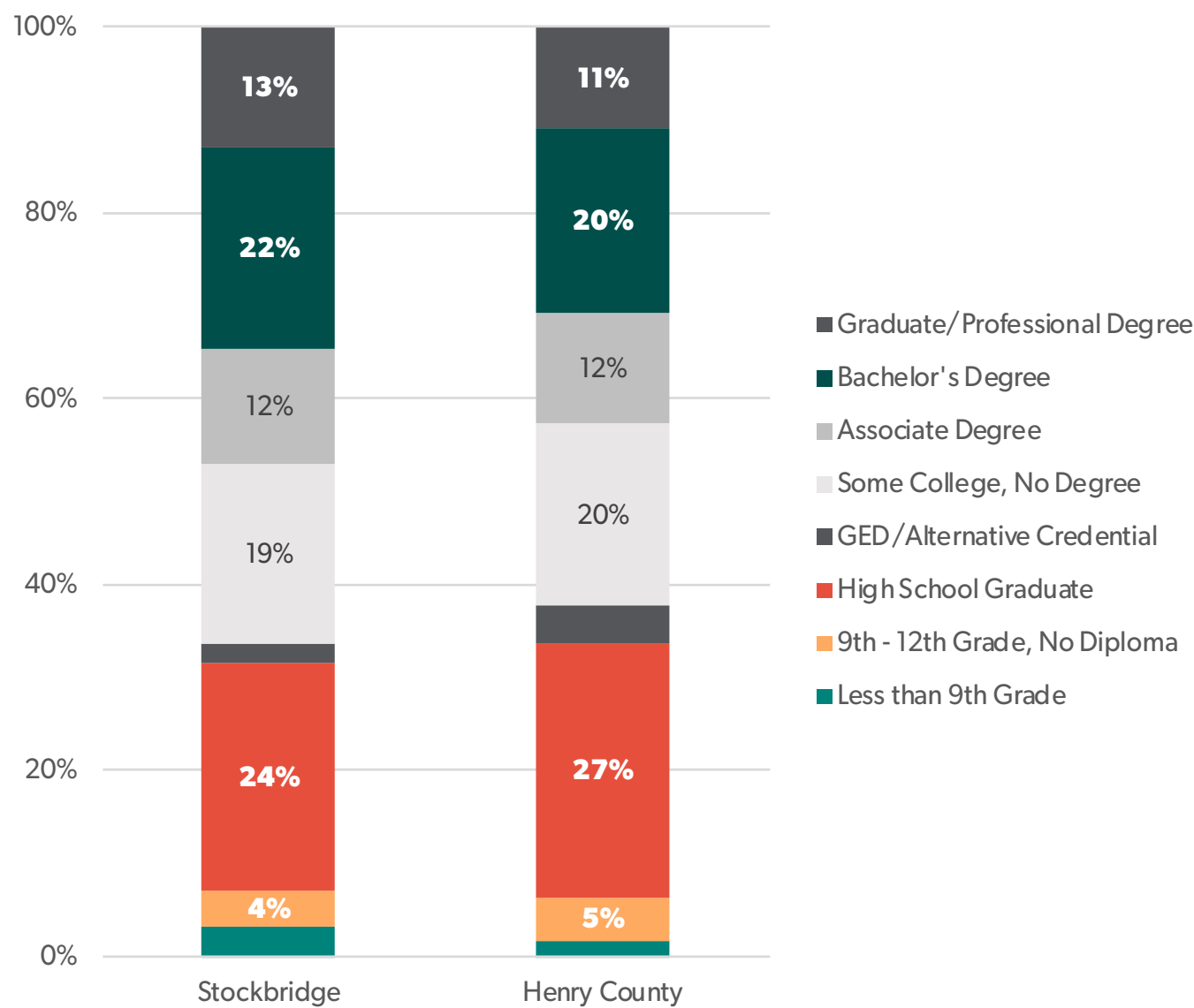
Senior
(65+)

*Change over time metrics are based on 2023 boundaries
Source: KB Advisory Group with data from Esri

Educational Attainment

Stockbridge is home to a well-educated workforce. An estimated 66% of residents over 25 years of age have at least some post-secondary education. Over a third of residents have a Bachelor’s or Graduate/ Professional Degree, higher than the county-wide average.

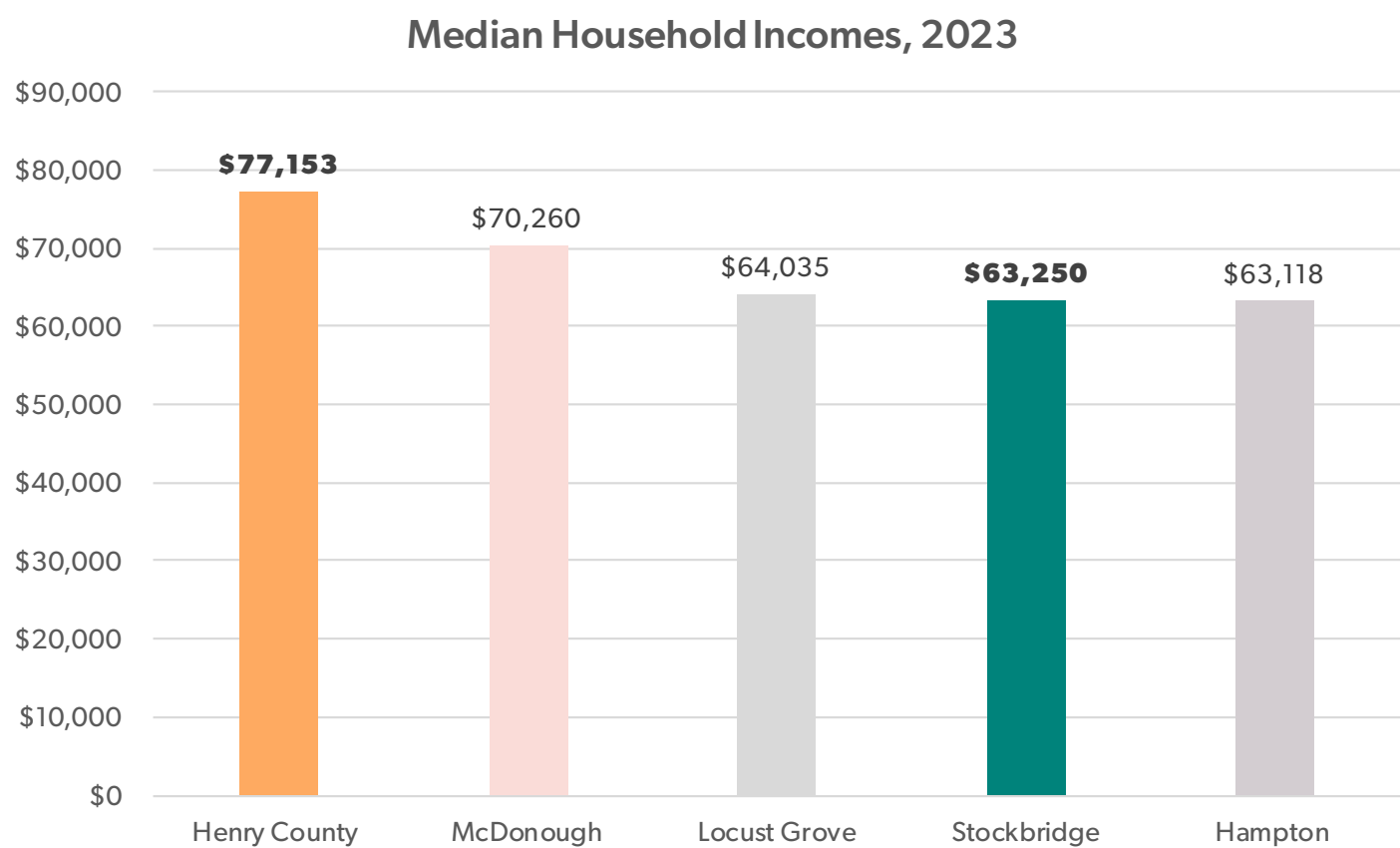
Population 25+ by Educational Attainment, 2023



Source: KB Advisory Group with data from Esri

Household Income

With a median household income of \$63,250, almost 40% of households within the city earn between \$50,000-\$99,999 annually. While the median household income within Stockbridge is lower than the county median overall, it falls in line with Locust Grove and Hampton. None of the municipalities within Henry County have a median household income higher than the county-wide median.



\$63,250

Median Household Income,
2023

Source: KB Advisory Group with data from Esri

Labor Force

With a labor force of almost 19,000, an estimated 15% of Henry County's workforce is concentrated in Stockbridge. Similar to trends county-wide, Stockbridge's labor force is concentrated in logistics, healthcare, and retail. The city's workforce makes up almost 20% of the county's labor force in both healthcare and logistics. The city's labor force participation rate is 69%, 4% higher than the county average.

Share of Labor Force by Industry, 2023

Labor Force	Stockbridge	Henry County	Share of County
Construction	4.9%	5.5%	13.6%
Manufacturing	6.2%	6.6%	14.2%
Wholesale Trade	1.7%	1.7%	15.4%
Retail Trade	10.8%	10.8%	15.2%
Transportation & Warehousing	18.0%	16.0%	17.0%
Information	1.6%	1.9%	12.6%
Finance & Insurance	3.0%	3.0%	15.3%
Real Estate & Leasing	1.0%	1.5%	9.8%
Professional Services	5.5%	6.0%	14.0%
Administrative & Support Services	6.3%	5.3%	18.1%
Educational Services	8.6%	9.7%	13.5%
Health Care	13.4%	11.0%	18.5%
Arts, Entertainment & Recreation	0.9%	1.2%	11.9%
Accommodation & Food Services	5.6%	6.0%	14.2%
Public Administration	7.0%	8.2%	12.9%
Other	5.5%	5.7%	13.4%

Jobs

Hosting over 13,000 jobs, approximately 22% of Henry County's jobs are concentrated in Stockbridge. The largest industries in Stockbridge reflect the prominent industries in Henry County, but healthcare represents a significantly higher share of the employment mix within the city. Over half of Henry County's jobs within this industry are located within Stockbridge, thanks in large part to the continued investment in the Piedmont Henry Hospital campus.

Share of Jobs by Industry, 2023

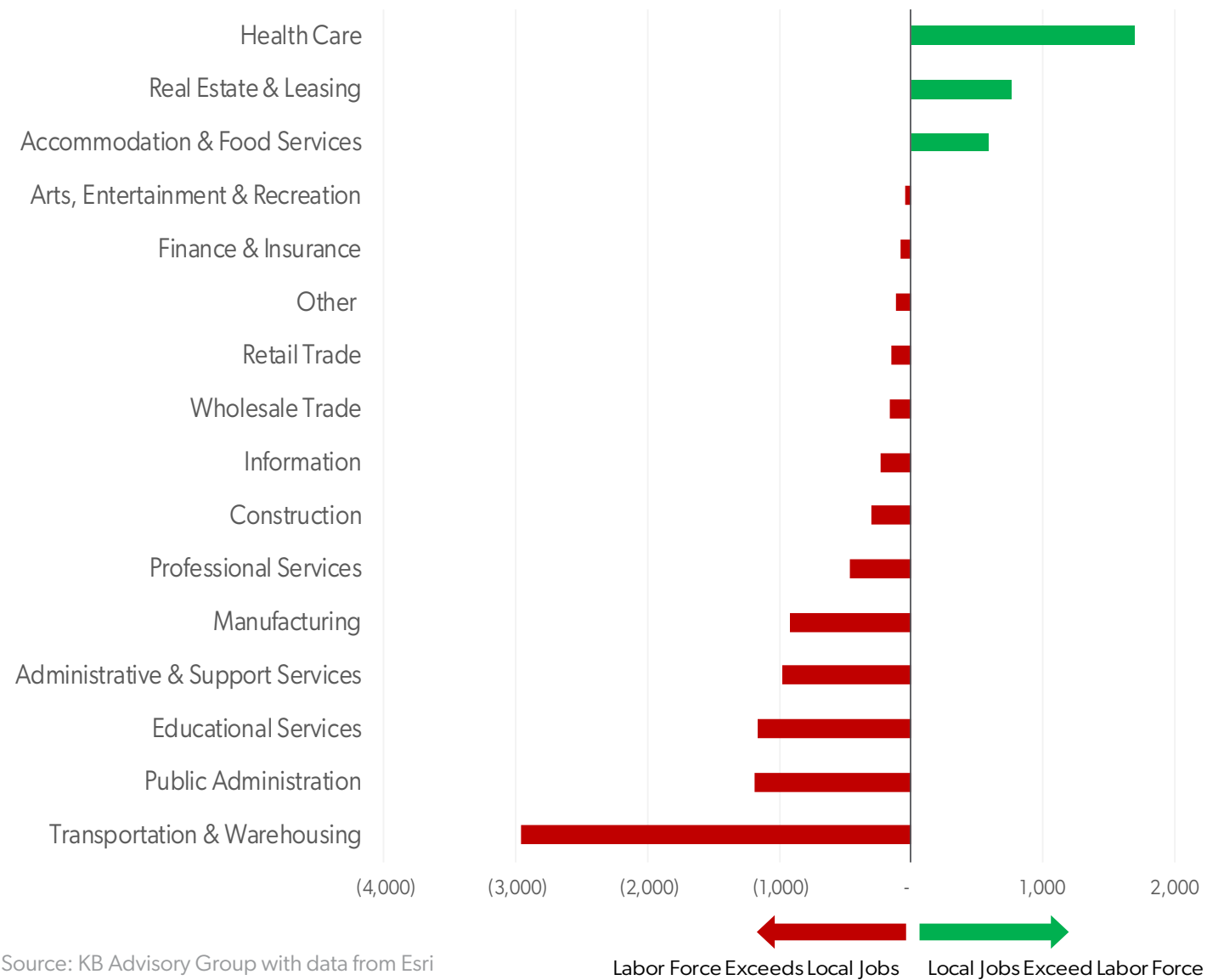
Employment Mix	Stockbridge	Henry County	Share of County
Construction	4.7%	4.9%	21.0%
Manufacturing	1.8%	4.5%	8.9%
Wholesale Trade	1.2%	5.4%	5.0%
Retail Trade	14.4%	16.5%	19.0%
Transportation & Warehousing	3.4%	2.4%	31.2%
Information	0.5%	0.8%	13.4%
Finance & Insurance	3.7%	2.2%	36.9%
Real Estate & Leasing	7.1%	3.1%	49.5%
Professional Services	4.4%	4.0%	23.8%
Administrative & Support Services	1.7%	2.5%	14.6%
Educational Services	3.5%	10.7%	7.2%
Health Care	32.0%	12.4%	56.2%
Arts, Entertainment & Recreation	1.0%	1.6%	13.3%
Accommodation & Food Services	12.5%	14.6%	18.7%
Public Administration	1.0%	6.9%	3.0%
Other	7.0%	7.3%	20.8%

Source: KB Advisory Group with data from Esri

Local Jobs v. Labor Force

Stockbridge’s labor force exceeds the available jobs within the city, reflecting its historical “bedroom community” character. Only in three industries does the number of local jobs exceed the local labor force, indicating that Stockbridge “imports” workers from outside the city to fill these positions. The largest mismatch between local jobs and labor force is in logistics, likely due to the city’s proximity to Hartsfield International Airport. Working residents within Stockbridge also leave the city to work in office-utilizing industries such as public administration, administrative and professional services, information, and finance & insurance.

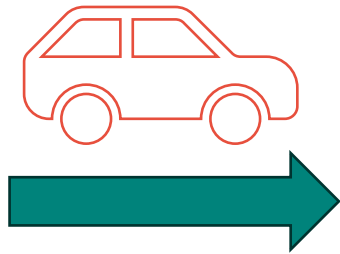
Jobs v. Labor Force in Stockbridge by Industry, 2023



Source: KB Advisory Group with data from Esri

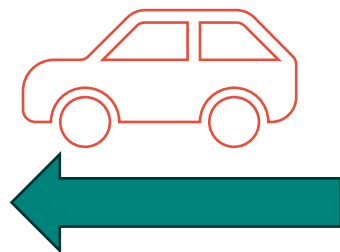
Worker Inflow-Outflow

Given Stockbridge's location in the metropolitan region and proximity to major highways, workers commute to and from several counties. Based on 2021 commuting patterns, the top county that resident workers commute to is Fulton County. Of those commuting into Stockbridge for work, almost 40% are coming from somewhere else in Henry County or nearby Clayton County.



The top counties that workers commute to:

- Fulton (26.5%)
- Henry (15.6%)
- Clayton (14.5%)
- DeKalb (12.3%)



The top counties that workers commute from:

- Henry (26.8%)
- Clayton (12.0%)
- DeKalb (8.8%)
- Fulton (9.1%)

Source: KB Advisory Group with data from U.S. Census Longitudinal Survey (2021)



TARGET INDUSTRIES

Overview

After evaluating the current demographic and economic profile of the city, strengths and leverage points can be recognized. These assets help shape “target” industries or broader job types that either are or have the potential to generate economic momentum in Stockbridge.

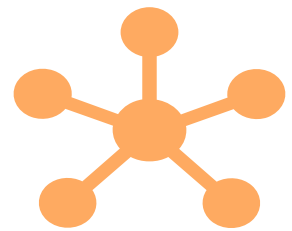
Through a combination of quantitative and qualitative research and feedback from the community and stakeholders, the below targeted industries were determined. These industries serve as guides for economic development recruitment and retention efforts over the next five years and are subject to change in the medium- and long-term as the economic profile within and around Stockbridge further develops. These industries are meant to serve as focus areas for business development efforts and are not recommended to be the only industries that city staff and partners recruit for. The following pages discuss each of these in greater detail and how they were identified.



Healthcare



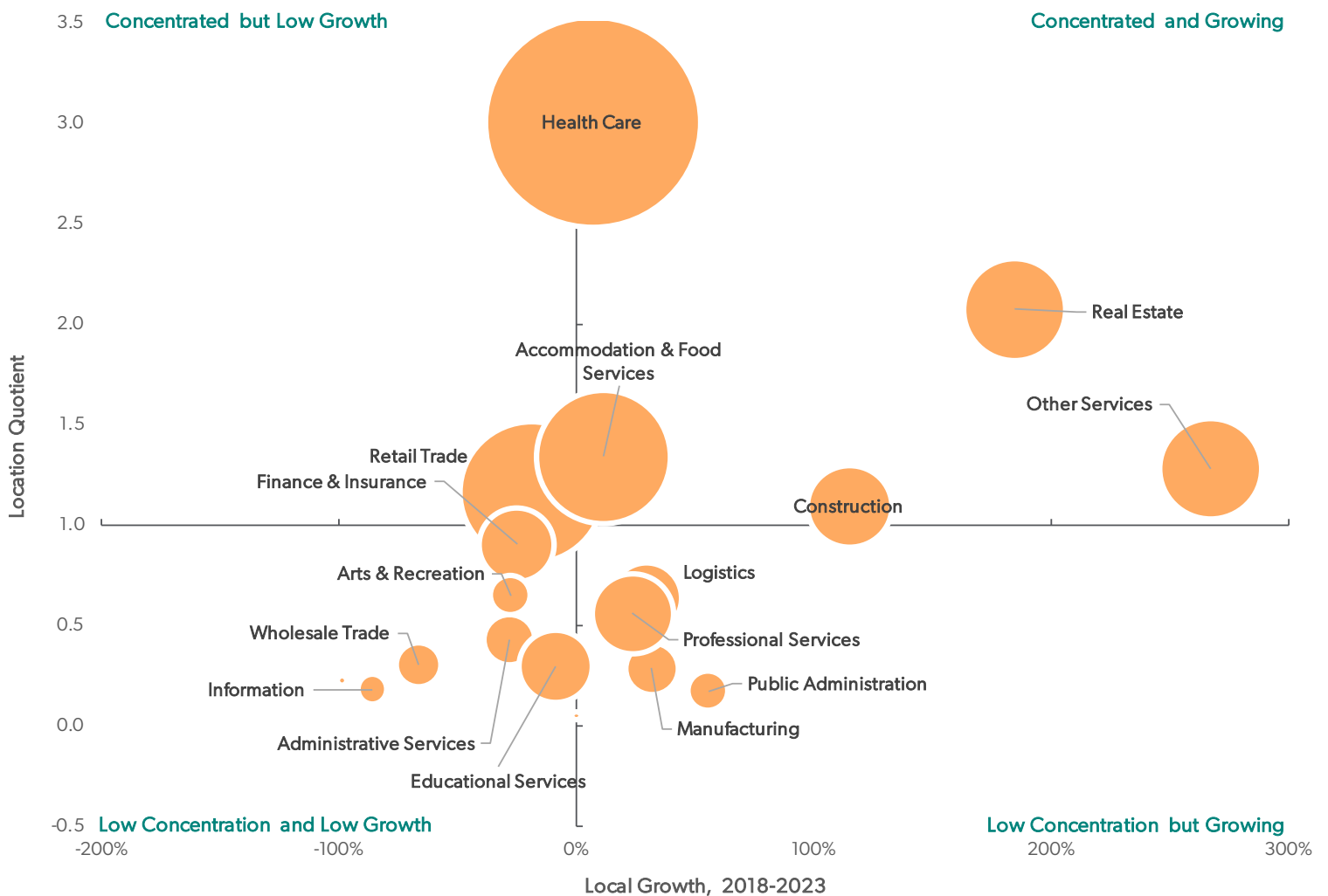
**Professional
& Personal
Services**



**Adaptive
Supply-
Chains**

Industry Assessment

An industry assessment was first conducted by observing relative industry concentration (compared to the Atlanta region) and recent employment growth trends. Each industry is sized according to total employment with Stockbridge. Industries that are relatively concentrated in Stockbridge and have also been experiencing employment growth over the past five years are considered to be highly competitive local assets. This includes the healthcare, accommodation, construction, real estate, and other service industries (i.e., personal care, repair & maintenance, etc.). Industries such as professional services and logistics that are growing in employment but aren't currently concentrated in Stockbridge are considered to be "emerging" industries.



Source: KB Advisory Group with data from Esri and U.S. Census Longitudinal Survey (2018)

Healthcare

Healthcare comprises establishments that provide trained medical and related services.

The Healthcare industry within Stockbridge has grown by 7% since 2018 and currently represents 30% of the current job mix within the city. This industry also represents the largest “importer” of outside workers into Stockbridge. This provides an



opportunity for workforce development initiatives that target the skills needed for these pathways. This industry is also relatively concentrated in Stockbridge compared to the region as a whole. The incorporation of Piedmont Henry Hospital and its expanding campus highlights Piedmont as a community asset and economic development partner. Since its completion in 1987, there has been over 770,000 square feet of new healthcare facilities or medical office delivered within one mile of the hospital.

Sub-sectors of this industry include:



Physician, and Other Practitioner Offices

This sub-sector comprises the medical offices that are typical for non-hospital health visits. National employment for this sub-sector is expected to experience some of the largest and fastest gains by 2032*.



Medical and Diagnostic Labs

These labs engage in analytic or diagnostic services to medical staff and patients. The national value of these services is expected to be one of the fastest growing by 2032*.



Outpatient Care Centers

These medical centers or freestanding clinics provide services such as family planning, dialysis treatment, surgery, or community health. These centers and clinics are also expected to experience some of the fastest and largest employment growth nationally by 2032*.



Home Health Care Services

Home health care services encompass skilled nursing services relating to personal care, physical therapy, 24-hour home care, medical equipment, or vocational therapy. This sub-sector is expected to experience some of the fastest and largest employment growth and fastest output growth nationally by 2032*.



Community Care Facilities for the Elderly

These facilities engage in providing inpatient nursing and rehabilitative services, often for extended periods of time. Employment in these centers is expected to increase nationally by 2032*, albeit at a lower growth rate than other sub-sectors.

*Industry Projections from U.S. Bureau of Labor Statistics (2023)

Professional & Personal Services

Professional services comprise establishments specializing in performing activities for others that typically require a high degree of expertise and training. Other services comprise establishments primarily performing local day-to-day services, an amenity base for residents.

The Professional Services industry within Stockbridge has grown by 24% since 2018. Its lack of comparative regional concentration but high recent employment growth classify it as an “emerging” industry within Stockbridge. With an MSA 2022 average



annual industry wage of \$112,859 according to the U.S. Bureau of Labor Statistics, the recruitment of more of these firms to Stockbridge would provide high-paying job opportunities.

The Other Services industry has experienced high employment growth and has a relatively higher concentration within Stockbridge than the region overall. These establishments typically serve as a bedrock for a community and tend to be smaller businesses. Small business and quality of life initiatives will align with supporting this aspect of the target industry.

Sub-sectors of this industry include firms that provide the following services:



Architectural and Engineering

These establishments are primarily engaged in architectural, engineering, and related services, such as drafting or design services, building inspection services, surveying and mapping services, feasibility services, and testing services. By 2032*, it is estimated that there will be over 1.6 million jobs within this sub-sector nationally.



Advertising

These establishments are primarily engaged in advertising, public relations, and related services, such as media buying, independent media representation, indoor and outdoor display advertising, direct mail advertising, advertising material distribution services, and other services related to advertising. By 2032*, it is estimated that there will be over half a million jobs within this sub-sector nationally.



Digital and Systems Design

Digital and Systems Design includes establishments that specialize in services related to interior design, industrial design, graphic design, computer system set-up and maintenance, or computer programming. By 2032*, it is estimated that there will be almost half a million jobs within this sub-sector nationally.



Personal Care

These establishments focus on providing other common day-to-day services catered to local residents. Whether they are focused on personal care, equipment repair, or civic services, these establishments are more likely to be existing smaller businesses. By 2032*, it is estimated that there will be almost 6.5 million jobs within this sub-sector nationally.

*Industry Projections from U.S. Bureau of Labor Statistics (2023)

Adaptive Supply-Chains

Logistics comprises establishments providing transportation of passengers and cargo or storage of goods. Establishments in manufacturing specialize in the transformation of materials or components into new products.

Within Stockbridge since 2018, logistics employment has grown by 30% and manufacturing employment has grown by 32%. Logistics makes up 18% of Stockbridge's current labor force and represents the largest "exporter" of Stockbridge talent. Manufacturing currently represents 6% of Stockbridge's current labor force. Similar to Professional Services, a lack of comparative regional concentration but high recent employment growth classify both as an "emerging" industry within Stockbridge. To support this emerging growth, Stockbridge can leverage its location along major distribution routes and proximity to Hartsfield International Airport to expand on the technological innovations in all aspects of the supply-chain process. This can range from improved automation capabilities to more efficient software.

Supporting sub-industries include firms that produce the following services or products:



Logistics Support & Back-Office

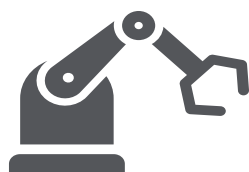
These personnel would provide a range of day-to-day office administrative and business support services for supply-chain establishments such as customer service, financial planning, billing and record keeping, and human resources. Overall national employment in these services is estimated to reach almost 1.5 million by 2032*.

*Industry Projections from U.S. Bureau of Labor Statistics (2023)



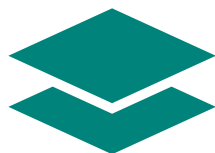
Smart Sensing

These establishments are primarily engaged in the manufacturing, programming, or testing of logistics-focused sensors such as RFID (Radio Frequency Identification), GPS (Global Positioning System), temperature sensors, motion sensors, and traffic sensors. By 2032*, it is estimated that there will be almost 430,000 jobs within this sub-sector nationally.



Supply-Chain Automation

These establishments are primarily engaged in the production or maintenance of robotics and advanced systems to create or improve automated supply-chain processes. Examples include autonomous robots and advanced inventory management systems. In 2022, over 50% of the largest supply chain organizations had already implemented the use of autonomous mobile robots**.



3D Printing

These establishments engage in transmitting digital designs to 3D printers, also referred to as additive manufacturing. In 2022, the Biden Administration launched the Additive Manufacturing Forward (AM Forward) which is a voluntary compact between large manufacturers to help their smaller suppliers in the U.S. increase their use of additive manufacturing***. By reducing the number of steps and inputs for fabricating products, this process presents an opportunity for creating more cost-effective and resilient supply chains.

*Industry Projections from U.S. Bureau of Labor Statistics (2023)

**2022 Supply Chain Technology User Wants and Needs Survey (Gartner)

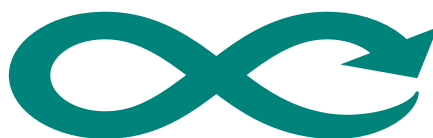
*** <https://www.whitehouse.gov/W/written-materials/2022/05/09/using-additive-manufacturing-to-improve-supply-chain-resilience-and-bolster-small-and-mid-size-firms/>



ACTION PLAN

Overview

Determining the economic development goals in a community requires strategic thinking about all the interconnected pieces in Stockbridge: residents and workforce, local economy, and built environment. Traditionally, economic development initiatives have been focused on economic output which is often measured by number of jobs or the amount of private investment into an area. In this approach, economic growth is catalyzed by economic performance. While jobs and investment are key metrics of economic development, another important aspect to consider is the “economics of place” or place-based economic development. This approach extends measuring the success of the community beyond its economic output to include the economic well-being of a community. Initiatives under this approach often focus on quality of life indicators or measures that allow residents to feel connected, supported, and secure in their community. A common first step in this approach is creating a sense of place in the community, often viewing the local downtown, square, or Main Street as the heart. These centrally located areas often serve as the epicenter for economic and resident activity. Lively, activated town centers and downtowns serve as city assets. The quality of execution has a direct impact on economic growth as strong lifestyle cores have become the market average in competing for residents, businesses, and visitors within a growing Metro Atlanta. By creating a sense of place, these areas have the opportunity to create a cycle of resident and business desirability that spurs ripple effects throughout the whole community.



Focused Activation

Investment in projects that will create a balance of day-time and night-time users in order to maximize resident and business benefit

Place-Based Economic Development Pillars

Long-Term Vision

Understanding that success rarely comes overnight and that the return on investment is often long-term

Integrated Development

A resilient economy is one created through incremental and symbiotic developments that spur additional development

By combining the traditional and place-based economic development approaches, the economic development goals over the next five years are as follows:

1 Revitalize and Activate Downtown Stockbridge

2 Support and Expand the Medical Hub

3 Retain and Support Small or Local Businesses

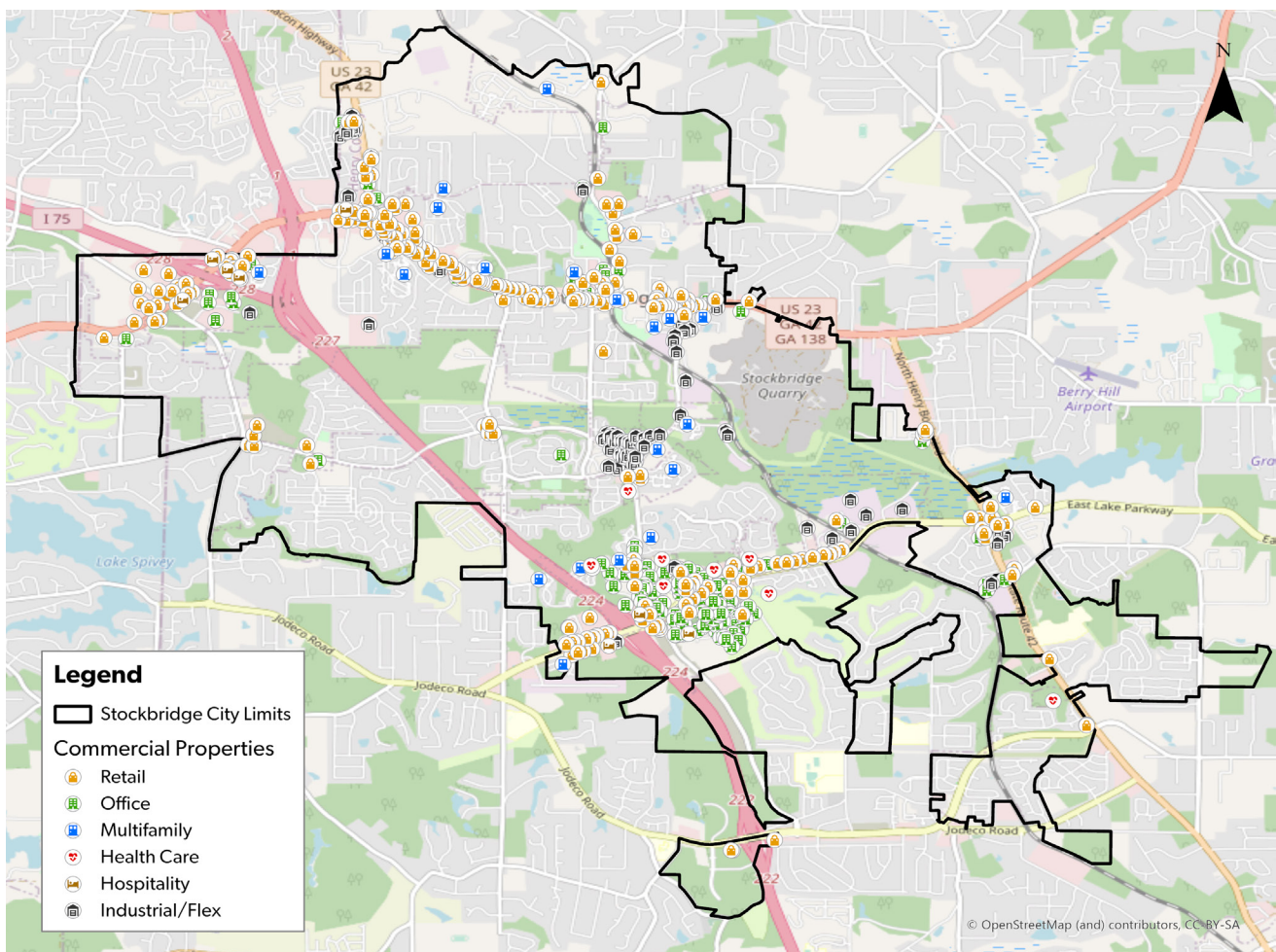
4 Develop a Workforce Training Program

5 Improve Connectivity and Quality of Life

Economics of Place

Drivable, suburban development dominates the current built environment of Stockbridge. Widely accepted financing models of the late 80s to early 2000s created an environment in which auto-oriented, commercial development was favorable to debt and equity sources and lenders, fueling growth of homogeneous, surface parked retail centers.

The result has disrupted the ability of the city to have a strong sense of place or recognizable civic spaces. Reversing this trend will require thoughtful strategies which are aligned with, adopted by, and acted upon by the city and its partners. As a first step, Downtown Stockbridge has the potential to reclaim its function as the heart of the city.



Downtowns are important places for small and large cities alike. Strong downtowns strengthen city's economies, and investing in downtown areas can create ripple effects that positively impact the economic health of a city. Pent up demand for a walkable downtown can unlock revitalization.

By investing in walkable, downtown areas, Stockbridge can create spaces that attract businesses, residents, and visitors to build a dynamic urban environment that's not just good for the city's economic health, but the well-being of the entire Stockbridge community as well.



Source: KB Advisory Group
Top Left (Downtown Suwanee), Top Right (Downtown Woodstock), Bottom Left (Downtown Sugar Hill)

Conventional downtown redevelopment has historically relied on large, publicly supported entertainment venues to drive visitation back into downtowns. Stockbridge's investment in urban entertainment includes the addition of the amphitheater in 2021, providing residents and visitors a venue to "play". While the amphitheater has successfully increased visitation, the event-based influx to Downtown Stockbridge has not proven to be a sustainable driver of redevelopment throughout downtown.



While partially due to the disconnect between the amphitheater and downtown retail, the absence of sustaining day-time and night-time users leaves a critical gap in revitalization efforts. Investment in Downtown Stockbridge should

become more focused on activation and engagement with a renewed focus on "live-work" aspects. The city has made a promising step forward by incorporating municipal office space along Main Street. While the office market continues to evolve following the 2020 pandemic, attracting co-working or providing incubator spaces downtown can increase foot traffic and interest. Given the changing landscape of office users, increasing residential is a critical goal to realizing vibrancy in the heart of Stockbridge.

Diverse, walkable homes downtown will serve to support the expansion of Stockbridge’s healthcare hub. Providing new, attractive housing options can convert Stockbridge commuters to Stockbridge residents. New residents provide support for additional retail, particularly higher-end restaurants. Without increased residential downtown and employment citywide, Downtown Stockbridge will fail to attract a sustaining critical mass necessary for larger revitalization efforts.

Downtown Strategy Prioritization

	Current	Future	
Entertainment 	Entertainment venues provide seasonal and event-based demand but lacks the volume to sustain the diversity of retail residents are seeking.	The success of Downtown, and the city overall, requires more rooftops. The Downtown area has not kept pace with population growth within the city and county.	Housing 
Retail 	Current day-time activity in Downtown cannot support expansion of retail options, particularly to attract and support non-chain, local serving retail.	Adding residential within and around Downtown can achieve the sustaining spending power needed for redevelopment. Beyond local residents, investments in beautification and Main Street activation to capture visitation should continue.	Retail 
Housing 	Less than 1% of all Stockbridge residents live within Downtown.	Stockbridge stands to lose regional competitiveness in attracting new businesses, throughout the city and Downtown, without a vibrant core district.	Jobs 
Jobs 	Downtown Stockbridge does not act as job core beyond its role as a municipal center.	Consider investments which target key demographic needs. The trail downtown represents a strong opportunity to increase foot traffic, activation, connectivity, and sense of place.	Entertainment 

Keeping this place-based framework in mind, the following pages outline the economic development goals for Stockbridge over the next five years.

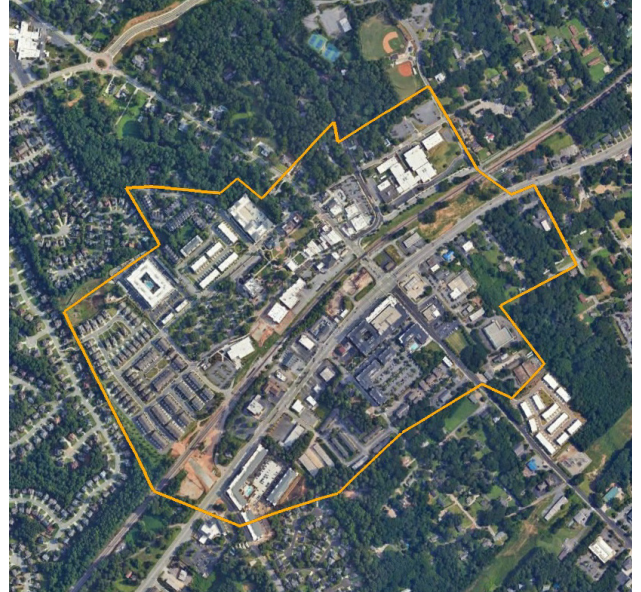
Economics of Place Case Studies

Duluth and Chamblee, Georgia, are two cities comparable in size to Stockbridge that have made significant investments in their downtown areas. Investment in their downtowns has resulted in increased property values in and near the downtown resulting in increased public revenues to the city and county.

Duluth

11%

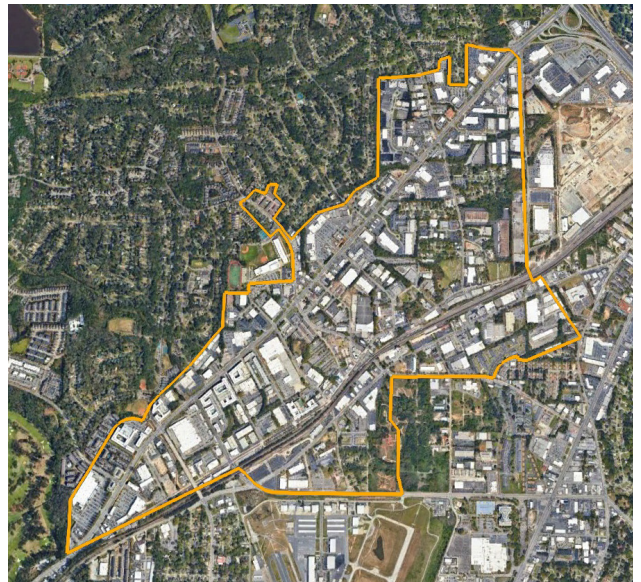
of the city's total property value is within ½ miles of Downtown Duluth. Downtown Duluth makes up 8% of the city's total area.



Chamblee

14%

of the city's total property value is within ½ miles of Downtown Chamblee. Downtown Chamblee makes up 10% of the city's total area.



Stockbridge

0.9%

of the city's total property value is within ½ miles of Downtown Stockbridge.

Implementation Strategies

The following pages review each of the five goals in more detail and provide an implementation table. Each goal has five objectives, or desired outcomes over the next five years. For each of the objectives, there are two strategies that are to be considered the “action items” for the Economic Development Department and relevant stakeholders to implement. For each strategy, the table outlines (1) the recommended stakeholder(s) to carry out each strategy and (2) the estimated time frame to implement it.

The stakeholders to implement these goals are listed in the key below. The following page details the roles of the three Economic Development Department offices.

Stakeholder List



Economic Development Department Office of
Downtown Development



Economic Development Department Office of
Economic Vitality



Economic Development Department Office of
Marketing & Special Initiatives



Main Street Stockbridge



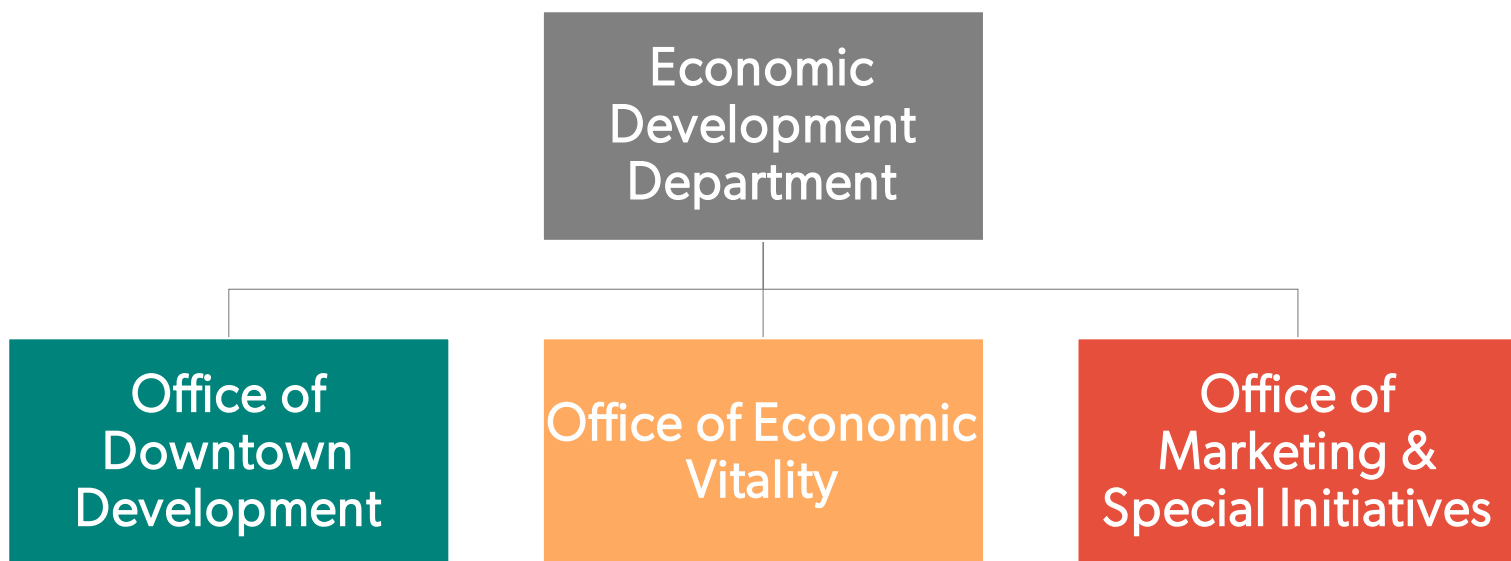
Citywide Development Authority



Downtown Development Authority

Collaboration is key for successful economic development, so many of the strategies have multiple stakeholders identified. **The stakeholder that is recommended to take the lead role in implementing the strategy is listed first.**

Since this plan is focused on the next five years, the estimated implementation strategies are broken out by: In Progress (all or some aspects of the strategy have already begun), 1-2 Years, 2-3 Years, and 3-5 Years.



Office of Downtown Development: Collaborates with the Main Street District and the Downtown Development Authority to attract private investment, encourage historic preservation, and foster an economically viable and vibrant downtown where residents, businesses, and visitors can live, work, and play.

Office of Economic Vitality: Works with city staff, the Citywide Development Authority, and community partners to foster an environment for entrepreneurship, support small business development, cultivate a skilled workforce, and create economic opportunities where residents and businesses can thrive together.

Office of Marketing & Special Initiatives: Oversees internal communications with other departments, provides external marketing support, and collaborates with community partners to implement special initiatives that promote the city as an attractive place for residents, businesses, and visitors.

1 Revitalize and Activate Downtown Stockbridge

As referenced in the preceding pages, investing in the downtown can create a space that attracts businesses, residents, and visitors that builds a dynamic urban environment for boosting the city's economic health as well as the well-being of the entire Stockbridge community.

Respondents from the business survey indicated that industries or types of businesses they'd like to see Stockbridge attract included: Restaurants & Entertainment, Cafes, Mixed-Use Developments, Walkable Shopping Areas, Retail, Live/Work/Play, and Places for all Ages.

This area of Stockbridge also already been specified as an area of importance in both the 2018 Stockbridge Renaissance Strategic Vision & Planning (RSVP) Program, 2022-2026 Stockbridge Strategic Plan, and on-going Stockbridge Downtown Master Plan. Recommendations from these plans include creating a more walkable downtown core with cultural, entertainment, and retail amenities that can be achieved through use of economic development tools such as Tax Allocation Districts (TADs) or through direct city investments or public-private partnerships.

The best entities to carry out these visions for Stockbridge's downtown core are the Economic Development Department Office of Downtown Development, the Stockbridge Downtown Development Authority, and the Stockbridge Main Street Program. Together these three stakeholders can leverage their assets and personnel to turn Downtown Stockbridge into a vibrant and thriving heart of the city. Continuation of existing programs such as the Downtown Special Events and Downtown Business Assistance Programs will serve as important touch-points to achieve this goal.

GOAL ONE: Revitalize and Activate Downtown Stockbridge

Objective		Responsible*	Timeframe
1A	Develop a brand identity for Downtown Stockbridge		
1A.1	Consider using TAD revenues to make infrastructure and landscaping improvements to beautify Downtown	  	3-5 Years
1A.2	Implement design standards for Downtown	 	1-2 Years
1B	Establish an Arts and Entertainment District in Downtown Stockbridge		
1B.1	Support music and arts festivals in Downtown to encourage vibrancy	  	3-5 Years
1B.2	Encourage live performances throughout Downtown to build on the successes of the ampitheater	 	1-2 Years
1C	Public-private partnerships to redevelop Downtown		
1C.1	Conduct a real estate development feasibility study for city-owned sites in the Downtown area	 	1-2 Years
1C.2	Partner with downtown business owners and explore other strategies to reimagine and fund building improvements	 	1-2 Years
1D	Improve safety and mobility in Downtown		
1D.1	Explore partnership opportunities to implement “clean and safe” initiatives in downtown	  	2-3 Years
1D.2	Implement the city’s bike and pedestrian connectivity study recommendations	  	1-2 Years
1E	Create more programming and events in Downtown		
1E.1	Develop and support Downtown activation during offseason (October-April)	  	In Progress
1E.2	Bring more residents into Downtown by hosting weekly or monthly events such as food trucks, makers markets, or farmers markets	  	In Progress

2 Support and Expand the Medical Hub

With an aging Stockbridge population and increasing demand within the southern metro area, there is an opportunity and support for expanding Stockbridge's medical hub. Healthcare jobs within Stockbridge represent nearly 60% of all healthcare jobs within Henry County, the highest concentration of all the major industries. Stockbridge is also home to almost 20% of the county's healthcare workforce. Given all of these trends, this goal serves to capitalize on one of the city's current economic drivers and use that momentum to foster supported growth.

Since there is already a medical campus in Stockbridge, the objectives for this goal pertain primarily to fostering connections with industry leaders and addressing possible needs of current and future staff. With Healthcare also serving as a target industry within this plan, working on this goal will combine economic development efforts. Because these objectives and action items are not tied to set geographic boundaries, the best entities to lead them are both the Economic Development Offices of Economic Vitality and Marketing & Special Initiatives as well as the Citywide Development Authority. Many of these action items will take several years to complete. By working together, there can be "one voice" and enough human capital to create a sense of place around the existing medical hub and meet the needs of the industry.

GOAL TWO: Support and Expand Medical Hub

Objective		Responsible*	Timeframe
2A	Promote healthcare industry ecosystem		
2A.1	Build and maintain relationships with life sciences and healthcare industry leaders in the city		In Progress
2A.2	Establish a formal process to manage leads and prospects in the life sciences and healthcare clusters		1-2 Years
2B	Support the development and expansion of amenities to attract and retain the healthcare workforce		
2B.1	Allow and support the addition and expansion of varied housing types and tenures that can accommodate the needs of both long-term and traveling healthcare staff (ie., short-term rentals, executive housing, etc.)		3-5 Years
2B.2	Boost attraction and retention of critical healthcare talent by investing in vibrant retail and entertainment cores		3-5 Years
2C	Brand the area surrounding Piedmont Henry Hospital as the city's healthcare hub/district		
2C.1	Leverage the National Main Street approach to nurture the city's new healthcare district		3-5 Years
2C.2	Connect and convene regional life sciences and healthcare industry leaders to promote and expand the city's healthcare ecosystem (i.e. implement Healthcare Conference/Summit)		3-5 Years
2D	Continue and expand partnerships with educational institutions to help meet workforce needs		
2D.1	Increase the number or dollar value of stipends given out through Upskill Stockbridge if applicant pursues the Allied Health certificate		2-3 Years
2D.2	Establish partnerships with other educational institutions in the metro region such as Morehouse School of Medicine and Emory University		3-5 Years
2E	Promote the healthcare industry to high school students to encourage this career track after graduation		
2E.1	Encourage the options for dual enrollment between high school students and Southern Crescent		3-5 Years
2E.2	Connect local industry leaders within the healthcare and life sciences industries to high school students through events and networking		1-2 Years

3 Retain and Support Small or Local Businesses

Many of the businesses typically found in activated suburban downtowns and/or provide services to the surrounding community are small or local businesses. Nearly 50% of respondents from the business survey located their business in Stockbridge because they were from the city or had existing community ties.

This goal has two aims: coordinate citywide economic development efforts and provide more services for existing and potential businesses. Several of the coordination action items are currently in progress such increasing the city's economic development presence online and hosting coordination meetings with the key economic development stakeholders within the city. Existing efforts to support small businesses citywide include the Small Business Facade & Building Improvement Program. The action items in this goal will work towards addressing other gaps or challenges that other small businesses and entrepreneurs face.

Because retaining and supporting businesses in Stockbridge relates to the missions of all the key economic development stakeholders within the city, partnership and coordination among them will be essential to realizing this goal.

GOAL THREE: Retain and Support Small or Local Stockbridge Businesses

Objective		Responsible*	Timeframe
3A	Improve city-led marketing for ED efforts citywide		
3A.1	Magnify the city's digital marketing presence to highlight its economic development advantages	 	In Progress
3A.2	Leverage economic development marketing tools such as Facebook, LinkedIn, and Instagram to market the city as a place to do business	 	In Progress
3B	Continue consensus building around Economic Development		
3B.1	Continue Economic Development Roundtables with Mayor, City Manager, city staff, and key ED stakeholders	   	In Progress
3B.2	Continue Business Lunch & Learns		In Progress
3C	Provide programming to attract and retain businesses throughout the city		
3C.1	Expand on the city's BRE program by structuring business visits to achieve specified outcomes or needs		2-3 Years
3C.2	Develop multilingual programming and technical assistance to increase participation of hard-to-reach populations		3-5 Years
3D	Promote new partners and leverage existing ones		
3D.1	Leverage the city's participation in Sister Cities International to foster long-term relationships to promote business, trade, and cultural exchanges		3-5 Years
3D.2	Build relationships and connect with regional economic development organizations such as the Metro Atlanta Chamber	 	1-2 Years
3E	Provide support to small business owners to accelerate business growth		
3E.1	Build on the city's entrepreneurship efforts by establishing a makerspace to help businesses launch and test their ideas or by providing pathways for home-based businesses to grow and expand	  	3-5 Years
3E.2	Identify barriers to business start-up and creation within the city (ie. business licenses, permits, etc.)	  	1-2 Years

4 Develop a Workforce Training Program

Workforce and educational training is rarely something city's accomplish by working alone so fostering partnerships is essential. These partnerships can be leveraged from existing relationships with industry leaders or employers. For example, Henry County School's investment in a new Science, Technology, Engineering, and Math (STEM) school was due to a "strong partnership between the school district and Piedmont Henry Hospital officials and other key STEM industry leaders."

Partnerships with higher educational institutions can also be a beneficial resource for workforce training. For example, Upskill Stockbridge provides a \$1,000 stipend to Stockbridge residents to pursue certifications from Southern Crescent in the following fields:

- Allied Health
- Automotive Technology
- Aviation
- Computer Technology
- Early Childhood Care & Education
- Electrical Lineman Technology
- Mechatronics Technology
- Movie Production

Another partner is WorkSource Georgia, the state's employment and training system housed within the Technical College System of Georgia's Office of Workforce Development.

Because this goal focuses on the resident labor force citywide, the Economic Development Department offices are the stakeholders best equipt to lead these action items.

GOAL FOUR: Develop a Robust Workforce Training Program

Objective		Responsible*	Timeframe
4A	Establish local partnerships for workforce training		
4A.1	Engage the Henry County School Board to explore partnership opportunities with the new downtown STEM school		3-5 Years
4A.2	Expand the city's current partnership with Southern Crescent Technical College to provide more offering for city residents		1-2 Years
4B	Establish local partnerships for workforce training		
4B.1	Partner with WorkSource GA to connect residents with state-sponsored opportunities to enhance the needed skills of top employers and in the targeted industries		1-2 Years
4B.2	Partner with the Georgia Center of Innovation to connect Stockbridge's workforce with the needs of their strategic industries that align with the target industries, namely Logistics and Manufacturing		2-3 Years
4C	Help connect the existing workforce to job opportunities		
4C.1	Collaborate with community-based organizations to deliver wraparound services to increase labor force participation and access to employment opportunities	  	3-5 Years
4C.2	Consider sharing local job announcements on social media or on the department website		1-2 Years
4D	Foster continued relationships with local industry leaders		
4D.1	Partner with employers to implement "Ready 2 Work" Initiatives to recruit and train residents for available jobs in the city	 	3-5 Years
4D.2	Set-up and maintain quarterly or semi-annual conversations with key employers in the city to understand their evolving workforce needs	 	1-2 Years
4E	Support initiatives that connect students to local industries and businesses		
4E.1	Promote local job information sessions and job fairs with large employers for high school seniors and college-aged students	 	2-3 Years
4E.2	Encourage that local businesses offer internships or apprentices for local high school juniors and seniors or college-aged students	 	2-3 Years

5 Improve Connectivity and Quality of Life

Another aspect of economic development that each stakeholder has a role in, is improving the city's quality of life. A community where both residents and businesses feel invested in, either through amenities or services, is one that can thrive and grow. Quality of life indicators include necessities such as attainable housing options, well-supported educational institutions, and mobility opportunities. They also include attributes that generate a sense of place such as public art, landscaping, activity centers, and greenspace.

Over 55% of community survey respondents considered the ability to walk or conveniently travel to shops and restaurants as "Very" or "Extremely Important". Likewise, top desired investments in Stockbridge included: public infrastructure, recreational amenities, parks, and higher education. These investments will help bolster the city to retain its current residents, workforce, and employers as well as draw in new ones.

Many of these action items echo strategies from both the RSVP Plan and the 2022-2026 Strategic Plan such as adding more sidewalks and murals in Downtown, investing in arts facilities, and marketing the city as an event destination.

GOAL FIVE: Improve Connectivity & Quality of Life

Objective		Responsible*	Timeframe
5A	Invest in creating a sense of place within Stockbridge		
5A.1	Continue to invest in creative placemaking initiatives such as murals, sculptures, crosswalks, etc.		In Progress
5A.2	Implement the signage and monument designs from the 2023 Stockbridge Wayfinding Plan		In Progress
5B	Leverage Stockbridge's tourism potential to posit the city as a place for entertainment and recreation		
5B.1	Coordinate with the city's DMO to increase tourism marketing		1-2 Years
5A.2	Support tourism product development by focusing on facilities and activities that encourage tourism and longer stays (i.e. indoor, tournament-ready sports complexes)		3-5 Years
5C	Invest in placemaking projects that create community amenities		
5C.1	Explore the feasibility of adding more parks and playgrounds near assets within Stockbridge like the amphitheater in Downtown		3-5 Years
5C.2	Utilize existing Merle Manders Conference Center to begin arts & culture programming and events		1-2 Years
5D	Support the revitalization of areas that historically have been under-served		
5D.1	Provide funding opportunities to beautify and revitalize certain neighborhoods		3-5 Years
5D.2	Create a revitalization plan for the Tye Street Heritage District in order to balance redevelopment with cultural identity		3-5 Years
5E	Expand connectivity throughout the city for residents and visitors		
5E.1	Explore micro-mobility options to increase access to community amenities, businesses, and services		1-2 Years
5E.2	Implement existing recommendations to create a trailhead in downtown and connect the city through an integrated trail system		In Progress

Administrative Recommendations

In order for the five goals to begin within the desired time frames, this plan also has administrative recommendations. These recommendations are:

1 Increase Departmental Capacity By Hiring One Full-Time Staff Member To Coordinate The Office Of Marketing & Special Initiatives

2 Establish A Joint Role For The Economic Development Director As Executive Director Of The Downtown Development Authority

3 Establish A Joint Role For The Economic Development Director As Executive Director Of The Citywide Development Authority

1 Increase Departmental Capacity By Hiring One Full-Time Staff Member To Coordinate The Office Of Marketing & Special Initiatives

The Economic Development Department Office of Marketing & Special Initiatives has the following priority areas:

- **Marketing & Place Branding**
- **Economic Development Marketing Campaigns**
- **Social Media & SEO Marketing**
- **Business Newsletter, Brochures, Trade Shows, Industry Conferences**
- **Special Initiatives**

At the time of this plan's adoption, there is not a full-time staff member dedicated to just this Office. The Department currently retains a marketing consultant to handle most of the responsibilities, and any in-house tasks are handled by staff members from other departments or the Economic Development Director. As the voice of economic development for the City of Stockbridge, it is recommended that the Economic Development Department have the resources and staff to lead its Offices in-house. With this Office as the recommended lead of several of strategies in the aforementioned goals, it is important for the Office to be staffed by at least one full-time employee working within the city who can respond quickly and effectively to the demands of these strategies over the next five years.

2 Establish A Joint Role For The Economic Development Director As Executive Director Of The Downtown Development Authority

The development and vibrancy of the downtown area is a pillar of the Economic Development Department. Its Office of Downtown Development has priority areas focusing on assisting the Downtown Development Authority (DDA) and Main Street, programming and events in Downtown, and beautification and creative placemaking in the downtown area. Many of these priorities align with several of the strategies across multiple goals outlined in this plan.

The Downtown Development Authority (DDA) is a key stakeholder for implementation. With a mission of stimulating and sustaining economic development and historic preservation of Downtown Stockbridge, the DDA functions as the city's arm for financing and developing projects within Downtown Stockbridge. As of the drafting of this plan, the Economic Development Director only serves as a staff liaison to the DDA Board. To better coordinate DDA efforts and economic development initiatives through the Office of Downtown Development, it is recommended that the Economic Development Director serve a joint role as the DDA Executive Director.

This joint position would not supersede the seven member board structure of the DDA or create voting power for the Economic Development Director. This role would serve as the first point of contact for the DDA and would give the Economic Development Director the agency to serve as the city's direct connection to DDA efforts. Other cities within the Atlanta metropolitan area that have their Economic Development Director or Manager serve in this joint role include City of Jonesboro, City of South Fulton, and City of Fairburn.

3

Establish A Joint Role For The Economic Development Director As Executive Director Of The Citywide Development Authority

The Economic Development Department represents the city on economic development efforts across Stockbridge. Through its Office of Economic Vitality, the Economic Development Department works on business retention and expansion, workforce development, small business development, and incentives. It is these responsibilities that make this Office a leader and stakeholder in many of the strategies outlined in this plan.

Similar to the DDA, the Citywide Development Authority (CDA) is another key partner for implementation. As a citywide counterpart to the DDA, the CDA functions as the city's arm for financing and developing projects throughout Stockbridge with emphasis outside of the downtown area. The Economic Development Director also only serves as a staff liaison to the CDA Board. As with the second administrative recommendation, it is recommended that the Economic Development Director serve a joint role as the CDA Executive Director.

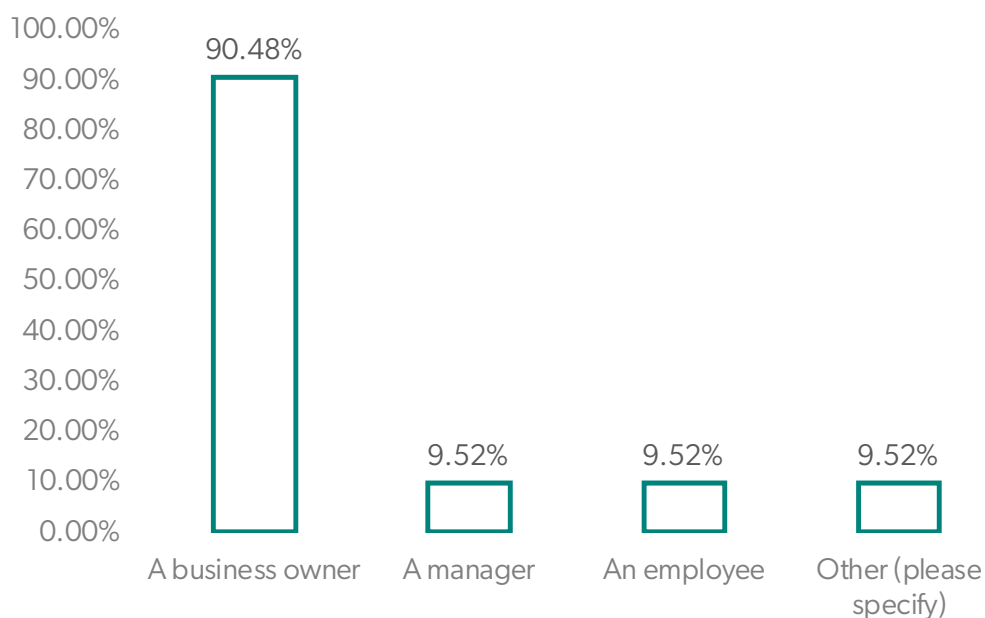
As with the position within the DDA, this joint position would not supersede the existing board structure of the CDA or create voting power for the Economic Development Director. This role would reinforce the Economic Development Director as the lead and face of economic development for the City of Stockbridge. By serving as the CDA Executive Director, this will better allow for the Economic Development Department to support and assist CDA endeavors. Other cities within the Atlanta metropolitan area that have their Economic Development Director or Manager serve in this joint role include City of South Fulton, City of Fairburn, and City of Brookhaven.



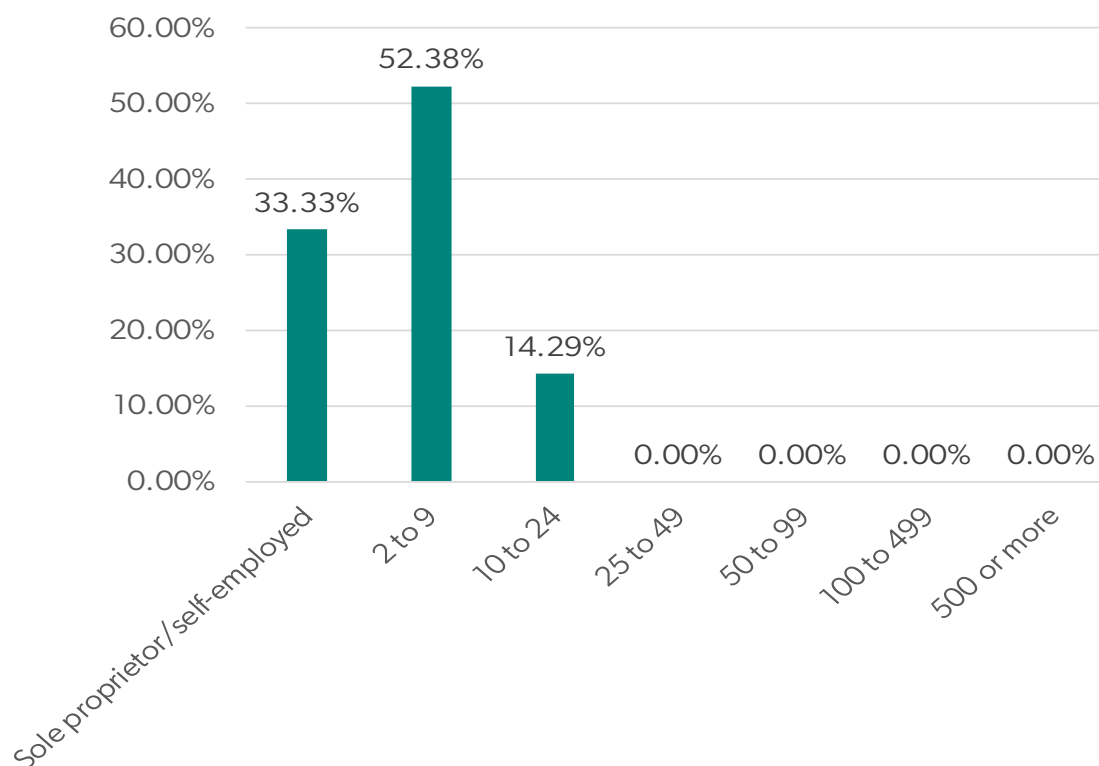
APPENDIX

Business Survey Results

Question 1: You are ... (please select all that apply)

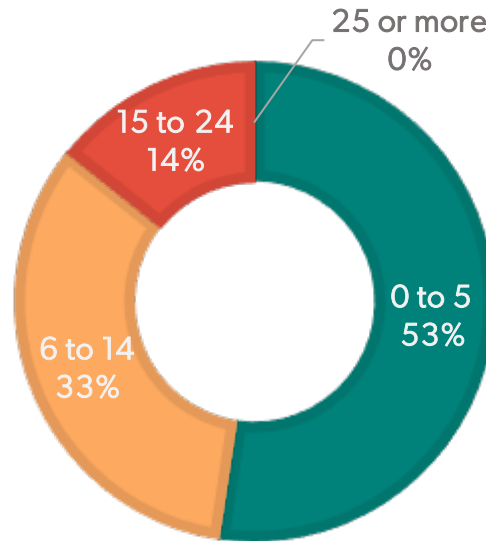


Question 3: How many full-time workers does your business employ?

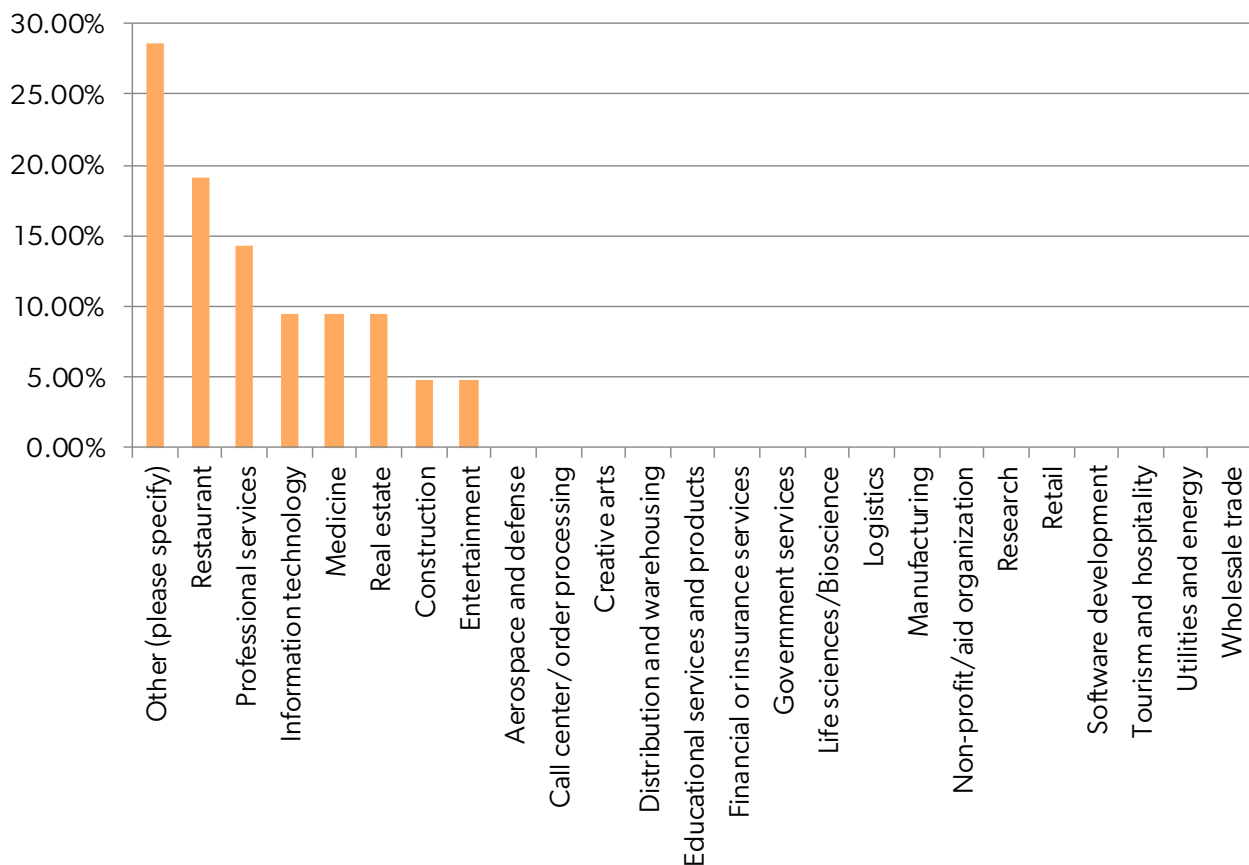


Question 4: How many years has your business been in Stockbridge?

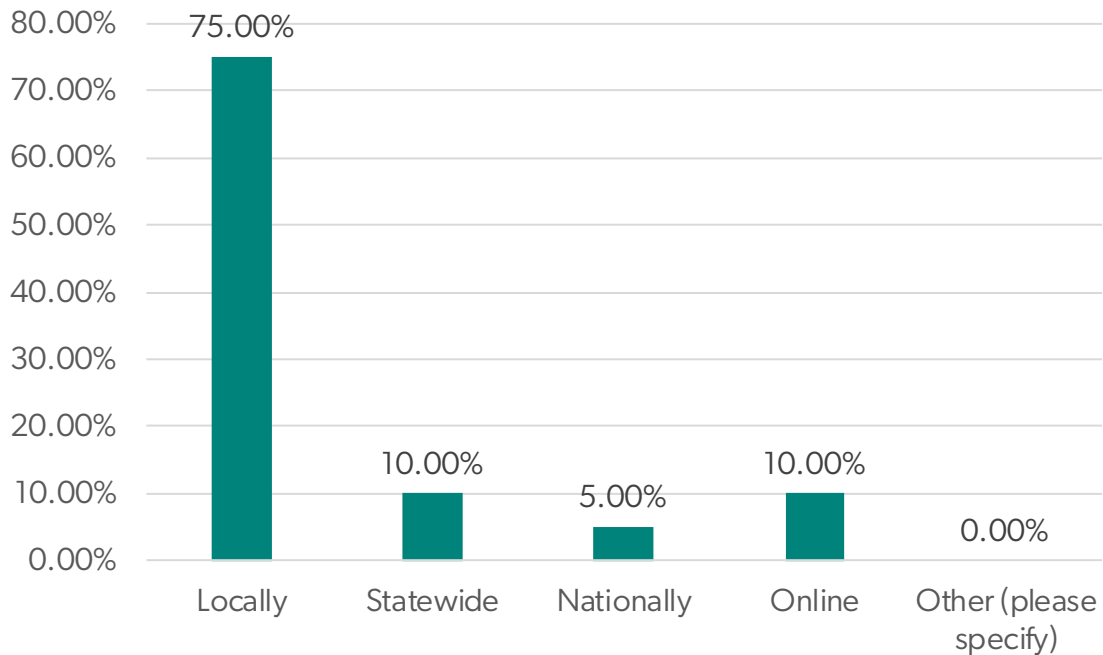
0 to 5 6 to 14 15 to 24 25 or more



Question 5: Which best describes the primary industry focus of your business?



Question 6: Where does most of your business occur?



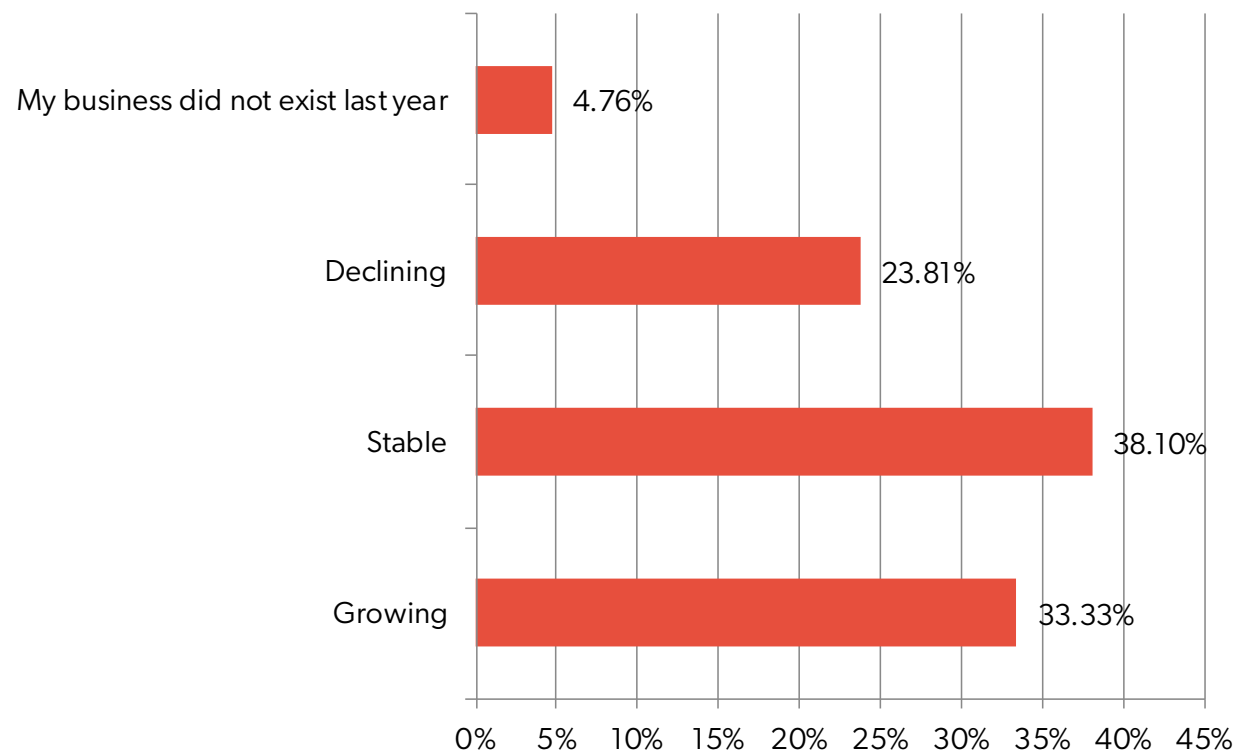
Question 7: Your Stockbridge office/operation

Answer Choices	Responses	
A local/regional branch	10%	2
Your company's headquarters	33%	7
The sole location	29%	6
Home-based business	19%	4
Other (please specify)	10%	2

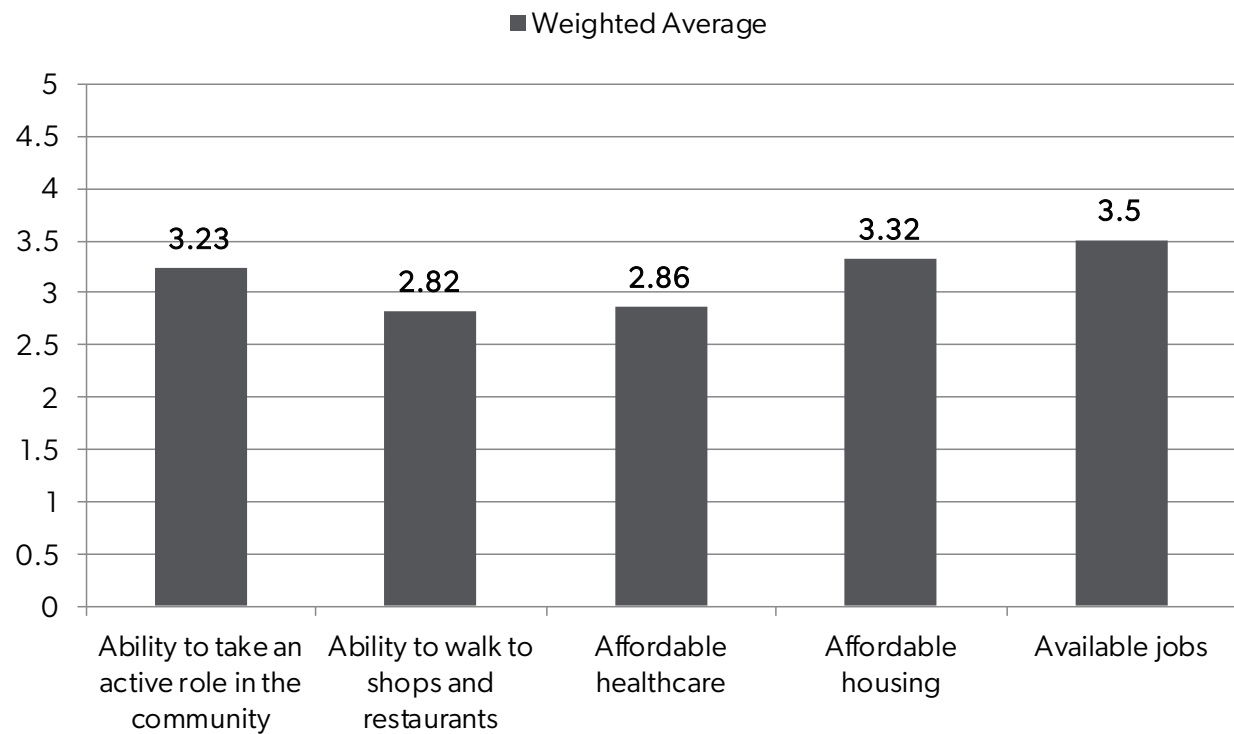
Question 8: What is your approximate annual net revenue?

Answer Choices	Responses	
Under \$500,000	62%	13
\$500,000 to \$1 million	33%	7
\$5 million to \$10 million	5%	1
Over \$10 million	0%	0

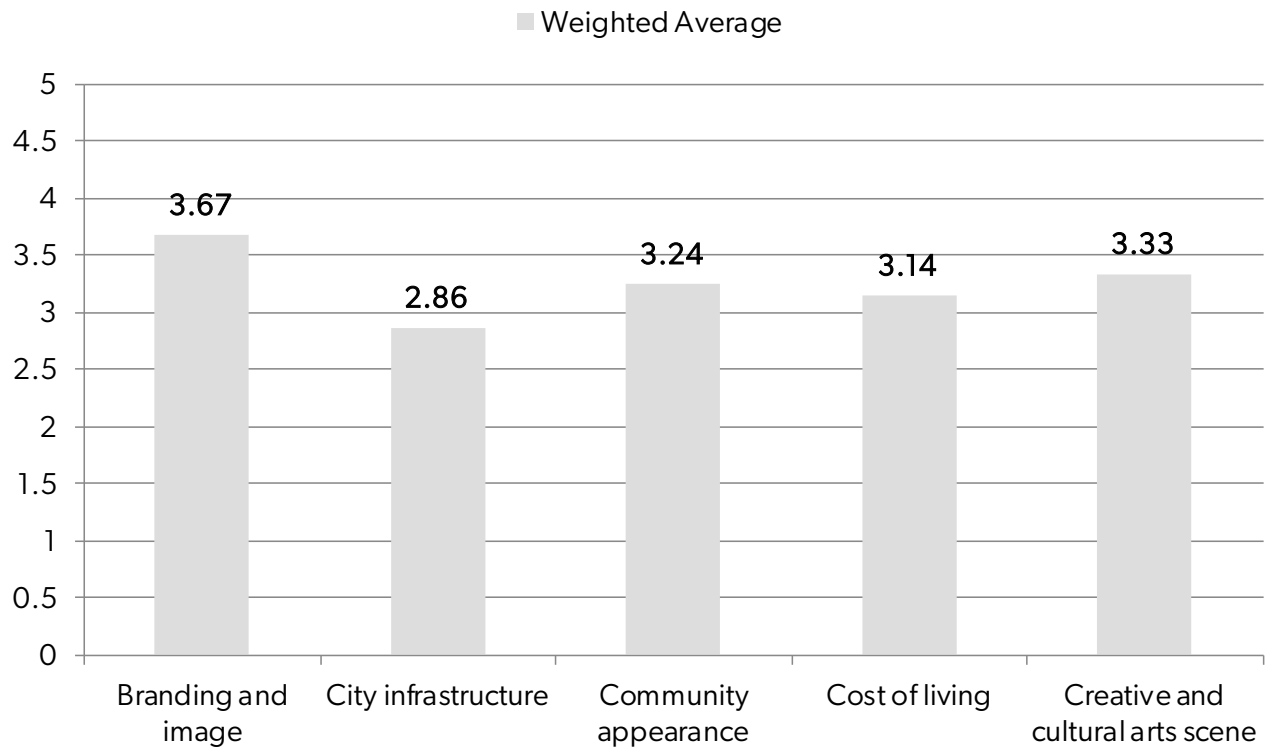
Question 9: Compared to this time last year, your revenues are ...



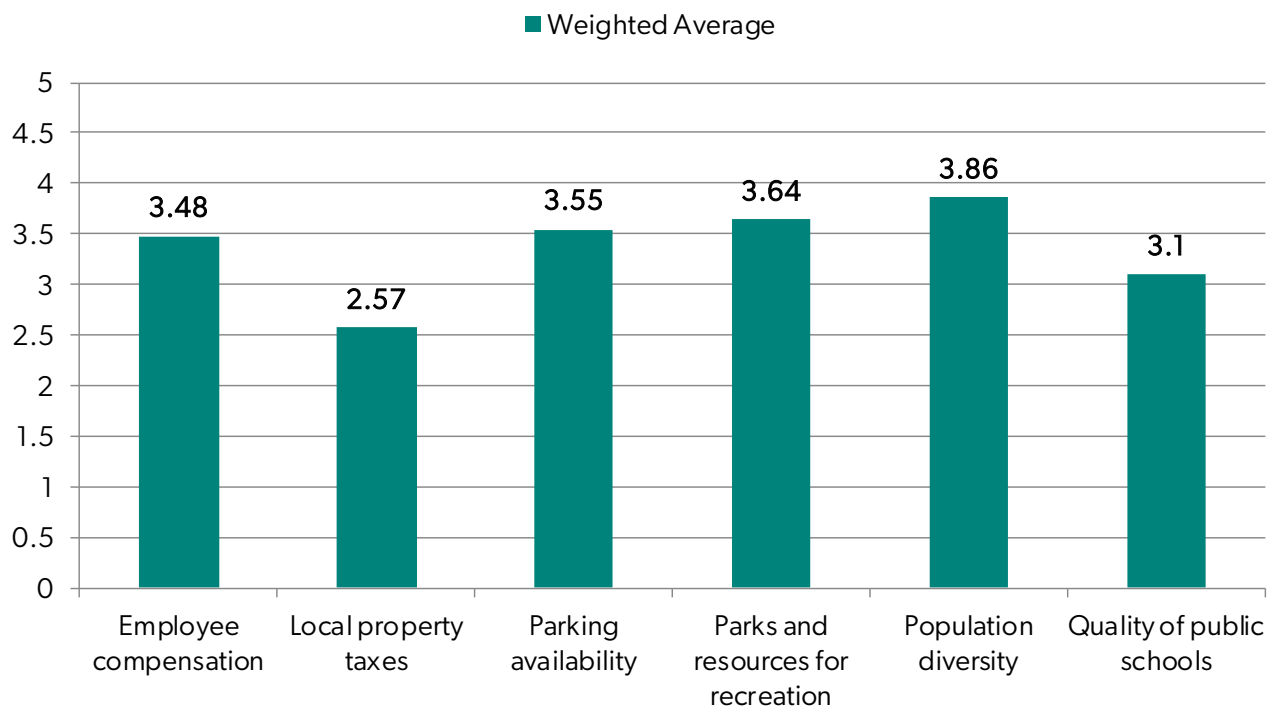
Question 11: Please rate Stockbridge on the following factors.



Question 12: Please rate Stockbridge on the following factors.



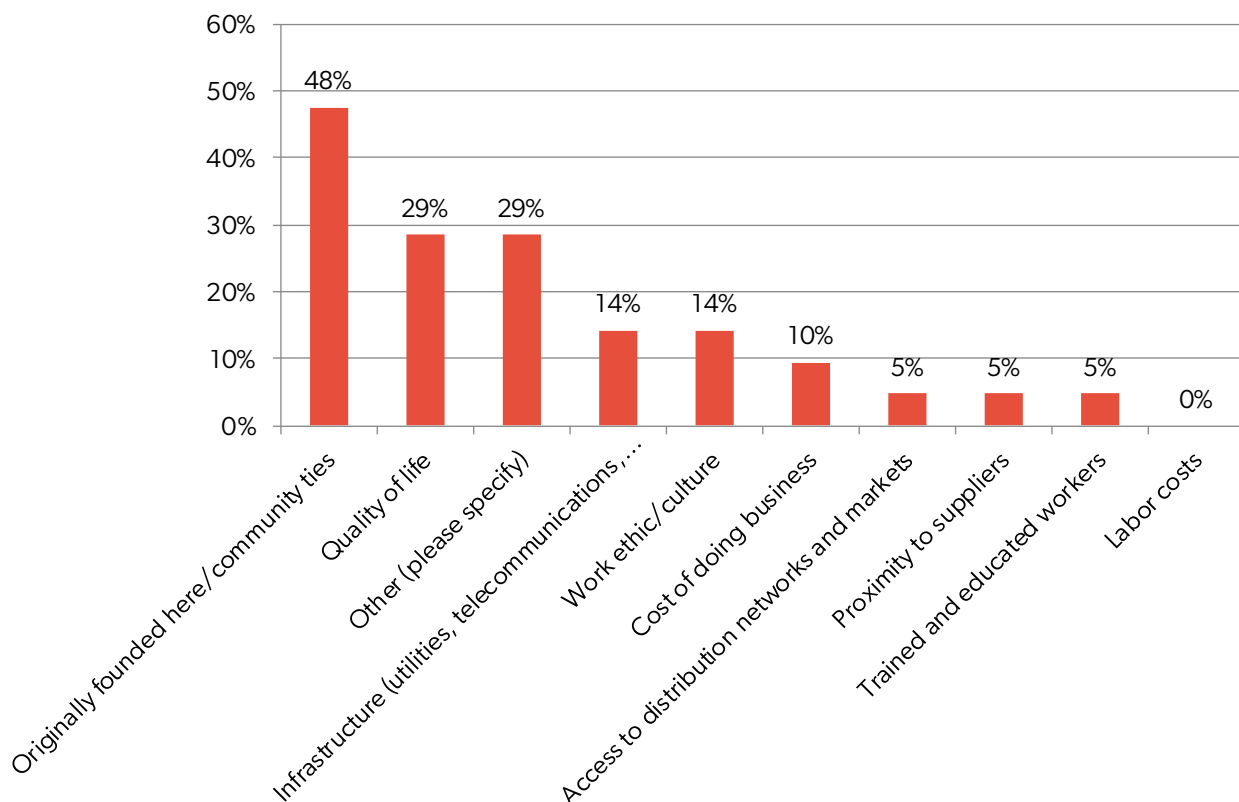
Question 13: Please rate Stockbridge on the following factors.



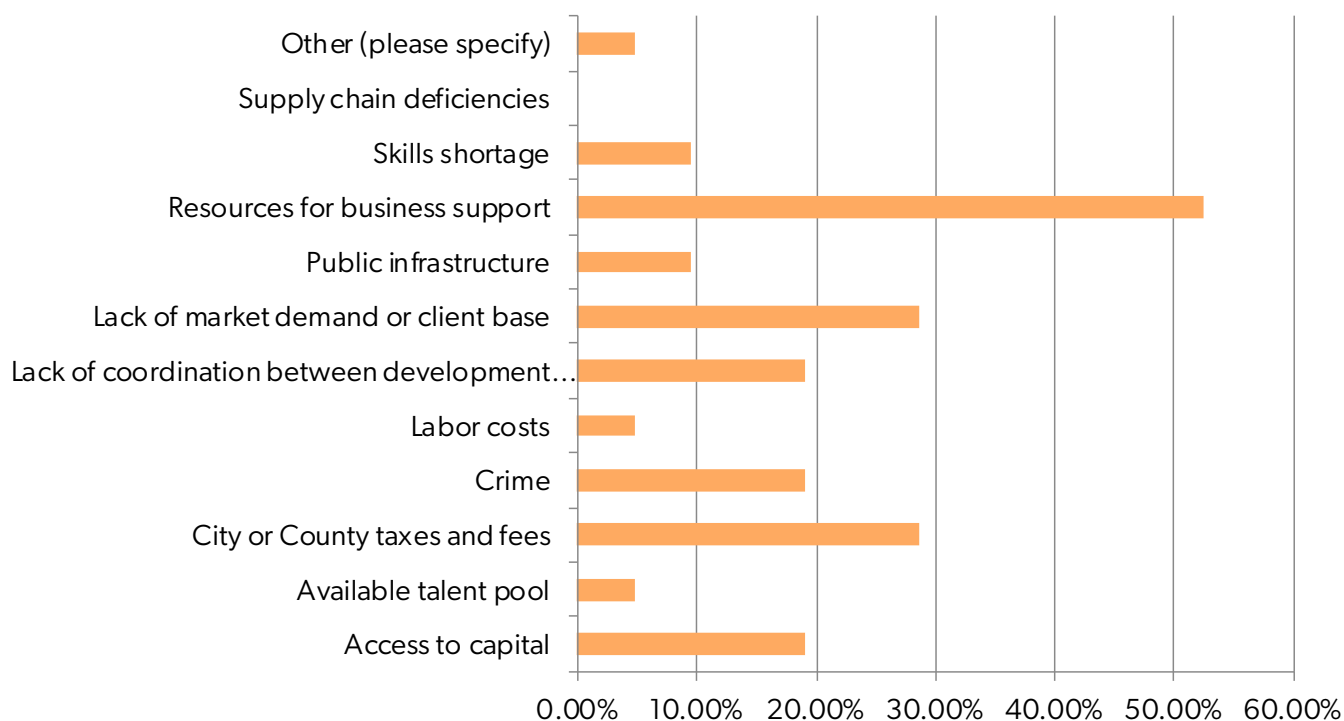
**Question 14: What investments would you like to see in Stockbridge?
(Select all that apply)**

Answer Choices	Responses	
Public infrastructure (roadways, utilities, etc.)	50%	11
Amenities for recreation	41%	9
Economic development programs	41%	9
Parks	32%	7
Tourism and promotion	32%	7
Public safety	27%	6
Community activities	23%	5
Other (please specify)	23%	5
Public schools (K-12)	14%	3
Vocational schools and training resources (including maker space)	9%	2
Higher education	5%	1

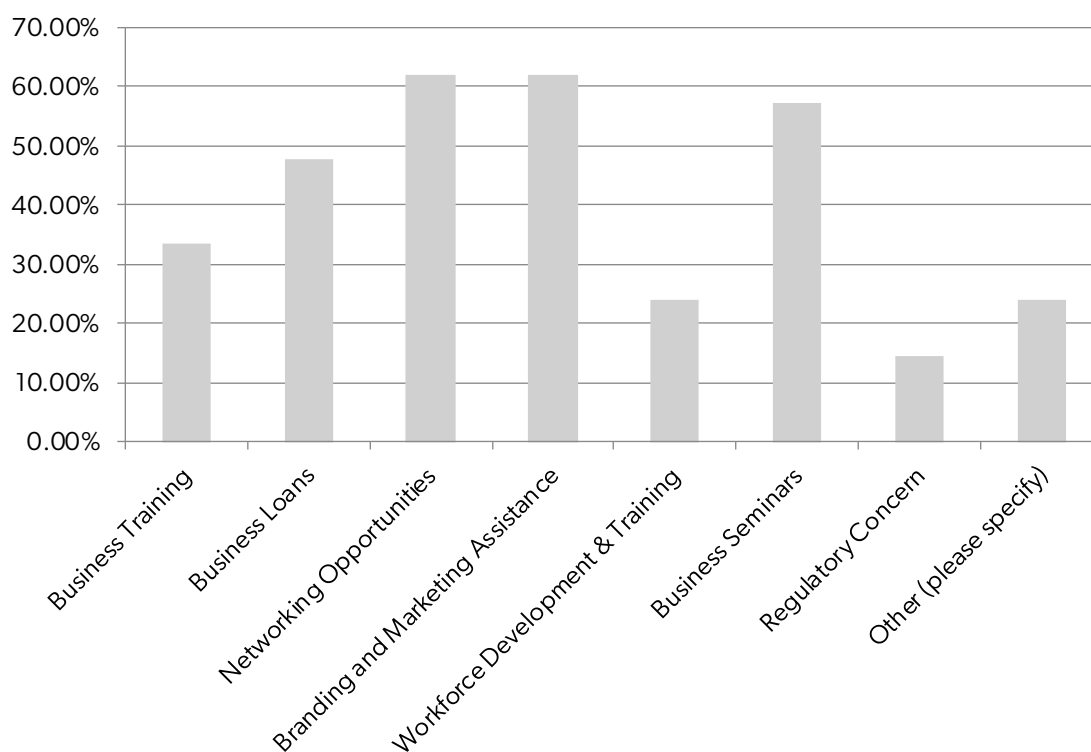
**Question 15: What are the primary reasons your business is located in
Stockbridge? (Check all that apply)**



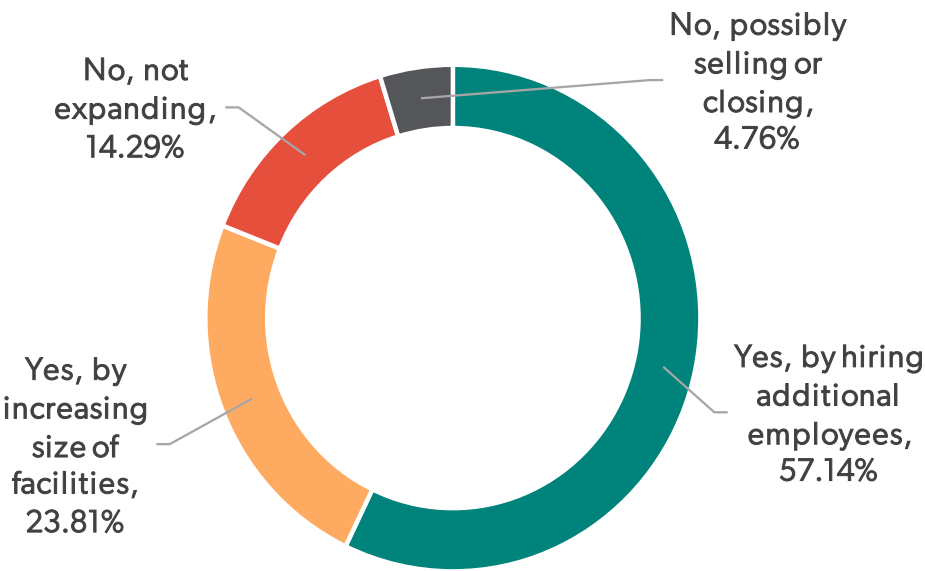
Question 16: What are the primary challenges facing your business in Stockbridge? (Check up to 3)



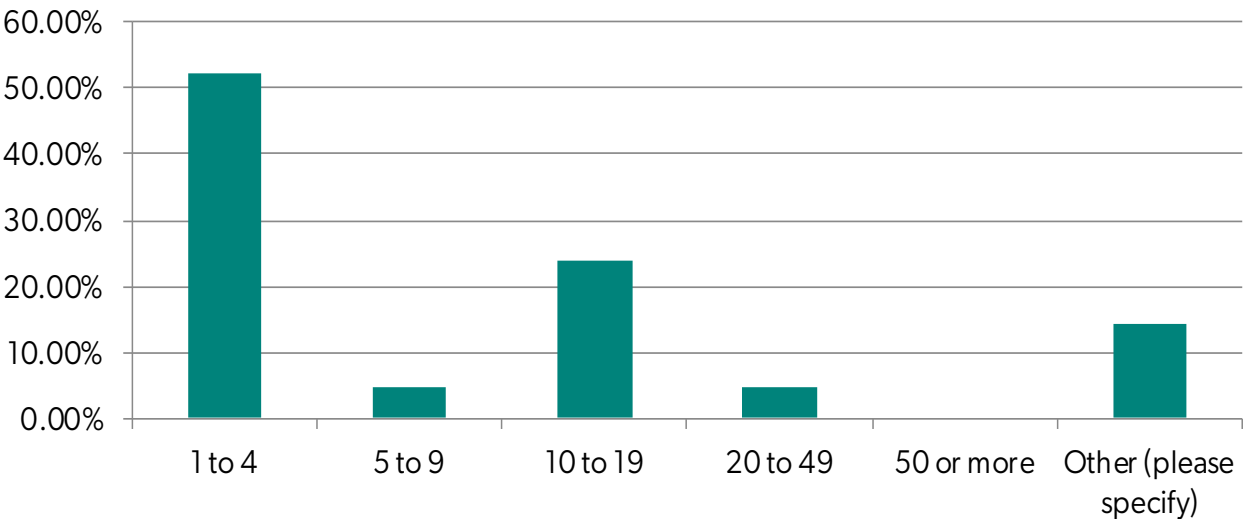
Question 25: Please share your thoughts about how Stockbridge can better encourage business and job growth.



Question 26: Over the next two years, do you anticipate expanding your operations?



Question 27: If you plan to expand, how many employees do you anticipate adding?

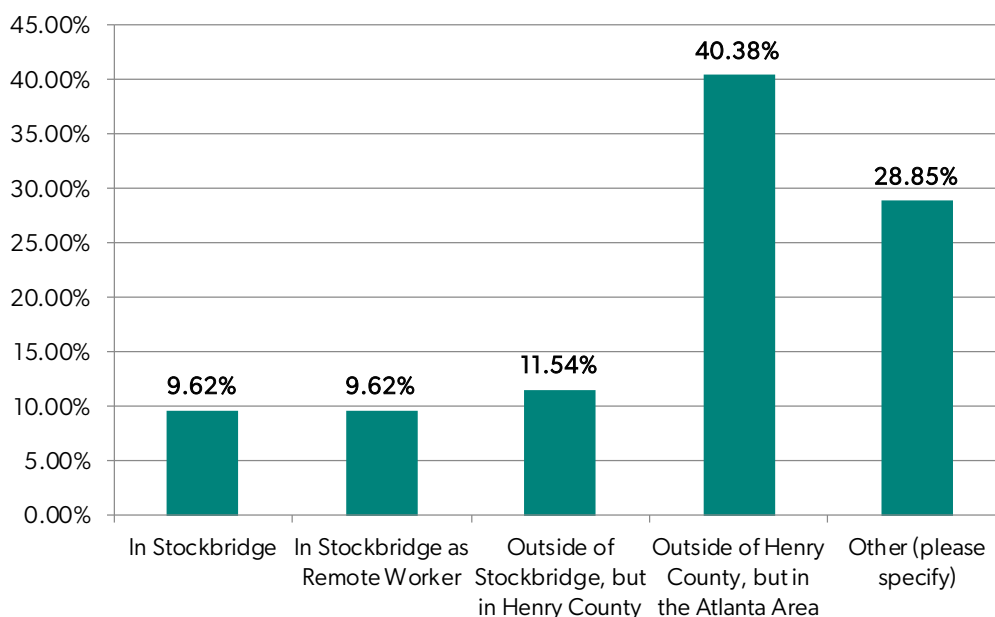


Question 29: Are you likely to stay in Stockbridge for the next five years?

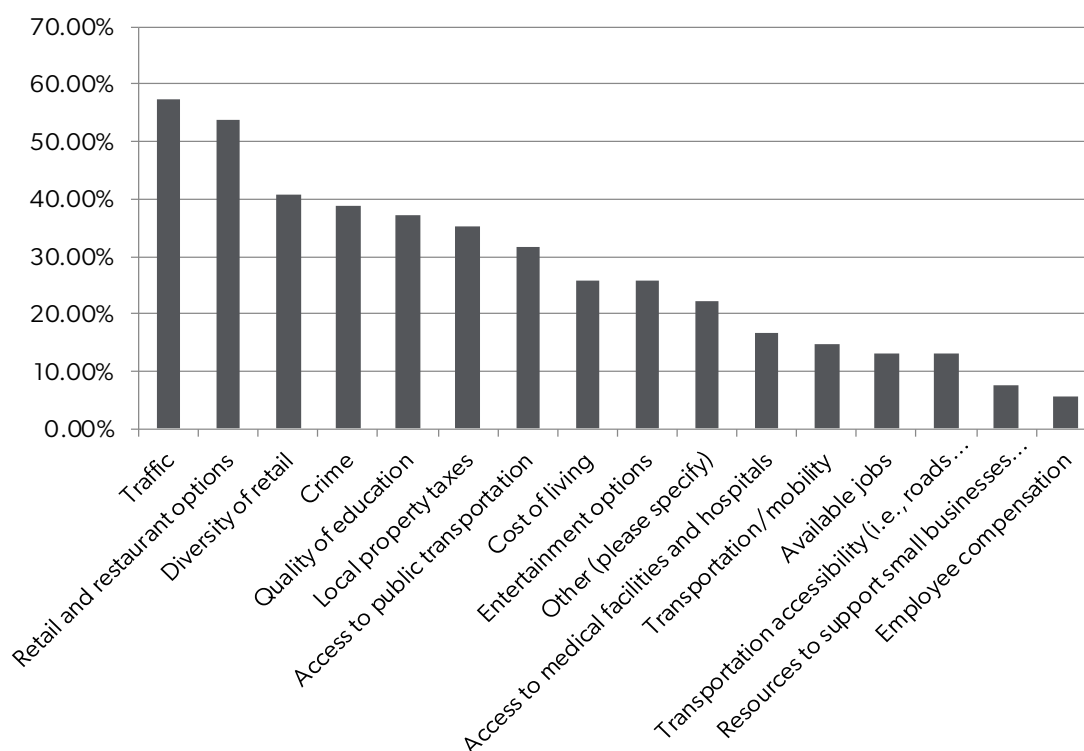
Answer Choices		Responses
yes	85%	17
no	15%	3

Community Survey Results

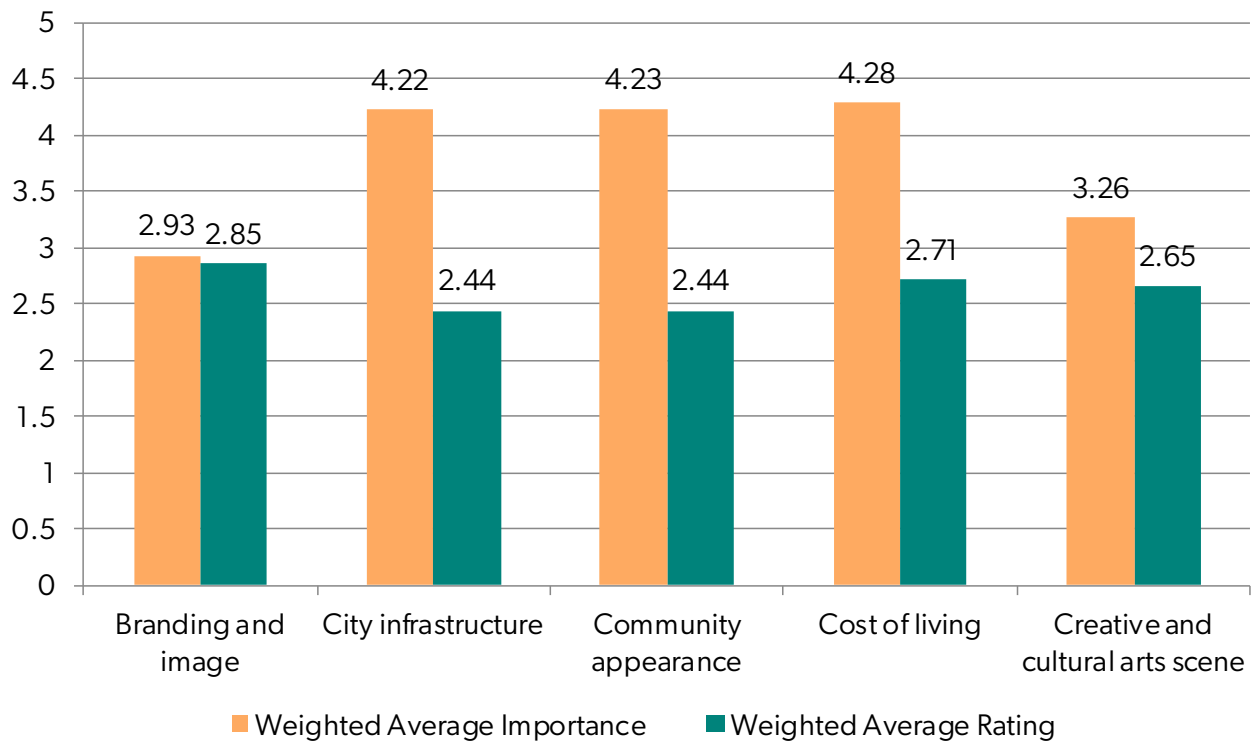
Question 2: If employed, where do you work?



Question 9: What are the most significant challenges facing Stockbridge? (Select all that apply)



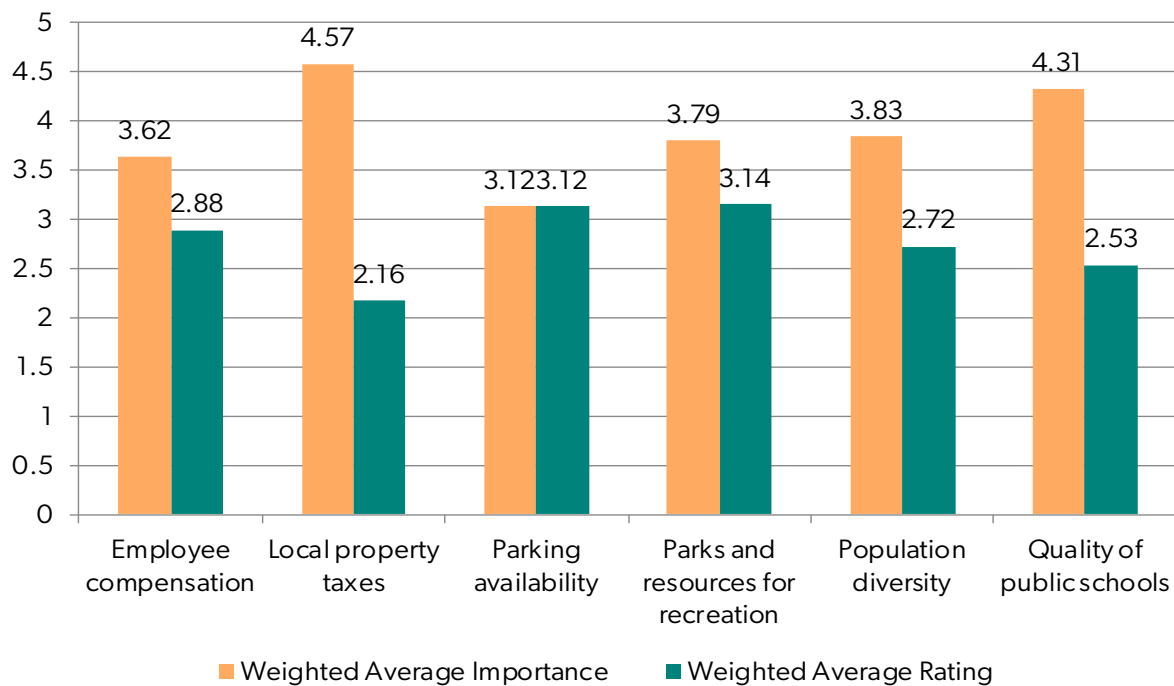
**Question 7 & 11: How important are the following factors to you?
Please rate Stockbridge on the following factors.**



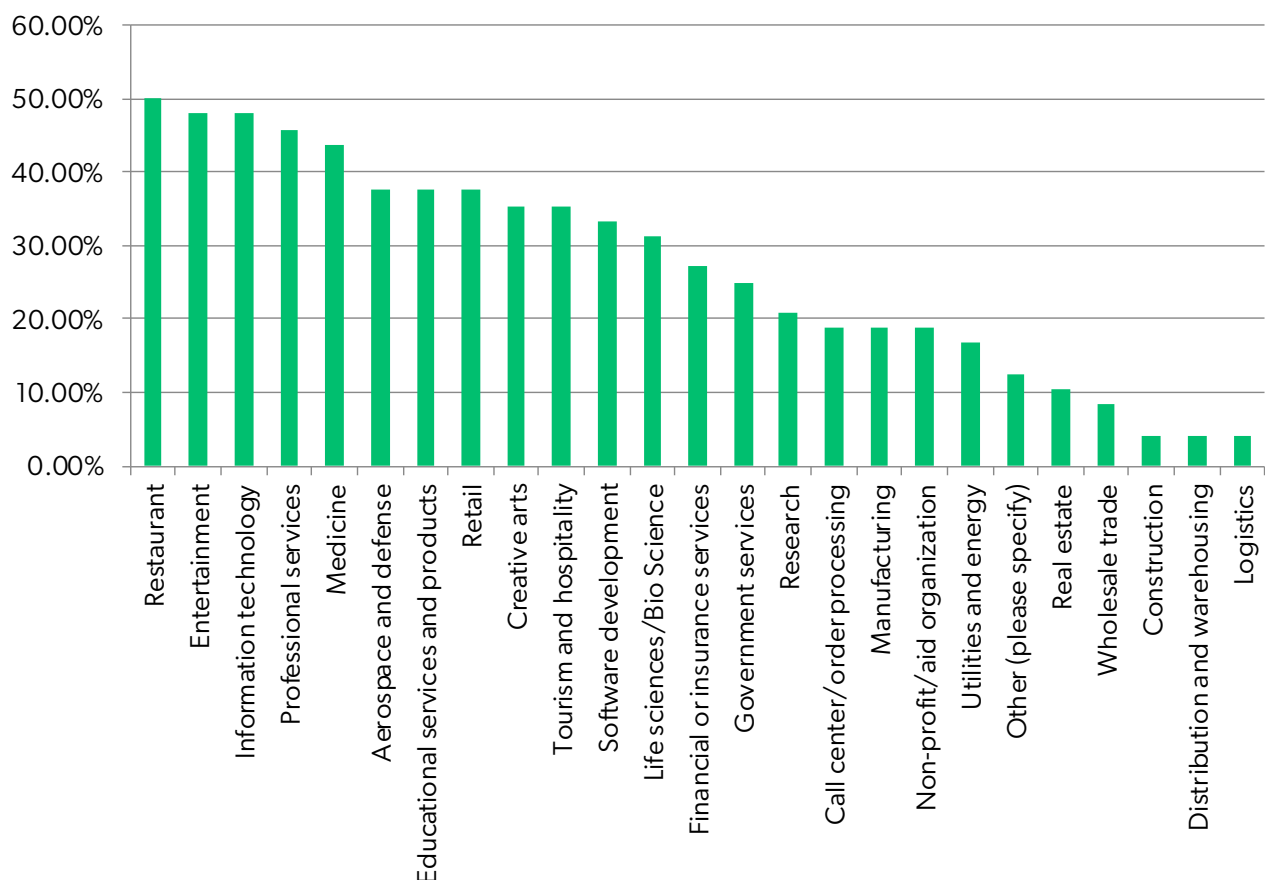
**Question 8 & 10: How important are the following factors to you?
Please rate Stockbridge on the following factors.**



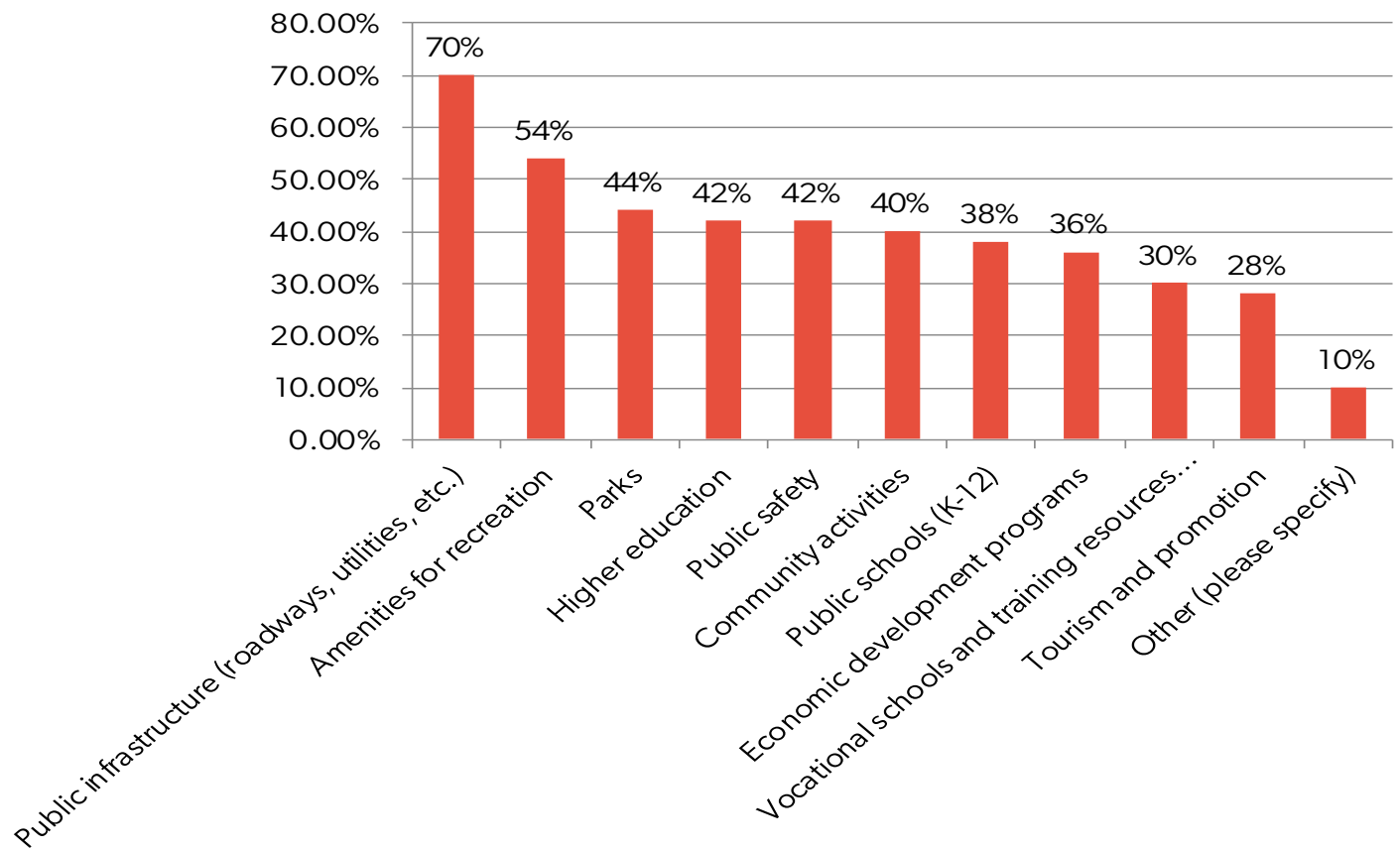
Question 9 & 12: How important are the following factors to you? Please rate Stockbridge on the following factors.



Question 14: What type of employers would you like to see expand or locate in Stockbridge? (Select all that apply)



Question 16: What investments would you like to see in Stockbridge? (Select all that apply)



Real Estate Market Overview

Stockbridge has a diverse commercial real estate mix.

Multifamily, retail, and office each represent between 20-30% of the existing commercial real estate inventory.

Almost half of the county's office inventory is in Stockbridge. Despite having higher office vacancies than the county overall, average office rents within Stockbridge are on par with the county average.

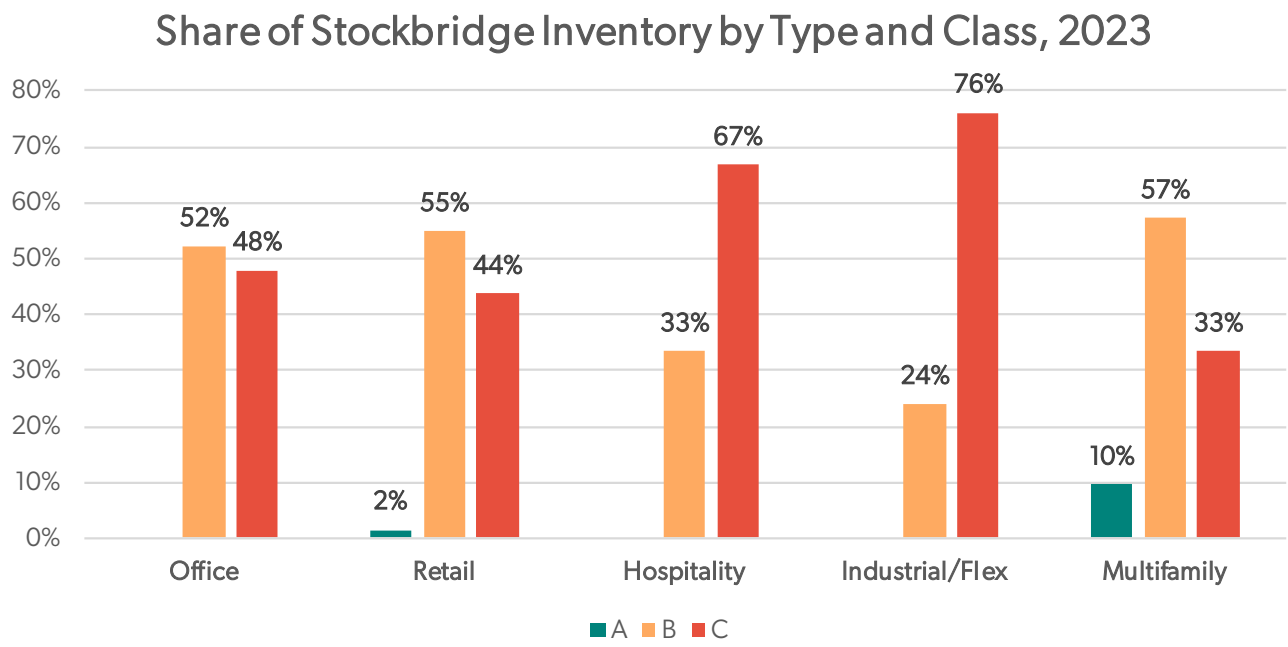
	Stockbridge	Henry County
Retail		
Existing Square Feet (SF)	3,074,583	12,800,859
Average Rent/SF	\$17.70	\$19.77
Average Occupancy	75%	98%
Office		
Existing Square Feet (SF)	2,093,487	4,236,950
Average Rent/SF	\$21.02	\$21.76
Average Occupancy	66%	96%
Industrial/Flex		
Existing Square Feet (SF)	2,885,103	56,499,511
Average Rent/SF	\$8.84	\$10.37
Average Occupancy	N/A	96%
Multifamily		
Existing Units	3,438	12,095
Average Effective Rent/Unit	\$1,420	\$1,476
Average Occupancy	93%	86%
Hospitality		
Existing Rooms	651	3,668
Average Daily Room Rate*	\$84	\$97
Average Occupancy*	66%	69%

Source: KB Advisory Group with data from CoStar

Inventory by Class

Most of the existing commercial real estate inventory in Stockbridge is classified as either Class B or C.

These properties typically are less updated, have fewer amenities, and are not positioned in the most desirable locations. Higher shares of Class B and C categories are often found in communities that have aging inventory.



Class A Property Examples

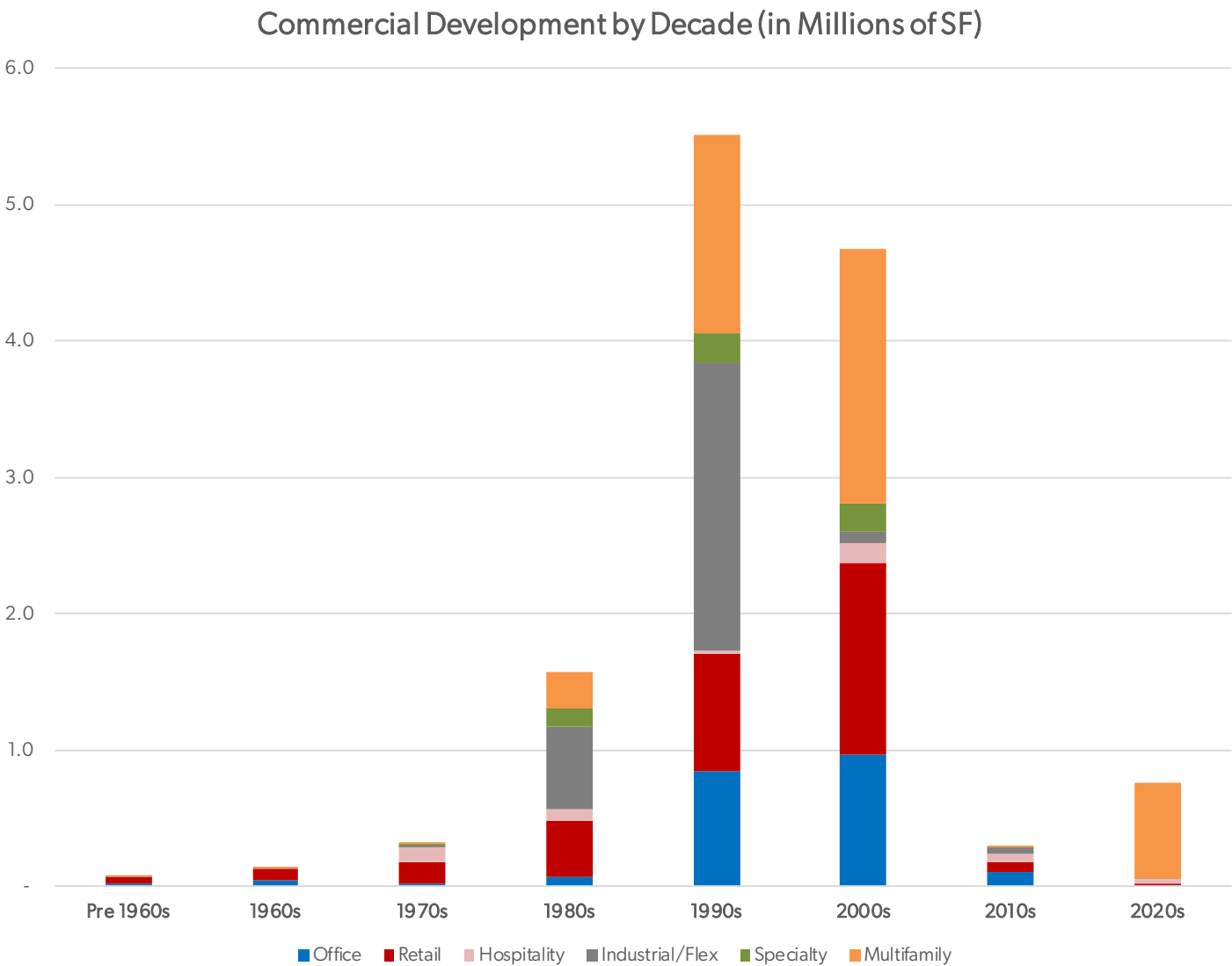


Source: KB Advisory Group with data from CoStar
Left (Hudson Bridge Crossing), Right (The Abbey at Eagles Landing)

Development Pattern

The city’s existing commercial inventory was predominately delivered in the 1990s – 2000s.

Approximately 76% of the existing inventory was delivered across these two decades. Except for the 2010s, multifamily has been representing a growing share of new deliveries.



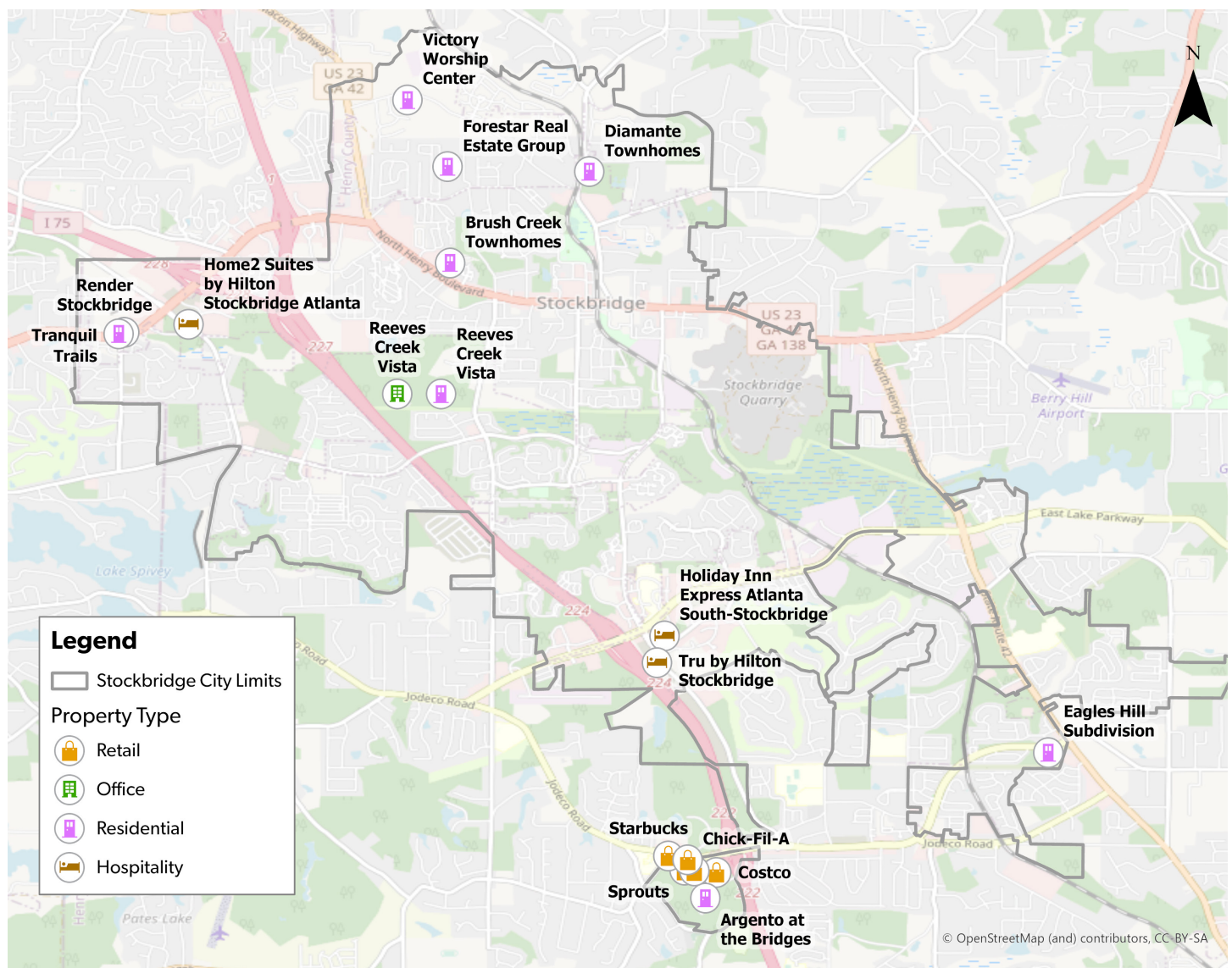
Source: KB Advisory Group with data from CoStar

Pipeline

The projects below visualize the location of the known projects to the City of Stockbridge as of October 2023.

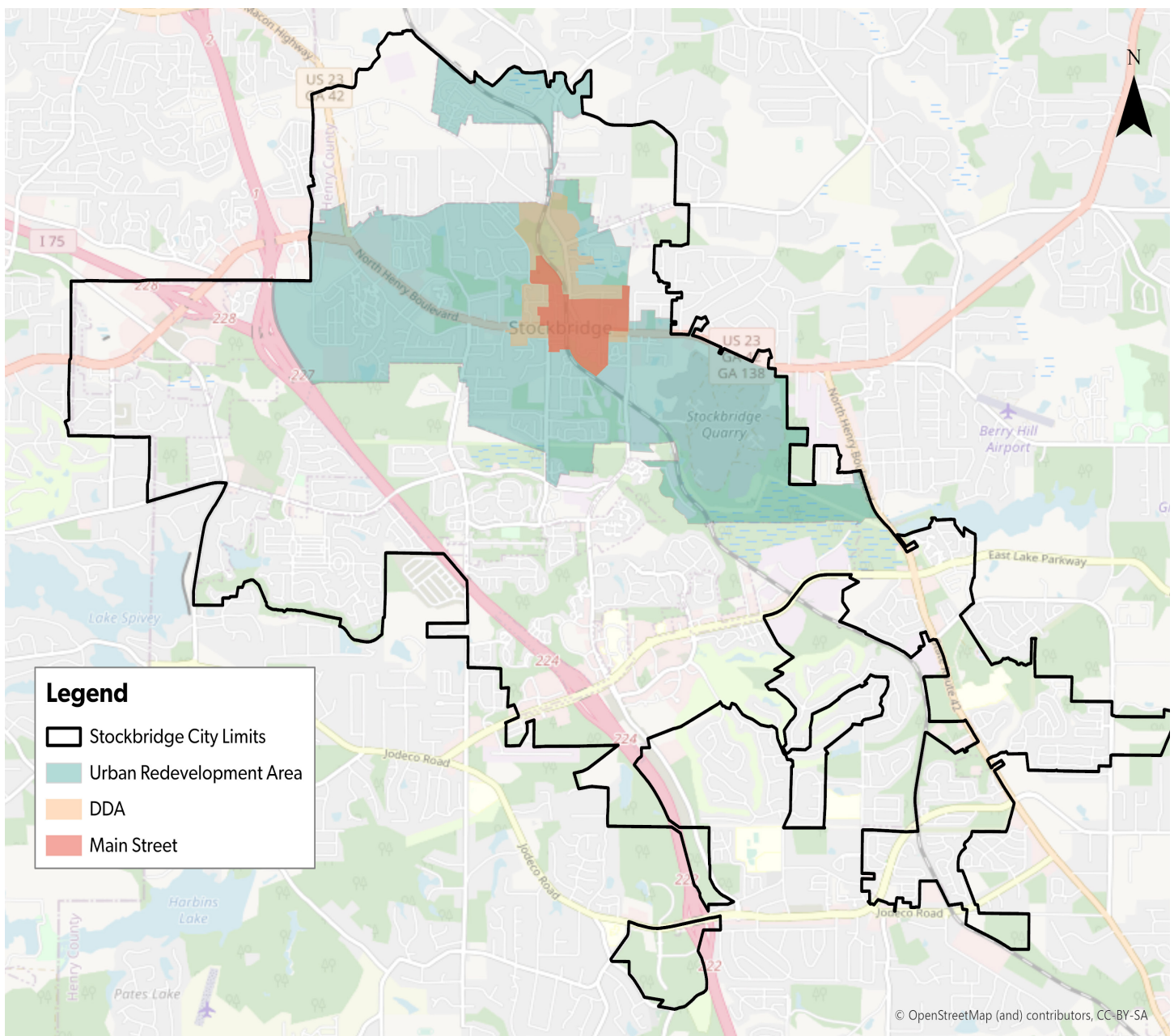
These projects include:

- Almost 3,000 residential units across detached, townhome, and apartment products
- 284 hotel rooms
- Just over 190,000 square feet of retail space
- 41,000 square feet of office space

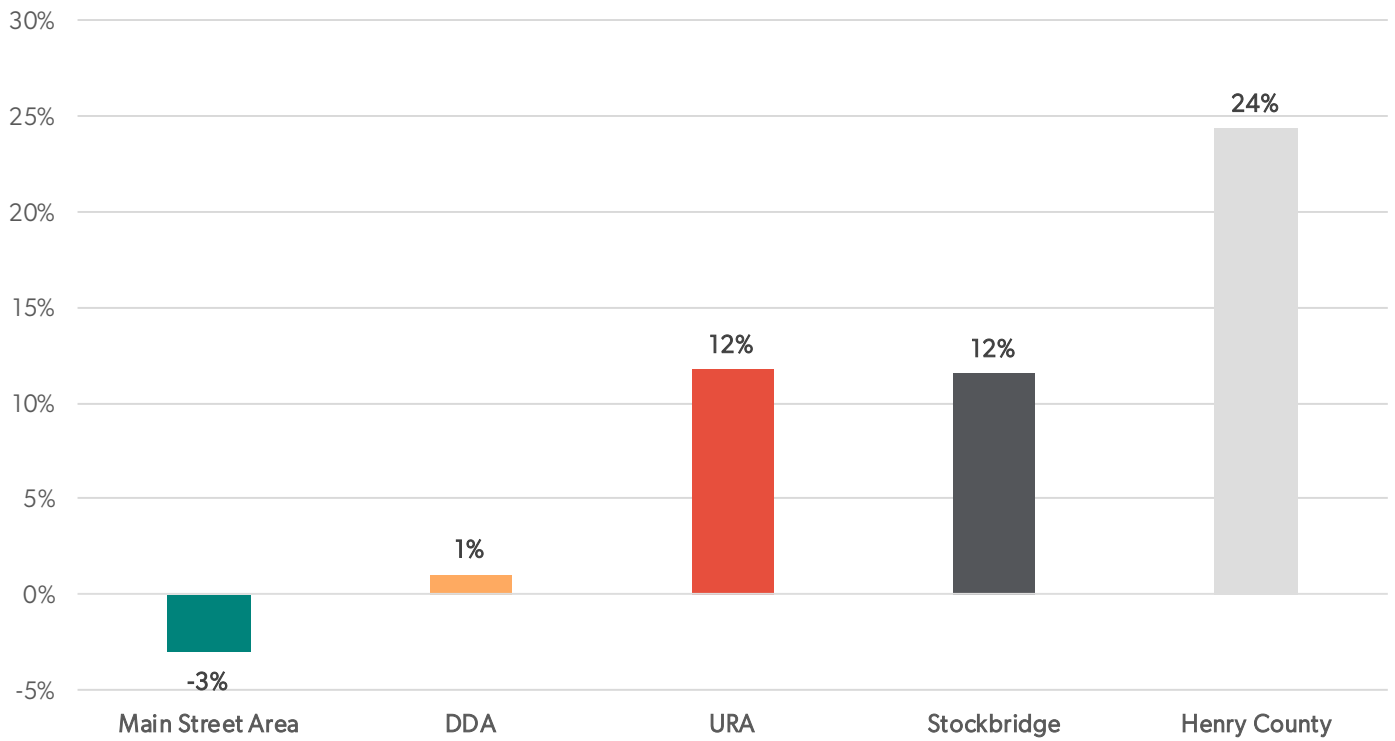


Current Profile Cont.

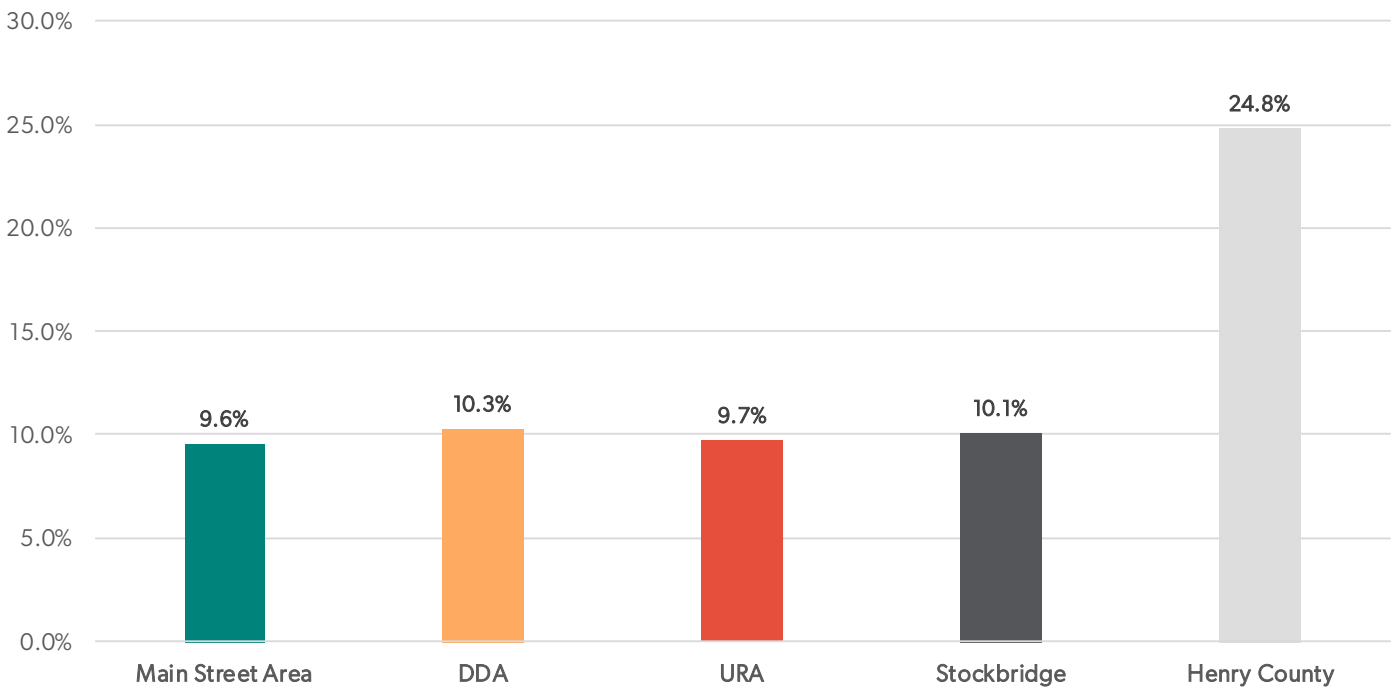
The following pages show the metrics used in the Current Profile section for the different economic development-related geographies: Main Street, Downtown Development Authority Area, Urban Redevelopment Area, Stockbridge, and Henry County.



Population Growth, 2010-2023



Household Growth, 2010-2023

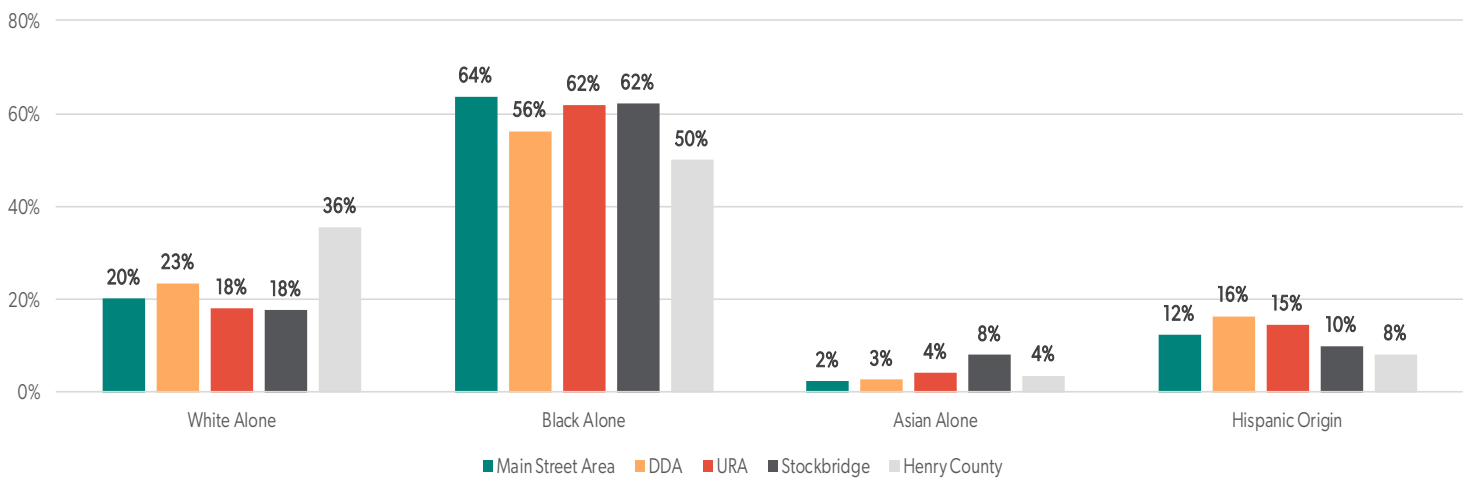


Source: KB Advisory Group with data from Esri

Population	Main Street Area	DDA	URA	Stockbridge	Henry County
2010 Total Population	361	490	8,391	32,808	203,889
2020 Total Population	367	507	9,261	35,579	240,712
2023 Total Population	350	495	9,375	36,585	253,504

Population	Main Street Area	DDA	URA	Stockbridge	Henry County
2010 Total Households	115	175	3,247	12,075	70,243
2020 Total Households	121	186	3,509	12,892	82,794
2023 Total Households	126	193	3,563	13,292	87,674

Race & Ethnicity, 2023



Median Household Income, 2023

\$45,422
DDA

\$49,052
Main Street Area

\$52,813
URA

\$63,250
Stockbridge

\$77,153
Henry County

Quick Guide: Georgia Workforce Development Programs

Georgia Quick Start

Description: Internationally acclaimed provider of workforce training solutions for businesses creating and saving jobs in Georgia.

Scope: Customized training for various industries, including manufacturing, distribution, headquarters operations, and more.

Approach: Utilizes the Quick Start Process involving detailed discussions, job analysis, and tailored workforce training.

Contact: Rodger Brown, Executive Director, Marketing and Strategic Media - rbrown@georgiaquickstart.org | [Georgia Quick Start](#)

Intellectual Capital Partnership Program (ICAPP)

Description: Economic development program of the University System of Georgia.

Focus: Utilizes resources of Georgia's public colleges and universities to enhance the state's economic development.

Target: Addresses skills gaps through customized, accelerated education and knowledge for workers in high demand and short supply.

Contact: Mark F. Lytle, Vice Chancellor for Economic Development - Mark.Lytle@usg.edu

Workforce Investment Act (WIA)

Description: Business-led boards developing strategic plans using federal workforce development resources.

Structure: Divided into twenty workforce areas, each with a local board making decisions on supported training.

Objective: Meet business needs for skilled workers and individual needs for training, education, and employment.

Contact: Georgia Dept. of Economic Development, Workforce Division
- workforce@georgia.gov

Tax Credit for Adult Basic Skills Education

Description: Encourages businesses to provide or sponsor basic skills education programs for employees.

Credit Calculation: One-third of education costs per full-time equivalent student or \$150 per student, whichever is less for each employee that successfully completed an approved adult basic skills program.

Eligibility: Employees attending 4 hours/week for 44 weeks. Focus on enhancing reading, writing, or mathematical skills.

Administration: Managed by the Georgia Technical College System of Georgia.

Contact: Rachelle Taylor, Administrative Assistant - rtaylor@tcsg.edu | [Georgia Education Tax Credit Procedures Guide \(tcsg.edu\)](https://tcsg.edu/Georgia-Education-Tax-Credit-Procedures-Guide)

Quick Guide: Georgia Department of Economic Development Programs

Description: The state supports entrepreneurs and the growth of small businesses with assistance from many agencies and through the Georgia Department of Economic Development (GDEcD).

Scope: Resources for small businesses, including direct services to small companies, business-to-business opportunities, local community support, and business and community association connections.

Direct Services to Small Companies

- Tax credits for jobs, investment, research and development and tax exemptions.
- One-on-one interaction for resources, connections, incentives and regional expertise. See regional map on following page for contact information.
- Connecting technology-oriented businesses and start-ups with direct access to university and technical college applied research, commercialization, resources, incubation, technology connections, matching grant funds and potential investor networks www.georgia.org/center-of-innovation
- Export assistance provides knowledge and connections to get Georgia products to the world www.georgia.org/international/trade/exporter-services
- Web-based small business resource directory www.georgia.org/smallbusiness

Business-to-Business Opportunities

- **Georgia Suppliers:** Matches Georgia suppliers with other in-state companies.
- **Mentorship Program:** Facilitates a mentorship program linking small Georgia companies with larger businesses and global corporations. [Georgia Mentor-Protege Connection](#) or [Georgia MPC](#)
- **Entertainment Industry Directory:** Maintains a comprehensive directory of businesses in Georgia's entertainment industry for filmmakers and production companies. [Georgia Film](#)

Local Community Support

- **Resource Equipping:** Provides resources and tools to all Georgia communities, fostering local business growth and sustaining an entrepreneurial environment.
- **Best Practices:** Shares best practices to support growing businesses and encourage entrepreneurial efforts.
- **Professional Development:** Offers professional development and community strategic planning. [Entrepreneurial Communities](#)

Business and Community Association Connections

- **Outreach:** Builds relationships and partnerships through broader outreach to businesses and leadership.
- **Resource Leveraging:** Leverages resources and opportunities to increase jobs and investment.

Contact: Mary Ellen McClanahan, Director, Community & External Alliances
memclanahan@georgia.org

Quick Guide: Environmental Finance Authority (GEFA)

GEFA assists local governments in constructing and rehabilitating water, sewer, and solid-waste facilities for public and commercial development. Finances land acquisition for permanent conservation status.

Georgia Fund Program

The Georgia Fund Program is the best suited for economic development projects because of its flexibility and turnaround time.

- **Eligible Applicants:** Cities, counties, water, and sewer authorities.
- **Eligible Projects:** Water and sewer capital improvements projects (excluding stormwater).
- **Loan Conditions:** Interest rates fluctuate, visit GEFA for the most up to date information; 1% closing fee; max. 20 years term. Simple interest loan with no prepayment penalties.
- **Funds Available:** Varies yearly, averages \$50 million; max. loan from Georgia Fund per year is \$3 million.
- **Deadline:** Applications accepted anytime; first-come, first-served basis.
- **Contact:** Arlene Durrah, Georgia Fund Program Manager arlene@gefa.ga.gov

Clean Water State Revolving Fund (SRF)

- **Eligible Applicants:** Cities, counties, water, and sewer authorities.
- **Eligible Projects:** Various wastewater and sewer projects; land conservation projects.
- **Loan Conditions:** Interest rates fluctuate, visit GEFA for the most up to date information; 1% closing fee; max. 20 years term. Simple interest loan with no prepayment penalties. Because funds are federal, the projects must include facility planning, environmental review, public participation, project inspection, and minority/women's business participation.
- **Funds Available:** Multiple projects funded; max. loan per year is \$25 million.
- **Deadline:** Applications accepted anytime; pre-application period usually November 1 – December 31.
- **Contact:** Jason Bodwell, Senior Program Manager jason@gefa.ga.gov

Solid Waste Facilities Loan Program

- **Eligible Applicants:** Georgia local governments with recycling and solid-waste facilities.
- **Eligible Projects:** Collection, treatment, recycling, composting, or disposal of solid waste.
- **Loan Conditions:** Interest rate based on most recent general obligation bond sale; max. 20 years term; 1% closing fee.
- **Funds Available:** Max. \$3 million per loan; priority for recycling and waste management.
- **Contact:** Arlene Durrah, Georgia Fund Program Manager arlene@gefa.ga.gov

Drinking Water State Revolving Fund (DWSRF)

- **Eligible Applicants:** Cities, counties, water, and sewer authorities.
- **Eligible Projects:** Ensure public health and compliance for water systems.
- **Loan Conditions:** Interest rates fluctuate, visit GEFA for the most up to date information; 1% closing fee; max. 20 years term. Simple interest loan with no prepayment penalties. Because funds are federal, the projects must include facility planning, environmental review, public participation, project inspection, and minority/women's business participation.
- **Funds Available:** Multiple projects funded; max. loan per year is \$25 million.
- **Deadline:** Applications accepted anytime; pre-application period usually November 1 – December 31.
- **Contact:** Jason Bodwell, Senior Program Manager jason@gefa.ga.gov

Environmental Emergency Loan Program

- **Eligible Applicants:** Cities, counties, water, and sewer authorities.
- **Eligible Projects:** Water or sewer capital improvement for emergencies threatening health or safety.
- **Loan Conditions:** 2.0% interest rate; max. 10 years term; 1% closing fee.
- **Funds Available:** Max. \$300,000 per year per community.
- **Deadline:** Applications accepted anytime; first-come, first-served basis.
- **Contact:** Arlene Durrah, Georgia Fund Program Manager arlene@gefa.ga.gov

Quick Guide: City & Local Economic Development Tools

Downtown Development Authorities (DDAs) in Georgia

- **Enactment:** O.C.G.A. §36-42-1 et seq (1981)
- **Purpose:** Develop and promote trade, commerce, industry, and employment opportunities; revitalize central business districts.
- **Creation Steps:**
 - Pass a resolution declaring the need for a DDA.
 - Designate downtown area boundaries.
 - Appoint seven directors; file resolution copies with authorities.
- **Board Composition:** Seven directors; at least four with an economic interest in redevelopment; staggered six-year terms.
- **Powers:**
 - Sue and be sued.
 - Adopt a corporate seal.
 - Make/execute contracts; buy/sell/lease property.
 - Finance projects; issue revenue bonds.
 - Borrow money (with city council permission).
 - Apply for government grants.
 - Receive city tax monies.
 - Employ an executive director.
 - Prepare plans for downtown.
 - Serve as an urban redevelopment agency.

Tax Allocation District (TAD) / Urban Redevelopment Powers Act

- **Enactment:** O.C.G.A. §36-44-1 et seq
- **Purpose:** Revitalize blighted areas; use future taxes for infrastructure.
- **Implementation:**
 - Local legislation authorization.
 - Local referendum.
 - Creation of redevelopment agency.
- **Revenue Set Aside:** Up to 10% of local tax base.
- **Funds Use:** Broad range for development activities.
 - Renovate, construct, preserve, restore expand or demolish buildings for business, commercial, industrial, government, education, public or private housing, social activity, governmental services
 - Historic properties
 - Green spaces
 - Mass transit and pedestrian facilities
 - Telecommunications infrastructure
 - Water and sewer lines; streets; sidewalks; parking facilities; public parks; building construction; building rehabilitation, housing, and land assembly

Land Bank Authorities

- **Enactment:** O.C.G.A. 48-4-60 et seq (1996)
- **Purpose:** Acquire tax-delinquent properties; manage, sell, or dispose.
- **Creation:** Intergovernmental cooperative agreement between cities and county.
- **Property Acquisition:** Direct purchase or bid at tax sale.
- **Composition:** Four members; two appointed by mayor, two by county commission.
- **Tax Forgiveness:** Considered upon sale; focus on low-income housing benefits.

Community Improvement District (CID)

- **Enactment:** Georgia Constitution Article IX, Section 7
- **Purpose:** Self-imposed tax for district improvements; leverages state and federal funds.
- **Creation Steps:** Local act, city/county consent, written consent from property owners.
- **Assessment Limit:** Cannot exceed 2.5% of assessed property value.
- **Debt:** Permitted; not an obligation of the State.
- **Funds:**
 - Street/road construction and maintenance
 - Parks and recreation facilities
 - Storm water and sewage collection and disposal systems
 - Water development, storage, treatment, purification and distribution facilities; public transportation
 - Terminal and dock facilities; and parking facilities
 - "Such other services and facilities as may be provided for by general law"

Business Improvement District (BID)

- **Enactment:** O.C.G.A. §36-43-1 et seq
- **Purpose:** Taxing property owners for expanded services in designated districts. BIDs are special districts in which property owners agree to be taxed at a higher rate than the rest of the community in order to pay for expanded services that are not already being provided to the city as a whole.
- **Creation Steps:**
 - Petition with area plan, agreement of 51% taxpayers.
 - Plan must include boundaries, services, millage (1 to 3 mil max), budget, time frame.
- **Sunset:** 10-year sunset, renewable.

- Funds Use:
 - Advertising
 - Promotion
 - Sanitation
 - Security
 - Business recruitment and retention

Quick Guide: Georgia Department of Community Affairs Programs

Community Development Block Grant (CDBG) Program

- **Description:** Economic development component focused on expanding opportunities for low- and moderate-income individuals. Funds viable projects that create or retain jobs for low- and moderate-income persons that would not take place without CDBG funds.
- **Scope:** Eligible applicants include units of general-purpose local government (excluding certain cities and counties).
- **Approach:** Projects may include real property acquisition, public facilities construction, site improvements, and private business loans. Loans usually below-market rates, with favorable terms. Job creation is a significant competitive factor.
- **Contact:** Brock Smith, Manager, Office of Economic Development, Community Development and Finance Division, Georgia Department of Community Affairs. Brock.smith@dca.ga.gov

Employment Incentive Program (EIP)

- **Description:** Capitalized with State CDBG funds for private businesses to carry out economic development projects that focus on employment opportunities for low- and moderate-income individuals.
- **Scope:** Three eligible activities: public infrastructure, loans to sub-recipient businesses, and assistance to local development entities.
- **Approach:** Maximum grant or loan amount: \$500,000. Each dollar in EIP funds must leverage a minimum of one private dollar.
- **Contact:** Gabriel Morris (EIP Public Infrastructure) gabriel.morris@dca.ga.gov , Staci Tillman (EIP Loans-to-business projects) staci.tillman@dca.ga.gov

Regional Economic Business Assistance (REBA Program)

- **Description:** Specialized economic development tool for significant projects. Targets non-rural counties, supporting local, regional, or statewide initiatives.
- **Scope:** General-purpose local governments, local-government authorities, regional development centers, and state agencies.
- **Approach:** Funds can be used for public land acquisition, site development, infrastructure improvements, and publicly owned assets. Assistance amounts vary based on recommendation from Georgia Department of Economic Development.
- **Contact:** Inna Horuzhik, Incentives Program Manager, inna.horuzhik@dca.ga.gov

Downtown Development Revolving Loan Fund (DDRLF)

- **Description:** Provides below-market-rate financing for capital projects in historic downtown areas to support efforts to revitalize and enhance downtown areas.
- **Scope:** Targets municipalities and counties with a population less than 100,000 and development authorities. Applicants should demonstrate a clearly identified project.
- **Approach:** Maximum grant or loan amount: \$250,000, typically ten-year repayment period. Funds can be used for real estate acquisition, development, rehabilitation, and purchase of equipment.
- **Contact:** Kim Carter, EFDP OneGeorgia Program Manager kim.carter@dca.ga.gov

Redevelopment Fund (RDF)

- **Description:** Provides flexible grants and loans for challenging economic and community development projects. Focus on eliminating slum and blight, supporting public/private partnerships.
- **Scope:** General-purpose local government (excluding certain cities)
- **Approach:** Maximum grant or loan amount: \$500,000. Loans underwritten with standard commercial procedures, collateralized, interest rates determined case-by-case.
- **Contact:** Staci Tillman, Economic Development Program Manager
staci.tillman@dca.ga.gov

Local Revolving Loan Funds (RLF)

- **Description:** Aims to create job opportunities for low- and moderate-income persons. Capitalized with CDBG Employment Incentive Program (EIP) grants for new or expanding businesses.
- **Scope:** For-profit businesses, local development authorities.
- **Approach:** Local RLF committee reviews applications based on locally adopted policies. Competitive applications emphasize job creation, financial commitments, debt servicing ability, personal guarantees, and collateral.
- **Contact:** Michael Casper, Compliance Manager michael.casper@dca.ga.gov

Equity Fund

- **Description:** The Equity Fund is a flexible financing tool providing financial assistance, including grants and loans, to eligible rural communities for economic development. It aims to enhance citizens' health, welfare, safety, and economic security by developing and retaining employment opportunities and improving infrastructure.
- **Scope:** Eligible recipients include general-purpose local governments, local government authorities, and joint or multi-county development authorities in rural counties with high poverty rates. Sub-recipients may be for-profit or non-profit entities. Grants/Loans range from \$500,000 to \$1,000,000 per project, depending on regional impact, support from neighboring counties, and local investment.
- **Approach:** Grant funds require local investment, demonstrating potential return on investment. Business growth loans have a 3% interest rate, 5-7 years for machinery and equipment, and 20 years for real estate. Speculative building loans are interest-free for five years, requiring a marketing plan and local investment.
- **Contact:** Kim Carter, EFDP OneGeorgia Program Manager
kimcarter@dca.ga.gov

Entrepreneur and Small Business Loan Guarantee Fund (ESB)

- **Description:** The ESB Loan Guarantee Program provides loan guarantees to accredited Georgia financial lenders to encourage gap financing for small business growth in economically stressed counties.
- **Scope:** Eligible lenders include state or federally chartered banks in Georgia. Businesses must be for-profit, located in eligible rural counties, and meet specific criteria.
- **Approach:** ESB guarantees up to 50% of private bank loans (\$35,000 to \$250,000) with a 10% equity injection by the borrower.
- **Contact:** Coleen Gelot, Economic Development Consultant coleen.gelot@dca.ga.gov

Economic Development, Growth, & Enterprise (EDGE) Program (OneGeorgia)

- **Description:** The EDGE Fund is a specialized economic development tool providing “deal-closer” funds for competitive projects in rural counties with high poverty. It aims to attract significant economic development projects to Georgia, creating jobs and generating private investment.
- **Scope:** Targeted for competitive projects in rural counties. Eligible applicants include general-purpose local governments, local government authorities, and joint or multi-county development authorities. Projects should retain or create jobs in Georgia.
- **Approach:** Funds are not limited in amount and require recommendations from the Georgia Department of Economic Development. Eligible activities include public land acquisition, site development, infrastructure improvements, and more.
- **Contact:** OneGeorgia Authority: Dawn Sturbaum, Senior Incentives Program Manager dawn.sturbaum@dca.ga.gov, Inna Horuzhik, Incentives Program Manager, inna.horuzhik@dca.ga.gov

State Small Business Credit Initiative (SSBCI)

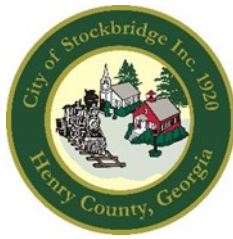
- **Description:** SSBCI, created under the Small Business Jobs Act of 2010, allocates funds to Georgia for state-administered programs to increase credit availability for small businesses
- **Scope:** Designed as a delegated lending model, each program aims to provide capital to small businesses, particularly in underserved markets.
- **Approach:** Georgia Loan Participation Program (GA LPP), Georgia Small Business Credit Guarantee Program (SBCG), Georgia Funding for CDFIs, Georgia Capital Access Program (GCAP) ranging from \$100,000 to \$500,00+ in funding.
- **Contact:** Holly Hunt, Program Manager Community Development and Finance Division holly.hunt@dca.ga.gov

Georgia Downtown Renaissance Fund

- **Description:** The Georgia Downtown Renaissance Fund supports local governments, authorities, and nonprofit organizations in revitalizing downtown districts through financing and technical assistance.
- **Scope:** Eligible lenders include state or federally chartered banks in Georgia. Businesses must be for-profit, located in eligible rural counties, and meet specific criteria.
- **Approach:** ESB guarantees up to 50% of private bank loans (\$35,000 to \$250,000) with a 10% equity injection by the borrower.
- **Contact:** Joanie Perry, Division Director Community Finance Division Joanie.perry@dca.ga.gov , Brian Williamson, Deputy Commissioner brian.williamson@dca.ga.gov

Tourism Development Act

- **Description:** The Georgia Tourism Development Act (GTDA) offers state sales and use tax incentives for tourism projects to create jobs. The incentive allows recovery of a percentage of the project's development costs over a ten-year period.
- **Scope:** Approved companies and development authorities can apply for the GTDA sales and use tax refund for projects with a minimum investment of over \$1 million. Eligible construction of a new tourism attraction or expansion should have the ability to attract at least 25% of more of its visitors from out-of-state after the third year of operation.
- **Approach:** The Act defines tourism attractions as: a) cultural or historical sites; b) recreation or entertainment facilities; c) a convention hotel and conference center; d) an automobile race track with other tourism amenities; e) a golf course facility with other tourism amenities; f) marinas and water parks with lodging and restaurant facilities; or g) a Georgia crafts and products center.
- **Contact:** Sally Mrus, Support Services Community Development Finance Division Sally.mrus@dca.ga.gov



City of Stockbridge

AGENDA ITEM

MEETING DATE

February 12, 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:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

An ordinance to allow additional licenses and locations for certain types of businesses in the City for dealers in distilled spirits, pawn shops, tire shops, used car dealerships, and precious gems, so as to clarify the number of licenses available, and to provide a process for allowing additional licenses based upon Census data.

BACKGROUND INFORMATION:

Due to the 2022 annexation referendum, the City's population has exceeded 30,000, so additional licenses and locations for certain businesses can be allowed. Dealers in distilled spirits would only be allowed in certain areas of the City, as are shown on a special GIS map. The ordinance appeared as "Text Amendment Case #TX-2024-01" on the Agenda for the January 25, 2024 Planning Commission meeting, and the Board members unanimously recommended its approval.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

Ordinance to allow additional licenses and locations for certain types of businesses in the City.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

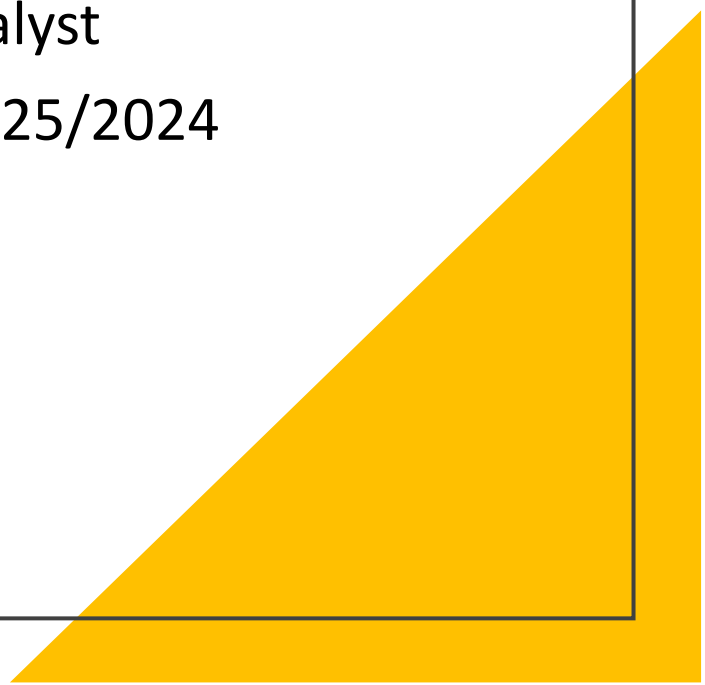
APPROVAL.

Staff Signature_____

Proposed Liquor Stores

Jordyn Bucholtz, GIS
Analyst

01/25/2024

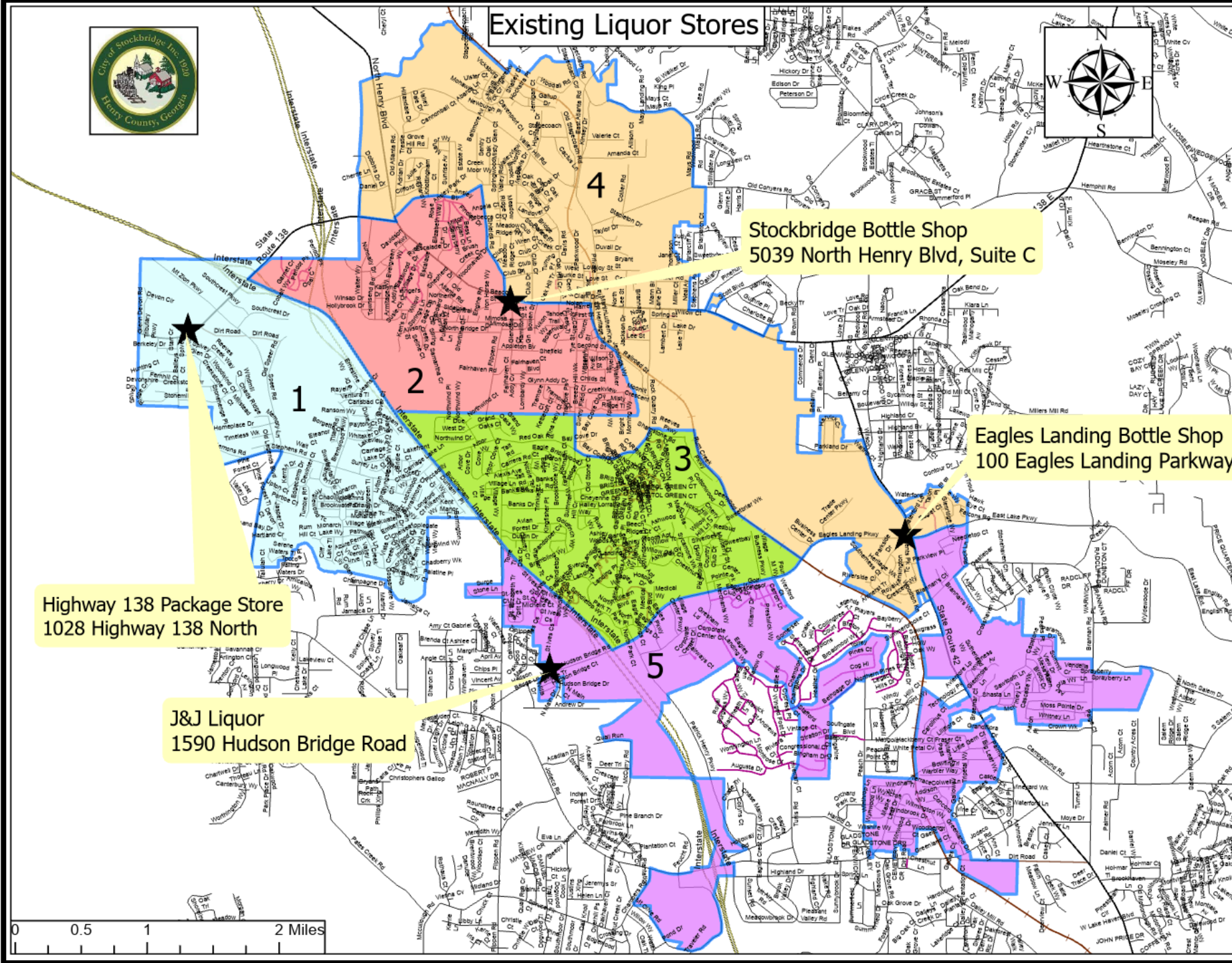
A large yellow triangle is positioned in the bottom right corner of the slide, pointing towards the top right.

9.04.130 - Maximum number of distilled spirits retail licenses permitted

- The city shall issue a maximum of three (3) licenses for the sale of distilled spirits by the package. No additional licenses shall be issued unless the population of the City of Stockbridge reaches twenty thousand (20,000) residents, at which time one additional license may be permitted for each five thousand (5,000) residents of the city over the twenty thousand (20,000) initial threshold. No application for a license to do business as a retail seller of distilled spirits shall be considered or approved or a license issued where the total number of retail seller of distilled spirits licenses issued and in effect at the time of such application numbers at least one for each five thousand (5,000) residents according to the latest officially and finally published annual population estimates by the U.S. Census Bureau. In making this computation, fractions of each five thousand (5,000) residents shall not be considered. For purposes of this section, nonconforming retail sellers of distilled spirits shall be included for purposes of calculating the number of outstanding licenses.
- Whenever it shall be recognized by the city treasurer that the release of population projections by the U.S. Census Bureau results in the availability of one (1) or more additional licenses, and it is determined by the city treasurer that one (1) or more additional licenses are available, the city shall publish a notice, one (1) time, advising the public of such, and that applications will be received for a period of forty-five (45) days subsequent to the publication. If, during this period, applications are received which exceed the number of newly available licenses, there shall be held a lottery, administered by the city treasurer, to determine the order in which applications shall be processed. Thereafter, the applications shall be processed in the order reflected in the results of the lottery. Once the proceeding of applications has resulted in the issuance of licenses up to the limit contained in this chapter, the remaining applications shall be returned to the applicants, unprocessed. If no applications are received during the forty-five-day period after publication, applications shall thereafter be processed in the order in which they may thereafter be received.



Existing Liquor Stores



Ordinance to Allow Additional Licenses

- **Population threshold has been met**
 - 6,000 people added to population following 2022 annexations
- **AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO DEALERS IN DISTILLED SPIRITS, PAWN SHOP, TIRE SHOP, USED CAR DEALERSHIPS, AND PRECIOUS GEMS SO AS TO CLARIFY THE NUMBER OF LICENSES AVAILABLE TO PROVIDE A PROCESS FOR ALLOWING ADDITIONAL LICENSES BASED UPON CENSUS DATA; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**
- **SECTION 1. Ordinance. That Title 9, Chapter 04, section 090 (A) of the current Stockbridge code be deleted, and a new Title 9, Chapter 04, section 090 (A) be added to the Code of Ordinances, City of Stockbridge, Georgia, so as to read as follows:**

9.04.090 – Premises – Additional restrictions for distilled spirits retail licenses.

A. No retail license for the sale of distilled spirits shall be issued unless the location is located within five hundred (500) feet of the streets or roads designated in the following five (5) areas and has direct access onto such streets or roads:

- **Area 1:** Those portions of Mount Zion Parkway and Highway 138 lying west of I-75;
- **Area 2:** Those portions of Highway 138 and North Henry Parkway lying east of I-75;
- **Area 3:** Those portions of Eagles Landing Parkway/Hudson Bridge Road from their intersection with west right-of-way line of Highway 42 to the west city limits line.
- **Area 4:** Those portions of Rock Quarry Road lying east of I-75;
- **Area 5:** Those portions of Jodeco Road that are at least the distance restrictions of a church and/or school buildings.

State Law Distance Requirement

- Section 3-3-21 - Sales of alcoholic beverages near churches, school buildings, or other sites **(a)(1)** No person knowingly and intentionally may sell or offer to sell: **(A)** Any distilled spirits in or within 100 yards of any church building or within 200 yards of any school building, educational building, school grounds, or college campus;



Proposed Liquor Store Areas



Portions of Mount Zion Pkwy and Highway 138 lying west of I-75

Stockbridge Bottle Shop
5039 North Henry Blvd, Suite C

Portions of Highway 138 and North Henry Blvd lying east of I-75

Portions of Rock Quarry Road lying east of I-75

Eagles Landing Bottle Shop
100 Eagles Landing Parkway

Portions of Eagles Landing Parkway/Hudson Bridge Road from their intersection with west right-of-way line of Highway 42 to the west city limits line

Highway 138 Package Store
1028 Highway 138 North

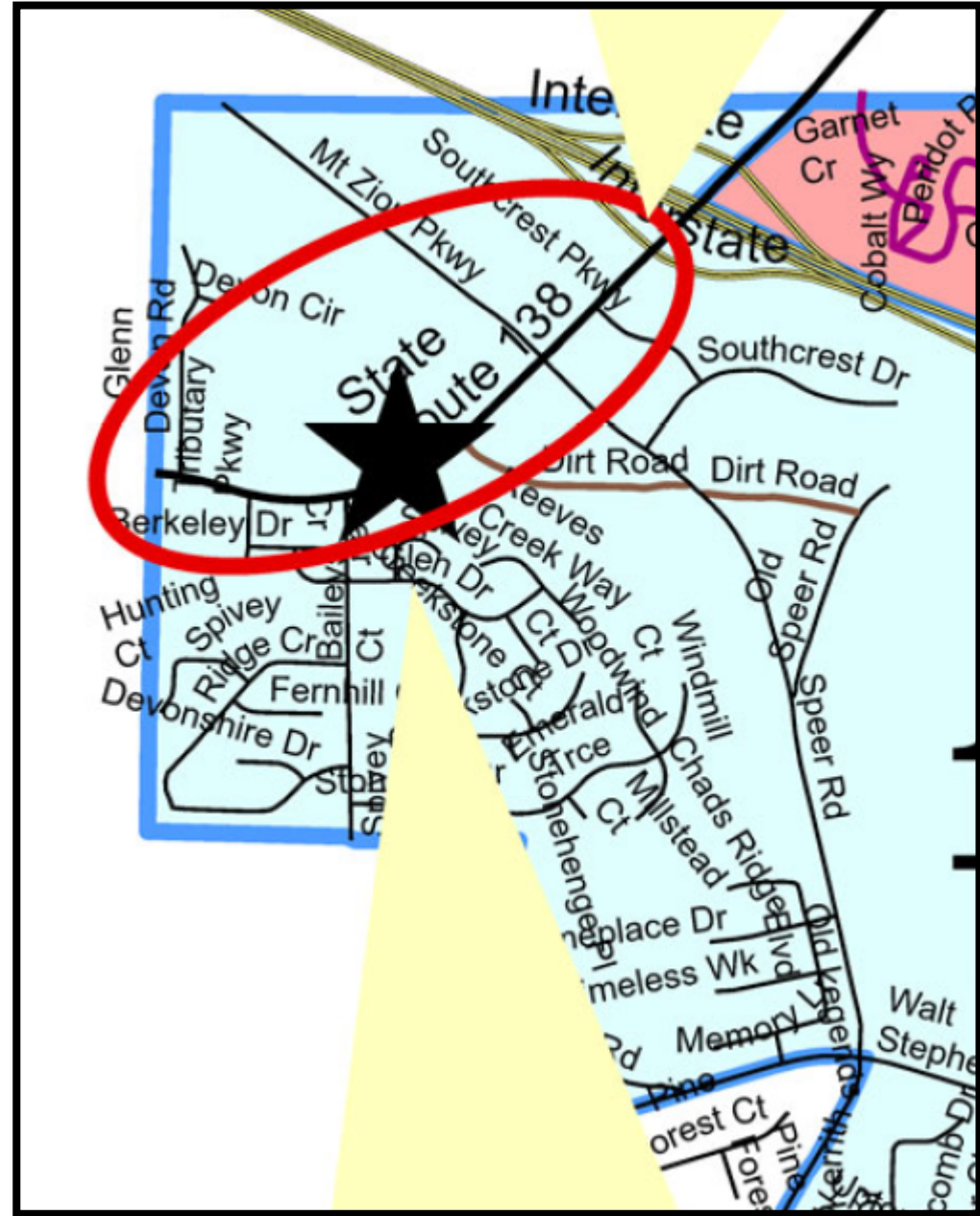
J&J Liquor
1590 Hudson Bridge Road

Portions of Jodeco Road that are at least the distance restrictions of a church and/or school building

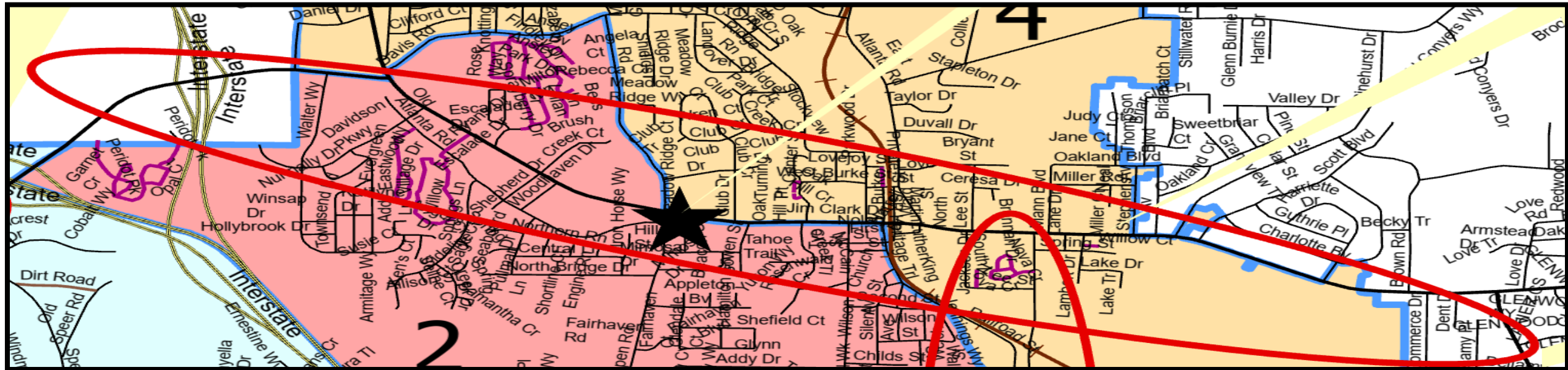
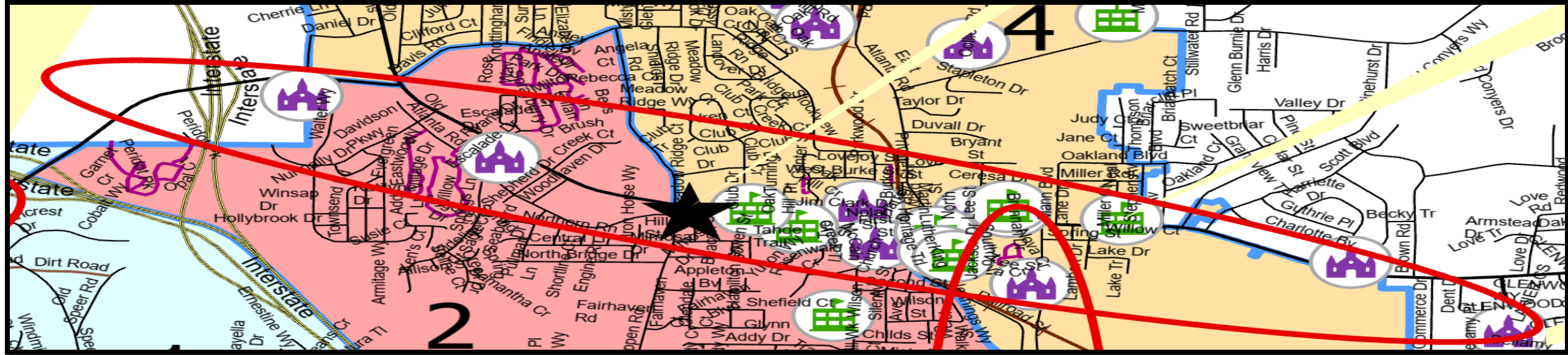
Legend

-  Schools
-  Churches
-  Existing Liquor Stores

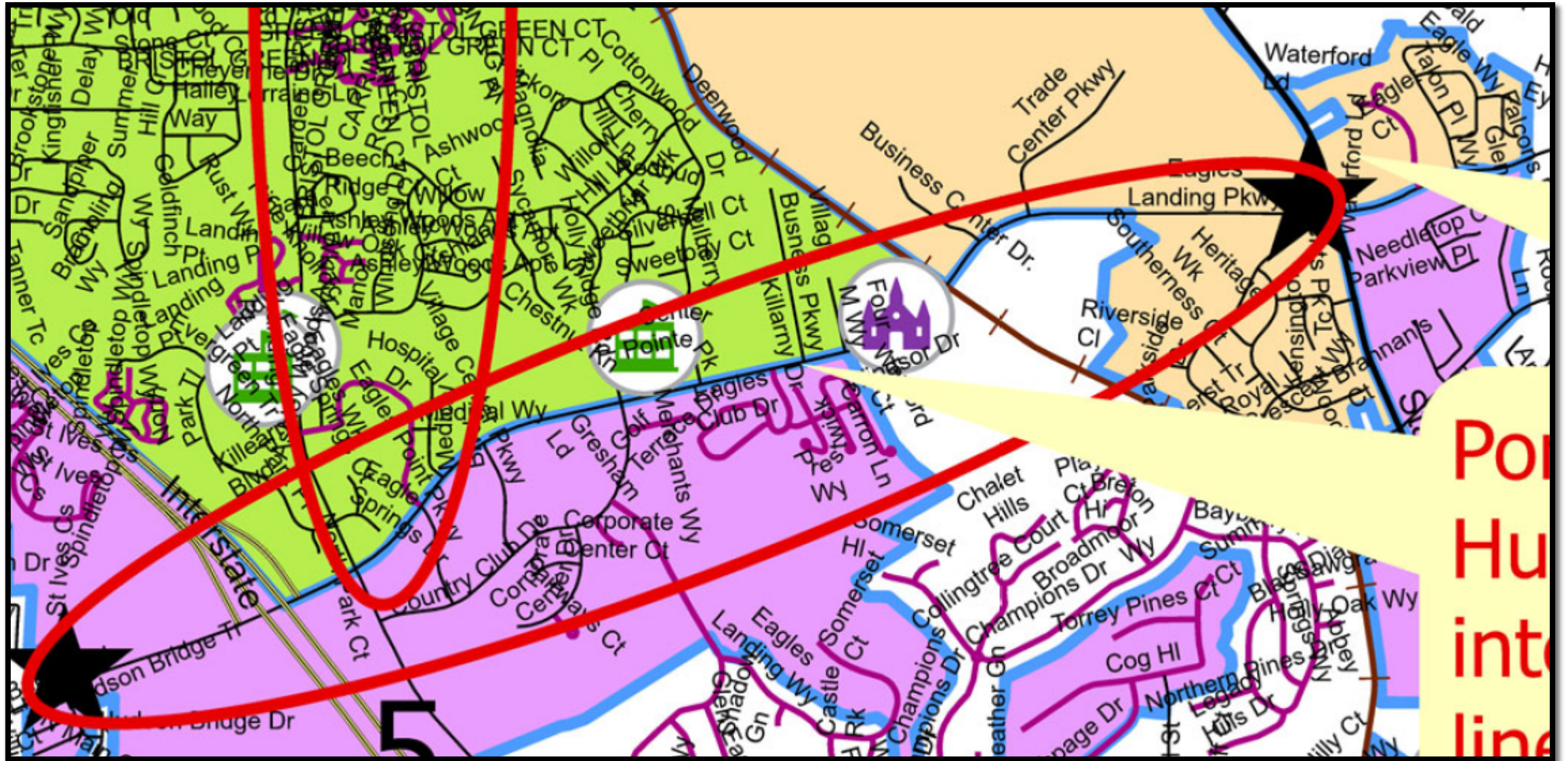
Portions of Mount Zion Parkway and Highway 138 lying west of I-75



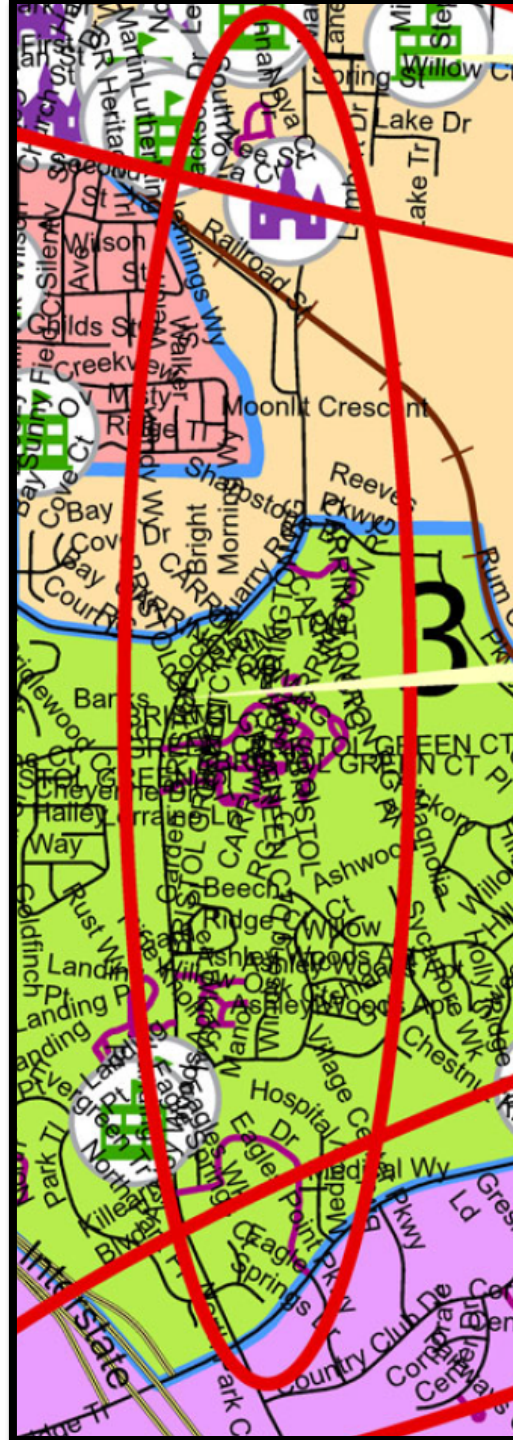
Portions of Highway 138 and North Henry Blvd lying east of I-75



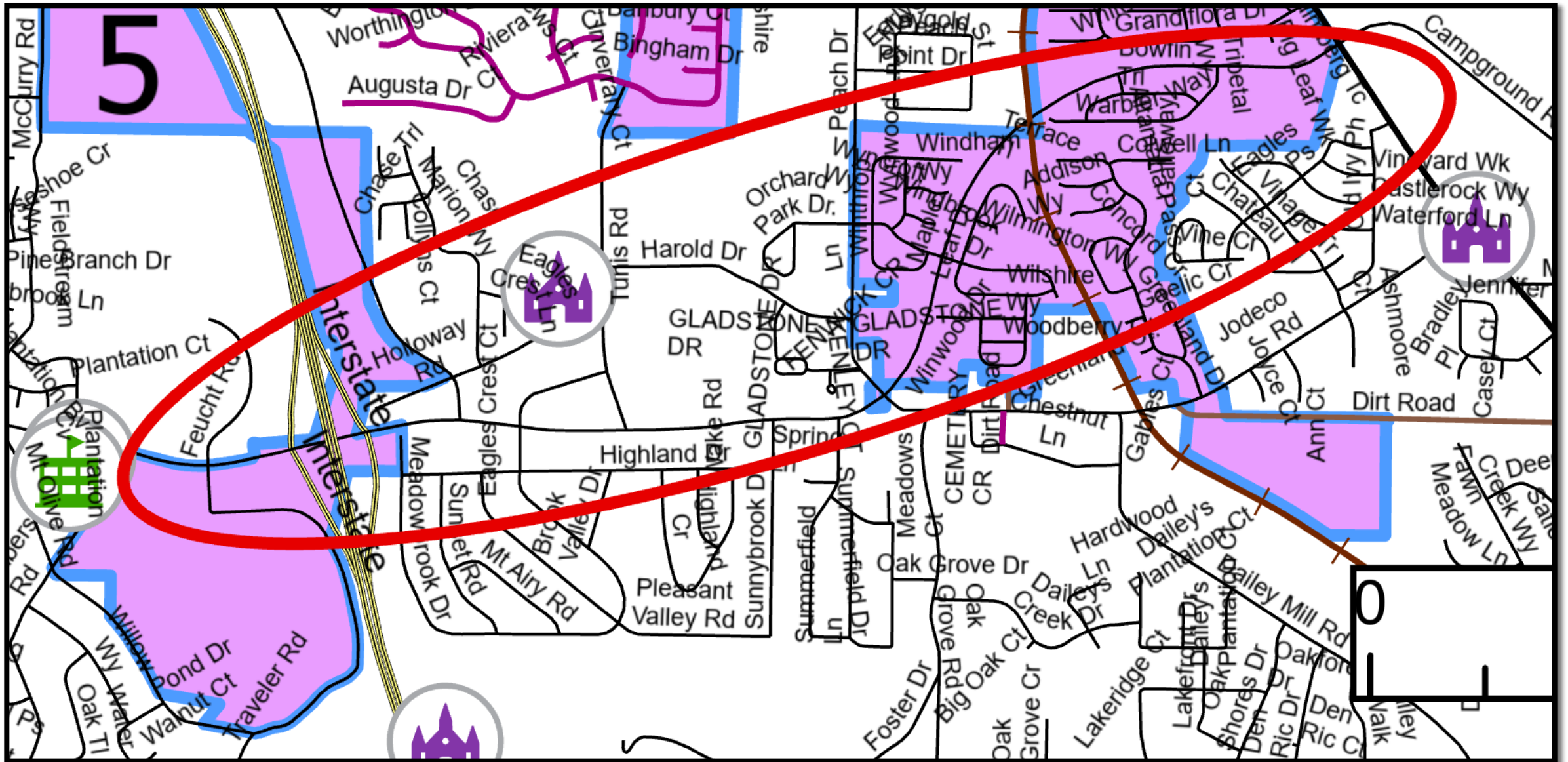
Portions of Eagles Landing Parkway/Hudson Bridge Road from their intersection with west right-of-way line of Highway 42 to the west city limits line



Portions of Rock Quarry Road lying east of I-75



Portions of Jodeco Road that are at least the distance restrictions of a church and/or school



Lottery System

- Two liquor store licenses will be issued via lottery system



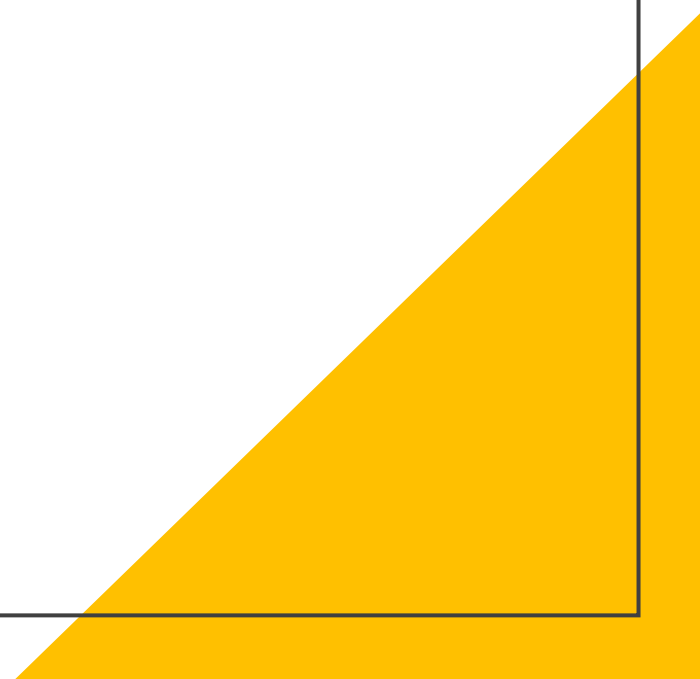
<i><u>TENTATIVE Timeline and Lottery Process</u></i>		
☐	February 12, 2024	Adopt Ordinance
☐	February 12, 2024	Finalize the Lottery application and procedure list.
☐	February 14, 2024	Public Notice and Advertise Lottery. Paper, Website, Social Media. 45 days.
☐	February 14, 2024	Take applications and non-refundable application fee.
☐	February 14, 2024	Begin reviewing applications and conducting criminal background checks with applicants.
☐	February 14, 2024	Application reviews and criminal background checks will be completed through FieldPrint.
☐	April 8, 2024	Council Meeting will be held for Lottery at 6:00 pm in council chambers. Winner(s) will be chosen along with the same number of alternate(s) to be chosen.
☐	April 8, 2024	Lottery winner will start the Occupational Tax Process

Applicant Checklist

MUST HAVE:

- \$750 Non-refundable Application Fee
- Completed Application
- A notarized statement, with background financial documents, from an accountant, financial advisor, bank, or similar entity, that the applicant has sufficient financial ability to purchase and maintain, as required by City Code.
- Government Issued ID
- Proposed Location
- Last day to apply is April 1, 2024, at 4:30 pm

Thank you!





City of Stockbridge
Community Development Department

APPLICATION
(Lottery Application ONLY)

NOTE: USE SEPARATE PAGES AND/OR ATTACHMENTS, AS NECESSARY

1. Type(s) of license applied for:
- | | |
|--|--|
| ☐ Alcohol License | ☐ Pawnshop |
| ☐ Tire Shop | ☐ Vape Shop |
| ☐ Used Car Dealership | ☐ Precious Metals |
| ☐ Used Appliance Shop | |
| ☐ Thrift store and Consignment Shop | |
2. Proposed license is a (n):
- | |
|---|
| ☐ Individual |
| ☐ Partnership |
| ☐ Corporation |
| ☐ LLC |
| ☐ other legal entity (explain) |

3. Applicant information:

Name: _____

Title/Position: _____

Are you a citizen of the United States: ____ yes ____ no

Where were you born? _____

Present home address: _____

County of _____ Number of years at present address _____

Contact information: Business phone #: _____

Home phone #: _____

How long have you been a resident of Georgia? _____ Henry Co? _____

What has been your occupation for the past five (5) years? _____

4. Applicant's relationships with other persons with 1st degree of kinship.

Immediate living relatives:

(Please list all immediate living wife, children, parents, brothers, sisters, and parents)

(Attach separate sheet(s) if necessary)

Name: _____ Age: _____

Relationship: _____ Live with or apart: _____

Name: _____ Age: _____

Relationship: _____ Live with or apart: _____

Name: _____ Age: _____

Relationship: _____ Live with or apart: _____

Name: _____ Age: _____

Relationship: _____ Live with or apart: _____

5. Proposed business name and address:

Business name: _____

Address: _____

6. Corporations: If operating as a corporation, please complete the following:

Corporation name: _____

Address: _____

Date of Incorporation: _____ Where Incorporated: _____

Type of Corporation: _____

Corporate Officers: *Please list each (attach a separate sheet if necessary)*

Name: _____ SS# _____

Office Held: _____

Address: _____

Name: _____ SS# _____

Office Held: _____

Address: _____

Name: _____ SS# _____

Office Held: _____

Address: _____

Name: _____ SS# _____

Office Held: _____

Address: _____

Please provide a copy of your “Articles of Incorporation” and the current “Annual Registration with the Secretary of State”

7. **Stockholder information – applies to any “closely held” stock, not publicly traded and to all stockholders who own more than 10% of the outstanding capital stock of the corporation. DO NOT FILL OUT THIS INFORMATION FOR PUBLICLY TRADED CORPORATIONS. In lieu thereof, please indicate by attached sheet as to whether any affiliate, related company, holding company, subsidiary or other organization holds any form of alcohol license in the City of Stockbridge, or any distilled spirits package sale license within the State of Georgia.**
8. If operating as a corporation, list stockholders with addresses and the amount of interest of each stockholder in the corporation. *Please list each (attach a separate sheet if necessary)*

Stockholder Name: _____ Interest: _____

Address: _____

Stockholder Name: _____ Interest: _____

Address: _____

Stockholder Name: _____ Interest: _____

Address: _____

Stockholder Name: _____ Interest: _____

Address: _____

9. Limited Liability Company (LLC): If operating as a company, please complete the following:

Company name: _____

Address: _____

Date of Formation: _____ Where Formed (State): _____

Type of LLC (member managed or manager managed): _____

LLC members with an ownership interest: Please list each (attach a separate sheet if necessary)

Name: _____ SS# _____

Member – ownership interest (__ %): _____

Address: _____

Name: _____ SS# _____

Member – ownership interest (__ %): _____

Address: _____

Name: _____ SS# _____

Member – ownership interest (__ %): _____

Address: _____

Name: _____ SS# _____

Member – ownership interest (__ %): _____

Address: _____

Please provide a copy of your “Articles of Incorporation” and the current “Annual Registration with the Secretary of State”

10. Limited Liability Partnership (LLP), Partnerships, Sole Proprietorships, and any other forms of business entity: If operating as a partnership or other form of business entity, please complete the following:

Entity name: _____

Address: _____

Date of Formation: _____ Where Formed (State): _____

Type of Partnership: _____

Partnership members with an ownership interest. Please list each (attach a separate sheet if necessary)

Name: _____ SS# _____

Partnership – ownership interest (_____%): _____

Address: _____

Name: _____ SS# _____

Partnership – ownership interest (_____%): _____

Address: _____

Name: _____ SS# _____

Partnership – ownership interest (_____%): _____

Address: _____

Name: _____ SS# _____

Partnership – ownership interest (_____%): _____

Address: _____

Please provide a copy of your “Articles of Incorporation” and the current “Annual Registration with the Secretary of State”

If more than 4 members, partners, or stockholders, please provide the name, address, social security number and ownership interest of additional parties at interest, by separate sheet.

11. Registered Agent

If the proposed license is a legal entity, please provide name of its registered agent:

Agent(s) name: _____

Address: _____

Telephone Number: _____

12. Store Manager, Managing Member, Managing Partner, or other person in charge:
What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business?

Full name: _____

(Please complete the site manager's personal statement, attached)

13. Convictions:
Has the applicant, or any individual having an interest either as owner, partner, member, or stockholder been convicted or entered a plea of Nolo Contendere within fifteen (15) years immediately prior to the filing of this application, for any felony or misdemeanor in any state or for an offense cited by the United States; or any violation of municipal ordinances except traffic violations? If yes, please explain below:

14. Location ownership
Do you own the land and building on which the business is to be operated?

_____ Yes _____ No If Yes, when did you buy it? _____
(Attach proof of ownership)

If not the owner, please complete the following and attach a copy of the lease, option, and any other pertinent documents:

Owner/Agent of Property: _____

Amount of rent: _____ Frequency Paid: _____

Is the amount of rent a set amount? _____ Yes _____ No

If NO, please explain how it is determined: _____

15. If you have an option, or other legal, binding document to buy, lease the building, please explain the general terms: _____

16. Zoning
What is the current zoning on the proposed property location? _____

17. Location Certification

If this is the first application for a license for this business, please attach a current certificate from a registered surveyor containing the following information:

- (1) A scale drawing of the building or proposed building as situated on the proposed lot.
- (2) Proposed parking available to the building.

NOTE: NOT Required for a retail package alcohol license until the applicant is chosen for a license.

18. Financial Interest – Does the applicant or interested parties to this Application:

A. Have any financial interest in any similar business?

_____ Yes _____ No

B. Received any financial aid or assistance from any similar business?

_____ Yes _____ No

19. Other Interests:

Do you; any member of your family (children, spouse, parents, siblings) or any of the other owners, partners, or stockholders:

A. Have any interest, financial or otherwise, in other similar businesses or establishments?

_____ Yes _____ No

If YES, please list:

B. Own, lease, sub-lease any real estate which is occupied by a similar business. If so, give the location information as to any lease or rental agreement including rents received and who it was rented to: _____ Yes _____ No

If YES, please list:

C. Serve as the Executor or Administrator or Beneficiary of Heir of any estate having an interest in any similar business or establishment?

_____ Yes _____ No

If YES, please list:

D. Serve as Beneficiary or Trustee of any Trust Fund having an interest in any similar business or establishment?

_____ Yes _____ No

If YES, please list:

20. Financial Gain

Please list all parties who will receive any financial gain or payment derived from any interest or income as a result of the operation that this application applies to. (Please include any owners, partners, members, officers, or principal stockholders)

21. Other Jurisdictions

List other jurisdictions in which any applicant, partner, member, corporate officer, or stockholder holds a similar occupational tax certificate, regulatory license, or alcoholic beverage license:

List all details of denial of any such licenses in any other jurisdiction:

22. Are you familiar with the City of Stockbridge Ordinances, State laws and regulations, Federal laws and regulations governing the operations of this type of business?

_____ Yes _____ No

(City of Stockbridge Ordinance 9.04 Alcoholic Beverage)

23. Restrictions Alcohol ONLY

Ordinance 9.04.090

1. No retail license for the sale of distilled spirits shall be issued unless the location is located within five hundred (500) feet of the streets or roads designated in the following three (3) areas and has direct access onto such streets or roads:

Area 1: Those portions of Mount Zion Boulevard and Highway 138 lying west of I-75;

Area 2: Those portions of Highway 138 and North Henry Boulevard lying east of I-75;

Area 3: Those portions of Eagles Landing Parkway/Hudson Bridge Road from their intersection with the west right-of-way line of Highway 42 to the west city limits line.

24. Do you agree to abide by such ordinances, laws, and regulations?

_____ Yes _____ No

25. Do you have any questions or comments regarding the ordinances, laws, regulations, or application?

_____ Yes _____ No

If YES, please list:

Georgia, Henry County, City of Stockbridge

I, _____, being duly sworn according to the law, do swear that the facts and things stated by me in the above and foregoing answers to questions are true, and no false, or fraudulent statement is made herein, and such answers were made in order to produce the granting of such license.

Signature of Applicant

Print Name

Title of Applicant

Subscribed and Sworn before me on this the _____ day of _____, 20____

NOTARY PUBLIC signature

Notary Commission Expires

NOTARY PUBLIC printed name



City of Stockbridge
Community Development Department

SITE MANAGER'S PERSONAL INFORMATION
Alcohol License ONLY

(To be attached to Application)

(A photo of the manager must be attached to this form)

1. Business Name

(Please complete for the business you are applying as a manager for)

Business Name: _____

Address: _____

2. Manager's name and address:

Name: _____

Home address: _____

Phone number: _____

3. Personal identification information:

Race: _____ Sex: _____ Height: _____ Weight: _____ Age: _____

Color of hair: _____ Color of eyes: _____

4. Manager's birth information:

Location of birth: _____

Date of birth: _____

5. Spousal information: (If married, please complete)

Spouse's full name: _____

Maiden name if applicable: _____

Date of Birth: _____

Date married: _____

Employer: _____

6. Employment record:

(Please list your previous employment information for the last past 10 years) (Attach separate sheet if necessary)

Employer: _____

Location: _____ Dates – From: _____ To: _____

Employer: _____

Location: _____ Dates – From: _____ To: _____

Employer: _____

Location: _____ Dates – From: _____ To: _____

7. Financial interest:

Do you or your spouse, or any member of your family:

- A. Have any interest, financial or otherwise, in other malt beverage, wine, or distilled spirits stores or establishments? _____ Yes _____ No

If YES, please list:

- B. Ever been denied a license or had a license revoked? _____ Yes _____ No

If YES, please list:

8. Prior residences:

(Please list all residences you have had in the past ten (10) years.) (Include a separate sheet if necessary)

Street Address	City	State	Years
_____	_____	_____	_____
_____	_____	_____	_____

9. Tax return:

Did you file a Georgia tax return last year?

_____ Yes _____ No

10. Convictions:

Has the applicant, or any individual having an interest either as owner, partner, member, or stockholder been convicted or entered a plea of Nolo Contendere within fifteen (15) years immediately prior to the filing of this application, for any felony or misdemeanor in any state or for an offense cited by the United States; or any violation of municipal ordinances except traffic violations? If yes, please explain below:

Charge: _____

Place of arrest: _____ Date: _____

Disposition: _____

11. Personal References:

(Please list three personal references not related to you, whom you have known for at least five years)

Name: _____ Phone #: _____

Address: _____

Name: _____ Phone #: _____

Address: _____

Name: _____ Phone #: _____

Address: _____

12. Emergency Contact:

Contact name: _____ Phone #: _____

I, _____, do solemnly swear, that the foregoing statements are true. I understand that any falsehoods are grounds for automatic dismissal of this application.

Signature of Manager

Print Name

Title of Applicant

Subscribed and Sworn before me on this the _____ day of _____, 20____

NOTARY PUBLIC signature

Notary Commission Expires

NOTARY PUBLIC printed name



City of Stockbridge
Community Development Department

**BACKGROUND AND SECURITY CLEARANCE FORM
OWNER, APPLICANT, MANAGER
Alcohol License ONLY**

**Authorization for Release of Personal Information
(Attach photocopy of Social Security Card and Photo ID)**

I, _____, do hereby authorize a review of, and full disclosure of, all records concerning myself to any duly authorized agent of the City of Stockbridge, whether said records are of a public, private, or confidential nature.

The intent of this authorization is to give my consent for full and complete disclosure pertaining to the background investigation necessary to process my application as required under the Alcohol Beverage Ordinance (Chapter 9) governing licensing in the City.

I also certify that any person, firm, or other entity (“the providing entity”) who may furnish such information concerning me, shall not be held liable or accountable for giving this information and I do hereby fully and completely release the providing entity from all liability, which may be incurred as a result of furnishing such information.

A photocopy of this release form will be valid as an original thereof, even though the photocopy does not contain the original writing of my signature.

Notary

Signature

Notary Commission Expires

Date

Date of Birth

Social Security Number

Driver’s License Number

Height

Weight



City of Stockbridge

SAVE Public Benefits Affidavit

O.C.G.A § 50-36-1 (e) (2)

Instructions: As required by Georgia Security and Immigration Compliance Act of 2006, as amended, every agency administering or providing Public Benefits is responsible for requiring that applicants for public benefits execute a sworn affidavit verifying the applicant's lawful presence in the United States {Ga. Code 50-36-1(e) (2)}. By executing this affidavit under oath, as an applicant for the City of Stockbridge, Georgia public benefit as supplemented by resolution of the City Council, I am stating the following with respect to my application to the City of Stockbridge.

Name of natural person applying on behalf of individual, business, corporation, partnership, or other private entity.

Address of applicant named above

Telephone Number

Name of business, corporation for whom application is being made.

OCCUPATIONAL TAX CERTIFICATE

Category of Public Benefit

1. _____ I am a United States citizen. **{REQUIRES VERIFICATION AT SUBMISSION}**
2. _____ I am a legal permanent resident of the United States.
3. _____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other federal immigration agency is: _____.

The undersigned applicant has also hereby verifies that he or she is 18 years of age or older and has provided at least one source and verifiable document, as required by Georgia Law O.C.G.A § 50-36-1 (e) (1). A complete list of secure and verifiable documents is on the back of this form.

REQUIRES VERIFICATION AT SUBMISSION – Which type of secure and verifiable document was provided with this affidavit? : _____

In making the above representation under oath, I understand that any person who knowingly and willfully who makes a false, fictitious, or fraudulent statement or representation in this affidavit shall be guilty of a violation of O.C.G.A § 16-10-20, and face criminal penalties as allowed by such criminal statute.

MUST BE COMPLETED BY NOTARY

I, _____ {representative for} _____
(Printed NAME of individual and natural person) (Name of Business, corporation, partnership, etc.)

Signature of Applicant

Date

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
_____ DAY OF _____, 20____

Executed in _____ (City), _____ (State)

NOTARY PUBLIC Signature

My Commission Expires

SECURE AND VERIFIABLE DOCUMENTS

The following list of secure and verifiable documents, published under the authority of O.C.G.A § 50-36-2 contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A United States passport or passport card
- A United States military identification card
- A driver's license issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable identification of the bearer.
- A identification card issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable identification of the bearer.
- A tribal identification card of the federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable identification of the bearer. A listing of the federally reorganized Native American tribes may be found at: <http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
- A United States Permanent Resident Card or Alien Registration Receipt Card
- An Employment Authorization Document that contains a photograph of the bearer
- A passport issued by a foreign government, must have I-94 attached
- A Merchant Mariner Document Mariner Credential issued by the United States Coast Guard
- A Free and Secure Trade (FAST) card
- A NEXUS card
- A Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card
- A driver's license issued by a Canadian government
- A Certificate of Citizenship issued by the United States Department of Citizenship
- Immigration Services (USCIS) (Form N-560 or Form N-561)
- A Certificate of Naturalization issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-550 or Form N-570)



Proposed Liquor Store Areas



Portions of Mount Zion Pkwy and Highway 138 lying west of I-75

Stockbridge Bottle Shop
5039 North Henry Blvd, Suite C

Portions of Highway 138 and North Henry Blvd lying east of I-75

Portions of Rock Quarry Road lying east of I-75

Eagles Landing Bottle Shop
100 Eagles Landing Parkway

Portions of Eagles Landing Parkway/Hudson Bridge Road from their intersection with west right-of-way line of Highway 42 to the west city limits line

Highway 138 Package Store
1028 Highway 138 North

J&J Liquor
1590 Hudson Bridge Road

Portions of Jodeco Road that are at least the distance restrictions of a church and/or school building

Legend

- Schools
- Churches
- Existing Liquor Stores

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO DEALERS IN DISTILLED SPIRITS, PAWN SHOP, TIRE SHOP, USED CAR DEALERSHIPS, AND PRECIOUS GEMS SO AS TO CLARIFY THE NUMBER OF LICENSES AVAILABLE TO PROVIDE A PROCESS FOR ALLOWING ADDITIONAL LICENSES BASED UPON CENSUS DATA; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That Title 9, Chapter 04, section 090 (A) of the current Stockbridge Code be deleted, and a new Title 9, Chapter 04, section 090 (A) be added to the Code of Ordinances, City of Stockbridge, Georgia, so as to read as follows:

9.04.090 – Premises – Additional restrictions for distilled spirits retail licenses.

A. No retail license for the sale of distilled spirits shall be issued unless the location is located within five hundred (500) feet of the streets or roads designated in the following five (5) areas and has direct access onto such streets or roads:

Area 1: Those portions of Mount Zion Parkway and Highway 138 lying west of I-75;

Area 2: Those portions of Highway 138 and North Henry Parkway lying east of I-75;

Area 3: Those portions of Eagles Landing Parkway/Hudson Bridge Road from their intersection with west right-of-way line of Highway 42 to the west city limits line.

Area 4: Those portions of Rock Quarry Road lying east of I-75;

Area 5: Those portions of Jodeco Road that are at least the distance restrictions of a church and/or school buildings.

SECTION 2. Repeal. The existing Title 9, Chapter 04, Section 090 (A) is hereby repealed. From the Code of Ordinances, city of Stockbridge, Georgia. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

SECTION 3. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall be come and be made a part of the Code of Ordinances, City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

SECTION 4. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to enact this Ordinance.

SECTION 5. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 6. Authority to Amend The City Attorney is granted authority to amend or correct this Ordinance, with the express consent of the City Council, to reflect the intent of the Council and ensure compliance with applicable laws.

SECTION 7. Effective Date This ordinance becomes effective immediately upon adoption and recording by the City Clerk.

SO ORDAINED this ____ day of _____, 2024.

ANTHONY S. FORD, Mayor

ATTEST:

VANESSA HOLIDAY, City Clerk

(SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney