

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

Council Meeting Agenda June 10, 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

MONDAY, JUNE 10, 2024 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Adoption of the May 13, 2024 Council Meeting Minutes
- 2 Adoption of the May 28, 2024 Council Work Session Meeting Minutes

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

CEREMONIAL REVIEW

- 3 Mayor Ford reviews Employee Recognitions and Proclamations for Municipal Court Clerk's Week, Juneteenth, Pride Month, and Father's Day.

PUBLIC HEARING

- 4 **TEXT AMENDMENT CASE #TX-2024-04 FOR HOUSING SHELTERS** (Citywide)
Consideration of a text amendment to the Stockbridge Unified Development Code (UDC) to allow for the location of various types of housing shelters within the C-2 (General Commercial), C-3 (Heavy Commercial), O-I (Office-Institutional), and LI (Light Industrial) zoning districts as Special Uses, requiring the approval of a Special Use Permit through the public hearing process. Planning Commission Recommendation on 05/16/24 -- Denial.
- Presented by: Ryan Anderson

- 5 **REZONING CASE #RZ-2023-05. (City Council District 2)**
 Consideration of a request to rezone three parcels on Davidson Parkway and Walter Way from 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development) to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Planning Commission Recommendation on 09/28/23--Denial. Council Action on 12/11/23--Deferral, per applicant's request. Deferred by applicant for the 04/18/24 and 05/13/24 Council meetings. Community Meeting--Held on 05/01/24.

- Parcel #030-01009000 – Contains 73.859 +/- acres.
- Parcel #030-01009005 – Contains 3.636 +/-acres.
- Parcel #030-01009006 – Contains 1.369 +/- acres.

- Presented by: Ryan Anderson

NEW BUSINESS

- 6 **LOTTERY PROCESS TO DETERMINE AWARDING OF TWO ADDITIONAL ALCOHOLIC LICENSES AND POSSIBLY TWO ADDITIONAL LICENSES TO CERTAIN OTHER TYPES OF BUSINESSES IN THE CITY OF STOCKBRIDGE.**
 Consideration of lottery applications which the City of Stockbridge received during the 45-day public notice period, which ended on June 7, 2024, for the purpose of awarding business licenses to two additional alcoholic beverage businesses, and possibly awarding licenses to additional businesses of certain types.
 - Presented by: Ryan Anderson, Lakeisha Gaines, Mayor Ford
- 7 Council consideration to approve the renewal of the landscape maintenance services contract with Yellowstone Landscape in the amount of \$350,000.00. Funding source is from Government Buildings and Amphitheater budgeted funds. - Presented by: Decius Aaron
- 8 Council consideration to approve contract renewal invitation to bid (ITB) number 16RFP101216- DRR – American Tank Maintenance, LLC – Full-Service Tank Maintenance Program in the amount of \$61,419.00. Funding source is from the Water Department budgeted funds. - Presented by: Decius Aaron
- 9 Council consideration to fill a vacancy on the Youth Council Advisory Committee, appointing a member to serve an unexpired term. - Presented by: Quinton Washington
- 10 Council consideration to fill vacancies and appoint members to the Citywide Development Authority Board. - Presented by: Quinton Washington
- 11 Council consideration to fill a vacancy on the Downtown Development Authority Board and appoint a member to serve an unexpired term. - Presented by: Quinton Washington

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

Council meetings will be held in the City Council Chamber noting some Board/Committee meetings will continue to take place via Zoom. Meeting dates and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- Citywide Development Authority Meeting, 2nd Tuesday of each month, 6:00 p.m. - City Hall Levi Meeting Room (Jun 11)
- The Main Street Advisory Board Meeting 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Jun 14)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Stockbridge Downtown Connection Center 130 M L King, Sr. Heritage Trail (Jun 18)
- Youth Council Advisory Committee Meeting, 6:30 p.m.-3rd Tuesday of each month Levi Meeting Room - City Hall (Jun 18)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Jun 20)
- Joint Henry County BOC, Stockbridge, Hampton, McDonough and Locust Grove SPLOST VI Meeting, Tuesday, June 25th at 6:30 p.m. Henry County Administration Bldg. 140 Henry Pkwy. McDonough, GA 30252 (Jun 25)
- City Council Work Session Meeting, SPECIAL MEETING DATE: Wednesday, June 26th at 6:00 p.m. - City Hall Council Chamber (Jun 26)
- Community Zoning and Information Meeting, Thursday, June 27th from 6:00 p.m. -7:00 p.m. at Stockbridge City Hall Council Chamber (Jun 27)
- 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. – July meeting canceled due to the 4th of July holiday.
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Jul 8)
- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (No July Meeting due to Summer Break)
- Citywide Development Authority Meeting, 2nd Tuesday of each month, 6:00 p.m. - City Hall Levi Meeting Room (Jul 9)

UPCOMING CITY EVENTS/INITIATIVES

- Food Truck Tasty Tuesday is back! Join us at Clark Community Park at 111 Davis Rd. Stockbridge on Tuesdays from 5:30pm – 8:00 pm for live music, great food, and a host of free games and activities for the kids.
- Join Councilman Alphonso Thomas for the monthly *Senior Bingo Bash* on *Wednesday, June 12th* from 10am - 12pm at the Merle Manders

- Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Bring the kids out for the annual Main Street Movie Night at Clark Park, Friday, June 14th with FREE games and activities starting at 6pm and the featured movie starting at sundown.
 - Join Councilman Elton Alexander for a District 5 Town Hall Meeting on Saturday, June 29, 2024 at 10am at Argento @ Bridges of Jodeco 300 Argento Dr. McDonough, GA 30253
 - Join the City of Stockbridge for the FREE Annual Juneteenth Celebration on Wednesday, June 19th from 5 – 9pm at the Stockbridge Amphitheater. There will be unique food and art vendors, fun activities for the kids, a DJ and live performances.
 - Join Councilwoman LaKeisha Gantt in partnership with Atlanta Food Truck Park for Night Market at the Stockbridge Amphitheater Parking Lot from 6pm – 9:30pm – Special Date June 19th with Juneteenth. There will be vendors, Food Trucks, Activities, Games, Music, and Vibes. Contact Tan Bowers at tan@atlantafoodtruckpark.com for registration and additional information.
 - Join Mayor Anthony Ford for the monthly *Meet the Mayor* on Wednesday, June 26th from 10am – noon at Stockbridge City Hall.
 - **SAVE THE DATE** for the City of Stockbridge FREE 4th of July Extravaganza with fireworks and live music. Gates open at 3pm. The concert feature Soul Cartel, Algebra Blessett, Bobby V and the Michael Jackson Live Tribute and will take place from 5pm – 9pm at the Stockbridge Amphitheater.
 - **SAVE THE DATES!** Councilwoman Yolanda Barber is again partnering with Kicks4Kids to collect shoes on Saturday, July 6th, and July 13th at Stockbridge First United Methodist Church. Please plan to donate what you can to this life-changing initiative.
 - 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 for more information on Council Initiatives and events at 678-833-3348 or via email: rrawls@stockbridgega.org

2024 Stockbridge Amphitheater Concert Series

1. Saturday, July 6th – Karen Briggs Contempo Orchestra featuring Phil Perry, Oleta Adams, Regina Belle, Chiel Minucci, Jazmin Ghent, Brian Bromberg, and Tommy Davidson

2. Sunday, July 7th – End of the 4th of July Weekend featuring Charlie Wilson and special guest, Robin Thicke
3. Saturday, July 13th and Sunday, July 14th – A Night with Kem, and Special Guest Leela James
4. Saturday, July 20th – Ladies Night Out featuring Jodeci, Johnny Gill, and Silk
5. Saturday, July 27th – 70's Soul Jam featuring the Chi-Lites, the Manhattans, The Legendary Blue Notes, Bloodstone and Peaches & Herb
6. Saturday, August 3, 2024, Babyface and Special Guests Avery Sunshine and 4Cast.

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, MAY 13, 2024 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Kyle Berry – 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

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Cassandra Lester – Deputy City Clerk
Vacant – City Treasurer
Quinton Washington – City Attorney

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

The meeting was called to order by Mayor Ford at 6:05 p.m.

Invocation by Ms. Keedra Jackson

The Pledge of Allegiance was recited by all in attendance.

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

Motion to amend the Agenda to remove Public Hearing Item#7 at the Applicant's Request to defer to the June 10, 2024 meeting was made by Mayor Pro Tem Berry; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

Motion to amend the Agenda to add Discussion Item #6 – noting the Applicant no longer requires approval due to the recent update of the City of Stockbridge Comprehensive Plan Update, and as a result meets the requirements was made by Mayor Pro Tem Berry; seconded by Councilmember Alexander. The motion passed unanimously 4-0-1 (Barber Abstained).

Motion to adopt the Agenda was made by Mayor Pro Tem Berry; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

1. Adoption of the Minutes
Council Meeting Minutes March 4, 2024
Work Session Meeting Minutes March 26, 2024
Motion to approve the 4/8/2024, 4/25/2024, 4/30/2024 and 4/13/2024 Minutes, with an amendment to the April 8, 2024 Minutes to add the verbiage noting a directive was issued to include the installation of Free and Paid parking signage in those areas, and a request by Councilmember Gantt to note she recused herself from Executive Session, was made by Councilmember Barber; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

PUBLIC COMMENTS

Ms. Brenda Callaway referenced a letter received regarding the TAD and requested more information. The City Manager was tasked with following up and providing information regarding the TAD.

CEREMONIAL REVIEW

2. Mayor Ford reviewed the Proclamations for Public Service Recognition Week, presented to City Clerk, Vanessa Holiday; Professional Municipal Clerks Week, presented to Deputy City Clerk, Cassandra Lester, National Public Works Week, presented to Public Works Operations Manager, Al Barnes, National Police Week, presented to Chief Frank Trammer, National Cities, Towns and Villages Month, Asian American and Pacific Islander Heritage Month, presented to Dr. Rao S. Cheti; Mental Health Awareness Month, presented to Ms. Kiwana Norman, and presented the Adopt-A-Road sign to the Alpha Kappa Alpha Sorority, Inc. Psi Alpha Omega Chapter, which was followed by the installation of the sign on East Atlanta Rd. near N. Henry Blvd.

UNFINISHED BUSINESS

3. Council consideration to approve the City of Stockbridge 2024-2028 Short-Term Work Program and capital Improvements Element (STWP/CIE) amendment required due to a State/Department of Community Affairs mandated revision.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson noted the Council approved the original document in November 2023 and presented to the Department of Community Affairs where there were minor adjustments and asked for approval of the amended document.
Councilmember Alexander noted for the public that the City is operating from a plan of projects that are included in the attached Short-Term Work Program document and asked Mr. Anderson to review the listed projects. Mr. Anderson referenced projects in various categories, noting this is the city's wish list and notes the proposed funding source and status.
Motion to approve the City of Stockbridge 2024-2028 Short-Term Work Program and capital Improvements Element (STWP/CIE) as amended was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

PUBLIC HEARING

4. TEXT AMENDMENT CASE #TX-2024-02. Council consideration of a Text Amendment to amend Title 12 of the Stockbridge Unified Development Code (UDC) to amend Section 9.3.4, which contains regulations for mailed notices. The purpose is to propose changes include: 1) requiring mailed notices to be sent to owners of properties within 500 feet of the subject property instead of just sending them to owners of the adjacent properties; and 2) requiring mailed notices to be mailed at least 30 days prior to a public hearing instead of 15 days.

Presented by: Ryan Anderson, Community Development Director
Mr. Anderson referenced the Text Amendments as recommended by Councilmember Barber at the May 26, 2024 meeting; noted the proposed Text Amendment was presented to the Planning Commission with unanimous approval.

Public Hearing Opened – No Speakers in Favor/No Speakers Opposed.
Public Hearing Closed. Motion to approve was made by Councilmember Barber; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

5. TEXT AMENDMENT CASE #TX-2024-03. Consideration of a text amendment to amend Title 12 (Unified Development Code) of the Stockbridge Code of Ordinances for the purpose of providing various changes to Section 2.5.2, which contains the regulations for the Parkway Mixed-Use (PMU) Overlay District.
Mr. Anderson noted this item will be an ongoing process to make the code more applicable to the allowable uses for the City of Stockbridge.

Councilmember Alexander noted he would like to see carwash businesses on the prohibited list.

Mr. Anderson noted carwash businesses are more restricted and would require a Special Use Permit approved by the City Council.

Councilmember Gantt noted the list of prohibited businesses presented by staff and those referenced in the Agenda book are not the same.

Mr. Anderson noted there were updates made after the Agenda Books were distributed and will provide the Mayor & Council will the updated version.

Public Hearing Opened – No Speakers in Favor/No Speakers Opposed.
Public Hearing Closed. Motion to approve was made by Councilmember Barber; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0. Motion to approve with the inclusion of the revised documents was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 4-0-1 (Barber Abstained citing the correct version of information was not provided by staff).

6. Comprehensive Plan Amendment Case #CP-2023-04. (Council District 2)
The City of Stockbridge Mayor and City Council will hold a public hearing on Monday, December 11, 2023 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request for a Comprehensive Plan Amendment to change the future land use designation of three parcels on Davidson Parkway and Walter Way from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Original Staff Recommendation--Denial. Planning Commission's Recommendation--Denial. City Council Action on December 11, 2023--Deferral, upon the applicant's request. Current Staff Recommendation--No Action, due to the recent update of the City's Comprehensive Plan and Future Land Use Map, whereby the property now has the correct future land use designation of Low-Density Mixed-Use. Parcel #030-01009000 – Contains 73.859 +/- acres, Parcel #030-01009005 – Contains 3.636 +/- acres, Parcel #030-01009006 – Contains 1.369 +/- acres.
Presented by: Ryan Anderson – Community Development Director
Item removed from the Agenda noting the Applicant no longer requires approval due to the recent update of the City of Stockbridge Comprehensive Plan Update, and as a result meets the requirements.
7. REZONING CASE #RZ-2023-05. The City of Stockbridge Mayor and City Council held a public hearing on Monday, December 11, 2023 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request to rezone three parcels on Davidson Parkway and Walter Way from 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development) to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Original Staff Recommendation--Denial. Planning Commission Recommendation--Denial. City Council Action on December 11, 2023--Deferral, upon the applicant's request. Current Staff Recommendation--Denial. Parcel #030-01009000 – Contains 73.859 +/- acres, Parcel #030-01009005 – Contains 3.636 +/- acres, Parcel #030-01009006 – Contains 1.369 +/- acres.
Presented by: Ryan Anderson, Community Development Director
Item removed from the Agenda – Deferral Request made by the Applicant to be heard at the June 10, 2024 meeting.

NEW BUSINESS

8. Council consideration to approve the 2024 -2025 Liability Insurance Policy with Travelers Insurance Company in the amount of \$718,088 -
Presented by: Renee Wheeler, Daniel Duhart and Matt Simmons
Ms. Wheeler noted the city's Liability Insurance Policy expires May 19, 2024 and Mr. Duhart and Simmons will review the Executive Summary submitted by Travelers Insurance.

Mr. Duhart noted the Executive Summary would be presented for the renewal, noting the process of gathering, forecasting of premiums based on the market and trends, and based on the information received, there was a projection of a 40% increase. Mr. Duhart noted the actual numbers came in lower than the projected 40%,

Mr. Simmons presented the Insurance Marketing Results from the current carrier, Travelers Insurance, Liberty Mutual who quoted Casualty only, Tokio Marine (HCC) who declined to quote due to proximity to Atlanta, Trident who declined to quote due to loss history and Glatfelter who decline to quote noting they could not meet the deadline; and noted the policy will convert to a January – December policy to coincide with the budget.

Mr. Simmons noted there was an increase in the auto coverage, and an option to increase the Cyber Security and an option to add the Pollution coverage, and that the updated numbers will be submitted in the amount of \$646,570 which includes the increased Cyber coverage and Pollution coverage, below the \$718,088 number that was included in the packet.

Mr. Gardiner supported the additional Cyber Security and Pollution Coverage.

Motion to approve with revised amount of \$646,570 was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Mr. Duhart noted the importance of mitigating risks with a Safety Program and Safety & Accident Review Committee to meet on a quarterly basis and move with a proactive approach, and work with law enforcement, with a kickoff meeting in May or June.

9. Council consideration to approve Georgia Power Lighting Agreement for streetlight enhancement for (59) Lights for Walt Stephens Rd. in the amount of \$24,214.00/yr., (46) Lights for Valley Hill Rd. in the amount of \$18,878.00/yr., (25) Lights for Jodeco Rd. in the amount of \$18,855/yr.(wooden poles) or (25) Lights for Jodeco Rd. in the amount of \$35,400/yr. (Black Aluminum Poles); and (22) Lights for Davis Rd. in the amount of \$9,338.00/yr., and (19) Lights for Shields Rd. in the amount of \$8,892/yr., for a total of \$79,927.00 or \$96,772.00 annually. Funding source from FY2024 department budget.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted staff was tasked with obtaining lighting proposals from Georgia Power, and noted Councilmember Alexander has requested black poles in District 5 along Jodeco Rd. in lieu of the wooden poles with an annual additional cost of \$16,545 annually, and that the wooden poles would not be removed by Georgia Power even if the black poles were added.

The Council discussed whether or not the black poles would be installed throughout the city, the distance between the poles, a cohesive look throughout all the districts, a CID (Community Improvement District) to offset associated costs, the height of the poles, and the different types of poles to include wooden, metal, decorative and lantern poles, and discussed the creation of a citywide lighting policy that will prioritize where lighting should be installed.

Motion to Table based on the City Manager's recommendation, with a directive to the City Manager and Public Works Director to map out a plan of where lights should be installed throughout the city, with an analysis of wooden poles, metal poles, decorative poles, and lantern poles, and to prioritize the installation of lights based on the need was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

10. Council consideration to fill a vacancy and appoint a member to the Citywide Authority Board to serve an unexpired term.
Presented by: Frederick Gardiner, City Manager
Mr. Gardiner noted there is one vacancy on the Citywide Development Authority Board and three applicants for the Council to select.

The Council discussed meeting to review the applications in Executive Session.

Attorney Washington advised that the Council could not convene Executive Session to discuss the appointment of a Board Member under the Open Meetings Act.

The City Clerk confirmed the current (6) six Board Members: Shaw, Samuels, Woodall, Glenn, Gleaton and Councilmember Gantt.

Councilmember Alexander suggested expanding the number of Board members.

Councilmember Gantt requested the item to be tabled, noting there is a Citywide Development Authority meeting tomorrow, and wants to discuss the proposed expansion with the Board.

Motion to Table with consideration to expand the number of members on the Board and speak with Citywide Development Authority Board members was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

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.

- Citywide Development Authority Meeting, 2nd Tuesday of each month, 6:00 p.m.- City Hall Levi Meeting Room (May 14)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (May 16)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (May 21)
- Youth Council Advisory Committee Meeting, 6:30 p.m.-3rd Tuesday of each month Levi Meeting Room - City Hall (May 21)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. - City Hall Council Chamber (May 28)
- 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. (Jun 6)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Jun 10)
- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Jun 10)
- The Main Street Advisory Board Meeting 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Jun 14)

UPCOMING CITY EVENTS/INITIATIVES

- Food Truck Tast Tuesday is back! Join us at Clark Community Park at 111 Davis Rd. Stockbridge on Tuesdays from 5:30pm – 8:00 pm for live music, great food, and a host of free games and activities for the kids.
- Join Councilman Alphonso Thomas for the monthly Senior Bingo Bash on Wednesday, May 15th from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join Councilwoman LaKeisha Gantt in partnership with Atlanta Food Truck Park for Night Market at the Stockbridge Amphitheater Parking Lot from 6pm – 9:30pm each 3rd Thursday beginning May 16 – August 15th. There will be 40+ vendors, Food Trucks, Activities, Games, Music, and Vibes. Contact Tan Bowers at tan@atlantafoodtruckpark.com for registration and additional information.
- Join Mayor Anthony Ford for the monthly Meet the Mayor on Monday, May 20th from 10am – noon at Stockbridge City Hall.
- Join the City of Stockbridge for the Annual Memorial March on Monday, May 27th at the Merle Manders Conference Center as we remember those who gave the ultimate sacrifice. Stay tuned to the city's website and social media platforms for more information to participate or contact the Events Team at 770-389-5982.
- Please mark your calendars for the Main Street Movie Night at Clark Park, Friday, June 14th with FREE games and activities starting at 6pm and the featured movie: MIGRATION and begins at sunset.
- Save the dates! Councilwoman Yolanda Barber is again partnering with Kicks4Kids to collect shoes on Saturday, July 6th, and July 7th at Stockbridge First United Methodist Church. Please plan to donate what you can to this life changing initiative.

- 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 for more information on Council Initiatives and events at 678-833-3348 or via email: rrawls@stockbridgega.org

2024 STOCKBRIDGE AMPHITHEATER CONCERT SERIES

- Saturday, May 25th – Funk Party featuring Zapp, Evelyn “Champagne” King, Rose Royce, and Rick James’ Stone City Band
- Saturday, June 8th – TLC Celebrating the 30th Anniversary of the “CrazySexyCool” Album, with Special Guest Brownstone
- Saturday, July 13th and Sunday, July 14th – A Night with Kem, and Special Guest Leela James
- Saturday, July 20th – Ladies Night Out featuring Jodeci, Johnny Gill, and Silk
- Saturday, July 27th – 70’s Soul Jam featuring the Chi-Lites, the Manhattans, The Legendary Blue Notes, Bloodstone and Peaches & Herb

MAYOR’S COMMENTS

Mayor Ford wished all the mothers a belated Happy Mother’s Day, and reminded everyone of the upcoming Memorial Day March, and invited everyone to come out for the next concert on May 25th.

EXECUTIVE SESSION

Motion to convene Executive Session for Personnel was made by Councilmember Gantt at 8:03 p.m.; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Motion to adjourn Executive Session at 8:12 p.m. and sign an Affidavit was made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 5-0.

Motion to reconvene the meeting was made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 5-0.

Motion to adjourn the meeting at 8:13 p.m. was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



CITY COUNCIL WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, MAY 28, 2024 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Kyle Berry – 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

Administration

Frederick Gardiner – City Manager
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Vacant – City Treasurer
Quinton Washington – City Attorney

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

The meeting was called to order by Mayor Ford at 6:00 p.m.

Invocation by Mr. Dominic Heritage

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All the members were present except Councilmember Gantt.

Motion to adopt the Agenda was made by Councilmember Barber; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

1. Review of the May 13, 2024 Minutes – No Action Taken.

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS

2. Council review and consideration of the TAD (Tax Allocation District) Downtown Renderings.

Presented by: Frederick Gardiner, City Manager

Mr. Gardiner noted the request from Henry County Chair Harrell to present the TAD Downtown rendering to the Henry County Board of Commissioners and to the Henry County Board of Education as approved by the City Council; noting staff has worked with an architectural firm to produce the attached renderings noting the first rendering references the three (3) acres across from City Hall at the intersection of East Atlanta Rd. and N. Henry Blvd. with a multi-story mixed-use building, and travelling along East Atlanta Rd. is a secondary building proposed to be an additional 3-4 story mixed-used residential building and just north of that building there is a proposed parking deck.

Mr. Gardiner referenced the next rendering with an overall plan for adaptive re-use of city-owned properties, noting in the plan and referenced the legend which identifies each item included in the rendering, noting the rendering includes three (3) parking decks, which if the TAD is approved, the parking decks would be some of the areas the city would fund; noted some of the basic numbers that will be presented to the City Council prior to presenting the finalized TAD to Henry County, noting the numbers are being finalized with the city's Financial Advisor, and gave an estimate of approximately \$30 million dollars in infrastructure investments that are a part of an approximate \$170 - \$225 million dollars project.

Mr. Gardiner referenced the third rendering of Burke Street, noting the view directly behind the Economic Development office, and the courtyard, looking towards N. Henry Blvd. and are in line with the city's RSVP Plan, with streetscape and scale and a 2-story mixed-use development with an opportunity to bring more people into the downtown and expand on commercial use.

Mr. Gardiner noted this is the proposed plan that is scheduled to be presented to the Henry County Board of Commissioners and Henry County Board of Education to get approval to move forward, noting the URA (Urban Redevelopment Authority) will need to meet, noting there is a strong offer/proposal that has been received to develop the TAD that was being reviewed last week that is being refined, and will submit to the Mayor & Council once the new documents have been received, noting there is strong interest in making this project and others happen.

Mayor Ford asked for the dates when the city plans to present to the Henry County Commissioners and the Henry County Board of Education.

Mr. Gardiner stated that once the Council approves the TAD presentation that is to be presented to the Board of Commissioners and School Board, he will then meet with the Henry County Manager to get on their schedule, and then advise the Mayor & Council of the presentation dates, noting Ms. Matthews has seen a draft copy and was impressed with the renderings.

Councilmember Alexander asked that the renderings be displayed for the public to view.

Councilmember Barber noted her support of redevelopment of downtown, and asked if there have been any town halls and/or community meetings scheduled to include question/answer sessions for the residents and business owners to ask about the TAD as they are the ones who will be affected; and noted the TAD is in District 4 that she represents and needs to be informed to be able to convey information to the residents and business owners in the area who will be greatly affected, and encourages members of Council to keep the residents in the forefront of your mind as decisions are being made that will impact the current residents and businesses in the area 100%; and noted her vote will be based on the best interest of the residents, and not her own interest.

Mr. Gardiner responded that the meetings would be opened up for public engagement.

Councilmember Alexander noted the plan was very high level and the details will be filled in as the project progresses and shares the sentiments of Councilmember Barber.

Mr. Gardiner noted the Amphitheater parking deck would be located on a portion of the parking lot which already has an impervious surface.

Councilmember Barber asked about the impact on the residents on Bryant Street.

Mr. Gardiner referenced the legend that identified current structures and structures to be built over time.

Councilmember Thomas stated that he wants to make sure the full Council is in agreement with and understands strategically in unison; noting there have been previous projects approved and completed by the city, that in hindsight, the Council should have had more input, and wants to make sure that the full Council is okay with the TAD development that is being proposed; and noted that while each member represents a specific district of the city, each and every

member of the City Council represents the entire city, and posed the question to Mr. Gardiner, what is his ask of the Council today?

Mr. Gardiner noted his request is for Council approval to present the TAD to the Henry County Board of Commissioners and Henry County Board of Education as presented today.

Mayor Pro Tem Berry stated this is the initial bound that is bound to change.

Mr. Gardiner noted that the plan presented today is a draft, however, other than some architectural changes, the plan presented today is the plan, noting other changes will be controlled through the development agreement.

Councilmember Alexander referenced a prior vote by the Stockbridge City Council to approve the LCI Plan B, which was approved by the ARC (Atlanta Regional Commission) whereas the city was able to receive grants and assistance with the STWP/CIE (Short-Term Work Program/Capital Improvements Element), and also referenced the rendering in the Clerk's office.

Councilmember Thomas referenced the legend with 3-4 stories of retail and residential that would feel the vibrations from the railroad and the blasting at the nearby quarry and has concerns about the foundation.

Mr. Gardiner noted that once the development agreement has been consummated, they will perform environmental testing, noting buildings are now constructed to withstand earthquakes.

Councilmember Barber asked if any of the proposed development includes properties owned by the City, and questioned a number of the buildings proposed use, and the associated legend not being readable to identify the proposed use.

Mr. Gardiner confirmed that there are city-owned properties included in the proposed TAD development.

Mayor Ford asked if the development agreement will be similar to the way the Bridges of Jodeco development agreement was managed.

Mr. Gardiner confirmed that the TAD development agreement would be managed in the same way as the Bridges of Jodeco development agreement, and noted the city cannot keep doing the same thing and get different results.

The City Council directed staff to schedule town halls over the next few weeks to allow for the public to attend with question/answer sessions, and to distribute new and more defined renderings and legend of the proposed TAD development taking into consideration comments, questions and concerns received from the Governing Body.

3. Council consideration to approve an Ordinance to increase the number of members on the Citywide Development Authority Board from seven (7) members to nine (9) members.

Presented by: Quinton Washington, City Attorney

Attorney Washington noted the state code for Development Authority requires a minimum of (7) seven members and a maximum of (9) members on the Development Authority Board and that an Ordinance would be in order to increase the number of members.

Councilmember Alexander noted he was contacted by the Citywide Development Authority Chair who agrees with increasing the number of members from seven to nine.

Councilmember Barber asked what the reason was for increasing the number of members on the board and asked if there was any other board with members greater than nine.

City Clerk, Vanessa Holiday, responded that the Stockbridge Youth Council Advisory Committee has a 12-member committee.

Councilmember Alexander noted there were explementary applicants who had applied for the Board and did not want to exclude appointing any of the applicants.

Motion to approve expanding the Citywide Development Authority Board from (7) members to (9) members was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

4. Council consideration and approval of a contract with DeNyse Companies, Inc. for \$1,960,371 for RFQ (Request for Qualifications) No. RFQ 2023-0012, Civic Wayfinding Project.

Presented by: Frederick Gardiner, City Manager and Dominic Heritage of Sky Design.

Mr. Gardiner noted this request is for Council to approve the fabricator for the Wayfinding signs throughout the city, noting the bid went through the RFQ process to select the vendor, and asked the vendor to find other cost savings beyond the \$1.960,371 price tag, with the project being implemented in phases, noting \$576,000+ was budgeted using ARPA funds that will fund Phase I and Phase II, and get the project started, and that while those phases are being implemented, that will allow time to get the permitting done for Phase III that requires approval from GDOT (GA Department of Transportation), and that more information will come forward at the next meeting to request funding from the upcoming

SPLOST VI based on higher numbers that should be received per Tim Young, City Manager for Locust Grove.

Mayor Ford asked for confirmation that the Wayfinding signs will include the newly annexed areas.

Mr. Gardiner confirmed the newly annexed areas were included in the scope.

Mr. Heritage noted Sky Design completed the RFP process has been working on the project for over a year, stating the purpose today is to get the approval of the budgetary numbers, noting the request was made to them by staff to present cost savings measures such as real brick vs. faux brick, along with other savings. to include cost savings and presented proposed renderings of the signage to be fabricated and installed throughout the city and noted two options: Option 1 – Brick, Option 2 – Faux Brick, Option 3 – Aluminum, noting the city can always add more signage over the years.

Mayor Ford noted the importance of using the best material that will hold up to the elements.

Mr. Heritage noted aluminum that is painted and coated metal will hold up and is the strongest, and noted solid brick is not allowed per GDOT Regulations because of collisions that may occur, the object must be able to give with break away.

Councilmember Alexander noted his preference for the best quality and not the cheapest, and understands the GDOT Regulations and safety concerns, however, favors the brick theme similar to the brick at City Hall and the Amphitheater.

Councilmember Barber stated that she does not object to brick, and is not opposed to aluminum, noting all of the signage won't be near city hall; however, her concern is maintenance, and the associated costs with the maintenance.

Mr. Heritage noted Sky Design would not compromise the integrity of signage and the fabricator, who has worked with them on several projects, would make the finished product look like brick with cost savings of at least \$150,000.00.

Mayor Pro Tem Berry asked how the faux brick would hold up against the wind, sun and traffic, and the removal of graffiti.

Mr. Heritage noted the faux brick product is very durable, and there is protection that can be added; and noted moisture can degrade brick over time, and noted no plans can be made until the city is under contract, and the request today is to approve the vendor and budget with the requested cost savings.

Councilmember Barber suggested the city move forward with Option 3 – Aluminum, as has been recommended by staff at \$1.9 million dollars are prefers to stay within the staff recommended budget.

Councilmember Alexander noted the city has worked on Wayfinding for a number of years and prefers a quality project and asked the Council to consider approving a budget number not to exceed \$2,325,000.00.

Motion to approve Option B with half brick and half faux brick not to exceed \$2.15 million and the Initial Phase I of \$500,000 or less was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed 4-1 (Alexander, Berry, Thomas Approved) (Barber Opposed, citing the importance of remaining within budget, and needing to review the ARPA account balance, and not having an account for funding designated).

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. (Jun 6)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Jun 10)
- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (No meeting in June due to summer break)
- Citywide Development Authority Meeting, 2nd Tuesday of each month, 6:00 p.m.- City Hall Levi Meeting Room (Jun 11)
- The Main Street Advisory Board Meeting 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Jun 14)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Jun 18)
- Youth Council Advisory Committee Meeting, 6:30 p.m.-3rd Tuesday of each month Levi Meeting Room - City Hall (Jun 18)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Jun 20)
- City Council Work Session Meeting, SPECIAL MEETING DATE, Wednesday, June 26th at 6:00 p.m. - City Hall Council Chamber (Jun 26)

UPCOMING CITY EVENTS/INITIATIVES

- Food Truck Tast Tuesday is back! Join us at Clark Community Park at 111 Davis Rd. Stockbridge on Tuesdays from 5:30pm – 8:00 pm for live music, great food, and a host of free games and activities for the kids.
- Join Councilwoman Yolanda Barber for the Inaugural Father's Day Brunch honoring the MANifestation of Greatness! This event will take place on Sunday, June 2nd from 2pm – 5pm at the Merle Manders Conference Center.

- Join Councilman Alphonso Thomas for the monthly Senior Bingo Bash on Wednesday, June 12th from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Please mark your calendars for the Main Street Movie Night at Clark Park, Friday, June 14th with FREE games and activities starting at 6pm and the featured movie: MIGRATION and begin at sunset.
- Join Councilman Elton Alexander for a District 5 Town Hall Meeting on Saturday, June 15, 2024 at Argento at Bridges of Jodeco, 300 Argento Dr. McDonough, Ga 30253.
- Join the City of Stockbridge for the Juneteenth Celebration with Cultural Dance & Music on Wednesday, June 19, 2024 at the Stockbridge Amphitheater. The gates open at 3pm with the concert from 5pm – 9pm.
- Join Councilwoman LaKeisha Gantt in partnership with Atlanta Food Truck Park for Night Market at the Stockbridge Amphitheater Parking Lot from 6pm – 9:30pm on Wednesday, June 19th in partnership with the Juneteenth celebration. There will be 40+ vendors, Food Trucks, Activities, Games, Music, and Vibes. Contact Tan Bowers at tan@atlantafoodtruckpark.com for registration and additional information.
- Join Mayor Anthony Ford for the monthly Meet the Mayor on Wednesday, June 26th from 10am – noon at Stockbridge City Hall.
- SAVE THE DATE for the City of Stockbridge FREE 4th of July Extravaganza with fireworks and live music. Gates will open at 3pm. The concert will feature Soul Cartel, Algebra Blessett, Bobby V and the Michael Jackson Live Tribute and will take place from 5pm – 9pm at the Stockbridge Amphitheater.
- Save the dates! Councilwoman Yolanda Barber is again partnering with Kicks4Kids to collect shoes on Saturday, July 6th, and July 7th at Stockbridge First United Methodist Church. Please plan to donate what you can to this life changing initiative.
- 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 for more information on Council Initiatives and events at 678-833-3348 or via email: rrawls@stockbridgega.org

2024 STOCKBRIDGE AMPHITHEATER CONCERT SERIES

- Saturday, June 8th – TLC Celebrating the 30th Anniversary of the “CrazySexyCool” Album, with Special Guest Brownstone and Goody Mob
- Saturday, July 6th – Karen Briggs Contempo Orchestra featuring Phil Perry, Oleta Adams, Regina Belle, Chieli Minucci, Jazmin Ghent, Brian Bromberg, and Tommy Davidson
- Sunday, July 7th – End of the 4th of July Weekend featuring Charlie Wilson and Robin Thicke

- Saturday, July 13th and Sunday, July 14th – A Night with Kem, and Special Guest Leela James
- Saturday, July 20th – Ladies Night Out featuring Jodeci, Johnny Gill, and Silk
- Saturday, July 27th – 70's Soul Jam featuring the Chi-Lites, the Manhattans, The Legendary Blue Notes, Bloodstone and Peaches & Herb

MAYOR'S COMMENTS

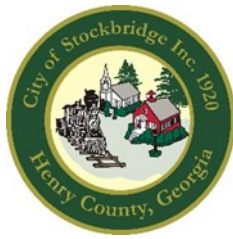
Mayor Ford referred to a great Memorial Day ceremony honoring those who made the ultimate sacrifice, noting the annual March to Memorial Park was canceled due to the weather, and the event moved indoors at the Merle Manders Conference Center; and referenced a great concert featuring Zapp at the Amphitheater over the weekend.

Motion to adjourn the meeting at 7:25 p.m. was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 10, 2024

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
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- ☐ GENERAL FUND
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- ☐ ARPA
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- ☐ 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:

TEXT AMENDMENT CASE #TX-2024-04. Consideration of a text amendment to add various sections of the Unified Development Code (UDC) to allow "housing shelters" to be located within the C-2, C-3, AND O-I zoning districts as special uses, requiring a Special Use Permit. The Planning Commission recommended the denial of TX-2024-04 at its May 16, 2024 meeting.

BACKGROUND INFORMATION:

Housing shelters may be publicly- or privately-operated to provide safety and protection from the weather. They would serve as a place of refuge for those in urgent need or in an emergency, such as for homeless persons and for others who are facing a crisis (such as an eviction, being a victim of domestic abuse, experiencing a weather emergency (fire / flood / tornado), or being a young person who has nowhere to go; while simultaneously reducing the environmental impacts on the community.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

TX-2024-04 for Housing Shelters.

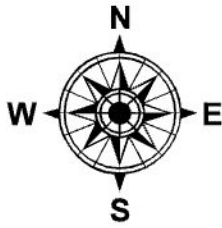
BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approval.

Staff Signature_____

Parcels Eligible for TX-2024-04



Zoning District:

- C2 - General Commercial District
- C3 - Heavy Commercial District
- LI - Light Industrial District
- OI - Office Institutional District

2 Miles

Parcels Eligible for TX-2024-04

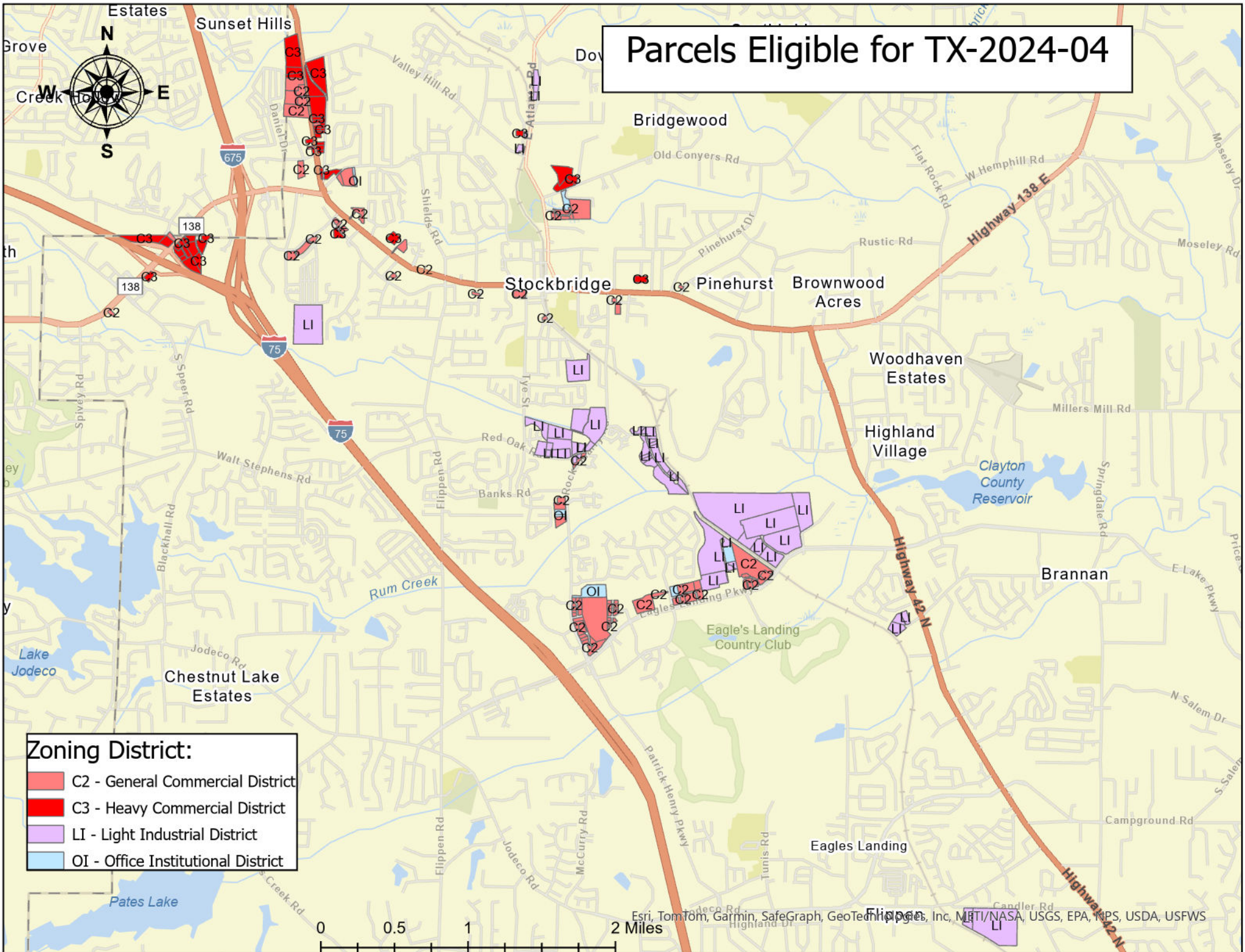


Exhibit A

City of Stockbridge Regulations of Specialized Housing Facility

A. General Definitions

Section 5.2 of the UDC be amended to add the following definitions:

Specialized Housing Facility- is a shelter home of refuge for those in urgent need or in times of emergency. It is designed to provide temporary living accommodations to individuals or families who are experiencing homelessness in general. The facility may provide for overnight safe and secure environment for persons who may be experiencing financial difficulties, domestic abuse or other challenges. This does not include substance abuse centers, Personal Care Homes, Boarding Homes and Group Homes. There are different types of housing shelters:

Tier 1: A shelter providing homelessness services whose primary purpose is to provide temporary shelter for no more than 30 days.

Tier 1a:

Tier 2: A shelter providing homelessness services whose primary purpose is to provide temporary shelter for no more than 6 months.

Tier 3: A shelter providing homelessness services whose primary purpose is to provide temporary shelter for no more than a year.

B. Housing Shelter as a Permitted Use

That Sections 2.4.6, 2.4.9, and 2.4.10 of the UDC be amended to add “Specialized Housing Facility” as a permitted use under the OI (Official-Institutional), C-2 (General Commercial), and C-3 (Heavy Commercial), and L-I (Light Industrial) districts, respectively;

C. PMU- Parkway Mixed Use Overlay District

Prohibited Uses:

23. Specialized Housing Facility

D. DTV- Downtown Village Overlay District

Prohibited Uses:

13. Specialized Housing Facility

E. Use Table

That the Use Table in Section 3.1 of the UDC be amended to add “Specialized Housing Facility” in the list of “Specialized Housing Facilities” as a Special Use, requiring a Special Use Permit.

E. Supplemental Regulations

1. Section 3.2.17 for “Nursing Homes, Assisted Living, and Hospice Care Facilities” be modified to include Specialized Housing Facilities in the caption and in the table, and that an additional row be added to the table to require 50-foot buffers when specialized housing facilities are located adjacent to RR, SR, CCR, MFR, and RMH zoning districts.
2. The Section for 3.2.26 under “Supplemental Use Regulations” be modified to include regulations for Specialized Housing Facility:
 - a. In addition to required setbacks, a minimum of 50-foot-wide buffer shall be required along all property lines which abut a residential district or use to provide a visual screen.
 - b. The Specialized Housing Facility is not located within 1 mile of another homeless shelter.
 - c. Meet all regulations as identified in the adopted building, housing, and fire codes before a certificate of occupancy can be issued.
 - d. All facilities must apply for and receive a City Business License.
 - e. No more than forty (40) beds are to be maintained within the shelter.
 - f. No alcoholic beverages, weapons or controlled substances are stored, served, sold, consumed, or in the possession of any person in the shelter.
 - g. The homeless shelter provides on-site parking and/or drop-off space adequate to meet the needs of the proposed facility; provided, however, that any modifications to the existing parking or drop-off area will not increase the overall square footage of the existing area.
 - h. Agency or organization must be registered through the Georgia Department of Community Affairs in the HUD Continuum of Care Program, Permanent Supportive Housing Program or related State of Georgia Homelessness services program.
 - i. The facility maintains adequate trash service to prevent the accumulation of waste on the premises.
 - j. An operable telephone is maintained and readily available in the shelter; provided that in the event of an emergency or physical alteration, the City shall be immediately contacted.
 - k. Loitering, camping, sleeping, etc. on the sidewalks is prohibited and such shelters shall ensure compliance with the City of Stockbridge ordinance regulations.
 - l. There shall be no use on the property other than the day shelter for the homeless providing such Homelessness Services defined herein.
 - m. Adequate restroom facilities must be provided at the location to meet the needs of the daily guests.

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO “SPECIALIZED HOUSING FACILITY” BY MAKING ADDITIONS TO VARIOUS SECTIONS OF THE UNIFIED DEVELOPMENT CODE (U.D.C.) TO ALLOW THESE USES IN THE C-2, C-3, O-I AND L-I ZONING DISTRICTS AS SPECIAL USES, BUT ARE PROHIBITED IN OVERLAY DISTRICTS REQUIRING A SPECIAL USE PERMIT; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That various sections of the Stockbridge Unified Development Code (UDC) be amended, as follows:

1. That Section 12.2, entitled “Master List of Acronyms and Definitions”, be amended to add a definition for “homeless shelter”, to read as follows:

SECTION 2. Repeal and Replace. The existing Sections 2.4.6, 2.4.9, 2.4.10, 2.5.2, 2.5.3, 3.1, 12.2, 3.2.17, 3.2.26, and 5.2 of the Stockbridge Unified Development Code (UDC) are hereby repealed from the Code of Ordinances, City of Stockbridge, Georgia, and that they be replaced by new Sections 2.4.6, 2.4.9, 2.4.10, 2.5.2, 2.5.3, 3.1, 12.2, 3.2.17, 3.2.26, and 5.2 to add the changes which are described above. 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:

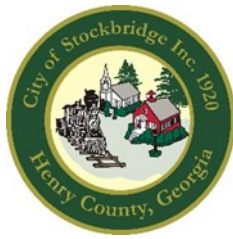
VANESSA HOLIDAY, City Clerk

(SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney



City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 10, 2024

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #CP-2023-05. To consider a request to rezone three parcels with 79.16 +/- acres on Davidson Parkway and Walter Way from 'C-3' to 'PUD' to allow for a mixed residential development with 311 units. Applicant--D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The applicant has also applied for CP-2023-04.

BACKGROUND INFORMATION:

Original Staff Recommendation--Denial, since previous approved City plans and rezonings called for this property to be developed with commercial uses due to its large size and its strategic location. Planning Commission recommendation on September 28, 2023--Denial. Council action on 12/11/23--Deferral, upon the applicant's request. The applicant wanted to try to include a commercial use. The case was also deferred by the applicant for the 04/08/24 & 05/13/24 meetings. A Community Meeting was held by Councilman Thomas on 05/01/24.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

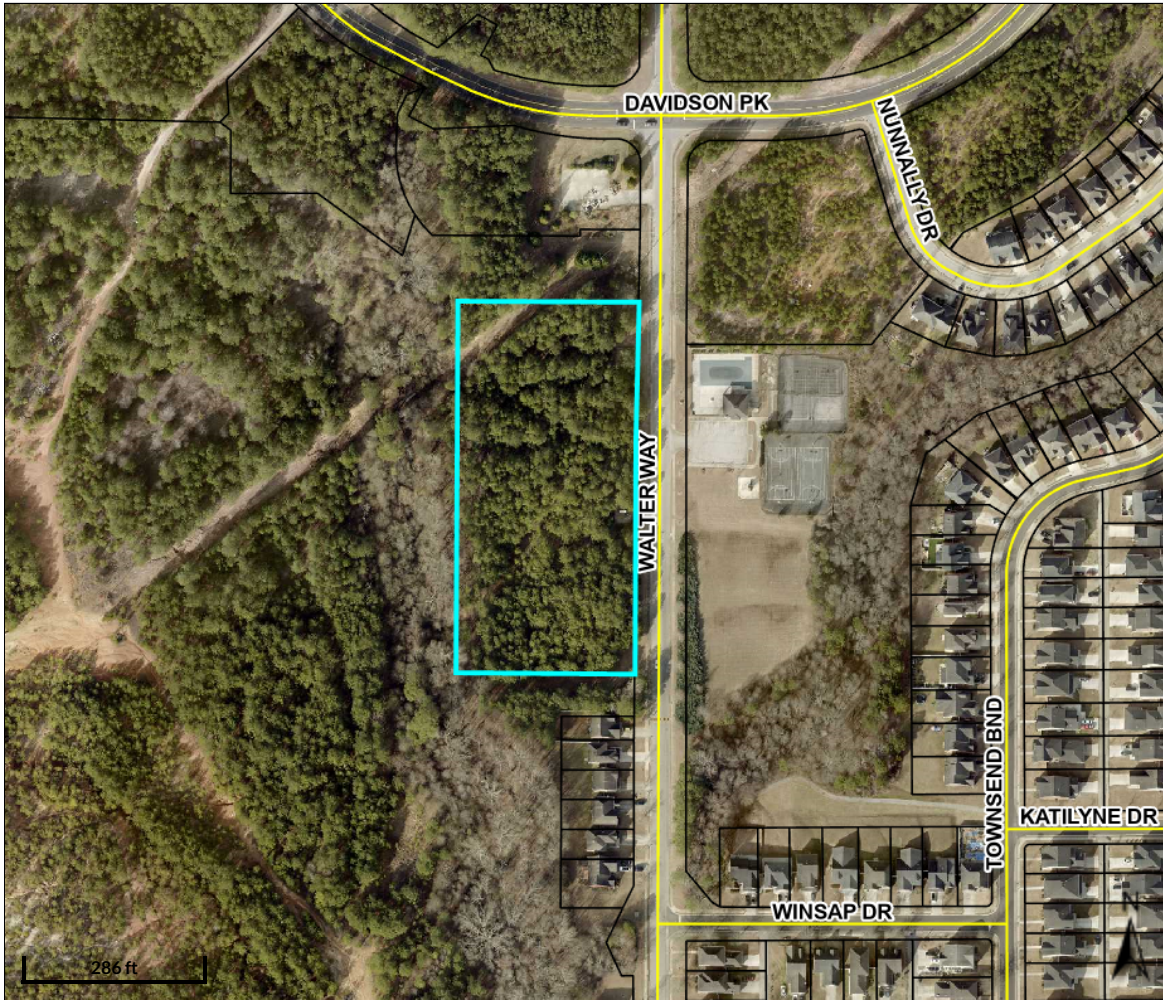
REZONING CASE #CP-2023-05.

BACKGROUND INFORMATION:

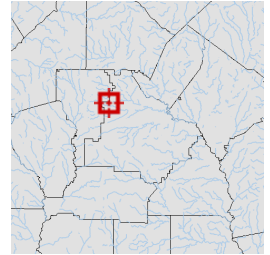
STAFF RECOMMENDATION:

DENIAL.

Staff Signature_____



Overview



Legend

- Parcels
- Roads

Parcel ID	030-01009005	Class	C	Owner	GDCI GA 6 LP	Land	\$108900				
Property		Acreage	3.63	Address	5755 DUPREE DR	Value:					
Address					STE 130	Building	\$0				
District	City/Stockbridge				ATLANTA GA	Value:					
					30327	Misc	\$0				
						Value:					
						Total	\$108900				
						Value:					

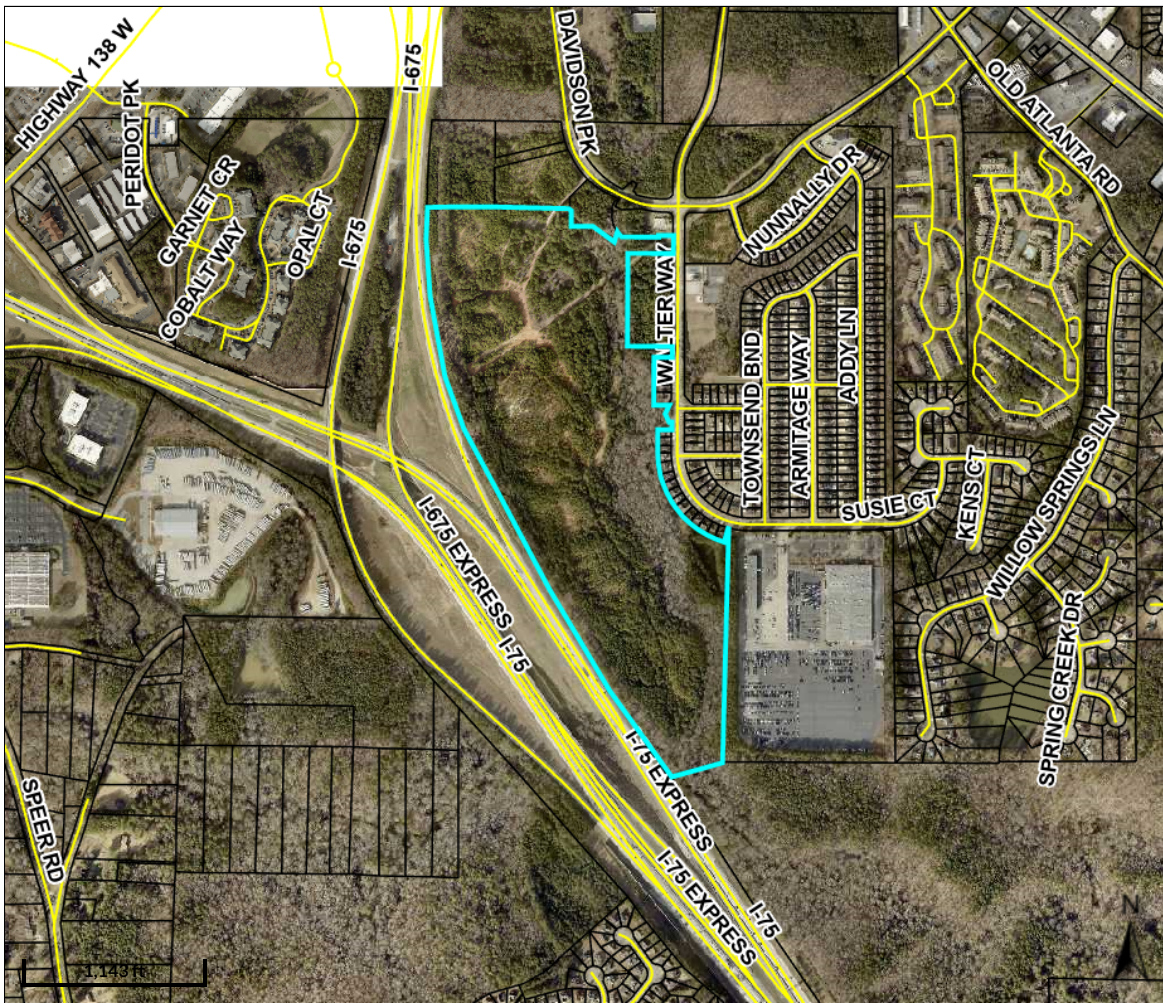
Last 2 Sales				
Date	Price	Reason	Qual	
2/26/2018	\$1,126,655	OTHER	U	
4/23/2014	\$0	CORPORATE	U	

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

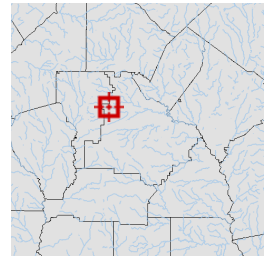
Date created: 9/5/2023

Last Data Uploaded: 9/5/2023 1:24:23 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	030-01009000	Class	C	Owner	GDCI GA 6 LP	Land	\$1.9172e+006			
Property		Acreage	73.88	Address	5755 DUPREE DR	Value:		Last 2 Sales		
Address					STE 130	Building	\$0	Date	Price	Reason Qual
District	City/Stockbridge				ATLANTA GA 30327	Value:		2/26/2018	\$1,126,655	OTHER U
						Misc	\$0	4/1/2014	\$2,500,000	DUND U
						Value:				POWR
						Total	\$1917200			
						Value:				

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

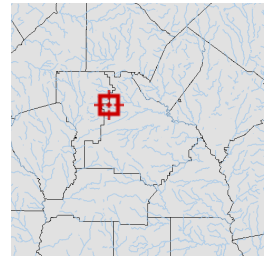
Date created: 9/5/2023

Last Data Uploaded: 9/5/2023 1:24:23 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	030-01009006	Class	C	Owner	GDCI GA 6 LP	Land	\$72300				
Property		Acreage	1.66	Address	5755 DUPREE DR	Value:					
Address					STE 130	Building	\$0				
District	City/Stockbridge				ATLANTA GA	Value:					
					30327	Misc	\$0				
						Value:					
						Total	\$72300				
						Value:					
								Last 2 Sales			
								Date	Price	Reason	Qual
								2/26/2018	\$1,126,655	OTHER	U
								4/23/2014	\$0	CORPORATE	U

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

Date created: 9/5/2023

Last Data Uploaded: 9/5/2023 1:24:23 AM

Developed by  **Schneider**
GEOSPATIAL

Rezoning Application

City of Stockbridge, Georgia



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

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

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

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

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

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

[Form revised on 1/19/22.]

Procedures

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

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

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

Notes

Contacts

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

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

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

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

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

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

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

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

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

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

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

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

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

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

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

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant D.R. Horton, Inc. Atlanta East Phone: 678-780-8526 Date: 8/6/2023

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

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

Name of Agent Tiffany D. Hogan Phone: 678-780-8526 Date: 8/6/2023

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

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

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

79.16 Rezoning being requested Applicant seeks to rezone approximately 79.02 acres located at Davidson Parkway and Walter Way from C-3 to PUD for a 311 unit single family community to include 128 attached single family residences and 183 detached single family residences.

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

Address of Property: Davidson Parkway and Walter Way

Nearest intersection to the property: Davidson Parkway and Walter Way

Size of Tract: 79.02 ^(Street Address) 79.16 acre(s), Land Lot Number(s): 39, 40, 57, 58, District(s): 12

Property Tax Parcel Number(s): 030-01009000, 030-01009005, 030-01009006 (Required)

Witness' Signature

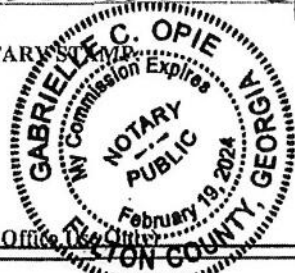
Sarah Haughton

Printed Name of Witness

Gabrielle C. Opie

Notary

NOTARY



Signature of Applicant

Tiffany D. Hogan

Printed Name of Applicant

Signature of Agent

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

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

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

Applicant Campaign Disclosure Form

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

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

Yes _____ No X

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

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

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

Tiffany D. Hogan as agent of D.R. Horton, Inc. Atlanta East

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of AUGUST, 2023



Gabrielle C. Opie
Notary Public

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

Applicant Campaign Disclosure Form

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

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

Yes _____ No X

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

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

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

GDCI GA 6, L.P.

Applicant's Name - Printed
OWNER

By: PACIFIC LAGO, INC., AS ITS G.P.

By: [Signature]
Signature of Applicant/Property Owner/Agent

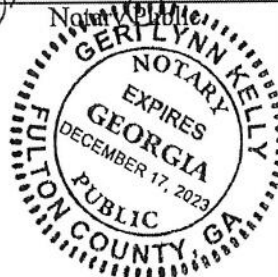
RAYMOND W. CURRIFFE, AS ITS ASST. MGR.

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3 day of August, 2023.

[Signature]



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



TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

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

CC: Ryan Anderson, Chief Planner

DATE: September 28, 2023

SUBJECT: Staff Report for Rezoning Case #RZ-2023-05 for Three Parcels At Davidson Parkway and Walter Way (Parcel #0303-01009000, Parcel #030-01009005, and Parcel #030-01009006). Council District: 2.

I. PURPOSE

Consider a Rezoning application (#RZ-2023-05) by D. R. Horton, Inc. (represented by Tiffany Hogan, JD) to rezone the subject property on Davidson Parkway and Walter Way from the existing 'C-3' (Heavy Commercial) zoning district to the 'PUD' (Planned Unit Development) district to allow for the development of a mixed residential development. The applicant proposes to build 312 total units, including 184 single-family detached dwellings and 128 townhomes. To allow for the proposed development, the applicant also simultaneously submitted an application for a Comprehensive Plan amendment (Case #CP-2023-04) to change the property's future land use designation from 'Low Density Vertical Mixed-Use' to 'High-Density Residential'. The applicant would also need to apply for a recombination of the three parcels into one parcel if and after the requested rezoning is approved.

II. EXISTING CONDITIONS

A. Property Location. The subject property is located in the northwestern area of the City of Stockbridge, near the Clayton County line; about half a mile south of Highway 138 / Lake Spivey Parkway and about half a mile west of North Henry Boulevard. It is bordered by Davidson Parkway to the north, Walter Way to the east, and Interstates 75 and 675 to the south and west. One of the three parcels comprising the subject property

is located on the curve of Davidson Parkway, south of the Clayton County line. The main project access to the development site would occur from this curve.

B. Property Characteristics. The subject property is comprised of three parcels, including a large parcel on Walter Way with 73.859 +/- acres, a small parcel on Walter Way with 3.636 +/- acres, and a small parcel on Davidson Parkway with 1.369 +/- acres. These parcels are shown on the three aerial photographs below. The large parcel has roughly three-fourths of a mile of frontage along Interstates 75 and 675. Reeves Creek is located near the eastern boundary of the development site, with required buffers. The large parcel contains approximately 10.5 acres of "Restricted Use Commercial", thus only the remaining 63.35 +/- acres is developable. The property is mostly level and wooded. The City of Stockbridge owns a lift station near the south end of the large parcel, which is accessed from a driveway through an easement off Walter Way. Due to the lack of access to the property from the south and west, the subject property is viewed as being landlocked.

C. Surrounding Land Use and Zoning. The subject property is surrounded by a mixture of land uses and zoning districts, as is indicated by Table 1 below. To the north, along Davidson Parkway within Clayton County, are several commercial uses, including motels, a gas station, a fast food restaurant, a fitness center, and an automotive repair center. To the northeast is some vacant land along Davidson Parkway and Walter Way, which is zoned 'C-2' (General Commercial). To the west and southwest, the subject property is bordered by Interstate 675. To the east is the Northbridge Crossing Subdivision (whose property is zoned 'RM-2' for Multifamily/Townhomes). The subdivision is the predominant land use in the vicinity. Its clubhouse and pool are located directly across Walter Way from the proposed development site. Bordering the site to the southeast is the Drivetime Automotive Reconditioning Center off Walter Way, which was established in 1997 and whose property is zoned 'LI' (Light Industrial).

III. CASE FACTS

Proposed Development:	Mixed residential development with 312 total units (184 single-family detached dwellings and 128 townhomes).
Applicant:	D. R. Horton, Inc., represented by Tiffany Hogan.
Site Address:	Three parcels at Davidson Parkway and Walter Way.

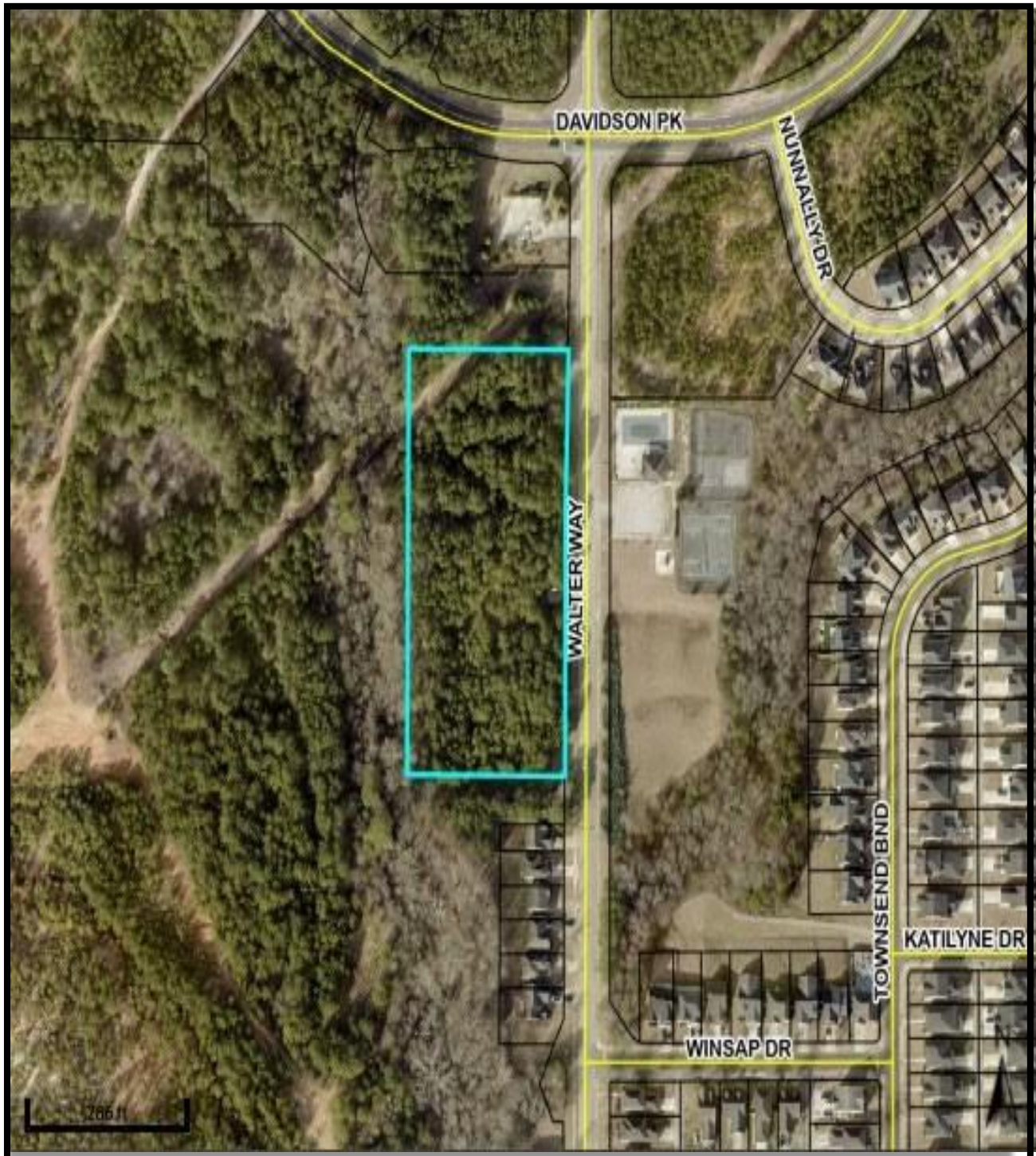
Parcel ID and Acreage:	~ <u>Large Parcel on Walter Way</u>—Parcel #03001009000 with 73.859 +/- acres. ~ <u>Small Parcel on Walter Way</u>—Parcel #030-3.636 with 3.636 +/- acres. ~ <u>Small Parcel on Davidson Parkway</u>—Parcel # 030-01009006 with 1.369 +/- acres.
District and Land Lot:	District 12, Land Lot 57.
Owner:	GDCI GA 6LP
Property Location:	In Council District 2, on the south side of Davidson Parkway and the west side of Walter Way.
Current Use:	Vacant.
Surrounding Uses:	~ <u>North</u>—Vacant land. ~ <u>Northwest</u>—Clayton County. ~ <u>South</u>—Vacant land, recently approved by the City (via CP-2022-04, RZ-2022-05, and DRI #3799) for a major mixed-use development off Flippen Road. ~ <u>Southeast</u>—Automobile refurbishing business (Drivetime). ~ <u>East</u>—Northbridge Crossing I Subdivision. ~ <u>West</u>—Interstates 75 and 675.
Existing & Proposed Zoning:	From 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development). The property also lies within the Parkway Mixed-Use Overlay District.
Surrounding Zoning:	~ <u>North</u>—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ <u>South</u>—SR (Suburban Residential) and DT (Downtown) ~ <u>East</u>—DT (Downtown District), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ <u>West</u>—SR (Suburban Residential).
Existing and Proposed Future Land Use Designation:	From 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'.

Property Conditions:	The large parcel has roughly three-fourths of a mile of frontage along Interstates 75 and 675. It contains Reeves Creek near the eastern boundary; about 10.5 acres of “Restricted Use Commercial”; and a lift station which is owned by the City of Stockbridge, with an easement access off Walter Way. The property is mostly level and wooded. Due to its lack of access from the south and west, it is viewed as being landlocked. A lift station which is owned by the City of Stockbridge is present near the southeast corner of the property, accessed from an easement off Walter Way.
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**AERIAL PHOTOGRAPH:
Large Parcel on Walter Way
(Parcel #030-01009000 with 73.859 +/- Acres)**



AERIAL PHOTOGRAPH:
Small Parcel on Walter Way
(Parcel #030-01009005 with 3.636 +/- Acres)



AERIAL PHOTOGRAPH:

**Small Parcel on Davidson Parkway
(Parcel #030-01009006 with 1.369 +/- Acres)**

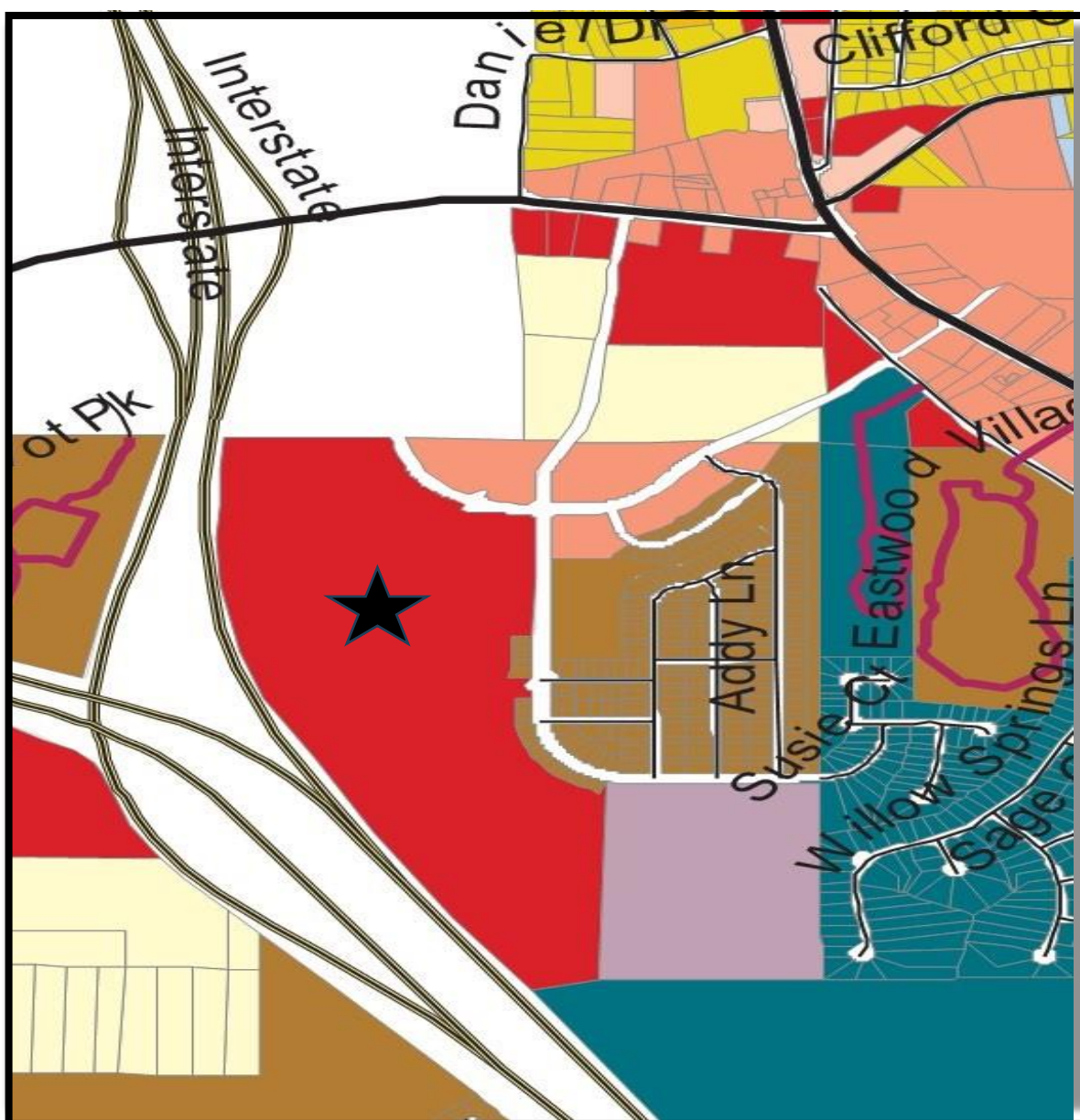


CITY OF STOCKBRIDGE 2023 ZONING MAP

(Subject property is shown with a star.)

KEY:

- Red—C-3 (Heavy Commercial)
- Salmon – C-2 (General Commercial)
- Pink – C-1 (Neighborhood Commercial)
- Lavender—LI (Light Industrial)
- Pale Yellow—RR (Rural Residential)
- Gold—SR (Suburban Residential)
- Brown—MFR (Multiple Family Residential)
- Teal—PUD (Planned Unit Development)

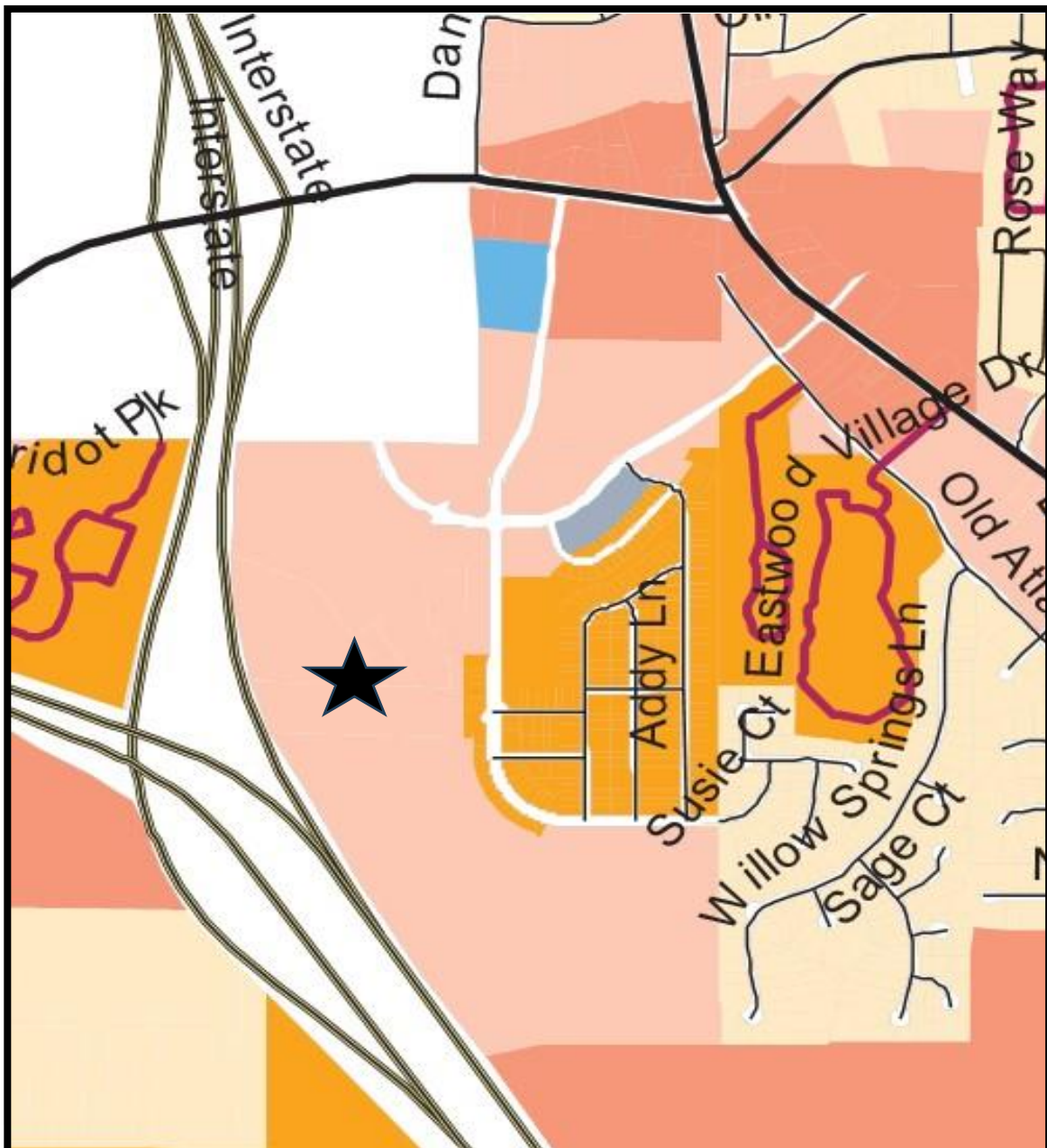


CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP

(Subject property is shown with a star.)

KEY:

- Peach—Low-Density Vertical Mixed-Use
- Salmon—Medium-Density Vertical Mixed-Use
- Orange—High-Density Residential
- Beige—Medium-Density Residential
- Slate—Light Industrial
- Blue—Office-Institutional



IV. ZONING HISTORY

Over the years, parts of the subject property and the adjacent properties to the east and south have had a very active zoning history, having been rezoned and being the subject of four Development of Regional Impact (DRI) reviews by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA). Although the existing Northbridge Crossing subdivision was developed as a result of the approval of the Northbridge Crossing I DRI #284, no development has yet occurred on the subject property. A description of each zoning action is provided below.

- Multiple rezonings for Northbridge Crossing Development
- Northbridge Crossing DRI #284 review
- Development Agreement for Northbridge Crossing
- Rezoning Case #RZ-09-12-S
- Reeves Creek DRI #2996 review
- Davidson Parkway Commerce Center DRI #3309 review
- Reeves Creek II DRI Review #3799

A. Multiple Rezonings for Northbridge Crossing Development. In 2003, DRA Development requested the rezoning of about 49 acres around the intersection of Davidson Parkway and Walter Way, as part of the “Northbridge Crossing Development”, from ‘RA’ (Residential-Agricultural), ‘C-3’ (Heavy Commercial), and ‘M-1’ (Light Manufacturing) to ‘RM-3’ (Multifamily Residential for Condominiums) to allow for condominium development. The rezoning was approved with conditions via Ordinance No. 03-148. Then Henry County Planning and Zoning completed a staff report for Rezoning Case #RZ-02-71-S for a 7.24-acre tract adjacent to the current Drive Time Automotive Conditioning establishment. The report stated that a portion of the tract was previously rezoned from ‘RA’ to ‘M-1’ with a ‘PD’ (Planned Development) district on September 8, 1996.

B. Northbridge Crossing DRI #284 Review. In conjunction with the multiple rezoning requests for Northbridge Crossing, the Atlanta Regional Commission (ARC) completed a Final Report for a Development of Regional Impact (DRI) Review on November 15, 2002, representing DRI #284. The proposed project was to have mixed uses, include residential, office, and commercial. The Georgia Regional Transportation Authority (GRTA) approved the project with the conditions that additional turn lanes be constructed along Davidson Parkway; that the intersection of Davidson Parkway and Walter Way be reconstructed; and that sidewalks be installed.

C. Development Agreement for Northbridge Crossing. A Development Agreement was prepared for Northbridge Crossing (formerly known as “Stockbridge Station”) on May 15, 2003 between the City of Stockbridge and DRA Development, Inc. It pertained to the rezoning of a 143.72-acre site and it included multiple zoning conditions for different types of uses to be included within the development plan. Four amendments were later made

through 2007. Among the zoning conditions were the requirements that residential units not have rear alleyways; that any new roadway have four lanes with a raised median; and that any connections to the existing streets at Flippen Road and Davidson Parkway should be coordinated with the Henry County DOT.

D. Rezoning Case #RZ-09-12-S. On April 12, 2010, the Stockbridge City Council approved Rezoning Case #RZ-09-12-S to rezone fourteen tracts of land (including the subject property) at the southwest corner of Davidson Parkway and Walter Way from C2, RM-2, and RM-3 to the subject property's current zoning of C-3. The applicant was DRA Development, Inc. and the rezoning comprised 83.26 acres of land which constituted a portion of the original 143.72 +/- acres. Ordinance #10-185 was prepared to document the rezoning approval. The proposed development was to be a mixture of commercial, retail, and office uses. One of the nine zoning conditions was the requirement that the Development Agreement for Northbridge Crossing, which was adopted on May 15, 2003, be updated to reflect this rezoning of the property to C-3.

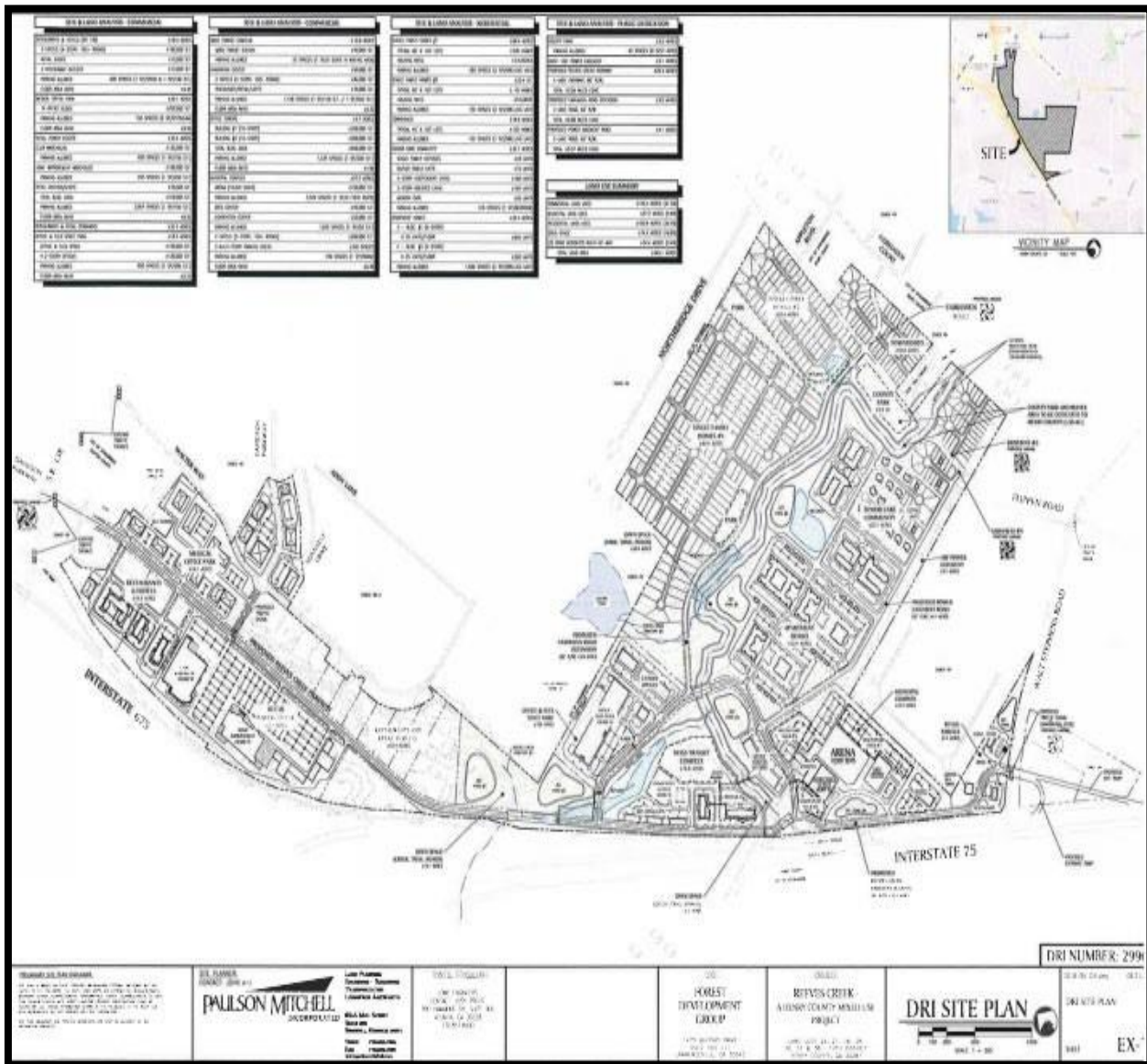
E. Reeves Creek I DRI #2996. In 2019, Forest Development Group proposed the construction of a major mixed-use development of regional scale on a portion of the subject property, as well as other property to the south within unincorporated Henry County. The development site included portions of Henry County (the submitting jurisdiction), the City of Stockbridge, and Clayton County. ARC completed its "Regional Review Finding" for DRI #2996 on October 3, 2019 for the proposed "Reeves Creek" development. The DRI request was made by Henry County Government since the majority of the land within the project boundaries was located in unincorporated Henry County. The DRI was found to be "within the best interest of the State." ARC's Decision recommended the construction of a new road through the area, to be named "Reeves Creek Parkway", the possible installation of a traffic signal at the intersection of Reeves Creek Parkway and Davidson Parkway, and the installation of additional turn lanes at the intersection of Davidson Parkway and Highway 138 West.

The approved site plan shows that the main access was to begin from Davidson Parkway off Highway 138, then a new four-lane roadway to be called "Reeves Creek Parkway" was to extend through the middle of the subject property and run southward along the right-of-way of Interstates 75 and 675 to Walt Stephens Road, where a proposed new interstate exit would be created. The portion of the development site which would have comprised the subject property was to be developed with a retail power center, a club warehouse, restaurants, and retail establishments. A medical complex was to be located on the north side of Davidson Parkway, while hotels and restaurants were to be located within the Clayton County portion of the site. To the south, in the Henry County portion of the site, larger uses were to be developed, including a mass transit complex, an arena, a convention center, a municipal complex, retail and office uses, a county park, a senior care community, and an apartment community.

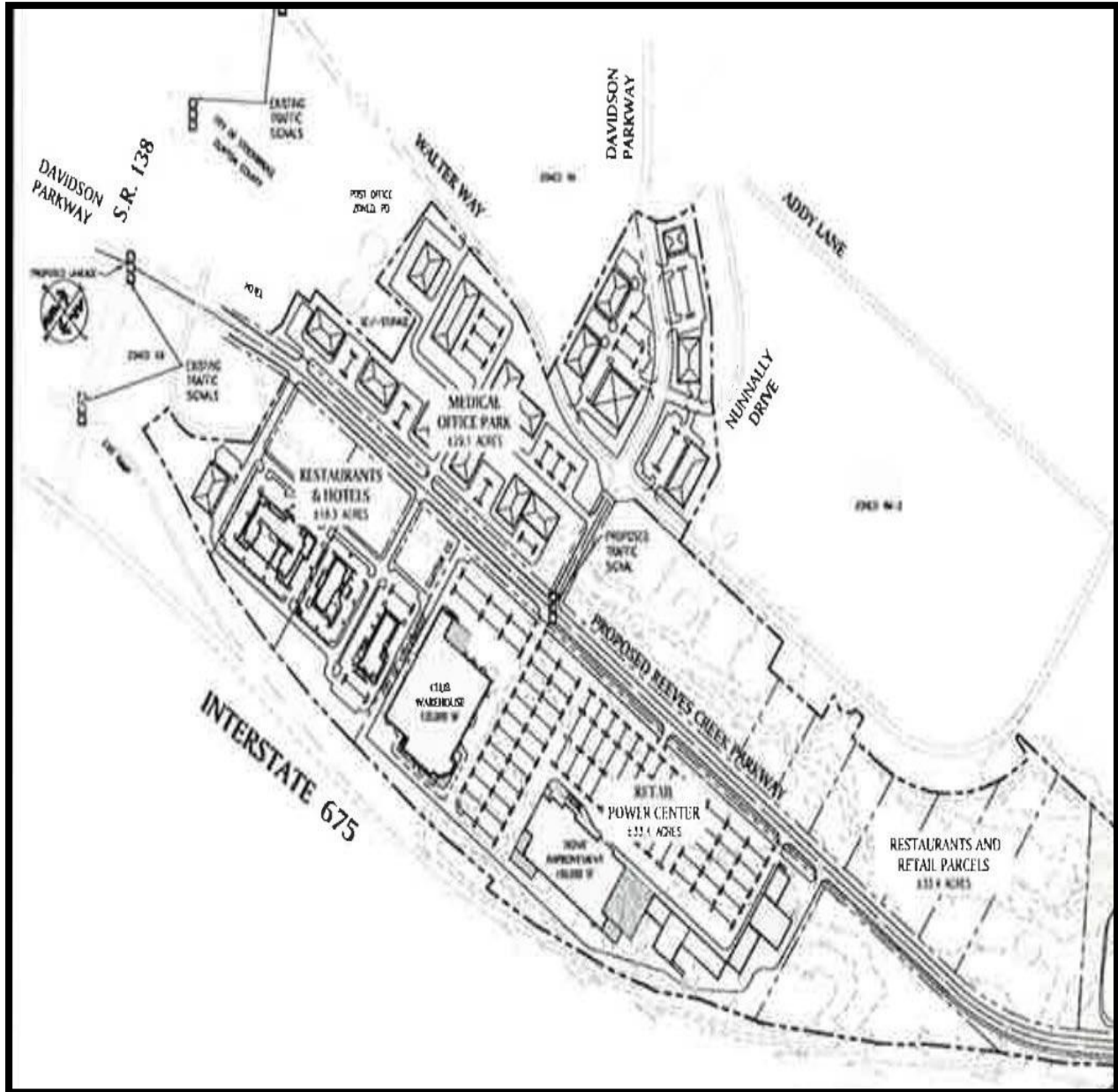
F. Davidson Parkway DRI #3309. In 2021, EastGroup Properties, L.P., the developer/applicant, proposed the development of a “business distribution center”, to be named “Davidson Parkway Commerce Center”, on the subject property. It was to be comprised of five buildings serving multiple tenants with various office and warehouse uses, having a total building space of 695,860 square feet. Battle Law, P.C. represented the developer. The applicant applied for Comprehensive Plan Amendment Case #CP2021-01 and Rezoning Case #RZ-2021-01. Although the DRI decisions by ARC and GRTA were for approval with conditions, the Stockbridge Planning and Zoning Staff and the Planning Commission both recommended the denial of the proposed project due to their belief that industrial uses were inappropriate for the subject property. The City Council agreed, denying Comprehensive Plan Amendment Case #CP-2021-01 and Rezoning Case #RZ-2021-01 due to the incompatibility of land uses and the excessive amount of truck traffic which the proposed project would have generated.

G. Reeves Creek II DRI #3799. In 2022, Vista Realty Partners applied for Comprehensive Plan Amendment Case #CP-2022-04 and Rezoning Case #2022-05 for property at 384 and 630 Flippen Road, plus a third small parcel off Flippen Road. The property includes 276.91 acres of land. It is located directly south of the subject property, and a portion of it also comprised the Reeves Creek I DRI Case #2996. The Stockbridge City Council approved the rezoning by assigning the ‘PUD’ zoning district to the property, which was previously zoned ‘RA’ (Residential-Agricultural) by Henry County prior to its annexation. The proposed master planned, mixed-use development will include detached single-family homes, townhomes, multifamily housing, senior living homes, office and retail. Besides having three full access driveways off Flippen Road, the approved development will have a full access driveway stubbed for future connection to the subject property and Davidson Parkway to the north.

REEVES CREEK I D.R.I.: APPROVED SITE PLAN



REEVES CREEK I D.R.I.: APPROVED SITE PLAN – ENLARGEMENT OF SUBJECT PROPERTY AREA

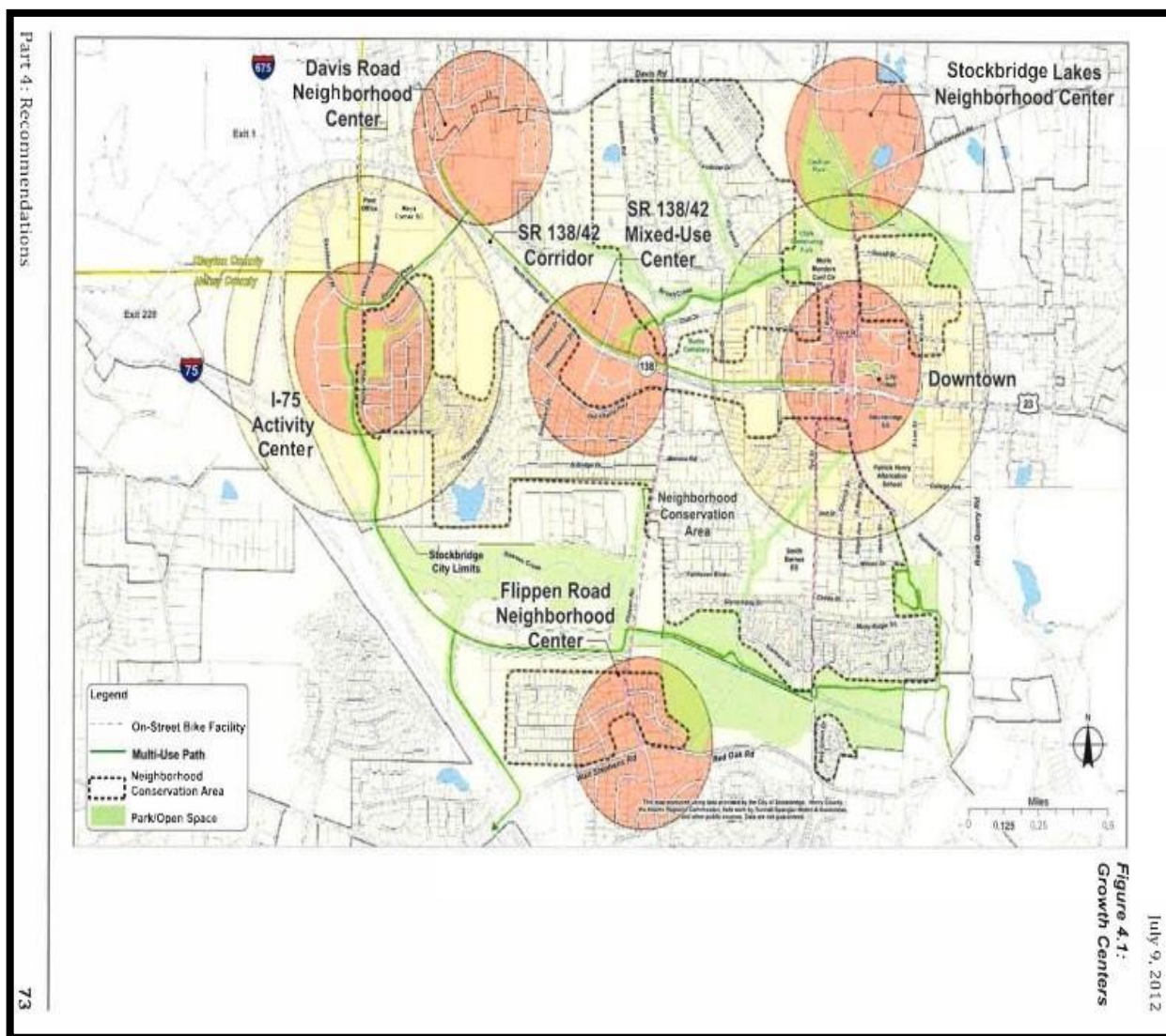


V. FUTURE DEVELOPMENT PLANS

A. Comprehensive Plan / Future Land Use Designation. The Stockbridge Future Land Use Map, which is a part of the City of Stockbridge 2018-2038 Comprehensive Plan, shows that the subject property has a future land use designation of “Low-Density Vertical Mixed-Use. This designation is intended for commercial/retail areas along various corridors and intersections; should mainly serve the residents of the surrounding residential neighborhoods; and should maintain a community orientation. But the proposed mixed residential project would not be compatible with this designation since its uses would be very different and they would be internally-focused rather than community-focused. A Comprehensive Plan Amendment would therefore be required to assign a more suitable land use designation to the subject property. Due to the proposed density of the proposed development, the new land use designation would need to be High-Density Residential, which is the subject of the applicant’s request via CP-2023-04.

B. Livable Centers Initiative. The City of Stockbridge Livable Centers Initiative (“LCI Study”) 10-Year Update from 2012 contains a map of Stockbridge “growth centers”, and the subject property is shown as part of an “I-75 Activity Center.” Further, an “I-75 Activity Center Concept Plan” was prepared, showing the subject property as being a part of a project major employment center with mixed uses. Such uses were envisioned to include Class A office space, hotels, retail uses, high-quality multifamily, senior housing, and park space. A new north/south roadway would be constructed through the subject property to connect with Flippen Road, with non-residential uses being located on the western side, adjacent to I-75 and I-675, and high-quality multi-family and senior housing uses being located on the eastern side.

LCI STUDY: STOCKBRIDGE GROWTH CENTERS



LCI STUDY: I-75 ACTIVITY CENTER -- AREA DESCRIPTION

I-75 Activity Center Concept Plan

The I-75 Activity Center has the potential to become a major employment center for the City of Stockbridge and North Henry County. This concept plan shows how that might occur in a way that is consistent with the vision of this plan.

The images at right and below show one option for how the area could accommodate the following long-term development program:

- 1.0-1.5 million sf of Class A office (blue)
- 2 full-service hotels (purple)
- 250,000 - 300,000 sf of retail (red)
- 750-1,000 units of high-quality multifamily (yellow)
- 300-500 units of senior housing or assisted living (turquoise)
- 1,500 housing units (yellow and brown)
- 20-25 acres of park space (green)
- Potential long-term parking decks (white)

Of these uses, big box retail and parking could front I-75, with mixed-uses and offices lining a new north-south roadway connecting to Flippen Road. Housing could occur to the east, where proposed parks and multi-use paths would create a quality residential address. Nearby, the former Manheim Drive Center could become a college.



LCI STUDY: I-75 ACTIVITY CENTER – SITE PLAN ENLARGEMENT

KEY:

- Purple—Two Full-Service Hotels
- Red—Big-Box Retail Space
- Yellow—High-Quality Multi-Family
- White—Long-Term Parking Decks
- Blue—Class ‘A’ Office Space
- Turquoise—Senior Housing or Assisted Living



VI. PROPOSED DEVELOPMENT

A. Project Description. The applicant, D.R. Horton, Inc., proposes to build 312 residential units on the subject property, including 184 single-family detached homes and 128 townhomes, at a density of 3.95 units per acre on 79.16 +/- total acres. Currently, the property contains three parcels (a large parcel and two very small parcels), which would need to be combined into one parcel. The proposed development would have its main off Davidson Parkway, a secondary access street off Walter Way, and a future third access street possibly being provided through an easement from the southeast corner of the property. Multiple amenities and open space areas would be provided. All residential units would have two-car garages, and guest parking would also be provided. A mandatory homeowners' association would be established. No traffic impact study has been submitted.

B. Site Plan Design. The submitted site plan is titled "Concept Plan: Northbridge 2", and it was prepared by Bowman Consulting Group, Ltd. on July 27, 2023. It shows that a few single-family detached units would be located along Walter Way, and that the remainder would be located between Reeves Creek and Interstates 75 & 675. The internal streets would have 5-foot sidewalks and 3-foot "beauty strips" (for landscaping) on both sides. The site plan also provides a separate box with diagrams of "Lot Specifications" which show this information. The townhomes would be located in the northern area of the development site, to be accessed from Davidson Parkway. Amenities would be located near the center of the site. These would include a clubhouse, a pool, a playground, and four pickleball courts. Several pocket parks would also be located throughout the site. A 55-foot Interstate buffer would be provided along the rights-of-way of Interstates 75 and 675, and the five billboard signs, plus their access easements, which are present within the Interstate rights-of-way would remain.

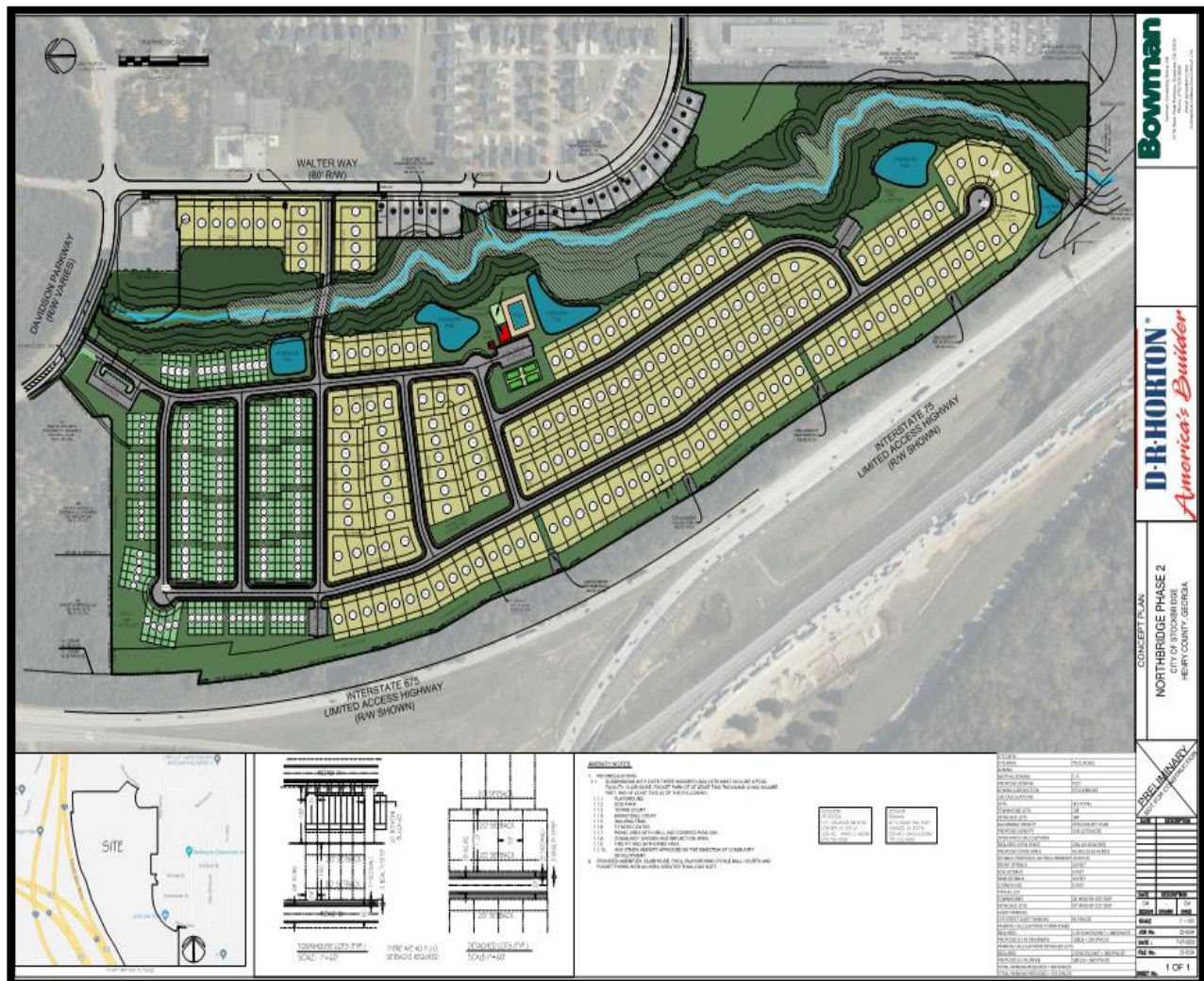
C. Open Space and Buffers. The developer would provide 33.63 acres (42.60 percent of the site) of open space, compared to the 15.80 acres (20 percent) which are required. No buffers are shown. A revised site plan showing a buffer of 25 feet on the western side of the property will need to be submitted to the Planning and Zoning Office.

D. Typical Lot Specifications. The "Site Data" table from the conceptual site plan states that the typical single-family detached lots would be 50 feet wide and 110 feet deep, while the typical townhome lots would be 24 feet wide and 100 feet deep. The setbacks to be provided would be 20 feet for the front yard setbacks, 5 feet for the side yard setbacks, 20 feet for the rear yard setbacks, and 5 feet for the corner side setbacks. This is shown in the "Lot Specifications" diagrams of the site plan.

E. Parking. Section 4.8.5 of the UDC provides a table of "Parking and Loading Space Standards." Multifamily developments having units with three bedrooms or more are required to have 2.25 parking spaces per unit. With 128 townhomes, 288 parking spaces

are required. Single-family detached homes are required to have 2.00 parking spaces per unit. Thus, 368 parking spaces are required for the 184 single-family detached homes. The applicant would provide these, as well as 91 guest and amenity parking spaces.

CONCEPTUAL SITE PLAN—TOTAL AREA



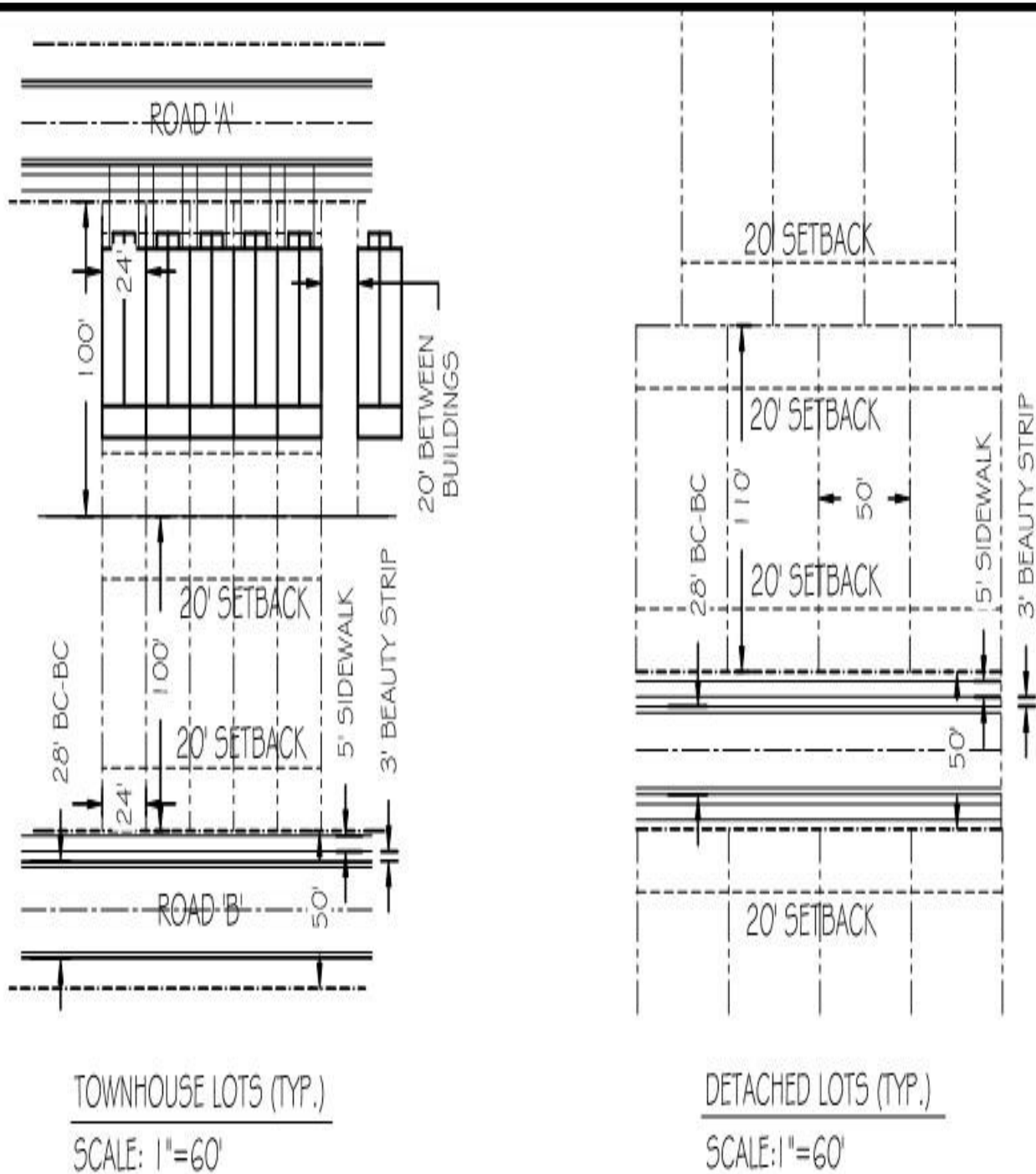
CONCEPTUAL SITE PLAN—ENLARGED



SITE DATA FROM CONCEPTUAL SITE PLAN

SITE DATA	
SITE AREA	79.02 ACRES
ZONING	
EXISTING ZONING	C-3
PROPOSED ZONING	PUD
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	312 TOTAL
TOWNHOME LOTS	128
DETACHED LOTS	184
ALLOWABLE DENSITY	PER CONCEPT PLAN
PROPOSED DENSITY	3.95 LOTS/ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (15.80 ACRES)
PROPOSED OPEN SPACE	42.6% (33.63 ACRES)
SETBACK PROPOSED. NO REQUIREMENTS FOR PUD	
FRONT SETBACK	20 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	20 FEET
CORNER SIDE	5 FEET
TYPICAL LOT	
TOWNHOMES	24' WIDE BY 100' DEEP
DETACHED LOTS	50' WIDE BY 110' DEEP
GUEST PARKING	
OFF STREET GUEST PARKING	91 SPACES
PARKING CALCULATIONS TOWNHOMES	
REQUIRED	2.25 SPACES/UNIT = 288 SPACES
PROPOSED (2 IN DRIVEWAY)	128(2) = 256 SPACES
PARKING CALCULATIONS DETACHED LOTS	
REQUIRED	2 SPACES/UNIT = 368 SPACES
PROPOSED (2 IN DRIVE)	184 (2) = 368 SPACES
TOTAL PARKING REQUIRED = 656 SPACES	
TOTAL PARKING PROVIDED = 715 SPACES	

LOT SPECIFICATIONS PER CONCEPTUAL SITE PLAN



VII. ANALYSIS OF REQUEST

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

STANDARD #1--Consistency with the Comprehensive Plan.

The applicant proposes the development of multiple-story townhomes as part of a planned development. However, these types of uses would not be consistent with the small, low-intensity types of community-oriented uses which the Low-Density Vertical Mixed-Use designation calls for. The applicant has therefore requested that the future land use designation of the subject property be changed to 'High-Density Residential', which permits the proposed uses. This request is the subject of the separate Comprehensive Plan Amendment Application #CP-2023-04.

The High-Density Residential designation allows 6 to 16 units per acre, yet the applicant is only proposing to provide a density of 3.94 units per acre, which falls well below this range. However, the applicant may not apply for the 'Medium-Density Residential' designation because it only allows a maximum of 3.6 units per acre, which is slightly less than the applicant's proposed density of 3.94 units per acre. Therefore, the High-Density Residential designation is the appropriate request. It would also be compatible with the adjacent High-Density Residential area to the east, where the existing Northbridge Crossing Subdivision off Walter Way is located.

STANDARD #2 -- The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Unified Development Code (UDC).

The applicant proposes to rezone the subject property from its existing 'C-3' (Heavy Commercial) district to the 'PUD' (Planned Unit Development) District. The purposes/intents of the C-3 and PUD districts, according to the Stockbridge UDC, are provided below.

C-3 District Intent / Purpose (from Section 2.4.10 of the UDC):

The intent of the C-3 district is to provide distinct areas for commercial activities which provide products and services that require locations along major arterial roads, highway intersections, and freeway interchange areas, due to their generation of heavy traffic or their need to transport and display heavy bulk materials, and which provide services that would not be appropriately located in areas providing neighborhood or other commercial retail and service activities. Uses in this district shall be located on roads having a minimum classification of major arterial.

PUD District Intent / Purpose (from Section 2.4.13 of the UDC):

The intent of the Planned Unit Development district is to: 1) Allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones; 2) Provide an appropriate district for mixed-use developments; and 3) Allow flexibility in design for environmentally challenged properties.

The property's current C-3 district classification does not allow for the proposed mixed residential uses, while the applicant's requested PUD district allows mixed-use developments and flexibility in design for properties such as the subject property which have creeks, wetlands, and other environmentally-challenged features. The flexibility in design which the PUD district offers also allows the applicant to protect the existing natural resources on the property.

Section 1.4 of the UDC lists several purposes and intents which the UDC aims to accomplish. Among them, the ones that are listed below are of particular relevance to this rezoning proposal.

- A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge;
- F. Prevent the overcrowding of land, avoiding both undue concentration of population and urban sprawl;
- I. Encourage the most appropriate and best use of land, buildings, and other structures throughout the City;

Considering the first two UDC intents and purposes above, the proposed mixed residential development may not be the most appropriate use for the subject property. The construction of 183 more single-family detached dwellings in this area could be viewed as overpopulation and urban sprawl due to 1) the presence of the existing Northbridge Crossing Subdivision and other subdivisions immediately to the east; and 2) the fact that the City Council has just approved (on June 12, 2023) Rezoning Case #RZ-2022-05 for the rezoning of 276.91 +/- acres on the south side of the subject property for the development of 1,347 total units (including single-family detached, townhomes, and senior housing units). The latter will be a major residential development, and the need for even more housing in this area is questionable. The existing residents in this area might feel overwhelmed by the coming of so many more new residents. As such, their prosperity and general welfare might decline.

The proposed mixed residential development might also not be the best use of the subject property. There are few remaining large properties within the Stockbridge City Limits which could be used for major commercial uses, and the subject property has ideal visibility from Interstates 75 and 675 for any community- or regional-serving commercial uses which could currently locate there under the existing C-3 zoning. Such uses might

include hotels, shopping centers, arenas, public buildings, and office parks. Even though current market conditions might not be favorable for such uses, whenever market conditions become more conducive, large C-3-zoned properties must be available, or else the City of Stockbridge might lose the opportunity to attract major economic development uses to the City. These uses were called for by both the LCI Study and the Reeves Creek I DRI rezoning. The LCI Study even identified the subject property as being the focus of an “I-75 Activity Center”, to become a major employment center for the City.

For these reasons, the proposed rezoning and residential development of the subject property would not carry out the best intents and purposes of the UDC.

STANDARD #3 -- Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The requested rezoning of the subject property to allow for the proposed mixed-residential development may be beneficial to the area by allowing the continuation of further residential development rather than some other type of use, which the existing residents of Northbridge Crossing are likely to be in favor of. If additional housing is needed in this area, besides the existing subdivisions and the 1,347 residential units to the south which were just approved via RZ-2022-05, then the subject property and the proposed development offer the opportunity to provide it.

STANDARD #4 -- The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The subject property is traversed by a creek and its adjoining stream buffer, undisturbed buffer, and impervious setback, which all limit the amount of buildable area on the site. The City of Stockbridge’s existing lift station is also present near the southeastern corner of the property. Although the applicant has designed the site such that the proposed residential uses would avoid those areas, no environmental impact study has been submitted to the City.

Due to the presence of Reeves Creek, the required buffers would need to be provided and maintained. The site plan should adequately label the locations of these buffers.

The submitted site plan shows that the proposed development would have its main access of Davidson Parkway, with a secondary access to be located off Walter Way. For such a large site, a third access is desirable and needed to connect with the property to the south. Such access should be located close to the Drive Time property, and a “stub-out” should be shown on the site plan for that purpose.

STANDARD #5 --The impact upon adjacent property owners should the request be granted.

The proposed single-family detached homes would be a continuation of the existing single-family detached subdivision along Walter Way and the adjacent streets, so it would not be an adverse type of land use. The proposed townhomes, though, would represent the introduction of a new type of land use to the area. They would be accessed directly from Davidson Parkway, however, so traffic from them would most likely not impact the adjacent residential streets.

STANDARD #6 -- The potential impact of the rezoning on City infrastructure including water and sewage system.

The applicant has submitted a letter from the City's Public Works Department, which was dated August 2, 2023. It states that water and sewer services are available to serve the proposed development, but that the City will extend the reservation for capacity for one year after that date. Moreover, construction plans must be submitted to Public Works before six months prior to that date, or else the reservation for capacity will expire.

STANDARD #7 -- The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The applicant has not mentioned whether a traffic impact study is forthcoming, but it is highly desirable. The addition of a substantial volume of traffic from the proposed residential development may require the installation of a traffic light on Davidson Parkway, and some other improvements to Davidson Parkway itself.

The fact that the proposed development would not include a new roadway extension of Davidson Parkway through the subject property to connect with the property to the south is disappointing. Such an extension was planned by the Reeves Creek I DRI, which called for the creation of a "Reeves Creek Parkway" to go through the subject property, travel alongside Interstates 75 and 675, and ultimately connect with Walt Stephens Road, with possibly a new interstate interchange to be built there. To allow the proposed development would be the loss of that opportunity.

STANDARD #8 -- The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

As was previously mentioned, the Comprehensive Plan encourages the development of commercial nodes throughout the City, and the LCI Study in particular recommended the development of the subject property as the focus for a commercial node to serve as an employment center. The approved Reeves Creek DRI I then recommended specific types of major commercial uses to be located on the subject property. Such commercial uses

would be a much better use of the subject property in serving as an employment center, generating economic development revenues for the City, and providing valuable services to the general public. Thus, the City needs to be able to provide major commercial uses, and suitable sites for such uses must be available. The subject property represents a rare opportunity to meet those objectives.

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned.

The subject property can and should be developed according to its present zoning of C-3, in furtherance of the City's objectives of promoting economic development in general and providing for the development of major commercial uses in particular. The visibility of the property from Interstates 75 and 675 is ideal for major commercial uses. For passing motorists, the property could serve as a visual gateway into the City. The property also offers access from one of the City's major arteries, Highway 138, via Davidson Parkway, from which an improved Davidson Parkway could serve commercial development on the property.

VIII. STAFF CONCLUSIONS

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request to rezone the subject property from 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development) via RZ-2023-05 to allow for the proposed mixed residential development would not be in the best interests of the City of Stockbridge for the following reasons:

1. Rationale for Additional Residential Uses in the Vicinity--Although the Comprehensive Plan encourages the development of more housing, several large residential developments have already been approved by the City of Stockbridge over the last few years. In particular, the Reeves Creek II development was just approved on June 12, 2023 for a total of 1,347 new residential units to be built immediately south of the subject property. The need for the addition of even more residential uses on the subject property is questionable.
2. Inconsistency with Major Plan Recommendations --The proposed mixed residential development would not meet the recommendations of the Comprehensive Plan, the LCI Study, nor the Reeves Creek I DRI rezoning, which all called for the development of major commercial uses on the subject property in lieu of further strip commercial development elsewhere in the City.
3. Not the Best Use of the Property -- The proposed mixed-residential development would not be the best use for the subject property since it would deprive the City of the opportunity to use the property for much more community-serving major commercial uses. The subject property is one of the few remaining large tracts of land which exist in the City, and it represents a unique opportunity to provide major services and

facilities to benefit the general public, which may not be possible elsewhere in the City. Although current market conditions might not be favorable for the development of major commercial uses, the subject property should be available for commercial development for whenever market conditions improve.

4. Scarcity of Large Commercially-Zoned Tracts of Land -- Few large commercial developments have been approved by the City in recent years, and the subject property is one of the last remaining large tracts of land where large commercial uses could be located. The property is ideally located for visibility from Interstates 75 and 675. In addition, the subject property could be developed as a continuation of the motel and restaurant uses that are found along Davidson Parkway to the north, within Clayton County, where they could serve the traveling public off Highway 138.

For the reasons above, the applicant's rezoning request via RZ-2023-05 should be **denied**.

VI. STAFF RECOMMENDATIONS

In view of the aforementioned conclusions, the Planning and Zoning Staff recommends **DENIAL** for this rezoning case (RZ-2023-05). However, if the Stockbridge City Council decides to approve this case, such approval should be contingent upon the developer meeting the **ZONING CONDITIONS** that are listed below.

1. **Comprehensive Plan Amendment --** The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-04, to change the subject property's future land use designation from Low-Density Vertical Mixed-Use to High-Density Residential is approved before, or simultaneously with, the approval of RZ-2023-05.
2. **Parcel Recombination --** No permits shall be issued by the City of Stockbridge until the developer provides to the Planning and Zoning Office a copy of the recorded plat for the recombination of the three parcels comprising the subject property.
3. **Site Plan --** The proposed mixed-residential development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Concept Plan: Northbridge 2", which was prepared by Bowman Consulting Group, Ltd. on July 27, 2023. Further, the revised site plan shall show a 25-foot buffer along the western side of the property.
4. **Water and Sewer Availability --** The developer shall submit construction plans to the Stockbridge Public Works Department by the six-month point prior to August 2, 2024 in order to take advantage of that office's reservation of water and sewer capacity to serve the proposed development.

5. **Transportation and Traffic Impacts** – The applicant shall submit a traffic impact study which provides satisfactory traffic and transportation data; and the applicant shall provide the appropriate needed transportation and traffic improvements, in conjunction with officials from the City of Stockbridge, Henry County DOT, and Georgia DOT.
6. **Environmental Impacts** – The developer shall submit an environmental impact study or hydrology / geology study which provides satisfactory environmental data; and the applicant shall take appropriate steps to preserve/protect the existing natural resources on the subject property and prevent the occurrence of any adverse environmental impacts.
7. **Landscape Design** -- The developer shall submit an acceptable landscape design plan for the proposed development during the plan review process for a land disturbance permit.
8. **Preservation of the City's Lift Station** – The developer shall take appropriate steps to preserve and protect the City's existing lift station on the subject property, such as providing appropriate buffering and ensuring the clear access to the lift station facilities.
9. **Architectural Design** – The architectural design of the single-family detached units which are to be located along and close to Walter Way shall be similar to the architectural design of the existing homes along Walter Way.
10. **Homeowners' Association** – The developer shall establish a homeowners' association or property management company, or separate ones for the single-family detached subdivision and the townhome community, to maintain the subject property, the streets, and the project amenities.

Presentation For RZ-2023-05:

Rezoning for the Proposed
“Northbridge Crossing II” Mixed
Residential Development on Three
Parcels at Davidson Parkway
And Walter Way

Presented To:

Planning Commission – Sept. 28, 2023

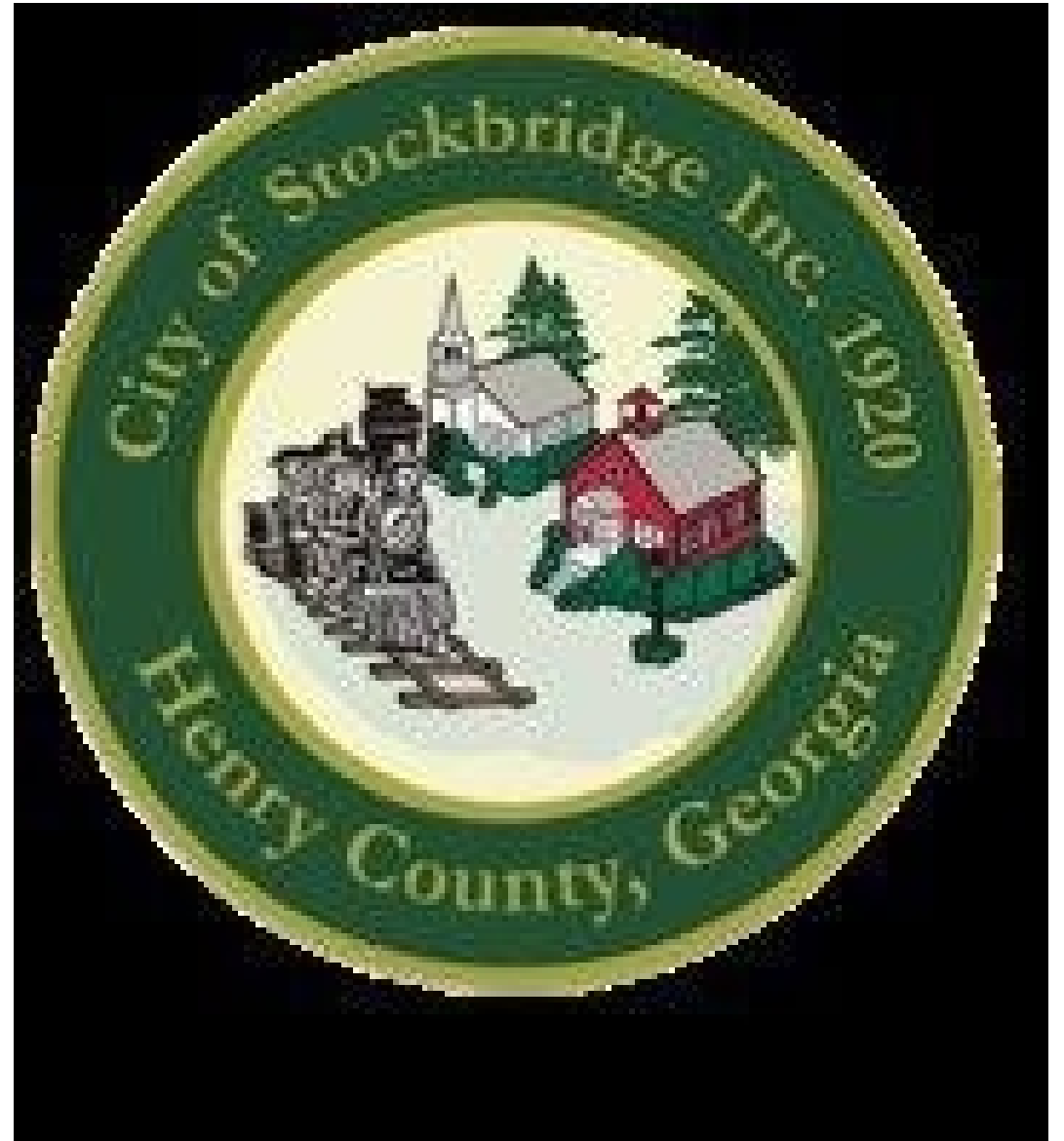
City Council --

Dec. 11, 2023 & June 10, 2024

Community Meeting – May 1, 2024

By:

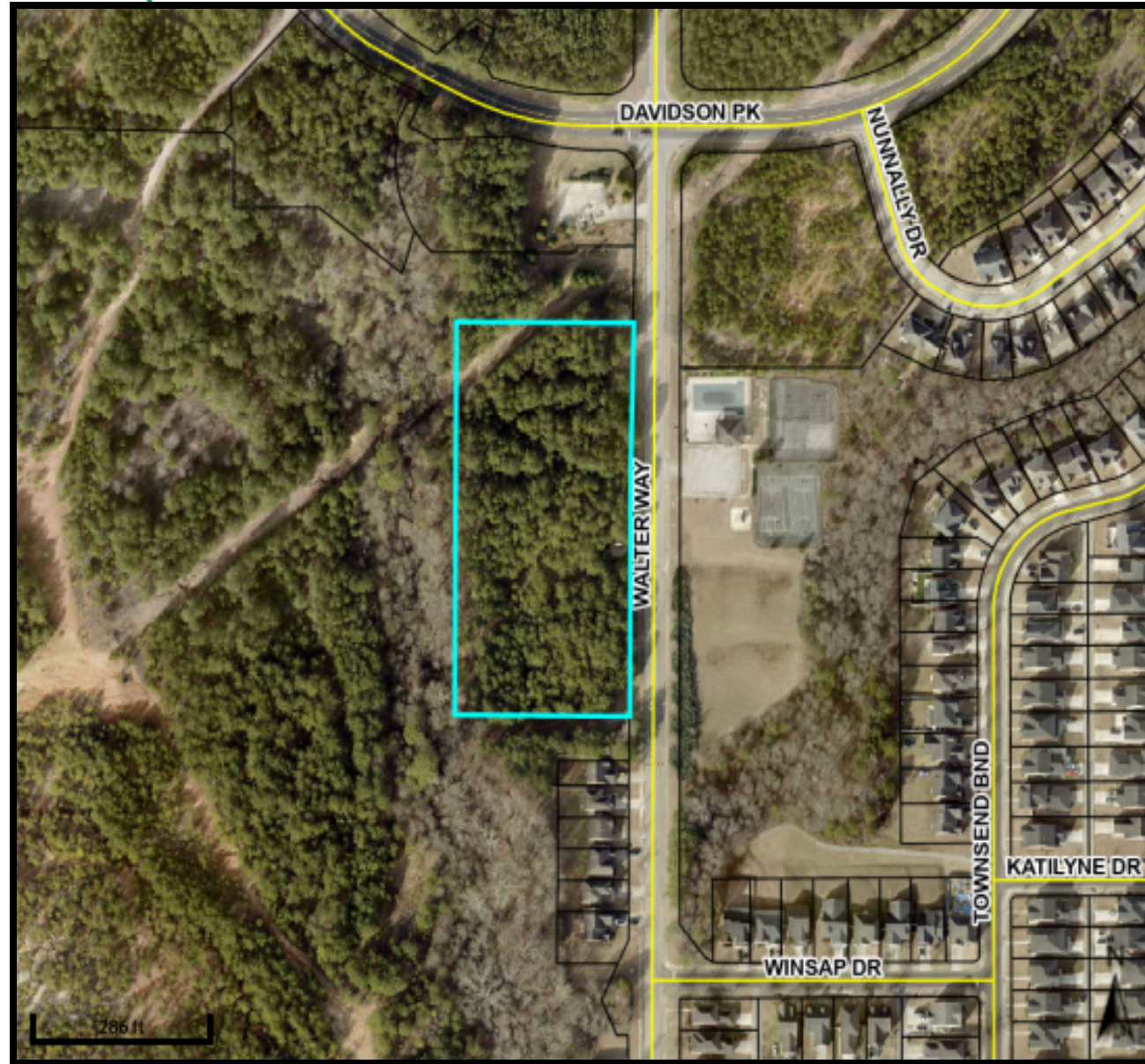
City of Stockbridge Community
Development Department



**AERIAL PHOTO #1: LARGE PARCEL ON WALTER WAY
(Parcel #030-01009000 with 73.859 +/- Acres)**



AERIAL PHOTO #2: SMALL PARCEL ON WALTER WAY
(Parcel #030-01009005 WITH 3.636 +/- Acres)



AERIAL PHOTO #3: SMALL PARCEL ON DAVIDSON PARKWAY
(Parcel #030-01009006 with 1.369 +/- Acres)

6



CITY OF STOCKBRIDGE 2023 ZONING MAP

KEY:

Red—C-3 (Heavy Commercial)

Salmon – C-2 (General Commercial)

Pink – C-1 (Neighborhood Commercial)

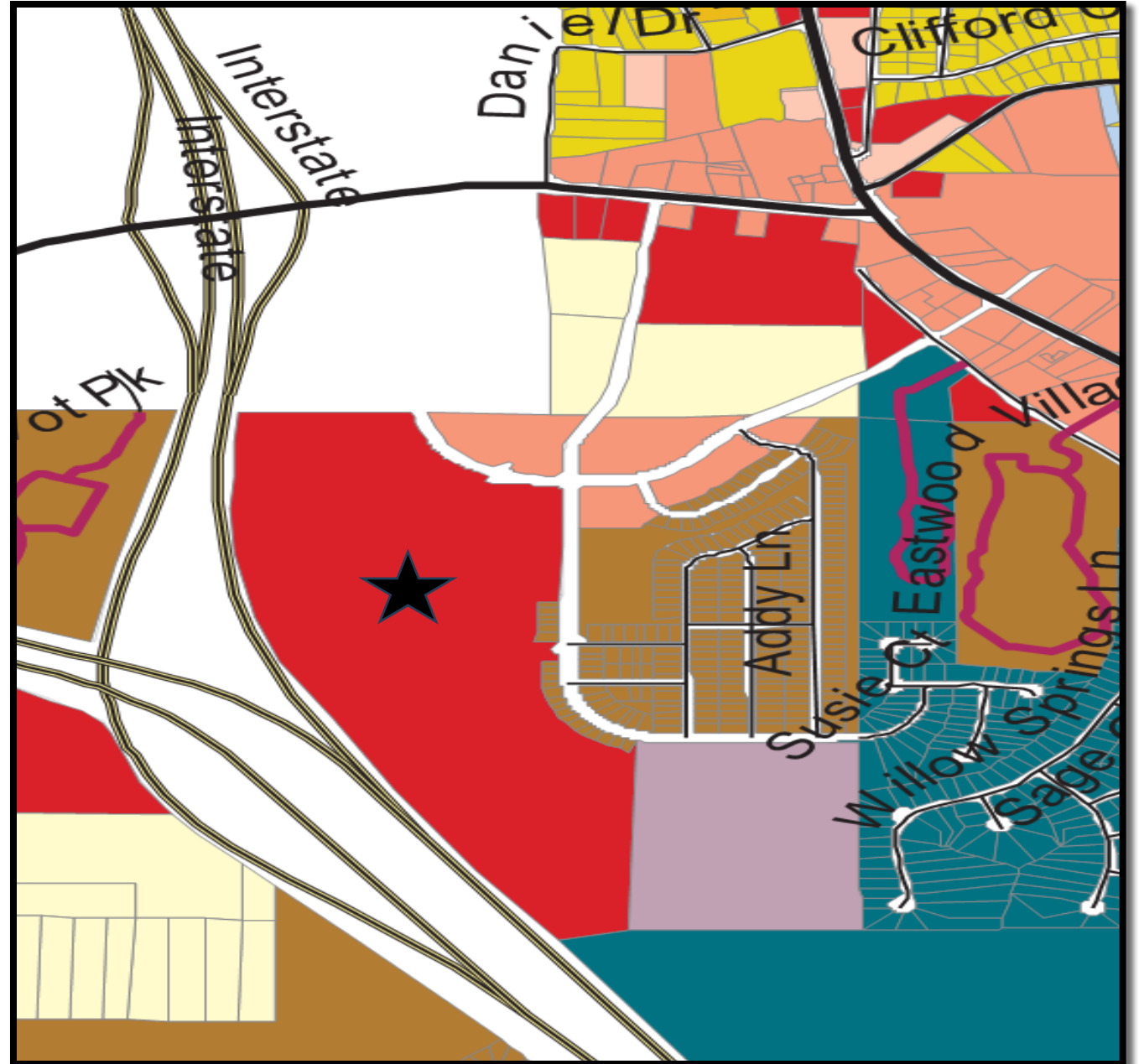
Lavender—LI (Light Industrial)

Pale Yellow—RR (Rural Residential)

Gold—SR (Suburban Residential)

Brown--MFR (Multiple Family Residential)

Teal—PUD (Planned Unit Development)



CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP

(Subject property is shown with a star.)

KEY:

Peach—Low-Density Vertical Mixed-Use

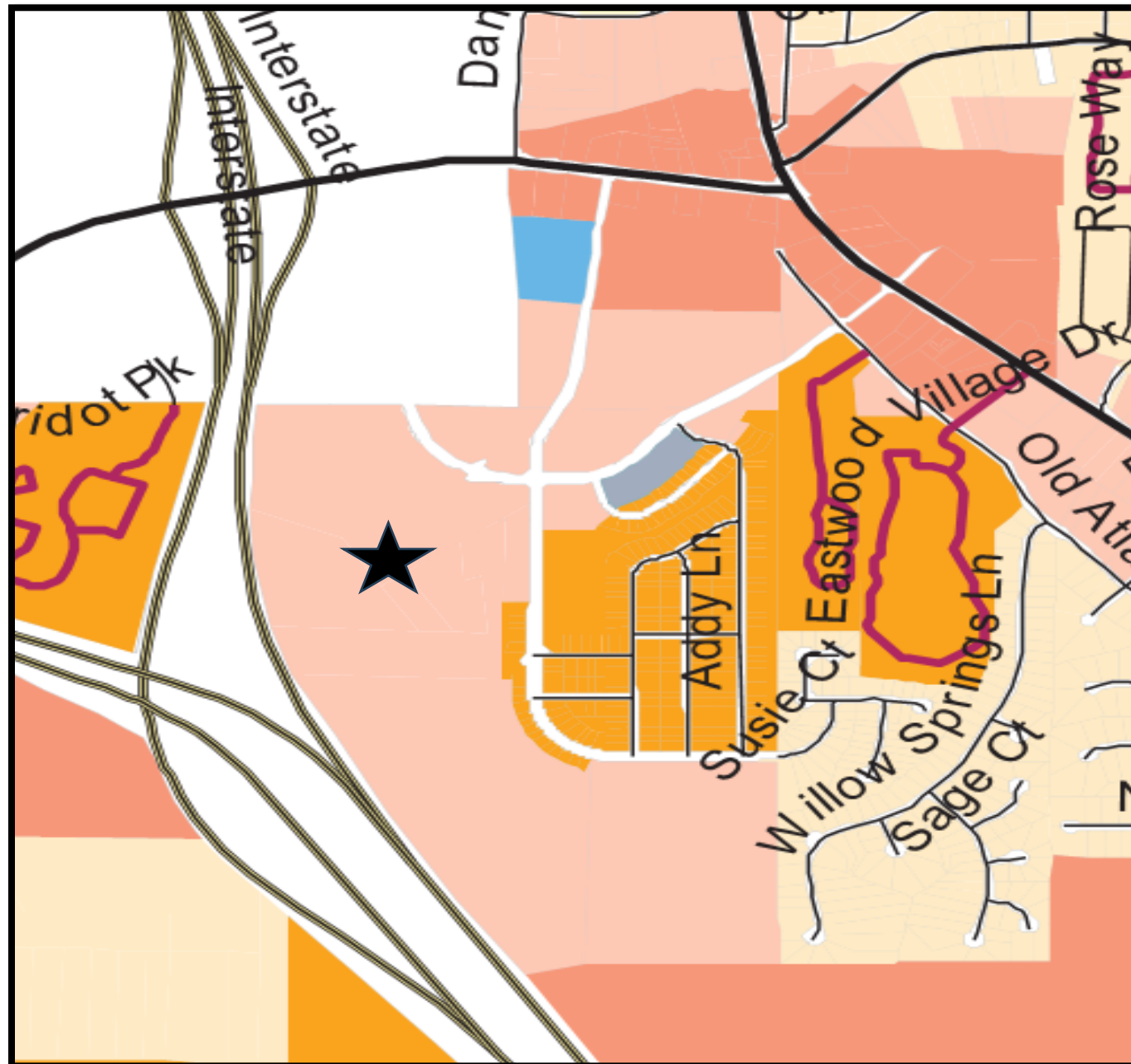
Salmon—Medium-Density Vertical Mixed-Use

Orange—High-Density Residential

Beige—Medium-Density Residential

Slate—Light Industrial

Blue—Office-Institutional



CASE FACTS (Slide #1)

Proposed Development:	Mixed residential development with 312 total units (184 single-family detached dwellings and 128 townhomes).
Applicant:	D. R. Horton, Inc., represented by Tiffany Hogan.
Site Address:	Three parcels at Davidson Parkway and Walter Way, with 79.16 +/- total acres.
Parcel ID and Acreage:	~ <u>Large Parcel on Walter Way</u>—Parcel #030-01009000 with 73.859 +/- acres. ~ <u>Small Parcel on Walter Way</u>—Parcel #030-3.636 with 3.636 +/- acres. ~ <u>Small Parcel on Davidson Parkway</u>—Parcel # 030-01009006 with 1.369 +/- acres.
District and Land Lot:	District 12, Land Lot 57.
Owner:	GDCI GA 6LP
Property Location:	In Council District 2, on the south side of Davidson Road and the west side of Walter Way.
Current Use:	Vacant, except for a City-owned lift station..

CASE FACTS (Slide #2)

Surrounding Uses:	~ <u>North</u>—Vacant land. ~ <u>Northwest</u>—Clayton County. ~ <u>South</u>—Vacant land, recently approved by the City (via CP-2022-04, RZ-2022-05, and DRI #3799) for a major mixed-use development off Flippen Road. ~ <u>Southeast</u>—Automobile refurbishing business (Drive Time). ~ <u>East</u>—Northbridge Crossing I Subdivision. ~ <u>West</u>—Interstates 75 and 675.
Existing & Proposed Zoning:	From 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development). The property also lies within the Parkway Mixed-Use Overlay District.
Surrounding Zoning:	~ <u>North</u>—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ <u>South</u>—SR (Suburban Residential) and DT (Downtown). ~ <u>East</u>—DT (Downtown District), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ <u>West</u>—SR (Suburban Residential).

CASE FACTS (Slide #3)

Existing and Proposed Future Land Use Designation:	From 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'.
Property Conditions:	The large parcel has roughly three-fourths of a mile of frontage along Interstates 75 and 675. It contains Reeves Creek near the eastern boundary; about 10.5 acres of "Restricted Use Commercial"; and a lift station which is owned by the City of Stockbridge, with an easement access off Walter Way. The property is mostly level and wooded. Due to its lack of access from the south and west, it is viewed as being landlocked.

PURPOSE

Applicant's Request -- Consider a Rezoning application (#RZ-2023-05) by D. R. Horton, Inc. (represented by Tiffany Hogan, JD) to rezone three parcels at the southwest corner of Davidson Parkway and Walter Way from C-3 (Heavy Commercial) to 'PUD' (Planned Unit Development) to allow for the construction of a mixed residential development.

Applicant's Proposal (per the most recent site plan, received on 12/08/23) -- Construction of 296 total units, including 168 single-family detached dwellings and 128 townhomes.

Companion Applications:

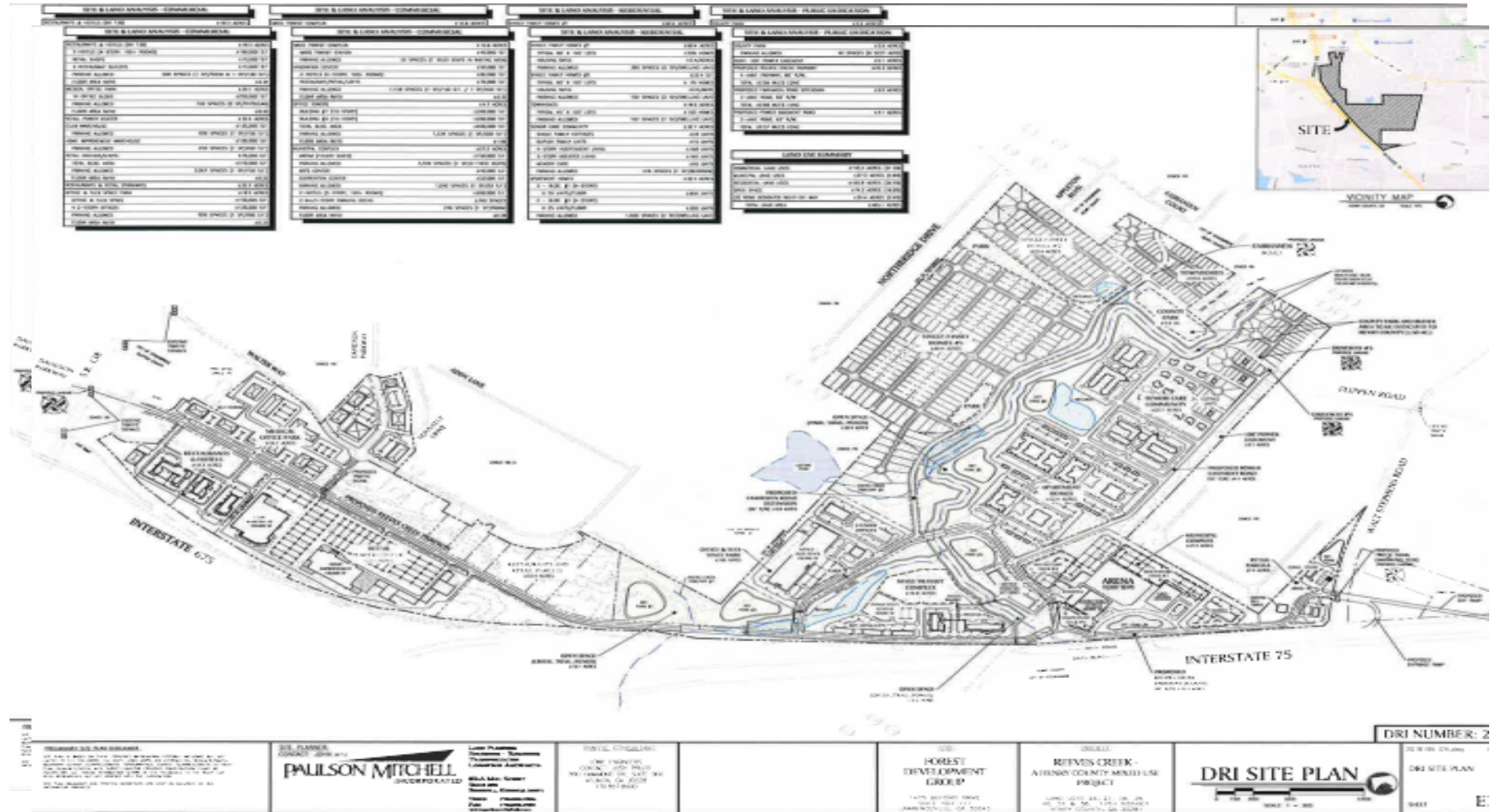
- 1. Comprehensive Plan Amendment Case #RZ-2023-04)** – The applicant requests that the property's current future land use designation be changed from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'.
- 2. A Recombination Case --** The applicant would also need to apply for a recombination of the three parcels into one parcel if and after the requested rezoning is approved as part of the land disturbance permit approval process.

ZONING HISTORY (Slide #1)

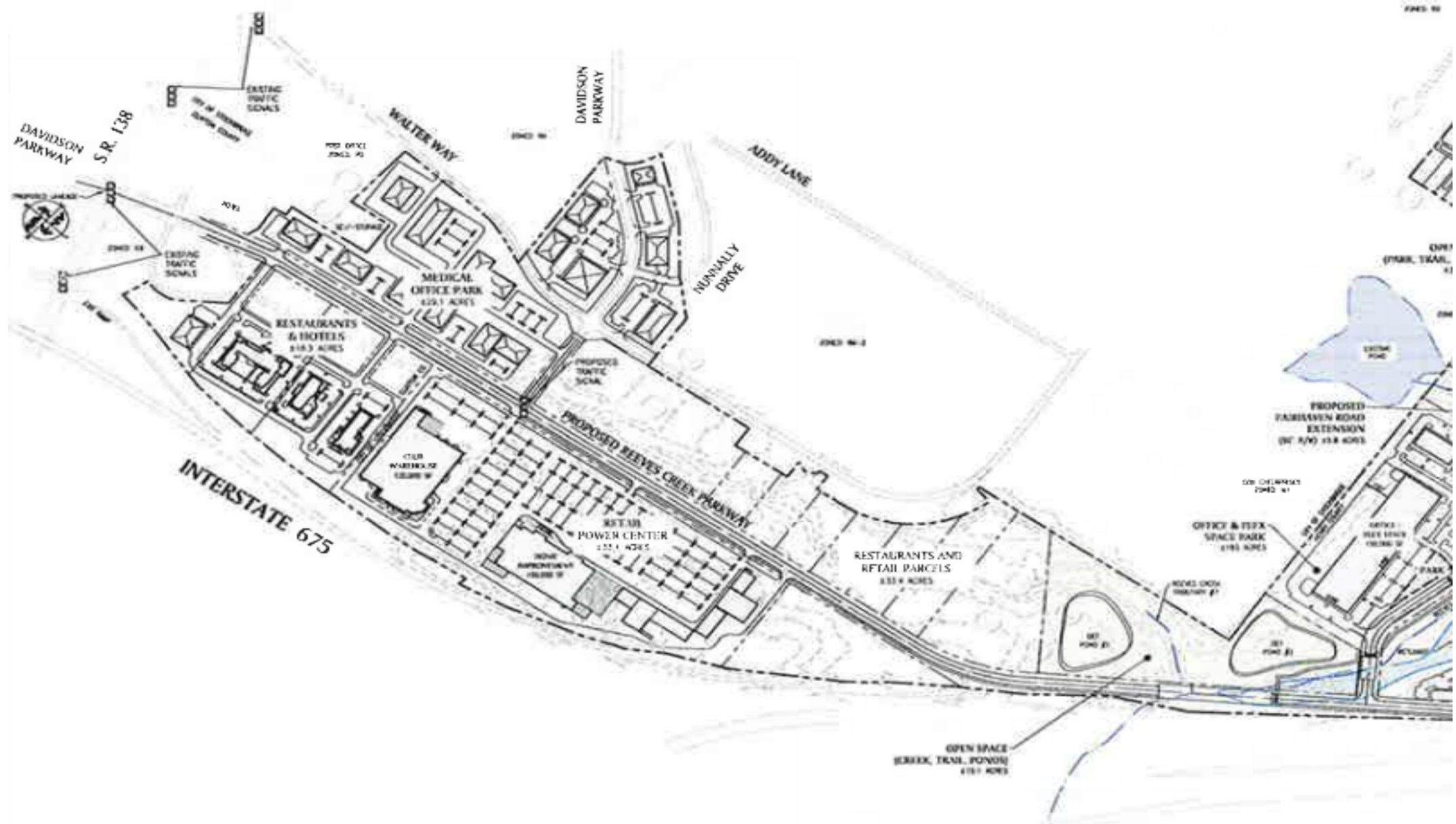
Multiple Rezoning Cases for Subject Property and Adjacent Properties to the East and South:

- 1. Multiple rezonings for Northbridge Crossing Development –** A portion of the subject property was rezoned in 2003 to ‘RM-3’ for a condominium development. Applicant: DRA Development.
- 2. Northbridge Crossing DRI #284 review –** Was approved for residential, office, and commercial uses. Led to the development of the existing Northbridge Crossing Subdivision.
- 3. Development Agreement for Northbridge Crossing --** Was prepared in 2003 and had four amendments.
- 4. Rezoning Case #RZ-09-12-S --** Rezoned the subject property to C-3 for commercial, retail, and office uses. The applicant was DRA Development, Inc.
- 5. Reeves Creek I DRI #2996 review –** The subject property plus acreage in Henry County and Clayton County was rezoned in 2019 for a major mixed-use development.
 - a. Subject Property –** Was to contain a retail power center, a club warehouse, restaurants, and retail establishments.
 - b. Properties to the Northeast –** Were to be developed with a medical office complex.
 - c. Henry County Acreage to the South –** Larger uses were to be developed, including a mass transit complex, an arena, a convention center, a municipal complex, retail and office uses, a county park, a senior care community, and an apartment community.
 - d. Clayton County Acreage to the North –** Was to include hotels and restaurants.
 - e. New Roadway --** A new roadway, “Reeves Creek Parkway”, was to be constructed through the center of the site, providing north/south access from Davidson Parkway to Walt Stephens Road.

REEVES CREEK | DRI REZONING—APPROVED SITE PLAN



REEVES CREEK I DRI REZONING—SITE PLAN ENLARGEMENT



ZONING HISTORY (Slide #2)

(Multiple Zoning Cases, Continued)

6. Davidson Parkway DRI #3309 – In 2021, EastGroup Properties, LP proposed to develop a “business distribution center” on the subject property, to contain five buildings with multiple office/warehouse uses. The City Council voted to deny CP-2021-01 and RZ-2021-01 on the grounds that the proposed industrial uses were incompatible with the surrounding land uses, and that the excessive amount of truck traffic would be unacceptable for this neighborhood.
7. Reeves Creek II DRI #3799 – On July 10, 2023, the Stockbridge City Council approved a request by Vista Realty Partners for a major rezoning (via CP-2022-04 and RZ-2022-05) for 276.91 acres of land located immediately south of the subject property (annexed into the City last year) for a PUD development to contain 1,347 housing units plus some small commercial uses.

FUTURE DEVELOPMENT PLANS

1. COMPREHENSIVE PLAN (2018-2038):

- a. Current Land Use Designation -- “Low-Density Vertical Mixed-Use”, which is intended for commercial / retail areas along various corridors and intersections to mainly serve the residents of the surrounding residential neighborhoods, but which should maintain a community orientation.
- b. Incompatibility of Proposed Use – The proposed mixed residential project would not be compatible with this designation since its uses would be very different and they would be internally-focused rather than community-focused.
- c. Need for a Comprehensive Plan Amendment – This is required to assign a more suitable land use designation to the subject property. Due to the proposed density of the proposed development, the new land use designation would need to be High-Density Residential, which is the subject of the applicant’s request via CP-2023-04.

2. LIVABLE CENTERS INITIATIVE (LCI STUDY) – This was a study of the City’s future growth potentials.

- a. “I-75 Activity Center” – Was to include the subject property as the focus of a major employment center with mixed uses, including Class A office space, hotels, retail uses, high-quality multifamily, senior housing, and park space.
- b. New North / South Roadway – Was to be constructed through the subject property to connect with Flippen Road, with non-residential uses being located on the western side, adjacent to I-75 and I 675, and high-quality multi-family and senior housing uses being located on the eastern side.

LCI STUDY: STOCKBRIDGE

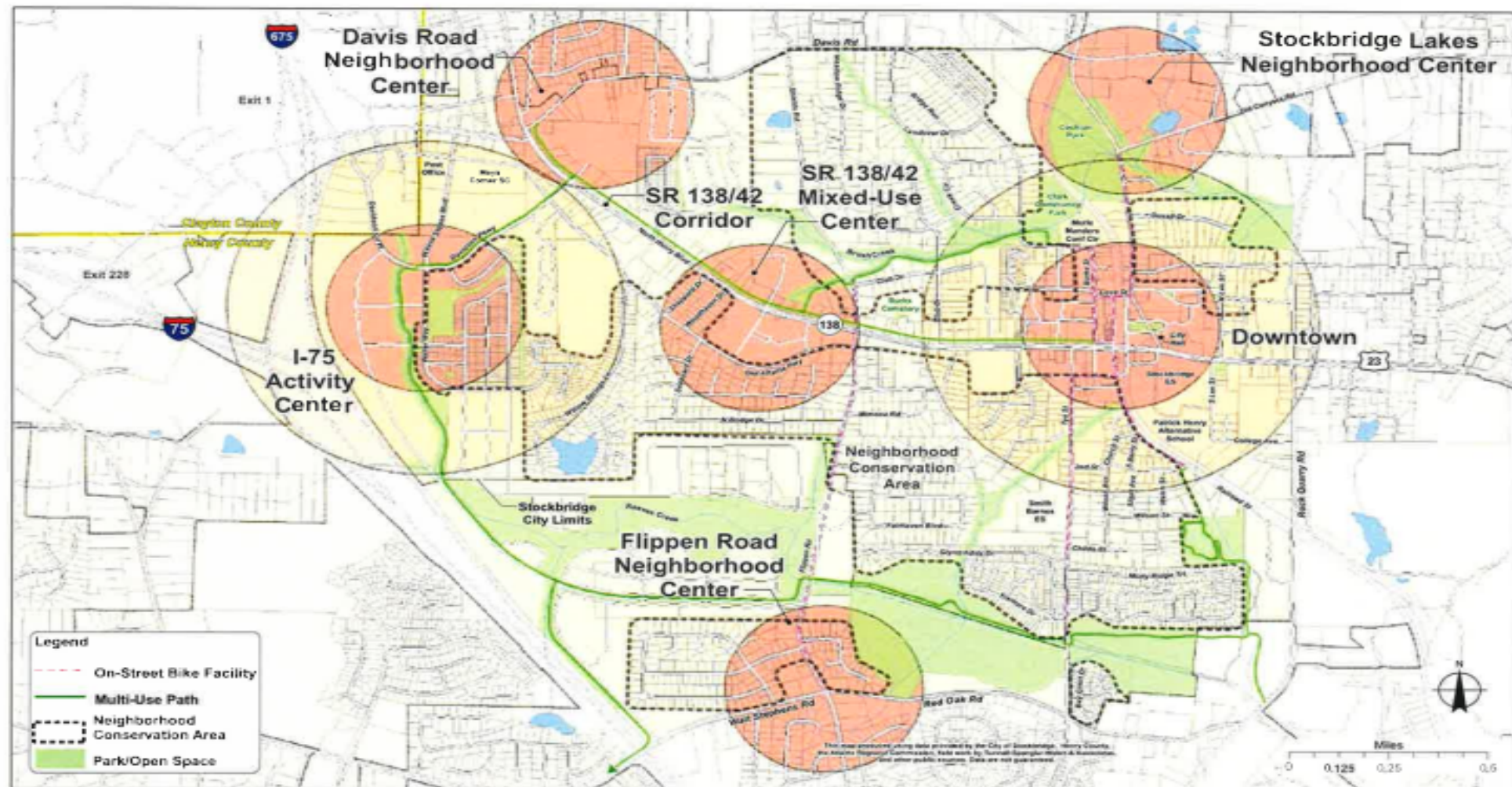


Figure 4.1:
Growth Centers

July 9, 2012

LCI STUDY—SUBJECT PROPERTY AREA



LCI STUDY—I-75 ACTIVITY CENTER LAND USES

The LCI Study envisioned the I-75 Activity Center as becoming a major employer center for the City of Stockbridge and North Henry County. This could occur with the development of the following land uses:

Blue --1.0-1.5 million square feet of Class A office space adjacent to a new north / south roadway connecting to Flippen Road.

Purple — 2 full-service hotels.

Red — 250,000 – 300,000 square feet of retail space adjacent to I-75.

Yellow — 750-1,000 units of high-quality multifamily.

Turquoise — 300-500 units of senior housing or assisted living.

Yellow and Brown — 1,500 housing units.

Green — 20-25 acres of parks.

White — Long-term parking decks along I-75.

PROPOSED DEVELOPMENT—Slide One

A. Project Description:

- ~ Land Uses (per the most recent site plan, received on 12/08/23) -- 296 residential units, with 168 single-family detached homes and 128 townhomes.
- ~ Density -- 3.95 units per acre on 79.16 +/- total acres.
- ~ Property -- Contains three parcels (a large parcel and two very small parcels), which would need to be combined into one parcel.
- ~ Homeowners' Association -- Would be established.

B. Site Plan Design:

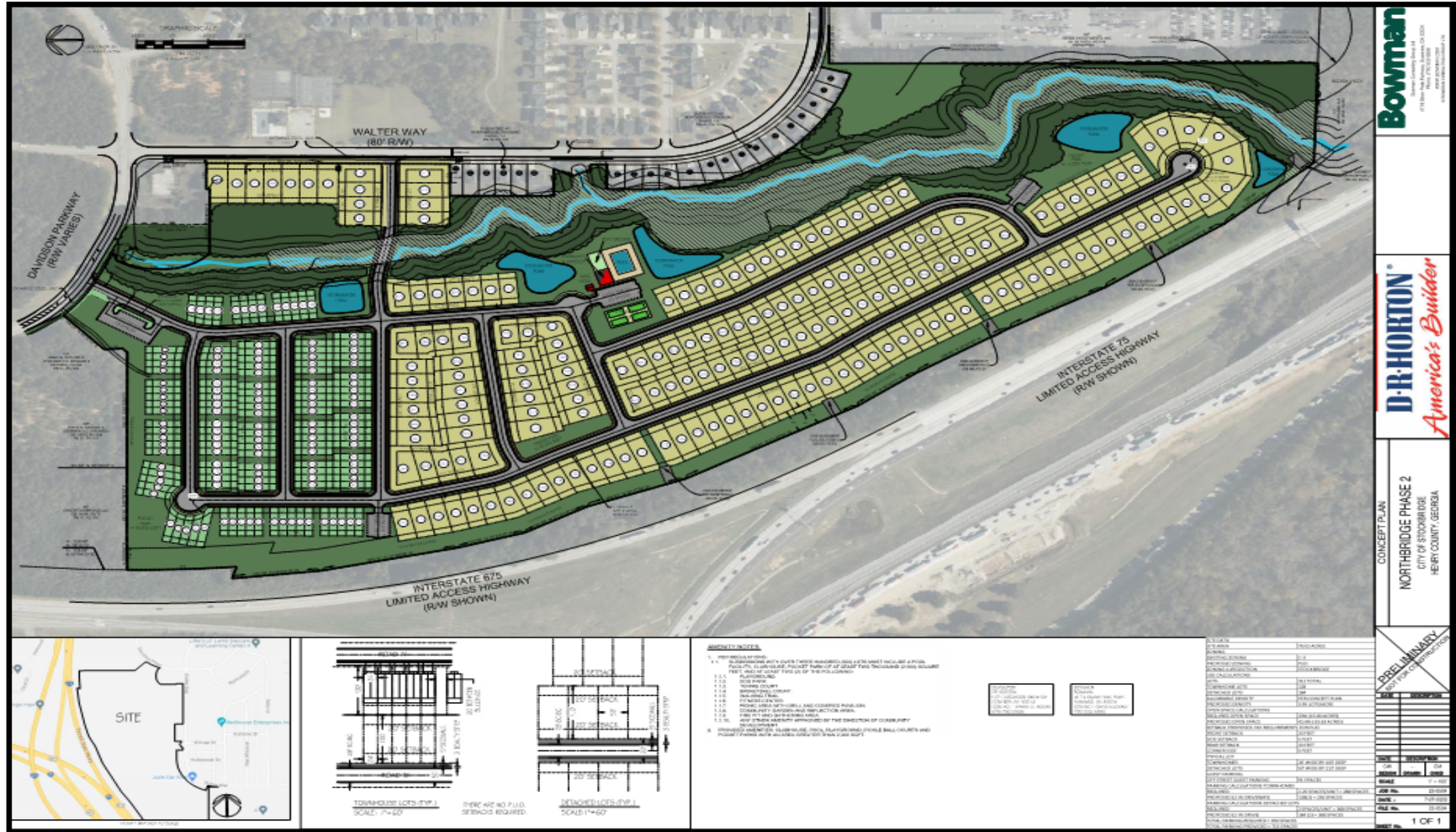
- ~ Site Plan -- Entitled "Concept Plan: Northbridge 2", prepared by Bowman Consulting Group, Ltd. on July 27, 2023, received on 12/08/23.
- ~ Access -- The main access street would be off Davidson Parkway, a secondary access street would be off Walter Way, and a future third access could be provided through an easement from the southeast corner of the property.
- ~ Component Locations -- A few single-family detached units would be located along Walter Way, and the remainder would be located between Reeves Creek and Interstates 75 & 675. The townhomes would be located in the northern area of the development site, to be accessed from Davidson Parkway. Amenities would be located near the center of the site.
- ~ Parking -- All of the townhome units would have three bedrooms or more, and the UDC requires 2.25 parking spaces each for them. With 128 townhomes, 288 parking spaces are required. Single-family detached homes are required to have 2.00 parking spaces per unit. With 184 units, 368 parking spaces are required for them. The applicant would provide all of these spaces, plus 91 guest and amenity spaces. The parking requirements would thus be met.

PROPOSED DEVELOPMENT—Slide Two

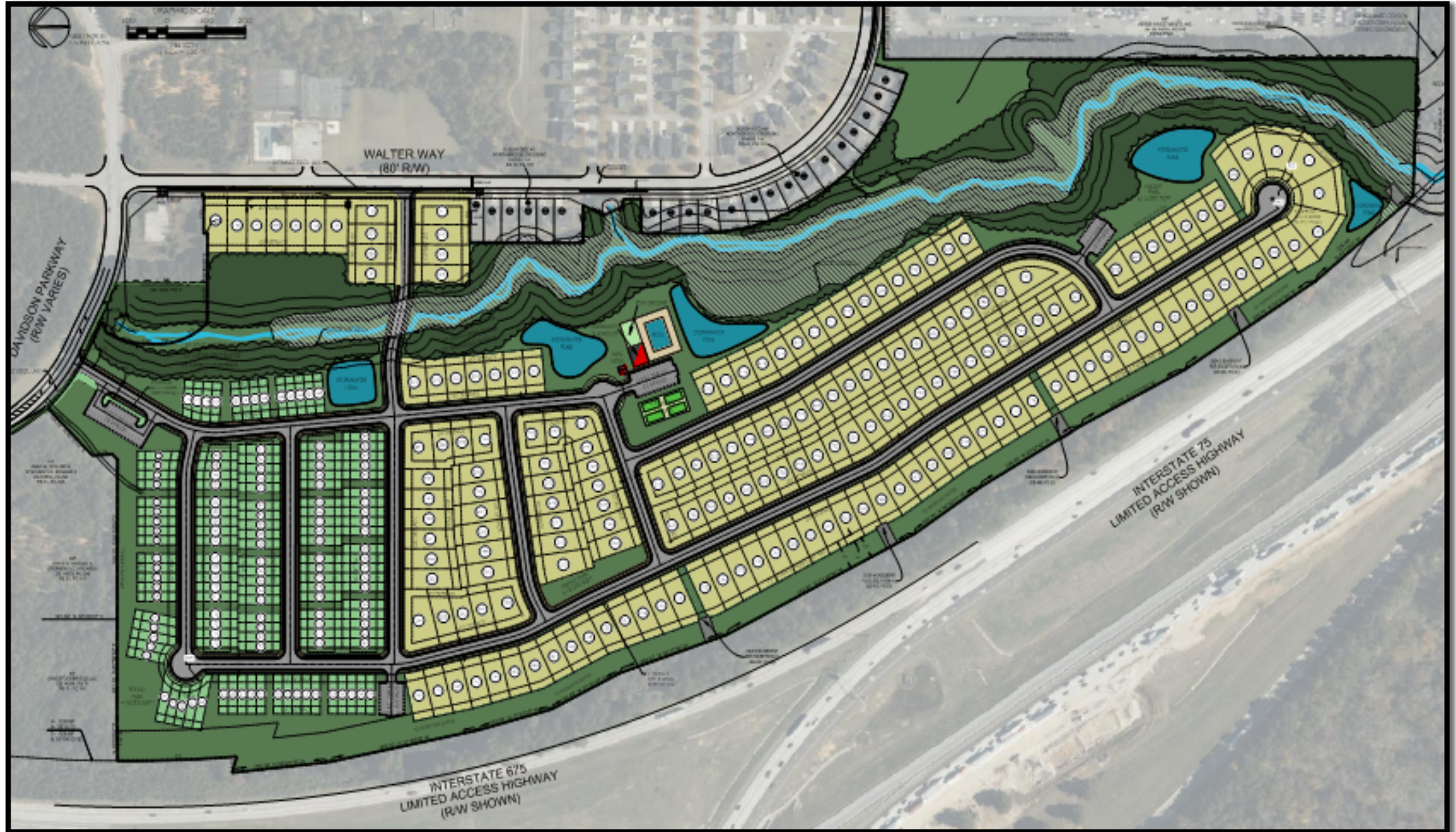
(Site Plan Design, Continued)

- ~ **Streets** – Would have 50-foot sidewalks and 3-foot “beauty strips” (for landscaping) on both sides.
- ~ **Amenities** – Would be located near the center of the site. Would include a clubhouse, a pool, a playground, and four pickleball courts. Several pocket parks would also be located throughout the site.
- ~ **Open Space** – The site would contain 33.63 acres (42.60 percent of the site) of open space, compared to the 15.80 acres (20 percent) which are required, thus exceeding the requirement.
- ~ **Buffers** -- A 55-foot Interstate buffer would be provided along the rights-of-way of Interstates 75 and 675, and the five billboard signs, plus their access easements, which are present within the Interstate rights-of-way would remain. No other buffers are shown on the site plan. A 25-foot buffer needs to be provided on the western side of the property.
- ~ **Typical Lot Specifications** – Lots for single-family detached homes would be 50 feet wide and 110 feet deep, while lots for the townhomes would be 24 feet wide and 100 feet deep. The setbacks would be 20 feet for the front yard setbacks, 5 feet for the side yard setbacks, 20 feet for the rear yard setbacks, and 5 feet for the corner side setbacks. This is shown in the “Lot Specifications” diagrams of the site plan.

CONCEPTUAL SITE PLAN—TOTAL AREA (12/08/23)



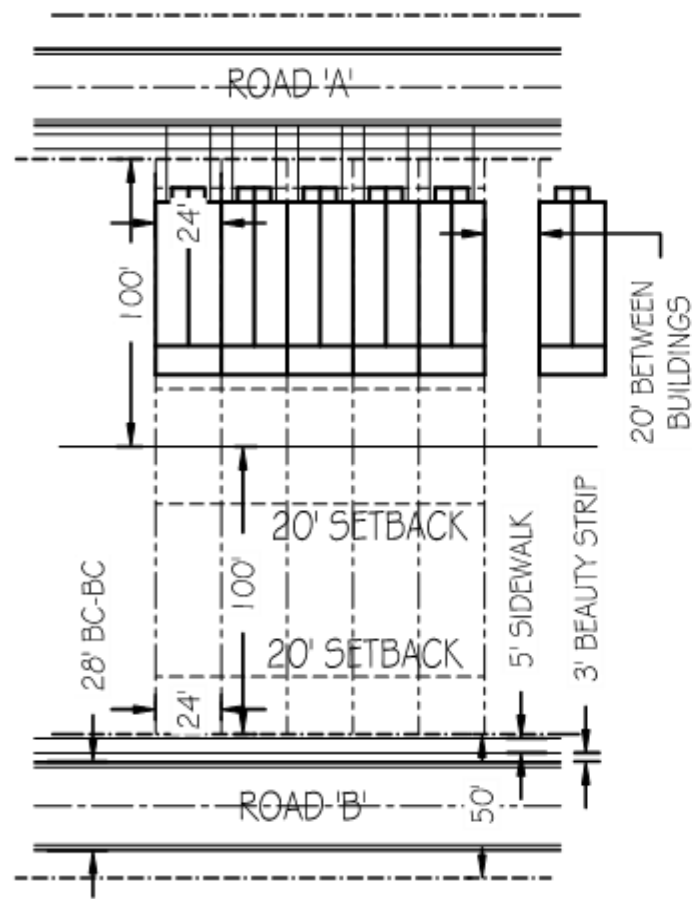
CONCEPTUAL SITE PLAN—ENLARGED (12/08/23)



SITE DATA FROM CONCEPTUAL SITE PLAN (12/08/23)

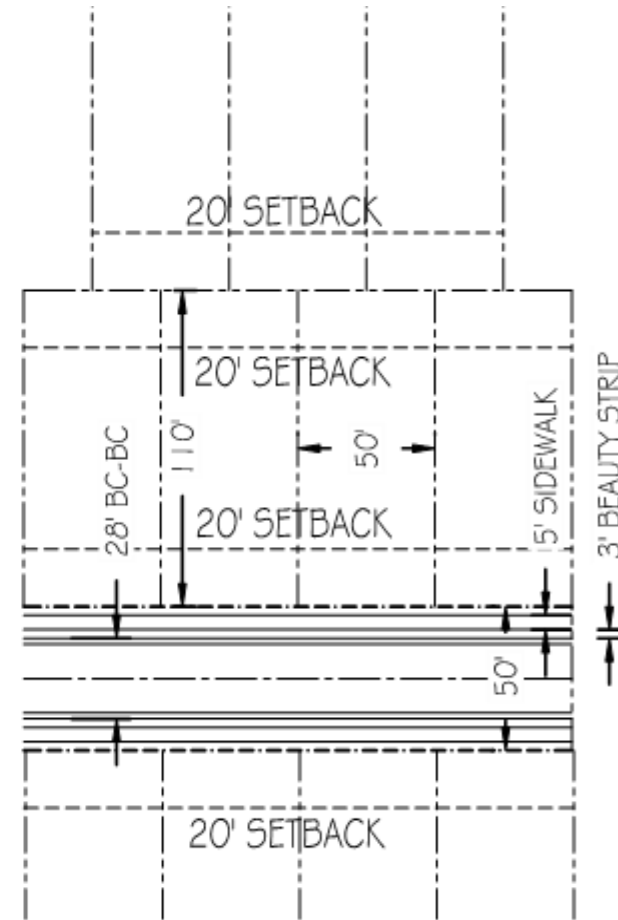
SITE DATA	
SITE AREA	79.02 ACRES
ZONING	
EXISTING ZONING	C-3
PROPOSED ZONING	PUD
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	296 TOTAL
TOWNHOME LOTS	128
DETACHED LOTS	168
ALLOWABLE DENSITY	PER CONCEPT PLAN
PROPOSED DENSITY	3.74 LOTS/ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (15.80 ACRES)
PROPOSED OPEN SPACE	45.9% (36.3 ACRES)
SETBACK PROPOSED. NO REQUIREMENTS FOR PUD	
FRONT SETBACK	20 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	20 FEET
CORNER SIDE	5 FEET
TYPICAL LOT	
TOWNHOMES	24' WIDE BY 100' DEEP
DETACHED LOTS	50' WIDE BY 110' DEEP
GUEST PARKING	
OFF STREET GUEST PARKING	91 SPACES
PARKING CALCULATIONS TOWNHOMES	
REQUIRED	2.25 SPACES/UNIT = 288 SPACES
PROPOSED (2 IN DRIVEWAY)	128(2) = 256 SPACES
PARKING CALCULATIONS DETACHED LOTS	
REQUIRED	2 SPACES/UNIT = 336 SPACES
PROPOSED (2 IN DRIVE)	168 (2) = 336 SPACES
TOTAL PARKING REQUIRED = 624 SPACES	
TOTAL PARKING PROVIDED = 683 SPACES	

LOT SPECIFICATIONS FROM THE SITE PLAN



TOWNHOUSE LOTS (TYP.)
SCALE: 1"=60'

THERE ARE NO P.U.D.
SETBACKS REQUIRED.



DETACHED LOTS (TYP.)
SCALE: 1"=60'

ANALYSIS OF REQUEST – Page One

The UDC requires the evaluation of rezoning cases on the basis of nine (9) standards.

STANDARD #1--Consistency with the Comprehensive Plan.

Types of Uses -- The proposed multiple-story townhomes would not be consistent with the small, low-intensity types of community-oriented uses which the property's current Low-Density Vertical Mixed-Use designation calls for. The applicant has therefore requested the 'High-Density Residential' designation, which permits the proposed uses. This request is the subject of the separate Comprehensive Plan Amendment Application #CP-2023-04.

Density -- The applicant is only proposing to provide a density of 3.94 units per acre, which is slightly above the maximum density of 3.6 units per acre for the Medium-Density Residential designation. The applicant there must apply for High-Density Residential, which would be compatible with the adjacent High-Density Residential area to the east, which includes the existing Northbridge Crossing Subdivision off Walter Way.

STANDARD #2 -- The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Unified Development Code (UDC).

Types of Uses and Site Design -- The property's current C-3 district classification does not allow for the proposed mixed residential uses, while the applicant's requested PUD district does, along with flexibility in design for the property's sensitive features, including Reeves Creek and its associated wetlands and buffers.

ANALYSIS OF REQUEST– Page Two

Compliance with UDC Purposes and Intent (from Section 1.4) – The proposed development would not comply with three of the stated UDC Purposes and Intent:

- A.** Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge;
- F.** Prevent the overcrowding of land, avoiding both undue concentration of population and urban sprawl;
- I.** Encourage the most appropriate and best use of land, buildings, and other structures throughout the City;

Overpopulation and Sprawl – The applicant's proposed construction of 183 more single-family detached dwellings in this area could be viewed as overpopulation and urban sprawl. The need for even more housing in this area is questionable, and it could adversely affect the existing residents. This is due to:

- ~ The existing Northbridge Crossing Subdivision to the east.
- ~ The City Council's recent approval of RZ-2022-05 for the Reeves Creek II development to rezone about 277 acres to the south to allow 1,347 new residential units (including single-family detached, townhomes, and senior housing units).

ANALYSIS OF REQUEST – Page Three

Scarcity of Available Large Commercial Tracts – The proposed development might not be the best use for the subject property.

- ~ There are few remaining large properties within the City Limits which could be used for major commercial uses, and the subject property has ideal visibility from I-75 and I-675 for any community- or regional-serving commercial uses which could currently locate there under the existing C-3 zoning.
- ~ Such uses might include hotels, shopping centers, arenas, public buildings, and office parks.
- ~ Even though current market conditions might not be favorable for such uses, whenever market conditions become more conducive, large C-3-zoned properties must be available, or else the City of Stockbridge might lose the opportunity to attract major economic development uses to the City.
- ~ These uses were called for by both the LCI Study and the Reeves Creek I DRI rezoning. The LCI Study even identified the subject property as being the focus of an “I-75 Activity Center”, to become a major employment center for the City.

For these reasons, the proposed rezoning and residential development of the subject property would not carry out the best intents and purposes of the UDC.

ANALYSIS OF REQUEST – Page Four

STANDARD #3 -- Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

- ~ It may be beneficial to the surrounding area by allowing the continuation of further residential development rather than some other type of use.
- ~ If additional housing is needed in this area (besides the existing subdivisions and the 1,347 residential units to the south which were just approved via RZ-2022-05), then the subject property and the proposed development offer the opportunity to provide it.

STANDARD #4 -- The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

Property's Environmental Features – These include Reeves Creek and its associated buffers, as well as the presence of the City's lift station. These all limit the amount of buildable area on the site. The applicant has designed the site to avoid those areas, but the buffers have not been labeled and no environmental impact study has been received.

Site Access – The main site access would be off Davidson Parkway, with a secondary access to be located off Walter Way. For such a large site, a third access is desirable and needed to connect with the property to the south. Such access should be located close to the Drive Time property, and a “stub-out” should be shown on the site plan for that purpose.

ANALYSIS OF REQUEST – Page Five

STANDARD #5 --The impact upon adjacent property owners should the request be granted.

- ~ **Proposed Single-Family Detached Homes** -- Would be a continuation of the same use as in the existing Northbridge Crossing Subdivision, thus is would not be an adverse type of land use.
- ~ **Proposed Townhomes** -- Would represent be a new type of land use to the area. But since They would be accessed directly from Davidson Parkway, traffic from them would most likely not impact the adjacent residential streets.

STANDARD #6 -- The potential impact of the rezoning on City infrastructure including water and sewage system. The applicant received a letter from the City's Public Works Department (8/02/23). It stated that:

- ~ Water and sewer services are available to serve the proposed development.
- ~ The City will extend the reservation for capacity for one year after that date.
- ~ Construction plans must be submitted to Public Works before six months prior to that date, or else the reservation for capacity will expire.

ANALYSIS OF REQUEST – Page Six

STANDARD #7 -- The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

- ~ **No Traffic Impact Study** – The applicant has not yet submitted one.
- ~ **Possible Traffic Improvements Needed** – Davidson Parkway might need a traffic light at Walter Way, and some other improvements.
- ~ **No “Reeves Creek Parkway”** – This was proposed as part of the Reeves Creek I DRI project to connect with the property to the south and Walt Stephens Road, with a possible new interchange at I-75. The proposed development would not include this parkway.

STANDARD #8 -- The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

- ~ **Previous Recommendations for Commercial Uses on the Property** – 1) The Comprehensive Plan encourages the development of commercial nodes throughout the City; 2) the LCI Study recommended that the subject property be the focus of a major employment center; and 3) the Reeves Creek DRI I recommended major commercial uses for the subject property.
- ~ **Commercial uses would enable the property:** To serve as an employment center; to generate economic development revenues for the City; and to provide valuable public services.
- ~ **The subject property represents a rare opportunity to meet these objectives.**

ANALYSIS OF REQUEST – Page Seven

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned.

- ~ The subject property can and should be developed according to its present zoning of C-3, to promote economic development in general and to provide for the development of major commercial uses in particular.
- ~ The visibility of the property from Interstates 75 and 675 is ideal for major commercial uses. For passing motorists, the property could serve as a visual gateway into the City.
- ~ The property also offers access from one of the City's major arteries, Highway 138, via Davidson Parkway, from which an improved Davidson Parkway could serve commercial development on the property.

STAFF CONCLUSIONS – Page One

Based on the foregoing analysis, the Planning and Zoning Staff concludes that the proposed rezoning of the property from C-3 to PUD to allow for the proposed mixed-residential development would not be in the best interests of the City.

- 1. Rationale for Additional Residential Uses in the Vicinity--**Although the Comprehensive Plan encourages the development of more housing, several large residential developments have already been approved by the City over the last few years. In particular, the Reeves Creek II development was just approved on June 12, 2023 for a total of 1,347 new residential units to be built immediately south of the subject property. The need for the addition of even more residential uses on the subject property is questionable.
- 2. Inconsistency with Major Plan Recommendations --** The proposed mixed residential development would not meet the recommendations of the Comprehensive Plan, the LCI Study, nor the Reeves Creek I DRI rezoning, which all called for the development of major commercial uses on the subject property in lieu of further strip commercial development elsewhere in the City.

STAFF CONCLUSIONS – Page Two

3. Not the Best Use of the Property -- The proposed development would deprive the City of the opportunity to use the property for much more community-serving major commercial uses.
- ~ The subject property is one of the few remaining large tracts of land which exist in the City, and it represents a unique opportunity to provide major services and facilities to benefit the general public, which may not be possible elsewhere in the City.
 - ~ Although current market conditions might not be favorable for the development of major commercial uses, the subject property should be available for commercial development for whenever market conditions improve.
4. Scarcity of Large Commercially-Zoned Tracts of Land -- Few large commercial developments have been approved by the City in recent years, and the subject property is one of the last remaining large tracts of land where large commercial uses could be located.
- ~ The property is ideally located for visibility from Interstates 75 and 675.
 - ~ The property could also be developed as a continuation of the motel and restaurant uses that are found along Davidson Parkway to the north, within Clayton County, where they could serve the traveling public off Highway 138.

For these reasons, the proposed rezoning of the property from C-3 to PUD should be DENIED.

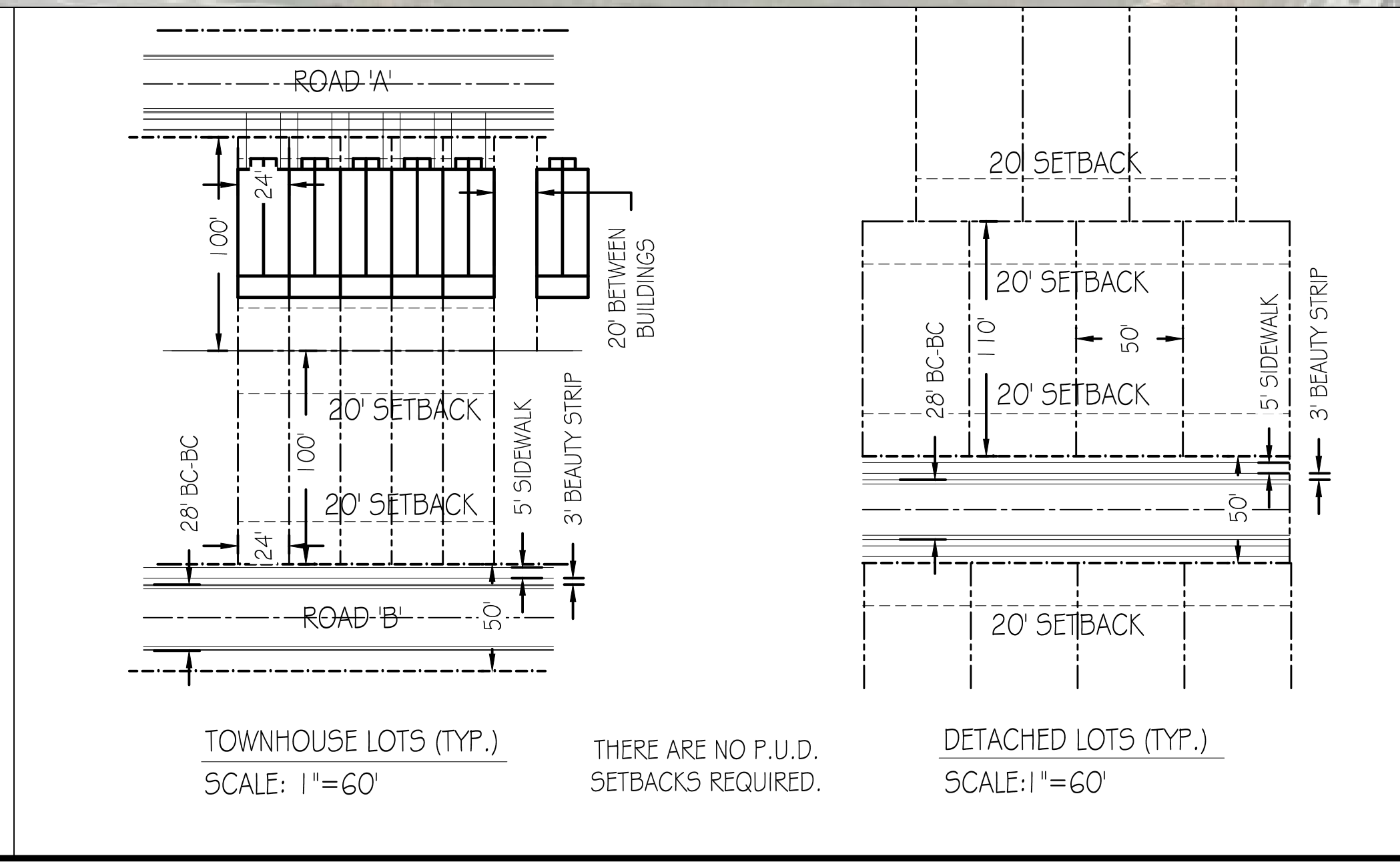
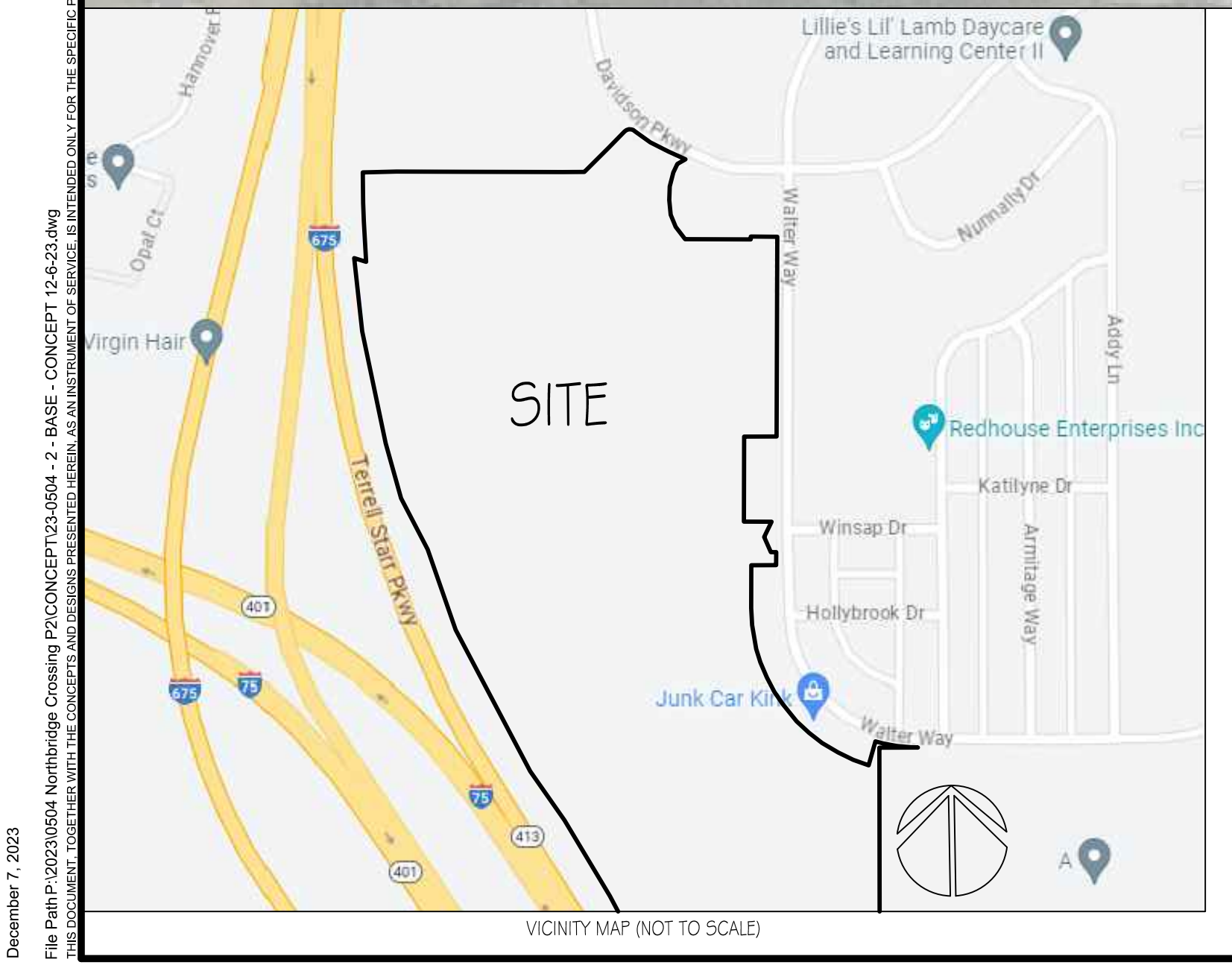
STAFF RECOMMENDATIONS – Page One

In view of the conclusions above, the Planning and Zoning Staff recommends DENIAL for this rezoning case (RZ-2023-05). However, if the Stockbridge City Council decides to approve this case, such approval should be contingent upon the developer meeting the ZONING CONDITIONS that are listed below.

1. Comprehensive Plan Amendment – The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-04, to change the subject property's future land use designation from Low-Density Vertical Mixed-Use to High-Density Residential is approved before, or simultaneously with, the approval of RZ-2023-05.
2. Parcel Recombination -- No permits shall be issued by the City of Stockbridge until the developer provides to the Planning and Zoning Office a copy of the recorded plat for the recombination of the three parcels comprising the subject property.
3. Site Plan – The proposed mixed-residential development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Concept Plan: Northbridge 2", which was prepared by Bowman Consulting Group, Ltd. on July 27, 2023. Further, the revised site plan shall show a 25-foot buffer along the western side of the property.
4. Water and Sewer Availability – The developer shall submit construction plans to the Stockbridge Public Works Department by the six-month point prior to August 2, 2024 in order to take advantage of that office's reservation of water and sewer capacity to serve the proposed development.

STAFF RECOMMENDATIONS – Page Two

5. Transportation and Traffic Impacts – The applicant shall submit a traffic impact study which provides satisfactory traffic and transportation data; and the applicant shall provide the appropriate needed transportation and traffic improvements, in conjunction with officials from the City of Stockbridge, Henry County DOT, and Georgia DOT.
6. Environmental Impacts – The developer shall submit an environmental impact study or hydrology / geology study which provides satisfactory environmental data; and the applicant shall take appropriate steps to preserve/protect the existing natural resources on the subject property and prevent the occurrence of any adverse environmental impacts.
7. Landscape Design -- The developer shall submit an acceptable landscape design plan for the proposed development during the plan review process for a land disturbance permit.
8. Preservation of the City's Lift Station – The developer shall take appropriate steps to preserve and protect the City's existing lift station on the subject property, such as providing appropriate buffering and ensuring the clear access to the lift station facilities.
9. Architectural Design – The architectural design of the single-family detached units which are to be located along and close to Walter Way shall be similar to the architectural design of the existing homes along Walter Way.
10. Homeowners' Association – The developer shall establish a homeowners' association or property management company, or separate ones for the single-family detached subdivision and the townhome community, to maintain the subject property.



- AMENITY NOTES:
- PER REGULATIONS:
 - SUBDIVISIONS WITH OVER THREE HUNDRED (300) LOTS MUST INCLUDE A POOL FACILITY, CLUBHOUSE, POCKET PARK OF AT LEAST TWO THOUSAND (2,000) SQUARE FEET, AND AT LEAST TWO (2) OF THE FOLLOWING:
 - PLAYGROUND.
 - DOG PARK.
 - TENNIS COURT.
 - BASKETBALL COURT.
 - WALKING TRAIL.
 - FITNESS CENTER.
 - PICNIC AREA WITH GRILL AND COVERED PAVILION.
 - COMMUNITY GARDEN AND REFLECTION AREA.
 - FIRE PIT AND GATHERING AREA.
 - ANY OTHER AMENITY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
 - PROVIDED AMENITIES: CLUBHOUSE, POOL, PLAYGROUND, PICKLE BALL COURTS AND POCKET PARKS WITH AN AREA GREATER THAN 2,000 SQFT.

DEVELOPER: DR. HORTON 1371 DOGWOOD DRIVE SW CONOVER, GA 30012 CONTACT: TIFFANY D. HOGAN 678-780-8526		DESIGNER: BOWMAN 4174 SILVER PEAK PKWY. SUWANEE, GA 30024 CONTACT: CHRIS MCCRARY 770-932-6550	
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Northbridge Crossing TRAFFIC IMPACT STUDY

Walter Way/Davidson Parkway
Stockbridge, Georgia

Keck & Wood Project No.
230304.00

November 16, 2023

Prepared by:



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1. INTRODUCTION

A residential development is proposed for a site along Walter Way in Stockbridge, Georgia. A Traffic Impact Study was performed to determine the amount of new traffic that would be generated by the proposed development and how the new traffic would impact the existing roadway network.

1.1. STUDY AREA

The study area is located on the southwest corner of the intersection of Walter Way and Davidson Parkway. The study area includes two intersections along Walter Way and one intersection located on Davidson Parkway. The study intersections are listed below, with existing intersections indicated in bold.

1. **Walter Way at Davidson Parkway**
2. Davidson Parkway at Site Driveway #2
3. Walter Way at Site Driveway #1

An aerial view of the study area is presented in Figure 1.

1.2. PROPOSED DEVELOPMENT

The proposed development is a residential neighborhood which will consist of 311 single-family residences, including 183 detached houses and 128 attached townhomes. Additionally, a 2,000-square-foot clubhouse will be located on the east side of the development that includes a playground, pool, and four pickleball courts. Access to the site would be provided by two full-access driveways, the first of which will be located on the north side of the development on Davidson Road and the second will be on the east side on Walter Way. The proposed site layout is provided in **Appendix A**.

1.3. PLANNED TRANSPORTATION IMPROVEMENTS

A search for planned Georgia Department of Transportation (GDOT) projects revealed no transportation improvement projects in or near the study area. The search was performed using the GDOT GeoPI web application (<http://www.dot.ga.gov/DS/Maps/geopi#>).



Figure 1 – Aerial View of Study Area

2. EXISTING CONDITIONS

2.1. ROADWAYS

Walter Way is a two-lane roadway that traverses north-south through the study area. It is classified as an urban local roadway and has a posted speed limit of 35 mph. Adjacent land uses within the study area include primarily undeveloped land with some commercial and residential developments.

Davidson Parkway is a two-lane roadway that traverses east-west through the study area. It is classified as an urban local roadway and has a posted speed limit of 35 mph. Adjacent land uses within the study area include primarily undeveloped land with some commercial and residential developments.

2.2. INTERSECTIONS

The following intersections were identified to be studied (existing intersections are in bold):

1. **Walter Way at Davidson Parkway**
2. Davidson Parkway at Site Driveway #2
3. Walter Way at Site Driveway #1

The existing and proposed lane geometries and intersection control types are presented in Figure 2.

2.3. EXISTING TRAFFIC FLOW PATTERNS

Traffic counts for the study area were collected on Wednesday, September 27, 2023, while school was in session. The following traffic counts were collected:

- 12-Hour TMCs
 - Davidson Parkway at Walter Way
- 24-Hour Bi-Directional Counts with Vehicle Classification
 - Davidson Parkway just west of Walter Way
 - Walter Way just south of Davidson Parkway

The count data is included in **Appendix B** and the existing peak hour volumes are shown in Figure 3.

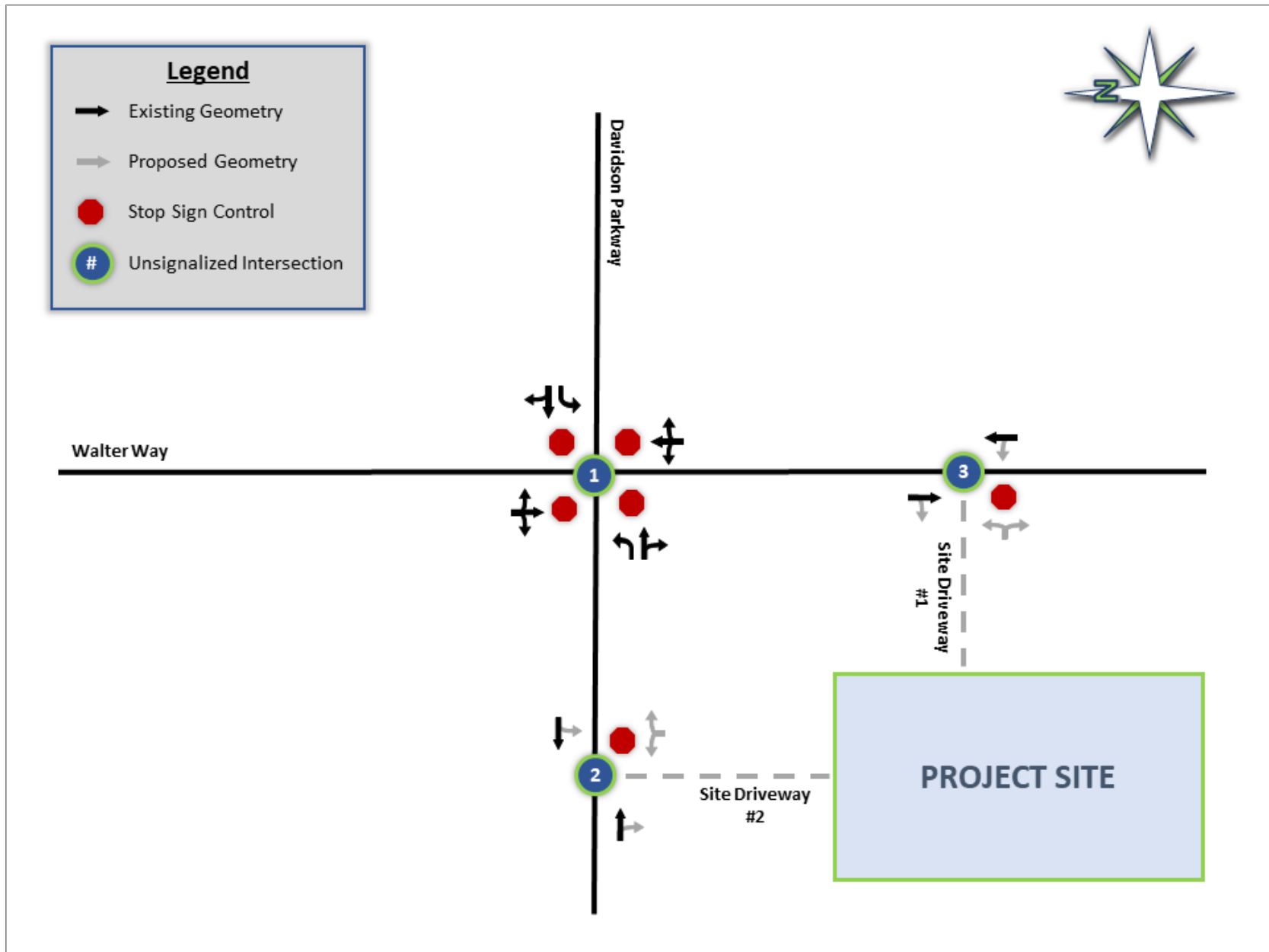


Figure 2 – Existing and Proposed Intersection Geometries

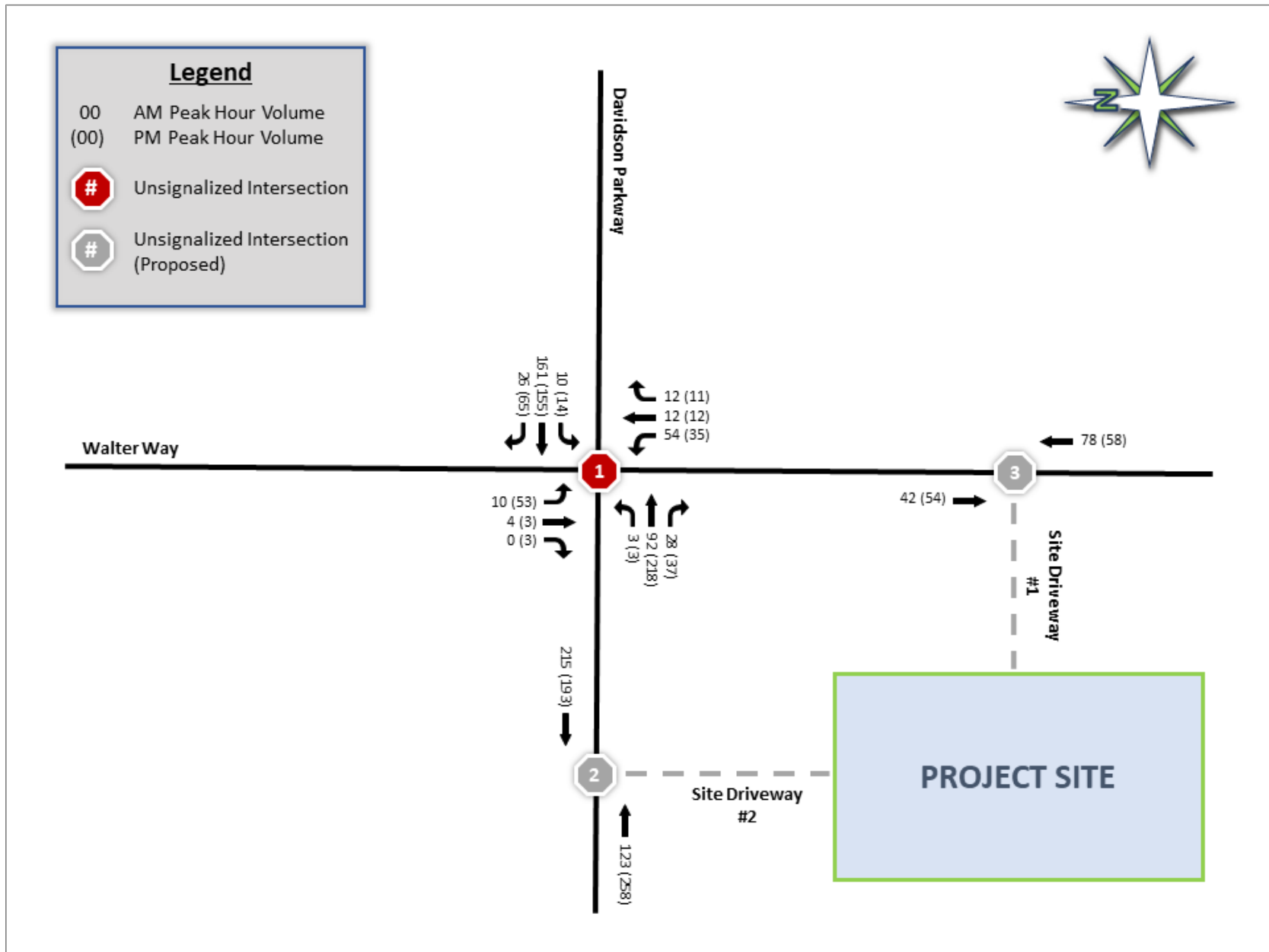


Figure 3 – Existing Year 2023 Peak Hour Traffic

3. TRAFFIC PROJECTIONS

3.1. FUTURE BACKGROUND TRAFFIC

A build-out year of 2025 was established for the project. An average annual growth rate was determined based on historic Average Annual Daily Traffic (AADT) counts recorded for nearby GDOT Count Stations. AADTs for the following count stations were obtained from GDOT's Traffic Analysis and Data Application (TADA) website (<https://gdottrafficdata.drakewell.com/publicmultinodemap.asp>):

- 0151-0256: N Henry Boulevard east of I-675 at Walter Way
- 0151-0363: N Henry Boulevard east of I-675 and north of Ryans Drive
- 0151-0365: N Henry Boulevard east of I-675 and south of Velley Hill Road
- 0151-0354: Gen Ray Davis Medal of Honor Highway south of N Henry Boulevard
- 063-0054: Macon Highway east of I-675

Both the 5-year and 15-year growth rates were calculated at each of the historical traffic count locations. The 5-year growth rate averaged 0.06 percent while the 15-year growth rate averaged 1.33 percent. Overall, an average annual growth rate of 0.70 percent was used in this project. The growth rate calculations can be found in **Appendix C**. The 0.70 percent growth rate was applied to the Existing 2023 peak hour traffic for a period of two years to establish the 2025 Background Traffic, as shown in Figure 4.

3.2. TRIP GENERATION

The traffic that would be generated by the proposed development was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual (TGM) 11th Edition. The number of trips expected to be generated by this development were determined using ITE Land Use Codes 210 – Single-Family Detached Housing and 215 – Single-Family Attached Housing. The total number of project-generated trips was estimated for the typical weekday and the morning and evening peak hours. No adjustments were made for pass-by or internal capture trips as the project is not expected to generate either of these types of trips. The trip generation results are shown in Table 1.

Table 1 – Trip Generation Results

ITE Trip Generation Land Use Code		Weekday			AM Peak Hour			PM Peak Hour		
		Total	Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting
210 - Single-Family Detached Housing	184 units	1768	884	884	130	32	98	176	111	65
215 - Single-Family Attached Housing	128 units	925	462	463	61	15	46	73	43	30
Total Trips Generated		2693	1346	1347	191	47	144	249	154	95

3.3. DISTRIBUTION AND ASSIGNMENT OF PROJECT-GENERATED TRIPS

The project-generated trips were distributed to the roadway network based on the distribution of existing traffic in each peak hour. New trips were distributed to all four cardinal directions via Walter Way and Davidson Parkway. The new trip distribution is shown in Figure 5.

The number of new trips were assigned to the roadway network based on the trip distribution determined for the study area. The inbound trips were allocated based on the existing traffic patterns entering the study area. The outbound trips were then assigned to the site driveways and distributed based on the route vehicles would have taken if the site were not built. The trips entering/exiting the site from/to the south were assigned to Site Driveway #1 along Walter Way, while those entering from/exiting to the west

were assigned to Site Driveway #2 along Davidson Parkway. The trips entering the site from the north were assigned to Site Driveway #2 based on the assumption that drivers would prefer turning right at the all-way stop controlled intersection versus continuing through to the next driveway. The trips entering the site from the east and those exiting to continue north were split evenly between the two site driveways. The total trips exiting to the east were divided between the driveways with 75 percent of the trips assigned to Site Driveway #1 on Walter Way and the remaining 25 percent assigned to Site Driveway #2 on Davidson Parkway. This was based on the proximity of the residential neighborhood to the driveway on Walter Way as well as the assumption that drivers would generally prefer to complete a right turn at the all-way stop controlled intersection versus a through movement. It was assumed that there would not be any trips entering from the south due to the Walter Way having no outlet and the land use along the rest of the road being primarily residential past the project site. The project-generated traffic was then superimposed with the Opening Year 2025 Background traffic to provide an estimate of the traffic expected to be present after the proposed development is complete. The assignment of project-generated traffic is shown in Figure 6 and the Opening Year 2025 With Project peak hour traffic is presented in Figure 7.

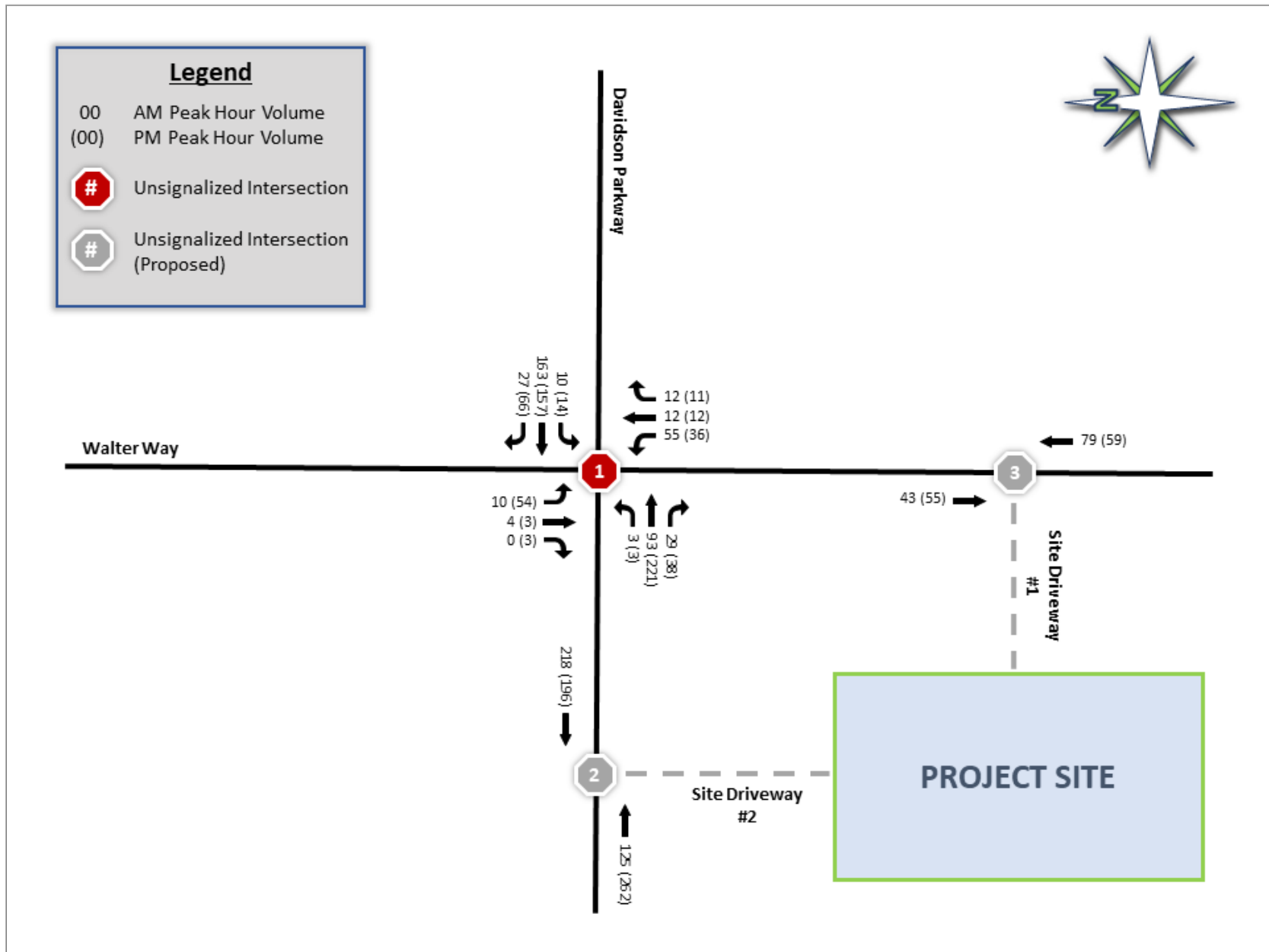


Figure 4 – Opening Year 2025 Background Peak Hour Traffic

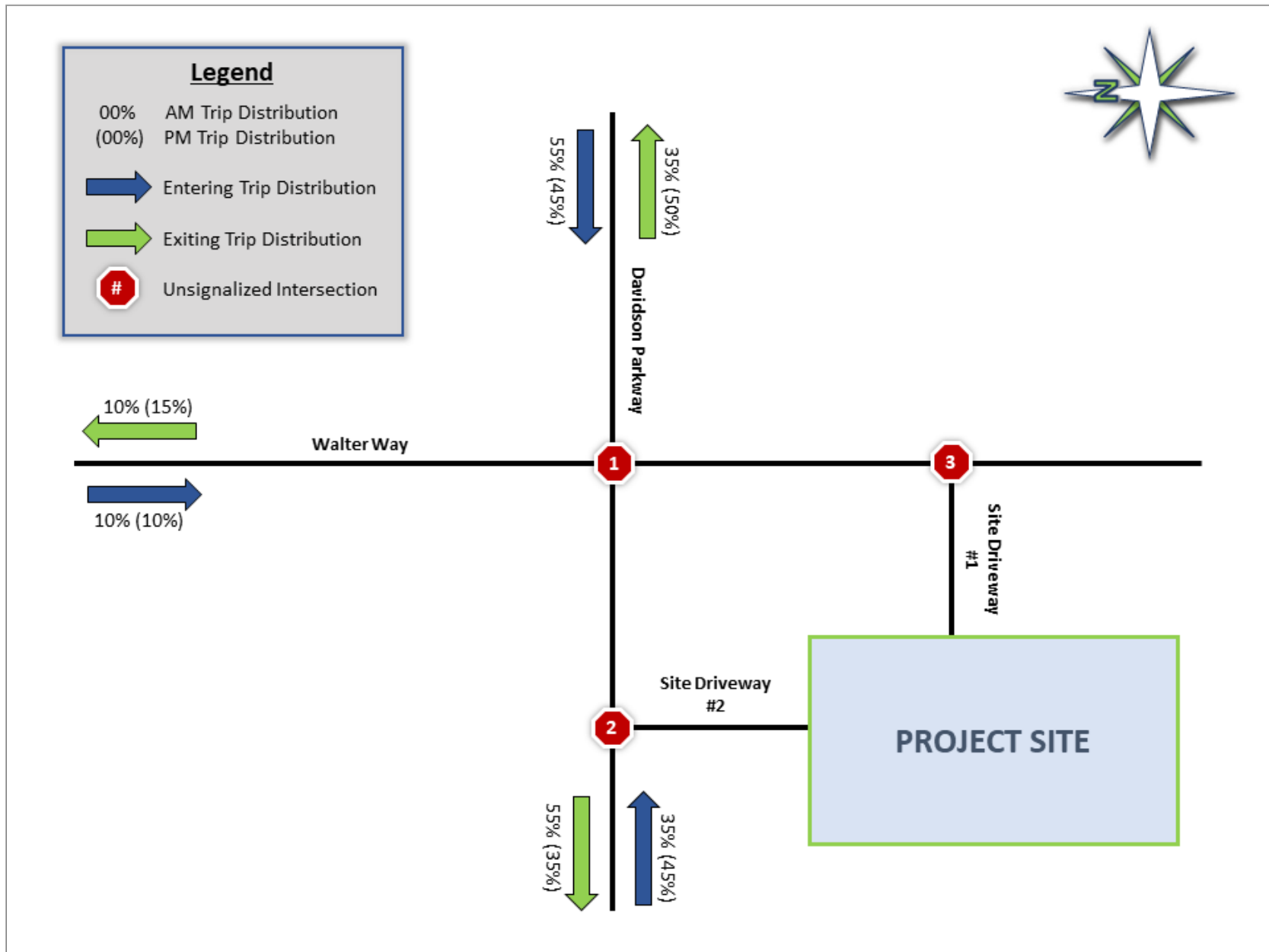


Figure 5 – New Trip Distribution

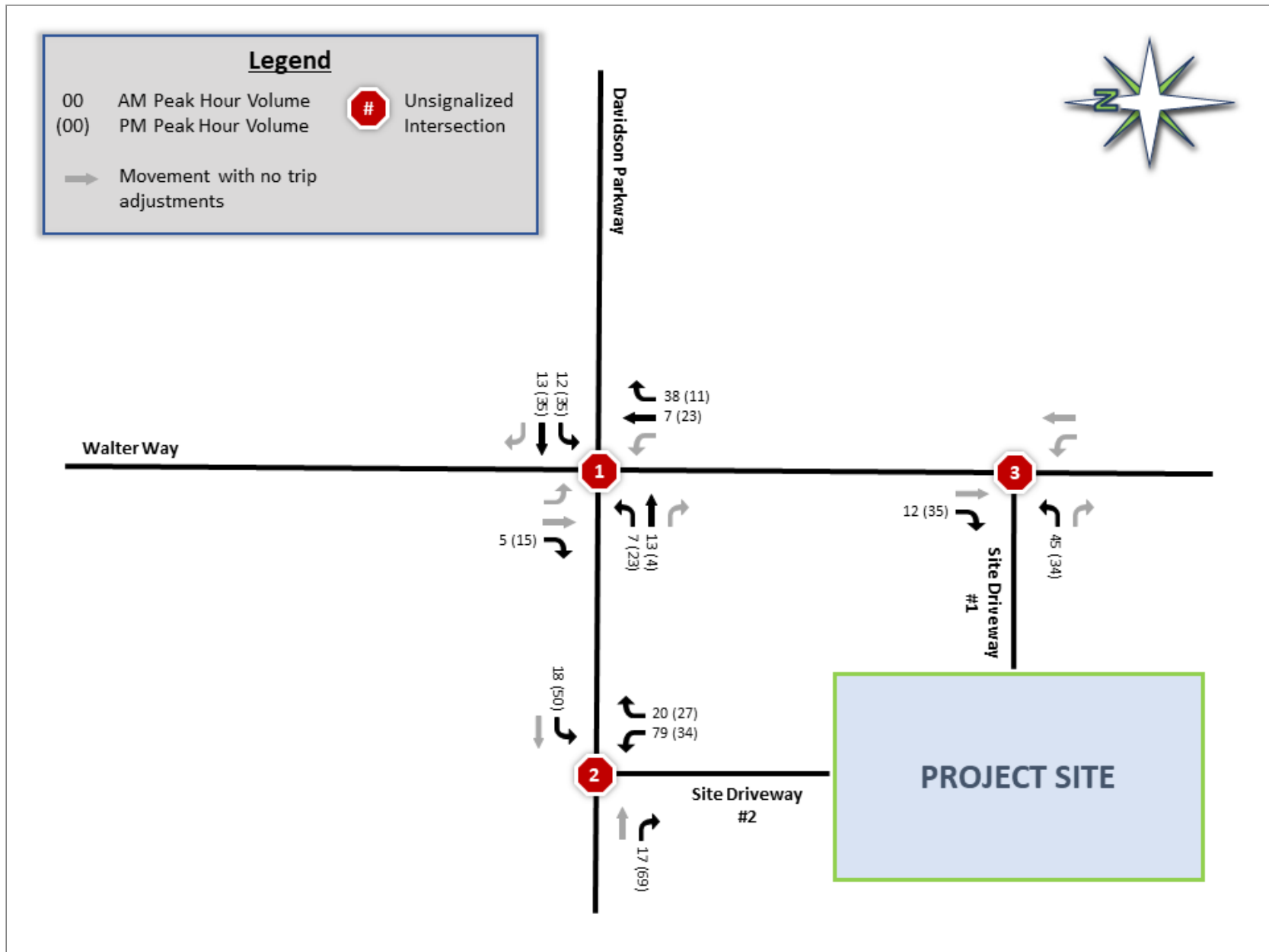


Figure 6 – Peak Hour Project Trip Adjustments

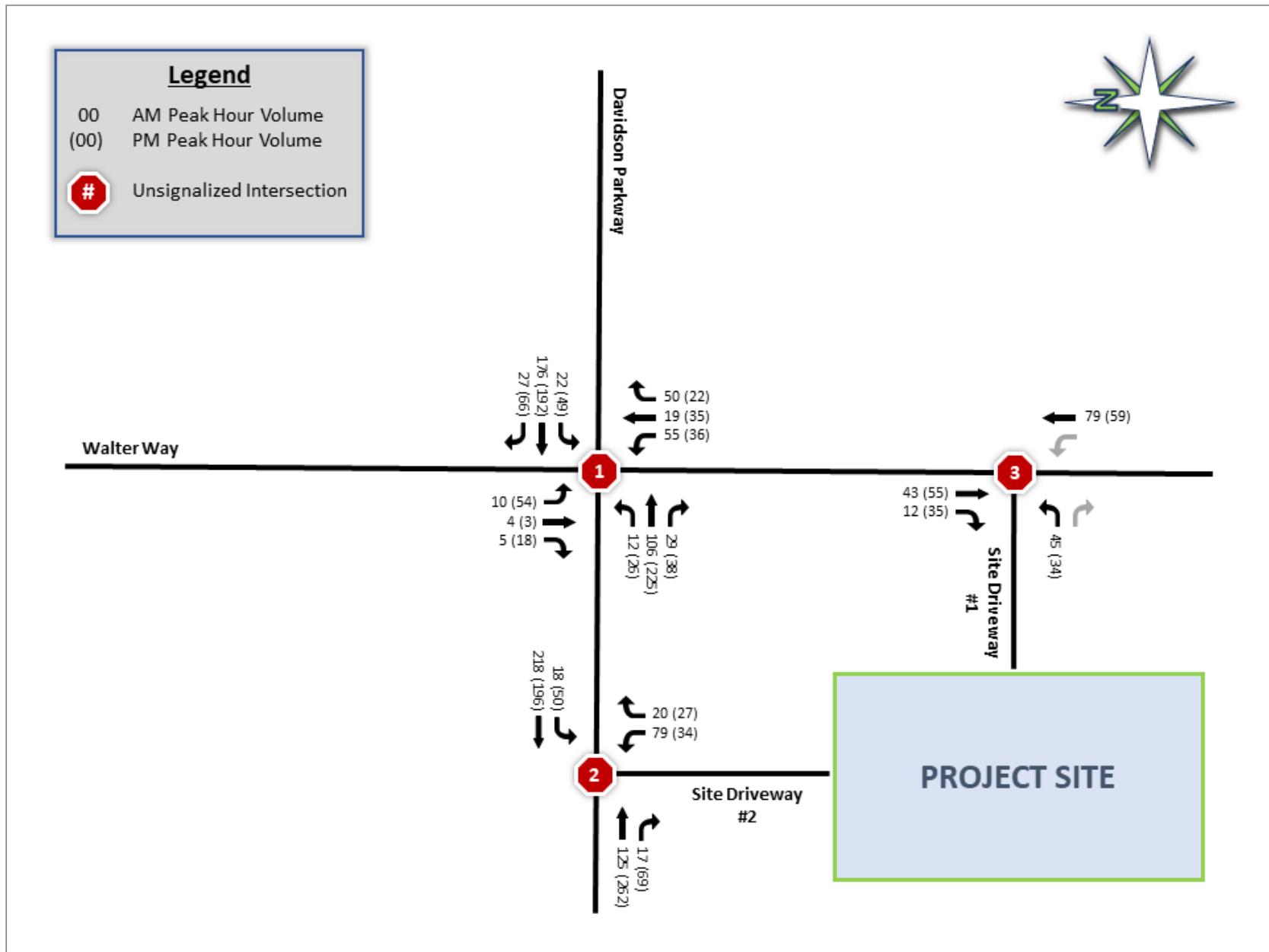


Figure 7 – Opening Year 2025 With Project Peak Hour Traffic

4. CAPACITY ANALYSIS

In order to quantify the impacts of additional traffic and to determine any needed roadway and/or operational improvements, a capacity analysis was performed for the Future Background and the Future With Project peak hour conditions based on the methodology outlined in the Highway Capacity Manual (HCM). Various computer programs are available which implement the HCM methodology. For this project, Synchro 11 was used to analyze the intersections.

The HCM defines level of service (LOS) in terms of the amount of control delay, including initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The LOS categories range from A to F, with different thresholds specified according to the type of stop control at the intersection. The LOS criteria for unsignalized intersections are listed in Table 2.

Table 2 – Level of Service Criteria

Level of Service (LOS)	Unsignalized Control Delay per Vehicle (sec)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Rural, sparsely developed areas have a minimum LOS requirement of C based on rural residents' expectation for relatively uncongested conditions in combination with design flexibility associated with lower right of way costs. The minimum LOS for urban areas is D, reflecting the greater acceptance of delay and congestion by urban residents. Additionally, the increased density of developments makes right of way costs much higher in urban areas. The study area is located within the city limits of Stockbridge; therefore, a minimum LOS D is assumed for the study intersections.

4.1. EXISTING INTERSECTION CAPACITY ANALYSIS

A capacity analysis was performed for the Existing 2023 conditions using the current intersection geometries. The results are listed in Table 3 and the Synchro reports are included in **Appendix D**.

Table 3 – Existing Year 2023 Capacity Analysis Results

No.	Intersection	Intersection Control	Approach	Existing 2023			
				AM Peak		PM Peak	
				LOS	sec/veh	LOS	sec/veh
1	Walter Way at Davidson Parkway	All-Way Stop	Overall	A	8.8	B	10.2
			Northbound	A	8.5	A	8.9
			Southbound	A	8.2	A	9.1
			Eastbound	A	8.5	B	10.9
			Westbound	A	9.2	A	9.9

No inadequate operations were observed for the Existing Year 2023 conditions.

4.2. OPENING YEAR INTERSECTION CAPACITY ANALYSIS

Intersection capacity analysis was performed for the morning and evening peak hours in the Future Background and the Future With Project conditions. The With Project analysis scenario assumed the same roadway network and lane assignments as in the Background scenario with the addition of the two proposed driveways. The results are listed in Table 4 and the Synchro reports are included in **Appendix D**.

Table 4 – Opening Year 2025 Capacity Analysis Results

No.	Intersection	Intersection Control	Approach	Background 2025 AM		With Project 2025 AM		Background 2025 PM		With Project 2025 PM	
				LOS	sec/veh	LOS	sec/veh	LOS	sec/veh	LOS	sec/veh
1	Walter Way at Davidson Parkway	All-Way Stop	Overall	A	8.9	A	9.3	B	10.3	B	10.7
			Northbound	A	8.5	A	8.9	A	9.0	A	9.6
			Southbound	A	8.2	A	8.2	A	9.2	A	9.4
			Eastbound	A	8.6	A	9.0	B	11.0	B	11.4
			Westbound	A	9.2	A	9.7	A	10.0	B	10.7
2	Davidson Parkway at Site Driveway #2	Side Street Stop	Northbound	-	-	B	11.8	-	-	B	12.6
			WB Left	-	-	A	7.6	-	-	A	8.1
3	Walter Way at Site Driveway #1	Side Street Stop	Eastbound	-	-	A	9.4	-	-	A	9.3

No inadequate operations were observed for the Opening Year 2025 conditions.

4.3. BACK OF QUEUE ANALYSIS

A Back of Queue (BOQ) analysis was used to determine the storage needs for the turn lanes in the Opening Year 2025 conditions. The 95th percentile queue is the maximum distance to the back of the queue that would be expected 95 percent of the time. The BOQ results were taken from the capacity analysis reports output by Synchro for each study intersection. Table 5 lists the BOQ lengths for each peak hour for the Opening Year 2025 Background and With Project conditions.

Table 5 – Opening Year 2025 Back of Queue Results

No.	Intersection	Intersection Control	Movement	Existing Storage	95 th Percentile Back of Queue (feet)			
					Background 2025		With Project 2025	
					AM Peak	PM Peak	AM Peak	PM Peak
1	Walter Way at Davidson Parkway	All-Way Stop	NB	N/A	10	8	15	13
			SB	N/A	3	8	3	10
			EBT+R	N/A	0	0	3	3
			EBL	50 ft	15	48	18	50
			WBT+R	N/A	0	3	3	8
			WBL	80 ft	28	38	30	43
2	Davidson Parkway at Site Driveway #2	Side Street Stop	NB	N/A	-	-	15	10
			SBL	160 ft *	-	-	0	3
3	Walter Way at Site Driveway #1	Side Street Stop	EB	N/A	-	-	5	3

N/A - No dedicated storage lane

* Existing storage refers to the storage lane length shown in the site layout for the proposed development.

The BOQ analysis results indicate that all of the study intersections have sufficient storage to accommodate the expected project-generated traffic. The eastbound left turn BOQ for the evening peak at intersection #1 matches the available storage; however, there is a 525-foot-long two-way left turn lane (TWLTL) on this approach which can accommodate excess queueing.

5. CONCLUSIONS

A residential development is proposed for a site along Walter Way in Stockbridge, Georgia. The proposed development is a residential neighborhood which will consist of 311 single-family residences, including 183 detached houses and 128 attached townhomes. Additionally, a 2,000-square-foot clubhouse will be located on the east side of the development that includes a playground, pool, and four pickleball courts. Access to the site would be provided by two full-access driveways, the first of which will be located on the north side of the development on Davidson Road and the second will be on the east side on Walter Way.

The proposed project is expected to generate a total of 2,693 trips on a typical weekday. A total of 191 new trips would be generated during the morning peak hour and 249 new trips would be generated during the evening peak hour.

For the Existing Year 2023 capacity analysis, the existing study intersection is currently operating with an acceptable LOS for the overall intersection as well as each approach during both the morning and evening peak periods.

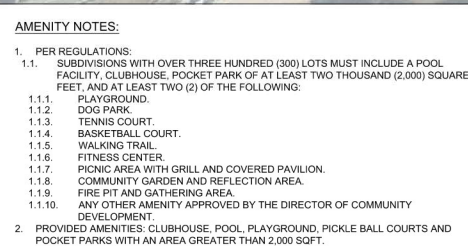
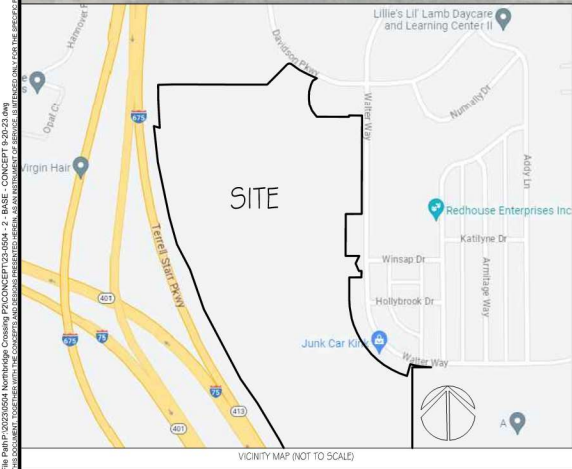
Based on the Opening Year 2025 capacity analysis results, all of the study intersections and each of their approaches would be expected to operate acceptably at LOS B or better during both peak hours in the Background and With Project conditions. Additionally, the BOQ analysis results indicate that the available turn lane storage at each of the study intersections is expected to be sufficient to accommodate the project-generated traffic.

Overall, the analysis completed for this project indicates that the proposed development is not expected to significantly impact the roadway network surrounding the development.

6. REFERENCES

1. Trip Generation Manual, 11th Edition, Institute of Transportation Engineers, Washington DC, 2021.
2. Synchro, Version 11, Trafficware Ltd., Sugar Land, TX, 2019.
3. Highway Capacity Manual, 6th Edition, Transportation Research Board, Washington DC, 2016.

APPENDIX A – SITE LAYOUT



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

SITE DATA	
SITE AREA	79.02 ACRES
ZONING	
EXISTING ZONING	C-3
PROPOSED ZONING	PUD
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	312 TOTAL
TOWNHOME LOTS	128
DETACHED LOTS	184
ALLOWABLE DENSITY	PER CONCEPT PLAN
DENSITY	3.95 LOTS/ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (15.80 ACRES)
PROPOSED OPEN SPACE	42.6% (33.63 ACRES)
SETBACK PROPOSED, NO REQUIREMENTS FOR PUD	
FRONT SETBACK	20 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	20 FEET
CORNER SIDE	5 FEET
TYPICAL LOT	
TOWNHOMES	24' WIDE BY 100' DEEP
DETACHED LOTS	50' WIDE BY 110' DEEP
GUEST PARKING	
OFF STREET GUEST PARKING	
PARKING CALCULATIONS TOWNHOMES	91 SPACES
REQUIRED	2.25 SPACES/UNIT = 288 SPACES
PROPOSED (2 IN DRIVEWAY)	1.28(2) = 256 SPACES
PARKING CALCULATIONS DETACHED LOTS	
REQUIRED	2 SPACES/UNIT = 368 SPACES
PROPOSED (2 IN DRIVE)	1.84 (2) = 368 SPACES
TOTAL PARKING PROVIDED = 656 SPACES	
TOTAL PARKING PROVIDED = 715 SPACES	

DATE		DESCRIPTION	
DATE		DESCRIPTION	
CW DESIGN	-- DRAWN	CM CHKD	
SCALE		1" = 100'	
JOB No.		23-0504	
DATE :		7-27-2023	
FILE No.		23-0504	
SHEET No.		1 OF 1	

APPENDIX B – TRAFFIC COUNT DATA



(303) 216-2439
www.alltrafficdata.net

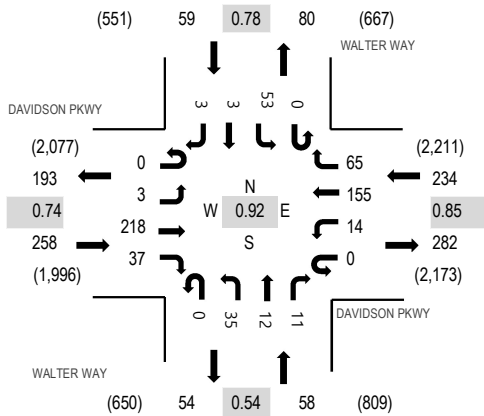
Location: 1 WALTER WAY & DAVIDSON PKWY AM

Date: Wednesday, September 27, 2023

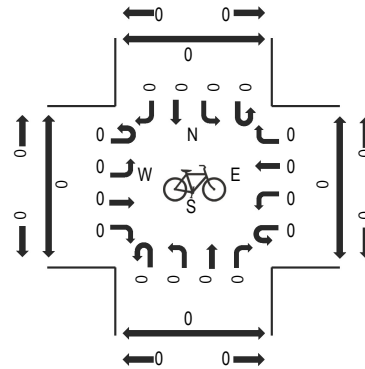
Peak Hour: 04:00 PM - 05:00 PM

Peak 15-Minutes: 04:45 PM - 05:00 PM

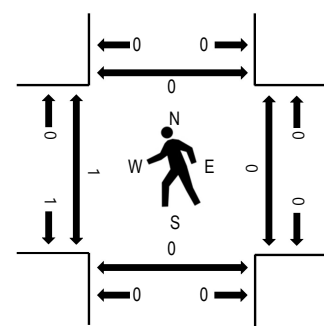
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	DAVIDSON PKWY Eastbound				DAVIDSON PKWY Westbound				WALTER WAY Northbound				WALTER WAY Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
6:30 AM	0	0	14	9	0	1	41	2	0	7	1	1	0	1	0	0	77	329	0	0	0	0
6:45 AM	0	0	11	9	0	2	35	2	0	15	1	4	0	2	3	0	84	351	0	0	0	0
7:00 AM	0	0	10	2	0	2	40	0	0	10	5	2	0	0	0	0	71	377	0	0	0	0
7:15 AM	2	0	17	6	0	5	38	3	0	12	3	6	0	2	3	0	97	404	0	0	0	0
7:30 AM	0	0	23	5	0	5	45	2	0	12	2	3	0	1	1	0	99	412	0	0	0	0
7:45 AM	0	0	22	14	0	2	41	6	0	12	4	5	0	3	1	0	110	412	0	0	0	0
8:00 AM	0	0	22	5	0	2	42	6	0	11	2	4	0	2	2	0	98	379	0	0	0	0
8:15 AM	0	3	25	4	0	1	33	12	0	19	4	0	0	4	0	0	105	365	0	0	0	0
8:30 AM	0	1	23	13	0	6	32	10	0	4	1	3	0	3	1	2	99	338	0	0	0	0
8:45 AM	0	0	12	3	0	2	23	14	0	12	6	2	0	2	1	0	77	311	0	0	0	0
9:00 AM	0	0	15	13	0	4	14	9	0	14	8	1	0	5	0	1	84	331	0	0	0	0
9:15 AM	0	0	15	9	0	2	26	7	0	6	0	1	0	10	2	0	78	321	0	0	1	0
9:30 AM	0	0	17	3	0	2	21	5	0	10	0	5	0	6	3	0	72	341	0	0	0	0
9:45 AM	0	1	24	8	0	4	32	10	0	5	1	2	0	8	1	1	97	364	0	0	0	0
10:00 AM	0	0	22	4	0	1	24	6	0	8	4	2	0	2	0	1	74	384	0	0	0	0
10:15 AM	0	2	24	9	0	0	26	8	0	10	3	5	0	8	2	1	98	427	0	0	0	0
10:30 AM	0	0	13	8	0	3	27	8	0	10	3	2	0	20	0	1	95	458	0	0	0	0
10:45 AM	1	0	25	11	0	7	25	12	0	8	8	6	0	11	3	0	117	490	0	0	0	1
11:00 AM	0	0	22	6	0	6	17	11	0	20	10	11	0	12	2	0	117	494	0	0	0	0
11:15 AM	0	2	33	16	1	9	24	5	0	8	2	6	0	15	7	1	129	491	0	0	0	0
11:30 AM	0	0	41	10	0	2	30	12	0	5	4	2	0	13	4	4	127	488	0	0	0	0
11:45 AM	0	2	36	7	0	5	34	14	0	8	2	4	0	8	1	0	121	458	0	0	0	0
12:00 PM	0	2	33	6	1	6	23	11	0	7	3	5	0	15	1	1	114	446	0	0	0	0
12:15 PM	0	0	31	8	0	6	37	15	0	4	5	3	0	14	1	2	126	428	0	0	0	0
12:30 PM	0	1	24	8	0	0	23	10	0	4	3	2	0	15	5	2	97	409	0	0	0	0
12:45 PM	0	1	31	6	0	4	27	10	0	13	2	5	0	7	3	0	109	457	0	0	0	0
1:00 PM	0	2	24	5	0	1	31	13	0	5	2	3	0	9	1	0	96	486	0	0	0	0
1:15 PM	0	1	26	6	0	0	26	11	0	8	6	6	0	13	3	1	107	505	0	0	0	0
1:30 PM	0	1	37	11	0	5	40	18	0	11	2	4	0	11	3	2	145	519	0	0	0	0
1:45 PM	0	1	35	14	0	8	39	8	0	13	4	3	0	12	0	1	138	536	0	0	3	0
2:00 PM	0	3	34	6	1	5	27	13	0	7	2	5	0	10	0	2	115	542	0	0	0	0
2:15 PM	0	1	29	11	0	7	32	15	0	9	2	5	0	8	1	1	121	550	0	0	0	0
2:30 PM	0	0	37	8	0	1	33	19	0	42	2	8	0	7	2	3	162	558	0	0	0	0
2:45 PM	0	5	32	15	0	4	36	15	0	14	2	6	0	13	2	0	144	544	0	0	0	0

3:00 PM	0	0	30	11	0	1	36	12	0	14	1	3	0	14	0	1	123	549	0	0	2	0
3:15 PM	0	0	43	6	0	8	26	11	0	10	4	6	0	13	1	1	129	558	0	0	0	1
3:30 PM	0	1	35	17	1	6	42	15	0	6	2	6	0	13	0	4	148	591	0	0	0	0
3:45 PM	0	0	56	8	0	3	31	14	0	8	2	6	0	17	2	2	149	592	0	1	0	0
4:00 PM	0	0	51	8	0	3	29	18	0	9	2	4	0	7	1	0	132	609	0	0	0	0
4:15 PM	0	1	54	8	0	3	43	23	0	9	2	3	0	15	1	0	162	592	0	0	0	0
4:30 PM	0	2	55	13	0	4	35	10	0	11	3	2	0	12	1	1	149	555	1	0	0	0
4:45 PM	0	0	58	8	0	4	48	14	0	6	5	2	0	19	0	2	166	559	0	0	0	0
5:00 PM	0	0	43	7	0	2	39	4	0	7	1	4	0	5	2	1	115	554	0	0	0	0
5:15 PM	0	0	48	11	0	1	33	10	0	9	3	3	0	5	2	0	125	565	0	0	0	0
5:30 PM	0	1	56	10	0	4	46	10	0	10	3	3	0	7	1	2	153	569	0	0	0	0
5:45 PM	0	1	85	9	0	3	27	7	0	6	2	3	0	17	1	0	161		0	0	0	0
6:00 PM	0	0	53	7	0	4	33	10	0	6	1	3	0	7	1	1	126		0	0	0	0
6:15 PM	0	0	41	10	0	1	37	11	0	9	1	5	0	14	0	0	129		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	2	0	0	0	0	0	2	0	0	0	0	0	0	4
Lights	0	3	216	34	0	12	153	65	0	32	10	10	0	53	3	3	594
Mediums	0	0	2	1	0	2	2	0	0	1	2	1	0	0	0	0	11
Total	0	3	218	37	0	14	155	65	0	35	12	11	0	53	3	3	609

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %	1.9%				1.7%				10.3%				0.0%				2.5%
Heavy Vehicle %	0.0%	0.0%	0.9%	8.1%	0.0%	14.3%	1.3%	0.0%	0.0%	8.6%	16.7%	9.1%	0.0%	0.0%	0.0%	0.0%	2.5%
Peak Hour Factor	0.74				0.85				0.54				0.78				0.92
Peak Hour Factor	0.25	0.45	0.71	0.72	0.50	0.69	0.86	0.76	0.00	0.48	0.60	0.57	0.00	0.73	0.57	0.50	0.92



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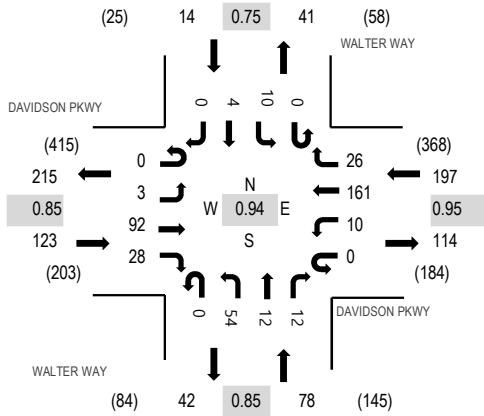
Location: 1 WALTER WAY & DAVIDSON PKWY AM

Date: Wednesday, September 27, 2023

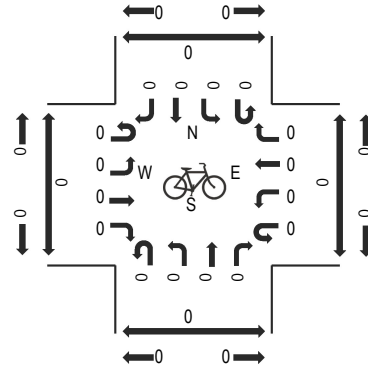
Peak Hour: 07:30 AM - 08:30 AM

Peak 15-Minutes: 07:45 AM - 08:00 AM

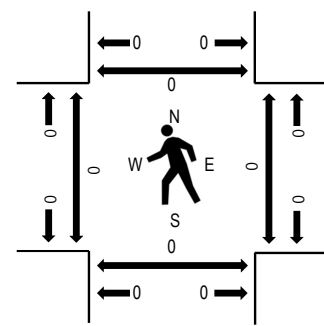
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	DAVIDSON PKWY Eastbound				DAVIDSON PKWY Westbound				WALTER WAY Northbound				WALTER WAY Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
6:30 AM	0	0	14	9	0	1	41	2	0	7	1	1	0	1	0	0	77	329	0	0	0	0
6:45 AM	0	0	11	9	0	2	35	2	0	15	1	4	0	2	3	0	84	351	0	0	0	0
7:00 AM	0	0	10	2	0	2	40	0	0	10	5	2	0	0	0	0	71	377	0	0	0	0
7:15 AM	2	0	17	6	0	5	38	3	0	12	3	6	0	2	3	0	97	404	0	0	0	0
7:30 AM	0	0	23	5	0	5	45	2	0	12	2	3	0	1	1	0	99	412	0	0	0	0
7:45 AM	0	0	22	14	0	2	41	6	0	12	4	5	0	3	1	0	110		0	0	0	0
8:00 AM	0	0	22	5	0	2	42	6	0	11	2	4	0	2	2	0	98		0	0	0	0
8:15 AM	0	3	25	4	0	1	33	12	0	19	4	0	0	4	0	0	105		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	3	88	27	0	9	159	26	0	52	11	9	0	10	3	0	397
Mediums	0	0	4	1	0	1	2	0	0	2	1	3	0	0	1	0	15
Total	0	3	92	28	0	10	161	26	0	54	12	12	0	10	4	0	412

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		4.1%				1.5%				7.7%				7.1%			3.6%
Heavy Vehicle %	0.0%	0.0%	4.3%	3.6%	0.0%	10.0%	1.2%	0.0%	0.0%	3.7%	8.3%	25.0%	0.0%	0.0%	25.0%	0.0%	3.6%
Peak Hour Factor		0.85				0.95				0.85				0.75			0.94
Peak Hour Factor	0.25	0.25	0.92	0.54	0.00	0.70	0.92	0.54	0.00	0.71	0.70	0.75	0.00	0.63	0.58	0.00	0.94



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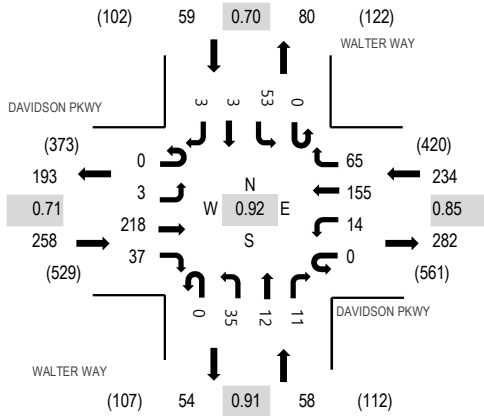
Location: 1 WALTER WAY & DAVIDSON PKWY PM

Date: Wednesday, September 27, 2023

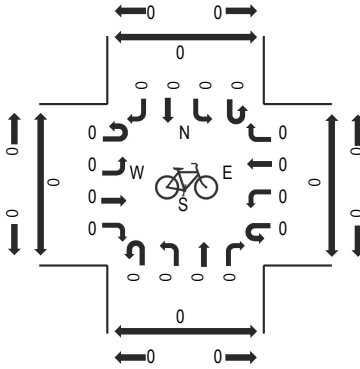
Peak Hour: 04:00 PM - 05:00 PM

Peak 15-Minutes: 04:45 PM - 05:00 PM

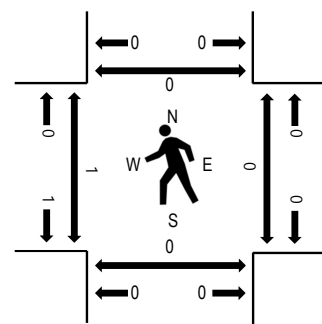
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	DAVIDSON PKWY Eastbound				DAVIDSON PKWY Westbound				WALTER WAY Northbound				WALTER WAY Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	0	51	8	0	3	29	18	0	9	2	4	0	7	1	0	132	609	0	0	0	0
4:15 PM	0	1	54	8	0	3	43	23	0	9	2	3	0	15	1	0	162	592	0	0	0	0
4:30 PM	0	2	55	13	0	4	35	10	0	11	3	2	0	12	1	1	149	555	1	0	0	0
4:45 PM	0	0	58	8	0	4	48	14	0	6	5	2	0	19	0	2	166	559	0	0	0	0
5:00 PM	0	0	43	7	0	2	39	4	0	7	1	4	0	5	2	1	115	554	0	0	0	0
5:15 PM	0	0	48	11	0	1	33	10	0	9	3	3	0	5	2	0	125		0	0	0	0
5:30 PM	0	1	56	10	0	4	46	10	0	10	3	3	0	7	1	2	153		0	0	0	0
5:45 PM	0	1	85	9	0	3	27	7	0	6	2	3	0	17	1	0	161		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	2	0	0	0	0	0	2	0	0	0	0	0	0	4
Lights	0	3	216	34	0	12	153	65	0	32	10	10	0	53	3	3	594
Mediums	0	0	2	1	0	2	2	0	0	1	2	1	0	0	0	0	11
Total	0	3	218	37	0	14	155	65	0	35	12	11	0	53	3	3	609

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		1.9%				1.7%				10.3%				0.0%			2.5%
Heavy Vehicle %	0.0%	0.0%	0.9%	8.1%	0.0%	14.3%	1.3%	0.0%	0.0%	8.6%	16.7%	9.1%	0.0%	0.0%	0.0%	0.0%	2.5%
Peak Hour Factor		0.71				0.85				0.91				0.70			0.92
Peak Hour Factor	0.00	0.38	0.68	0.75	0.00	0.88	0.86	0.71	0.00	0.80	0.60	0.81	0.00	0.70	0.75	0.63	0.92



All Traffic Data Services

1 - DAVIDSON PKWY WEST OF WALTER WAY

EB	Time	Lights	Mediums	Trucks	Total
	9/27/2023	11	0	0	11
	9/27/2023 12:15:00 AM	11	0	0	11
	9/27/2023 12:30:00 AM	10	0	0	10
	9/27/2023 12:45:00 AM	8	0	0	8
	Hour	40	0	0	40
	9/27/2023 1:00:00 AM	7	0	0	7
	9/27/2023 1:15:00 AM	4	0	0	4
	9/27/2023 1:30:00 AM	5	0	0	5
	9/27/2023 1:45:00 AM	7	0	0	7
	Hour	23	0	0	23
	9/27/2023 2:00:00 AM	6	0	0	6
	9/27/2023 2:15:00 AM	6	1	0	7
	9/27/2023 2:30:00 AM	5	0	0	5
	9/27/2023 2:45:00 AM	7	0	0	7
	Hour	24	1	0	25
	9/27/2023 3:00:00 AM	2	0	0	2
	9/27/2023 3:15:00 AM	3	0	0	3
	9/27/2023 3:30:00 AM	2	0	0	2
	9/27/2023 3:45:00 AM	3	0	0	3
	Hour	10	0	0	10
	9/27/2023 4:00:00 AM	4	0	0	4
	9/27/2023 4:15:00 AM	4	0	0	4
	9/27/2023 4:30:00 AM	4	0	0	4
	9/27/2023 4:45:00 AM	3	0	0	3
	Hour	15	0	0	15
	9/27/2023 5:00:00 AM	6	0	0	6
	9/27/2023 5:15:00 AM	17	0	0	17
	9/27/2023 5:30:00 AM	18	0	0	18
	9/27/2023 5:45:00 AM	59	1	0	60
	Hour	100	1	0	101
	9/27/2023 6:00:00 AM	14	0	0	14
	9/27/2023 6:15:00 AM	5	0	0	5
	9/27/2023 6:30:00 AM	21	2	0	23
	9/27/2023 6:45:00 AM	20	0	0	20
	Hour	60	2	0	62
	9/27/2023 7:00:00 AM	12	0	0	12
	9/27/2023 7:15:00 AM	24	1	0	25
	9/27/2023 7:30:00 AM	27	1	0	28
	9/27/2023 7:45:00 AM	36	0	0	36
	Hour	99	2	0	101
	9/27/2023 8:00:00 AM	25	2	0	27
	9/27/2023 8:15:00 AM	30	2	0	32
	9/27/2023 8:30:00 AM	36	1	0	37
	9/27/2023 8:45:00 AM	14	0	1	15
	Hour	105	5	1	111
	9/27/2023 9:00:00 AM	27	1	0	28
	9/27/2023 9:15:00 AM	24	0	0	24
	9/27/2023 9:30:00 AM	19	1	0	20
	9/27/2023 9:45:00 AM	32	1	0	33
	Hour	102	3	0	105
	9/27/2023 10:00:00 AM	25	1	0	26
	9/27/2023 10:15:00 AM	32	2	1	35
	9/27/2023 10:30:00 AM	21	0	0	21
	9/27/2023 10:45:00 AM	37	0	0	37
	Hour	115	3	1	119
	9/27/2023 11:00:00 AM	27	1	0	28
	9/27/2023 11:15:00 AM	51	0	0	51
	9/27/2023 11:30:00 AM	51	0	0	51
	9/27/2023 11:45:00 AM	43	2	0	45
	Hour	172	3	0	175
	Total	865	20	2	887
	Percentage	97.5%	2.3%	0.2%	



All Traffic Data Services

1 - DAVIDSON PKWY WEST OF WALTER WAY

EB	Time	Lights	Mediums	Trucks	Total
	9/27/2023 12:00:00 PM	41	0	0	41
	9/27/2023 12:15:00 PM	38	1	0	39
	9/27/2023 12:30:00 PM	33	0	0	33
	9/27/2023 12:45:00 PM	37	1	0	38
	Hour	149	2	0	151
	9/27/2023 1:00:00 PM	31	0	0	31
	9/27/2023 1:15:00 PM	32	1	0	33
	9/27/2023 1:30:00 PM	48	1	0	49
	9/27/2023 1:45:00 PM	49	1	0	50
	Hour	160	3	0	163
	9/27/2023 2:00:00 PM	43	0	0	43
	9/27/2023 2:15:00 PM	40	1	0	41
	9/27/2023 2:30:00 PM	45	0	0	45
	9/27/2023 2:45:00 PM	50	2	0	52
	Hour	178	3	0	181
	9/27/2023 3:00:00 PM	39	0	2	41
	9/27/2023 3:15:00 PM	47	2	0	49
	9/27/2023 3:30:00 PM	52	1	0	53
	9/27/2023 3:45:00 PM	60	4	0	64
	Hour	198	7	2	207
	9/27/2023 4:00:00 PM	57	0	2	59
	9/27/2023 4:15:00 PM	62	1	0	63
	9/27/2023 4:30:00 PM	69	1	0	70
	9/27/2023 4:45:00 PM	65	1	0	66
	Hour	253	3	2	258
	9/27/2023 5:00:00 PM	50	0	0	50
	9/27/2023 5:15:00 PM	59	0	0	59
	9/27/2023 5:30:00 PM	65	2	0	67
	9/27/2023 5:45:00 PM	95	0	0	95
	Hour	269	2	0	271
	9/27/2023 6:00:00 PM	60	0	0	60
	9/27/2023 6:15:00 PM	51	0	0	51
	9/27/2023 6:30:00 PM	61	0	0	61
	9/27/2023 6:45:00 PM	61	0	0	61
	Hour	233	0	0	233
	9/27/2023 7:00:00 PM	51	0	0	51
	9/27/2023 7:15:00 PM	41	0	0	41
	9/27/2023 7:30:00 PM	52	0	0	52
	9/27/2023 7:45:00 PM	32	0	0	32
	Hour	176	0	0	176
	9/27/2023 8:00:00 PM	45	0	0	45
	9/27/2023 8:15:00 PM	49	0	0	49
	9/27/2023 8:30:00 PM	40	0	0	40
	9/27/2023 8:45:00 PM	51	0	0	51
	Hour	185	0	0	185
	9/27/2023 9:00:00 PM	29	0	0	29
	9/27/2023 9:15:00 PM	32	0	0	32
	9/27/2023 9:30:00 PM	31	0	0	31
	9/27/2023 9:45:00 PM	31	0	0	31
	Hour	123	0	0	123
	9/27/2023 10:00:00 PM	24	1	0	25
	9/27/2023 10:15:00 PM	23	1	0	24
	9/27/2023 10:30:00 PM	26	0	0	26
	9/27/2023 10:45:00 PM	26	1	0	27
	Hour	99	3	0	102
	9/27/2023 11:00:00 PM	24	1	0	25
	9/27/2023 11:15:00 PM	13	0	0	13
	9/27/2023 11:30:00 PM	15	0	0	15
	9/27/2023 11:45:00 PM	16	0	0	16
	Hour	68	1	0	69
	Total	2,091	24	4	2,119
	Percentage	98.7%	1.1%	0.2%	
	Grand Total	2,956	44	6	3,006
	Percentage	98.3%	1.5%	0.2%	



All Traffic Data Services

1 - DAVIDSON PKWY WEST OF WALTER WAY

WB	Time	Lights	Mediums	Trucks	Total
	9/27/2023	3	0	0	3
	9/27/2023 12:15:00 AM	2	0	0	2
	9/27/2023 12:30:00 AM	5	0	0	5
	9/27/2023 12:45:00 AM	6	0	0	6
	Hour	16	0	0	16
	9/27/2023 1:00:00 AM	2	0	0	2
	9/27/2023 1:15:00 AM	2	0	0	2
	9/27/2023 1:30:00 AM	2	0	0	2
	9/27/2023 1:45:00 AM	2	0	0	2
	Hour	8	0	0	8
	9/27/2023 2:00:00 AM	2	0	0	2
	9/27/2023 2:15:00 AM	0	1	0	1
	9/27/2023 2:30:00 AM	1	0	0	1
	9/27/2023 2:45:00 AM	3	0	0	3
	Hour	6	1	0	7
	9/27/2023 3:00:00 AM	2	0	0	2
	9/27/2023 3:15:00 AM	2	0	0	2
	9/27/2023 3:30:00 AM	3	0	0	3
	9/27/2023 3:45:00 AM	2	0	0	2
	Hour	9	0	0	9
	9/27/2023 4:00:00 AM	5	0	0	5
	9/27/2023 4:15:00 AM	9	0	0	9
	9/27/2023 4:30:00 AM	4	0	0	4
	9/27/2023 4:45:00 AM	7	0	0	7
	Hour	25	0	0	25
	9/27/2023 5:00:00 AM	4	1	0	5
	9/27/2023 5:15:00 AM	15	0	0	15
	9/27/2023 5:30:00 AM	20	0	0	20
	9/27/2023 5:45:00 AM	14	1	0	15
	Hour	53	2	0	55
	9/27/2023 6:00:00 AM	31	0	0	31
	9/27/2023 6:15:00 AM	30	0	0	30
	9/27/2023 6:30:00 AM	48	0	0	48
	9/27/2023 6:45:00 AM	49	1	0	50
	Hour	158	1	0	159
	9/27/2023 7:00:00 AM	48	2	0	50
	9/27/2023 7:15:00 AM	52	0	0	52
	9/27/2023 7:30:00 AM	57	0	0	57
	9/27/2023 7:45:00 AM	53	0	0	53
	Hour	210	2	0	212
	9/27/2023 8:00:00 AM	51	2	0	53
	9/27/2023 8:15:00 AM	50	2	0	52
	9/27/2023 8:30:00 AM	37	1	0	38
	9/27/2023 8:45:00 AM	35	0	0	35
	Hour	173	5	0	178
	9/27/2023 9:00:00 AM	29	0	0	29
	9/27/2023 9:15:00 AM	31	0	1	32
	9/27/2023 9:30:00 AM	31	0	0	31
	9/27/2023 9:45:00 AM	35	3	0	38
	Hour	126	3	1	130
	9/27/2023 10:00:00 AM	31	2	0	33
	9/27/2023 10:15:00 AM	37	0	0	37
	9/27/2023 10:30:00 AM	38	0	0	38
	9/27/2023 10:45:00 AM	34	0	0	34
	Hour	140	2	0	142
	9/27/2023 11:00:00 AM	35	2	0	37
	9/27/2023 11:15:00 AM	33	0	0	33
	9/27/2023 11:30:00 AM	38	1	0	39
	9/27/2023 11:45:00 AM	42	0	0	42
	Hour	148	3	0	151
	Total	1,072	19	1	1,092
	Percentage	98.2%	1.7%	0.1%	



All Traffic Data Services

1 - DAVIDSON PKWY WEST OF WALTER WAY

WB	Time	Lights	Mediums	Trucks	Total
	9/27/2023 12:00:00 PM	31	0	0	31
	9/27/2023 12:15:00 PM	43	0	0	43
	9/27/2023 12:30:00 PM	29	0	0	29
	9/27/2023 12:45:00 PM	40	0	0	40
	Hour	143	0	0	143
	9/27/2023 1:00:00 PM	36	0	0	36
	9/27/2023 1:15:00 PM	34	1	0	35
	9/27/2023 1:30:00 PM	52	1	0	53
	9/27/2023 1:45:00 PM	52	1	0	53
	Hour	174	3	0	177
	9/27/2023 2:00:00 PM	36	0	0	36
	9/27/2023 2:15:00 PM	41	0	1	42
	9/27/2023 2:30:00 PM	73	5	0	78
	9/27/2023 2:45:00 PM	50	0	0	50
	Hour	200	5	1	206
	9/27/2023 3:00:00 PM	51	0	0	51
	9/27/2023 3:15:00 PM	37	0	0	37
	9/27/2023 3:30:00 PM	50	2	0	52
	9/27/2023 3:45:00 PM	40	1	0	41
	Hour	178	3	0	181
	9/27/2023 4:00:00 PM	37	0	1	38
	9/27/2023 4:15:00 PM	50	1	1	52
	9/27/2023 4:30:00 PM	45	2	0	47
	9/27/2023 4:45:00 PM	56	0	0	56
	Hour	188	3	2	193
	9/27/2023 5:00:00 PM	47	0	0	47
	9/27/2023 5:15:00 PM	41	1	0	42
	9/27/2023 5:30:00 PM	57	1	0	58
	9/27/2023 5:45:00 PM	33	0	0	33
	Hour	178	2	0	180
	9/27/2023 6:00:00 PM	40	0	0	40
	9/27/2023 6:15:00 PM	46	0	0	46
	9/27/2023 6:30:00 PM	35	1	1	37
	9/27/2023 6:45:00 PM	32	1	0	33
	Hour	153	2	1	156
	9/27/2023 7:00:00 PM	38	0	0	38
	9/27/2023 7:15:00 PM	38	0	0	38
	9/27/2023 7:30:00 PM	34	0	0	34
	9/27/2023 7:45:00 PM	16	0	0	16
	Hour	126	0	0	126
	9/27/2023 8:00:00 PM	23	0	0	23
	9/27/2023 8:15:00 PM	28	0	0	28
	9/27/2023 8:30:00 PM	24	0	0	24
	9/27/2023 8:45:00 PM	22	0	0	22
	Hour	97	0	0	97
	9/27/2023 9:00:00 PM	30	0	0	30
	9/27/2023 9:15:00 PM	18	0	0	18
	9/27/2023 9:30:00 PM	19	0	0	19
	9/27/2023 9:45:00 PM	18	0	0	18
	Hour	85	0	0	85
	9/27/2023 10:00:00 PM	15	1	0	16
	9/27/2023 10:15:00 PM	16	0	0	16
	9/27/2023 10:30:00 PM	10	0	0	10
	9/27/2023 10:45:00 PM	13	1	0	14
	Hour	54	2	0	56
	9/27/2023 11:00:00 PM	11	1	0	12
	9/27/2023 11:15:00 PM	8	0	0	8
	9/27/2023 11:30:00 PM	7	0	0	7
	9/27/2023 11:45:00 PM	7	0	0	7
	Hour	33	1	0	34
	Total	1,609	21	4	1,634
	Percentage	98.5%	1.3%	0.2%	
	Grand Total	2,681	40	5	2,726
	Percentage	98.3%	1.5%	0.2%	



All Traffic Data Services

2 - WALTER WAY SOUTH OF DAVIDSON PKWY

NB	Time	Lights	Mediums	Trucks	Total
	9/27/2023	1	0	0	1
	9/27/2023 12:15:00 AM	1	0	0	1
	9/27/2023 12:30:00 AM	1	0	0	1
	9/27/2023 12:45:00 AM	0	0	0	0
	Hour	3	0	0	3
	9/27/2023 1:00:00 AM	1	0	0	1
	9/27/2023 1:15:00 AM	1	0	0	1
	9/27/2023 1:30:00 AM	1	0	0	1
	9/27/2023 1:45:00 AM	0	0	0	0
	Hour	3	0	0	3
	9/27/2023 2:00:00 AM	0	0	1	1
	9/27/2023 2:15:00 AM	0	1	0	1
	9/27/2023 2:30:00 AM	1	0	0	1
	9/27/2023 2:45:00 AM	0	0	0	0
	Hour	1	1	1	3
	9/27/2023 3:00:00 AM	1	0	0	1
	9/27/2023 3:15:00 AM	1	0	0	1
	9/27/2023 3:30:00 AM	0	0	0	0
	9/27/2023 3:45:00 AM	0	0	0	0
	Hour	2	0	0	2
	9/27/2023 4:00:00 AM	1	0	0	1
	9/27/2023 4:15:00 AM	4	0	0	4
	9/27/2023 4:30:00 AM	3	0	0	3
	9/27/2023 4:45:00 AM	2	0	0	2
	Hour	10	0	0	10
	9/27/2023 5:00:00 AM	2	0	0	2
	9/27/2023 5:15:00 AM	5	0	0	5
	9/27/2023 5:30:00 AM	6	0	0	6
	9/27/2023 5:45:00 AM	5	0	0	5
	Hour	18	0	0	18
	9/27/2023 6:00:00 AM	12	0	0	12
	9/27/2023 6:15:00 AM	11	0	0	11
	9/27/2023 6:30:00 AM	9	0	0	9
	9/27/2023 6:45:00 AM	18	2	0	20
	Hour	50	2	0	52
	9/27/2023 7:00:00 AM	16	1	0	17
	9/27/2023 7:15:00 AM	21	0	0	21
	9/27/2023 7:30:00 AM	16	1	0	17
	9/27/2023 7:45:00 AM	21	0	0	21
	Hour	74	2	0	76
	9/27/2023 8:00:00 AM	13	4	0	17
	9/27/2023 8:15:00 AM	22	1	0	23
	9/27/2023 8:30:00 AM	8	0	0	8
	9/27/2023 8:45:00 AM	19	1	0	20
	Hour	62	6	0	68
	9/27/2023 9:00:00 AM	22	0	1	23
	9/27/2023 9:15:00 AM	7	0	0	7
	9/27/2023 9:30:00 AM	15	0	0	15
	9/27/2023 9:45:00 AM	6	2	0	8
	Hour	50	2	1	53
	9/27/2023 10:00:00 AM	11	2	1	14
	9/27/2023 10:15:00 AM	16	1	1	18
	9/27/2023 10:30:00 AM	15	0	0	15
	9/27/2023 10:45:00 AM	22	0	0	22
	Hour	64	3	2	69
	9/27/2023 11:00:00 AM	38	2	1	41
	9/27/2023 11:15:00 AM	14	2	0	16
	9/27/2023 11:30:00 AM	11	0	0	11
	9/27/2023 11:45:00 AM	14	0	0	14
	Hour	77	4	1	82
	Total	414	20	5	439
	Percentage	94.3%	4.6%	1.1%	



All Traffic Data Services

2 - WALTER WAY SOUTH OF DAVIDSON PKWY

NB	Time	Lights	Mediums	Trucks	Total
	9/27/2023 12:00:00 PM	15	0	0	15
	9/27/2023 12:15:00 PM	11	1	0	12
	9/27/2023 12:30:00 PM	7	2	0	9
	9/27/2023 12:45:00 PM	20	0	0	20
	Hour	53	3	0	56
	9/27/2023 1:00:00 PM	10	0	0	10
	9/27/2023 1:15:00 PM	18	2	0	20
	9/27/2023 1:30:00 PM	17	0	0	17
	9/27/2023 1:45:00 PM	20	0	0	20
	Hour	65	2	0	67
	9/27/2023 2:00:00 PM	14	0	0	14
	9/27/2023 2:15:00 PM	14	1	1	16
	9/27/2023 2:30:00 PM	49	3	0	52
	9/27/2023 2:45:00 PM	21	1	0	22
	Hour	98	5	1	104
	9/27/2023 3:00:00 PM	18	0	0	18
	9/27/2023 3:15:00 PM	18	2	0	20
	9/27/2023 3:30:00 PM	13	1	0	14
	9/27/2023 3:45:00 PM	15	1	0	16
	Hour	64	4	0	68
	9/27/2023 4:00:00 PM	14	0	1	15
	9/27/2023 4:15:00 PM	13	0	1	14
	9/27/2023 4:30:00 PM	13	3	0	16
	9/27/2023 4:45:00 PM	12	1	0	13
	Hour	52	4	2	58
	9/27/2023 5:00:00 PM	12	0	0	12
	9/27/2023 5:15:00 PM	14	1	0	15
	9/27/2023 5:30:00 PM	15	0	1	16
	9/27/2023 5:45:00 PM	11	0	0	11
	Hour	52	1	1	54
	9/27/2023 6:00:00 PM	10	0	0	10
	9/27/2023 6:15:00 PM	15	0	0	15
	9/27/2023 6:30:00 PM	7	0	1	8
	9/27/2023 6:45:00 PM	10	0	0	10
	Hour	42	0	1	43
	9/27/2023 7:00:00 PM	10	0	0	10
	9/27/2023 7:15:00 PM	11	0	0	11
	9/27/2023 7:30:00 PM	11	0	0	11
	9/27/2023 7:45:00 PM	4	0	0	4
	Hour	36	0	0	36
	9/27/2023 8:00:00 PM	5	0	0	5
	9/27/2023 8:15:00 PM	7	0	0	7
	9/27/2023 8:30:00 PM	1	0	0	1
	9/27/2023 8:45:00 PM	5	0	0	5
	Hour	18	0	0	18
	9/27/2023 9:00:00 PM	7	0	0	7
	9/27/2023 9:15:00 PM	7	0	0	7
	9/27/2023 9:30:00 PM	3	0	0	3
	9/27/2023 9:45:00 PM	5	0	0	5
	Hour	22	0	0	22
	9/27/2023 10:00:00 PM	2	0	0	2
	9/27/2023 10:15:00 PM	2	0	0	2
	9/27/2023 10:30:00 PM	4	0	0	4
	9/27/2023 10:45:00 PM	2	1	0	3
	Hour	10	1	0	11
	9/27/2023 11:00:00 PM	3	0	0	3
	9/27/2023 11:15:00 PM	3	0	0	3
	9/27/2023 11:30:00 PM	2	0	0	2
	9/27/2023 11:45:00 PM	2	0	0	2
	Hour	10	0	0	10
	Total	522	20	5	547
	Percentage	95.4%	3.7%	0.9%	
	Grand Total	936	40	10	986
	Percentage	94.9%	4.1%	1.0%	



All Traffic Data Services

2 - WALTER WAY SOUTH OF DAVIDSON PKWY

SB	Time	Lights	Mediums	Trucks	Total
	9/27/2023	1	0	0	1
	9/27/2023 12:15:00 AM	3	0	0	3
	9/27/2023 12:30:00 AM	3	0	0	3
	9/27/2023 12:45:00 AM	1	0	0	1
	Hour	8	0	0	8
	9/27/2023 1:00:00 AM	1	0	0	1
	9/27/2023 1:15:00 AM	1	0	0	1
	9/27/2023 1:30:00 AM	0	0	0	0
	9/27/2023 1:45:00 AM	2	0	1	3
	Hour	4	0	1	5
	9/27/2023 2:00:00 AM	2	0	0	2
	9/27/2023 2:15:00 AM	3	1	0	4
	9/27/2023 2:30:00 AM	1	0	0	1
	9/27/2023 2:45:00 AM	1	0	0	1
	Hour	7	1	0	8
	9/27/2023 3:00:00 AM	2	0	0	2
	9/27/2023 3:15:00 AM	1	0	0	1
	9/27/2023 3:30:00 AM	0	0	0	0
	9/27/2023 3:45:00 AM	0	0	0	0
	Hour	3	0	0	3
	9/27/2023 4:00:00 AM	0	0	0	0
	9/27/2023 4:15:00 AM	1	0	0	1
	9/27/2023 4:30:00 AM	0	0	0	0
	9/27/2023 4:45:00 AM	3	1	0	4
	Hour	4	1	0	5
	9/27/2023 5:00:00 AM	6	0	0	6
	9/27/2023 5:15:00 AM	11	0	0	11
	9/27/2023 5:30:00 AM	24	0	0	24
	9/27/2023 5:45:00 AM	59	1	0	60
	Hour	100	1	0	101
	9/27/2023 6:00:00 AM	2	0	0	2
	9/27/2023 6:15:00 AM	4	1	0	5
	9/27/2023 6:30:00 AM	9	1	0	10
	9/27/2023 6:45:00 AM	14	0	0	14
	Hour	29	2	0	31
	9/27/2023 7:00:00 AM	4	0	0	4
	9/27/2023 7:15:00 AM	12	2	0	14
	9/27/2023 7:30:00 AM	10	1	0	11
	9/27/2023 7:45:00 AM	16	1	0	17
	Hour	42	4	0	46
	9/27/2023 8:00:00 AM	8	1	0	9
	9/27/2023 8:15:00 AM	5	0	0	5
	9/27/2023 8:30:00 AM	19	1	0	20
	9/27/2023 8:45:00 AM	4	0	2	6
	Hour	36	2	2	40
	9/27/2023 9:00:00 AM	17	0	0	17
	9/27/2023 9:15:00 AM	12	1	0	13
	9/27/2023 9:30:00 AM	6	2	0	8
	9/27/2023 9:45:00 AM	11	1	1	13
	Hour	46	4	1	51
	9/27/2023 10:00:00 AM	4	1	0	5
	9/27/2023 10:15:00 AM	8	2	1	11
	9/27/2023 10:30:00 AM	11	0	0	11
	9/27/2023 10:45:00 AM	20	1	0	21
	Hour	43	4	1	48
	9/27/2023 11:00:00 AM	14	0	0	14
	9/27/2023 11:15:00 AM	31	1	0	32
	9/27/2023 11:30:00 AM	16	0	0	16
	9/27/2023 11:45:00 AM	11	2	0	13
	Hour	72	3	0	75
	Total	394	22	5	421
	Percentage	93.6%	5.2%	1.2%	



All Traffic Data Services

2 - WALTER WAY SOUTH OF DAVIDSON PKWY

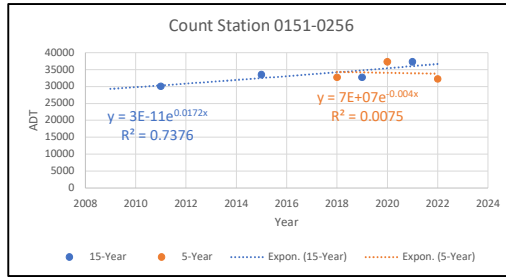
SB	Time	Lights	Mediums	Trucks	Total
	9/27/2023 12:00:00 PM	12	1	0	13
	9/27/2023 12:15:00 PM	15	0	0	15
	9/27/2023 12:30:00 PM	12	1	0	13
	9/27/2023 12:45:00 PM	13	0	0	13
	Hour	52	2	0	54
	9/27/2023 1:00:00 PM	7	0	0	7
	9/27/2023 1:15:00 PM	8	1	0	9
	9/27/2023 1:30:00 PM	17	1	1	19
	9/27/2023 1:45:00 PM	21	1	0	22
	Hour	53	3	1	57
	9/27/2023 2:00:00 PM	11	0	0	11
	9/27/2023 2:15:00 PM	18	1	0	19
	9/27/2023 2:30:00 PM	11	0	0	11
	9/27/2023 2:45:00 PM	20	1	0	21
	Hour	60	2	0	62
	9/27/2023 3:00:00 PM	9	1	2	12
	9/27/2023 3:15:00 PM	14	1	0	15
	9/27/2023 3:30:00 PM	22	1	0	23
	9/27/2023 3:45:00 PM	13	0	0	13
	Hour	58	3	2	63
	9/27/2023 4:00:00 PM	9	1	2	12
	9/27/2023 4:15:00 PM	12	0	0	12
	9/27/2023 4:30:00 PM	18	0	0	18
	9/27/2023 4:45:00 PM	10	2	0	12
	Hour	49	3	2	54
	9/27/2023 5:00:00 PM	11	0	0	11
	9/27/2023 5:15:00 PM	14	0	0	14
	9/27/2023 5:30:00 PM	14	1	0	15
	9/27/2023 5:45:00 PM	13	0	0	13
	Hour	52	1	0	53
	9/27/2023 6:00:00 PM	12	0	0	12
	9/27/2023 6:15:00 PM	11	0	0	11
	9/27/2023 6:30:00 PM	13	0	0	13
	9/27/2023 6:45:00 PM	14	0	0	14
	Hour	50	0	0	50
	9/27/2023 7:00:00 PM	18	0	0	18
	9/27/2023 7:15:00 PM	14	0	0	14
	9/27/2023 7:30:00 PM	17	0	0	17
	9/27/2023 7:45:00 PM	8	0	0	8
	Hour	57	0	0	57
	9/27/2023 8:00:00 PM	13	0	0	13
	9/27/2023 8:15:00 PM	11	0	0	11
	9/27/2023 8:30:00 PM	15	0	0	15
	9/27/2023 8:45:00 PM	11	0	0	11
	Hour	50	0	0	50
	9/27/2023 9:00:00 PM	12	0	0	12
	9/27/2023 9:15:00 PM	7	0	0	7
	9/27/2023 9:30:00 PM	7	0	0	7
	9/27/2023 9:45:00 PM	6	0	0	6
	Hour	32	0	0	32
	9/27/2023 10:00:00 PM	11	1	0	12
	9/27/2023 10:15:00 PM	7	1	0	8
	9/27/2023 10:30:00 PM	6	0	0	6
	9/27/2023 10:45:00 PM	8	0	0	8
	Hour	32	2	0	34
	9/27/2023 11:00:00 PM	3	0	0	3
	9/27/2023 11:15:00 PM	2	0	0	2
	9/27/2023 11:30:00 PM	4	0	0	4
	9/27/2023 11:45:00 PM	4	0	0	4
	Hour	13	0	0	13
	Total	558	16	5	579
	Percentage	96.4%	2.8%	0.9%	
	Grand Total	952	38	10	1,000
	Percentage	95.2%	3.8%	1.0%	

APPENDIX C – GROWTH RATE CALCULATIONS

https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000151_0256

Station: 0151-0256
Location: N Henry Blvd east of I-675
Class: 3U - Principal Arterial - Other (Urban)

Year	ADT
2009	
2010	
2011	30090
2012	
2013	
2014	33506
2015	
2016	
2017	
2018	
2019	32738
2020	
2021	37292
2022	
2023	32244

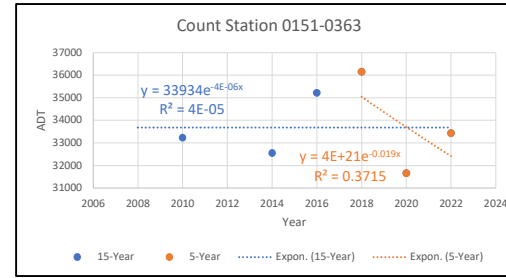


5-Yr Growth Rate =	-0.40%
15-Yr Growth Rate =	1.72%

https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000151_0363

Station: 0151-0363
Location: N Henry Blvd east of I-675
Class: 3U - Principal Arterial - Other (Urban)

Year	ADT
2008	
2009	
2010	33240
2011	
2012	
2013	
2014	32558
2015	
2016	35222
2017	
2018	36150
2019	
2020	31672
2021	
2022	33441

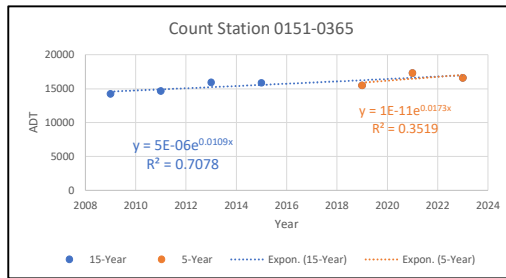


5-Yr Growth Rate =	-1.90%
15-Yr Growth Rate =	0.00%

https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000151_0365

Station: 0151-0365
Location: N Henry Blvd East of I-675
Class: 4U - Minor Arterial (Urban)

Year	ADT
2009	14258
2010	
2011	14676
2012	
2013	15942
2014	
2015	15866
2016	
2017	
2018	
2019	15504
2020	
2021	17340
2022	
2023	16616

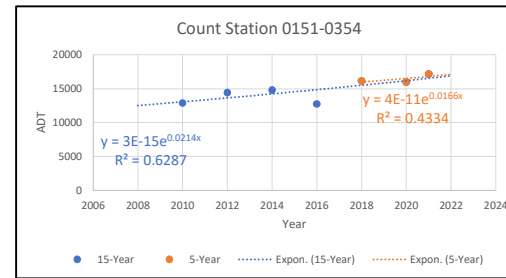


5-Yr Growth Rate =	1.73%
15-Yr Growth Rate =	1.09%

https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000151_0354

Station: 0151-0354
Location: Gen Ray Davis Medal of Honor Hwy south of N Henry Blvd
Class: 4U - Minor Arterial (Urban)

Year	ADT
2008	
2009	
2010	12908
2011	
2012	14436
2013	
2014	14814
2015	
2016	12777
2017	
2018	16176
2019	
2020	15989
2021	17194
2022	

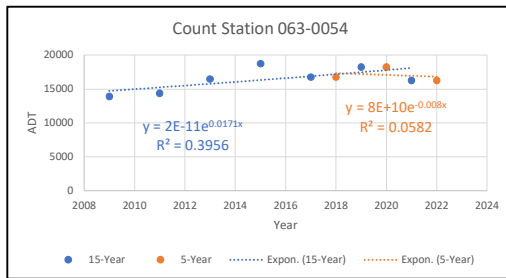


5-Yr Growth Rate =	1.66%
15-Yr Growth Rate =	2.14%

https://gdottrafficdata.drakewell.com/sitedashboard.asp?node=GDOT_PORTABLES&cosit=0000063_0054

Station: 063-0054
Location: Macon Hwy east of I-675
Class: 5U - Major Collector (Urban)

Year	ADT
2009	
2010	13932
2011	
2012	14396
2013	
2014	16506
2015	
2016	18764
2017	
2018	16784
2019	
2020	18256
2021	
2022	16280
2023	



5-Yr Growth Rate =	-0.80%
15-Yr Growth Rate =	1.71%

AVERAGE ANNUAL GROWTH RATE		
Station	5-Year Rate	15-Year Rate
0151-0256	-0.40%	1.72%
0151-0363	-1.90%	0.00%
0151-0365	1.73%	1.09%
0151-0354	1.66%	2.14%
063-0054	-0.80%	1.71%
Average	0.06%	1.33%
Overall	0.70%	
Applied	0.70%	

APPENDIX D – CAPACITY ANALYSIS REPORTS

- Existing Year 2023
- Opening Year 2025 Background
- Opening Year 2025 With Project

Existing Year 2023

HCM 2010 AWSC
1: Walter Way & Davidson Parkway

10/25/2023

Intersection

Intersection Delay, s/veh	8.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	92	28	10	161	26	54	12	12	10	4	0
Future Vol, veh/h	3	92	28	10	161	26	54	12	12	10	4	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	100	30	11	175	28	59	13	13	11	4	0
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	8.5	9.2	8.5	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	69%	100%	0%	100%	0%	71%
Vol Thru, %	15%	0%	77%	0%	86%	29%
Vol Right, %	15%	0%	23%	0%	14%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	78	3	120	10	187	14
LT Vol	54	3	0	10	0	10
Through Vol	12	0	92	0	161	4
RT Vol	12	0	28	0	26	0
Lane Flow Rate	85	3	130	11	203	15
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.114	0.005	0.174	0.016	0.271	0.021
Departure Headway (Hd)	4.831	5.464	4.798	5.397	4.797	5.024
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	743	657	749	665	750	713
Service Time	2.853	3.184	2.518	3.115	2.515	3.052
HCM Lane V/C Ratio	0.114	0.005	0.174	0.017	0.271	0.021
HCM Control Delay	8.5	8.2	8.5	8.2	9.3	8.2
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0.4	0	0.6	0	1.1	0.1

Intersection	
Intersection Delay, s/veh	10.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	218	37	14	155	65	35	12	11	53	3	3
Future Vol, veh/h	3	218	37	14	155	65	35	12	11	53	3	3
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	237	40	15	168	71	38	13	12	58	3	3
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	10.9	9.9	8.9	9.1
HCM LOS	B	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	60%	100%	0%	100%	0%	90%
Vol Thru, %	21%	0%	85%	0%	70%	5%
Vol Right, %	19%	0%	15%	0%	30%	5%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	58	3	255	14	220	59
LT Vol	35	3	0	14	0	53
Through Vol	12	0	218	0	155	3
RT Vol	11	0	37	0	65	3
Lane Flow Rate	63	3	277	15	239	64
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.093	0.005	0.385	0.024	0.326	0.097
Departure Headway (Hd)	5.318	5.6	4.994	5.623	4.912	5.456
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	670	638	718	635	729	653
Service Time	3.381	3.345	2.739	3.37	2.658	3.52
HCM Lane V/C Ratio	0.094	0.005	0.386	0.024	0.328	0.098
HCM Control Delay	8.9	8.4	10.9	8.5	10	9.1
HCM Lane LOS	A	A	B	A	A	A
HCM 95th-tile Q	0.3	0	1.8	0.1	1.4	0.3

Opening Year 2025 Background

Intersection	
Intersection Delay, s/veh	8.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	93	29	10	163	27	55	12	12	10	4	0
Future Vol, veh/h	3	93	29	10	163	27	55	12	12	10	4	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	101	32	11	177	29	60	13	13	11	4	0
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	8.6	9.2	8.5	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	70%	100%	0%	100%	0%	71%
Vol Thru, %	15%	0%	76%	0%	86%	29%
Vol Right, %	15%	0%	24%	0%	14%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	79	3	122	10	190	14
LT Vol	55	3	0	10	0	10
Through Vol	12	0	93	0	163	4
RT Vol	12	0	29	0	27	0
Lane Flow Rate	86	3	133	11	207	15
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.116	0.005	0.177	0.016	0.275	0.021
Departure Headway (Hd)	4.847	5.47	4.8	5.401	4.799	5.04
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	741	656	748	664	750	711
Service Time	2.867	3.191	2.522	3.121	2.519	3.067
HCM Lane V/C Ratio	0.116	0.005	0.178	0.017	0.276	0.021
HCM Control Delay	8.5	8.2	8.6	8.2	9.3	8.2
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0.4	0	0.6	0	1.1	0.1

HCM 2010 AWSC
1: Walter Way & Davidson Parkway

10/25/2023

Intersection	
Intersection Delay, s/veh	10.3
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	221	38	14	157	66	36	12	11	54	3	3
Future Vol, veh/h	3	221	38	14	157	66	36	12	11	54	3	3
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	240	41	15	171	72	39	13	12	59	3	3
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	11	10	9	9.2
HCM LOS	B	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	61%	100%	0%	100%	0%	90%
Vol Thru, %	20%	0%	85%	0%	70%	5%
Vol Right, %	19%	0%	15%	0%	30%	5%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	59	3	259	14	223	60
LT Vol	36	3	0	14	0	54
Through Vol	12	0	221	0	157	3
RT Vol	11	0	38	0	66	3
Lane Flow Rate	64	3	282	15	242	65
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.095	0.005	0.391	0.024	0.332	0.099
Departure Headway (Hd)	5.343	5.612	5.005	5.636	4.925	5.479
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	667	636	718	634	727	650
Service Time	3.408	3.358	2.751	3.383	2.671	3.544
HCM Lane V/C Ratio	0.096	0.005	0.393	0.024	0.333	0.1
HCM Control Delay	9	8.4	11	8.5	10.1	9.2
HCM Lane LOS	A	A	B	A	B	A
HCM 95th-tile Q	0.3	0	1.9	0.1	1.5	0.3

Opening Year 2025 With Project

HCM 2010 AWSC

1: Walter Way & Davidson Parkway

11/16/2023

Intersection

Intersection Delay, s/veh	9.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	106	29	22	176	27	55	19	50	10	4	5
Future Vol, veh/h	10	106	29	22	176	27	55	19	50	10	4	5
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles, %	0	4	4	10	1	0	4	8	25	0	25	0
Mvmt Flow	11	113	31	23	187	29	59	20	53	11	4	5
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	9	9.7	8.9	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	44%	100%	0%	100%	0%	53%
Vol Thru, %	15%	0%	79%	0%	87%	21%
Vol Right, %	40%	0%	21%	0%	13%	26%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	124	10	135	22	203	19
LT Vol	55	10	0	22	0	10
Through Vol	19	0	106	0	176	4
RT Vol	50	0	29	0	27	5
Lane Flow Rate	132	11	144	23	216	20
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.176	0.017	0.2	0.037	0.296	0.028
Departure Headway (Hd)	4.794	5.596	5.01	5.688	4.938	4.983
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	748	639	715	629	728	716
Service Time	2.828	3.334	2.748	3.424	2.673	3.03
HCM Lane V/C Ratio	0.176	0.017	0.201	0.037	0.297	0.028
HCM Control Delay	8.9	8.4	9	8.6	9.8	8.2
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0.6	0.1	0.7	0.1	1.2	0.1

Intersection	
Intersection Delay, s/veh	10.7
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	26	225	38	49	192	49	36	35	22	54	3	18
Future Vol, veh/h	26	225	38	49	192	49	36	35	22	54	3	18
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles, %	0	4	4	10	1	0	4	8	25	0	25	0
Mvmt Flow	28	239	40	52	204	52	38	37	23	57	3	19
Number of Lanes	1	1	0	1	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	2	2
HCM Control Delay	11.4	10.7	9.6	9.4
HCM LOS	B	B	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1
Vol Left, %	39%	100%	0%	100%	0%	72%
Vol Thru, %	38%	0%	86%	0%	80%	4%
Vol Right, %	24%	0%	14%	0%	20%	24%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	93	26	263	49	241	75
LT Vol	36	26	0	49	0	54
Through Vol	35	0	225	0	192	3
RT Vol	22	0	38	0	49	18
Lane Flow Rate	99	28	280	52	256	80
Geometry Grp	2	7	7	7	7	2
Degree of Util (X)	0.154	0.045	0.408	0.086	0.367	0.125
Departure Headway (Hd)	5.603	5.794	5.256	5.961	5.159	5.636
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	644	612	677	595	690	639
Service Time	3.603	3.585	3.047	3.754	2.952	3.64
HCM Lane V/C Ratio	0.154	0.046	0.414	0.087	0.371	0.125
HCM Control Delay	9.6	8.9	11.7	9.3	11	9.4
HCM Lane LOS	A	A	B	A	B	A
HCM 95th-tile Q	0.5	0.1	2	0.3	1.7	0.4

HCM 2010 TWSC
2: Site Driveway #2 & Davidson Parkway

11/16/2023

Intersection						
Int Delay, s/veh	2.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑	↘↗	
Traffic Vol, veh/h	125	17	18	218	79	20
Future Vol, veh/h	125	17	18	218	79	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	160	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	136	18	20	237	86	22
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	154	0	413	136
Stage 1	-	-	-	-	136	-
Stage 2	-	-	-	-	277	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1426	-	595	913
Stage 1	-	-	-	-	890	-
Stage 2	-	-	-	-	770	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1426	-	587	913
Mov Cap-2 Maneuver	-	-	-	-	587	-
Stage 1	-	-	-	-	890	-
Stage 2	-	-	-	-	759	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.6		11.8	
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	633	-	-	1426	-	
HCM Lane V/C Ratio	0.17	-	-	0.014	-	
HCM Control Delay (s)	11.8	-	-	7.6	-	
HCM Lane LOS	B	-	-	A	-	
HCM 95th %tile Q(veh)	0.6	-	-	0	-	

HCM 2010 TWSC
2: Site Driveway #2 & Davidson Parkway

11/16/2023

Intersection

Int Delay, s/veh 1.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Vol, veh/h	262	69	50	196	34	27
Future Vol, veh/h	262	69	50	196	34	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	160	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	285	75	54	213	37	29

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	360
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1199
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1199
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.7	12.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	539	-	-	1199	-
HCM Lane V/C Ratio	0.123	-	-	0.045	-
HCM Control Delay (s)	12.6	-	-	8.1	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.4	-	-	0.1	-

HCM 2010 TWSC

3: Walter Way & Site Driveway #1

11/16/2023

Intersection

Int Delay, s/veh 2.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	45	0	0	79	43	12
Future Vol, veh/h	45	0	0	79	43	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	49	0	0	86	47	13

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	133	47	60
Stage 1	47	-	-
Stage 2	86	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	861	1022	1544
Stage 1	975	-	-
Stage 2	937	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	861	1022	1544
Mov Cap-2 Maneuver	861	-	-
Stage 1	975	-	-
Stage 2	937	-	-

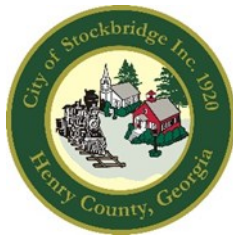
Approach	EB	NB	SB
HCM Control Delay, s	9.4	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1544	-	861	-	-
HCM Lane V/C Ratio	-	-	0.057	-	-
HCM Control Delay (s)	0	-	9.4	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

HCM 2010 TWSC
3: Walter Way & Site Driveway #1

11/16/2023

Intersection						
Int Delay, s/veh	1.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	34	0	0	59	55	35
Future Vol, veh/h	34	0	0	59	55	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	37	0	0	64	60	38
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	124	60	98	0	-	0
Stage 1	60	-	-	-	-	-
Stage 2	64	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	871	1005	1495	-	-	-
Stage 1	963	-	-	-	-	-
Stage 2	959	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	871	1005	1495	-	-	-
Mov Cap-2 Maneuver	871	-	-	-	-	-
Stage 1	963	-	-	-	-	-
Stage 2	959	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	9.3	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1495	-	871	-	-	
HCM Lane V/C Ratio	-	-	0.042	-	-	
HCM Control Delay (s)	0	-	9.3	-	-	
HCM Lane LOS	A	-	A	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	



City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 10, 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:

Consideration of applications from a 45-day lottery process which ended on June 7, 2024 to award business licenses to two additional alcoholic beverage businesses in the City, and possibly to award business licenses to additional businesses of certain types.

BACKGROUND INFORMATION:

Due to the 2022 annexation referendum, the City's population has exceeded 30,000, so additional licenses and locations for alcoholic beverage and certain other types 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 City Council adopted an ordinance to allow the lottery process at its February 10, 2024 meeting.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

Lottery process to award additional business licenses to two additional alcoholic beverage businesses, and possibly to additional businesses of certain types.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL.

Staff Signature_____

Public Notice City of Stockbridge

Notice is hereby given as required by Section 9.04.130, 9.16.200, 9.17.030, 9.74.010 of the Code of Ordinances, City of Stockbridge, Georgia, authorizing issuance of the following:

- 2 package stores
- 1 pawn shop
- 1 tire shop
- 2 used car dealerships
- 2 precious gems

Pursuant to City of Stockbridge Code of Ordinance, Title 9 – Licensing and Regulation, Chapter 9.04 – Alcoholic Beverages, Section 9.04.130, Maximum number of distilled spirits retail licenses permitted. - The City Treasurer recognizes that the release of population projections by the U.S. Census Bureau, results in the availability of one (1) or more additional licenses and has determined that one (1) or more additional licenses are available. There is a period of forty-five (45) days to receive applications subsequent to this publication.

Pursuant to City of Stockbridge Code of Ordinance, Title 9 – Licensing and Regulation, Chapter 9.16 – Pawnshops and Secondhand Dealers, Section 9.16.200 (b) – License limitation – The City Treasurer recognizes that the release of population projections by the U.S. Census Bureau, results in the availability of one (1) or more additional licenses and has determined that one (1) or more additional licenses are available. There is a period of forty-five days to receive applications subsequent to this publication.

Pursuant to City of Stockbridge Code of Ordinance, Title 9 – Licensing and Regulation, Chapter 9.17, Dealers in Precious Metals and Gems, Section 9.17-030(D) – Limitation on Issuance – The City Treasurer recognizes that the release of population projections by the U.S. Census Bureau results in the availability of one (1) or more additional licenses and has determined that one (1) or more additional licenses are available. There is a period of forty-five days to receive applications subsequent to this publication.

Pursuant to City of Stockbridge Code of Ordinance, Title 9 – Licensing and Regulation, Chapter 9.74 – Used Automobile and Truck Sales, Section 9.74.010 – Maximum Number of Used Automobile and Truck Sales. – The City Treasurer recognizes that the release of population projections by the U.S. Census Bureau, results in the availability of one (1) or more additional licenses and has determined that one (1) or more additional licenses are available. There is a period of forty-five days (45) days to receive applications subsequent to this publication.

Applications will be located on the City’s website www.stockbridgega.org.

LOCATION FOR ALCOHOL ONLY
Rock Quarry Rd or Jodeco Rd

PROCEDURES

If the number of applicants eligible for further processing exceeds the number of open slots that are available, 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. Then each applicant's application for an occupational tax certificate shall be considered based on a public lottery drawing. The city clerk shall place on the agenda for the next regular session of the city council an agenda item for a public lottery drawing pertaining to the number of open occupational tax certificates, and listing the names of all applicants that are eligible for the public lottery drawing.

Commented [VR1]: This language is from the ordinance provisions cited in this publication.

Prior to said next regular session, the city clerk shall prepare separate strips of paper of equal dimensions upon which the names of each applicant seeking a certificate of compliance is typed. Each strip of paper shall then be folded twice in the same manner for each strip of paper, and then placed into an opaque container from which the drawing shall be made. At the appropriate time at the next regular city council meeting, the city mayor, or the mayor's designee, shall draw from the opaque container without viewing the inside of the container a number of the strips of paper containing the typewritten names of the applicants that are equal to the number of open occupational tax certificates that are available. Those applicants selected by public lottery shall then be the applicants accepted for consideration of the applicant's application for a new occupational tax certificate with the same number of alternates by the city council. Upon the conclusion of the public lottery drawing, each applicant selected during the public lottery drawing shall have their lottery application immediately considered at the same session as the public lottery drawing, by the city council by separate resolution for each selected applicant location, which shall require a majority vote for approval.

ALLOCATED TIME

Any applicant who has been approved for an occupational tax certificate by the city council who does not then make application for either category from the City of Stockbridge within one hundred twenty (120) calendar days of the date of approval of the resolution, may have their approved repealed by a separate resolution of the city council.

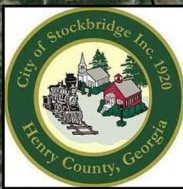
ALCOHOL BUSINESS WITH BACKGROUND CHECK INFORMATION

All applicants that are approved through the lottery for an alcohol package store must complete a background check with FieldPrint timely and a fully completed application and who have passed the criminal background check shall then be eligible for further processing.

John Wiggins
Treasurer – City of Stockbridge

Ryan Anderson
Chief Planner – City of Stockbridge

Uneeda Smith-Sellers
Business Services Supervisor – City of Stockbridge



Liquor Stores (City of Stockbridge)



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

Highway 138 Package Store
1028 Highway 138 North

Eagles Landing Bottle Shop
100 Eagles Landing Parkway

J&J Liquor
1590 Hudson Bridge Road

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

Legend



Schools



Churches



Existing Liquor Stores

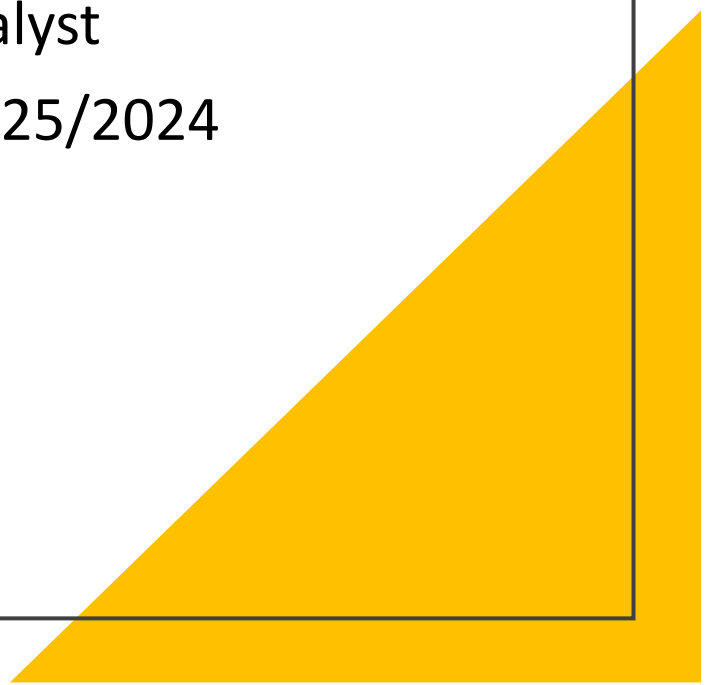
Printed: 1/19/24 JB

0 0.5 1 2 Miles

Proposed Liquor Stores

Jordyn Bucholtz, GIS
Analyst

01/25/2024

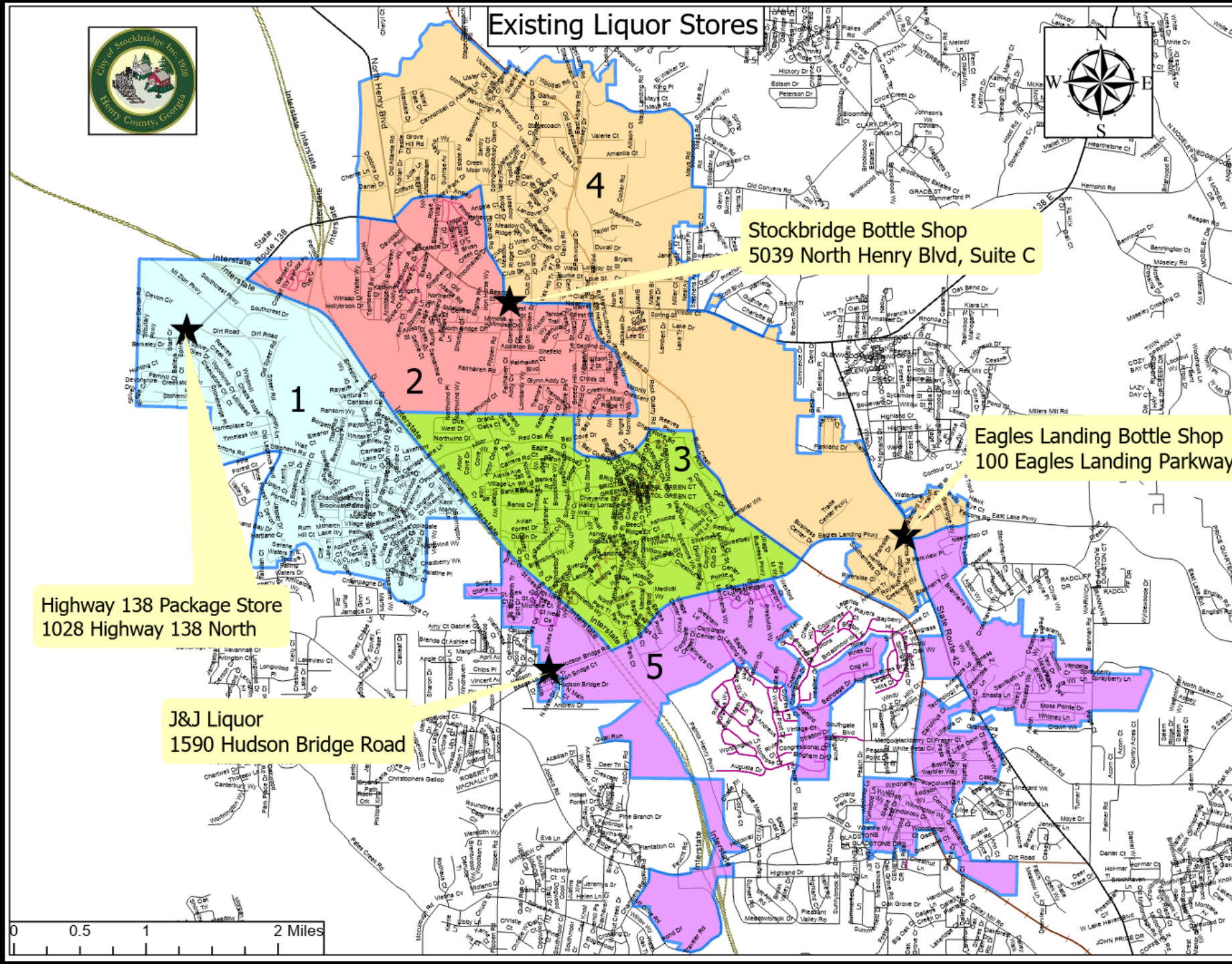
A large yellow triangle is positioned in the bottom right corner of the slide, pointing towards the top right.

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



Stockbridge Bottle Shop
5039 North Henry Blvd, Suite C

Eagles Landing Bottle Shop
100 Eagles Landing Parkway

Highway 138 Package Store
1028 Highway 138 North

J&J Liquor
1590 Hudson Bridge Road

0 0.5 1 2 Miles

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

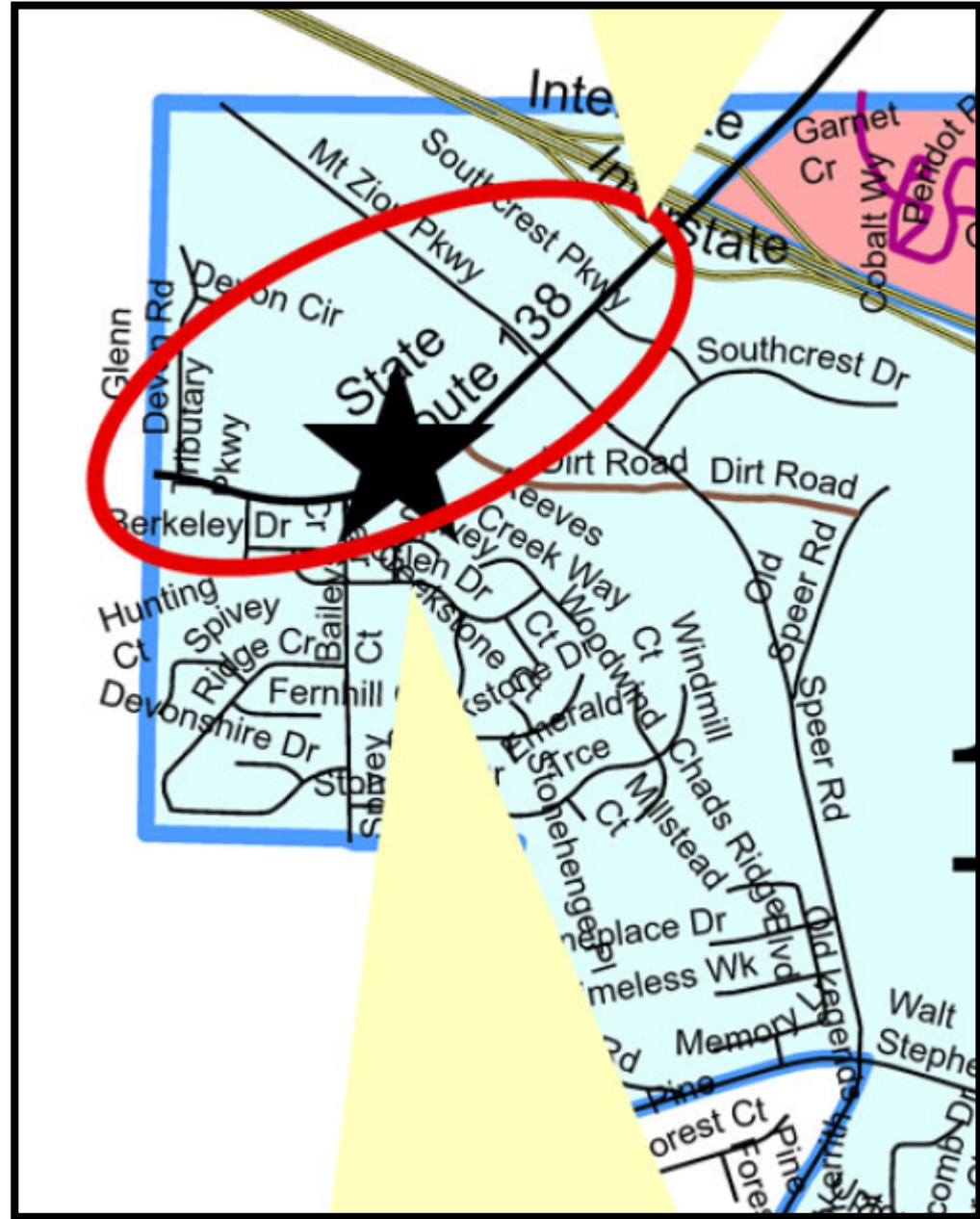
J&J Liquor
1590 Hudson Bridge Road

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

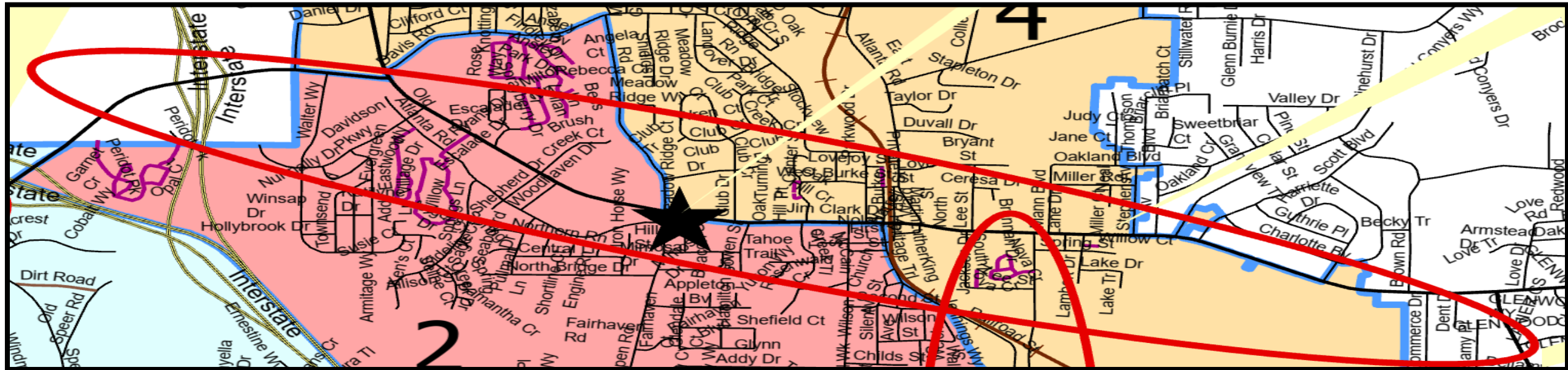
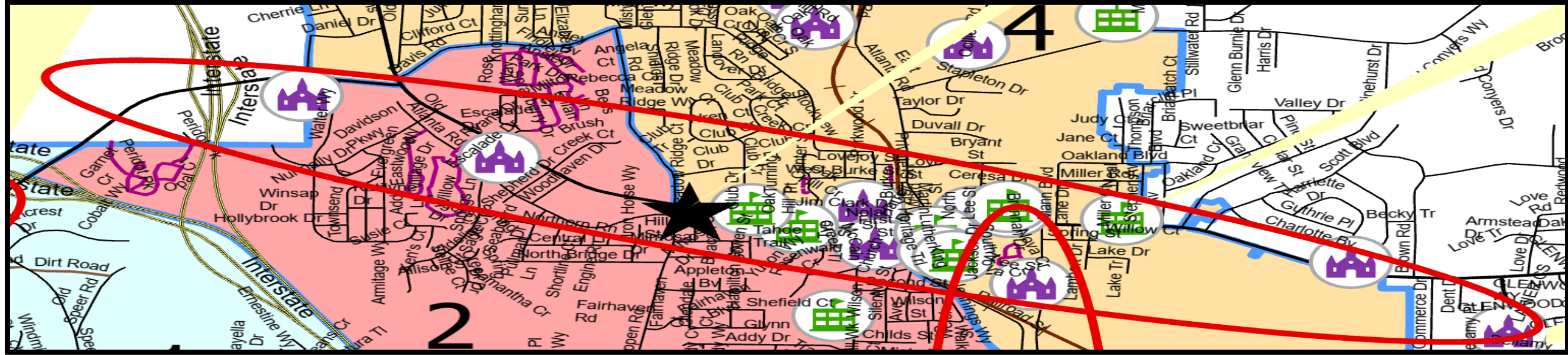
Legend

-  Schools
-  Churches
-  Existing Liquor Stores

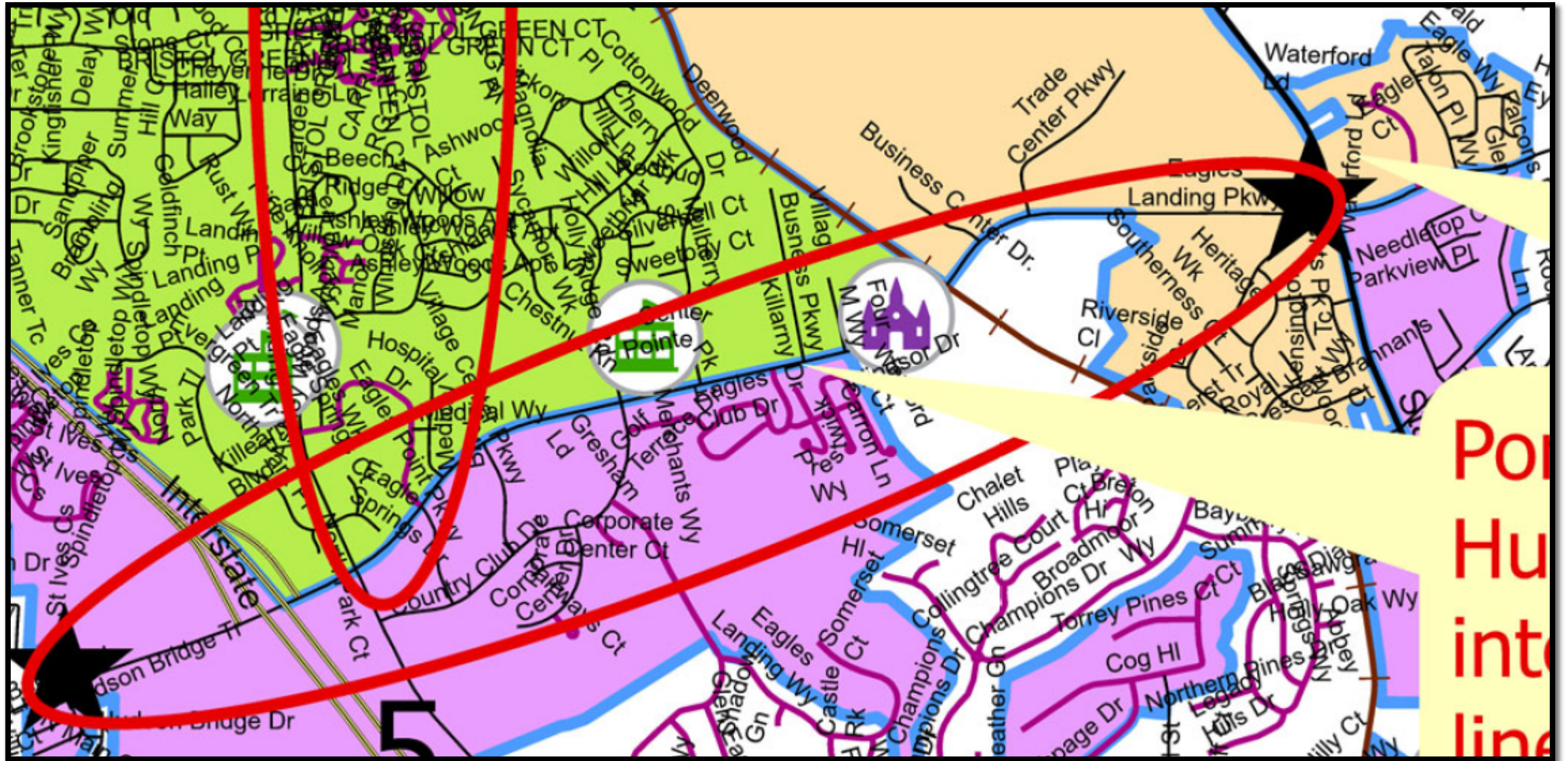
Portions of Mount Zion Parkway and Highway 138 lying west of I-75



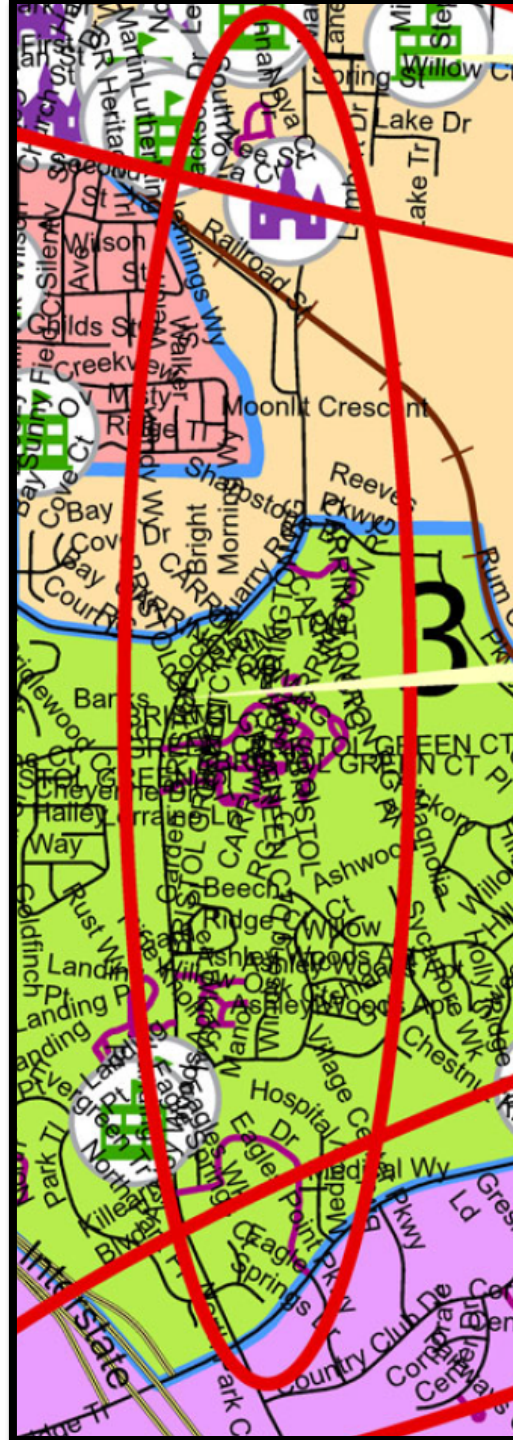
Portions of Highway 138 and North Henry Blvd lying east of I-75



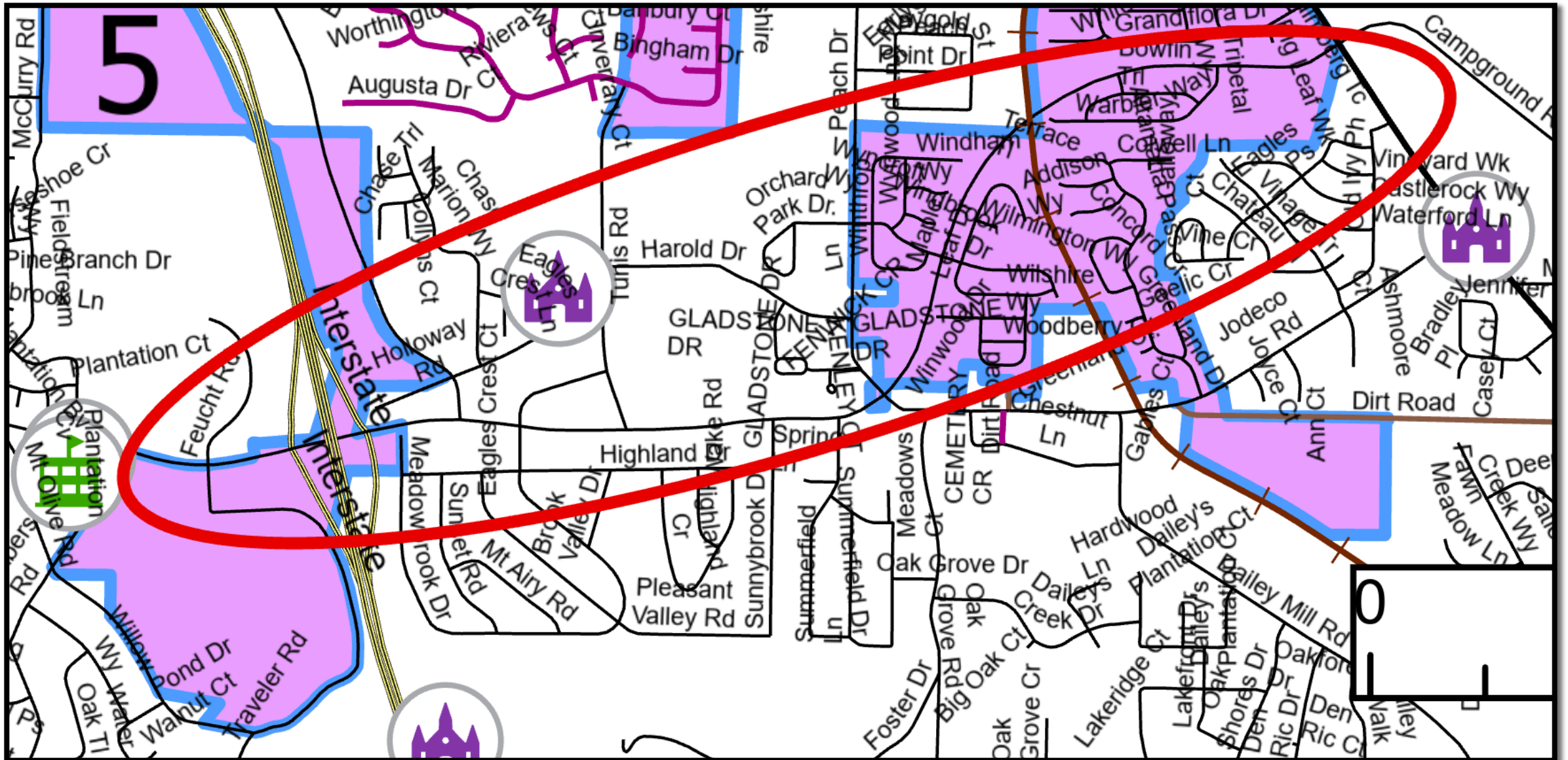
Portions of Eagles Landing Parkway/Hudson Bridge Road from their intersection with west right-of-way line of Highway 42 to the west city limits line



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



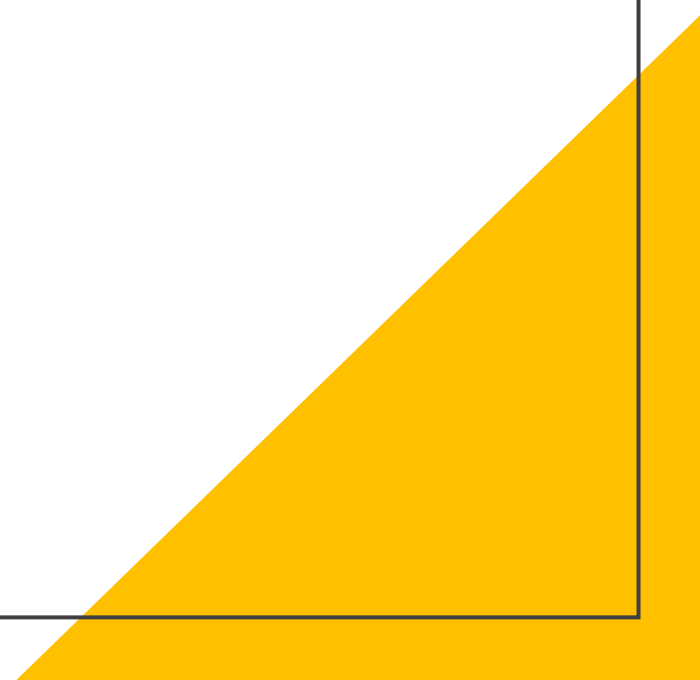
<u><i>TENTATIVE Timeline and Lottery Process</i></u>		
☐	February 12, 2024	Adopt Ordinance
☐	February 12, 2024	Finalize the Lottery application and procedure list.
☐	February 14, 2024	Public Notice and Advertise Lottery. Paper, Website, Social Media. 45 days.
☐	February 14, 2024	Take applications and 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

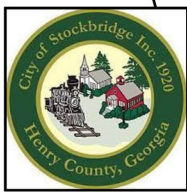
Applicant Checklist

MUST HAVE:

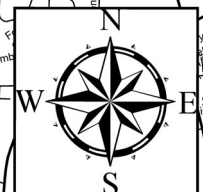
- \$750 Non-refundable Application Fee
- Completed Application
- A notarized statement, with background financial documents, from an accountant, financial advisor, bank, or similar entity, that the applicant has sufficient financial ability to purchase and maintain, as required by City Code.
- Government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

Thank you!





Liquor Stores (City of Stockbridge)



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

Highway 138 Package Store
1028 Highway 138 North

Eagles Landing Bottle Shop
100 Eagles Landing Parkway

J&J Liquor
1590 Hudson Bridge Road

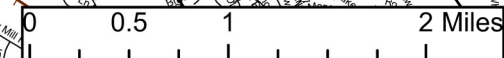
Portions of Eagles Landing Parkway/
Hudson Bridge Road from their
intersection with west right-of-way
line of Highway 42 to the west city
limits line

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

Legend

-  Schools
-  Churches
-  Existing Liquor Stores

Printed: 1/19/24 JB





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)

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 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 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 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

Hdh4167
9ph16

City of Stockbridge's City
Council Meeting.

**Public Notice
City of Stockbridge**

Notice is hereby given as required by Section 9.04.130 of the Code of Ordinances, City of Stockbridge, Georgia, authorizing issuance of two additional retail package stores with a period of forty-five (45) days to receive applications.

Applications for the retail packages stores will be located on the City's website www.stockbridgega.org.

LOCATION
Rock Quarry Rd or Jade-co Rd

PROCEDURES

The City of Stockbridge will have a public lottery to determine the applicants for an alcohol license and occupational tax certificate. Applications for liquor store licenses are now being taken. The application period will end on Friday, June 7, 2024, and afterwards no applications can be submitted. If the number of applicants eligible for further processing exceeds the number of open slots that are available, then each applicant's application for an alcohol license and occupational tax certificate shall be considered based on a public lottery drawing. The city clerk shall place on the agenda for the next regular session of the city council an agenda item for a public lottery drawing pertaining to retail package store, and listing the names of all applicants that are eligible for the public lottery drawing.

Prior to said next regular session, the city treasurer shall prepare separate strips of paper of equal dimensions upon which the names of each applicant seeking a certificate of compliance is typed. Each strip of paper shall then be folded twice in the same manner for each strip of paper, and then placed into an opaque container from which the drawing shall be made. At the appropriate time at the next regular city council meeting, the city mayor, or the mayor's designee, shall draw from the opaque container without viewing the inside of the container a number of the strips of paper containing the typewritten names of the applicants that are equal to the number of open alcohol licenses that are available. Those applicants selected by public lottery shall then be the applicants accepted for consideration of the applicant's application for an alcohol license with the same number of alternates by the city council. Upon the conclusion of the public lottery drawing, each applicant selected during the public lottery drawing shall have their lottery application immediately considered at the same session as the public lottery drawing, by the city council by separate resolution for each selected applicant location, which shall require a majority vote for approval.

The date of the lottery for determining the accepted applicants for a liquor store will be on June 10, 2024 during the

ALLOCATED TIME

Any applicant who has been approved for an alcohol license by the city council who does not then make application for a retail package store license from the City of Stockbridge within one hundred twenty (120) calendar days of the date of approval of the resolution, may have their approved repealed by a separate resolution of the city council.

BACKGROUND CHECK INFORMATION

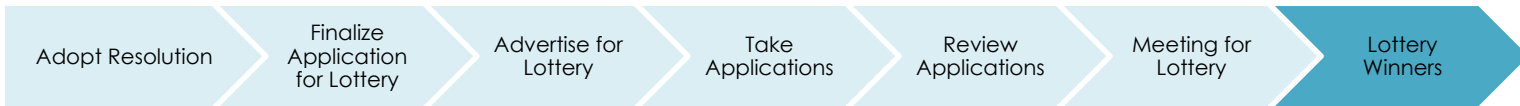
All applicants that timely submitted a properly and fully completed application and who have passed the criminal background check shall then be eligible for further processing.

Lakeisha Gaines
Interim City Treasurer –
City of Stockbridge

Ryan Anderson
Community Development
Director -- City of Stockbridge

Uneeda Smith-Sellers
Business Services Supervisor -- City of Stockbridge

4:13, 2024



<u>TENTATIVE Timeline and Lottery Process</u>		
☐	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

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

All applicants who submit their preliminary information to the City will be subject to background checks, state of Georgia reviews, and all other preliminary investigation regarding the applicant’s qualifications to be placed in the lottery system. No applicant may change, modify or alter the application after it has been submitted; unless the City determines that some corrective information is needed to complete the initial application process. Therefore, if an applicant is successfully drawn in the lottery to proceed with the final application process, that applicant can NOT sell, assign, transfer or otherwise attempt to convey any rights, title nor interests in the lottery process. If chosen, the applicant must proceed with the final portion of the application process and if successful, open a package store for business.



City of Stockbridge

AGENDA ITEM

MEETING DATE

June 10, 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
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☒ DEPARTMENT BUDGET
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

REQUEST FOR PROPOSAL (RFP) NO. 2021-0004 – LANDSCAPE MAINTENANCE SERVICES, YELLOWSTONE LANDSCAPE, LLC

BACKGROUND INFORMATION:

The Public Works Department is requesting approval to renew the competitive solicited Contract pursuant to Request For Proposal (RFP) Number 2021-0004, Landscape Maintenance Services with Yellowstone Landscape, LLC.

The initial Contract was approved by Council on September 28, 2021, for an estimated annual amount of \$250,000.00. On December 14, 2021, Resolution No. R21-1382, the City Council approved an increase in the amount of \$50,000.00, bringing the annual total amount to \$300,000.00. On May 30, 2023, Resolution No. R23-1570, Council approved the landscape maintenance project with Yellowstone for general maintenance and grass cutting in the amount of \$327,216.00 from the FY2024 budget.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT \$350,000.00

ATTACHMENTS: ☒

On September 11, 2023, Council approved the payment in the amount of \$70,158.96 to Yellowstone landscape for the Campground Road and the Hudson Bridge median enhancement work.

This agreement is for one (1) year, with the option to renew for four (4) one (1) year periods, with such options in the City's sole discretion. The contract expires on September 30, 2024. If the renewal for year October 1, 2024 thru September 30, 2025 is approved, there will remain only one (1) renewal period to this contract.

STAFF RECOMMENDATION:

The Public Works Department is requesting approval to renew the competitive solicited Contract pursuant to Request For Proposal (RFP) Number 2021-0004, Landscape Maintenance Services with Yellowstone Landscape, LLC, and the City of Stockbridge, authorizing the Mayor to execute same; and authorizing the City Manager to execute all administrative and budgetary actions related to the Agreement.

The Landscape Maintenance Services scope of services to be performed comprises general grounds keeping, horticultural maintenance, irrigation and cleanup of landscape areas as designated in each service area and the list of locations and when necessary, repairs to vandalism, irrigation systems and replacement of plant materials. Services to be rendered include but are not limited to the following:

- Maintenance of turf and ground cover areas, mowing and edging.
- Removal of litter and debris from turf, planter beds, fence lines and street curbs.
- Pruning of trees and shrubs.
- Application of chemical agents for control of weeds, plant disease and insects that are harmful to plant growth and/or pedestrians.
- Monthly inspection and maintenance of irrigation systems by a licensed irrigator (provide evidence of such licensure).
- Replacement of plant material.

The Public Works Department has determined that Yellowstone Landscape – Southeast, LLC., is performing all work in accordance with the contract requirements and is providing quality city to the City.

The Public Works Department is requesting a contract renewal through September 30, 2025, and the Procurement renewal process of this contract was approved by the City Manager.

Section 3.30.227 - Renewals and extensions; The city council shall approve all renewals or term contract extensions: (A) to afford the city a continuous supply of items or services in the event of the termination or near termination of the award/contract and (B) where cost is greater than fifty thousand dollars (\$50,000.00); and when the original contract was approved by the city council.

Fiscal Impact: Funds will be provided from account number 100-15650-522219 (Landscaping) in the Government Buildings budget.



PROCUREMENT DIVISION

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

CONTRACT RENEWAL EVALUATION FORM

Date: May 6, 2024

Department: Public Works Department

Contact: Decius Aaron/ Public Works Director

Contract No.: RFP No. 2021-0004- Landscape Maintenance Services – Yellowstone Landscape, LLC

The above referenced contract expires on **September 30, 2024**. Per the terms of the Contract, this Agreement shall be for one (1) year, commencing on the date of execution stated above, and the City shall have the option to renew for four (4), one (1) year periods. Per the terms, this Contract is eligible to be renewed for an **additional 12-month period**. If chosen to renew 10/ 1/ 2024 – 9/ 30/ 2025, there remains only one (1) optional year renewal period to this contract.

Please complete the Survey (Section 1, below) evaluating the Contractor's performance during the past Contract Term. If answering "No" to any question, please provide a brief explanation. Per Section 2, please indicate whether you wish to renew this contract.

Section 1: Contractor Evaluation

	YES	NO	N/ A
1. Contractor performed all work in conformance with the Contract requirements?	<u>X</u>	—	—
2. Contractor was responsive and professional?	<u>X</u>	—	—
3. Are you satisfied with the quality of the work performed by Contractor?	<u>X</u>	—	—
4. Did Contractor anticipate your needs and provide value-added services beyond the scope/ requirements of the Contract?	<u>X</u>	—	—

Comments: _____

Section 2: Renewal

☐ No, we wish not to renew. Please close Contract.

☒ Yes, we wish to renew

☐ This contract has no renewals left. I wish to rebid. Please see the attached verified scope of services.

a) Check the appropriate box below

- ☐ renew per the terms & requirements of original Contract
- ☐ renewal to include additional/modified terms & requirements, please contact me for details

Please sign and return this form to: Wanda J. Cooley, Procurement Specialist
Procurement Division

Questions regarding this form should be directed to: _____.

Submitted by:

Decius T. Aaron

(Department authorized signature)

Decius T. Aaron

(printed name)

Public Works Director

(title)

May 6, 2024

(date)

PROJECT DETAILS

CLIENT NAME: City of Stockbridge

BILLING ADDRESS: 4640 North Henry Boulevard, Stockbridge, GA 30281

PROPERTY CONTACT: Decius Aaron

PROPERTY CONTACT EMAIL: daaron@cityofstockbridge-ga.gov

PROPERTY CONTACT PHONE: 678-373-6765

CONTRACT EFFECTIVE DATE: 10-1-2021

CONTRACT EXPIRATION DATE: 9-30-2022

INITIAL TERM: One Year

PROPERTY NAME: City of Stockbridge

PROPERTY ADDRESS: 4640 North Henry Boulevard, Stockbridge, GA 30281

CONTRACTOR: Yellowstone Landscape, PO Box 849, Bunnell, FL 32110

YELLOWSTONE CONTACT: Business Development Manager

YELLOWSTONE CONTACT EMAIL: rmangham@yellowstonelandscape.com

YELLOWSTONE CONTACT PHONE: 678.794.8744

YELLOWSTONE SCOPE OF SERVICES: The Client agrees to engage Yellowstone Landscape to provide the services and work as described in attachment A as Option II. Option II scope supersedes original scope in the RFP.



AGREEMENT

COMPENSATION SCHEDULE:

The Client agrees to pay Yellowstone Landscape **\$244,992.00** annually, in equal monthly installments billed in the amount of **\$20,416.00** upon receipt of invoice.

The parties shall negotiate price increases, if any, for any twelve (12) month renewal term per the Agreement Renewal section on the following page of this agreement. The TERMS AND CONDITIONS following and the terms and conditions of the RFP 2021-0004 (for Landscape Maintenance Service) and the EXHIBITS attached hereto constitute part of this agreement.

Presented by: Yellowstone Landscape

Accepted by: City of Stockbridge



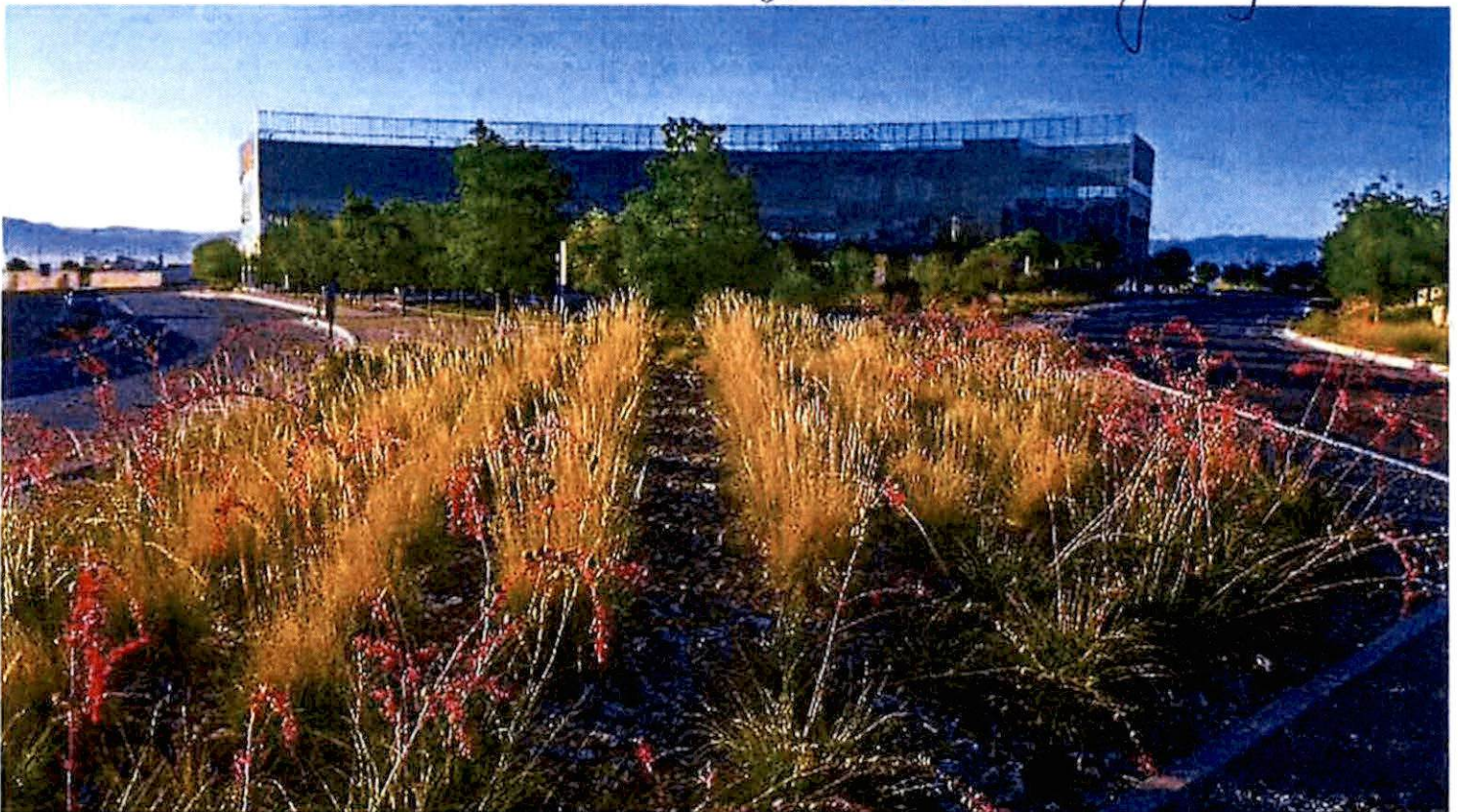
Printed Name: Christopher Adornetti, Officer
Date: Not yet accepted



Printed Name: Anthony S. Ford

Date: Not yet accepted

Mayor 10-1-2021
Vanessa Holiday City Clerk



TERMS & CONDITIONS

Entire Agreement: This Landscape Management Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties. The terms and conditions of RFP 2021-0004 (Landscape Maintenance Services) are expressly incorporated herein and a part of this Agreement.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape (hereafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality, and Working Conditions: The amounts in the "Compensation Schedule" include all labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including Plans, Specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim, or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

Agreement Renewal: This contract shall renew for up four (4) additional periods of one year each and shall be renewed only upon the City of Stockbridge providing written notice to Yellowstone that the City intends to exercise such renewal. The parties shall negotiate price increases, if any, for any such renewal term.

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" on the preceding page of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. Our preferred payment method is ACH transfer. If Client chooses to pay by check or money order, payments should be mailed to the address indicated on the invoice.

Termination for Cause: It is agreed that either party may terminate this agreement given (30) thirty days' notice in writing. However, the following conditions must be met in order to substantiate the cancellation of the agreement. Yellowstone will be given 30 days written notice to correct any issues that the Client feels justify the cancellation of the agreement. Yellowstone must receive notification in writing that the issue has not been resolved to the established level of satisfaction prior to termination. Final billing will be prorated to reflect services rendered until the termination date. Please note that the equal monthly payment in no way represents the value of work performed in any given month. In the event of cancellation, the Client agrees to pay Yellowstone any amount above and beyond the payments for actual work performed.

Default: In the event that Client breaches its obligations under this Agreement to permit and cooperate with Yellowstone's performance of its duties or Client fails to make payment for any Services within 30 days of receipt of Yellowstone's invoice, Yellowstone may, but shall not be obligated to, suspend Services until the breach is cured and/or until all arrearages have been paid in full. This Agreement will terminate automatically and without notice upon the insolvency of, or upon the filing of a bankruptcy petition by or against Client.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Jurisdiction: By entering into this Agreement and unless otherwise agreed the parties agree that the courts of the State of Georgia, Henry County, shall have the sole and exclusive jurisdiction to entertain any action between the parties hereto and the parties hereto waive any and all objections to venue being in the state courts located in Henry County, GA. Should the parties not agree on the State of Georgia as the appropriate jurisdiction for legal challenges, the parties agree the state in which the job site is located will be designated as the appropriate legal jurisdiction for all legal disputes and challenges to the contract or the work related thereto.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits;
- b. Employer's Liability Insurance with limits of not less than \$1,000,000;
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate;
- d. Comprehensive Automobile Liability Insurance, including owned, non-owned, and hired vehicles, with combined single limits of not less than \$1,000,000.
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance and Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal, or material modification of the policies. When requested by Client, the original insurance policies required of Yellowstone will be made available for review.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses, and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses, and damages, whether in contract, tort, or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for incidental, consequential, special, or punitive damages.

Indirect Damages: Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental, or punitive damages (including but not limited to loss of use, income, profits, financing, or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability, and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Warranty: Yellowstone's warranties shall not be in effect in the event of misuse, abuse or negligence by Client or any party affiliated with same. Additionally, Yellowstone's warranties shall not be in effect in the event of freeze, flood, fire and/or any other acts of God.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. R23-1570

A RESOLUTION TO APPROVE THE LANDSCAPE MAINTENANCE SERVICES CONTRACT WITH YELLOWSTONE; AND FOR OTHER PURPOSES; RESOLUTION AUTHORIZING AMENDING ALL RESOLUTIONS; AUTHORIZING THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds; and

WHEREAS, the City needs to continue maintaining the its properties around the City including clearing debris and maintaining and cutting grass,

THEREFORE, THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY RESOLVES:

SECTION 1. Approval of Purchase. The council approves the Landscape Maintenance Project with Yellowstone for general maintenance and grass cutting in the amount of \$327,216.00. The contract and expenditure is more fully explained in Exhibit A as presented May 30,2023. This funding will come from the FY2024 budget. This extension will extend the contract through September 2024.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. Authorization of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Resolution.

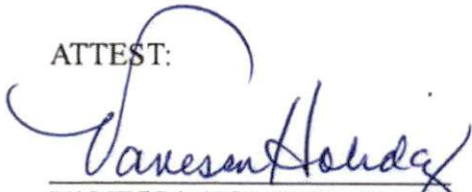
SECTION 4. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 5. Effective Date. This resolution shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stockbridge as provided in the City Charter.

SO RESOLVED this 30th day of May, 2023.


ANTHONY S. FORD, Mayor

ATTEST:

 (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:


QUINTON WASHINGTON, City Attorney

EXHIBIT A



City of Stockbridge

AGENDA ITEM

MEETING DATE

May 30, 2023

FUNDING SOURCE

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

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☒ DEPARTMENT BUDGET
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

REQUEST FOR PROPOSAL (RFP) NO. 2021-0004 – LANDSCAPE MAINTENANCE SERVICES, YELLOWSTONE LANDSCAPE, LLC

BACKGROUND INFORMATION:

The Public Works Department is requesting approval to renew the competitive solicited Contract pursuant to Request For Proposal (RFP) Number 2021-0004, Landscape Maintenance Services with Yellowstone Landscape, LLC.

The initial Contract was approved by Council on September 28, 2021, for an estimated annual amount of \$250,000.00. On December 14, 2021, Resolution No. R21-1382, the City Council approved an increase in the amount of \$50,000.00, bringing the annual total amount to \$300,000.00. The Agreement is for one (1) year, with the option to renew for four (4) one (1) year periods, with such options in the City's sole discretion. The contract expires September 30, 2023.

SIGNATURES:

CITY MANAGER

CITY TREASURER

CITY ATTORNEY

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT **\$327,216.00**

ATTACHMENTS

STAFF RECOMMENDATION:

The Public Works Department is requesting approval to renew the competitive solicited Contract pursuant to Request For Proposal (RFP) Number 2021-0004, Landscape Maintenance Services with Yellowstone Landscape, LLC, and the City of Stockbridge, authorizing the Mayor to execute same; and authorizing the City Manager to execute all administrative and budgetary actions related to the Agreement.

The Landscape Maintenance Services scope of services to be performed comprises general grounds keeping, horticultural maintenance, irrigation and cleanup of landscape areas as designated in each service area and the list of locations and when necessary, repairs to vandalism, irrigation systems and replacement of plant materials. Services to be rendered include but are not limited to the following:

- Maintenance of turf and ground cover areas, mowing and edging.
- Removal of litter and debris from turf, planter beds, fence lines and street curbs.
- Pruning of trees and shrubs.
- Application of chemical agents for control of weeds, plant disease and insects that are harmful to plant growth and/or pedestrians.
- Monthly inspection and maintenance of irrigation systems by a licensed irrigator (provide evidence of such licensure).
- Replacement of plant material.

The Public Works Department has determined that Yellowstone Landscape – Southeast, LLC., is performing all work in accordance with the contract requirements and is providing quality city to the City.

The Public Works Department is requesting a contract renewal through September 30, 2024, and the Procurement renewal process of this contract was approved by the City Manager.

Section 3.30.227 - Renewals and extensions; The city council shall approve all renewals or term contract extensions: (A) to afford the city a continuous supply of items or services in the event of the termination or near termination of the award/contract and (B) where cost is greater than fifty thousand dollars (\$50,000.00); and when the original contract was approved by the city council.

The annual landscape budget is as follow:

Government Buildings	\$244,992.00
Amphitheater	\$74,220.00
Police Precinct	\$8,004.00
Total	\$327,216.00

Yellowstone Landscape will not have a price increase in FY 2024.

Fiscal Impact: Funds will be provided from account number 100-15650-522219 (Landscaping) in the Government Buildings and account number 565-61800-522219 (Landscaping) in the Amphitheater budgets.



Where Community Connects

PROCUREMENT DIVISION

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

CONTRACT RENEWAL EVALUATION FORM

Date: May 1, 2023

Department: Public Works Department

Contact: Decius Aaron/Public Works Director

Contract No.: RFP No. 2021-0004- Landscape Maintenance Services – Yellowstone Landscape, LLC

The above referenced contract expires on **September 30, 2023**. Per the terms of the Contract, this Agreement shall be for one (1) year, commencing on the date of execution stated above, and the City shall have the option to renew for four (4), one (1) year periods. Per the terms, this Contract is eligible to be renewed for an **additional 12-month period**.

Please complete the Survey (Section 1, below) evaluating the Contractor's performance during the past Contract Term. If answering "No" to any question, please provide a brief explanation. Per Section 2, please indicate whether you wish to renew this contract.

Section 1: Contractor Evaluation

	YES	NO	N/A
1. Contractor performed all work in conformance with the Contract requirements?	<u>X</u>	—	—
2. Contractor was responsive and professional?	<u>X</u>	—	—
3. Are you satisfied with the quality of the work performed by Contractor?	<u>X</u>	—	—
4. Did Contractor anticipate your needs and provide value-added services beyond the scope/requirements of the Contract?	<u>X</u>	—	—

Comments: _____

Section 2: Renewal

☐ No, we wish not to renew. Please close Contract.

☒ Yes, we wish to renew

☐ This contract has no renewals left. I wish to rebid. Please see the attached verified scope of services.

a) Check the appropriate box below

☐ renew per the terms & requirements of original Contract

☐ renewal to include additional/modified terms & requirements, please contact me for details

Please sign and return this form to: Wanda J. Cooley, Procurement Specialist
Procurement Division

Questions regarding this form should be directed to: _____

Submitted by:

Decius T. Aaron

(Department authorized signature)

Decius T. Aaron

(printed name)

Public Works Director

(title)

May 1, 2023

(date)

PROJECT DETAILS

CLIENT NAME	City of Stockbridge
BILLING ADDRESS	4640 North Henry Boulevard, Stockbridge, GA 30281
PROPERTY CONTACT	Decius Aaron
PROPERTY CONTACT EMAIL	daaron@cityofstockbridge-ga.gov
PROPERTY CONTACT PHONE	678-373 6765
CONTRACT EFFECTIVE DATE	10/1/2021
CONTRACT EXPIRATION DATE	9/30/2022
INITIAL TERM	One Year
PROPERTY NAME	City of Stockbridge
PROPERTY ADDRESS	4640 North Henry Boulevard, Stockbridge, GA 30281
CONTRACTOR	Yellowstone Landscape, PO Box 849, Bunnell, FL 32110
YELLOWSTONE CONTACT	Business Development Manager
YELLOWSTONE CONTACT EMAIL	rmangnam@yellowstonelandscape.com
YELLOWSTONE CONTACT PHONE	678 794 8744
YELLOWSTONE SCOPE OF SERVICES	The Client agrees to engage Yellowstone Landscape to provide the services and work as described in attachment A as Option II. Option II scope supersedes original scope in the RFP.



YELLOWSTONE
LANDSCAPE

AGREEMENT

COMPENSATION SCHEDULE

The Client agrees to pay Yellowstone Landscape **\$244,992.00** annually, in equal monthly installments billed in the amount of **\$20,416.00** upon receipt of invoice.

The parties shall negotiate price increases, if any, for any twelve (12) month renewal term per the Agreement Renewal section on the following page of this agreement. The TERMS AND CONDITIONS following and the terms and conditions of the RFP 2021-0004 (for Landscape Maintenance Service) and the EXHIBITS attached hereto constitute part of this agreement.

Presented by: Yellowstone Landscape

Accepted by: City of Stockbridge



Printed Name: Christopher Adornetti, Officer
Date: Not yet accepted



Printed Name: Anthony S. Ford
Date: Not yet accepted
Mayer 10-1-2021
Vanessa Holiday City Clerk



TERMS & CONDITIONS

Entire Agreement. This Landscape Management Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties. The terms and conditions of RFP 2021-0004 (Landscape Maintenance Services) are expressly incorporated herein and a part of this Agreement.

Acceptance of Agreement. The Agreement constitutes Yellowstone Landscape (hereafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by Yellowstone without altering the terms hereof.

Price, Quantity, and Working Conditions. The amounts in the "Compensation Schedule" include all labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). Unless otherwise stated in writing, Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including Plans, Specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services.

Assignment. Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim, or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties. The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

Agreement Renewal. This contract shall renew for up to four (4) additional periods of one year each and shall be renewed only upon the City of Stockbridge providing written notice to Yellowstone that the City intends to exercise such renewal. The parties shall negotiate price increases fairly for any such renewal term.

Payment Terms. Billing for Services occurs in advance at the first of each month in accord with the Compensation Schedule on the preceding page of this agreement. Payment for Services is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. Our preferred payment method is ACH transfer. If Client chooses to pay by check or money order, payments should be mailed to the address indicated on the invoice.

Termination for Cause. It is agreed that either party may terminate this agreement given 30 (thirty) days notice in writing. However, the following conditions must be met in order to substantiate the cancellation of the agreement. Yellowstone will be given 30 days written notice to correct any issues that the Client feels justify the cancellation of the agreement. Yellowstone must receive notification in writing that the issue has not been resolved to the established level of satisfaction prior to termination. Final billing will be generated to reflect services rendered until the termination date. Please note that the equal monthly payment in no way represents the value of work performed in any given month. In the event of cancellation, the Client agrees to pay Yellowstone any amount above and beyond the payments for actual work performed.

Default. In the event that Client breaches its obligations under this Agreement to permit and cooperate with Yellowstone's performance of its duties, or Client fails to make payment for any Services within 30 days of receipt of Yellowstone's invoice, Yellowstone may, but shall not be obligated to, suspend Services until the breach is cured and/or until all arrearages have been paid in full. This Agreement will terminate automatically and without notice upon the insolvency or filing of a bankruptcy petition by or against Client.

Client's Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees, however, the prevailing party shall have the right to collect reasonable costs and attorneys' fees for enforcing this Agreement as an alternative by applicable law.

Jurisdiction: By entering into this Agreement and unless otherwise agreed the parties agree that the courts of the State of Georgia, Henry County, shall have the sole and exclusive jurisdiction to entertain any action between the parties hereto and the parties hereto waive any and all objections to venue being in the state courts located in Henry County, GA. Should the parties not agree on the State of Georgia as the appropriate jurisdiction for legal challenges, the parties agree the state in which the job site is located will be designated as the appropriate legal jurisdiction for all legal disputes and challenges to the contract or the work related thereto.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits
- b. Employer's liability insurance with limits of not less than \$1,000,000
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate,
- d. Comprehensive Automobile Liability Insurance including owned, non-owned, and hired vehicles with combined single limits of not less than \$1,000,000
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance and Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal, or material modification of the policies. When requested by Client, the original insurance policies required of Yellowstone will be made available for review.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses, and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based, in whole or in part, by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties in law or equity arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone shall not be liable to Client for any and all claims, losses, costs, expenses, and damages, whether in contract, tort, or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for incidental, consequential, special, or punitive damages.

Indirect Damages: Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental, or punitive damages (including but not limited to loss of use, income, profits, financing, or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability, and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Warranty: Yellowstone's warranties shall not be in effect in the event of misuse, abuse or negligence by Client or any party affiliated with same. Additionally, Yellowstone's warranties shall not be in effect in the event of freeze, flood, fire and/or any other acts of God.

Non-waiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. R23-1607

A RESOLUTION OF THE CITY COUNCIL OF STOCKBRIDGE, GEORGIA, APPROVING THE PAYMENT TO YELLOW LANDSCAPE FOR THE CAMP GROUND ROAD AND HUDSON BRIDGE MEDIAN ENHANCEMENT; AND DIRECTING STAFF TO REPORT BACK ON THE TOTAL FUNDS AVAILABLE IN THE HOTEL/MOTEL TOURISM ACCOUNT; AND FOR OTHER PURPOSES.

WHEREAS, the beautification and enhancement of public spaces within the City of Stockbridge is a priority for the City Council, benefiting the residents, visitors, and businesses alike;

WHEREAS, Yellow Landscape has undertaken the enhancement work for the Campground Road and Hudson Bridge median, which enhances the aesthetics and appeal of these public areas;

WHEREAS, it is necessary to remunerate Yellow Landscape for the services rendered in relation to the Campground Road and Hudson Bridge median enhancement in the amount of \$70,158.96;

WHEREAS, the City Council recognizes the value of tourism and wishes to further ascertain the funds available within the hotel/motel tourism account to determine feasibility and prioritization of other potential projects citywide;

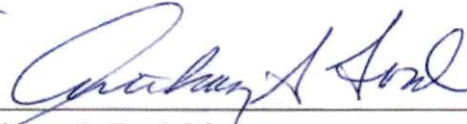
NOW, THEREFORE, BE IT RESOLVED by the City Council of Stockbridge, Georgia, as follows:

1. **Approval of Payment:** The City Council hereby approves the payment in the amount of \$70,158.96 to Yellow Landscape for the Campground Road and Hudson Bridge median enhancement work.
2. **Directives to Staff:** Staff is hereby directed to report back to the City Council with an accurate total of the 3% amount available in the hotel/motel tourism account. Staff is also directed to provide insights and suggestions on potential projects that can be undertaken citywide using these funds.

3. **Severability:** If any provision or portion of this resolution is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this resolution shall remain in full force and effect.
4. **City Attorney's Authority:** In accordance with the City Charter and with the express consent of the City Council, the City Attorney has the authority to revise, edit, and amend all contracts, ordinances, agreements, and documents, ensuring alignment with the City Council's intent and compliance with the City's laws and ordinances. Any such amendment, edit, or revision made by the City Attorney shall be immediately incorporated into the document and shall be deemed as part of the original document from its inception.

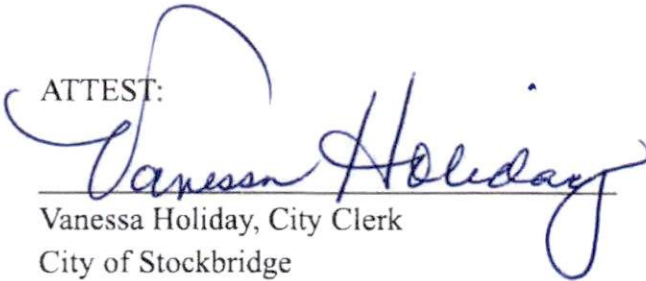
BE IT FURTHER RESOLVED that this resolution shall become effective upon its adoption.

ADOPTED this the 14th day of September 2023.



Anthony S. Ford, Mayor
City of Stockbridge

ATTEST:



Vanessa Holiday, City Clerk
City of Stockbridge

APPROVED AS TO FORM:



Quinton G. Washington, City Attorney
City of Stockbridge



City of Stockbridge

AGENDA ITEM

MEETING DATE

June 10, 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: Decius Aaron

DEPARTMENT: Public Works

ITEM/PROJECT/EVENT:

Exercise of Third Option Renewal for Contract No.16RFP101216-DRR, Full Tank Maintenance with American Tank Maintenance, LLC.

BACKGROUND INFORMATION:

On October 1, 2021, the City of Stockbridge entered into Contract16RFP101216-DRR for Full-Service Tank Maintenance with American Tank Maintenance, LLC,. The purpose of the contact is to provides maintenance, a full-service tank maintenance program, long-term maintenance, and management to include not be limited to engineering and inspection services, rehabilitation, repair, repainting, inspection, washout, and preventative maintenance of four (4) water tank systems and any other repair activities to be determined by the City.

The initial contract term of the Agreement is for one (1) year, with six(6), one (1) year renewal option.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

The Public Works Department is requesting the City Council's approval to exercise the third option renewal for Contract No. 16RFP101216-DRR, Full Service Tank Maintenance Program, between American Tank Maintenance, LLC,.

The budget amount for the third option year is \$61,419.00.

Section 3.30.227 - Renewals and extensions; The city council shall approve all renewals or term contract extensions: (A) to afford the city a continuous supply of items or services in the event of the termination or near termination of the award/contract and; (B) where cost is greater than fifty thousand dollars (\$50,000.00); and when the original contract was approved by the City Council.

Fiscal Impact:

Funds will be provided from account number 505-44200-522210 (Maintenance Agreements) in the Water Department budget.

Attachments:

Contract Renewal Evaluation Form
Contract

APPROVALS:

CITY MANAGER _____

CITY TREASURER *LaKisha Ito*

CITY ATTORNEY _____

PROCUREMENT *Shakera Hall*

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT \$
\$61,419.00

ATTACHMENTS:





CONTRACT RENEWAL EVALUATION FORM

Date: May 16, 2024

To: Decius Aaron, Public Works Director

From: Wanda J. Cooley, *Procurement Specialist*
Email: wcooley@stockbridge.org

Subject: Contract No. 16RFP101216-DRR – Full-Service Tank Maintenance – Exercise of Third Option

It is time to review the third option for Contract No. 16RFP101216-DRR, Full-Service Tank Maintenance with American Tank Maintenance. The second year of this contract expires October 1, 2024.

Please indicate your recommendation as to exercising the option, along with the option-year budgeted amount, account number, and department head's signature. Return to Wanda J. Cooley, Procurement Department, no later than Monday, May 20, 2024. If you intend to disapprove this option, please provide a concise statement of your rationale for disapproval.

Per Section 1, please indicate whether you wish to renew this contract.

Complete the Survey (Section 2, below) evaluating the Contractor's performance during the past Contract Term. If answering "No" to any question, please explain briefly.

Section 1: Renewal

Approve Option: Decius T. Aaron May 20, 2024
(Signature) (Date)

Disapprove Option: _____
(Signature) (Date)

Amount Budgeted for Option Year: \$ \$61,419

Account #: 505-44200-522210

Department Head: Decius T. Aaron
(Signature)

Section 2: Contractor Evaluation

	YES	NO	N/A
1. Contractor performed all work in conformance with the Contract requirements?	<u>X</u>	—	—
2. Contractor was responsive and professional?	<u>X</u>	—	—
3. Are you satisfied with the quality of the work performed by the Contractor?	<u>X</u>	—	—
4. Did the Contractor anticipate your needs and provide value-added services beyond the scope/requirements of the Contract?	—	—	<u>X</u>

Comments: _____

**SERVICE AGREEMENT
BY AND BETWEEN
AMERICAN TANK MAINTENANCE, LLC
AND
THE CITY OF STOCKBRIDGE, GEORGIA**

This Agreement ("Agreement") is made and entered into this _____ day of October, 2021, by and between American Tank Maintenance. (hereinafter, "CONTRACTOR"), and the City of Stockbridge, Georgia (hereinafter, "City") (CONTRACTOR and City sometimes referred to herein as "Parties").

W I T N E S S E T H:

WHEREAS, City desires to engage the services of CONTRACTOR to perform for City services full-service tank maintenance, as stated in City Invitation to Bid Number 16RFP101216-DRR and pursuant to City Resolution R18-925, (the "Project"); and

NOW, THEREFORE, in consideration of the promises and mutual agreements herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. **Termination.** This Agreement shall expire after one (1) year, though the Agreement can be renewed for up to six (6), one (1) year periods. The provisions of Section 2(c) below shall specifically survive the termination or expiration of this Agreement. The City may terminate this Agreement at any time for any reason with thirty (30) days advance written notice.

2. **Services.**

(a) Subject to the terms and conditions set forth in this Agreement, City hereby retains CONTRACTOR to provide the services set forth on Exhibit A entitled "Scope of Work" and related sales proposals all attached hereto and incorporated herein by reference. City Invitation to Bid Number 16RFP101216-DRR and Contractor's response and all terms therein shall be incorporated completely herein by reference.

(b) The standard of care applicable to CONTRACTOR's services will be the degree of skill and diligence normally employed by professional contractors performing the same or similar services at the time said services are performed. CONTRACTOR will re-perform any services not meeting this standard without additional compensation. CONTRACTOR warrants that any services it conducts will be adequate and sufficient to accomplish the purposes for which they are performed, and no review or approval thereof by the City shall be deemed to diminish this warranty in any way.

(c) CONTRACTOR shall indemnify and hold harmless the City and its agents and employees (i) from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of the Project, provided that

any such claim, damage, loss, expense or attorney's fees is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property including the loss of use resulting therefrom, and is caused in whole or in part by any negligent act or omission of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not the negligent act is caused in part by a party indemnified hereunder and (ii) from the inadequacy of the Services performed by CONTRACTOR or anyone for whom CONTRACTOR is responsible. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Clause. In any and all claims against the City or any of its agents or employees, by any employee of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation set forth in this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workman's compensation acts, disability benefit acts or other employee benefit acts.

3. **Compensation.** CONTRACTOR shall receive compensation from the City as set forth in the attached Exhibit B.

4. **Miscellaneous.**

(a) This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

(b) CONTRACTOR may not assign this Agreement, in whole or in part, without the prior written consent of City. City may assign this Agreement, in whole or in part, without the prior consent of CONTRACTOR; however, City shall provide CONTRACTOR with prior written notice of any such assignment.

(c) This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

(d) The headings contained herein are for the convenience of the parties only and shall not be interpreted to limit or affect in any way the meaning of the language contained in this Agreement.

(e) This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute the same Agreement. Any signature page of any such counterpart, or any electronic facsimile thereof, may be attached or appended to any other counterpart to complete a fully executed counterpart of this Agreement, and any telecopy or other facsimile transmission of any signature shall be deemed an original and shall bind such party.

(f) If any provision of this Agreement shall be held void, voidable, invalid or inoperative, no other provision of this Agreement shall be affected as a result thereof, and accordingly, the remaining provisions of this Agreement shall remain in full force and effect as

though such void, voidable, invalid or inoperative provision had not been contained herein. If any of the provisions of this Agreement shall be declared unenforceable as to certain parties, then the performance of said provision shall be excused by the parties hereto and the remaining provisions of this Agreement shall remain in full force and effect.

(g) This Agreement, including all exhibits hereto (which are incorporated herein by this reference), contains the entire agreement and understanding concerning the subject matter hereof between the parties hereto. No waiver, termination or discharge of this Agreement, or any of the terms or provisions hereof, shall be binding upon either party hereto unless confirmed in writing. This Agreement may not be modified or amended, except by a writing executed by both parties hereto. No waiver by either party hereto of any term or provision of this Agreement or of any default hereunder shall affect such party's rights thereafter to enforce such term or provision or to exercise any right or remedy in the event of any other default, whether or not similar.

(h) CONTRACTOR shall at all times maintain sufficient liability insurance and payment and performance bonds to cover their services under this Agreement.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties intending to be legally bound hereby, have executed this Agreement as of the date first above written.



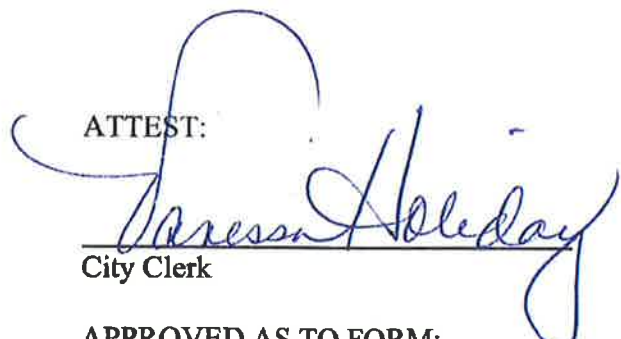
By: MAYOR, Anthony S. Ford

CITY OF STOCKBRIDGE, GEORGIA

By: 

AMERICAN TANK MAINTENANCE, LLC

ATTEST:



City Clerk

APPROVED AS TO FORM:

City Attorney



YCAE
Henry
County

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: Tarreka Powell

Occupation: CNA Employer: Care from the heart

Home Address: 905 melissa Belle Ct City: Ellenwood Ga

Home Phone: () Home E-Mail:

Work Phone: () Work E-Mail:

Cell Phone: Preferred E-Mail: ☐ Home ☐ Work

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

Henry County Resident

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Youth
If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? ⁴ ____ Years ⁰ ____ Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application. Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

- g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge ☐ Yes ☒ No If yes, please explain:

- h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ☒ No
If yes, please explain:

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 a parent to 5 children. Henry County/Stockbridge needs more activities for our youth.

- 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.

eSigned via SeamlessDocs.com
Tarreka Powell
Signature

Tarreka Powell

05-23-2024

Printed Name

Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov

Stockbridge

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1 of 2
Henry
County

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

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

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

APPLICANT INFORMATION

Applicant Name: Antonio Gordon

Occupation: Barbershop Owner Employer: Tony Black Barbershop

Home Address: 5285 yellow pine drive City: McDonough Zip: 30252

Home Phone: (404) 747-1215 Home E-Mail: tonyblacksalon@gmail.com

Work Phone: [REDACTED] Work E-Mail: [REDACTED]

Cell Phone: (229) 854-9470 Preferred E-Mail: ☒ Home ☐ Work

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

Tony Black Barbershop

Henry County

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Board of Ethics
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? 3 Years 1 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 own a barbershop in the area, I work hard in my community y giving back. I talk to so many people and business owners who wants change. I totally understand the City of Stockbridge policy's and growth development. Working here in Stockbridge has been an honor. I will be a great addition to the team with great work ethic's and professionalism. I believe in giving back and my motto is Each one teach one. I love Stockbridge and want to see Stockbridge grow to ensure every resident is safe and happy to live here in Stockbridge. I would love to work under the directions of the mayor to learn and grow. I am a team leader and follow all rules and regulations to ensure my work is done efficiently. Thanks in advance for this opportunity

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

I willing to work any if available

- 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

Antonio Bernard Gordon
Printed Name

03-22-2023
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



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282
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County

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

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- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Antonio Gordon

Occupation: Master barber Employer: Tony Black Barbershop

Home Address: 5285 yellow pine drive City: McDonough Zip: 30252

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

Work Phone: 2298549470 Work E-Mail: tonyblacksalon@gmail.com

Cell Phone: () Preferred E-Mail: ☐ Home ☒ Work

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

1200 Music Management

1200 Music Management
5625 North Henry Blvd Stockbridge GA

Henry County

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? City
If applying for the Main Street Advisory Board, which position?
(See positions noted below) _____
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? ⁴ ____ Years 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 am a team player and love to help and support by providing leadership.

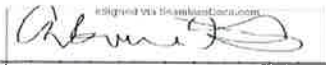
- j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☒ Yes ☐ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

Any where I am needed

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

APPLICANT STATEMENT

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Signature

Antonio Gordon

04-13-2024

Printed Name

Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov



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4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

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- 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: Kim Mays

Occupation: Business Owner Employer: Kim Mays State Farm

Home Address: [REDACTED] City: McDonough Zip: 30253

Home Phone: () Home E-Mail:

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)

102 Vincent Avenue Stockbridge GA 30281

Henry County

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Development Authority
If applying for the Main Street Advisory Board, which position?
(See positions noted below) _____
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? ⁴ ____ Years ⁸ ____ 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:

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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:

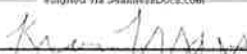
As a business owner, I am happy to support and serve a community that supports me. My credentials make me an excellent candidate to serve on the Development Authority and I am more than willing to give my time and knowledge to assist and promote growth.

- 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

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eSigned via SeamlessDocs.com

Doc ID: 0401818a-1b50-4d78-82b3-401a02206e4
Signature

Kimberly Patrice
Mays
Printed Name

04-09-2024
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

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- 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: Monica Jones

Occupation: Operation Analyst/Project Manager Employer: Johnson Controls Inc.

Home Address: 221 Windy Circle City: McDonough Zip: 30253

Home Phone: 404 3913233 Home E-Mail: monica.jones@jci.com

Work Phone: 404 3913233 Work E-Mail: monica.d.jones@jci.com

Cell Phone: 404 3913233 Preferred E-Mail: ☒ Home ☐ Work

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

Designs By Monica 1740 Hudson Bridge Rd., #1271 Stockbridge, GA 30281

Henry County

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Citywide Development Authority
If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? 19 Years 9 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'm a business owner in the Stockbridge area. I would love to be apart of the process of approving the growth, and redevelopment of new businesses in the city of Stockbridge.

- 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):

Citywide Development Authority

- 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.

eSigned via [SteamlessData.com](https://www.SteamlessData.com)
Monica D Jones
Key: 640d918a-1b50-4d76-83b3-40da37e23056
Signature

Monica D Jones

05-24-2024

Printed Name

Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov



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: Ivy D Sears

Occupation: Real Estate Broker Employer: Ivy League Realty

Home Address: 1122 Pebble Creek Lane City: Locust Grove Zip: 30248

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

Work Phone: 678-271-9270 Work E-Mail: [REDACTED]

Cell Phone: 678-358-2919 Preferred E-Mail: ☐ Home ☐ Work

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

Ivy League Realty - 505 Corporate Center Drive Suite 103 - Stockbridge GA 30281

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Citywide Development Authority
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? ⁵ ____ Years ² ____ 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 would like to serve on the board because I have a wealth of knowledge and a passion to bring great development into the community.

- 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.

eSigned via SeamlessDocu.com
Ivy D Sears
DocuSign Envelope ID: 6409918A-1B50-4476-83B9-401A37253D94
Signature

Ivy D Sears

Printed Name

05-31-2024

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



IVY D. SEARS

CONTACT

✉ ivydsears@gmail.com

☎ (678) 858-2919

🌐 www.movewithivy.com

EDUCATION

BBA IN MANAGEMENT INFORMATION SYSTEMS

University of Georgia
Class of 1996

LaGrange High School
Class of 1992

OTHER EDUCATION

REAL ESTATE LICENSE

GAMLS Real Estate School
Class of 1999

SKILLS

- Strong leadership, communication, and problem-solving skills.
- Proficient in real estate software and CRM systems.

RELEVANT EXPERIENCE

Developer

E3 Luxe Homes | 2023 to Present

- Lead development projects from conception to completion, managing budgets, timelines, and resources.
- Collaborate with stakeholders to deliver high-quality projects on schedule and within budget.

Associate broker

The Bond Agency – FL | 2022 to Present

- Provided exceptional customer service to clients throughout the real estate transaction process.
- Advised clients on market conditions, financing options, and legal requirements in Florida

Broker – Owner

Ivy League Property Management | 2021 to Present

- Oversee property management operations, including leasing, rent collection, and maintenance.
- Develop marketing strategies to attract clients and ensure compliance with housing regulations.

Broker – Owner

Ivy League Realty – FL, GA, AL and soon to be SC 2019 to Present

- Provide leadership to a team of real estate agents and drive sales through strategic planning.
- Manage transaction processes and ensure client satisfaction through excellent service.
- Servicing LaGrange, Columbus, Alabama, Stockbridge and the surrounding areas

Associate broker

Keller Williams Realty | 2012 to 2019

- Assist clients in buying, selling, and leasing residential properties.
- Conduct market analysis and facilitate negotiations to achieve favorable outcomes.

Associate broker

Prudential Georgia Realty | 2008 to 2012

- Manage client relationships and provide personalized assistance throughout transactions.
- Develop marketing materials and promotional campaigns to attract buyers and sellers.

Real Estate Broker

Ivy League Real Estate Group | 2006 to 2008

- Built and maintained a strong network of contacts within the real estate community.
- Provided exceptional customer service to clients, ensuring smooth and successful transactions.

Sales Agent

McCar Homes Atlanta | 2003-2006

- Provided detailed information on new construction homes and financing options to prospective buyers.
- Generated leads and guided clients through the home buying process.

Sales Agent

Centex Homes Atlanta | 2000-2003



Where Community Connects

DDA
Downtown
Business

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: Kenya Cook

Occupation: Operations Manager Employer: Arch-Dent Dental Clinic P.C.

Home Address: 105 Turning Point City: Stockbridge Zip: 30281

Home Phone: () Home E-Mail: kenya@kenyaco.com

Work Phone: () 3268792 Work E-Mail: kenya@archdent.com

Cell Phone: () 770-7868 Preferred E-Mail: ☒ Home ☐ Work

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

Arch-Dent Dental Clinic P.C., 101 Center Street, Stockbridge, GA 30281

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Downtown Development Authority
If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? ² ____ Years ¹ ____ 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
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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 am eager to join the Downtown Development Authority board because I am passionate about contributing to the vibrancy and growth of our downtown area. My vision for downtown is one where businesses thrive, residents and visitors enjoy a high quality of life, and our community's unique character is celebrated.

With a background in Civic Leadership, Education and Management I bring; leadership, organization, high energy, and enthusiasm, that can help address the challenges and opportunities we face. For instance, my experience in urban planning, business development, community engagement has equipped me with a deep understanding of strategic planning, stakeholder collaboration, and innovative solutions.

I am particularly interested in:

- 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):

Citywide Development Authority or Public Facilities Authority

- 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.


Kenya Cook
Signature

Kenya Cook

Printed Name

05-22-2024

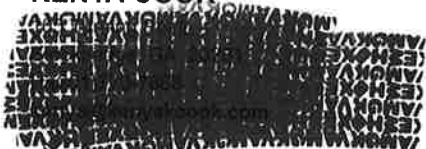
Date

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

KENYA COOK



QUALIFICATIONS

10+ years Director Level experience
Business Development
B2B Specialist

7 years Career Services
Strong performance management
Public Speaking

Change Leader
Master's degree
Title IV trained

EXPERIENCE

Operations Manager

Arch-Dent Dental Clinic P.C., Stockbridge, GA

Aug '22 - Present

- Manage Accounts Receivables
- Responsible for developing and implementing performance management systems designed to promote over-achievement.
- Realigned professional staff to better coordinate with stakeholders
- Analyze Key Performance data to improve monthly revenue
- Contribute to leadership team to develop overall campus success

Director of Career Services

Lincoln Tech, Paramus, NJ

Aug '19 - Jun '22

- Exceeded placement accreditation benchmarks by 13.02%
- Responsible for developing and implementing performance management systems designed to promote over-achievement.
- Realigned professional staff to better coordinate with campus stakeholders
- Analyze data of students to predict risk and develop support plans
- Contribute to leadership team to develop overall campus success

Campus Director

Elite Institute - Jersey City, NJ

Oct '18 - Jul '19

- Worked directly with the CEO to create Seasonal marketing campaigns and acted as the chief decision-maker for community outreach initiatives.
- Developed relationships with government unemployment agencies to create enrollment opportunities and grew the school 30% in the first quarter.
- Created and scheduled quarterly high energy events that focused on building brand awareness.
- Complaints and violations were reduced to zero by December 31, 2018, and maintained. I designed and conducted training that focused on the core values of compassion, empathy, and excellence.
- Developed print and social media marketing campaigns to target demographics.

Regional Vice-President / New Jersey

Empire Education Group - Bloomfield, NJ

Jul '17 - Mar '18

- Developed and executed one outreach event per quarter, and increased the impact of the community events by leveraging relationships with youth organizations, elected officials and community leaders.
- Provided leadership for Northern New Jersey schools during NACCAS accreditation visits. This included onsite training for key staff members.
- Developed regional relationships with employers, which resulted in exceeding State standards for graduate placement.
- Worked with regional leadership to create youth-oriented best practices. Our focus yielded an increase in all branded admissions activities.
- Created and administered an operating budget of \$6 million and exceeded EBITDA in 2018.

Executive Director

Empire Education Group - Bloomfield, NJ

Feb'14 - Jul '17

- Utilized social media and branding to build an online community and drive brand awareness. Decreased new student acquisition cost by 5%.
- Managed five directors, eight administrative staff and 3 facilities crewmen.
- Created and sustained a community outreach budget focused on youth/high school enrollment. This included sponsoring football games.
- Exceeded EBITDA four consecutive years by exceeding salon sell goals and tuition revenue forecasts.
- Implemented school policies on student advisement and created advisement teams. In 2017 Received national recognition for Total School Quality;
- Managed 120 students and decreased attrition by 3% this was accomplished through the team and individual coaching;

Executive Director

Anthem Institute - Jersey City, NJ

Jan '13 - Dec '13

- Represented school at monthly community meetings, high school events, and grassroots organizations to build brand awareness in the community.
- Responded to our marketing research and created a Nursing Aide program and increased new enrollments by 8%. Scheduling and other student logistics were managed seamlessly during construction.
- Created new student onboarding initiatives and increased first-quarter retention by 30%.
- Effectively launched a new student information system and trained staff to manage data from enrollment through graduation and career placement.

Managing Director

Dorsey School - Pontiac, MI

Jan '11 - Jan '13

- Managed campus P&L through team lead meetings and fostered a culture of ownership. Met EBITDA for two consecutive years.
- Developed outreach mission that increased brand awareness in the community of Pontiac, MI.

- Developed local training program for the admissions team and increased student enrollment by 12% over two years;
- Coordinated the logistics of all on and off-campus events for staff, students and stakeholders.

Campus Director

ITT Technical Institute - Madison, AL

Jul '09 - Jan '11

- Leverage relationships to create the first graduation of the 100th campus of ITT Technical Institute; which attracted elected officials and the community-at-large. Over 200 people participated.
- Managed the Careers Services department and placed 75% of graduates within six months of completion.
- Utilized relationships with youth organizations to increase high school enrollments.
- Worked with marketing partners to establish ITT Tech brand in a new market and grow start-up campus from zero to 500 students in three years;
- 2009 Leader of the Year Awardee

Director of Recruitment

ITT Technical Institute - Madison, AL

Jan '08 - Jul '09

- Created weekly progress reports to senior management and maintained a strong presence at stakeholder events.
- Exceeded 2008 enrollment goal by 170% by hiring, training, supporting and managing talent effectively.
- Created new student acquisition and retention plans that held retention at 6.5%.
- Engaged high school market by engaging the brand of the school with the youth sports organizations.
- Exceeded the 2009 budget by \$450,000 in new student revenue.
- Created the new student leads through referral campaigns. Overall student acquisition costs were decreased.

EDUCATION

Masters of Business Administration

Walden University, Minneapolis, MN

Nov '08

Bachelor of Business Administration

Davenport University

May '01

Associates of Science

Henry Ford College

May '98

Six Sigma Certificate

Bloomfield College

Oct '18

OTHER EXPERIENCE

Sylvan Learning Center - Southfield, MI

Executive Director

2001 - 2003

Thirteenth Congressional District - Detroit, MI

2002 - 2004

Elected - Precinct Delegate

State of Michigan - Lansing, MI

1999 - 2001

Legislative Aide to the Minority Speaker of the House

REFERENCES

Dudley Layfield

Rickie Mitchell

Santo Trapani