Stockbridge

Where Community Connects

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

INTERIM CITY TREASURER

Lakeisha Gaines

CITY ATTORNEY

Quinton G. Washington

Council Meeting Agenda September 9, 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.

Stockbridge
Where Community Connects

AGENDA
COUNCIL MEETING
CITY OF STOCKBRIDGE

MONDAY, SEPTEMBER 9, 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 August 12, 2024 Council Meeting Minutes
Adoption of the August 27, 2024 Council Work Session Meeting Minutes
Adoption of the August 21, 2024 Council Retreat Meeting Minutes
Adoption of the August 22, 2024 Council Retreat Meeting Minutes
Adoption of the August 23, 2024 Council Retreat 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

2 Recognition of the Platinum Award to the Water Plant and the Gold Award to the Wastewater Treatment Plant; Hispanic Heritage Month Proclamation; Mr. Jimmy Fleming Retirement Proclamation; Georgia Reads Proclamation, and National Assisted Living Week Proclamation, Swearing-In Jerry Mays (DDA), Mark Glenn (PFA) and Mary Scott (Ethics Board).

PRESENTATION

3 FY2023 AUDIT REPORT - Presented by: Hope Pendergrass of Mauldin & Jenkins

- Presented by: Lakeisha Gaines

OLD BUSINESS

4 Streetlight Master Plan Presentation - Presented by: Decius Aaron

PUBLIC HEARING

5 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-05. (To be located in Council District 5.)
Consideration of a request for the Comprehensive Land Use Amendment for property at 425 Country Club Drive, to change the property's future land use designation from 'High-Density Residential' to 'Low-Density Mixed-Use' to allow for the conversion of an assisted living facility to a hotel boutique. The applicant is Stuart Hope, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits. - Presented by: Ryan Anderson

6 REZONING CASE #RZ-2024-05. (To be located in Council District 5.) - CONTINUED
Consideration of a request for the Rezoning of property at 425 Country Club Drive, to rezone the property from 'OI' (Office Institutional) to 'C2' (General Commercial) to allow for a hotel boutique. The applicant is Stuart Hope, on behalf of Stockbridge Propco, LLC. The property is located in Land Lot 14 of District 7, with 6.92 +/- acres within the Stockbridge City Limits.

- Presented by: Ryan Anderson

7 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-01. (To be located in Council District 5.)
Consideration of a Comprehensive Plan Amendment Request to change the future land use designation of property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, from 'Medium-Density Mixed-Use' to 'Medium-Density Residential' to allow for the construction of a townhome development. Applicant: Lennar Georgia, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres. - Presented by: Ryan Anderson

8 REZONING CASE #RZ-2024-01. (To be located in Council District 5.)
Consideration of a request to rezone property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, from the C-2 (General Commercial) zoning district to the MFR (Multiple Family Residential) zoning district to allow for the construction of a townhome development. The property also lies within the PMU (Parkway Mixed-Use) Overlay District. Applicant: Lennar Georgia, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres. - Presented by: Ryan Anderson

9 VARIANCE CASE #VR-2024-03: Variance Request #1. (To be located in Council District 5.)
Consideration of a variance request for two variances on property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, to allow for the construction of a townhome development. Variance Request #1 would reduce the front yard setbacks of the townhome lots from the required 50 feet to 20 feet. The property also lies within the PMU (Parkway Mixed-Use) Overlay District. Applicant: Lennar Georgia, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres. - Presented by: Ryan Anderson

10 VARIANCE CASE #VR-2024-03: Variance Request #2. (To be located in Council District 5.)
Consideration of a variance request for two variances on property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, to allow for the construction of a townhome development. Variance Request #2 would reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet. The property also lies within the PMU (Parkway Mixed-Use) Overlay District. Applicant: Lennar Georgia, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres. - Presented by: Ryan Anderson

11 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-06. (To be located in Council District 5.)
Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of two parcels on the east side of Highway 42 North, south of Eagles Landing Parkway, from “Low-Density Mixed-Use” to “MediumDensity-Residential” to allow for the construction of a townhome development. The applicant is LI Route 23, LLC and the agent is George Harper of Paramount Engineering. The property contains two parcels, as are listed below, with 13.64 +/- total acres within the Stockbridge City Limits.

- Parcel #069-01009000 – Contains 10.61 +/- acres in Land Lots 1 & 2 of Districts 7 & 11.
- Parcel #070-01001000 (2612 Highway 42 North)—Contains 3.03 +/- acres In Land Lot 1 of District 7.

- Presented by: Ryan Anderson

12 REZONING CASE #RZ-2024-06. (To be located in Council District 5.)
Consideration of a request for a rezoning to rezone two parcels on the east side of Highway 42 North, south of Eagles Landing Parkway, from ‘C-2’ (General Commercial) to ‘MFR’ (Multiple-Family Residential) to allow for the construction of a townhome development. The applicant is LI Route 23, LLC and the agent is George Harper of Paramount Engineering. The property contains two parcels, as are listed below, with 13.64 +/- total acres within the Stockbridge City Limits. Variance Request #VR-2024-06 would reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet.

- Parcel #069-01009000 – Contains 10.61 +/- acres in Land Lots 1 & 2 of Districts 7 & 11.

- Parcel #070-01001000 (2612 Highway 42 North)—Contains 3.03 +/- acres In Land Lot 1 of District 7.

- Presented by: Ryan Anderson

13 VARIANCE CASE #VR-2024-02: Variance Request #1. (To be located in Council District 5.)
Consideration of a variance request for two variances on two parcels on the east side of Highway 42 North, south of Eagles Landing Parkway, to allow for the construction of a townhome development. Variance Request #1 would reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet. The applicant is LI Route 23, LLC and the agent is George Harper of Paramount Engineering. The property contains two parcels, as are listed below, with 13.64 +/- total acres within the Stockbridge City Limits.

- Parcel #069-01009000 – Contains 10.61 +/- acres in Land Lots 1 & 2 of Districts 7 & 11.
- Parcel #070-01001000 (2612 Highway 42 North)—Contains 3.03 +/- acres In Land Lot 1 of District 7.

- Presented by: Ryan Anderson

14 VARIANCE CASE #VR-2024-02: Variance Request #2. (To be located in Council District 5.)
Consideration of a variance request for two variances on two parcels on the east side of Highway 42 North, south of Eagles Landing Parkway, to allow for the construction of a townhome development. Variance Request #2 would reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet. The applicant is LI Route 23, LLC and the agent is George Harper of Paramount Engineering. The property contains two parcels, as are listed below, with 13.64 +/- total acres within the Stockbridge City Limits.

- Parcel #069-01009000 – Contains 10.61 +/- acres in Land Lots 1 & 2 of Districts 7 & 11.
- Parcel #070-01001000 (2612 Highway 42 North)—Contains 3.03 +/- acres In Land Lot 1 of District 7.

- Presented by: Ryan Anderson

NEW BUSINESS

15 Council consideration to approve Task Order No. 2024.07 with Falcon Design – Country Club Drive – Traffic and Pedestrian Safety Improvements in the amount of $88,000.000. The funding source is from TSPLOST.

- Presented by: Decius Aaron

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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

- **Citywide Development Authority Meeting, 2nd Tuesday of each month, 6:00 p.m.- City Hall Levi Meeting Room (Sep 10)**
- **The Main Street Advisory Board Meeting on the 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Sep 13)**
- **Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Sep 19)**
- **Downtown Development Authority Meeting, 3rd Tuesday of each month Stockbridge Downtown Center 130 M L King, Sr. Heritage Trail (Sep 17)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Sep 17)**
- **City Council Work Session Meeting, Last Tuesday of each month: Tuesday, July 30th at 6:00 p.m. - City Hall Council Chamber (Sep 24)**
- **Community Zoning and Information Meeting: Wednesday, October 2nd from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Oct 2)**
- **Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:00 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – (Oct 3)**
- **City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Oct 14)**
- **Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Oct 14)**
- **Join the City of Stockbridge for the 50 Shades of Pink Love Walk to highlight breast cancer awareness and survivors at Clark Community Park 111 Davis Rd. from 10:30 am – 1:00 p.m.**

UPCOMING CITY EVENTS/INITIATIVES

- **Join the City of Stockbridge for the 9/11 Remembrance on Wednesday, September 11th beginning at 8am on the steps of City Hall. 4640 N. Henry Blvd. Stockbridge.**
- **Join Councilman Alphonso Thomas for the monthly Senior Bingo Bash on Wednesday, September 18th from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!**
- **Join Mayor Anthony Ford for the monthly *Meet the Mayor* on Wednesday, September 23RD from 10am – noon at Stockbridge City Hall.**
- **BridgeFest 2024 is coming! The City of Stockbridge Government is hosting this annual event for the COMMUNITY on Saturday, September**

28, 2024! We will have a live concert, food trucks, vendors, and more! Get ready for fun at the Stockbridge Amphitheater! Questions? Please email bbradley@stockbridgega.org as soon as possible for vendor opportunities.

- **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 Summer Concert Series

1. **Saturday, September 14th 3-yr Anniversary Celebration – Kool and the Gang, with Special Guest Morris Day and The Time.**
2. **Saturday, October 5th featuring Monica, and Tamar (Rescheduled Show)**
3. **Saturday, October 12th featuring That Girl Lay Lay and Friends Youth Concert**
4. **Sunday, October 13th Kings and Queens of Southern Soul Show featuring King George, Tucka, Sir Charles Jones, Pokey Bear, TK Soul, West Love and Derek "The Change Man" Smith**
5. **Sunday, October 20, 2024, (Rescheduled Show) featuring Charlie Wilson with Special Guest El Debarge**
6. **Saturday, October 26, 2024, Boney James Slow Burn Tour with Special Guest Damien Escobar.**

Stockbridge Main Street Tiny Tent Concert Series

1. **Fridays (Weather Permitting) The show will start at 6 pm and will end at 8 pm. The show will take place at 130 MLK Sr Heritage Trail in Stockbridge, GA. Enjoy good music, local restaurants, and OUR community... all in ONE gorgeous location! Bring your family or make it a date night! Just don't forget your lawn chair!**

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT

CITY COUNCIL MEETING
SUMMARY MINUTES

MONDAY, August 12, 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
Lakeisha Gaines – Interim 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.

Invocation by Mayor Ford at 6:09 p.m.

Invocation by: Ms. Sadria Strong

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 Item #4, noting the item is already addressed in the City's Comprehensive Plan was made by Mayor Pro Tem Berry; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

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

Motion to approve the Council Meeting Minutes July 8, 2024, Special Called Meeting Minutes - SPLOST VI July 15, 2024, Millage Rate Public Hearing Meeting Minutes July 15, 2024, Millage Rate Public Hearing Meeting Minutes July 19, 2024, Millage Rate Public Hearing Meeting Minutes July 22, 2024, Council Work Session Meeting Minutes July 30, 2024 was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

PUBLIC COMMENTS
There were no public comments.

CEREMONIAL REVIEW

2. Mayor Ford reviewed the proclamations presented to Briana's Heart of Gold; Dr. Amanda Phillips and for National Black History Month; reviewed the swearing in for Samantha Samuels and Antonio Gordon to the Public Facilities Authority Board; and recognized the Stockbridge Citizens-Police Advisory Council for runner up for the "Dr. Curtis McClung Award of Excellence."

OLD BUSINESS

3. DE-ANNEXATION CASE #DX-2024-02 for the Manderlay Subdivision – Phase 2. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge nine parcels within the Manderley Subdivision, representing Phase I, as are listed below. The request was made by the owners of the nine parcels, which are located in Land Lots 8 and 9 of District 12. The parcels would become part of unincorporated Henry County. The City Council previously approved (on April 30, 2024) De-Annexation Case #DX-2024-01 for the Manderley Subdivision, Phase I, which concerned ten nearby parcels.
   1. 160 Jasper Drive (Parcel #013A01023000).
   2. 165 Jasper Drive (Parcel #013A01024000).
   3. 195 Jasper Drive (Parcel #013A01050000).
   4. 310 Kerrith Drive (Parcel #013A01039000).
   5. 320 Kerrith Drive (Parcel #013A01038000).
   6. 325 Kerrith Drive (Parcel #013A01025000).
   7. 510 Portloe Court (Parcel #013A01049000).
   8. 515 Portloe Court (Parcel #013A01047000).
   9. 520 Portloe Court (Parcel #013A01048000).

   Presented by: Ryan Anderson, Community Development Director
   Mr. Anderson noted the de-annexation application was received June 14, 2024 and presented an aerial phone of the proposed area; noting the request has been vetted by the city's legal counsel.

   Councilmember Alexander noted unincorporated Henry County residents will pay more in taxes due to the County's tax increase, and the City of Stockbridge Millage Rate will remain the same.

   Councilmember Gantt noted she had met with some residents, and the concern was promises made and unkept, and would abide by the law; noting a great majority of residents in the city wanted public safety, and that the millage was implemented to help pay for those services; and expects the County to govern the same way regarding annexation and de-annexation requests.

   Motion to approve De-Annexation DX-2024-02 was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 5-0. De-Annexation effective in approximately 45 days.

   Mayor Ford read the Public Hearing Rules and Procedures

PUBLIC HEARING

4. COMPREHENSIVE PLAN CASE #CP-2024-04. (To be located in Council District 5.)
   Consideration of a request for a Comprehensive Land Use Amendment of property at 425 Country Club Drive, to change the property's future land use designation from 'High-Density Residential' to 'Low-Density Mixed-Use' to allow for the conversion of an assisted living facility to a hotel boutique. The applicant is Stuart Hope, on behalf of Stockbridge Propco, LLC. The property is located in Land Lot 14 of District 7, with 6.92 +/- acres within the Stockbridge City Limits.
   Presented by: Ryan Anderson, Community Development Director
   Item was not heard, citing the item is addressed in the City's Comp Plan.

5. REZONING CASE #RZ-2024-05. (To be located in Council District 5.)
   Consideration of a request for the Rezoning of property at 425 Country Club Drive, to rezone the property from 'OI' (Office Institutional) to 'C2' (General Commercial) to allow for a hotel boutique. The applicant is Stuart Hope, on behalf of Stockbridge Propco, LLC. The property is located in Land Lot 14 of District 7, with 6.92 +/- acres within the Stockbridge City Limits.
   Presented by: Ryan Anderson, Community Development Director

   Mr. Anderson gave an overview of Rezoning Case #RZ-2024-05, noting the property was previously a hotel and was rezoned as a senior living facility in 2004 and that the Planning Commission recommends denial, and staff recommends approval.

   Mr. Jon W. Jordan, attorney for the applicant noted the property will close due to lack of funding no matter what is decided tonight with the rezoning, as the facility has fallen on hard times; and noted the proposed boutique hotel will benefit the community as a high-end establishment and provide new employment opportunities, revenue, and offer an excellent event center as well.

   Ms. Venuss Gervin, the purchaser and developer noted she renovates hotels and brings them back to life; noted the city does not have any upscale hotels in the area, and this facility would fill that void.

   Public Hearing Opened
   Speakers in Favor: Susan Clowdus, Charles Marshall, Brenda Culpepper, Keith Thompson, and Rex Cagle
   Speakers Opposed: Malinda Childs, Sophia Oliver, and Bruce Meadows

   Mayor Ford asked the representatives to address the concerns regarding the closing of the facility, notification, and the cost of the new facility in comparison to their current rates, and transition of the residents to the new facilities, along with the displacement of staff.

Mr. Jon Jordan noted that he has been made aware that there is availability at other local facilities but could not confirm the cost comparisons, as he was unaware of any rate guarantees, and reiterated that no matter the outcome from today's meeting, the facility is closing.

Mr. Grant Milton, from the facility's Management Team noted their notification and transition of residents follows State law, as required.

Councilmember Alexander noted there is a 30-day legal notice requirement, and that the owner can work out extensions with residents.

Mr. Milton noted the management team is currently working to transition the (19) nineteen remaining residents.

Councilmember Gantt questioned the leases and terms for the residents.

Mr. Grant noted all residents are under a month-to-month lease.

Councilmember Thomas stated he wanted to make sure the remaining residents have a full opportunity to relocate in a humane way.

Councilmember Barber stated that while she recognizes the owner has a right to sell, there are concerns regarding the rates of the future facility in comparison to the current rates and questioned the security of the access to the nearby subdivision.

Councilmember Gantt stated questions need to be answered by the owner (who was not present) and asked why the facility's website was still advertising for new residents, and scheduling visits if the facility is set to close, noting the owner needs to respond; and noted there needs to be compassion for the residents and staff, and not just the sell and development of property, but also a level of care for the residents, noting this is an aging population of people, and that she will not vote in approval on this matter tonight.

The website manager for the facility stated she had no idea the facility was closing.

Mayor Pro Tem Berry asked the representatives to elaborate on the "safe place," further asking where the residents would go once discharged; and asked if the employees are going to receive severance packages; noting there needs to be more communication regarding the transition, and asked how soon the matter can be addressed.

Mr. Jon Jordan suggested the matter be Tabled to meet with the team to seek answers.

Councilmember Thomas stated that he is on board with the progress of the facility, however, the owner needs to come back and answer questions.

Mr. Milton noted the owner does not live in the area; however, the Regional Operations Manager does, and would be able to come back with information for the Council.

Councilmember Alexander noted the 30-day timeframe is a great concern for the Council and asked Ms. Gervin if as the new owner, she would be amenable to extending the timeframe for the transition of residents to a 60–90-day timeframe.

Ms. Gervin stated that she believes in the project and is willing to wait to allow for the relocation of the residents.

Mr. Jon Jordan stated they would get notices out and asked the Council to Table the matter until the September 9, 2024 meeting.
Motion to Table to the September 9, 2024 Council Meeting, with the Requestor submitting a 50-90 plan to the relocation/transition of residents was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

NEW BUSINESS

6. Council consideration to approve the Stormwater Division to use the $573,653.00 allocated to SPLOST V to perform stormwater repairs within the stormwater management system. The Stormwater Division proposes to utilize Site Engineering, the City's On-Call Water & Sewer Emergency & Operational Repair/Maintenance and Construction Services vendor.
   Presented by: Decius Aaron, Public Works Director
   Mr. Aaron noted there were several Stormwater repair projects that are ongoing and asked for approval of the request.
   Motion to approve was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

7. Council consideration to fill a vacancy on the Ethics Committee and appointing a member to fill an unexpired term.
   Presented by: Quinton Washington, City Attorney

   Attorney Washington noted there is one vacancy and two applicants and asked the Council to select.

   Councilmember Gantt noted she was not familiar with either applicant.

   Councilmember Alexander asked the City Clerk if both candidates have been vetted.

   City Clerk, Vanessa Holiday, noted both candidates meet the criteria as city residents, and have cleared background checks through the Municipal Court.

   Motion to appoint Mary Scott to fill the unexpired term was made by Councilmember Barber; seconded by Councilmember Thomas. The motion passed 3-0-2. (Barber, Berry, and Thomas approved) (Alexander and Gantt Abstained).

8. Council consideration to fill a vacancy on the Downtown Development Authority Board and appoint a member to fill an unexpired term.
   Presented by: Quinton Washington, City Attorney

   Attorney Washington noted there is one vacancy on the board, and one applicant.

   Councilmember Alexander noted a member of the DDA Board made the recommendation for Mr. Jerry Mays.

   Motion to appoint Jerry Mays to fill the unexpired term was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion unanimously 5-0.

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- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Aug 15)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Stockbridge Downtown Center 130 M L King, Sr. Heritage Trail (Aug 20)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Aug 20)
- City Council Work Session Meeting, Last Tuesday of each month: Tuesday, July 30th at 6:00 p.m. - City Hall Council Chamber (Aug 27)
- Community Zoning and Information Meeting: Thursday, August 7th from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Sep 4)
- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:00 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – (Sep 5)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Sep 9)
- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Sep 9)
- The Main Street Advisory Board Meeting on the 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. Sep 13)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Alphonso Thomas for the monthly Senior Bingo Bash on Wednesday, August 14th 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 – August 15th. There will be vendors, Food Trucks, Activities, Games, Music, and Vibes. Contact Tan Bowers at tan@atlantafoodtruckpark.com for registration and additional information.
- Join Councilman Thomas for the 2nd District Curb, Gutter and Sidewalks Town Hall on Thursday, August 15th from 6:30pm – 8:00pm at Floyd Chapel Baptist Church Family Life Center located at 104 First Street Stockbridge, GA
- Join Mayor Anthony Ford for the monthly Meet the Mayor on Wednesday, August 26th from 10am – noon at Stockbridge City Hall.
- Join the Stockbridge Citizens-Police Advisory Council for the Zone 2 Public Safety Forum/ Back to School Safety Day on Monday, August 19th from 6:00 pm to 7:30 pm at Stockbridge First United Methodist Church 4863 N. Henry Blvd.
- 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

SAVE THE DATE! Join the City of Stockbridge for the 9/11 Remembrance on Wednesday, September 11th beginning at 8am on the steps of City Hall. 4640 N. Henry Blvd. Stockbridge.

SAVE THE DATE! BridgeFest 2024 is coming! Are you ready! The City of Stockbridge Government is hosting this annual event for the COMMUNITY on Saturday, September 28, 2024! We will have a live concert, food trucks, vendors, and more! Get ready for fun at the Stockbridge Amphitheater! Questions? Please email bbradley@stockbridgega.org as soon as possible for vendor opportunities.

2024 Stockbridge Amphitheater Summer Concert Series

- Saturday, August 17th – Monica, featuring Tamar, Sevyn Streeter, and Pretty Tammy the DJ.
- Saturday, September 14th 3-yr Anniversary Celebration – Kool and the Gang, with Special Guest Morris Day and The Time.
- Sunday, October 20, 2024, (Rescheduled Show) Charlie Willson with Special Guest El Debarge
- Saturday, October 26, 2024, Boney James Slow Burn Tour with Special Guest Damien Escobar.

Chris Tucker & Friends

- Saturday, August 24, 2024, Chris Tucker & Friends. Live Music and Comedy. Benefits the Chris Tucker Foundation.

Stockbridge Main Street Tiny Tent Concert Series

- Fridays (Weather Permitting) The show will start at 6 pm and will end at 8 pm. The show will take place at 130 MLK Sr Heritage Trail in Stockbridge, GA. Enjoy good music, local restaurants, and OUR community... all in ONE gorgeous location! Bring your family or make it a date night! Just don't forget your lawn chair!

MAYOR'S COMMENTS

Mayor Ford referenced the 2024 Olympics that just concluded in Paris with the USA at the top of the medal count; and noted Vanessa Holiday's cousin, Grant Holloway won the gold medal in the 110 Hurdles meet, and Daniel Roberts from Eagles Landing High School won the silver medal in the same race, and looks forward to the Olympics coming to Los Angeles in 2028; and referenced the golf events that took place at the Eagles Landing Country Club featuring the Legends of the LPGA, and the World Long Distance Drive Contest where he and Councilman Alexander attended and proclamations from the City were presented at both events.

Motion to adjourn the meeting at 8:28 p.m. was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Respectfully submitted by:

_____ _____

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

CITY COUNCIL WORK SESSION MEETING
SUMMARY MINUTES

TUESDAY, AUGUST 27, 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
Lakeisha Gaines – Interim 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 6:09 p.m.

Invocation by Councilmember Gantt.

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 Mayor Pro Tem Berry.

Motion to amend the Agenda to add a BUDGET AMENDMENT Section for an Amphitheater Item following the Consent Agenda was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Mayor Pro Tem Berry joined the meeting at 6:13 p.m.

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

REVIEW OF THE MINUTES

1. Review of the Minutes for the June 10, 2024 Council Meeting. There was no action taken.

PUBLIC COMMENTS

There were no public comments.

PRESENTATION

2. Henry County Transportation Advisory Group Update
   Presented by: Eniel Gonzalez
   Mr. Gonzalez presented the Henry County Transportation 2nd Quarter Update noting the Roads Projects (SPLOST & TSPLOST), Transit Service and Transportation Planning. Mr. Gonzalez referenced the Rock Quarry Rd. (TSPLOST) project that has moved to January 2025 due to environmental issues; referenced the Western Parallel Connect GDOT project that has been certified with a scheduled completion in 2026; referenced the US 23/State 42 Widening GDOT project from SR 138/North Henry Blvd. to I-675 is underway and is scheduled to be completed in 2027; referenced the US 42 Widening GDOT project from downtown McDonough to SR 138/North Henry Blvd. In Stockbridge will be obtaining ROW acquisition 2027-2028 and construction scheduled to being in 2030; referenced the Henry County Transit Service, noting information was available online on the Henry County website including the tentative schedule, fees and routes; referenced the grant received by Henry County for Transportation of $2 million dollars per year, with a local County match of $400,000.00 and will support initial three years of operations; and presented the timeline with service proposed to begin in early 2025; noted local bus stop placemaking, with Henry County winning a $125,0000 Community Development Assistance Program (CDAP) grant in 2023 to create art and creative signage; referenced Henry County crash trends, noting Henry County won a SS4A safety grant for a Comprehensive Safety Action Plan, noting 2 of the 4 cities joined as partners to share a 20% local match; noted the County executed an agreement with the USDOT to receive an $825K SMART grant; referenced the Henry County Trails and Wayfinding Plan for signage to be placed along the trails throughout the County; and referenced the SPLOST VI Referendum that will be on the November 5, 2024 ballot, noting more information can be found on the website under the SPLOST VI Information on the SPLOST Department page. Mr. Gonzalez noted he attends the Transportation meetings and receives a great deal of support and information from the Henry County staff.

   The Mayor & members of Council thanked Mr. Gonzalez for his thorough presentation and updates.

DISCUSSION

3. Enterprise Fleet Lease Discussion
   Presented by: Decius Aaron, Public Works Director and
   TaJae Bodrick, Fleet Consultant – Enterprise Fleet Management
   Mr. Bodrick noted he has been with Enterprise Fleet for eight years and has been working with Mr. Aaron the Public Works Director and Mr. Godfrey, Assistant Police Chief since April 2024. Mr. Bodrick reviewed the Fleet Synopsis for the City of Stockbridge noting the

current fleet age of vehicles, with 25% 10 years or older, 38% 6 years or older; noted older vehicles have higher fuel costs, maintenance costs and tend to be unreliable, causing increased downtime and loss of projectivity; reviewed the overall objective of converting to a lease plan and the savings of $221,857 over a ten year span; the benefits of safety with a newer vehicle; and noted the plan would piggyback on the Sourcewell awarded RFP #060618-EFM; noted that a partnership between Enterprise Fleet Management and the City of Stockbridge will improve buying power, and implement a tighter controlled resale program to lower total cost of ownership and in turn minimize operational spending; noted the City of Stockbridge could reduce fuel costs by 72%, and by shifting from reactively replacing inoperable vehicles to proactively planning vehicle purchases, the City of Stockbridge will be able to replace all of its vehicles over the course of 5 years while creating an annual savings of $22,185; and noted the City of Stockbridge will leverage Enterprise Fleet management's ability to sell vehicles at an average of 109% above Black Book value.

Mr. Bodrick noted Enterprise is considered the pioneer of Electric Vehicles, and that the city would need to determine the quantity of EV Charging Stations based on vehicles for city use only, or public use; noted cities and counties have a mixed bag of vehicles that include hybrid and electric vehicles, and that the infrastructure needs to catch up, noting Enterprise could tailor to the city's needs and goals, and identified cities and counties throughout the state that are currently utilizing the Enterprise Fleet Maintenance program;

Mr. Bodrick noted the City would have a dedicated, local account team with access to vehicle tracking, reporting and metrics.

Councilmember Alexander asked how many charging stations are required for the municipalities that are referenced, and inquired about the price point for EV's?

Mr. Bodrick noted the EV Market has a variety of vehicles to choose from, and that is where the cost would be determined.

Councilmember Barber noted majority of the city's Police Department pursuit vehicles are less than three years old with low mileage, and asked what the cost would be to replace the pursuit vehicles.

Mr. Bodrick noted the majority of the city's police vehicles are 2018 - 2022 models, and there are no plans to replace the fleet of pursuit vehicles.

Mayor Pro Tem Berry asked what the maintenance savings would look like vs. the city's current plan.

Mr. Bodrick noted belts, hoses, oils changes and transmission would go away with electric vehicles.

Councilmember Thomas referenced the fuel costs and consumption for the city is expecting that it is exceedingly high and requested an annual report for the Police and Public Works Departments to compare the actual savings in real dollars.

4. **CONSENT AGENDA**

Motion to remove Item #4 from the Consent Agenda was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

Council consideration to approve the third renewal of the City of Stockbridge On-Call Sidewalk Replacement and Repairs Contract No. 2021-0008 with DAF Concrete, Inc., in the amount of $300,000.00. The funding source is from SPLOST and Department Budgeted Funds.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted this is the vendor's third renewal and requested approval.

Councilmember Barber noted the contract amount was $250,000.00 and asked for an explanation of the increase to $300,000.00.

Mr. Aaron noted the additional funds are to cover the newly annexed areas of the city and that a list is being prepared.

Motion to approve was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

BUDGET AMENDMENT ADDED TO THE AGENDA:

Budget Amendment 2024-01 – Ordinance to amend the FY2024 Operating Budget to transfer funds from the General Fund (100) to the Amphitheater Fund (565) to cover the expenses for the remaining shows for 2024; and to be reimbursed to the General Fund following each concert.

Presented by: Lakeisha Gaines, Interim City Treasurer and Harold Young, Amphitheater General Manager.

Ms. Gaines noted the budget amendment request is to fund rescheduled shows that were rained out.

Councilmember Barber stated that going forward, the General Manager needs to negotiate the artists' contracts to include a force of nature clause, and other items beyond the city's control to prevent the reoccurrence of the city funding duplicate shows, and the negotiations will be solidified prior to the rider being signed.

Mr. Young confirmed, noting the rescheduled contracts have been renegotiated, and that all of the fees are not being paid by the City.

Councilmember Thomas asked Ms. Gaines to confirm that the funds would be reimbursed back to the original funding source following the concerts.

Ms. Gaines confirmed.

Councilmember Gantt asked if the budget amendment request is all that is needed, or will another request come to the Council for the remaining shows?

Mr. Young stated that based on discussions with Ms. Gaines, the requested budget amendment is sufficient at this time to conduct the remaining concerts.

Motion to approve the Amphitheater Budget Amendment in the amount of $500,000.00 was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed 5-0.

NEW BUSINESS

5. Council Consideration to approve the fourth renewal option of RFP (Request for Proposal) 201508-02, Sanitation Collections Services Contract with Waste Industries South Atlanta, LLC/GFL Environmental (formerly Waste Industries) in the amount of $1,800,000.00. Funding Source: Sanitation Department Budget.
   Presented by: Decius Aaron, Public Works Director

   Mr. Aaron noted this is the fourth contract renewal for GFL; and that prices are good with residents paying $22/per month in comparison to other surrounding municipalities and those of comparable size.

   Mr. Thomas noted citizens need more information and education regarding bulk pickup services provided by the City to eliminate illegal dumping.

   Councilmember Barber questioned the $319,000.00 difference between the prior contract amount and the current request.

   Mr. Aaron noted the GFL is now providing services to the entire city, to include the newly annexed residents.

   Motion to approve was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed 4-0-1 (Councilmember Alexander Abstained).

   Mr. Gardiner asked for a point of privilege to introduce Mr. Isiah Tatum, a jazz musician and developer who has shown interest in building a hotel in the city along Hwy. 138.

   Mr. Thomas noted Mr. Tatum performed at the city's annual Volunteer Gala**.**

6. Council consideration to approve the East Atlanta Road/Lee Street Roadway Improvement Change Order No.3 with Summit Construction for the additional work included in the supplemental plan set “Lee Street Improvements” all related infrastructure and pedestrian improvements to Bryant Street and along the Amphitheater Entrance Roadway in the amount of $145,583.97. Funding Source is from SPLOST.
Presented by: Decius Aaron, Public Works Director
Mr. Aaron noted the request is to make improvements to add sidewalks to Bryant Street and add a retaining wall.

   Motion to approve was made by Councilmember Barber; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

7. Council Consideration to amend an Ordinance - Section 5.16.040 to add D) Owner shall be authorized to sell unused plots to the City of Stockbridge at the original purchase price. Authorize the City Clerk to record the transfer of unused plots from the owner to the City of Stockbridge.
Presented by: Vanessa Holiday, City Clerk
Ms. Holiday requested approval to amend the Ordinance to allow for the City Clerk to record the transfer of unused plots back to the City.

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

8. Council consideration to fill a vacancy and appoint a member to the Public Facilities Authority Board for a 4-year term.
Presented by: Quinton Washington, City Attorney
Attorney Washington referenced the vacancies and applicants for the Public Facilities Authority Board.

   Ms. Holiday noted there are three vacancies and one applicant.

   Councilmember Gantt asked where the city is on establishing Districts on each of the Boards and Committees.

   Ms. Holiday noted the Planning Commission, and the Police Advisory Council are the only Boards/Committees at this time assigned by District, noting the Downtown Development Authority and the Citywide Development Authority, and Main Street Advisory Board have specific criteria for Board Members, and that the Council amended the Youth Council Advisory Committee to include Henry County residents, who are not assigned to District within the city limits, therefore making it difficult.

   The Council agreed that the application should be revised whereas resumes are to be submitted.

   Ms. Holiday noted page three of the current board application calls for a resume, however, it is not mandated.

Mr. Thomas noted the makeup of each board is different and needs to be addressed separately as the requirements for one board may not meet the requirements of another board; and recommended the Attorney draft a mockup of what that would look like.

Motion to Table the appointment at this time and tasked the City Attorney with drafting an amended application, mandating a resume of qualifications to be attached, and to draft a policy and procedures to appoint members by District with required minimum of one year of residency was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

Attorney Washington noted he could bring a draft to the Council at the October 14, 2024 meeting.

9. Council consideration to fill a vacancy and appoint a member to the Youth Council Advisory Committee to fill an unexpired term.
   Presented by: Quinton Washington, City Attorney

   Motion to Table the appointment at this time and task the City Attorney with drafting an amended application, mandating a resume of qualifications to be attached, and to draft a policy and procedures to appoint members by District with required minimum of one year of residency 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.

- Community Zoning and Information Meeting: Wednesday, September 4th from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Sep 4)
- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:00 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – (Sep 5)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Sep 9)
- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Sep 9)
- Citywide Development Authority Meeting, 2nd Tuesday of each month, 6:00 p.m.- City Hall Levi Meeting Room (Sep 10)
- The Main Street Advisory Board Meeting on the 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Sep 13)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Sep 19)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Stockbridge Downtown Center 130 M L King, Sr. Heritage Trail (Sep 17)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Sep 17)
- City Council Work Session Meeting**,** Last Tuesday of each month: Tuesday, July 30th at 6:00 p.m. - City Hall Council Chamber (Sep 24)

UPCOMING CITY EVENTS/INITIATIVES

- Join the City of Stockbridge for the 9/11 Remembrance on Wednesday, September 11th beginning at 8am on the steps of City Hall. 4640 N. Henry Blvd. Stockbridge.
- Join Councilman Alphonso Thomas for the monthly Senior Bingo Bash on Wednesday, September 18th *f*rom 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join Mayor Anthony Ford for the monthly *Meet the Mayor* on Wednesday, September 23RD from 10am – noon at Stockbridge City Hall.
- BridgeFest 2024 is coming! The City of Stockbridge Government is hosting this annual event for the COMMUNITY on Saturday, September 28, 2024! We will have a live concert, food trucks, vendors, and more! Get ready for fun at the Stockbridge Amphitheater! Questions? Please email bbradley@stockbridgega.org as soon as possible for vendor opportunities.
- 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 May*or and for more information on Council Initiatives and events at 678-833-3348 or via email: rrawls@stockbridgega.org

  2024 Stockbridge Amphitheater Summer Concert Series
  - Saturday, September 14th 3-yr Anniversary Celebration – Kool and the Gang, with Special Guest Morris Day and The Time.
  - Saturday, October 5th featuring Monica, and Tamar (Rescheduled Show)
  - Saturday, October 12th featuring That Girl Lay Lay and Friends Youth Concert
  - Sunday, October 13th Kings and Queens of Southern Soul Show featuring King George, Tucka, Sir Charles Jones, Pokey Bear, TK Soul, West Love and Derek "The Change Man" Smith
  - Sunday, October 20, 2024, (Rescheduled Show) featuring Charlie Wilson with Special Guest El Debarge
  - Saturday, October 26, 2024, Boney James Slow Burn Tour with Special Guest Damien Escobar.

  Stockbridge Main Street Tiny Tent Concert Series
  - Fridays (Weather Permitting) The show will start at 6 pm and will end at 8 pm. The show will take place at 130 MLK Sr Heritage Trail in Stockbridge, GA. Enjoy good music, local restaurants, and OUR community... all in ONE gorgeous location! Bring your family or make it a date night! Just don't forget your lawn chair!

MAYOR'S COMMENTS

Mayor Ford noted it's Back to School for students at all levels from elementary to college and asked that everyone keep our students in prayer; noted the Labor Day weekend is approaching and marks the end of Summer, and the beginning of Fall, which also means football season and wished everyone a successful season. Mayor Ford also noted he received (3) Thank You Letters from members of the LPGA who were honored recently by the City of Stockbridge with a proclamation at the Eagles Landing Counrty Club and expressed their appreciation.

EXECUTIVE SESSION

Motion to convene Executive Session for Personnel, Litigation and Real Estate was made by Councilmember Gantt; Seconded by Councilmember Alexander. The motion passed unanimously 5-0.

Motion to adjourn Executive Session and sign and Affidavit was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

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

Motion to enter into a MOU (Memorandum of Understanding) with the Downtown Development Authority for parking improvements with paving and striping on Burke Street was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 4-0-1 (Councilmember Barber Abstained citing her support of the efforts of the DDA, and noting that an invoice was not provided, nor was the cost or project details).

Councilmember Alexander noted the project is being paid for by the Downtown Development Authority.

Motion to adjourn the meeting at 8:10 p.m. was made by Mayor Pro Berry; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

Respectfully submitted by:

_____ _____

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

COUNCIL FY2025 BUDGET RETREAT
August 22, 2024
9:00 a.m.
Summary Minutes

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Kyle Berry
Councilman Elton Alexander
Councilman Yolanda Barber
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Lakeisha Gaines, Interim City Treasurer
Quinton Washington, City Attorney

Staff in Attendance: Decius Aaron, Ryan Anderson, William Conner, Econuel Ingram, Demeatrius Ivey, Rosalynd Rawls, Genea Stanley, Shana Thornton, Frank Trammer, Charisma Webster, and Renee Wheeler

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 9:43 a.m.

Invocation by Councilman Thomas

Pledge of Allegiance recited by all in attendance.

The Clerk was asked to proceed with the Roll Call. All the members were present except Councilmember Gantt.

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

DAY TWO AGENDA

Day One Recap by Mr. Frederick Gardiner

Mr. Gardiner noted there were several concerns and issues around Code Enforcement, including where the department should be managed, and funding for nuisance and abatement; and reviewed the Agenda Outline for Day Two.

NEW BUSINESS

1. Municipal Court - Proposed FY2025 Budget - Presented by: Genea Stanley

Ms. Stanley reviewed the year to date citations, revenue and clearance rate of 79%, noting Pre-Trial Diversion cases can take up to six months to clear, and the numbers do not reflect school zone case, which a number of citizens are protesting; reviewed the 2021, 2022, 2023 noting significant increases beginning in 2022 with the implementation of the Stockbridge Police Department; reviewed the spending trends for 2022, 2023 and 2024; noted a request for a Capital Improvement Project that previously approved and has now stalled in the Procurement Department; requests additional training, the Public Defender, Municipal Judge Training and Hospitality.

Councilmember Alexander asked what the renovations are for the court.

Ms. Stanley referenced renovations to the Courtroom to accommodate the those who appear for court cases, and also to payment window for security purposes.

Ms. Stanley referenced Personnel with the current staffing level at three (3) members with a desire to increase staff in FY2026.

Councilmember Thomas asked about the case load for Code Enforcement citations.

Ms. Stanley noted the cases have increased, however, there needs to be more clarity in this area and seeks guidance from Judge McCord.

Attorney Washington noted he has spoken with Judge McCord, and noted the City Council needs to decide with regard to the issuance of warrants by local ordinance as it relates to Code Enforcement.

Mr. Gardiner noted a Bench Warrant can be issued for Failure To Appear (FTA).

Councilmember Thomas suggested that a conversation needs to take place for the Council to act to make the city's departments more efficient and asked the City Manager to follow up with Judge McCord. Mr. Gardiner confirmed.

Councilmember Alexander noted there is no reason to delay the action, noting the City Council approved stiff residential and commercial fines.

Ms. Stanley noted there are no penalties or late fees that are being assessed, nor are there warrant fees.

Councilmember Alexander noted that it is important for the behavior of the defendant to change.

Judge McCord joined the meeting at 10:15 a.m. and noted the court has approximately 10 -15 Failure to Appear cases each month; and noted several are renters, and that the businesses are being cited, and not the business owner, who may live in a different state, and recommends the City Attorney create a procedure that could shut down the business or place a lien on the business.
Councilmember Alexander agreed that a Lien or Business Shut Down would be appropriate to get the owners attention to act.

Mr. Gardiner stated that it was his understanding that the citation must be delivered in person and presented to someone at the business location, who would then notify the business owner.

Councilmember Thomas stated that the bottom line is to find ways to make the city more efficient and effective relating to Code Enforcement and Nuisance and Abatement, and recommends funding be placed in the budget.

Judge McCord stated in regard to homeless encampments, you can't fine individuals who have no money, and they can't do community service without an address, which makes jail the only option; and regarding the nuisance items such as failure to maintain properties, if the law is in place, the court can act and require the grass to be cut, or if cut by the city, send the resident a bill, and if the bill is not paid, they would receive a notice to appear in court and perhaps ending with a lien on the property; however, the court can only act if the law is in place, noting Municipal Court Judges are limited in their authority.

Councilmember Thomas stated the quality of life is diminished when there is no action taken against those who fail to comply and maintain their properties.

Judge McCord stated he welcomes the opportunity to meet with staff and others to produce a plan to address the issues, and commended Court Administrator, Genea Stanley, on her handling of the court and the volume of cases coming through the court.

Judge McCord noted FTA (Failure to Appear) Warrant Fees must be statutorily authorized and range from $50 - $100.

Motion to approve an Ordinance to set the FTA (Failure to Appear) fee at $100.00 effective September 1, 2024 was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 4-0.

Motion to approve an Ordinance to set the Warrant Fee at $150.00 effective September 1, 2024 was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

Councilmember Gantt joined the meeting at 10:39 a.m.

Councilmember Barber stated these discussions are the reasons she has requested the Departments present quarterly reports and keep the Council updated on matters of the City, noting this dialogue has been extremely helpful.

Mr. Gardiner noted he has proposed a true Work Session format and is open to moving in that direction.

Mr. Thomas stated he has received complaints about school zone signage, and perhaps that is why there are disputes regarding those citations.

Ms. Stanley reviewed the FY2024 highlights of the department; reviewed the proposed FY2025 budget; reviewed the List of Surcharges; reviewed the features and court schedule; and the requested items to consider in the FY2025 budget for the court.

Councilmember Barber asked Ms. Stanley if additional staff is needed now, instead of waiting until FY2026.

Ms. Stanley's responded that there is a need to bring in a Clerk I at $35,000 salary, plus benefits.

Councilmember Barber asked Mr. Gardiner to add the position of Court Clerk 1 and funding to the FY2025 Budget as requested by Ms. Stanley.

2. Governing Body - Presented by: Rosalynd Rawls

Ms. Rawls presented the Governing Body's Proposed FY2025 Budget, noting in comparison to FY2024, a request is being made for additional overtime for the Administrative Assistant; Workers Compensation has moved to the Human Resources Department Budget, Copier Rental has moved to the IT Department Budget ; Miscellaneous Expenses have been reduced; Hospitality is being increased; and the Youth Council line item along with $6000 from Civic Events is being moved to the Clerk's Department Budget, noting the Clerk's Office manages the Youth Council's In/Out expenditures and coordinates with the Youth Council Committee Chair and Treasurer directly, and manages and coordinates the annual Municipal Dinner.

Councilmember Gantt asked about the process of transferring funds within the department.

Ms. Gaines noted in some cases, sponsorships are received that offset the cost of the expenses that may not been seen on the department budget but are reflected in the total cost of the event, and that funds are also transferred to/from accounts if available.

Ms. Rawls reviewed the Civic Events to include: The NAACP Breakfast and Parade, South Metro Development Conference, Henry County Chamber Annual Dinners, ARC State of the Region Breakfast, State of Henry County Address, and Ferst Readers Luncheon.

Councilmember Barber referenced a sponsorship she provided to the Stockbridge High School band, noting she conferred with the City Manager, and former City Treasurer, John Wiggins and there was no objection.

Councilmember Alexander noted he was advised there must be a benefit to the city.

Councilmember Thomas noted the Stockbridge High School band and ROTC perform for the City at several events including Memorial Day, 911, Veterans Day programs.

Attorney Washington noted that going forward, sponsorships should come from the City and not an individual initiative.

Councilmember Gantt requested the Council approve Resolution to reactivate the Henry County Schools Partners In Education Program.

Councilmember Thomas requested a listing of the schools to be included, and a copy of the overview of the program, noting the Stockbridge Cluster included Austin Road schools, and did not include Red Oak.

Ms. Rawls confirmed she had a list of the schools that include residents of the City and would provide the information to the Council.

Ms. Holiday notified the Council that she just provided the Mayor & Council the information for Partners in Education via email for review.

Motion to approve a Resolution to reactivate the Partners in Education Program was made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 5-0.

Councilmember Barber asked about the city's newsletter, noting only one copy went out in 2023, and did not include the newly annexed residents.

Ms. Thornton advised the next edition is scheduled to be released in early September.

3. Office of the City Clerk - Presented by: Vanessa Holiday
   Ms. Holiday gave an overview of the Clerk's Office noting the role and overall duties and responsibilities of the department with the Deputy beginning the Municipal Clerk certification process in September, noted no changes to the staffing levels for FY2025, and reviewed the

various software applications utilized by the department; referenced the current boards and committees, noting the increased meetings and activity with two additional boards to be activated, pending the hiring of the Economic Development Director; presented the proposed FY2025 Department Budget, noting an increase in Elections and Committee Expenses, a decrease in computer software expenditures; and referenced the Civic Events and Youth Council line items that were moved from the Governing Body Budget to the Clerk's Office Budget as referenced in the previous presentation.

Councilmember Alexander asked about the publication of the upcoming SPLOST Referendum. Ms. Holiday noted that she has been in contact with the Henry County Elections Office and will notify the city's Public Information Officer once the notice is published to add to the city's social media platform, and the newsletter if received prior to distribution.

4. Human Resources - Presented by: Renee Wheeler

Ms. Wheeler introduced Mr. John Leggett with MSI Benefits who gave an overview of the proposed FY2025 Medical Benefits and Insurance Plans; noting this is the 2nd full year with United Health Care who is expected to hold the rates, noting the renewal is due in early September; noted pharmacy accounts for 25% of the claims for the city, however, based on the claims experience for the past year, a decrease of the plan's premium is expected; noted the average cost per employee is $21,000 annually.

Mr. Leggett recommended the city move to the Veracity RX Pharmacy Benefits Program where prescriptions can be mailed to members' homes, noting the city's current avg. RX cost is $160 and with Veracity, the cost would avg. $80; and recommended the city move its EAP which offers three visits, and the new vendor offer unlimited visits.

Ms. Wheeler noted they will also market the Disability Plan for a better product; noting the Benefits Renewal Package will be presented to the Council for approval at the October 14th meeting.

Ms. Wheeler noted there have been a number of challenges in the Human Resources Department over the last year, citing the current statistics for the last 5 years: As of 8/20/2024 there are 185 active employees and 25 terminated, As of 8/20/2023 there were 155 active employees and 38 terminated; As of 8/20/2022 there were 146 active employees and 21 terminated; As of 8/20/2021 there were 78 active employees and 11 terminated; and as of 8/20/20 there were 79 active employees and 4 terminated.

Ms. Wheeler noted the workloads of various departments have increased tremendously since 2020, and the following department personnel requests have been submitted for FY2025, noting all job descriptions will be included in the Budget Book.

Finance – the addition of an Accounting Specialist and Accountant 2 position, and to reclassification for the Senior Accountant to an Accounting Manager position.

Procurement – Reclassification of the Procurement Clerk to Procurement Coordinator and Procurement Specialist to Contract Specialist.

Human Resources – Addition of a Human Resources Generalist position.

Economic Development – Reclassification of the Administrative Assistant to Executive Assistant.

Community Development – Addition of a Building Inspector position.

Events – Addition of a Conference Center Coordinator position.

Police – Addition of an Accountant 1 position.

Public Works – Addition of (3) three Stormwater Technicians and the reclassification of the Stormwater Technician to AMI Meter Technician, and reclassification of the Executive Assistant to Administration Analyst.

Ms. Wheeler referenced the Code Enforcement Department, noting the current challenges with finding a good Supervisor to lead the department.

Councilmember Alexander recommends a Director with the power and authority to act.

Councilmember Thomas agreed, noting the need for results; and noted it the department appears to rely on SeeClickFix, and that a 3-member department should be sufficient with no need for a Code Enforcement Officer in each district; and noted the Code Enforcement deficiency needs to be resolved before the budget is adopted; and noted the request for a Public Works Assistant Director with an Engineering background was intentionally approved by the Council and is not sure why the title needs to be changed when the person can do the same duties as outlined for the Project Manager.

Mr. Gardiner noted that the number of Code Enforcement Officers is not based on the size of the city, but rather the condition of the city, and recommends (4) four GAPE Certified, and one of the four being a highly trained working supervisor.

Chief Trammer noted the Police Department inherited Code Enforcement in 2023, and during that time, there have been a number of personnel changes.

Councilmember Barber noted there needs to be more focus on recruitment and interns for departments outside of city hall, and this may be an area where the city could try to use Stockbridge residents, and interns, and some type of apprenticeship, and asked Ms. Wheeler when and where interns are advertised.

Ms. Wheeler noted the department makes the request for an interna, and the positions are advertised on the city's website.

Ms. Wheeler reviewed the opportunities for city to include: Staff Training and Development; Compensation Tools; Employee Well-Being; and Semi-Annual Training; reviewed the city's eleven (11) Departments: Executive, Information Technology, Municipal Court, Finance, Economic Development, Community Development, Clerk's Office, Public Works, Police and Governing Body; and noted the goals for 2025: Succession Planning, Ongoing EEOC, ADA, FLSA Compliance Training; Leadership Training; Additional Staff Support and the Implementation of a Compensation Software Tool.

5. Events/Conference Center - Presented by: Charisma Webster & Econuel Ingram
Ms. Webster noted the Merle Manders Conference Center has booked 264 events to date, 13 citywide events, and an extensive advertising campaign with social media, flyers, radio promotions, billboards and digital banners; and noted the Events Department is seeking a 50% Budget Increase for FY2025 in the amount of $808,750 for city events, noting the increase is needed to promote exciting events for the citizens who live and work in Stockbridge, and to appeal to, reach and draw attendees from outside of Stockbridge; referenced the City Events FY2024 and FY2025 Budgets noting the increases in performer's fees, fireworks costs, , supplies, entertainment equipment, décor and catering costs, specifically when events are held at the amphitheater, with holiday events where vendors charge for overtime or double time fees, and concert events require additional trailers used as dressing rooms and additional parking attendants; increased EMT staff due to the heat, and additional police officers (paid at overtime rate) for crowd control; and noted staff will continue to seek sponsorships.

Mayor Ford noted the budget costs appear to be too much, noting he would like to see the continuation of all proposed city events, but to cut back on the expenses.

Councilmember Gantt agreed, noting the events need to be streamlined, specifically July 4th, and Juneteenth, and referenced the Market Night Food Truck Themed events.

Staff noted there are currently two stage events during Food Truck Tuesdays where vendors pay $80/each week for 15 weeks.

Councilmember Barber noted the city has imposed a city tax on its residents and increased the cost for free entertainment for residents and non-residents, and therefore cannot support this budget, noting there is too much being spent.

Councilmember Thomas noted the bottom line is $808,000 is too much, and suggest the city can do a great job, as has been done in the past for BridgeFest, July 4th and Juneteenth with less funds, noting there is great local talent and does not need the big named groups for city events, leaving that to the paid Amphitheater Concert Series.

Councilmember Gantt agreed the costs needs to be reduced and more use of local acts.

Councilmember Alexander noted the events bring people into the downtown; noted the concerts have a later start time and the concerts have three to four artists; and noted the biggest issue is the city is failing on the sponsorship side, noting the Council has been kind to fund in perpetuity, however, it was only supposed to be seed money to grow the event, and that the major focus needs to be sponsorship; and supports mirroring the FY2024 budget. Councilmember Thomas suggested one headliner and local artists.

Councilmember Gantt suggested hosting BridgeFest on the lawn across from city hall, and not the Amphitheater, with more diverse artists; and to enhance the Food Truck events; noted the Volunteer Gala began following the 2018 Eagles Landing Referendum in 2018; and asked if the Council wants to bring in a skating rink.

Mayor Ford noted the 9/11 City Event was not included on the Events List for FY2025.

Mr. Ingram noted the event will take place, there is no budget.

By consensus of the Council, all events for FY2025 need to be streamlined and reduce the costs; and the following events will have performers as follows: One artist (Headliner) at Level 1, One artist at Level 3 (High Local) and One artist at Level 5 (Local).

Councilmember Barber reiterated that all events must be reduced.

Councilmember Thomas recommended putting the savings toward other needed services, such as Nuisance and Abatement.

Ms. Holiday noted, based on the Decoration Committee's recommendation, the Holiday Decoration Line Item was increased to add holiday décor in the newly annexed areas of the city.

Councilmember Gantt exited the meeting at 3:15 p.m.

6. Finance - Presented by: Lakeisha Gaines
   Ms. Gaines reviewed the department's Mission; reviewed the department's Organizational Chart noting the request for additional positions and reclassification of positions within the

department, noting if approved, the need for personnel services would be eliminated; reviewed the FY2025 Proposed Budget, noting the largest increase is in additional staffing; and reviewed the department highlights with successful reporting and receiving the Certificate of Achievement for Financial Reporting from GFOA, and noted the FY2023 Audit has been submitted timely, and will be presented at the September 9, 2024 Council Meeting; noted the City is now a member of the American Purchasing Society and the Procurement Team will be obtaining certifications related to their specific positions; and noted as the city continues to grow, staffing may need to increase to keep up with the needs of the city to insure accuracy, integrity and checks and balance; and noted the city will pay off the Series 2 Bonds in August 2025; and requests the city transfer to P-cards.

Councilmember Barber noted there is a $2 million dollar budget approved by the Council for the Amphitheater Consultant and expenditures, and asked who is responsible for reconciling the Amphitheater reports.

Ms. Gaines noted the Amphitheater reports are being reconciled monthly, and are up to date, and have been distributed.

Councilmember Thomas noted as a matter of policy, all Budget Amendments are to be presented to the City Council for approval.

Mr. Gardiner stated two Budget Amendments will be presented to the Council at the next meeting: PD Budget Amendment, and Amphitheater Budget Amendment.

Councilmember Alexander noted the city needs to be more active with applying for grants to take the stress of the city's budget; and asked Ms. Gaines what would have been her ask for the city's millage rate.

Ms. Gaines responded 3.77 is not enough to provide services for a city of this size, noting taxes generate revenue to help fund services; noted the city is not a for profit entity; and noted the police department is the largest and most costly department of the budget.

Ms. Gaines noted there are processes that need to be put in place and utilizing the current ERP system to its full capabilities; noted there needs to be a backup for Payroll and Accounts Payable along with a separation of duties to account for better checks and balances.

Councilmember Alexander noted that once she gains access to FreshTix that she submit reports to the Governing Body and recommended the City Clerk also have access for recordkeeping; and referenced the McDonalds event.

There was discussion of the McDonalds event, ticket sales, payments, and reporting.

Councilmember Barber requested the Governing Body receive reporting following each event/concert and asked if the Finance department has a person in place to begin processing tax payments following the passing of the referendum in November.

Ms. Gaines asked the Council to consider this to be her official ask for the new Accounting position in 2024 to be in place when the 2025 year begins.

Councilmember Barber made a request of Mayor Ford to be appointed Chair of the Finance Committee; and noted she is the only member of Council currently not serving on a Board or Committee in any capacity.

Mayor Ford noted he would take the appointment into consideration.

7. Information Technology: Presented By: Demeatrius Ivey

Mr. Ivey gave an overview of the proposed FY2025 IT Department budget noting an increase with a number of line items being removed from department budgets to the IT Department Budget; noted there are no requested personnel changes for 2025, but need to be considered for 2026 due to the city's growth; noted challenges with the department have been vendor coordination and backorders that have caused delays with the completion of projects; and better communication with internal and external clients; noted the opportunities include exploring grants to aid with financial support for technology upgrades, being able to implement new technology and remaining competitive and forward thinking; and presented new projects with include contract restructuring, consolidation of programs throughout the city and equipment upgrades.

Councilmember Gantt re-joined the meeting at 4:39 p.m.

Councilmember Alexander inquired about upgrading phones and laptops/tablets in 2024 if possible; positioning cameras in the Chamber to broadcast members as they speak, improving the ability to display documents for the public to view, and the installation of a voting system; and the capabilities to stream off site townhall meetings, and establish a channel for the city.

Mr. Ivey noted the current system allows two platforms to stream at the same time, and the city is streaming to Civic and Facebook.

Councilmember Thomas asked how often the city surpluses items no longer serviceable to the city.

Mr. Ivey noted a list of items are being compiled to be submitted to the City Council for approval.

Councilmember Barber asked for the status of OpenGov.

Mr. Gardiner noted the platform is currently being worked on by staff with a Go Live date in October or November 2024; and noted staff will come back with a new model for Events with hard cost associated with events that take place at the Amphitheater.

Adjourn

Motion to adjourn the meeting at 4:59 p.m. was made by Councilmember Barber; seconded by Councilmember Thomas. The motion passed 4-0. (Councilmember Gantt was not present for the vote).

Respectfully submitted by:

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

COUNCIL FY2025 BUDGET RETREAT
August 23, 2024
10:00 a.m.
Summary Minutes

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Kyle Berry
Councilman Elton Alexander
Councilman Yolanda Barber
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Lakeisha Gaines, Interim City Treasurer
Quinton Washington, City Attorney

Staff in Attendance: Decius Aaron, William Conner, Demeatrius Ivey, Rosalynd Rawls, Shana Thornton, and Renee Wheeler

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 10:05 a.m.

Invocation by Mayor Pro Tem Berry

Pledge of Allegiance recited by all in attendance.

The Clerk was asked to proceed with the Roll Call. All the members were present except Councilmember Gantt.

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

NEW BUSINESS

1. Previous Day Recap - Presented by: Frederick Gardiner
   Mr. Gardiner noted proposed budget presentations for the Governing Body, Clerk's Office, HR, Finance, IT and Events, noting feedback from the Council.

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

2. Executive Department - Presented by: Frederick Gardiner

Mr. Gardiner reviewed the department noting there are no requested personnel changes for FY2025; reviewed the following Major Projects: Norfolk Southern Railroad Depot, noting the culture at the railroad has changed, and the company seems to be more receptive to the community; Patrick Henry Master Plan Initiative; OpenGov Implementation Initiative; Downtown Mixed-Use Project Initiative; Tax Allocation District (TAD) Negotiation with Henry County Board of Commissioners and Henry County School Board members; Georgia Power Utilities Relocation (Stockbridge Downtown); Electric Charging Station Project Initiative (Police & Public Works); Annexation Planning Initiative; and North Henry Highway Streetscape (Obtaining renderings for a turning lane, Federal assistance and TSPLOST options); noted to make the Vision happen, the needs are: City Council Full Support of the Vision; Full Support of the Stockbridge Community, and Full Support of the Henry County Board of Commissioners and Henry County Board of Education; reviewed the proposed department budget, noting the training requirements and continuing education; reviewed renderings of downtown Stockbridge in 2018 and 2019 and the proposed renderings with the new downtown vision, estimating the GA Power cost to be around $4 million dollars.

Councilmember Alexander noted the idea was to attack the interstate corridors with commercial, noting Henry County has prevented development with a moratorium; noting with the county's millage rate and impact fee increase, developers are driven to other areas outside of the county, including Stockbridge.

Councilmember Thomas asked about the city's Wayfinding Project and Digital Reader Board.

Mr. Gardiner noted the vendor for the Wayfinding was approved by the City Council and is being incorporated in phases, noting ARPA funding must be used by December 31, 2024; and noted the location of the Digital Reader Board is in progress noting the locations to be East Atlanta Road on the city hall side of the street, and on Eagles Landing Parkway on the lawn.

Councilmember Barber referenced the residents in the downtown area, noting she does not want any resident to be displaced, and asked why the city abandoned the original plan for the residents in and around the downtown area.

Mr. Thomas noted the former broker, Mr. Capehart, presented a plan to the Council and that the contract has ended.

Councilmember Gantt noted the 2012 LCI (Livable Cities Initiative) needs to be updated due to the changes in population; and noted the City of Stockbridge was featured on the ARC webpage.

3. Amphitheater - Presented by: Harold Young and Tanya Barnhill

Mr. Young noted the Amphitheater is approaching its third year of success, noting the public loves the Amphitheater and noted his excitement for the many accolades received for the Stockbridge Amphitheater.

Mr. Young gave an overview of the Amphitheater staff, noting their roles and responsibilities, and introduced Tanya Barnhill of TM Consultants.

Ms. Barnhill noted this is her second-year marketing the Stockbridge Amphitheater, noting that in addition to the standard marketing via radio, television, social media, and billboards, the marketing campaign added WLCK (radio), Eblasts text emails and text messaging a Street Team who is distributing manual flyers, which is very labor intensive, but effective.

Councilmember Barber asked about the frequency and schedule of radio ads.

Ms. Barnhill noted advertising will begin no later than 30 days out and run from 6am to 10pm.

Councilmember Thomas asked if there is data tracking consumers who visit the Amphitheater.

Ms. Barnhill responded yes, noting zip codes are being used to reach out to consumers.

Councilmember Thomas noted the dedicated Uber/Lyft signage are not being utilized effectively, noting there is no signage to indicate the location.

Mr. Young noted it is difficult to relocate Rideshare concert goers in the event of rain, with no vehicle to return to, and there needs to be a designated area for those patrons; presented testimonials and reviews of the Amphitheater and noted the sponsors: VyStar and Piedmont Henry.

Councilmember Alexander expressed his concerns regarding concert advertising, attendance, and sponsorships.

Mr. Young responded that every show is not going to be a sellout, noting the McDonalds concert was a revenue-sharing shoe, not a rental, which did not go well, noting the lessons learned from this type of venture.

Councilmember Alexander noted the Council needs results, with city staff gaining access to ticket sales and other revenue centers, and reporting submitted to Ms. Gaines.

Mr. Young noted the city will be utilizing Ticketmaster.

Councilmember Alexander suggested more Amphitheater Concert signage along the major corridors of the city to alert local patrons of concerts; and noted there were issues with the stockbridgeamp.com website; and asked who is responsible for sponsorship.

Mr. Young noted Mr. James Smartt is the Director of Marketing, noting there are current talks with a potential sponsor for naming rights, and another major potential sponsor.

Councilmember Thomas noted the objective of the retreat is to see how we can be more productive and wants to see accomplishments come out of the retreat.

Mr. Young noted every concert has its own individual budget, noting rain insurance can range from $30,000 to $85,000 per show, and must be purchased two weeks in advance of the concert.

Mayor Pro Tem Berry suggested using the CodeRed Platform to determine whether or not to shut down the show.

Councilmember Barber asked for the pros and cons of using a third party such as Ticketmaster.

Mr. Young noted pros: Ticketmaster is being used in more than 120 Amphitheaters, they have a major database; great image and bring in top artists, and there would be no duplication of tickets.

Mr. Young noted cons: There is an 18% fee, a 5% fee and 15% royalties, and a that a $100 ticket would cost $142.00.

There was a consensus of the Council to hold another meeting with Mr. Young regarding the Amphitheater, ticket sales and expenses.

Mayor Pro Tem Berry exited the meeting at 12:55 p.m.

Councilmember Barber agreed concert reports and information needs to be sent to the Interim Treasurer timely following each concert, and the city needs sponsorship information by category; and asked if any 2025 shows have been booked.

Mr. Young noted he is working with a top broker; however, no concerts can be booked until the budget is approved.

Mr. Gardiner noted the city's current model is not sustainable and will require a third party to book 2025 shows.

Councilmember Barber asked what the impact is on the city when shows are canceled.

Mr. Young stated artists and production must be paid for the canceled and second show.

Councilmember Gantt stated there needs to be negotiations on behalf of the city to include a Force of Nature clause; noted the wayfinding and promotion of events is the responsibility of

the city; and noted the online color of seats need to be shaded differently to show seat sold and those seats that are still available, noting there needs to be more contrast in color. Mr. Gardiner noted $500,000 was approved for Phase I of the Wayfinding Project.

Mr. Young presented the remaining upcoming concerts; and suggested a Winter Wonderland and Pop-Up Ice Skating Rink Event at the Amphitheater (Pit Area) to run from November 29th through December 25th, noting the event aims to create a festive holiday atmosphere for the community, providing a unique and enjoyable family-friendly experience.

4. Financial Advisor - Presented by: Edmund Wall

Mr. Wall reviewed the city's Long-Term Debt noting as of December 31, 2021 highlighted Governmental Activities: URA revenue bonds $9,615,000; Public Facilities Authority revenue bonds $28,805,000; Accrued compensated absences $146,737; Net pension liability $86,699/ Business type Activities: GEFA notes payable $1,120,169; Accrued compensated absences $61,918, Net pension liability $54,490 for a total of Long-Term Debt Activity $1,236,577; reviewed the URA Revenue Bonds noting the City entered into an agreement with a financial institution that provided the issuance of revenue bonds for the purchase of land and construction of structures and improvements for the New Town Center. Various bond issues were used by the City during the purchase and construction phases. During the year ended December 31, 2021, the City repaid various bond issues in the amount of $745,000. Amounts outstanding at year-end of $9,615,000 reflect total drawdowns to date net of repayments, if any. Urban Redevelopment Fund long-term liabilities outstanding at December 31, 2021, are as follows: Series 2005 B Revenue bonds payable to Capital One Bank, in the total amount of $7,330,000, interest rate at 4.45%, matures 02/01/2031; Series 2006 A Revenue bonds payable to Capital One Bank, in the total amount of $4,795,000, current interest at 4.58%, matures 02/01/2031; Series 2006 C Revenue bonds payable to Capital One Bank, in the total amount of $5,000,000, current interest rate at 4.865%, matures 02/01/2031; reviewed the Public Facilities Authority Revenue Bonds noting the City entered into an agreement with a financial institution that provided for the issuance of revenue bonds for the purchase of land and equipment for the Amphitheater, and Cultural Arts Center, and the improvements of trails. Various bond issues were used by the City during the purchase and construction phases. Amounts outstanding at year-end of $25,808,000 reflect total drawdowns to date net of repayments, if any. Public Facilities Authority Fund long-term liabilities outstanding at December 31, 2021, are as follows: Series 2021 B Revenue Bonds payable to Truist Bank in the total amount of $1,030,000, interest at 1.04%, matures 12/31/2025; Series 2021 A Revenue bonds payable to Truist Bank, in the total amount of $9,910,000, current interest at 1/32%, matures 12/31/2025; Series 2021 C Revenue bonds payable to Truist Bank in the total amount of $14,865,000, current interest at 2.53%, matures 12/31/2036; reviewed the Water and Sewer Long-term Debt, noting the City issues revenue bonds and enters into construction note agreements with the Georgia Environmental Finance Authority (GEFA) where in both types of debt the government pledges include derived from the acquired or constructed assets to pay debt service. Amounts outstanding at the end of the current fiscal year related to a note issued in 2010 to finance construction projects to improve the City's water distribution facilities.

The note was issued by GEFA in the total amount of $1,911,900. During the year ended December 31, 2021, the City repaid $93,480 of the note payable. Amounts outstanding at year-end of $1,120,169 reflect total drawdowns to date net of repayments, if any, and presented a chart of the annual requirement to pay GEFA's note outstanding; presented the proposed Phase I and Phase 2 of the TAD (Tax Allocation District Project), noting a potential project $326 million dollars and potential revenue of $4,911,000 for the city; presented the Stockbridge 2023 Tax Digest of $1,925,738; presented the LOST Collections and proposed SPLOST VI share at 15% or $9,000,000/year over 6 years for a total of $54,000,000 or $58,000,000 as projected.

Councilmember Alexander expressed excitement of paying off the Amphitheater, taking financial pressure off the General Fund Budget, and commended the Council for bonding at the low interest rates in the 1's.

Mr. Wall noted the City at the time had an $18 million dollar fund balance that was turned into cash for projects; and agreed with great timing on the low interest rate compared to today; and noted the URA Bonds mature in 2031 and can be re-financed to take pressure off of the General Fund Budget.

Councilmember Barber asked if the funds can be re-allocated.

Mr. Wall confirmed.

Councilmember Alexander noted there is Trail funding in TSPLOST.

Mr. Wall referenced HB581, a Statewide Referendum and would be a Statewide Constitutional Amendment that will be on the November 2024 ballot where the County can call for a 1% sales tax (LOST), and if passed, will reduce the City's millage rate, taking the burden off residents; noting there is no impact on businesses, and homeowners are automatically opted in and would have to opt out.

Councilmember Barber that this would be a win for homeowners, but a decrease in revenue for the City.

Recap - Presented by: Frederick Gardiner

Mr. Gardiner noted the take aways from the Budget Retreat – Evaluate Code Enforcement, Events, and the Amphitheater, noting the feedback from Council; noted revenues may be understated; and will revise the Budget Books to include page numbers and Department Tabs.

Councilmember Alexander asked for an update on the renovations of the roof collapse on North Henry Blvd.

Mr. Anderson noted he would provide the Council with an update on that project as well as the Best Western Plus hotel.

Councilmember Gantt asked if there is a time limit on projects, and if not recommended the Ordinance be changed.

Adjourn

Motion to adjourn the meeting at 2:47 p.m. was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed 4-0. (Mayor Pro Tem Berry was not present for the vote).

Respectfully submitted by:

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

COUNCIL FY2025 BUDGET RETREAT
August 21, 2024
10:00 a.m.
Summary Minutes

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Kyle Berry
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Lakeisha Gaines, Interim City Treasurer
Quinton Washington, City Attorney

Staff in Attendance: Decius Aaron, Ryan Anderson, William Conner, Richard Godfrey, Demeatrius Ivey, Ron Momon, Rosalynd Rawls, Shana Thornton, Frank Trammer, and Renee Wheeler

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 at 10:09 a.m. by Mayor Ford.

Invocation by Mayor Ford

Pledge of Allegiance recited by all in attendance.

The City Clerk was asked to proceed with Roll Call. All the members were present except Councilmember Gantt.

DAY ONE AGENDA

Mr. Gardiner reviewed the Day One Agenda Outline and noted the City is trending significant growth and development and the budget needs to reflect anticipated needs to service the residents and businesses; noted the Henry County and Clayton County Water Authorities serve a large area of the city, with the City of Stockbridge Water only servicing the core residents and businesses, to include the downtown area, noting storm water & downtown development and infrastructure will be priority projects. Mr. Gardiner noted new development brings new value and increases the tax bases; and referenced million-dollar homes are currently under construction in the city; noted the City of Stockbridge has an opportunity to be the Beacon of the Southern Crescent; and noted opportunities are also lost when developers and investors view the city's Council meetings and have conversations with members from GMA. Mr. Gardiner noted the draft general fund budget presented today is $29,182.11 and represents a 9% increase with no increases to development or impact fees; noted

LOST (Local Option Sales Tax) is expected to increase and referenced the Hotel/Motel Tax dollar revenue and is dictated by the price of the room rate per night, referencing the Red Roof Inn with annual reporting of Hotel/Motel Tax of $6,000.00.
Councilmember Alexander suggested the city audit the annual hotel reporting; and referenced the Amphitheater payoff in 2025 that will free up funds once paid off.

Mr. Gardiner noted most municipalities carry debt service, and that in addition to the freed-up bond payments for the Amphitheater, a third-party option is recommended for the Amphitheater in 2025 that will also free up funds, and suggests the city be prudent by placing the savings from the Amphitheater payments and production of the concerts be placed in the bank for a rainy day.

NEW BUSINESS

1. Police Department FY2025 Budget Presentation – Presented by Chief Frank Trammer
   Chief Trammer referenced the department coming on board in May 2022, and Code Enforcement being added in January 2023; referenced the Council's approval of the funding mechanism for the (4) four new Public Safety Officers (Council Retreat February 2024); noted the COPS Grant will expire in 2026; noted the current year budget is trending over budget and the proposed FY2025 represents a 15-17% increase with overtime cost increase of 64%; presented the FY22 – FY26 Budget Chart and comparisons; noted the department has 67 full-time sworn officers, 19 full-time civilian staff, 6 part-time staff for a total of 86 department staff; presented Historical Calls for Service for 2021-2023; presented Workload Based Calculations; noted 80 employees represent a fully staffed department for effective community policing; noted Key Challenges: Staffing Shortages, Relying on the Henry County Police Department for services; Inability to Respond to Accidents; Recruitment & Retention, ; and Resource Strains from Annexations; noted the Percentage Change in Violent Crime 2021-2023; presented Average Salary Comparisons in the metro area and the city of Dunwoody; noted the Key Opportunities: grant funding; Stockbridge Police Foundation; DEA Task Force Participation – One Officer (funds specifically earmarked); Crime Suppression Unit; Traffic Unit Implementation; and School Speed Detection Cameras; presented Traffic Unit Fines vs. Costs and Red Speed data.

   Discussion included: fuel expenses and the city partnering with a local vendor for fuel at a discounted rate, likewise for pursuit rated tires; moving toward Lightning electric vehicles for the department fleet for budgeting and environmental purposes and tax credits, where applicable; meetings are being scheduled with the city's Grant Administrator to apply for new grants to offset expenses where possible; part-time officers being assigned to Municipal Court and City Hall; referenced maintenance agreements with outside vendors, specifically Henry County regarding for services; noted issues remain in the area of Code Enforcement, and more needs to be done regarding the enforcement of violations.

   Chief Trammer noted there are currently (3) Code Enforcement Officers. (1) Working Supervisor and (2) Code Enforcement Officers with one officer on leave; and suggested there may need to be (6) Officers – (1) Supervisor, and (5) Officers, one for each District.

Ms. Gaines noted there is $15,000.00 for Nuisance and Abatement in the Non-Departmental Budget.

Mr. Aaron stated $15,000 is not enough to remedy the homeless encampments, illegal dumping throughout the city, and disposal costs, and suggests the city outsource the service.

Councilmember Gantt joined the meeting at 11:32 a.m.

Chief Trammer announced recent promotions within the department: Richard Godfrey to Assistant Chief; Paton to Major and Gilbert-Ramsey to Interim Captain, and highlighted department accomplishments:

Further discussion suggested the Code Enforcement department continues to struggle and is headed in the wrong direction and that the department will require someone well versed in Code Enforcement to make the department more of a priority; and noted the Community Development department knows and is familiar with the Code, and the police officers are not.

Mr. Gardiner noted that in regard to Code Enforcement and officers going onto private property, the Georgia Statute states that if you can see the violation from the street, the issue can be addressed and cited and is not trespassing.

Attorney Washington stated the Court would make the final determination, noting the Code allows for the complaint to be issued and a hearing within 10 days.

By consensus, the Council agreed to schedule a follow-up meeting specifically to discuss Code Enforcement and to determine which department is best suited to manage Code Enforcement.

Chief Trammer discussed the needs of the department, noting grant funding has helped a great deal to cover many of the expenses, and the COPS grant will expire in 2026; noted the department will continue to apply, noting the grant only covers new officers, who must remain with the department for three (3) years.

Council discussion: perception of police presence and neighborhood patrol, and not wanting to over police, while remaining safe; and noted with the city's growth, annexations and development, the department must meet those needs and continue to be able to provide police services.

Mr. Gardiner stated he would work with Chief Trammer and the Treasurer to find a way to add the requested positions if it is the will of the Council.

2. Public Works FY2025 Budget Presentation - Presented by: Decius Aaron

   Mr. Aaron reviewed the FY2025 Budget Objects noting the increasing demands of a growing community, improving service levels and working with a constraint on resources and maintaining staffing levels; reviewed the Public Works Budget Principles; FY2025 Budget Priorities: Identify a funding source to renovate the Public Works Maintenance Shop; Conduct an in-depth financial assessment of the infrastructure of the annexed areas and develop a master plan for addressing capital projects and maintenance issues; conduct a facilities assessment of all City buildings; close the transfer station and incorporate the land into Memorial Park for additional parking; and traffic signals maintenance; reviewed highlights of the department, receiving the Platinum Award for the Water System, and a Gold Award for the Wastewater Treatment Facility; resurfaced eight miles of road; completed the East Atlanta Rd/Lee Street improvement project; completed the Mays Crossing lift station rehabilitation project and repaired the Amphitheater retention pond.

   Mr. Aaron reviewed the staffing requests for FY2025, requesting the replacement of the Assistant Public Works Director to a Project Manager position; the additional of three (3) Stormwater Technicians; reclassification of the Executive Assistant position to Public Works Administrative Analyst; and the addition of an Automated Metering Infrastructure (AMI) Technician.

   Councilmember Alexander noted the Council was intentional with the Assistant Public Works Director having an Engineering Degree.

   Councilmember Thomas agreed, noting the City needs to have an Engineer on staff; and stated that when adding new positions to the city, there is a process, and each new proposed position would need to go through the proper procedures.

   Mr. Aaron stated the position would be filled and the applicant would be required to have an Engineering Degree.

   Mr. Aaron referenced the new 2023 EPA rule for water line replacements, noting lines installed after 1997, there is an assumption of no lead, and the initial survey is due to the EPD on October 15th.

   Mr. Aaron noted Enterprise Fleet Management will present at the upcoming Work Session on August 27th to discuss lease/purchase options; and noted the Stormwater Department has incurred a number of major expenses, especially in the newly annexed areas.

   Mr. Aaron reviewed the Department Challenges: Department funding; Inability to replace critical vehicles and equipment in a timely manner; providing services in the annexed areas; increasing solid waste collection and disposal costs; changes in the federal lead and copper rules; changes in NPDES permit discharge limits; federal and state stormwater management

mandates; recruitment challenges; aging infrastructure for which replacement costs were underfunded over the years; and homeless encampments; and reviewed the Opportunities: Upgrade infrastructure, parks, and city buildings via SPLOST and TSPLOST funds; implement annual Consumer Price Index (CPI) adjustments to ensure that Enterprise Funds remain self-supporting; and improve compensation for Public Works staff to reduce turnover.

Councilmember Thomas noted that he was not aware of the Council denying any requests brought to the Council to fund Public Works projects and replacement of vehicles, and increasing contracts cover the newly annexed areas.

Councilmember Gantt asked where Public Works is using outside contractors for services.

Mr. Aaron noted contractors are providing Right-of-Way services, sanitation, stormwater, sidewalks, and landscaping.

Councilmember Thomas asked what the General Maintenance daily duties consist of.

Mr. Aaron noted the General Maintenance maintains the parks, litter pickup, mowing and bush hog cutting, repairing potholes and chipper services, noting staff cannot encroach upon the Norfolk Southern/Railroad areas.

Mayor Ford noted the city needs a plan on how to increase Public Works salaries, noting the Minimum Wage is $15/hr.

Councilmember Barber asked if there are any opportunities to bring Landscaping in-house.

Mr. Aaron noted that bringing those contracted services in-house would increase salary and benefits, noting there are fourteen (14) General Maintenance staff who are specifically assigned to mowing, litter control the maintenance of standard mowing of rights-of-way for the most part, and that you have to weigh the pros and cons where contractors have the responsibility of mowing and maintaining the major thoroughfares weekly.

Councilmember Alexander agreed, noting the contractors have saved the city money on salaries, benefits, and equipment.

Councilmember Barber noted the city needs to create opportunities to enter into the Public Works field by bringing in Interns for some of the Administrative positions, and Temporary positions, and cut back on some of the contract work.

Mr. Gardiner noted that the city can look at utilizing community service workers.

Ms. Wheeler noted they would not be covered under the city's Workers Compensation policy.

Attorney Washington stated the City would have liability, and that it would depend on if the work was on a voluntary basis or mandated by the court.

Councilmember Thomas asked staff to research what would be required to use community service workers, especially on the weekend, and to put in the safeguards.

Councilmember Gantt noted a number of steps would be required to oversee community service.

Councilmember Barber noted the city should be looking to minimize the city's expenses, and every employee is potentially a liability, noted the city's population has grown and changed and there are other municipalities who are using community service, and the city of Stockbridge needs to look at how we can do the same.

Mr. Gardiner confirmed staff would look into it.

Councilmember Alexander noted he removed himself from the Keep Stockbridge Beautiful platform, and that the city would provide the service; and noted contractors deliver a high level of service, whereas, as temp worker would deliver a low level of service; and noted the city needs to apply for Keep America Beautiful, if not already done; and noted a salary survey should be routine to make sure the city is keeping in line with comparable salaries in the area.

Ms. Wheeler noted that not all employees and temporary workers are brought in at the $15 minimum wage level.

Councilmember Alexander asked what the turnover numbers are for the city.

Ms. Wheeler noted the largest turnover is from the Police Department; and that other areas of the city are less than 2% and would provide a breakdown of turnovers.

3. Economic Development – Presented by: Frederick Gardiner
   Mr. Gardiner gave an overview of the department, noting three positions, the Director, which is currently vacant, and two positions for Administrative Support and the Economic Development Coordinator, Office of Downtown Development, Office of Economic Vitality and Office of Marketing & Attraction.

   Councilmember Alexander asked for the status to fill the vacancy of the Economic Development Director position.

   Mr. Gardiner noted a prospect was interviewed yesterday, noting the search is active.

Mr. Gardiner reviewed the proposed FY2025 Department Budget; noted Major Initiatives include the TAD Project; and presented the Patrick Henry Parkway project.

Mr. Gardiner gave an overview of the Main Street Department and proposed FY2025 department budget, noting the department has two staff members, a Downtown Manager, and a Coordinator, and all are housed in the Economic Development offices; referenced the success of the Tiny Tent events taking place on Friday nights to energize the downtown area; referenced a proposed project to re-design the old police department and put in turf with no effect on the Alleyway Project; implement a lighting project in the downtown; and is speaking with the owners of the remaining vacant buildings (neither which has a kitchen).

Councilmember Gantt suggested the city consider a Community Grease Trap as a DDA Project.

Mr. Gardiner noted there have been discussions regarding a pad for two dumpsters and adding parking in the rear; cleaning up the railroad yard to add parking with brick pavers similar to downtown Locust Grove.

Councilmember Barber asked if there have been any discussions with Food Depot.

Mr. Gardiner noted the owner of Food Depot has expressed interest in improvements to the storefront and parking lot.

Councilmember Thomas noted Code Enforcement needs to address the car wash at the corner of N. Henry & Tye Street, and the former jewelry store; and also noted the Harrell Drive apartments were being renovated following a fire in a section of the units.

Councilmember Gantt noted the CDA (Citywide Development Authority) is looking at implementing the Citywide Façade Grant Program.

Mr. Gardiner noted the area under the bridge is considered for murals; and that he is meeting with the County Chair and County Manager to discuss the TAD, followed by a meeting with the Henry County School Board.

4. <u>Community Development – Presented by: Ryan Anderson</u>
   Mr. Anderson referenced the Four Business Units for Community Development: Administration, Planning & Zoning (GIS), Building/Fire/Permitting & Inspections, and Business Services, all in support of economic growth; noted the Top Priorities are: Accountability (Taking Ownership), Consistency & Credibility, Efficiency & Expectation, and Statistical Measures (KPIs); reviewed the Department Organizational Chart, noting the request for positions and reclassifications; noting the request for FY2025 increase the number for Building Inspectors

from 1 to 2 personnel; Increase the Senior Planner from 1 to 2 personnel, and defund the Planner 1 position.

Mr. Anderson presented the city's Zoning Map, the Future Land Use Map, Council District Map; noted there are currently 1,325 units under construction in the city, noting the city is growing fast, and presented population forecasts near 50,000 by the year 2030, noting the need for long range, smart planning; and that beginning in 2025, the department will target two corridor studies to start planning for this growth and is requesting to begin partial on-boarding for In-House Building, Permitting Division in FY2025 modernizing the department, implementing new Sages software to replace EnerGov in the amount of $100,000, and is a savings of $30,000 annually compared to the current software; and requests to begin the Areas of Study: Hwy. 138, Eagles Landing, North Henry Blvd., East Atlanta Rd., and Rock Quarry Rd. noting most studies are only good for ten years, and is requesting the purchase of (2) two inspections vehicles (approximately $$65,000).

Mr. Anderson noted the proposed FY2025 Department Budget was comparable to FY2024, with a decrease to the overall budget.

Mr. Anderson noted the department will bring a Zoning map to the Council for approval based on the rezonings that have been approved by the City Council, along with a Comprehensive Plan Update; if approved, will move forward with Sages software; noted Veritas is no long the contractor for the city, and that most positions have already been brought in-house with the exception of the Engineer; noted there is approximately 400 acres along the Western Parallel Connector for commercial development, noting the city is not land-locked.

Councilmember Thomas asked Mr. Anderson to thoroughly review the Comprehensive Plan to see what can be done within the city's Comprehensive Plan to stop all of the amendments from coming before the Council.

Councilmember Barber asked who is responsible for reviewing the city's housing inventory, noting as has been stated, there have been a number of developments approved, specifically multi-family developments, noting there has been a lack of single-family detached home developments that have come before the Council for approval, and those types of affordable developments are what we need in the city.

Mr. Anderson stated that developers receive funding based on a feasibility study that they have conducted.

Councilmember Barber asked who determines if the development meets the growth and planning needs of the city.

Mr. Anderson stated developments are market driven.

Mr. Gardiner noted that regarding the development of the City of Stockbridge, single-family detached homes were built first, then townhomes, followed by apartments.

Councilmember Alexander noted townhomes are only 2% of the city's housing inventory, noting townhomes are considered single-family homes without a yard, and single-family detached homes have a yard.

Councilmember Barber as the Council to consider as a Condition for new developments, to set aside a percentage to fund the addition of a police officer.

Adjourn

Motion to adjourn the meeting at 5:00 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 of Stockbridge

AGENDA ITEM

MEETING DATE
September 9, 2024

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

☐	GENERAL FUNDS
☐	FUND BALANCE
☐	SPLOST OR TSPOST
☐	ARPA
☐	GRANT
☐	HOTEL/MOTEL
☐	TOURISM
☐	COUNCIL INITIATIVE
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND
☐	BALANCE

PRESENTER: Hope Pendergrass

DEPARTMENT: Mauldin & Jenkins

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

ITEM/PROJECT/EVENT:

FY 23 Audit Presentation – By Hope Pendergrass

BACKGROUND INFORMATION:

Mauldin & Jenkins has been the independent auditor for Stockbridge for over 10 years. They are the leading CPA firm in Georgia that caters to Government and Municipal entities. Mauldin & Jenkins has been in existence since 1918, with 14 offices in 6 states, they have provided over 325,000 hours to clients throughout the country. Most recently, Mauldin & Jenkins was awarded the bid to continue to serve as the Auditing Firm for the City of Stockbridge.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Attachments:
FY 23 ACFR
FY 23 Independent Auditors Report
Signed Letter of Representation
Signed Engagement Letter

APPROVALS:

CITY MANAGER *Frederick Gardiner*

CITY TREASURER *Lakeisha Gaines*

CITY ATTORNEY

DEPARTMENT HEAD *Lakeisha Gaines*

☐ FINANCIAL IMPACT ■ N/A

AMOUNT $

ATTACHMENTS: [X]

MAULDIN & JENKINS
CPAs & ADVISORS

To the Honorable Mayor and Members
of the City Council
City of Stockbridge
Stockbridge, Georgia

In planning and performing our audit of the financial statements of the City of Stockbridge, Georgia (the "City") as of and for the year ended December 31, 2023, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

However, during our audit, we became aware of a matter that is an opportunity for strengthening internal controls and operating efficiency. This letter includes comments and suggestions with respect to matters that came to our attention in connection with our audit of the financial statements of the City as of and for the year ended December 31, 2023. A separate report dated July 10, 2024 contains our report on the City's internal control. This letter does not affect our report dated July 10, 2024, on the financial statements of the City.

The following items are offered as constructive suggestions to be considered as part of the ongoing process of modifying and improving the City's practices and procedures:

Old Outstanding Checks

During our testing of cash, we noted outstanding checks from an old, closed bank account dating back to 2013 through 2015. We recommend these checks be investigated, voided, and either reissued or escheated to the State of Georgia Department of Revenue as unclaimed property.

Closing Thoughts

We have already discussed these comments and suggestions with various City personnel, and we will be pleased to discuss them in further detail at your convenience, to perform any additional study of these matters, or to assist you in implementing the recommendations.

We appreciate serving the City of Stockbridge, Georgia and would be happy to assist you in addressing and implementing any of the suggestions in this letter.

Mauldin & Jenkins, LLC

Macon, Georgia
July 10, 2024

CITY OF STOCKBRIDGE, GEORGIA



ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2023

CITY OF STOCKBRIDGE, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2023

Prepared By: Department Of Finance

CITY OF STOCKBRIDGE, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

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CITY OF STOCKBRIDGE, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

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INTRODUCTORY SECTION

July 10, 2024

To the Honorable Mayor, Distinguished Members of City Council
and the Citizens of the City of Stockbridge:

Ladies and Gentlemen:

State Law requires that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with general accepted accounting principles ("GAAP") and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the Annual Comprehensive Financial Report of the City of Stockbridge, Georgia (the "City") for the fiscal year ended December 31, 2023.

This report consists of management's representations concerning the finances of the City of Stockbridge, Georgia. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Stockbridge has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Stockbridge's financial statements in conformity with GAAP. Because the cost of the internal controls should not outweigh their benefits, the City of Stockbridge's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City of Stockbridge's financial statements have been audited by Mauldin and Jenkins, LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Stockbridge for the fiscal year ended December 31, 2023, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rending an unmodified opinion that the City of Stockbridge's financial statements for the fiscal year ended December 31, 2023, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of the report. A single audit was necessary in 2023. The requirement for a single audit is the expense of $750,000 or more in federal funds.

Government Auditing Standards require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements. This report is available under a separate cover.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis ("MD&A"). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City of Stockbridge's MD&A can be found immediately following the report of the independent auditors.

PROFILE OF THE CITY

The City of Stockbridge was founded in 1829 and was incorporated as a city in 1920. Stockbridge is located in the northern part of Henry County, Georgia and is approximately eighteen miles from the state capital of Atlanta. The city is a municipal corporation created under the laws of the State of Georgia and has its corporate name as "City of Stockbridge, Georgia." The affairs of the city are conducted by a Mayor and a five-member city council. The Mayor and City Council members are elected at large. This elected body is responsible for the active coordination of community resources, to anticipate problems and meet community needs.

The City Manager, who is appointed by the Mayor and City Council, oversees the day-to-day operations of the city and ensures the smooth and efficient delivery of city services. All activities and functions of the city are administered by the City Manager and City Clerk and are under the jurisdiction of the Mayor and City Council, as set forth in State and local law.

The City provides a full range of services to approximately 34,630 residents. These services are provided as a whole either by the City or through contractual agreements with Henry County. They include public safety (police and fire), community development, highways and streets, water, sewer, sanitation, public improvements, planning and zoning, code enforcement and general administrative services.

The City is one of four incorporated municipalities within Henry County and is not included in Henry County's reporting entity.

The annual budget serves as the foundation for the City of Stockbridge's financial planning and control. All funds and departments of the City are required to submit requests for appropriations to the City Manager in August of each year. The City Manager uses these requests as the starting point for developing a proposed budget. The City Manager then presents this proposed budget to the Council for review in October. The Council is required to hold public hearings on the proposed budget and to adopt a final budget no later than December 31, the close of the City of Stockbridge's fiscal year. The appropriated budget is prepared by fund and department. Department supervisors may make transfers of appropriations within a department. Transfers of appropriations between departments require the special approval of the governing council. Budget to actual comparisons are provided in this report for the general fund. These comparisons are presented beginning on page 22 of the basic financial statements.

On January 1, 1995, the City of Stockbridge received its status as a Certified City by the State of Georgia Department of Community Affairs. The State designated the Stockbridge Main Street Program on January 26, 2015. The Main Street Program was established to design an identifiable downtown historic district that promotes economic vitality, encourages cultural enrichment and nurtures a collaborative community spirit.

FACTORS AFFECTING FINANCIAL CONDITION

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Stockbridge operates.

Strategic Financial Planning

The Mayor and Council of the City of Stockbridge are very diligent with budgeting and planning. With the Joint Comprehensive Development Plan, the Short-Term Work program as well as other programs, we share in the planning for growth and development of infrastructure with our county. These plans also address population, economic development, natural histories and cultural resources as well as transportation and community facilities throughout the city and county. In May 2016, sanitation services were contracted through Waste Industries at no additional cost to the citizens. Waste Industries also offers curbside recycling services. With the implementation of the Stockbridge Police Department, tickets are now diverted back to our Municipal Court, thus increasing revenues for fines and forfeitures.

Local Economy

Stockbridge is intersected by two interstate expressways, I-75 and I-675. These heavily traveled interstates bring tourists into our city. The tourist boosts the sales tax revenue as well as the Hotel/Motel tax revenue. The city has a Hotel/Motel tax rate of 8%. We currently have ten hotels in the city limits of Stockbridge for which we receive this tax revenue. This revenue has increased due to the overall economy.

Our citizens' employment, as well as our local economy, depends largely on what happens in and around Atlanta. The 2023 unemployment rates for the State of Georgia and the City of Stockbridge, are at 3.8% and 3.5%, respectively. Property values have started to recover with an increase of 4% in the net maintenance and operation tax digest since 2021.

The city depends largely on Local Option Sales Tax for revenue. The 2023 sales tax revenue increased greatly since 2020. Other increases in revenue occurred in property taxes, occupational taxes and insurance premium taxes.

RELEVANT FINANCIAL POLICIES

Fiscal Policies

The City of Stockbridge actively supports economic development efforts to expand our revenue base and extend support to local business owners already established within our city limits. Budgeted revenue projections are made conservatively so that actual revenues will consistently meet or exceed budgeted revenues. The City provides medical, dental, and life insurance for its employees. The cost for these benefits are shared by the City and its employees. The city also provides a defined benefit pension plan for the City employees and elected officials.

Treasury Policies

The City's financial policies authorize investment in any securities approved by the State of Georgia for local governments. The city administers the conservative treasury approach, and we employ safe and financially stable practices to protect the City's liquid assets. Other policies that have been established by the Council include Capital Assets, as well as Purchasing and Procurement.

Debt Administration

On December 31, 2023, long-term debt of the City, other than compensated absences and net pension liability, were Urban Redevelopment Agency revenue bonds in the amount of $8,055,000. Under current state statues, the City's general obligation bonded debt issuances are subject to a legal limitation based on 10 percent of total assessed value of real and personal property. As of December 31, 2023, the City did not have any general obligation bonded debt outstanding. The City's legal limit was $105,723,358 and related debt per capita was zero.

The City's Water and Sewer Enterprise Fund was issued a note by the Georgia Environmental Facilities Authority in 2010 to finance construction projects to improve the City's water distribution facilities. The outstanding balance that matures in 2031, is $924,592 at the end of 2023.

MAJOR INITIATIVES AND ACCOMPLISHMENTS

In 2016, the Mayor and Council adopted a Mission statement:

> To provide visionary leadership and superior municipal services that enhance the quality of life for the citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events. They are passionate about establishing the Values of PEACE.
>
> Professionalism
> Excellence
> Adaptability
> Communications
> Ethics

Special Purpose Local Option Sale Tax IV was passed by the citizens in November of 2013. We began receiving these funds in May of 2014. The plans are to use these funds for Capital Projects such as roads, bridges, sidewalks as well as public works facilities and equipment, parks and recreation and public safety facilities and equipment.

There are currently several projects that are being funded through our SPLOST revenues and supplemented by fund balance in the enterprise funds or Community Development Block Grant Funds:

- Park Master Plan
  Approximately $380,000
- Sidewalk Maintenance Program
  Approximately $300,000
- Lift Station Rehabilitation
  Approximately $1,375,000
- Sewer Line Replacement
  Approximately $1,000,000

The Amphitheater has been completed and has successfully hosted 2 full concert seasons.

The Future

The Mayor and Council are working on the Main Street Revitalization and Economic Development in our downtown area. In 2017 the Carrie Mae Hambrick building was demolished with plans to rebuild state of the art community center. Future considerations include a fiber optic network for our city buildings and downtown area. The City is designing / building a new Cultural Art Facility, Senior / Youth Center as well as the installation of Citywide Wayfinding Signs. Stockbridge looks forward to exciting new shows for the upcoming 2024 concert season and other annual community events.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association ("GFOA") of the United States and Canada awards a Certificate of Achievement for Excellence in Financial Reporting when all requirements have been met. The City of Stockbridge has met these requirements for its Annual Comprehensive Financial Report for reporting ending December 31, 2022. The city is hopeful to obtain this prestigious award once again this year.

The Certificate of Achievement is valid for a period of one year only. We believe that our current Annual Comprehensive Financial Report meets the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff (current and former) of the finance and administration departments. We would like to express our appreciation to all members of the department who assisted and contributed to the preparations of this report. The independent audit firm of Mauldin & Jenkins, LLC is also to be commended for their guidance and assistance in the preparation of this document.

We would like to also thank the Mayor, Members of City Council, City Manager and Department Heads for their support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,



Frederick Gardiner
City Manager

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Stockbridge
Georgia

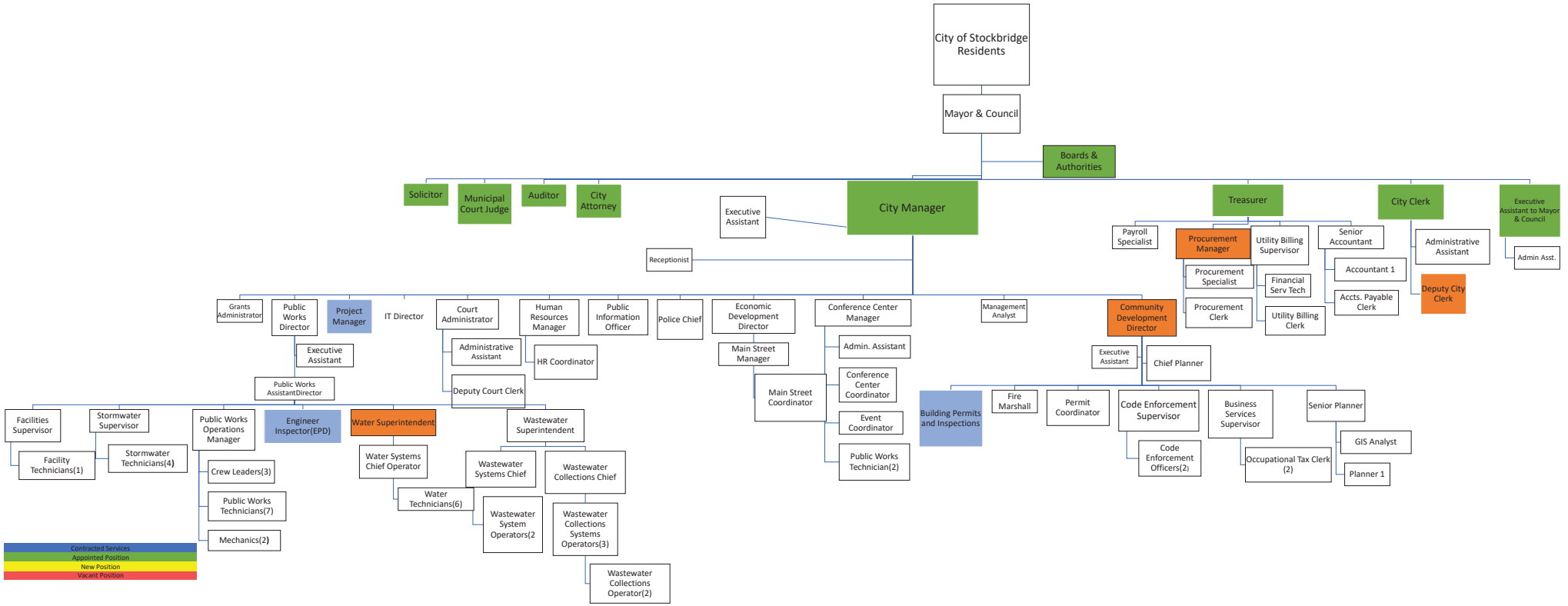
For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2022

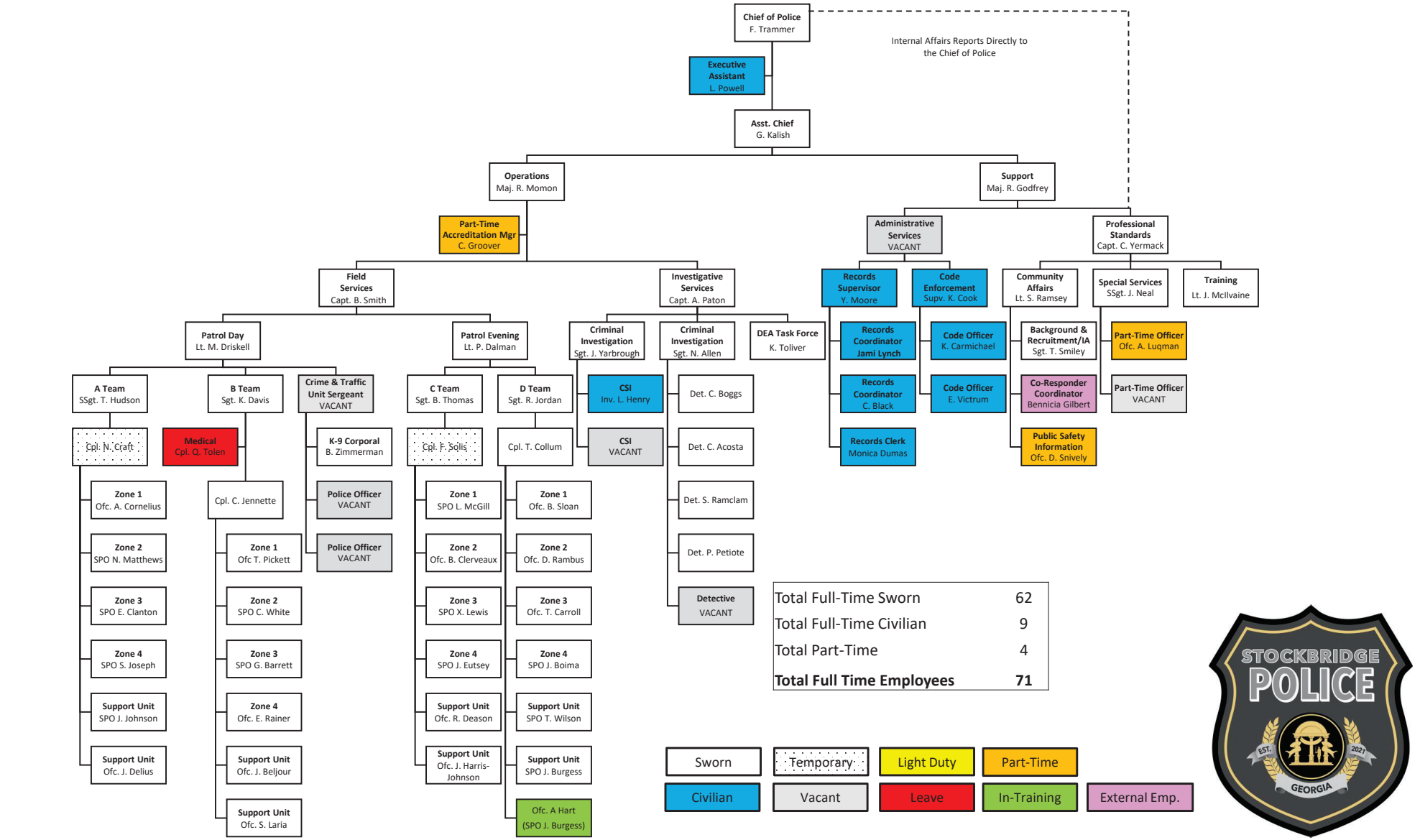
Christopher P. Morrill

Executive Director/CEO

CITY OF STOCKBRIDGE
ORGANIZATIONAL CHART
DECEMBER 31, 2023



CITY OF STOCKBRIDGE POLICE DEPARTMENT
ORGANIZATIONAL CHART
DECEMBER 31, 2023



CITY OF STOCKBRIDGE, GEORGIA

LIST OF ELECTED AND APPOINTED OFFICIALS
DECEMBER 31, 2023

LEGISLATIVE BRANCH

MAYOR AND CITY COUNCIL

Anthony Ford	Mayor
Alphonso Thomas	Mayor Pro Tem
Elton Alexander	Council Member
Yolanda Barber	Council Member
John Blount	Council Member
LaKeisha Gantt	Council Member

OFFICERS OF THE MAYOR AND COUNCIL

Frederick Gardiner	City Manager
Vanessa Holiday	City Clerk
Randi Rainey	Deputy City Clerk
Quinton Washington	City Attorney
Jeremy Berry	City Attorney

JUDICIAL BRANCH

Matthew McCord	Municipal Court Judge
Julie Kert	City Solicitor
Genea Stanley	Court Clerk

FINANCIAL SECTION

MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members
of the City Council
City of Stockbridge, Georgia
Stockbridge, Georgia

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Stockbridge, Georgia's (the "City"), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of December 31, 2023, and the respective changes in financial position and, where applicable, cash flows thereof, and the budgetary comparison for the General Fund, the Grants Fund, and the American Rescue Plan Act ("ARPA") Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis (on pages 5 through 13), the Schedule of Changes in the City's Net Pension Liability and Related Ratios (on pages 61 and 62), and the Schedule of City Contributions (on pages 63 and 64) be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with generally accepted auditing standards, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedules of expenditures of special purpose local option sales tax proceeds as required by the Official Code of Georgia Annotated ("O.C.G.A.") §48-8-121, and the schedule of expenditures of transportation special purpose local option sales tax proceeds, as required by O.C.G.A. §48-8-269.5, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 *U.S. Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and is also not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules, the schedules of expenditures of special purpose local option sales tax proceeds, the schedule of expenditures of transportation special purpose local option sales tax proceeds, and the schedule of expenditures of federal awards (the "supplementary information") are the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated July 10, 2024, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Macon, Georgia
July 10, 2024

CITY OF STOCKBRIDGE, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2023

As management of the City of Stockbridge, Georgia (the "City"), we offer readers of the City of Stockbridge's financial statements this narrative overview and analysis of the financial activities of the City of Stockbridge for the fiscal year ended December 31, 2023. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in the City's financial statements, which follow this narrative.

Financial Highlights

- The assets and deferred outflows of the City of Stockbridge exceeded its liabilities and deferred inflows on December 31, 2023, by $128,300,420 (total net position). Of this amount, $10,445,330 is unrestricted and may be used to meet the government's ongoing obligations to citizens and creditors.

- The total net position, on an entity-wide basis, increased by $12,812,696. Of this amount, an increase of $13,283,254 was associated with governmental activities and a decrease of $470,558 was associated with business-type activities.

- As of the close of the current fiscal year, the City of Stockbridge's governmental funds reported combined ending fund balances of $52,357,770, an increase of $7,262,621 in comparison with the prior year. Of this amount, $3,492,205 is unassigned and available for spending at the government's discretion.

- At the end of the current year, unassigned fund balance for the General Fund was $3,462,355, or 18.0%, of total General Fund expenditures.

- The City of Stockbridge's bonds and notes payables decreased by $4,834,253, for an overall decrease of 13.4% due to scheduled debt service payments. Due to the implementation of the Governmental Accounting Standards Board ("GASB") Statement No. 87, *Leases,* the lease liability outstanding as of December 31, 2023 was $77,804. Net pension liability increased by $2,618,091.

- The City of Stockbridge imposed its first property tax, with a millage rate of 3.77. The total property tax collected on collected as of December 31, 2023 was $7,775,984, which will fund the Police Department.

Overview of the Financial Statements

This Management's Discussion and Analysis ("MD&A") is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components:

1) Government-wide financial statements;
2) Fund financial statements; and
3) Notes to the financial statements.

The basic financial statements present two different views of the City through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report also contains other supplementary information that will enhance the reader's understanding of the financial condition of the City of Stockbridge.

Basic Financial Statements

The first two statements in the basic financial statements are the Government-wide Financial Statements. They provide both short and long-term information about the City's financial position.

The next statements are Fund Financial Statements. These statements focus on the activities of the individual parts of the City government. These statements provide more detail than the government-wide statements. There are three parts to the Fund Financial Statements:

1) The governmental funds statements;
2) The budgetary comparison statements; and
3) The proprietary fund statements.

The next section of the basic financial statements is the notes. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, supplemental information is provided to show details about the (type of unit-city, county, etc.) individual funds. Budgetary information required by the General Statutes also can be found in this part of the statements.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, similar in format to ta financial statement of a private-sector business. The government-wide statements provide short and long-term information about the City's financial status.

The two government-wide statements report on the City's net assets and how they have changed. Net assets are the difference between the City's total assets and total liabilities. Measuring net assets is one way to gauge the City's financial condition.

The government-wide statements are divided into three categories:

1) Governmental activities;
2) Business-type activities; and
3) Component units.

The governmental activities include most of the City's basic services such as public safety and courts, highways and streets, parks and recreation, tourism and promotion, code enforcement, and general administration.

The business-type activities are those that the City charges customers to provide. These include the water and sewer, solid waste management, conference center, community center, and stormwater management services offered by the City of Stockbridge.

The final category is the component unit. Although legally separate from the City of Stockbridge, the Urban Redevelopment Agency is important to the City because the City exercises control over the Board by appointing its members and because the Board is required to distribute its profits to the City.

Fund Financial Statements

The fund financial statements provide a more detailed look at the City's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Stockbridge, like all other governmental entities in Georgia, uses fund accounting to ensure and reflect compliance (or non-compliance) with finance-related legal requirements, such as the General Statutes or the City's budget ordinance. All of the funds of the City of Stockbridge can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds

Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. Most of the City's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash flow in and out, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called modified accrual accounting that provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps him or her determine if there are more or less financial resources available to finance the City's programs. The relationship between government activities (reported in the Statement of Net Assets and the Statement of Activities) and governmental funds is described in a reconciliation that is a part of the fund financial statements.

The City of Stockbridge adopts an annual budget for its General Fund, as required by state law. The budget is a legally adopted document that incorporates input from the citizens of the City, the management of the City, and the decisions of the Mayor and Council about which services to provide and how to pay for them. It also authorizes the City to obtain funds from identified sources to finance these current period activities. The budgetary statement provided for the General Fund demonstrates how well the City complied with the budget ordinance and whether or not the City succeeded in providing the services as planned when the budget was adopted. The budgetary comparison statement uses the budgetary basis of accounting and is presented using the same format, language, and classifications as the legal budget document. The statement shows four columns:

1) The original budget as adopted by the Board;
2) The final budget as amended by the Board;
3) The actual resources, changes to appropriations, and ending balances in the General Fund; and
4) The difference or variance between the final budget and the actual resources and charges.

To account for the difference between the budgetary basis of accounting and the modified accrual basis, a reconciliation showing the differences in the reported activities is shown at the end of the budgetary statement.

The City maintains seven major governmental funds: the General Fund, the American Rescue Plan Act ("ARPA") Fund, the Grants Fund, the Public Facilities Authority Fund, the Special Purpose Local Option Sales Tax ("SPLOST") V Capital Projects Fund, the City-wide Capital Projects Fund, and the Transportation Special Purpose Local Option Sales Tax ("TSPLOST") Fund. Information is presented separately in the Governmental Fund Balance Sheet and in the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances for all major funds.

Proprietary Funds

Enterprise funds (a component of proprietary funds) are used to report the same functions presented as business-type activities in the government-wide financial statements. The City has five enterprise funds: Water and Sewer Fund, Solid Waste Management Fund, Conference Center Fund, Community Center, and its Stormwater Management Fund. These funds are the same as those functions shown in the business-type activities in the Statement of Net Assets and the Statement of Activities.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information

In addition to the basic financial statements and accompanying notes, this report includes certain required supplementary information concerning the City of Stockbridge's progress in funding its obligation to provide pension benefits to its employees.

Government-wide Financial Analysis

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position. The assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $128,300,780 as of December 31, 2023. The City's net position reflects its investment in capital assets of $86,930,224 (67.8%), less any related debt used to acquire those assets that are still outstanding. The City of Stockbridge uses capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The following is a comparison statement of the City's net position as of December 31, 2023:

	Governmental Activities		Business-Type Activities		Totals	
	2023	2022	**2023**	2022	**2023**	2022
Current and other assets	**$ 58,823,998**	$ 52,680,302	**$ 8,208,303**	$ 8,091,106	**$ 67,032,301**	$ 60,771,408
Capital assets	**52,175,488**	51,349,010	**48,330,824**	48,045,415	**100,506,312**	99,394,425
Total assets	**110,999,486**	104,029,312	**56,539,127**	56,136,521	**167,538,613**	160,165,833
Deferred outflows of resources						
Pension	**1,517,707**	558,826	**587,522**	495,029	**2,105,229**	1,053,855
Long-term liabilities outstanding	**30,108,072**	32,796,027	**1,967,737**	1,513,968	**32,075,809**	34,309,995
Other liabilities	**5,891,628**	7,906,382	**3,351,293**	2,253,903	**9,242,921**	10,160,285
Total liabilities	**35,999,700**	40,702,409	**5,319,030**	3,767,871	**41,318,730**	44,470,280
Deferred inflows of resources						
Pension	**17,542**	669,032	**6,790**	592,652	**24,332**	1,261,684
Net position:						
Net investment in capital assets	**39,579,866**	33,292,952	**47,350,358**	46,971,570	**86,930,224**	80,264,522
Restricted	**44,961,266**	25,321,397	**-**	-	**44,961,266**	25,321,397
Unrestricted	**5,995,219**	4,602,348	**4,450,111**	5,299,457	**10,445,330**	9,901,805
Total net position	**$ 76,499,951**	$ 63,216,697	**$ 51,800,469**	$ 52,271,027	**$ 128,300,420**	$ 115,487,724

Revenues from Local Option Sales Tax (reported as intergovernmental revenues/capital contributions) increased by $1,274,057, or 19.5%, from 2022 to 2023. The increase is due to the overall economy.

The received $301,770 for Local Maintenance Improvement Grants for the year associated with street improvements.

Governmental Activities

Governmental activities increased the City's net assets by $13,283,254, primarily due to property tax and insurance premium tax revenues. Other key elements of this decrease are as follows:

City of Stockbridge Changes in Net Position

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	**2023**	2022	**2023**	2022
Revenues:						
Program revenues						
Charges for services	**$ 4,396,929**	**$ 1,509,362**	**$ 11,525,399**	**$ 7,298,821**	**$ 15,922,328**	$ 8,808,183
Capital grants and contributions	**22,829,625**	**32,021,633**	**-**	**24,555,035**	**22,829,625**	56,576,668
General revenues						
Other tax	**17,190,006**	**7,485,614**	**-**	**-**	**17,190,006**	7,485,614
Interest	**208**	**1,256**	**-**	**-**	**208**	1,256
Total Revenues	**44,416,768**	**41,017,865**	**11,525,399**	**31,853,856**	**55,942,167**	72,871,721
Expenses:						
General Government	**5,354,193**	**14,215,859**	**-**	**-**	**5,354,193**	14,215,859
Judicial	**777,988**	**1,625,210**	**-**	**-**	**777,988**	1,625,210
Public safety	**8,271,475**	**8,317,170**	**-**	**-**	**8,271,475**	8,317,170
Public works	**9,210,873**	**20,668,385**	**-**	**-**	**9,210,873**	20,668,385
Health and welfare	**-**	**-**	**-**	**-**	**-**	-
Culture and Recreation	**12,556**	**-**	**-**	**-**	**12,556**	-
Housing and development	**3,147,200**	**2,989,823**	**-**	**-**	**3,147,200**	2,989,823
Interest on long-term debt	**815,032**	**914,109**	**-**	**-**	**815,032**	914,109
Water and sewer	**-**	**-**	**4,434,695**	**4,457,740**	**4,434,695**	4,457,740
Stormwater management	**-**	**-**	**560,434**	**579,548**	**560,434**	579,548
Solid waste	**-**	**-**	**2,169,370**	**1,884,867**	**2,169,370**	1,884,867
Conference center	**-**	**-**	**711,272**	**665,555**	**711,272**	665,555
Community center	**-**	**-**	**-**	**-**	**-**	-
Amphitheater	**-**	**-**	**7,664,383**	**3,081,604**	**7,664,383**	3,081,604
Total Expenses	**27,589,317**	**48,730,556**	**15,540,154**	**10,669,314**	**43,129,471**	59,399,870
Increase (decrease) in net position before transfers	**16,827,451**	**(7,712,691)**	**(4,014,755)**	**21,184,542**	**12,812,696**	13,471,851
Transfers	**(3,544,197)**	**(4,374,970)**	**3,544,197**	**4,374,970**	**-**	-
Increase (decrease) in net position	**13,283,254**	**(12,087,661)**	**(470,558)**	**25,559,512**	**12,812,696**	13,471,851
Net position - beginning of year	**63,216,697**	**75,304,358**	**52,271,027**	**26,711,515**	**115,487,724**	102,015,873
Net position - end of year	**$ 76,499,951**	**$ 63,216,697**	**$ 51,800,469**	**$ 52,271,027**	**$ 128,300,420**	$ 115,487,724

Business-type Activities

Business-type activities decreased the City of Stockbridge's net assets by $470,558. The transfers from the City's General Fund were to supplement the operations of the Amphitheater, the Conference Center, and the newly created Information Technology department, as well as the growing Police Department.

Financial Analysis of the Government's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the City of Stockbridge's governmental funds is to provide information on near-term inflows, outflows, and balances of usable resources. Such information is useful in assessing the City of Stockbridge's financing requirements. Specifically, unreserved fund balance can be a useful measure of a government's net resources available for spending at the end of the fiscal year.

The General Fund is the chief operating fund of the City of Stockbridge. At the end of the current fiscal year, the unassigned fund balance of the General Fund was $3,462,355. As a measure of the General Fund's liquidity, it may be useful to compare both unreserved fund balance and total fund balance to total fund expenditures. Unreserved fund balance represents 18.0% of total General Fund expenditures, while total fund balance represents 31.0% of that same amount.

During the current fiscal year, the fund balance of the City's General Fund increased by $1,495,713. Key factors in the increase are due to the collection of other revenues. The City collected a total of $7,814,282 in local sales taxes for 2023, an increase of 19.5% over 2022. Franchise taxes increased by 9.5% to 1,767,594 in 2023 from $1,614,172 in 2022, for electric, television and telephone taxes. The City's General Fund increased due to the adoption of the property tax millage rate. The expenditures in General Fund increased only by 5.5% from $18,225,910 to $19,218,624 in 2023 compared to 2022.

The City's SPLOST revenue has decreased by 49.3% from $13,063,820 to $6,616,173 with the ending of SPLOST III and SPLOST IV. TSPLOST revenue increased by 38.4% from $4,527,329 in 2022 to $6,398,354 in 2023. The projects approved for SPLOST V and TSPLOST include new park equipment, the City's share of roads, bridges, sidewalks and transportation facilities and public safety facilities and equipment.

As of December 31, 2023, the Urban Redevelopment Agency of the City of Stockbridge had long-term liabilities from Revenue Bonds in the amount of $8,015,000. Most of these funds were used to acquire property, building and furnishing a new City Hall facility which was completed in 2009. The cost of the building is approximately $11,964,000.

The Hotel/Motel Tax Fund is used to promote tourism in the City. The fund is used to account for proceeds from the City's Hotel / Motel tax. The City is required to pay Henry County Chamber of Commerce a percentage of all collected funds. As of December 31, 2023, the total amount collected for this fund was $1,022,886.

The City has a Perpetual Fund which is for the upkeep of the City Cemetery. A donation of $5,000 was made with investment earnings. These funds are used or the maintenance and upkeep of the Cemetery as needed.

Proprietary Funds

The City's proprietary funds provide the same type of information found in the government-wide financial statements but in more detail.

Unrestricted net position of the proprietary funds at the end of the year were $4,450,471 of which the Water and Sewer Fund had $1,493,386 (33.6%), and the Solid Waste Fund had $845,463 (19%). The Amphitheater Fund had $148,054 (3.3%) and all other enterprise funds had $1,963,208 (44.1%).

General Fund Budgetary Highlights

The original budget for the City's General Fund for 2023 was $19,405,870 for revenues. There was a $1,877,602 difference between the net change in fund balance from the original budget and final budget.

Capital Assets and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business type activities on December 31, 2023, amounts to $86,930,224. This investment in capital assets includes land, buildings, improvements, automobiles and equipment, sidewalks, bridges and roads.

Major capital asset events during the current fiscal year include the following:

- $300,000 for Park master Plan
- $2,030,100 for Sanitary Sewer Rehabilitation
- $1,000,000 for Road Resurfacing – LMIG
- $5,500,000 for Public Works for Sidewalks and Roads Resurfacing – TSPLOST
- $350,000 for Water System Improvements
- $250,000 for Water Service Line Replacements
- $806,000 for Lift Station Rehab
- $115,000 for Access and Security Upgrades
- $550,000 for WWTP Improvements
- $350,000 for Stormwater Maintenance
- $498,000 for Police Vehicles
- $240,000 for Emergency Equipment for Police Department

Additional information on the City's capital assets can be found in Note 6.

Long-term Debt

As of December 31, 2023, the City had $32,075,809 in outstanding debt consisting of the following:

	Balance
Governmental Activities	
Revenue Bonds	$ 27,220,000
Accrued Compensated Absences	291,816
Net Pension Liability	2,518,452
Lease liability	77,804
Business-Type Activities	
GEFA Notes Payable	924,592
Accrued Compensated Absences	68,222
Net Pension Liability	974,923
TOTAL	$ 32,075,809

The City of Stockbridge's total debt decreased by $2,234,186. Additional information on the City's long-term debt can be found in Note 8.

State statutes limit the amount of general obligation debt a governmental entity may issue to 10% of its total assessed valuation. The current debt limitation for the City is $182,689,443, which is more than the City's outstanding general obligation debt.

Economic Factors and Next Year's Budgets and Rates

- Annexations within the City will continue to increase the population of the City of Stockbridge.
- There will be a need for more police presence with the City due to new developments, which will bring in new residents.
- Cost of Living indices in the region are comparable to national increases.
- Property taxes have risen in recent years.
- During 2023 and going forward, the City will continue to do its best to secure additional funding sources, such as fees, grants and private participation, to continue to construct roads and capital projects, purchase land and buildings, and purchase and improve capital items.

All of these factors were considered in preparing the City's budget for Fiscal Year 2024.

Requests for Information

This financial report is designed to provide a general overview of the City of Stockbridge's finances, comply with finance-related laws and regulations, and demonstrate the City's commitment to public accountability. Questions concerning this report or requests for additional information can be obtained by contacting the City at (770) 389-7000 or at the following address:

City of Stockbridge
Finance Department
4640 North Henry Boulevard
Stockbridge, Georgia 30281

BASIC FINANCIAL STATEMENTS

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF NET POSITION
DECEMBER 31, 2023

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	$ 52,343,290	$ 6,944,602	$ 59,287,892
Investments	12,284	58,000	70,284
Taxes receivable	2,788,602	-	2,788,602
Accounts receivable, net of allowances	266,184	935,163	1,201,347
Due from other governments	927,520	27,662	955,182
Inventories	-	172,180	172,180
Prepaid expenses	289,086	70,696	359,782
Assets held for resale	2,197,032	-	2,197,032
Capital assets, non-depreciable	24,408,105	10,471,353	34,879,458
Capital assets, depreciable, net of accumulated depreciation and amortization	27,767,383	37,859,471	65,626,854
Total assets	110,999,486	56,539,127	167,538,613
DEFERRED OUTFLOWS OF RESOURCES			
Pension	1,517,707	587,522	2,105,229
Total deferred outflows of resources	1,517,707	587,522	2,105,229
LIABILITIES			
Accounts payable	2,053,216	388,605	2,441,821
Retainage payable	312,099	55,874	367,973
Accrued interest expense	327,883	2,920	330,803
Other accrued expenses	154,756	28,427	183,183
Customer deposits	-	187,515	187,515
Leases, due within one year	28,242	-	28,242
Leases, due in more than one year	49,562	-	49,562
Compensated absences due within one year	58,363	13,644	72,007
Compensated absences due in more than one year	233,453	54,578	288,031
Unearned revenue	3,043,674	2,688,312	5,731,986
Bonds payable due within one year	4,835,000	-	4,835,000
Bonds payable due in more than one year	22,385,000	-	22,385,000
Notes payable due within one year	-	100,751	100,751
Notes payable due in more than one year	-	823,841	823,841
Net pension liability due in more than one year	2,518,452	974,923	3,493,375
Total liabilities	35,999,700	5,319,390	41,319,090
DEFERRED INFLOWS OF RESOURCES			
Pension	17,542	6,790	24,332
Total deferred inflows of resources	17,542	6,790	24,332
NET POSITION			
Net investment in capital assets	39,579,866	47,350,358	86,930,224
Restricted for capital projects	29,226,665	-	29,226,665
Restricted for public safety	156,158	-	156,158
Restricted for tourism	1,559,609	-	1,559,609
Restricted for cemetery maintenance - non-expendable	5,000	-	5,000
Restricted for cemetery maintenance - expendable	7,284	-	7,284
Unrestricted	5,965,369	4,450,111	10,415,480
Total net position	$ 76,499,951	$ 51,800,469	$ 128,300,420

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Capital Grants and Contributions
Primary government			
Governmental activities:			
General government	$ 5,354,193	$ 3,398,445	$ 7,106,472
Judicial	777,988	998,484	730,707
Public safety	8,271,475	-	7,425,733
Public works	9,210,873	-	4,760,018
Culture and recreation	12,556	-	-
Housing and development	3,147,200	-	2,806,695
Interest on long-term debt	815,032	-	-
Total governmental activities	27,589,317	4,396,929	22,829,625
Business-type activities:			
Water and sewer	4,434,695	4,532,877	-
Stormwater	560,434	1,397,200	-
Solid waste	2,169,370	1,804,957	-
Amphitheater	7,664,383	3,664,265	-
Conference center	711,272	126,100	-
Total business-type activities	15,540,154	11,525,399	-
Total primary government	$ 43,129,471	$ 15,922,328	$ 22,829,625

General revenues:
- Property taxes
- Franchise taxes
- Alcoholic beverage excise taxes
- Business and occupation taxes
- Insurance premium taxes
- Hotel/motel taxes
- Other taxes
- Unrestricted investment earnings

Transfers

Total general revenues and transfers

Change in net position

Net position, beginning of year

Net position, end of year

The accompanying notes are an integral part of these financial statements.

Net (Expenses) Revenues and Changes in Net Position		
Governmental Activities	Business-type Activities	Total
$ 5,150,724	$ -	$ 5,150,724
951,203	-	951,203
(845,742)	-	(845,742)
(4,450,855)	-	(4,450,855)
(12,556)	-	(12,556)
(340,505)	-	(340,505)
(815,032)	-	(815,032)
(362,763)	-	(362,763)
-	98,182	98,182
-	836,766	836,766
-	(364,413)	(364,413)
-	(4,000,118)	(4,000,118)
-	(585,172)	(585,172)
-	(4,014,755)	(4,014,755)
(362,763)	(4,014,755)	(4,377,518)
9,368,344	-	9,368,344
1,767,594	-	1,767,594
841,664	-	841,664
1,529,950	-	1,529,950
2,568,811	-	2,568,811
1,022,886	-	1,022,886
90,757	-	90,757
208	-	208
(3,544,197)	3,544,197	-
13,646,017	3,544,197	17,190,214
13,283,254	(470,558)	12,812,696
63,216,697	52,271,027	115,487,724
$ 76,499,951	$ 51,800,469	$ 128,300,420

CITY OF STOCKBRIDGE, GEORGIA

BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023

	General Fund	ARPA Fund	Grants Fund
ASSETS			
Cash and cash equivalents	$ 3,153,947	$ 1,580,758	$ 247,330
Investments	-	-	-
Taxes receivable	2,323,649	-	-
Accounts receivable	263,684	-	-
Due from other governments	366,534	-	560,986
Prepaid expenditures	289,086	-	-
Assets held for resale	2,197,032	-	-
Total assets	$ 8,593,932	$ 1,580,758	$ 808,316
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
LIABILITIES			
Accounts payable	$ 748,642	$ 109,068	$ 17,480
Retainage payable	-	20,112	-
Accrued liabilities	154,756	-	-
Unearned revenue - occupational taxes	1,392,096	-	-
Unearned revenue - grants	-	1,451,578	200,000
Total liabilities	2,295,494	1,580,758	217,480
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - grants	-	-	560,986
Unavailable revenue - court fines	92,989	-	-
Unavailable revenue - property taxes	241,921	-	-
Unavailable revenue - franchise taxes	6,587	-	-
Total deferred inflows of resources	341,497	-	560,986
FUND BALANCES			
Fund balances			
Non-spendable:			
Prepaids	289,086	-	-
Permanent fund corpus	-	-	-
Assets held for resale	2,197,032	-	-
Restricted for:			
Capital projects	-	-	-
Public safety	-	-	29,850
Tourism	-	-	-
Cemetery maintenance	-	-	-
Assigned for:			
Purchases on order	8,468	-	-
Capital projects	-	-	-
Unassigned	3,462,355	-	-
Total fund balances	5,956,941	-	29,850
Total liabilities, deferred inflows of resources and fund balances	$ 8,593,932	$ 1,580,758	$ 808,316

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets and lease assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.

The net pension liability and related deferred outflows and inflows of resources are not financial resources and, therefore, are not reported in the governmental funds.

Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.

Net position of governmental activities

The accompanying notes are an integral part of these financial statements.

Public Facilities Authority	SPLOST V Fund	City-wide Capital Projects Fund	TSPLOST Fund	Other Governmental Funds	Total Governmental Funds
$ 15,092,762	$ 15,877,148	$ 22,695	$ 10,791,855	$ 5,576,795	$ 52,343,290
-	-	-	-	12,284	12,284
-	388,029	-	-	76,924	2,788,602
-	-	-	-	2,500	266,184
-	-	-	-	-	927,520
-	-	-	-	-	289,086
-	-	-	-	-	2,197,032
$ 15,092,762	$ 16,265,177	$ 22,695	$ 10,791,855	$ 5,668,503	$ 58,823,998
$ -	$ 1,030,354	$ 22,695	$ -	$ 124,977	$ 2,053,216
-	107,655	-	-	184,332	312,099
-	-	-	-	-	154,756
-	-	-	-	-	1,392,096
-	-	-	-	-	1,651,578
-	1,138,009	22,695	-	309,309	5,563,745
-	-	-		-	560,986
-	-	-	-	-	92,989
-	-	-	-	-	241,921
-	-	-	-	-	6,587
-	-	-	-	-	902,483
-	-	-	-	-	289,086
-	-	-	-	5,000	5,000
-	-	-	-	-	2,197,032
			-		
15,092,762	15,127,168	-	10,791,855	3,307,642	44,319,427
-	-	-	-	126,308	156,158
-	-	-	-	1,559,609	1,559,609
-	-	-	-	7,284	7,284
-	-	-	-	-	8,468
-	-	-	-	353,351	353,351
-	-	-	-	-	3,462,355
15,092,762	15,127,168	-	10,791,855	5,359,194	52,357,770
$ 15,092,762	$ 16,265,177	$ 22,695	$ 10,791,855	$ 5,668,503	
					52,175,488
					902,483
					(1,018,287)
					(27,917,503)
					$ 76,499,951

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	General Fund	ARPA Fund	Grants Fund
Revenues			
Taxes	$ 15,314,295	$ -	$ -
Licenses and permits	1,541,760	-	-
Intergovernmental	7,814,282	1,626,110	370,603
Fines and forfeitures	872,176	-	-
Charges for services	648,673	-	-
Impact fees	-	-	-
Contributions	25,827	-	-
Interest income	208	-	-
Other revenues	1,182,185	-	-
Total revenues	27,399,406	1,626,110	370,603
Expenditures			
Current:			
General government	6,127,829	258,807	-
Judicial	673,186	-	-
Public safety	6,490,906	-	791,011
Public works and parks	3,444,771	-	-
Housing and development	2,452,135	98,000	-
Capital outlay:			-
General government	-	226,472	-
Public safety	-	128,560	-
Public works	-	684,421	-
Culture and recreation	-	-	-
Debt service:			-
Principal	27,688	-	-
Interest	2,109	-	-
Total expenditures	19,218,624	1,396,260	791,011
Excess (deficiency) of revenues over (under) expenditures	8,180,782	229,850	(420,408)
Other financing sources (uses)			
Transfers in	6,832,602	-	711,113
Transfers out	(13,517,671)	(229,850)	-
Total other financing sources (uses)	(6,685,069)	(229,850)	711,113
Net change in fund balances	1,495,713	-	290,705
Fund balances, beginning of year	4,461,228	-	(260,855)
Fund balances (deficits), end of year	$ 5,956,941	$ -	$ 29,850

The accompanying notes are an integral part of these financial statements.

Public Facilities Authority	SPLOST V Fund	City-wide Capital Projects Fund	TSPLOST Fund	Other Governmental Funds	Total Governmental Funds
$ -	$ -	$ -	$ -	$ 1,022,886	$ 16,337,181
-	-	-	-	-	1,541,760
-	6,616,173	-	6,398,354	-	22,825,522
-	-	-	-	126,308	998,484
-	-	-	-	-	648,673
-	-	-	-	2,370	2,370
-	-	-	-	-	25,827
-	1,453	-	-	280	1,941
-	-	-	-	-	1,182,185
-	6,617,626	-	6,398,354	1,151,844	43,563,943
60	-	-	286	-	6,386,982
-	-	-	-	-	673,186
-	-	620,565	-	-	7,902,482
-	-	-	-	1,415	3,446,186
-	-	-	-	597,999	3,148,134
-	41,082	62,606	-	34,926	365,086
-	-	-	-	-	128,560
-	2,892,152	-	133,119	1,244,863	4,954,555
-	123,907	71,168	-	-	195,075
3,915,000	-	-	-	820,000	4,762,688
467,571	-	-	-	388,356	858,036
4,382,631	3,057,141	754,339	133,405	3,087,559	32,820,970
(4,382,631)	3,560,485	(754,339)	6,264,949	(1,935,715)	10,742,973
4,382,571	-	7,107,651	-	1,259,102	20,293,039
(126,640)	(3,045,918)	(6,353,312)	-	(500,000)	(23,773,391)
4,255,931	(3,045,918)	754,339	-	759,102	(3,480,352)
(126,700)	514,567	-	6,264,949	(1,176,613)	7,262,621
15,219,462	14,612,601	-	4,526,906	6,535,807	45,095,149
$ 15,092,762	$ 15,127,168	$ -	$ 10,791,855	$ 5,359,194	$ 52,357,770

CITY OF STOCKBRIDGE, GEORGIA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

Amounts reported for governmental activities in the Statement of Activities are different because:		
Net change in fund balances - total governmental funds	$	7,262,621
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation and amortization expense exceeded capital outlay in the current period.		890,323
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net position.		(63,845)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.		852,825
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.		4,762,688
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		(421,358)
Changes in net position - governmental activities	$	13,283,254

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Property taxes	$ 1,200,000	$ 1,200,000	$ 7,775,984	$ 6,575,984
Other taxes	6,724,672	6,724,672	7,538,311	813,639
Licenses and permits	1,385,833	1,385,833	1,541,760	155,927
Intergovernmental	8,612,068	8,612,068	7,814,282	(797,786)
Fines and forfeitures	910,000	910,000	872,176	(37,824)
Charges for services	206,380	206,380	648,673	442,293
Contributions	3,280	3,280	25,827	22,547
Interest income	1,893	1,893	208	(1,685)
Other revenues	361,744	361,744	1,182,185	820,441
Total revenues	19,405,870	19,405,870	27,399,406	7,993,536
Expenditures				
Current:				
General government:				
Mayor and council	483,621	483,621	505,019	(21,398)
Executive	375,084	382,084	324,611	57,473
City manager	792,726	792,726	884,319	(91,593)
Financial administration	1,384,359	1,400,984	1,564,016	(163,032)
Business services	238,331	238,331	266,437	(28,106)
Data processing	1,023,309	1,023,309	876,297	147,012
Building and plant	896,034	896,360	1,022,853	(126,493)
Human resources	576,315	576,315	684,277	(107,962)
Total general government	5,769,779	5,793,730	6,127,829	(334,099)
Judicial:				
Municipal court	421,577	416,567	673,186	(256,619)
Public safety:				
Police administration	6,139,881	6,139,876	6,490,906	(351,030)
Public works:				
Public works	3,103,701	3,104,411	3,204,133	(99,722)
Parks	192,000	187,500	240,638	(53,138)
Total public works	3,295,701	3,291,911	3,444,771	(152,860)
Housing and development:				
Code enforcement	243,544	242,249	200,604	41,645
Main street	206,604	197,228	196,490	738
Planning and zoning	936,355	906,595	881,825	24,770
Permitting development	703,065	703,590	890,633	(187,043)
City events	284,500	284,500	282,583	1,917
Total housing and development	2,374,068	2,334,162	2,452,135	(117,973)
Debt service:				
Principal	-	-	27,688	(27,688)
Interest	-	-	2,109	(2,109)
Total debt service	-	-	29,797	(29,797)
Total expenditures	18,001,006	17,976,246	19,218,624	(1,242,378)
Excess of revenues over expenditures	1,404,864	1,429,624	8,180,782	6,751,158
Other financing sources (uses)				
Proceeds from sale of assets	754,694	754,694	-	(754,694)
Transfers in	215,000	215,000	6,832,602	6,617,602
Transfers out	(4,252,160)	(4,252,160)	(13,517,671)	(9,265,511)
Total other financing (uses), net	(3,282,466)	(3,282,466)	(6,685,069)	(3,402,603)
Net change in fund balances	(1,877,602)	(1,852,842)	1,495,713	3,348,555
Fund balances, beginning of year	4,461,228	4,461,228	4,461,228	-
Fund balances, end of year	$ 2,583,626	$ 2,608,386	$ 5,956,941	$ 3,348,555

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

ARPA FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Budget Original/Final	Actual	Variance With Final Budget
Revenues			
Intergovernmental	$ 3,572,338	$ 1,626,110	$ (1,946,228)
Total revenues	3,572,338	1,626,110	(1,946,228)
Expenditures			
Current:			
General government:			
Financial administration	11,000	258,807	(247,807)
Total general government	11,000	258,807	(247,807)
Housing and development:			
City events	873,104	98,000	775,104
Total housing and development	873,104	98,000	775,104
Capital outlay:			
General government	342,427	226,472	115,955
Public safety	166,726	128,560	38,166
Public works	2,179,081	684,421	1,494,660
Total capital outlay	2,688,234	1,039,453	1,648,781
Total expenditures	3,572,338	1,396,260	2,176,078
Excess (deficiency) of revenues over (under) expenditures	-	229,850	229,850
Other financing uses			
Transfers out	-	(229,850)	(229,850)
Total other financing uses	-	(229,850)	(229,850)
Net change in fund balances	-	-	-
Fund balances, beginning of year	-	-	-
Fund balances (deficit), end of year	$ -	$ -	$ -

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

GRANTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Budget Original/Final	Actual	Variance With Final Budget
Revenues			
Intergovernmental	$ 1,000,000	$ 370,603	$ (629,397)
Total revenues	1,000,000	370,603	(629,397)
Expenditures			
Current:			
General government:			
Public safety	1,000,000	791,011	208,989
Total general government	1,000,000	791,011	208,989
Total expenditures	1,000,000	791,011	208,989
Deficiency of revenues under expenditures	-	(420,408)	(420,408)
Other financing sources			
Transfers in	-	711,113	711,113
Total other financing sources	-	711,113	711,113
Net change in fund balances	-	290,705	(290,705)
Fund deficit, beginning of year	(260,855)	(260,855)	-
Fund balance (deficit), end of year	$ (260,855)	$ 29,850	$ (290,705)

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2023

	Water and Sewer Fund	Solid Waste Fund	Amphitheater Fund	Other Enterprise Funds	Total
ASSETS					
CURRENT ASSETS					
Cash and cash equivalents	$ 1,219,660	$ 3,578,686	$ 199,157	$ 1,947,099	$ 6,944,602
Investments	58,000	-	-	-	58,000
Accounts receivable, net of allowances	519,579	133,739	-	281,845	935,163
Due from other governments	10,938	10,888	-	5,836	27,662
Inventories	172,180	-	-	-	172,180
Prepaid expenses	63,624	744	2,400	3,928	70,696
Total current assets	2,043,981	3,724,057	201,557	2,238,708	8,208,303
NON-CURRENT ASSETS					
Capital assets:					
Capital assets, non-depreciable	10,290,937	-	-	180,416	10,471,353
Capital assets, depreciable, net of accumulated depreciation	13,136,885	49,793	20,882,312	3,790,481	37,859,471
Total capital assets	23,427,822	49,793	20,882,312	3,970,897	48,330,824
Total non-current assets	23,427,822	49,793	20,882,312	3,970,897	48,330,824
Total assets	25,471,803	3,773,850	21,083,869	6,209,605	56,539,127
DEFERRED OUTFLOWS OF RESOURCES					
Pension	289,857	25,555	-	272,110	587,522
Total deferred outflows of resources	289,857	25,555	-	272,110	587,522
LIABILITIES					
CURRENT LIABILITIES					
Accounts payable	146,717	168,556	53,503	19,829	388,605
Retainage payable	55,874	-	-	-	55,874
Accrued liabilities	17,906	846	-	9,675	28,427
Unearned revenue	-	2,688,312	-	-	2,688,312
Notes payable, current portion	100,751	-	-	-	100,751
Compensated absences due within one year	8,216	747	-	4,681	13,644
Customer deposits	147,495	-	-	40,020	187,515
Accrued interest	2,920		-		2,920
Total current liabilities	479,879	2,858,461	53,503	74,205	3,466,048
NON-CURRENT LIABILITIES					
Compensated absences due in more than one year	32,865	2,988	-	18,725	54,578
Net pension liability	480,983	42,405	-	451,535	974,923
Notes payable, long-term portion	823,841	-	-	-	823,841
Total non-current liabilities	1,337,689	45,393	-	470,260	1,853,342
Total liabilities	1,817,568	2,903,854	53,503	544,465	5,319,390
DEFERRED INFLOWS OF RESOURCES					
Pension	3,350	295	-	3,145	6,790
Total deferred inflows of resources	3,350	295	-	3,145	6,790
NET POSITION					
Net investment in capital assets	22,447,356	49,793	20,882,312	3,970,897	47,350,358
Unrestricted	1,493,386	845,463	148,054	1,963,208	4,450,111
Total net position	$ 23,940,742	$ 895,256	$ 21,030,366	$ 5,934,105	$ 51,800,469

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Water and Sewer Fund	Solid Waste Fund	Amphitheater Fund	Other Enterprise Funds	Total
OPERATING REVENUES					
Charges for services:					
Water sales	$ 2,411,073	$ -	$ -	$ -	$ 2,411,073
Sewer sales	2,063,238	-	-	-	2,063,238
Ticket sales	-	-	3,453,249	-	3,453,249
Concession sales	-	-	41,164	-	41,164
Stormwater fees	-	-	-	1,397,200	1,397,200
Sanitation charges	-	1,706,555	-	-	1,706,555
Sponsorships	-	-	167,352	-	167,352
Rentals	-	98,402	-	126,100	224,502
Rents and royalties	-	-	2,500	-	2,500
Other fees and charges	58,566	-	-	-	58,566
Total operating revenues	4,532,877	1,804,957	3,664,265	1,523,300	11,525,399
OPERATING EXPENSES					
Personnel services and employee benefits	1,346,286	96,182	-	646,945	2,089,413
Contracted services	534,774	2,052,971	7,013,521	137,141	9,738,407
Supplies	1,560,296	5,156	-	49,460	1,614,912
Repairs and maintenance	94,962	-	-	182,578	277,540
Bad debt expense	7,237	-	-	-	7,237
Depreciation	841,453	15,061	650,862	255,582	1,762,958
Impact Fees	21,700	-	-	-	21,700
Total operating expenses	4,406,708	2,169,370	7,664,383	1,271,706	15,512,167
Operating income (loss)	126,169	(364,413)	(4,000,118)	251,594	(3,986,768)
NON-OPERATING EXPENSE					
Interest expense	(27,987)	-	-	-	(27,987)
Total non-operating expenses	(27,987)	-	-	-	(27,987)
Income (loss) before capital contributions and transfers	98,182	(364,413)	(4,000,118)	251,594	(4,014,755)
CAPITAL CONTRIBUTIONS	63,845	-	-	-	63,845
TRANSFERS IN	-	-	6,353,312	513,318	6,866,630
TRANSFERS OUT	(111,772)	-	(3,214,506)	(60,000)	(3,386,278)
Change in net position	50,255	(364,413)	(861,312)	704,912	(470,558)
NET POSITION, beginning of year	23,890,487	1,259,669	21,891,678	5,229,193	52,271,027
NET POSITION, end of year	$ 23,940,742	$ 895,256	$ 21,030,366	$ 5,934,105	$ 51,800,469

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Water and Sewer Fund	Solid Waste Fund	Amphitheater Fund	Other Enterprise Funds	Totals
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers	$ 4,540,827	$ 2,727,457	$ 3,664,452	$ 2,451,996	$ 13,384,732
Payments to suppliers and service providers	(2,280,518)	(2,033,148)	(6,980,421)	(1,394,620)	(12,688,707)
Payments to employees	(1,402,109)	(92,466)	-	(658,694)	(2,153,269)
Net cash provided by (used in) operating activities	858,200	601,843	(3,315,969)	398,682	(1,457,244)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES					
Transfers from other funds	-	-	6,353,312	513,318	6,866,630
Transfers to other funds	(111,772)	-	(3,214,506)	(60,000)	(3,386,278)
Net cash provided by (used in) non-capital financing activities	(111,772)	-	3,138,806	513,318	3,480,352
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Purchase of property and equipment	(1,910,274)	-	-	(74,248)	(1,984,522)
Principal payments on notes payable	(99,253)	-	-	-	(99,253)
Interest paid	(27,987)	-	-	-	(27,987)
Net cash used in capital and related financing activities	(2,037,514)	-	-	(74,248)	(2,111,762)
Increase (decrease) in cash and cash equivalents	(1,291,086)	601,843	(177,163)	837,752	(88,654)
Cash and cash equivalents:					
Beginning of year	2,510,746	2,976,843	376,320	1,169,347	7,033,256
End of year	$ 1,219,660	$ 3,578,686	$ 199,157	$ 2,007,099	$ 6,944,602

(Continued)

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Water and Sewer Fund	Solid Waste Fund	Amphitheater Fund	Other Enterprise Funds	Total
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES					
Operating income (loss)	$ 126,169	$ (364,413)	$ (4,000,118)	$ 251,594	$ (3,986,768)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation	841,453	15,061	650,862	255,582	1,762,958
Increase in accounts receivable	(23,269)	(56,999)	-	(34,686)	(114,954)
Increase in inventories	(74,313)	-	-	-	(74,313)
Decrease (increase) in prepaid expenses	(2,530)	-	(2,400)	1,053	(3,877)
Decrease (increase) in due from other governments	119	(9,206)	187	(3,807)	(12,707)
Increase in deferred outflows of resources - pension	(73,765)	(11,054)	-	(7,674)	(92,493)
Increase in customer deposits	31,100	-	-	20,370	51,470
Increase (decrease) in accrued liabilities	(6,508)	1,475	-	(2,659)	(7,692)
Increase (decrease) in accounts payable	(12,280)	24,979	35,500	441	48,640
Increase in retainage payable	5,874	-	-	-	5,874
Increase in unearned revenue	-	988,705	-	-	988,705
Decrease in deferred inflows of resources - pension	(255,357)	(17,066)	-	(313,439)	(585,862)
Increase in net pension liability	301,507	30,361	-	231,907	563,775
Net cash provided by (used in) operating activities	$ 858,200	$ 601,843	$ (3,315,969)	$ 398,682	$ (1,457,244)
SCHEDULE OF NON-CASH CAPITAL AND RELATED FINANCING ACTIVITIES					
Contributions of capital assets from other funds	$ 63,845	$ -	$ -	$ -	$ 63,845
Net non-cash flows from capital and related financing activities	$ 63,845	$ -	$ -	$ -	$ 63,845

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUND
DECEMBER 31, 2023

	Property and Evidence Fund
ASSETS	
Cash	$ 54,691
Total assets	$ 54,691
NET POSITION	
Restricted for organizations and other governments	$ 54,691

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUND
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Property and Evidence Fund
ADDITIONS	
Fines and forfeitures collected	$ 56,477
DEDUCTIONS	
Fines and forfeitures disbursed	1,786
Change in net position	54,691
NET POSITION	
Beginning of year	-
End of year	$ 54,691

The accompanying notes are an integral part of these financial statements.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Stockbridge, Georgia (the "City") have been prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") as applied to governments. The Governmental Accounting Standards Board ("GASB") is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

A. Reporting Entity

The City was incorporated in 1920 and is located in the northern part of Henry County about 18 miles south of Atlanta. The City provides a full range of services to approximately 26,000 residents. These services are provided in whole by the City or through contractual agreements with Henry County. These services include police services, community development, highways and streets, water and sewer, sanitation, parks, public improvements, planning and zoning, and general administrative services.

In 2013, the City adopted the provisions of GASB Statement No. 61, *The Financial Reporting Entity: Omnibus – an amendment to GASB Nos. 14 and 34*, which defines the reporting entity for determining which potential component units should be included in the primary government's financial statements. Inclusion is based on financial accountability or the fact that exclusion would make the financial statements misleading or incomplete. The criteria for determining financial accountability includes appointing a voting majority of an organization's governing body and: 1) the ability of the City to impose its will on that organization, or 2) the potential for the organization to provide specific financial benefits or to impose specific financial burdens on the City. In addition to the above criteria, GASB Statement No. 61 added that if the primary government is expected to repay substantially all of the component unit's debt, then the component unit should be blended.

Blended Component Units - Blended component units, although legally separate entities, are, in substance, part of the government's operations.

The City of Stockbridge Urban Redevelopment Agency (the "URA") was created by the City's elected officials to provide for the issuance of bonds to finance the construction of the Town Center facilities including City Hall. The City Council appoints the majority of the URA board members, and the URA's debt is expected to be repaid almost entirely from the resources of the City. Although legally separate, the URA is blended as a governmental fund into the primary government. Separate financial statements for the URA are not issued.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-wide and Fund Financial Statements

The City of Stockbridge Public Facilities Authority (the "PFA") was created by the City's elected officials to provide for the issuance of bonds to finance the construction of the Amphitheater and Cultural Arts Center, to fund the Trails Project, and to fund purchase of police equipment. The City Council appoints the majority of the PFA board members, and the PFA's debt is expected to be repaid almost entirely from the resources of the City. Although legally separate, the PFA is blended as a governmental fund into the primary government. Separate financial statements for the PFA are not issued.

The City of Stockbridge Downtown Development Authority (the "DDA") exists to encourage growth and redevelopment of the Stockbridge, Georgia central business district. The City Council appoints the majority of the DDA board members, and the DDA's debt is expected to be repaid almost entirely from the resources of the City. Although legally separate, the DDA is blended as a nonmajor governmental fund into the primary government. Separate financial statements for the DDA are not issued.

The City of Stockbridge City-wide Development Authority (the "CDA") exists to stimulate economic and quality growth throughout the entire city of Stockbridge, Georgia. The City Council appoints the majority of the CDA board members, and the DDA's debt is expected to be repaid almost entirely from the resources of the City. Although legally separate, the CDA is blended as a nonmajor governmental fund into the primary government. Separate financial statements for the CDA are not issued.

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the non-fiduciary activities of the government. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to those who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. Capital asset acquisitions, including entering into contracts giving the City the right to use leased assets, are reported as expenditures in governmental funds. Proceeds of general long-term liabilities and acquisitions under financed purchases and leases are reported as other financing sources. Issuance of long-term debt and financing through leases are reported as other financing sources.

Property taxes, intergovernmental grants and investment income associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

Substantially all governmental fund revenues are accrued. In applying GASB Statement No. 33 to grant revenues, the provider recognizes liabilities and expenses and the recipient recognizes receivables and revenues when the applicable eligibility requirements, including time requirements, are met. Resources transmitted before the eligibility requirements are met, are reported as advances by the provider and unearned revenue by the recipient.

The format of the fund financial statements has been modified by GASB Statement No. 34. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. GASB Statement No. 34 also requires, as Required Supplementary Information (“RSI”), the Management’s Discussion and Analysis (“MD&A”) which includes an analytical overview of the City’s financial activity.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)

The City reports the following major governmental funds:

The ***General Fund*** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The ***American Rescue Plan Act ("ARPA") Fund*** is used for accounting for the financial resources provided and subsequently expended from the ARPA grant received from the federal government.

The ***Grants Fund*** accounts for various intergovernmental revenues received and expended.

The ***Public Facilities Authority ("PFA")*** accounts for capital expenditures. Funding is provided by bonds issued in fiscal year 2021.

The ***Special Purpose Local Option Sales Tax ("SPLOST") V Fund*** accounts for capital expenditures. Funding is provided by special purpose sales taxes, which are collected by Henry County and remitted to the City through an intergovernmental agreement.

The ***City-wide Capital Projects Fund*** accounts for major capital projects that are paid out of the General Fund.

The ***Transportation Special Purpose Local Option Sales Tax ("TSPLOST") Fund*** accounts for capital expenditures. Funding is provided by special purpose sales taxes, which are collected by Henry County and remitted to the City through an intergovernmental agreement.

The City reports the following major proprietary funds:

The ***Water and Sewer Fund*** accounts for the operation of the water and sewerage system including all revenues from sources applicable to these operations and all expenses of the operation.

The ***Solid Waste Fund*** accounts for revenues generated from the charges for sanitation and recycling services provided to the residential and commercial users of the City.

The ***Amphitheater Fund*** accounts for activities related to the Amphitheater.

The City reports one custodial fund:

The ***Property and Evidence Fund*** accounts for money collected and disbursed by the City on behalf of other governments, organizations, and individuals, such as fines and forfeitures. A liability is recorded when an event compels a government to disburse fiduciary resources. This fund meets the criteria under GASB Statement No. 84 to be reported as a custodial fund.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the City's water and sewer function and the other functions of the government. Elimination of these charges would distort the direct costs reported for the various functions concerned.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds are charges for goods and services provided. Operating expenses of the enterprise funds include the cost of these goods and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

E. Cash and Investments

Cash includes amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the City. For purposes of the Statement of Cash Flows, the enterprise funds consider all highly liquid investments (including restricted assets) with a maturity date of three months or less when purchased to be cash equivalents.

The City's investments consist of Certificates of Deposit with a maturity date greater than three months from the date of purchase. For reporting purposes, all investments are recorded at fair value.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Cash and Investments (Continued)

State statutes authorize the City to invest in: obligations of the United States, the State of Georgia and other political subdivisions of the State of Georgia, and other states; prime bankers' acceptances; repurchase agreements; and the Georgia Fund 1.

The City's policy is to hold investments to maturity.

In applying GASB Statement No. 72, the City utilized the following methods and assumptions as of December 31, 2023:

1. Fair value is based on quoted market prices as of the valuation date; and
2. The investment portfolio did not hold investments in any of the following: a) items required to be reported at amortized costs; b) items subject to involuntary participation in an external pool; and c) items associated with a fund other than the fund to which the income is assigned.

F. Inventories

Inventories are valued at cost, which approximates market, using the first in/first out ("FIFO") method. The consumption method is used to account for inventories. Under the consumption method, inventory items are recognized as expenditures when used.

G. Prepaid Expenditures/Expenses

Prepaid items are accounted for using the consumption method. A prepaid item is recognized when a cash expenditure/expense is made for goods or services that were purchased for consumption, but not consumed as of December 31, 2023.

H. Deferred Outflows/Inflows

In addition to assets, the Statement of Net Position will sometimes report a separate section for *deferred outflows of resources*. This separate financial statement element represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has three items that qualify for reporting in this category. These three items relate to the City's defined benefit pension plan. The pension experience differences, investment differences, and the contributions made subsequent to the measurement date are deferred and recognized as pension expense in future years.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. Deferred Outflows/Inflows (Continued)

In addition to liabilities, the Statement of Net Position and/or the Governmental Funds Balance Sheet will sometimes report a separate section for *deferred inflows of resources*. This separate financial statement element represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two items that qualify for reporting in this category. The first item, unavailable revenue, arises only under the modified accrual basis of accounting, and is reported only in the Governmental Funds Balance Sheet. The governmental funds report unavailable revenue for property taxes, court fines, grants, and franchise taxes levied, and these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available. The other item relates to the City's defined benefit pension plan and is reported in the government-wide Statement of Net Position. The pension experience differences represent future acquisitions of net position and, accordingly, are reported as a deferred inflow of resources.

I. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City of Stockbridge Retirement Plan (the "Plan") and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

J. Capital Assets

General capital assets are capital assets which are associated with and generally arise from governmental activities. They generally result from expenditures in governmental funds. General capital assets are reported in the governmental activities' column of the government-wide Statement of Net Position but are not reported in the fund financial statements. Capital assets utilized by the proprietary funds are reported both in the business-type activities column of the government-wide Statement of Net Position and in respective funds.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

J. Capital Assets (Continued)

Capital assets purchased or acquired with an original cost of $5,000 or more are reported at historical cost or estimated historical cost. Contributed assets are reported at acquisition value. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Depreciation on capital assets and amortization on right to use leased assets is provided on the straight-line basis over the following estimated useful lives:

Asset	Years
Building and improvements	30 – 50
Improvements other than buildings	25 – 50
Furniture and fixtures	10 – 20
Vehicles	5 – 10
Machinery and equipment	5 – 10
Infrastructure	40 – 50

The City only reports infrastructure assets purchased subsequent to December 31, 2003.

K. Compensated Absences

In 2017, the City switched from using a Paid Time Off (“PTO”) system to a compensated absences system. Under the compensated absences system, the City accrues accumulated unpaid vacation and sick benefits. Annual leave will be paid to employees upon separation from service when earned (or estimated to be earned) by the employee. The non-current portion (the amount estimated to be used in subsequent fiscal years) for governmental funds is maintained separately and represents a reconciling item between the fund and government-wide presentations. In accordance with the provisions of GASB Statement No. 16, *Accounting for Compensated Absences*, no liability is recorded for non-vesting accumulating rights to receive sick pay benefits.

L. Accrued Liabilities and Long-Term Obligations

All payables, accrued liabilities, and long-term obligations are reported in the government-wide financial statements. All payables, accrued liabilities, and long-term obligations payable from proprietary funds are reported on the proprietary fund financial statements.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Accrued Liabilities and Long-Term Obligations (Continued)

In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources and are reported as obligations of the funds. However, claims and judgments and compensated absences that will be paid from governmental funds are reported as liabilities in the fund financial statements only to the extent that they are due for payment during the current year. Long-term loans are recognized as a liability on the governmental fund financial statements when due.

M. Interfund Activity

Interfund activity is reported as either loans, services provided, reimbursements or transfers. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Services provided, deemed to be market or near market rates, are treated as revenues and expenditures/expenses and are not eliminated in the process of consolidation. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental funds are netted as part of the reconciliation to the government-wide financial statements. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

N. Budgets and Budgetary Accounting

The City adopts project length budgets for the SPLOST Capital Projects Funds, the Public Facilities Authority Fund, the City-wide Capital Projects Fund, the T-SPLOST Fund, and the State and Federal Grants Fund. The City adopts an annual budget for the ARPA Fund, Hotel/Motel Fund, Grants Fund, Burke Cemetery Fund, the Downtown Development Fund, the Urban Redevelopment Fund, City-wide Development Fund, and the Impact Fee Fund. The City is required by state law to adopt annual budgets for the General Fund and its Special Revenue Funds (ARPA Fund, Hotel/Motel Tax Fund, and Grants Fund). A budget was not required for the Confiscated Assets Fund. Public hearings are conducted to obtain taxpayer comments. The operating budget includes proposed expenditures and the means of financing them. The budget is legally enacted by the passage of an ordinance. Any revisions that alter the total expenditures of any department must be approved by City Council. Formal budgetary integration is employed as a management control device during the year.

Governmental fund type budgets are adopted on a basis consistent with GAAP at the legal level of budgetary control which is the department level. Expenditures may not exceed the appropriations within a fund. Budgets, as reported in the financial statements, are as amended in December 2023. All annual appropriations lapse at year-end.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

N. Budgets and Budgetary Accounting (Continued)

For the year ended December 31, 2023, the following General Fund departments had actual expenditures in excess of budgeted amounts: Mayor and council ($21,398), City manager ($91,593), Financial administration ($163,032), Business services ($28,106), Building and plant ($126,493), Human resources ($107,962), Municipal court ($256,619), Police administration ($351,030), Public works ($99,722), Parks ($53,138), Permitting ($187,043), and Debt Service ($29,797). The ARPA Fund had actual expenditures in excess of budget amounts for general government in the amount of $247,807. The Hotel/Motel Tax Fund had actual expenditures in excess of budget amounts for housing and development in the amount of $150,361. These over expenditures were covered by under expenditures in other departments.

O. Fund Balance and Fund Net Position

Fund Balance – Generally, fund balance represents the difference between the assets and deferred outflows, and liabilities and deferred inflows under the current financial resources measurement focus of accounting. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Fund balances are classified as follows:

- ***Nonspendable*** – Fund balances are reported as nonspendable when amounts cannot be spent because they are either: a) not in spendable form (i.e., items that are not expected to be converted to cash), or b) legally or contractually required to be maintained intact.

- ***Restricted*** – Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

- ***Committed*** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council. The action to commit funds must occur prior to fiscal year-end, to report such commitments in the balance sheet of the respective period, even though the amount may be determined subsequent to fiscal year-end. Only the City Council may modify or remove the commitment.

- ***Assigned*** – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes but are neither restricted nor committed. Through resolution, the City Council has authorized the Treasurer and his designee to assign fund balances. Assignments may occur subsequent to fiscal year-end.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. Fund Balance and Fund Net Position (Continued)

- ***Unassigned*** – Fund balances are reported as unassigned when the balances do not meet any of the above criterion. The City reports positive unassigned fund balances only in the General Fund. All funds may report negative unassigned fund balances.

Flow Assumptions – When both restricted and unrestricted amounts of fund balances are available for use for expenditures incurred, it is the City's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balances, it is the City's policy to use fund balances in the following order: 1) committed; 2) assigned; and 3) unassigned.

Net Position – Net position represents the difference between assets and deferred outflows, and liabilities and deferred inflows in reporting which utilizes the economic resources measurement focus. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used (i.e., the amount that the City has spent) for the acquisition, construction or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through constitutional provisions or enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

The City applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS

A. Explanation of Certain Differences between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

The Governmental Funds Balance Sheet includes a reconciliation between *fund balances – total governmental funds* and *net position – governmental activities* as reported in the government-wide Statement of Net Position. One element of that reconciliation explains that "Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds." The details of this difference are as follows:

Accrued interest payable	$ (327,883)
Compensated absences payable	(291,816)
Bonds payable	(27,220,000)
Leases	(77,804)
Net adjustment to reduce *fund balances - total governmental funds* to arrive at *net position - governmental activities*	$ (27,917,503)

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS (CONTINUED)

A. Explanation of Certain Differences between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Another element of that reconciliation explains that "the net pension liability and related deferred outflows and inflows of resources are not financial resources and, therefore, are not reported in the governmental funds." The details of this difference are as follows:

Deferred outflows of resources - pension	$ 1,517,707
Deferred inflows of resources - pension	(17,542)
Net pension liability - pension	(2,518,452)
Net adjustment to reduce *fund balances - total governmental funds* to arrive at *net position - governmental activities*	$ (1,018,287)

B. Explanation of Certain Differences between the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances and the Government-wide Statement of Activities

The governmental fund Statement of Revenues, Expenditures and Changes in Fund Balances includes a reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide Statement of Activities. One element of that reconciliation explains that "Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their useful lives and reported as depreciation expense." The details of this difference are as follows:

Capital outlay	$ 2,799,947
Depreciation and amortization expense	(1,909,624)
Net adjustment to increase *net changes in fund balances - total governmental funds* to arrive at *changes in net position of governmental activities*	$ 890,323

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS (CONTINUED)

B. Explanation of Certain Differences between the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances and the Government-wide Statement of Activities (Continued)

Another element of that reconciliation states that "The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position." The details of this difference are as follows:

Principal payments: bonds payable	$ 4,735,000
Principal payments: leases	27,688
Net adjustment to increase *net changes in fund balances - total governmental funds* to arrive at *changes in net position of governmental activities*	$ 4,762,688

Another element of that reconciliation states that "Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds." The details of this difference are as follows:

Compensated absences	$ (20,417)
Pension expense	(443,945)
Accrued interest	43,004
Net adjustment to decrease *net changes in fund balances - total governmental funds* to arrive at *changes in net position of governmental activities*	$ (421,358)

NOTE 3. CASH AND INVESTMENTS

Credit Risk. State statutes authorize the City to invest in: obligations of the United States, the State of Georgia and other political subdivisions of the State of Georgia, and other states; prime bankers' acceptances; repurchase agreements; and Georgia Fund 1.

Interest Rate Risk. The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

NOTE 3. CASH AND INVESTMENTS (CONTINUED)

Custodial Credit Risk – Deposits. Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes require all deposits and investments (other than federal or state government instruments) to be collateralized by depository insurance, obligations of the U.S. government, or bonds of public authorities, counties, or municipalities. As of December 31, 2023, all of the deposits for the City were fully collateralized in accordance with the state statutes.

Fair Value Measurements. The City categorizes its fair value measurements within the fair value hierarchy established by GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. Georgia Fund 1 is an investment pool which does not meet the criteria of GASB Statement No. 79 and is thus valued at fair value in accordance with GASB Statement No. 31. As a result, the City does not disclose the investment in Georgia Fund 1 within the fair value hierarchy. Additionally, the City's Certificates of Deposit are nonnegotiable and, therefore, are not subject to fair value hierarchy.

Investments. The City's financial policies authorize investment in any securities approved by the State of Georgia for local governments. Authorized investments include Certificates of Deposit, repurchase agreements, direct and agency obligations of the United States, obligations of the State of Georgia, pooled investment programs of the State of Georgia, and no-load mutual funds of direct obligations of the United States.

At December 31, 2023, the City had the following investments:

Investment	Maturities	Fair Value
Certificate of Deposit	August 19, 2024	$ 12,284
Certificate of Deposit	June 29, 2026	58,000
		$ 70,284

NOTE 4. PROPERTY TAXES

Property taxes attached as an enforceable lien on property as of January 1, 2023. The City, when applicable, obtains the services of Henry County to bill and collect the City's property taxes. Henry County remits taxes collected to the City on a bi-monthly basis. Property taxes were levied on August 1, 2023, billed on August 30, 2023, and payable on or before November 16, 2023. A lien date on unpaid taxes was May 22, 2024. Property taxes levied for 2023 are recorded as receivables, net of estimated uncollectible property taxes. Net receivables estimated to be collectible subsequent to March 1, 2024, are recorded as revenue when received. A local option sales tax is in force. Proceeds from the tax are remitted to the City monthly and are utilized to give property tax owners tax relief.

NOTE 5. RECEIVABLES

Receivables at December 31, 2023 for the City's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts are as follows:

Governmental Funds

	General	Grants Fund	SPLOST V Fund	Nonmajor Governmental Funds	Total
Receivables:					
Intergovernmental	$ 366,534	$ 560,986	$ -	$ -	$ 927,520
Taxes	2,323,649	-	388,029	76,924	2,788,602
Accounts	370,899	-	-	2,500	373,399
Gross receivables	3,061,082	560,986	388,029	79,424	4,089,521
Less allowance for uncollectibles	(107,215)	-	-	-	(107,215)
Net total receivables	$ 2,953,867	$ 560,986	$ 388,029	$ 79,424	$ 3,982,306

Proprietary Funds

	Water and Sewer	Solid Waste	Nonmajor Enterprise Funds	Total
Receivables:				
Intergovernmental	$ 10,938	$ 10,888	$ 5,836	$ 27,662
Accounts	542,314	133,739	281,845	957,898
Gross receivables	553,252	144,627	287,681	985,560
Less allowance for uncollectibles	(22,735)	-	-	(22,735)
Net total receivables	$ 530,517	$ 144,627	$ 287,681	$ 962,825

NOTE 6. CAPITAL ASSETS

Capital asset activity for the fiscal year ended December 31, 2023 is as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities:					
Capital assets, not being depreciated:					
Land	$ 11,740,817	$ -	$ -	$ -	$ 11,740,817
Construction in progress	10,477,366	2,253,767	-	(63,845)	12,667,288
Total	22,218,183	2,253,767	-	(63,845)	24,408,105
Capital assets, being depreciated:					
Buildings and improvements	24,523,594	47,229	-	-	24,570,823
Improvements other than buildings	4,488,263	-	-	-	4,488,263
Infrastructure	9,203,004	-	-	-	9,203,004
Machinery and equipment	1,993,976	20,068	-	-	2,014,044
Office equipment	1,574,168	-	-	-	1,574,168
Vehicles	4,019,719	447,544	-	-	4,467,263
Furniture and fixtures	1,338,774	31,339	-	-	1,370,113
Total	47,141,498	546,180	-	-	47,687,678
Less accumulated depreciation for:					
Buildings and improvements	(8,180,011)	(708,615)	-	-	(8,888,626)
Improvements other than buildings	(1,881,927)	(298,971)	-	-	(2,180,898)
Infrastructure	(2,753,824)	(203,889)	-	-	(2,957,713)
Machinery and equipment	(1,469,010)	(84,628)	-	-	(1,553,638)
Office equipment	(1,101,744)	(86,038)	-	-	(1,187,782)
Vehicles	(1,635,072)	(475,622)	-	-	(2,110,694)
Furniture and fixtures	(1,086,907)	(32,296)	-	-	(1,119,203)
Total	(18,108,495)	(1,890,059)	-	-	(19,998,554)
Lease assets, net (Note 7)	97,824	(19,565)	-	-	78,259
Total capital assets, being depreciated and amortized, net	29,130,827	(1,363,444)	-	-	27,767,383
Governmental activities capital assets	$ 51,349,010	$ 890,323	$ -	$ (63,845)	$ 52,175,488

NOTE 6. CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Business-type activities:					
Capital assets, not being depreciated:					
Land	$ 445,603	$ -	$ -	$ -	$ 445,603
Construction in progress	8,297,263	1,778,487	-	(50,000)	10,025,750
Total	8,742,866	1,778,487	-	(50,000)	10,471,353
Capital assets, being depreciated:					
Buildings and improvements	34,485,232	38,482	-	50,000	34,573,714
Improvements other than buildings	11,999,790	-	-	-	11,999,790
Infrastructure	1,575,109	-	-	-	1,575,109
Vehicles	2,366,783	35,765	-	-	2,402,548
Furniture and fixtures	635,928	-	-	-	635,928
Machinery and equipment	5,623,451	131,788	-	63,845	5,819,084
Total	56,686,293	206,035	-	113,845	57,006,173
Less accumulated depreciation for:					
Buildings and improvements	(7,963,212)	(949,245)	-	-	(8,912,457)
Improvements other than buildings	(4,682,683)	(257,582)	-	-	(4,940,265)
Infrastructure	(204,664)	(52,550)	-	-	(257,214)
Vehicles	(1,730,252)	(162,798)	-	-	(1,893,050)
Furniture and fixtures	(440,189)	(23,665)	-	-	(463,854)
Machinery and equipment	(2,362,744)	(317,118)	-	-	(2,679,862)
Total	(17,383,744)	(1,762,958)	-	-	(19,146,702)
Total assets, being depreciated, net	39,302,549	(1,556,923)	-	113,845	37,859,471
Business-type activities capital assets, net	$ 48,045,415	$ 221,564	$ -	$ 63,845	$ 48,330,824

NOTE 6. CAPITAL ASSETS (CONTINUED)

Depreciation expense was charged to functions/programs of the City as follows:

Governmental activities:

General government	$	659,960
Judicial		88,176
Public safety		479,149
Public works		662,774
Total depreciation expense - governmental activities	$	1,890,059

Business-type activities:

Water and sewer	$	841,453
Solid waste		15,061
Stormwater		162,937
Conference center		92,645
Amphitheater		650,862
Total depreciation expense - business-type activities	$	1,762,958

Net investment in Capital Assets. Net investment in capital assets on the government-wide Statement of Net Position and the major proprietary funds Statement of Net Position as of December 31, 2023 are as follows:

Governmental Activities:

Capital assets, non-depreciable	$	24,408,105
Capital assets, depreciable		47,687,678
Accumulated depreciation		(19,998,554)
Lease assets		117,389
Accumulated amortization		(39,130)
Lease liability		(77,804)
Bonds payable		(27,220,000)
Accounts payable - SPLOST IV Fund		(55,786)
Accounts payable - City-wide Capital Projects Fund		(22,695)
Retainage payable		(312,099)
Unspent proceeds - Public Facilities Authority		15,092,762
Net investment in capital assets, Governmental Activities	$	39,579,866

NOTE 6. CAPITAL ASSETS (CONTINUED)

Net investment in Capital Assets (Continued).

Business-type Activities:

Capital assets, non-depreciable	$ 10,471,353
Capital assets, depreciable	57,006,173
Accumulated depreciation	(19,146,702)
Notes payable	(924,592)
Retainage payable	(55,874)
Net investment in capital assets, Business-type Activities	$ 47,350,358

Water and Sewer Fund:

Capital assets, non-depreciable	$ 10,290,937
Capital assets, depreciable	27,111,845
Accumulated depreciation	(13,974,960)
Notes payable	(924,592)
Retainage payable	(55,874)
Net investment in capital assets, Water and Sewer Fund	$ 22,447,356

Solid Waste Fund:

Capital assets, depreciable	$ 468,083
Accumulated depreciation	(418,290)
Net investment in capital assets, Solid Waste Fund	$ 49,793

Amphitheater Fund:

Capital assets, depreciable	$ 22,618,214
Accumulated depreciation	(1,735,902)
Net investment in capital assets, Amphitheater Fund	$ 20,882,312

NOTE 7. LEASE ASSETS

A summary of lease asset activity for the City for the year ended December 31, 2023 is as follows:

	Balance December 31, 2022	Additions	Deletions	Balance December 31, 2023
Governmental activities:				
Lease assets:				
Office equipment	$ 117,389	$ -	$ -	$ 117,389
Total	117,389	-	-	117,389
Less accumulated amortization for:				
Office equipment	(19,565)	(19,565)	-	(39,130)
Total assets depreciated	(19,565)	(19,565)	-	(39,130)
Total lease assets, net	$ 97,824	$ (19,565)	$ -	$ 78,259

NOTE 8. LONG-TERM DEBT

Changes in Long-term Debt. The following is a summary of changes in long-term liabilities reported in the government-wide financial statements for the year ended December 31, 2023:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Urban Redevelopment revenue bonds	$ 8,835,000	$ -	$ (820,000)	$ 8,015,000	$ 855,000
Public Facilities Authority revenue bonds	23,120,000	-	(3,915,000)	19,205,000	3,980,000
Accrued compensated absences	271,399	289,085	(268,668)	291,816	58,363
Net pension liability	464,136	2,313,517	(259,201)	2,518,452	-
Lease liability	105,492	-	(27,688)	77,804	28,242
Total governmental-type activity long-term debt	$ 32,796,027	$ 2,602,602	$ (5,290,557)	$ 30,108,072	$ 4,921,605
Business-type activities:					
GEFA notes payable	$ 1,023,845	$ -	$ (99,253)	$ 924,592	$ 100,751
Accrued compensated absences	78,975	70,570	(81,323)	68,222	13,644
Net pension liability	411,148	895,600	(331,825)	974,923	-
Total business-type activity long-term debt	$ 1,513,968	$ 966,170	$ (512,401)	$ 1,967,737	$ 114,395

NOTE 8. LONG-TERM DEBT (CONTINUED)

Changes in Long-term Debt (Continued). The City's General Fund is typically used to liquidate all governmental activity long-term liabilities. However, proceeds from any asset sales relative to the Urban Redevelopment Project or Public Facilities Project will be used to liquidate the related revenue bond obligation.

The Water and Sewer Enterprise Fund is used to liquidate all of the business-type activity long-term liabilities.

Urban Redevelopment Revenue Bonds. The City entered into an agreement with a financial institution that provided for the issuance of revenue bonds for the purchase of land and construction of structures and improvements for the New Town Center. Various bond issues were used by the City during the purchase and construction phases. During the year ended December 31, 2023, the City repaid various bond issues in the amount of $820,000. Amounts outstanding at year-end of $8,015,000 reflect total drawdowns to date net of repayments, if any.

Urban Redevelopment Fund long-term liabilities outstanding at December 31, 2023 are as follows:

Series 2005 B Revenue bonds payable to Capital One Bank, in the total amount of $7,330,000, interest at 4.45%, matures 2/1/31.	$ 3,390,000
Series 2006 A Revenue bonds payable to Capital One Bank, in the total amount of $4,795,000, current interest at 4.58%, matures 2/1/31.	2,245,000
Series 2006 C Revenue bonds payable to Capital One Bank, in the total amount of $5,000,000, current interest at 4.865%, matures 2/1/31.	2,380,000
Total	$ 8,015,000

Annual debt service requirements to maturity for the revenue bonds that have closed are as follows:

Fiscal Year	Principal	Interest	Total
2024	$ 855,000	$ 353,765	$ 1,208,765
2025	890,000	309,562	1,199,562
2026	930,000	267,625	1,197,625
2027	975,000	223,719	1,198,719
2028	1,020,000	177,731	1,197,731
2029 – 2031	3,345,000	235,955	3,580,955
Total	$ 8,015,000	$ 1,568,357	$ 9,583,357

NOTE 8. LONG-TERM DEBT (CONTINUED)

Public Facilities Authority Revenue Bonds. The City entered into an agreement with a financial institution that provided for the issuance of revenue bonds for the purchase of land and equipment for the Amphitheater and Cultural Arts Center, the purchase of buildings for the Cultural Arts Center, and the improvement of trails. Various bond issues were used by the City during the purchase and construction phases. Amounts outstanding at year-end of $19,205,000 reflect total drawdowns to date net of repayments, if any.

Public Facilities Authority Fund long-term liabilities outstanding at December 31, 2023 are as follows:

Series 2021 B Revenue bonds payable to Truist Bank, in the total amount of $1,030,000, interest at 1.04%, matures 12/31/2025.	$ 520,000
Series 2021 A Revenue bonds payable to Truist Bank, in the total amount of $9,910,000, current interest at 1.32%, matures 12/31/2025.	5,015,000
Series 2021 C Revenue bonds payable to Truist Bank, in the total amount of $14,865,000, current interest at 2.53%, matures 12/31/2036.	13,670,000
Total	$ 19,205,000

Annual debt service requirements to maturity for the revenue bonds that have closed are as follows:

Fiscal Year	Principal	Interest	Total
2024	$ 3,980,000	$ 401,898	$ 4,381,898
2025	4,050,000	334,764	4,384,764
2026	1,295,000	266,346	1,561,346
2027	1,325,000	233,203	1,558,203
2028	1,360,000	199,238	1,559,238
2029 – 2033	4,325,000	642,177	4,967,177
2034 – 2036	2,870,000	110,055	2,980,055
Total	$ 19,205,000	$ 2,187,681	$ 21,392,681

NOTE 8. LONG-TERM DEBT (CONTINUED)

Lease Liability. The City enters into lease agreements for periods of five years as lessee for the use of copiers. These leases have an imputed interest rate of 2%.

Principal and interest requirements to maturity for the lease liability as of December 31, 2023 are as follows:

Fiscal Year	Principal	Interest	Total
2024	$ 28,242	$ 1,555	$ 29,797
2025	16,182	990	17,172
2026	16,506	667	17,173
2027	16,874	337	17,211
	$ 77,804	$ 3,549	$ 81,353

Water and Sewer Long-term Debt. The City issues revenue bonds and enters into construction note agreements with the Georgia Environmental Finance Authority ("GEFA") where in both types of debt the government pledges income derived from the acquired or constructed assets to pay debt service. Amounts outstanding at the end of the current fiscal year relate to a note issued in 2010 to finance construction projects to improve the City's water distribution facilities. The note was issued by GEFA in the total amount of $1,911,900. During the year ended December 31, 2023, the City repaid $99,253 of the note payable. Amounts outstanding at year-end of $924,592 reflect total drawdowns to date net of repayments, if any.

The annual requirement to pay GEFA's note outstanding is as follows:

Fiscal Year	Principal	Interest	Total
2024	$ 100,751	$ 26,489	$ 127,240
2025	103,816	23,424	127,240
2026	106,973	20,267	127,240
2027	110,227	17,013	127,240
2028	113,580	13,660	127,240
2029 – 2032	389,245	19,988	409,233
Total	$ 924,592	$ 120,841	$ 1,045,433

NOTE 9. INTERFUND TRANSFERS

Interfund transfers are as follows:

	Transfers Out									
Transfers In	General Fund	ARPA Fund	SPLOST V Fund	Public Facilities Authority	Water & Sewer Fund	Amphitheater Fund	Nonmajor Governmental Funds	Nonmajor Enterprise Funds	City-wide Capital Projects Fund	Total
General Fund	$ -	$ -	$ 2,946,324	$ -	$ 111,772	$ 3,214,506	$ 500,000	$ 60,000	$ -	$ 6,832,602
Grants Fund	481,263	229,850	-	-	-	-	-	-	-	711,113
Nonmajor Enterprise Funds	513,318	-	-	-	-	-	-	-	-	513,318
Nonmajor Governmental Funds	1,259,102	-	-	-	-	-	-	-	-	1,259,102
Public Facilities Authority	4,382,571	-	-	-	-	-	-	-	-	4,382,571
City-wide Capital Projects Fund	6,881,417	-	99,594	126,640	-	-	-	-	-	7,107,651
Amphitheater Fund	-	-	-	-	-	-	-	-	6,353,312	6,353,312
Total	$ 13,517,671	$ 229,850	$ 3,045,918	$ 126,640	$ 111,772	$ 3,214,506	$ 500,000	$ 60,000	$ 6,353,312	$ 27,159,669

Transfers are used to: 1) move revenues from the fund that the statute or budget requires to collect them to the fund that the statute or budget requires to expend them, and 2) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations. During the period ended December 31, 2023, transfers out of the City-wide Projects Fund to the Amphitheater fund were to fund Amphitheater operating expenses. Transfers from the Amphitheater Fund to the General Fund were to fund Amphitheater operating revenues. Transfers from the SPLOST V Fund to the City-wide Capital Projects Fund were used to reimburse the City-wide Capital Projects and General Funds for allowable expenditures.

NOTE 10. JOINT VENTURE

Under Georgia law, the City, in conjunction with other cities and counties in the ten-county Atlanta area, is a member of the Atlanta Regional Commission (“ARC”) and is required to pay annual dues thereto. Membership in the ARC is required by the O.C.G.A. §50-8-34 which provides for the organizational structure of the ARC in Georgia. The ARC Board membership includes the chief elected official of each county and municipality of the area. O.C.G.A. §50-8-39.1 provides that the member governments are liable for any debts or obligations of a regional commission. Henry County makes contributions on behalf of the City to the ARC. Separate financial statements may be obtained from:

Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, Georgia 30303

NOTE 11. DEFINED BENEFIT PENSION PLAN

A. Plan Description

The City's pension plan is administered through the Georgia Municipal Employee Benefit System ("GMEBS"), an agent multiple-employer pension plan administered by the Georgia Municipal Association. The Plan (the "Plan") provides retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. Benefits are provided by the Plan whereby retirees receive between 1% and 1.75% multiplied by the average of the five highest years of regular earnings multiplied by the total credited years of service. The City Council, in its role as the Plan sponsor, has the governing authority to establish and amend from time to time, the benefits provided and the contribution rates of the City and its employees. The Georgia Municipal Association issues a publicly available financial report that includes financial statements and Required Supplementary Information for GMEBS. That report may be obtained at www.gmanet.com or by writing to Georgia Municipal Association, Risk Management and Employee Benefit Services, 201 Pryor Street, NW, Atlanta, Georgia 30303 or by calling (404) 688-0472.

B. Plan Membership

As of July 1, 2023, the date of the most recent actuarial valuation, there were 239 participants consisting of the following:

Inactive plan members or beneficiaries currently receiving benefits	46
Inactive plan members entitled to but not receiving benefits	43
Active plan members	150
Total Plan Members	239

C. Contributions

The Plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of GMEBS has adopted a recommended actuarial funding policy for the Plan which meets state minimum requirements and will accumulate sufficient funds to provide the benefits under the Plan. The funding policy for the Plan, as adopted by the City Council, is to contribute an amount equal to or greater than the actuarially recommended contribution rate. This rate is based on the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of plan members, as determined by the City Council. For the year ended December 31, 2023, the City's contribution rate was 6.6% of annual payroll. City contributions to the Plan were $670,194 for the year ended December 31, 2023.

NOTE 11. DEFINED BENEFIT PENSION PLAN (CONTINUED)

D. Net Pension Liability of the City

The City's net pension liability was measured as of March 31, 2023. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2022 with updated procedures performed by the actuary to roll forward to the total pension liability measured as of March 31, 2023.

Actuarial Assumptions. The total pension liability in the July 1, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.25%
Salary increases	2.25% – plus service based merit increases
Investment rate of return	7.375%

Mortality rates were based on the RP-2000 Combined Healthy Mortality Table with gender-distinct rates, set forward two years for males and one year for females.

The actuarial assumptions used in the July 1, 2023 valuation were based on the results of an actuarial experience study for the period January 1, 2015 – June 30, 2019.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of March 31, 2023 are summarized in the following table:

Asset Class	Target Allocation	Long-term expected real rate of return*
Domestic equity	45%	6.40%
International equity	20%	6.80%
Domestic fixed income	20%	40%
Real estate	10%	3.90%
Global fixed income	5%	46%
Total	100%	

* Rates shown are net of the 2.25% assumed rate of inflation.

NOTE 11. DEFINED BENEFIT PENSION PLAN (CONTINUED)

E. Discount Rate

The discount rate used to measure the total pension liability was 7.375%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all of the projected benefit payments to determine the total pension liability.

F. Changes in the Net Pension Liability of the City

The changes in the components of the net pension liability of the City for the year ended December 31, 2023 were as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances at December 31, 2022	$ 13,168,929	$ 12,293,645	$ 875,284
Changes for the year:			
Service cost	459,717	-	459,717
Interest	981,875	-	981,875
Differences between expected and actual experience	926,528	-	926,528
Contributions - employer	-	591,026	(591,026)
Net investment income	-	(819,343)	819,343
Benefit payments, including refunds of employee contributions	(630,164)	(630,164)	-
Administrative expense	-	(21,654)	21,654
Net changes	1,737,956	(880,135)	2,618,091
Balances at December 31, 2023	$ 14,906,885	$ 11,413,510	$ 3,493,375

The required Schedule of Changes in the City's Net Pension Liability and Related Ratios immediately following the notes to the financial statements presents multi-year trend information about whether the value of plan assets is increasing or decreasing over time relative to the total pension liability.

NOTE 11. DEFINED BENEFIT PENSION PLAN (CONTINUED)

G. Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 7.375%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.375%) or 1-percentage-point higher (8.375%) than the current rate:

	1% Decrease (6.375%)	Current Discount Rate (7.375%)	1% Increase (8.375%)
City's net pension liability	$ 5,443,469	$ 3,493,375	$ 1,867,899

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of March 31, 2023, and the current sharing pattern of costs between employer and employee.

H. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2023, the City recognized pension expense of $999,559. At December 31, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 1,097,800	$ 24,332
Net difference between projected and actual earnings on pension plan investments	504,783	-
City contributions subsequent to the measurement date	502,646	-
Total	$ 2,105,229	$ 24,332

NOTE 11. DEFINED BENEFIT PENSION PLAN (CONTINUED)

H. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

City contributions subsequent to the measurement date of $502,646 are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the year ending December 31, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending December 31,	
2024	$ 370,224
2025	118,200
2026	559,769
2027	530,058
Total	$ 1,578,251

NOTE 12. RISK MANAGEMENT

The City is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions, injuries to employees, and natural disasters. The City carries commercial insurance in amounts deemed prudent by City management. Commercial insurance is carried for coverage of property, errors and omissions, professional liability and injuries to employees.

There have been no significant reductions of insurance coverage from coverage in the prior year and settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

NOTE 13. COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from grant agencies are subject to audit and adjustments by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount of any expenditures that may be disallowed by the grantor cannot be determined at this time, although the government expects such amounts, if any, to be immaterial.

In 2014, the citizens of Henry County voted to approve a Special Purpose Local Option Sales Tax (“SPLOST”) to help finance the acquisition and construction of major capital equipment and facilities. In relation to this, the City entered into an intergovernmental agreement with Henry County and the other cities inside the County whereby Henry County would issue revenue bonds to finance some of the SPLOST projects in advance of the SPLOST collections. The City received $6,000,000 from Henry County under this agreement in fiscal year 2015.

NOTE 13. COMMITMENTS AND CONTINGENCIES (CONTINUED)

The revenue bonds are in the name of Henry County and are not a direct liability of the City. However, under the terms of the intergovernmental agreement, Henry County will retain all of the first SPLOST revenue collections for each year in amounts that will satisfy the annual debt service requirements. The agreement also requires the City to pay its share of debt service requirements should the SPLOST revenue collections not be sufficient to satisfy the debt service requirements under the bond issue. Management believes the SPLOST revenue collections will be sufficient to satisfy all debt service requirements under the bond ordinance.

NOTE 14. HOTEL/MOTEL TAX

The City levies an 8% hotel/motel tax in accordance with the provisions of O.C.G.A. §48-13-51. In order to comply with the expenditure requirements of this code section, the City remits 40% of the monies from the first 5% collected under this provision to the Henry County Chamber of Commerce. The Henry County Chamber of Commerce also receives 50% of the additional 3%. Total collections for the year ended December 31, 2023, were $1,022,886. The amount remitted to the Henry County Chamber of Commerce totaled $444,532.

NOTE 15. LEASE AGREEMENTS

The City leases its solid waste transfer station to Lamar County Regional Solid Waste Management Authority who subleases to Waste Management. The current lease extends until April 30, 2026. The monthly rental charged by the City is $1.40 for each ton of waste received at the site through April 30, 2021, at which time the monthly rental will be adjusted by the Consumer Price Index (“CPI”) annually through the termination of the agreement. For the year ended December 31, 2023, the City received $98,402 in rental fees under the contract. The leased assets cost $36,116 and are reported net of accumulated depreciation of $34,311 for a net carrying value of $1,805.

The City’s lease agreements, other than the agreement described above, are relatively minor commitments whereby the City is leasing various pieces of office equipment.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF STOCKBRIDGE, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY
AND RELATED RATIOS
FOR THE FISCAL YEAR ENDED DECEMBER 31,

	2023	2022	2021	2020
Total pension liability				
Service cost	**$ 459,717**	$ 395,098	$ 395,087	$ 333,901
Interest on total pension liability	**981,875**	874,286	828,056	770,863
Differences between expected and actual experience	**926,528**	713,153	(60,831)	382,053
Changes of assumptions	**-**	-	-	-
Changes in benefit terms	**-**	-	-	-
Benefit payments, including refunds of employee contributions	**(630,164)**	(546,464)	(524,505)	(510,620)
Other	**-**	-	-	(80,734)
Net change in total pension liability	**1,737,956**	1,436,073	637,807	895,463
Total pension liability - beginning	**13,168,929**	11,732,856	11,095,049	10,199,586
Total pension liability - ending (a)	**14,906,885**	13,168,929	11,732,856	11,095,049
Plan fiduciary net position				
Contributions - employer	**591,026**	562,067	479,659	454,251
Net investment income	**(819,343)**	706,176	3,628,109	(609,481)
Benefit payments, including refunds of employee contributions	**(630,164)**	(546,464)	(524,505)	(510,620)
Administrative expenses	**(21,654)**	(19,801)	(18,658)	(20,941)
Net change in Plan fiduciary net position	**(880,135)**	701,978	3,564,605	(686,791)
Plan fiduciary net position - beginning	**12,293,645**	11,591,667	8,027,062	8,713,853
Plan fiduciary net position - ending (b)	**11,413,510**	12,293,645	11,591,667	8,027,062
City's net pension liability (a) - (b)	**$ 3,493,375**	$ 875,284	$ 141,189	$ 3,067,987
Plan fiduciary net position as a percentage of the total pension liability	**76.6%**	93.4%	98.8%	72.3%
Covered payroll	**$ 8,889,756**	$ 4,612,475	$ 3,993,352	$ 3,819,839
City's net pension liability as a percentage of covered payroll	**39.30%**	18.98%	3.54%	80.32%

Notes to the Schedule:

The schedule will present 10 years of information once it is accumulated.

2019	2018	2017	2016	2015
$ 329,372	$ 322,052	$ 297,396	$ 247,214	$ 319,885
750,914	685,378	650,509	611,199	604,791
(312,679)	180,527	(11,712)	132,894	(372,914)
-	-	-	-	4,539
-	-	-	-	3,871
(501,679)	(487,128)	(485,418)	(482,759)	(472,198)
-	145,682	-	-	-
265,928	846,511	450,775	508,548	87,974
9,933,658	9,087,147	8,636,372	8,127,824	8,039,850
10,199,586	9,933,658	9,087,147	8,636,372	8,127,824
411,823	373,239	334,499	401,339	397,450
306,333	951,855	870,208	20,122	629,378
(501,679)	(487,128)	(485,418)	(482,759)	(472,198)
(19,245)	(18,215)	(18,512)	(13,276)	(11,731)
197,232	819,751	700,777	(74,574)	542,899
8,516,621	7,696,870	6,996,093	7,070,667	6,527,768
8,713,853	8,516,621	7,696,870	6,996,093	7,070,667
$ 1,485,733	**$** 1,417,037	$ 1,390,277	$ 1,640,279	$ 1,057,157
85.4%	85.7%	84.7%	81.0%	87.0%
$ 2,956,753	**$** 2,982,269	$ 2,839,086	$ 2,777,571	$ 2,297,038
50.25%	47.52%	48.97%	59.05%	46.02%

CITY OF STOCKBRIDGE, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CITY CONTRIBUTIONS
FOR THE FISCAL YEAR ENDED DECEMBER 31,

	2023	2022	2021	2020
Actuarially determined contribution	**$ 670,194**	$ 564,637	$ 561,211	$ 452,475
Contributions in relation to the actuarially determined contribution	**670,194**	564,637	561,211	452,475
Contribution deficiency (excess)	**$ -**	$ -	$ -	$ -
Covered payroll	**$ 10,122,678**	$ 8,047,255	$ 4,531,408	$ 3,544,664
Contributions as a percentage of covered payroll	**6.6%**	7.0%	12.4%	12.8%

Notes to the Schedule:

Valuation date	July 1, 2023
Cost method	Projected Unit Credit
Actuarial asset valuation method	Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return, adjusted by 10% of the amounts that the value exceeds or is less than the market value at the end of the year. The actuarial value is adjusted, if necessary, to be within 20% of market value.
Assumed rate of return on investments	7.375%
Projected salary increases	2.25% plus service based merit increases
Cost of living adjustments	N/A
Amortization method	Closed level dollar for remaining unfunded liability
Remaining amortization period	Remaining amortization period varies for the bases, with a net effective amortization period of 13 years.

2019	2018	2017	2016	2015	2014
$ 454,363	$ 397,643	$ 365,104	$ 324,417	$ 427,020	$ 387,593
454,363	397,643	365,104	324,417	427,020	387,593
$ -	$ -	$ -	$ -	$ -	$ -
$ 4,009,122	$ 3,401,666	$ 3,251,123	$ 3,141,666	$ 2,954,937	$ 2,765,158
11.3%	11.7%	11.2%	10.3%	14.5%	14.0%

COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Hotel/Motel Tax Fund – This fund is used to account for hotel/motel taxes collected.

Confiscated Assets Fund – This fund is used to account for cash received either as a result of cash confiscation or cash received from a sale of capital assets acquired from a drug raid.

PERMANENT FUND

Burke Cemetery Fund – This fund is used to account for revenues earned from a trust set up for cemetery improvements at Burke Cemetery.

CAPITAL PROJECTS FUNDS

State and Federal Grants Fund – This fund is used to account for the acquisition and construction of major capital facilities which are financed with state and federal assistance.

Special Purpose Local Option Sales Tax ("SPLOST") III Fund – This fund is used to account for capital expenditures. Funding is provided by special purpose sales taxes, which are collected by the County and remitted to the City through an intergovernmental agreement.

Downtown Development Fund – This fund is used to account for the activities of the City's blended component unit, the Downtown Development Authority.

Special Purpose Local Option Sales Tax ("SPLOST") IV Fund – This fund is used to account for capital expenditures. Funding is provided by special purpose sales taxes, which are collected by Henry County and remitted to the City through an intergovernmental agreement.

Urban Redevelopment Fund – This fund is used to account for the proceeds from the issuance of bonds to finance the acquisition and construction of major capital facilities.

City-wide Development Fund – This fund is used to account for the activities of the City's blended component unit, the City-wide Development Authority.

Impact Fee Fund – This fund is used to account for the proceeds from new development taxes used for capital projects.

CITY OF STOCKBRIDGE, GEORGIA

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2023

	Special Revenue Fund		Permanent Fund	Capital Projects Funds	
	Hotel/Motel Tax Fund	Confiscated Asset Fund	Burke Cemetery Fund	State and Federal Grants Fund	SPLOST III Fund
ASSETS					
Cash and cash equivalents	$ 1,551,407	$ 126,308	$ 334	$ 353,351	$ 1,139,856
Investments	-	-	12,284	-	-
Taxes receivable	76,924	-	-	-	-
Accounts receivable	-	-	-	-	-
Total assets	$ 1,628,331	$ 126,308	$ 12,618	$ 353,351	$ 1,139,856
LIABILITIES AND FUND BALANCES					
Liabilities					
Accounts payable	$ 68,722	$ -	$ 334	$ -	$ -
Retainage payable	-	-	-	-	-
Total liabilities	68,722	-	334	-	-
Fund Balances					
Non-spendable:					
Permanent fund corpus	-	-	5,000	-	-
Restricted:					
Cemetery maintenance	-	-	7,284	-	-
Capital projects	-	-	-		1,139,856
Public safety	-	126,308	-	-	-
Tourism	1,559,609	-	-	-	-
Assigned for capital projects	-	-	-	353,351	-
Total fund balances	1,559,609	126,308	12,284	353,351	1,139,856
Total liabilities and fund balances	$ 1,628,331	$ 126,308	$ 12,618	$ 353,351	$ 1,139,856

Capital Projects Funds					Total Nonmajor Governmental Funds
Downtown Development Fund	SPLOST IV Fund	Urban Redevelopment Fund	City-wide Development Fund	Impact Fee Fund	
$ 120	$ 1,659,528	$ 2,256	$ 15	$ 743,620	$ 5,576,795
-	-	-	-	-	12,284
-	-	-	-	-	76,924
2,500	-	-	-	-	2,500
$ 2,620	$ 1,659,528	$ 2,256	$ 15	$ 743,620	$ 5,668,503
$ 120	$ 55,786	$ -	$ 15	$ -	$ 124,977
-	184,332	-	-	-	184,332
120	240,118	-	15	-	309,309
-	-	-	-	-	5,000
-	-	-	-	-	7,284
2,500	1,419,410	2,256	-	743,620	3,307,642
-	-	-	-	-	126,308
-	-	-	-	-	1,559,609
-	-	-	-	-	353,351
2,500	1,419,410	2,256	-	743,620	5,359,194
$ 2,620	$ 1,659,528	$ 2,256	$ 15	$ 743,620	$ 5,668,503

CITY OF STOCKBRIDGE, GEORGIA

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Special Revenue Fund		Permanent Fund	Capital Projects Funds	
	Hotel/Motel Tax Fund	Confiscated Asset Fund	Burke Cemetery Fund	State and Federal Grants Fund	SPLOST III Fund
Revenues					
Other taxes	$ 1,022,886	$ -	$ -	$ -	$ -
Fines and forfeitures	-	126,308	-	-	-
Impact fees	-	-	-	-	-
Interest income	-	-	-	-	58
Total revenues	1,022,886	126,308	-	-	58
Expenditures					
Current:					
Public works	-	-	1,415	-	-
Housing and development	561,588	-	-	-	-
Capital outlay:					
General government	-	-	-	-	-
Public works	-	-	-	-	-
Debt service:				-	
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total expenditures	561,588	-	1,415	-	-
Excess (deficiency) of revenues over (under) expenditures	461,298	126,308	(1,415)	-	58
Other financing sources (uses)					
Transfers in	-	-	1,183	-	-
Transfers out	-	-	-	-	-
Total other financing sources (uses)	-	-	1,183	-	-
Net change in fund balances	461,298	126,308	(232)	-	58
Fund balances, beginning of year	1,098,311	-	12,516	353,351	1,139,798
Fund balances, end of year	$ 1,559,609	$ 126,308	$ 12,284	$ 353,351	$ 1,139,856

Capital Projects Funds					Total Nonmajor Governmental Funds
Downtown Development Fund	SPLOST IV Fund	Urban Redevelopment Fund	City-wide Development Fund	Impact Fee Fund	
$ -	$ -	$ -	$ -	$ -	$ 1,022,886
-	-	-	-	-	126,308
-	-	-	-	2,370	2,370
-	222	-	-	-	280
-	222	-	-	2,370	1,151,844
-	-	-	-	-	1,415
36,411	-	-	-	-	597,999
-	4,500	-	30,426	-	34,926
-	1,244,863	-	-	-	1,244,863
-	-	820,000	-	-	820,000
-	-	388,356	-	-	388,356
36,411	1,249,363	1,208,356	30,426	-	3,087,559
(36,411)	(1,249,141)	(1,208,356)	(30,426)	2,370	(1,935,715)
19,137	-	1,208,356	30,426	-	1,259,102
-	(500,000)	-	-	-	(500,000)
19,137	(500,000)	1,208,356	30,426	-	759,102
(17,274)	(1,749,141)	-	-	2,370	(1,176,613)
19,774	3,168,551	2,256	-	741,250	6,535,807
$ 2,500	$ 1,419,410	$ 2,256	$ -	$ 743,620	$ 5,359,194

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL SPECIAL REVENUE FUND - HOTEL/MOTEL TAX FUND FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Hotel/Motel Tax Fund		
	Final Budget	Actual	Variance With Final Budget
Revenues			
Taxes	$ 411,227	$ 1,022,886	$ 611,659
Total revenues	411,227	1,022,886	611,659
Expenditures			
Current:			
Housing and development	411,227	561,588	(150,361)
Total expenditures	411,227	561,588	(150,361)
Net change in fund balances	-	461,298	461,298
Fund balances, beginning of year	1,098,311	1,098,311	-
Fund balances, end of year	$ 1,098,311	$ 1,559,609	$ 461,298

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL PERMANENT FUND - BURKE CEMETERY FUND FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Burke Cemetery Fund		
	Final Budget	Actual	Variance With Final Budget
Revenues:			
Interest income	$ 10,000	$ -	$ (10,000)
Total revenues	10,000	-	(10,000)
Expenditures:			
Current:			
General government:			
Public works	10,000	1,415	8,585
Total expenditures	10,000	1,415	8,585
Deficiency of expenditures under revenues	-	(1,415)	(1,415)
Other financing sources:			
Transfers in	-	1,183	1,183
Total other financing sources	-	1,183	1,183
Net change in fund balances	-	(232)	(232)
Fund balances, beginning of year	12,516	12,516	-
Fund balances, end of year	$ 12,516	$ 12,284	$ (232)

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL CAPITAL PROJECTS FUND - DOWNTOWN DEVELOPMENT FUND FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Downtown Development Fund		
	Final Budget	Actual	Variance With Final Budget
Revenues:			
Other revenues	$ 45,000	$ -	$ (45,000)
Total revenues	45,000	-	(45,000)
Expenditures:			
Current:			
Housing and development	45,000	36,411	8,589
Total expenditures	45,000	36,411	8,589
Deficiency of revenues under expenditures	-	(36,411)	(36,411)
Other financing sources:			
Transfers in	-	19,137	19,137
Total other financing sources	-	19,137	19,137
Net change in fund balances	-	(17,274)	(17,274)
Fund balances, beginning of year	19,774	19,774	-
Fund balances, end of year	$ 19,774	$ 2,500	$ (17,274)

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL CAPITAL PROJECTS FUND - URBAN REDEVELOPMENT FUND FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Urban Redevelopment Fund		
	Final Budget	Actual	Variance With Final Budget
Revenues:			
Other revenues	$ -	$ -	$ -
Total revenues	-	-	-
Expenditures:			
Debt service:			
Principal	1,023,621	820,000	203,621
Interest	184,735	388,356	(203,621)
Total expenditures	1,208,356	1,208,356	-
Deficiency of revenues under expenditures	(1,208,356)	(1,208,356)	-
Other financing sources:			
Transfers in	1,208,356	1,208,356	-
Total other financing sources	1,208,356	1,208,356	-
Net change in fund balances	-	-	-
Fund balances, beginning of year	2,256	2,256	-
Fund balances, end of year	$ 2,256	$ 2,256	$ -

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL CAPITAL PROJECTS FUND - CITY-WIDE DEVELOPMENT FUND FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	City-wide Development Fund		
	Final Budget	Actual	Variance With Final Budget
Revenues:			
Miscellaneous revenues	$ 45,000	$ -	$ (45,000)
Total revenues	45,000	-	(45,000)
Expenditures:			
Capital outlay:			
General government	45,000	30,426	14,574
Total expenditures	45,000	30,426	14,574
Deficiency of revenues under expenditures	-	(30,426)	(30,426)
Other financing sources:			
Transfers in	-	30,426	30,426
Total other financing sources	-	30,426	30,426
Net change in fund balances	-	-	-
Fund balances, beginning of year	-	-	-
Fund balances, end of year	$ -	$ -	$ -

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL
CAPITAL PROJECTS FUND - IMPACT FEE FUND
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Impact Fee Fund		
	Final Budget	Actual	Variance With Final Budget
Revenues:			
Impact fees	$ -	$ 2,370	$ 2,370
Total revenues	-	2,370	2,370
Expenditures:			
Current:			
Public works	-	-	-
Total expenditures	-	-	-
Net change in fund balances	-	2,370	2,370
Fund balances, beginning of year	741,250	741,250	-
Fund balances, end of year	$ 741,250	$ 743,620	$ 2,370

NONMAJOR ENTERPRISE FUNDS

The Stormwater Fund – This fund is used to account for revenues generated from the charges for stormwater services provided to the citizens of the City.

Conference Center Fund – This fund is used to account for activities related to the Merle Manders Conference Center.

CITY OF STOCKBRIDGE, GEORGIA

COMBINING STATEMENT OF NET POSITION
NONMAJOR ENTERPRISE FUNDS
DECEMBER 31, 2023

	Stormwater Fund	Conference Center Fund	Total
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	$ 1,933,976	$ 13,123	$ 1,947,099
Accounts receivable	281,845	-	281,845
Due from other governments	5,836	-	5,836
Prepaid expenses	1,161	2,767	3,928
Total current assets	2,222,818	15,890	2,238,708
NON-CURRENT ASSETS			
Capital assets, net of accumulated	1,693,009	2,277,888	3,970,897
Total non-current assets	1,693,009	2,277,888	3,970,897
Total assets	3,915,827	2,293,778	6,209,605
DEFERRED OUTFLOWS OF RESOURCES			
Pensions	153,801	118,309	272,110
Total deferred outflows of resources	153,801	118,309	272,110
LIABILITIES			
CURRENT LIABILITIES			
Accounts payable	6,706	13,123	19,829
Accrued liabilities	4,180	5,495	9,675
Customer deposits	-	40,020	40,020
Compensated absences due within one year	2,834	1,847	4,681
Total current liabilities	13,720	60,485	74,205
NON-CURRENT LIABILITIES			
Compensated absences due in more	11,338	7,387	18,725
Net pension liability	255,215	196,320	451,535
Total non-current liabilities	266,553	203,707	470,260
Total liabilities	280,273	264,192	544,465
DEFERRED INFLOWS OF RESOURCES			
Pensions	1,778	1,367	3,145
Total deferred inflows of resources	1,778	1,367	3,145
NET POSITION			
Investment in capital assets	1,693,009	2,277,888	3,970,897
Unrestricted	2,094,568	(131,360)	1,963,208
Total net position	$ 3,787,577	$ 2,146,528	$ 5,934,105

CITY OF STOCKBRIDGE, GEORGIA

COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
NONMAJOR ENTERPRISE FUNDS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Stormwater Fund	Conference Center Fund	Total
OPERATING REVENUES			
Charges for services:			
Rentals	$ -	$ 126,100	$ 126,100
Stormwater fees	1,397,200	-	1,397,200
Total operating revenues	1,397,200	126,100	1,523,300
OPERATING EXPENSES			
Personnel services	155,701	491,244	646,945
Contracted services	49,596	87,545	137,141
Supplies	17,699	31,761	49,460
Repairs and maintenance	174,501	8,077	182,578
Depreciation	162,937	92,645	255,582
Total operating expenses	560,434	711,272	1,271,706
Operating income (loss)	836,766	(585,172)	251,594
TRANSFERS IN	-	513,318	513,318
TRANSFERS OUT	(60,000)	-	(60,000)
Change in net position	776,766	(71,854)	704,912
NET POSITION, beginning of year	3,010,811	2,218,382	5,229,193
NET POSITION, end of year	$ 3,787,577	$ 2,146,528	$ 5,934,105

CITY OF STOCKBRIDGE, GEORGIA

COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Stormwater Fund	Conference Center Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	$ 1,358,707	$ 1,093,289	$ 2,451,996
Payments to suppliers and service providers	(246,476)	(1,148,144)	(1,394,620)
Payments to employees	(287,602)	(371,092)	(658,694)
Net cash provided by (used in) operating activities	824,629	(425,947)	398,682
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
Transfers to other funds	(60,000)	-	(60,000)
Transfers from other funds	-	513,318	513,318
Net cash provided by (used in) non-capital financing activities	(60,000)	513,318	453,318
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Purchase of property and equipment	-	(74,248)	(74,248)
Net cash used in capital and related financing activities	-	(74,248)	(74,248)
Increase in cash and cash equivalents	764,629	13,123	777,752
Cash and cash equivalents:			
Beginning of year	1,169,347	-	1,169,347
End of year	$ 1,933,976	$ 13,123	$ 1,947,099
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:			
Operating income (loss)	$ 836,766	$ (585,172)	$ 251,594
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:			
Depreciation	162,937	92,645	255,582
Increase in accounts receivable	(34,686)	-	(34,686)
Increase in due from other governments	(3,807)	-	(3,807)
Decrease in prepaid expenses	-	1,053	1,053
Decrease (increase) in deferred outflows of resources - pension	76,614	(84,288)	(7,674)
Increase in customer deposits	-	20,370	20,370
Increase (decrease) in accrued liabilities	1,718	(4,377)	(2,659)
Increase (decrease) in accounts payable	(4,680)	5,121	441
Decrease in deferred inflows	(274,076)	(39,363)	(313,439)
Increase in net pension liability	63,843	168,064	231,907
Net cash provided by (used in) operating activities	$ 824,629	$ (425,947)	$ 398,682

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF EXPENDITURES OF
SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS - SPLOST III
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

Project	Original Estimated Cost	Current Estimated Cost	Expenditures			Estimated Percent Complete
			Beginning of Year	Current Year	To Date	
Roads, bridges, sidewalks and transportation facilities	$ 3,060,000	$ 1,742,941	$ 1,742,941	$ -	$ 1,742,941	100.00%
Public safety facilities and equipment	2,000,000	2,551,386	2,551,386	-	2,551,386	100.00%
Public works facilities and equipment	17,097,500	7,754,028	6,541,861	-	6,541,861	84.37%
Construction and renovation of municipal buildings	10,700,000	6,358,696	6,358,696	-	6,358,696	100.00%
Total	$ 32,857,500	$ 18,407,051	$ 17,194,884	$ -	$ 17,194,884	93.41%

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF EXPENDITURES OF
SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS - SPLOST IV
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

Project	Original Estimated Cost	Current Estimated Cost	Expenditures			Estimated Percent Complete
			Beginning of Year	Current Year	To Date	
Roads, bridges, sidewalks and transportation facilities	$ 1,500,000	$ 5,210,000	$ 3,792,331	$ 1,244,863	$ 5,037,194	96.68%
Public safety facilities and equipment	4,180,000	131,817	131,817	-	131,817	100.00%
Public works facilities and equipment	19,000,000	8,923,222	8,091,441	4,500	8,095,941	90.73%
Parks and recreation	2,000,000	9,006,275	8,387,991	-	8,387,991	93.13%
Total	$ 26,680,000	$ 23,271,314	$ 20,403,580	$ 1,249,363	$ 21,652,943	93.05%

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF EXPENDITURES OF
SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS - SPLOST V
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

Project	Original Estimated Cost	Current Estimated Cost	Expenditures			Estimated Percent Complete
			Beginning of Year	Current Year	To Date	
Roads, bridges, sidewalks and transportation facilities	$ 4,720,959	$ 4,720,959	$ 1,485,643	$ 2,569,007	$ 4,054,650	85.89%
Civic projects	9,852,437	9,852,437	240,613	41,082	281,695	2.86%
Parks and recreation	1,231,554	1,231,554	173,734	123,907	297,641	24.17%
Sewer/Water/Stormwater infrastructure	4,720,959	4,720,959	28,423	323,145	351,568	7.45%
Total	$ 20,525,909	$ 20,525,909	$ 1,928,413	$ 3,057,141	$ 4,985,554	24.29%

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF EXPENDITURES OF TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

Project	Original Estimated Cost	Current Estimated Cost	Expenditures			Estimated Percent Complete
			Beginning of Year	Current Year	To Date	
Roads, bridges, sidewalks and transportation facilities	$ 12,200,000	$ 12,200,000	$ -	$ 133,119	$ 133,119	1.09%
Parks and recreation	10,105,000	10,105,000	-	-	-	0.00%
Total	$ 22,305,000	$ 22,305,000	$ -	$ 133,119	$ 133,119	0.60%

Expenditures above	$ 133,119
Non-TSPLOST expenditures	286
Total expenditures, TSPLOST Fund	133,405

STATISTICAL SECTION

STATISTICAL SECTION

This part of the City of Stockbridge, Georgia's (the "City") Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and Required Supplementary Information says about the City's overall financial health.

Page

Financial Trends ..... **82 – 94**
These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity ..... **95 – 98**
These schedules contain information to help the reader assess the City's most significant local revenue source, sales taxes.

Debt Capacity ..... **99 – 105**
These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information ..... **106 and 107**
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information ..... **108 – 112**
These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual financial reports for the relevant year.

CITY OF STOCKBRIDGE, GEORGIA

NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

	Fiscal Year				
	2014	2015	2016	2017	2018
Governmental Activities					
Net investment in capital assets	$ 30,884,452	$ 29,316,744	$ 24,706,392	$ 25,476,622	$ 26,862,664
Restricted	6,707,544	14,922,842	16,757,135	15,313,394	16,603,867
Unrestricted	7,423,318	7,770,791	14,920,345	17,534,743	17,496,942
Total governmental activities net position	$ 45,015,314	$ 52,010,377	$ 56,383,872	$ 58,324,759	$ 60,963,473
Business-Type Activities					
Net investment in capital assets	$ 15,869,585	$ 16,460,917	$ 16,337,920	$ 18,655,646	$ 18,698,180
Unrestricted	5,891,310	6,533,628	7,495,232	7,231,099	7,462,589
Total business-type activities net position	$ 21,760,895	$ 22,994,545	$ 23,833,152	$ 25,886,745	$ 26,160,769
Primary Government					
Net investment in capital assets	$ 46,754,037	$ 45,777,661	$ 41,044,312	$ 44,132,268	$ 45,560,844
Restricted	6,707,544	14,922,842	16,757,135	15,313,394	16,603,867
Unrestricted	13,314,628	14,304,419	22,415,577	24,765,842	24,959,531
Total primary government net position	$ 66,776,209	$ 75,004,922	$ 80,217,024	$ 84,211,504	$ 87,124,242

Fiscal Year				
2019	2020	2021	2022	2023
$ 28,435,249	$ 43,717,019	$ 48,261,529	$ 33,292,952	$ 39,579,866
16,772,774	9,284,117	11,599,061	25,321,397	30,954,716
18,313,148	13,597,025	15,443,768	4,602,348	5,965,369
$ 63,521,171	$ 66,598,161	$ 75,304,358	$ 63,216,697	$ 76,499,951
$ 22,251,421	$ 23,368,409	$ 21,459,083	$ 46,971,570	$ 47,350,358
6,117,244	5,522,733	5,252,432	5,299,457	4,450,111
$ 28,368,665	$ 28,891,142	$ 26,711,515	$ 52,271,027	$ 51,800,469
$ 50,686,670	$ 67,085,428	$ 69,720,612	$ 80,264,522	$ 86,930,224
16,772,774	9,284,117	11,599,061	25,321,397	30,954,716
24,430,392	19,119,758	20,696,200	9,901,805	10,415,480
$ 91,889,836	$ 95,489,303	$ 102,015,873	$ 115,487,724	$ 128,300,420

CITY OF STOCKBRIDGE, GEORGIA

CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

	Fiscal Year				
	2014	2015	2016	2017	2018
Expenses					
Governmental activities:					
General government	$ 3,561,543	$ 3,366,285	$ 3,496,445	$ 3,397,192	$ 4,192,501
Judicial [1]	787,946	665,664	447,338	172,218	-
Public safety	744,104	848,136	177,125	436,880	198,810
Public works	2,844,049	2,829,741	2,058,092	2,608,574	4,768,839
Health and welfare	-	-	-	-	-
Culture and recreation	-	10,577	-	-	-
Housing and development	203,265	1,267,243	739,159	1,037,910	1,480,341
Interest on long-term debt	656,137	629,911	602,535	573,861	544,013
Total governmental activities expenses	8,797,044	9,617,557	7,520,694	8,226,635	11,184,504
Business-type activities:					
Water and sewer	2,884,646	3,158,357	3,090,427	3,429,805	3,515,666
Stormwater	349,691	212,729	389,999	599,575	620,265
Solid waste	728,744	719,355	1,024,671	1,270,720	1,417,032
Conference center	331,099	290,062	393,485	492,130	502,506
Community center	28,849	49,768	51,876	56,177	60,532
Amphitheater	-	-	-	-	-
Total business-type activities	4,323,029	4,430,271	4,950,458	5,848,407	6,116,001
Total primary government	$ 13,120,073	$ 14,047,828	$ 12,471,152	$ 14,075,042	$ 17,300,505
Program Revenues					
Governmental activities:					
Charges for services:					
General government	$ 450,308	$ 347,970	$ 430,767	$ 440,347	$ 963,720
Judicial	1,179,667	1,018,700	419,041	43,678	28,600
Capital grants and contributions	3,886,677	8,732,683	2,863,565	2,811,531	3,387,128
Total governmental activities program revenues	5,516,652	10,099,353	3,713,373	3,295,556	4,379,448
Business-type activities:					
Charges for services:					
Water and sewer	2,938,884	3,067,407	3,356,353	3,580,309	3,972,963
Stormwater	493,402	495,077	509,886	510,920	521,509
Solid waste	1,167,463	1,170,475	1,212,246	1,237,250	1,248,109
Amphitheater	-	-	-	-	-
Conference center	194,518	163,297	168,874	198,496	186,452
Community center	34,661	46,788	48,538	46,417	47,086
Capital grants and contributions	-	-	-	-	-
Total business-type activities program revenues	4,828,928	4,943,044	5,295,897	5,573,392	5,976,119
Total primary government program revenues	$ 10,345,580	$ 15,042,397	$ 9,009,270	$ 8,868,948	$ 10,355,567

	Fiscal Year				
	2019	2020	2021	2022	2023
	$ 3,901,360	$ 4,448,902	$ 3,760,382	$ 14,215,859	$ 5,354,193
	187,427	276,608	155,059	1,625,210	777,988
	266,742	292,705	345,410	8,317,170	8,271,475
	5,915,846	4,191,206	3,149,973	20,668,385	9,210,873
	-	1,509,531	42,502	-	-
	-	-	376,263	-	12,556
	1,878,636	1,639,480	1,972,305	2,989,823	3,147,200
	512,812	480,220	1,381,846	914,109	815,032
	12,662,823	12,838,652	11,183,740	48,730,556	27,589,317
	3,784,323	4,359,746	4,370,327	4,457,740	4,434,695
	478,698	573,183	628,728	579,548	560,434
	1,464,732	1,577,462	1,658,235	1,884,867	2,169,370
	572,740	639,116	2,315,364	665,555	711,272
	49,948	44,115	567,622	-	-
	-	-	-	3,081,604	7,664,383
	6,350,441	7,193,622	9,540,276	10,669,314	15,540,154
	$ 19,013,264	$ 20,032,274	$ 20,724,016	$ 59,399,870	$ 43,129,471
	$ 1,098,764	$ 1,019,736	$ 1,382,633	$ 1,252,877	$ 3,398,445
	263,253	22,212	56,495	256,485	998,484
	3,580,528	8,950,956	11,203,137	32,021,633	22,829,625
	4,942,545	9,992,904	12,642,265	33,530,995	27,226,554
	4,169,272	4,388,102	3,949,637	3,991,542	4,532,877
	527,501	1,024,877	1,042,072	1,037,207	1,397,200
	1,219,300	1,231,457	1,785,974	1,811,707	1,804,957
	-	-	173,695	447,580	3,664,265
	121,965	26,508	-	10,785	126,100
	50,239	1,428	-	-	-
	2,139,259	427,618	563,657	24,555,035	-
	8,227,536	7,099,990	7,515,035	31,853,856	11,525,399
	$ 13,170,081	$ 17,092,894	$ 20,157,300	$ 65,384,851	$ 38,751,953

(Continued)

CITY OF STOCKBRIDGE, GEORGIA

CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

	Fiscal Year				
	2014	2015	2016	2017	2018
Program Revenues (Continued)					
Net (expense)/revenue					
Governmental activities	$ (3,280,392)	$ 481,796	$ (3,807,321)	$ (4,931,079)	$ (6,805,056)
Business-type activities	505,899	512,773	345,439	(275,015)	(139,882)
Total primary government net expense	$ (2,774,493)	$ 994,569	$ (3,461,882)	$ (5,206,094)	$ (6,944,938)
General Revenues and					
Other Changes in Net Position					
Governmental activities:					
Taxes:					
Property taxes	$ 271,113	$ 226,911	$ 124,284	$ 126,814	$ 221,334
Sales taxes	3,403,706	3,597,732	3,785,414	3,887,722	4,161,389
Franchise taxes	1,452,601	1,546,828	1,480,642	1,419,291	1,497,519
Alcoholic beverage taxes	663,251	704,298	711,402	726,445	747,612
Business and occupation taxes	472,466	564,290	601,511	661,371	815,350
Insurance premium taxes	1,419,779	1,516,512	1,642,740	1,751,247	1,888,635
Hotel/Motel taxes	92,580	130,588	222,993	445,240	454,239
Other taxes	84,437	120,925	103,613	180,437	68,837
Unrestricted investment earnings	17,715	4,322	1,381	2,007	2,761
Transfers	(2,362,748)	(1,123,522)	(493,164)	(2,328,608)	(413,906)
Total governmental activities	5,514,900	7,288,884	8,180,816	6,871,966	9,443,770
Business-type activities:					
Unrestricted investment earnings	1,718	334	4	-	-
Gain on sale of capital assets	-	42,791	-	-	-
Transfers	2,362,748	1,123,522	493,164	2,328,608	413,906
Total business-type activities	2,364,466	1,166,647	493,168	2,328,608	413,906
Total primary government	$ 7,879,366	$ 8,455,531	$ 8,673,984	$ 9,200,574	$ 9,857,676
Change in Net Position					
Governmental activities	$ 2,234,508	$ 7,770,680	$ 4,373,495	$ 1,940,887	$ 2,638,714
Business-type activities	2,870,365	1,679,420	838,607	2,053,593	274,024
Total primary government	$ 5,104,873	$ 9,450,100	$ 5,212,102	$ 3,994,480	$ 2,912,738

Note:
(1) The Community Center and the Conference Center activity was moved from a separate fund to a department within the General Fund in 2021.

Fiscal Year				
2019	2020	2021	2022	2023
$ (7,720,278)	$ (2,845,748)	$ 1,458,525	$ (15,199,561)	$ (362,763)
1,877,095	(93,632)	(2,025,241)	21,184,542	(4,014,755)
$ (5,843,183)	$ (2,939,380)	$ (566,716)	$ 5,984,981	$ (4,377,518)
$ 352,331	$ 544,338	$ 806,485	$ 770,169	$ 9,368,344
4,474,981	-	-	-	-
1,559,754	1,599,506	1,494,487	1,614,172	1,767,594
760,087	842,612	841,605	851,324	841,664
827,926	959,288	1,083,528	1,210,279	1,529,950
2,012,698	2,122,713	2,187,071	2,389,696	2,568,811
472,110	349,863	546,818	484,363	1,022,886
136,456	93,190	131,398	165,611	90,757
12,434	27,337	1,894	1,256	208
(330,801)	(616,109)	154,386	(4,374,970)	(3,544,197)
10,277,976	5,922,738	7,247,672	3,111,900	13,646,017
-	-	-	-	-
-	-	-	-	-
330,801	616,109	(154,386)	4,374,970	3,544,197
330,801	616,109	(154,386)	4,374,970	3,544,197
$ 10,608,777	$ 6,538,847	$ 7,093,286	$ 7,486,870	$ 17,190,214
$ 2,557,698	$ 3,076,990	$ 8,706,197	$ (12,087,661)	$ 13,283,254
2,207,896	522,477	(2,179,627)	25,559,512	(470,558)
$ 4,765,594	$ 3,599,467	$ 6,526,570	$ 13,471,851	$ 12,812,696

CITY OF STOCKBRIDGE, GEORGIA

GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

Fiscal Year	Property Tax	Sales Tax	Franchise Tax	Alcoholic Beverage Tax	Business and Occupation Tax	Insurance Premium Tax
2014	$ 271,113	$ 3,403,706	$ 1,452,601	$ 663,251	$ 472,466	$ 1,419,779
2015	226,911	3,597,732	1,546,828	704,298	564,290	1,516,512
2016	124,284	3,785,414	1,480,642	711,402	601,511	1,642,740
2017	126,814	3,887,722	1,419,291	726,445	661,371	1,751,247
2018	221,334	4,161,389	1,497,519	747,612	815,350	1,888,635
2019	352,331	4,474,981	1,559,754	760,087	827,926	2,012,698
2020	544,338	-	1,599,506	842,612	959,288	2,122,713
2021	806,485	-	1,494,487	841,605	1,083,528	2,187,071
2022	770,169	-	1,614,172	851,324	1,210,279	2,389,696
2023	$ 9,368,344	$ -	$ 1,767,594	$ 841,664	$ 1,529,950	$ 2,568,811

Note: Sales and Use Tax revenues along with most other tax revenue sources have increased due to the significant growth in both population and commercial businesses. The City began collecting property taxes during 2023.

Other Taxes	Total
$ 177,017	$ 7,859,933
251,513	8,408,084
326,606	8,672,599
625,677	9,198,567
523,076	9,854,915
608,566	10,596,343
443,053	6,511,510
678,216	7,091,392
649,974	7,485,614
$ 1,113,643	$ 17,190,006

CITY OF STOCKBRIDGE, GEORGIA

FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

	Fiscal Year				
	2014	2015	2016	2017	2018
General Fund:					
Nonspendable	$ 6,116,722	$ 6,078,840	$ 4,605,760	$ 2,289,521	$ 2,274,304
Restricted	-	166,864	-	-	-
Assigned	113,588	138,184	58,937	2,874	829,299
Unassigned	6,166,220	8,232,433	11,326,184	16,328,566	15,634,005
Total General Fund	$ 12,396,530	$ 14,616,321	$ 15,990,881	$ 18,620,961	$ 18,737,608
All Other Governmental Funds:					
Nonspendable	$ 592,900	$ 5,684	$ 5,597	$ 5,000	$ 5,000
Restricted, reported in:					
Special revenue funds	68,238	129,398	187,190	337,145	506,466
Capital project funds	6,627,115	14,614,296	16,557,661	14,963,965	16,085,451
Permanent fund	7,191	7,284	7,284	7,284	6,950
Assigned, reported in:					
Capital project funds	(5,513,757)	(5,765,237)	-	-	(162,940)
Unassigned	-	-	-	-	-
Total all other governmental funds	$ 1,781,687	$ 8,991,425	$ 16,757,732	$ 15,313,394	$ 16,440,927

Note: Governmental Accounting Standards Board Statement No. 54 was adopted in 2011.

Fiscal Year				
2019	2020	2021	2022	2023
$ 2,276,346	$ 2,293,686	$ 2,298,715	$ 2,569,719	$ 2,486,118
-	-	-	-	-
315,625	1,104,366	7,975,208	679,237	8,468
16,648,682	13,603,614	5,769,093	1,212,272	3,462,355
$ 19,240,653	$ 17,001,666	$ 16,043,016	$ 4,461,228	$ 5,956,941
$ 5,824	$ 5,000	$ 5,000	$ 5,566	$ 5,000
691,087	839,531	1,059,221	1,098,311	1,715,767
16,069,737	8,432,636	28,620,712	39,430,598	44,319,427
6,950	6,950	6,950	6,950	7,284
(61,322)	(3,030,430)	353,351	353,351	353,351
-	-	-	(260,855)	-
$ 16,712,276	$ 6,253,687	$ 30,045,234	$ 40,633,921	$ 46,400,829

CITY OF STOCKBRIDGE, GEORGIA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

	Fiscal Year				
	2014	2015	2016	2017	2018
Revenues					
Taxes	$ 7,860,843	$ 8,399,813	$ 8,625,047	$ 9,266,993	$ 9,854,915
Licenses and permits	174,297	211,001	258,637	291,989	714,550
Intergovernmental	3,861,031	8,721,298	2,839,897	2,758,823	3,278,162
Fines and forfeitures	1,210,910	1,059,330	539,215	68,652	39,297
Charges for services	1,187	3,078	5,590	7,858	74,112
Impact fees	-	-	-	-	-
Rental income	21,226	700		600	30,969
Investment earnings	22,135	15,707	25,049	54,715	111,727
Miscellaneous	274,824	133,191	161,623	139,752	144,089
Total revenues	13,426,453	18,544,118	12,455,058	12,589,382	14,247,821
Expenditures					
General government	2,929,787	2,673,703	2,701,378	2,990,473	4,665,663
Judicial	767,735	615,842	437,762	180,971	122,342
Public safety	671,715	790,475	136,373	161,280	148,680
Public works and parks	2,051,248	1,978,791	1,699,509	2,122,376	2,361,610
Health and welfare	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Housing and development	512,598	1,233,236	739,159	1,042,949	1,479,499
Capital outlay	1,214,890	562,889	869,169	4,121,584	2,886,748
Debt service:					
Principal	545,000	570,000	595,000	625,000	650,000
Interest	666,595	640,851	613,951	585,859	556,491
Bond issuance costs	-	-	-	-	-
Total expenditures	9,359,568	9,065,787	7,792,301	11,830,492	12,871,033
Excess of revenues over (under) expenditures	4,066,885	9,478,331	4,662,757	758,890	1,376,788
Other financing sources (uses)					
Proceeds from debt issues	-	-	-	-	-
Recognition of extinguishment of debt	-	-	4,532,836	-	-
Transfers	(143,239)	(48,802)	(54,726)	(120,785)	(162,065)
Proceeds from sale of assets	-	-	-	547,637	19,457
Total other financing sources (uses)	(143,239)	(48,802)	4,478,110	426,852	(142,608)
Net change in fund balances	$ 3,923,646	$ 9,429,529	$ 9,140,867	$ 1,185,742	$ 1,234,180
Debt service as a percentage of non-capital expenditures	15.1%	13.7%	17.7%	14.7%	11.4%

Note: There was a significant increase in intergovernmental revenue in 2015 due to $6,000,000 bond issuance for SPLOST projects.

Fiscal Year				
2019	2020	2021	2022	2023
$ 10,596,343	$ 6,522,700	$ 7,074,412	$ 7,483,294	$ 16,337,181
697,648	819,533	667,913	813,684	1,541,760
3,437,264	8,780,119	10,967,695	31,806,828	22,825,522
77,523	26,498	56,495	256,485	998,484
159,781	85,649	168,441	280,123	648,673
-	292,941	234,829	213,480	2,370
36,531	278	-	31,560	25,827
155,698	66,383	2,507	2,581	1,941
204,804	114,115	546,279	127,510	1,182,185
15,365,592	16,708,216	19,718,571	41,015,545	43,563,943
4,558,705	4,075,046	4,462,556	6,218,975	6,386,982
220,695	214,208	212,568	357,139	673,186
199,803	232,493	1,126,188	4,435,360	7,902,482
2,571,822	2,964,115	3,530,060	5,883,404	3,446,186
-	1,509,531	42,502	-	-
-	-	365,855	-	-
1,881,539	1,637,282	1,974,293	2,990,746	3,148,134
3,621,973	16,959,540	9,340,130	13,444,994	5,643,276
680,000	710,000	745,000	3,476,897	4,762,688
525,860	493,848	644,376	943,550	858,036
-	-	536,098	-	-
14,260,397	28,796,063	22,979,626	37,751,065	32,820,970
1,105,195	(12,087,847)	(3,261,055)	3,264,480	10,742,973
-	-	25,805,000	-	-
-	-	-	-	-
(330,801)	(616,109)	154,386	(4,374,970)	(3,480,352)
-	6,380	134,566	-	-
(330,801)	(609,729)	26,093,952	(4,374,970)	(3,480,352)
$ 774,394	$ (12,697,576)	$ 22,832,897	$ (1,110,490)	$ 7,262,621
9.9%	10.0%	14.7%	15.8%	18.7%

CITY OF STOCKBRIDGE, GEORGIA

GENERAL GOVERNMENT TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

Fiscal Year	Property Tax	Franchise Tax	Alcoholic Beverage Tax	Insurance Premium Tax	Business and Occupation Tax	Other Taxes	Total
2014	$ 271,113	$ 1,453,511	$ 663,251	$ 1,419,779	$ 444,366	$ 205,117	$ 4,457,137
2015	226,911	1,538,557	704,298	1,516,512	558,840	256,963	4,802,081
2016	124,284	1,433,090	711,402	1,642,740	546,502	381,615	4,839,633
2017	126,814	1,487,717	726,445	1,751,247	661,371	625,677	5,379,271
2018	221,334	1,497,519	747,612	1,888,635	815,350	523,076	5,693,526
2019	352,331	1,559,754	760,087	2,012,698	827,926	608,566	6,121,362
2020	555,528	1,599,506	842,612	2,122,713	959,288	443,053	6,522,700
2021	806,485	1,494,487	841,605	2,187,071	1,083,528	678,216	7,091,392
2022	770,169	1,614,172	851,324	2,389,696	1,210,279	649,974	7,485,614
2023	$ 1,592,360	$ 1,767,594	$ 841,664	$ 2,568,811	$ 1,529,950	$ 1,113,643	$ 9,414,022

Note: Sales and Use Tax revenues along with most other tax revenue sources have increased due to the significant growth in both population and commercial businesses.

CITY OF STOCKBRIDGE, GEORGIA

ASSESSED VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS

Tax Year	Assessed Value				Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate
	Real and Personal Property	Motor Vehicle	Mobile Home	Other			
2014	$ 676,829,226	$ 20,949,450	$ 1,595,881	$ 762,897	$ (6,332,991)	$ 693,804,463	0.000
2015	734,070,209	15,891,630	1,542,715	10,099	(7,374,892)	744,139,761	0.000
2016	806,767,219	11,699,210	1,475,725	20,499	(8,617,909)	811,344,744	0.000
2017	851,439,452	8,526,740	1,540,136	-	(13,588,601)	847,917,727	0.000
2018	903,388,035	5,912,810	1,534,666	57,530	(15,504,457)	895,388,584	0.000
2019	962,641,023	4,770,560	1,755,941	112,255	(12,896,367)	956,383,412	0.000
2020	1,016,246,217	3,822,220	1,767,905	42,036	(16,847,322)	1,005,031,056	0.000
2021	1,071,979,964	3,081,600	1,774,787	39,322	(19,642,092)	1,057,233,581	0.000
2022	1,308,782,765	2,928,210	1,862,463	18,410	(27,440,912)	1,286,150,936	0.000
2023	$ 1,862,016,835	$ 3,223,550	$ 1,934,485	$ 5,260	$ (41,485,697)	$ 1,825,694,433	0.000

SOURCE:
Henry County Tax Commissioner

Note: Assessed value is calculated at 40% of estimated actual fair market value.

CITY OF STOCKBRIDGE, GEORGIA

PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS
(PER $1,000 OF ASSESSED VALUE)
LAST TEN FISCAL YEARS

Tax/Fiscal Year	City	County	County School District M&O	County School District Bond	Water	Hospital	State	Total
2014	$ -	$ 14.30	$ 20.00	$ 3.63	$ 2.00	$ -	$ 0.10	$ 40.03
2015	-	13.87	20.00	3.63	2.00	-	0.05	39.55
2016	-	12.73	20.00	3.63	2.00	-	-	38.36
2017	-	12.73	20.00	3.63	2.00	-	-	38.36
2018	-	12.73	20.00	3.63	2.00	-	-	38.36
2019	-	12.73	20.00	3.63	2.00	-	-	38.36
2020	-	12.73	20.00	3.63	2.00	-	-	38.36
2021	-	12.73	20.00	3.63	2.00	-	-	38.36
2022	-	12.73	20.00	3.63	2.00	-	-	38.36
2023	$ 3.77	$ 10.28	$ 20.00	$ 3.63	$ 2.00	$ -	$ -	$ 39.67

SOURCE:
Henry County Tax Commissioner

Note: All tax rates are per $1,000 assessed valuation, less exemptions.

CITY OF STOCKBRIDGE, GEORGIA

PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND TEN YEARS AGO

Taxpayer	Fiscal Year 2023 Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Fiscal Year 2013 Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Eastwood Village Gardens LP	$ 51,033	1	3.97%	-		-
AR-Eagles Landing LLC, JFB-Eagles Landing LLC	47,138	2	3.67%	-		-
Washreit 860 South LLC	46,735	3		-		-
CSP Community Owner LLP	43,100	4	3.35%	7,794	5	1.22%
Waterford Landing Apartments LLC	41,550	5	3.23%	6,007	7	0.94%
Henry County Hospital Authority	38,878	6	3.02%			
St. Ives Apartments LLC	35,400	7	2.75%	7,900	4	1.23%
700 Rock Quarry Property	34,423	8	2.68%	-		0.00%
Washreit 900 Dwell LLC	33,824	9	2.63%	-		-
WWC XXXIX LP	31,464	10	2.45%	-		-
North Park Property Owner LLC	-		-	10,109		1.58%
Georgia Power Company	-		-	-		-
Walmart Real Estate Business Trust	-		-	13,283	1	2.08%
West Henry Land Corp & Etal	-		-	8,940	2	1.40%
Concert PSP Atlanta - Eastwood	-		-	8,447	3	1.32%
JES@Eagles Landing LLC	-		-	6,910	6	1.08%
CS Stockbridge LKE LLC	-		-	5,783	8	0.90%
WR of Stockbridge II LLC	-		-	5,424	9	0.85%
Sagebrush Stonegate	-		-	5,016	10	0.78%
Total	$ 403,545		27.75%	$ 85,613		13.38%

SOURCE:
Henry County Tax Commissioner

Note: Amounts expressed in thousands.

Note: Information based on total tax for all Henry County taxpayers.

CITY OF STOCKBRIDGE, GEORGIA

PRINCIPAL FRANCHISE TAXPAYERS
CURRENT YEAR AND SEVEN YEARS AGO

	Fiscal Year 2023			Fiscal Year 2016		
Franchise Taxpayer	Revenue	Rank	Percentage of Total Revenue	Revenue	Rank	Percentage of Total Revenue
Georgia Power Company	$ 1,333,436	1	75.62%	$ 1,089,242	1	76.31%
Atlanta Gas Light	198,529	2	11.26%	92,727	4	6.50%
Charter	123,083	3	6.98%	138,345	2	9.69%
Snapping Shoals	36,798	4	2.09%	-		-
Comcast	30,729	5	1.74%	437	9	0.03%
Directv	20,536	6	1.16%	-		-
Bellsouth	11,180	7	0.63%	93,572	3	6.56%
College Park	7,404	8	0.42%	7,414	5	0.52%
Diatro LLC	1,067	9	0.06%	258	10	0.02%
Cottonwood Residential	732	10	0.04%	1,531	7	0.11%
Fusion (Cbeyond Communications)	-		-	3,224	6	0.23%
Electric Lightwave	-		-	498	8	0.03%
Verizon	-		-	-		-
Total	$ 1,763,494		100.00%	$ 1,427,248		100.00%

SOURCE:
Stockbridge Finance Department

Note: 2013 information not available, 2016 information provided.

CITY OF STOCKBRIDGE, GEORGIA

RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Fiscal Year	Governmental Activities				Business-type Activities		
	Redevelopment Agency Bonds	Public Facilities Authority Bonds	Leases	Total	Revenue Bonds	Notes Payable	Total
2014	$ 14,190,000	$ -	$ -	$ 14,190,000	$ -	$ 1,673,651	$ 1,673,651
2015	13,620,000	-	-	13,620,000	-	1,595,552	1,595,552
2016	13,025,000	-	-	13,025,000	-	1,515,078	1,515,078
2017	12,400,000	-	-	12,400,000	-	1,432,156	1,432,156
2018	11,750,000	-	-	11,750,000	-	1,346,713	1,346,713
2019	11,070,000	-	-	11,070,000	-	1,258,670	1,258,670
2020	10,360,000	-	-	10,360,000	-	1,213,649	1,213,649
2021	9,615,000	25,805,000	-	35,420,000	-	1,120,169	1,120,169
2022	8,835,000	23,120,000	105,492	32,060,492	-	1,023,845	1,023,845
2023	$ 8,015,000	$ 19,205,000	$ 77,804	$ 27,297,804	$ -	$ 924,592	$ 924,592

SOURCE:
Population data from Quick Facts Census I

Note: Details regarding the City's outstanding debt can be found in Note 7 of the current financial statements.

Total Primary Government	Population	Percentage of Personal Income	Per Capita
$ 15,863,651	27,205	2.54%	$ 583
15,215,552	27,619	2.29%	551
14,540,078	28,202	2.25%	516
13,832,156	29,114	2.07%	475
13,096,713	29,638	1.81%	442
12,328,670	29,904	1.59%	412
11,573,649	24,794	1.49%	467
36,540,169	29,163	4.71%	1,253
33,084,337	29,064	3.89%	1,138
$ 28,222,396	28,567	3.91%	$ 988

CITY OF STOCKBRIDGE, GEORGIA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF DECEMBER 31, 2023

Category of Debt		Amount of Outstanding Debt	Percentage Applicable To Government	Amount Applicable to City of Stockbridge
Direct:				
	City of Stockbridge General Obligation Bonds	$ -		$ -
	Leases	77,804		-
	Total Direct Debt	77,804		-
Overlapping:				
	General Obligation Debt:			
	Henry County Capital Lease	6,165,593	13.36%	823,723
	Henry County General Obligation	19,145,000	13.36%	2,557,772
		25,310,593		3,381,495
	Henry County Schools Bonds Payable	328,150,000	13.36%	43,840,840
	Total Direct and Overlapping Debt	$ 353,460,593		$ 47,222,335

SOURCE:

Henry County Audited FY 2022 Financial Statements used as the FY 2023 information is unavailable.

Henry County Board of Education Audited FY 2023 Financial Statements.

CITY OF STOCKBRIDGE, GEORGIA

LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS

	Fiscal Year				
	2014	2015	2016	2017	2018
Debt limit	$ 69,380,446	$ 74,413,976	$ 81,134,474	$ 84,791,773	$ 89,538,858
Total net debt applicable to limit	-	-	-	-	-
Legal debt margin	$ 69,380,446	$ 74,413,976	$ 81,134,474	$ 84,791,773	$ 89,538,858
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	0.00%

Note: Under Georgia law, the City's outstanding general obligation debt should not exceed 10% of total assessed property value. The City has no general obligation debt that is subject to the debt limitation.

Fiscal Year				
2019	2020	2021	2022	2023
$ 95,638,341	$ 100,503,106	$ 105,723,358	$ 128,615,094	$ 182,569,443
-	-	-	-	-
$ 95,638,341	$ 100,503,106	$ 105,723,358	$ 128,615,094	$ 182,569,443
0.00%	0.00%	0.00%	0.00%	0.00%

CITY OF STOCKBRIDGE, GEORGIA

PLEDGED REVENUE COVERAGE
LAST TEN FISCAL YEARS

Fiscal Year	Water & Sewer Fund Gross Revenues	Less: Operating Expenses	Net Available Revenue	Water & Sewer Debt Principal	Water & Sewer Debt Interest	Coverage
2014	$ 2,939,225	$ 2,321,279	$ 617,946	$ 75,793	$ 51,257	4.86
2015	3,190,340	2,490,903	699,437	78,099	48,946	5.51
2016	3,784,703	2,400,268	1,384,435	80,474	46,565	10.90
2017	5,788,132	2,715,737	3,072,395	82,922	44,111	24.19
2018	4,224,804	2,778,790	1,446,014	85,443	41,583	11.38
2019	6,308,531	2,955,003	3,353,528	88,043	38,977	26.40
2020	4,721,445	3,545,305	1,176,140	45,021	18,373	18.55
2021	4,404,851	3,528,253	876,598	93,480	33,760	6.89
2022	5,744,460	3,611,789	2,132,671	96,324	30,917	16.76
2023	$ 4,596,722	$ 3,565,255	$ 1,031,467	$ 99,253	$ 27,987	8.11

Notes:

(1) Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(2) Operating expenses do not include interest, depreciation, or amortization expense.

(3) Gross revenues include capital contributions.

(4) Water and Sewer Debt beginning in fiscal year 2011 consists solely of loans through the Georgia Environmental Finance Authority.

Urban Redevelopment Revenue Bonds			
Gross/ Pledged Revenues	Principal	Interest	Coverage
$ 1,211,595	$ 545,000	$ 666,595	1.00
1,210,851	570,000	640,851	1.00
1,208,951	595,000	613,951	1.00
1,210,859	625,000	585,859	1.00
1,206,491	650,000	556,491	1.00
1,205,860	680,000	525,860	1.00
1,203,848	710,000	493,848	1.00
1,205,337	745,000	460,337	1.00
1,205,213	780,000	425,213	1.00
$ 1,208,356	$ 820,000	$ 388,356	1.00

CITY OF STOCKBRIDGE, GEORGIA

DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Fiscal Year	Population	Personal Income (thousands) [2]	Per Capita Personal Income [2]	Median Age [2][5]	School Enrollment [3]	Stockbridge Unemployment Rate [4]
2014	27,205 [5]	624,218,725	22,945	35.8	1,667	8.0% %
2015	27,619 [5]	664,457,902	24,058	34.9	1,691	6.7%
2016	28,202 [5]	647,094,890	22,945	35.8	1,604	6.6%
2017	29,114 [5]	667,234,652	22,918	35.3	1,617	4.9%
2018	29,638 [5]	724,826,928	24,456	35.8	1,612	4.3%
2019	29,904 [5]	775,470,528	25,932	34.6	1,522	4.7%
2020	24,794 [5]	775,470,528	25,932	34.6	1,522	4.7%
2021	29,163 [5]	848,409,996	29,092	36.7	1,436	3.8%
2022	29,064 [5]	720,612,816 [5]	24,794 [2]	36.7	1,414	2.9%
2023	28,567 [5]	655,469,815 [5]	22,945 [2]	36.4	1,518	3.6% [6]

SOURCES:

[1] Atlanta Regional Commision
[2] Sperling's Best Places
[3] Henry County Board of Education
[4] Homefacts.com
[5] U.S. Census Bureau Estimates
[6] Georgia Labor Market Explorer

CITY OF STOCKBRIDGE, GEORGIA

PRINCIPAL EMPLOYERS
CURRENT YEAR AND ELEVEN YEARS AGO

	Fiscal Year 2023			Fiscal Year 2012		
Employer	Employees	Rank	Employer's percentage of total employment	Employees	Rank	Employer's percentage of total employment
Piedmont Hospital	1,801	1	41.66%	N/A		-
Walmart Supercenter	815	2	18.86%	1,196	1	49.26%
Publix Super Market	421	3	9.74%	327	2	13.47%
Costco	291	4	6.73%	N/A		-
City of Stockbridge	200	5	4.63%	61	9	2.51%
Ingles	172	6	3.98%	178	3	7.33%
Eagles Landing Christian Academy	161	7	3.73%	N/A		-
Brandsmart USA	127	8	2.94%	114	5	4.70%
Utility Trailer of Georgia	105	9	2.43%	89	8	3.67%
Kohl's Department Store	92	10	2.13%	89	8	3.67%
Vulcan Materials	85		1.97%	111	6	4.57%
At Home (Garden Ridge in 2007)	52		1.20%	35	10	1.44%
Henry County Schools within the City	N/A		-	135	4	5.56%
Eagles Landing Country Club	N/A		-	93	7	3.83%
Total	4,322			2,428		

SOURCE:
City of Stockbridge, Georgia records.

Note: 2013 information not available, 2012 information provided.

N/A - information not available.

CITY OF STOCKBRIDGE, GEORGIA

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS

Function	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Executive	2	5	5	4	5	5	7	6	5	6
Administration	10	10	10	12	12	6	8	10	13	10
City Clerk	-	-	-	-	-	5	5	5	6	4
Facilities maintenance	-	-	4	2	2	2	2	2	2	2
Municipal court	3	3	3	1	1	2	2	2	2	3
Public works and parks	20	20	17	13	19	17	18	18	21	18
City events	-	-	1	1	1	1	1	1	3	0
IT										3
Code enforcement	2	2	2	2	2	2	2	3	2	3
Police	-	-	-	-	-	-	-	5	62	62
Permitting development	-	-	-	-	-	2	2	2	2	3
Planning and zoning	-	-	-	-	-	2	2	2	5	2
Economic development	-	-	-	-	-	1	1	1	0	1
Main street	1	1	2	2	2	2	2	2	2	3
GIS	-	-	1	1	1	1	1	1	1	1
Water/Sewer	15	15	16	15	18	18	18	22	14	16
Stormwater	3	2	7	7	6	5	5	5	3	4
Sanitation	7	7	1	1	1	1	1	1	1	1
Conference Center	1	1	2	3	3	4	4	5	3	6
Total	64	66	71	64	73	76	81	93	147	148

SOURCE:
City of Stockbridge, Georgia records

Notes:
(1) Employee counts for years 2011 - 2013 are estimates based on available information.
(2) Elected officials and appointed court personnel are not included.
(3) The City uses personnel services lawn maintenance, not included above.

CITY OF STOCKBRIDGE, GEORGIA

OPERATING INDICATORS BY FUNCTION
LAST TEN CALENDAR YEARS

Function	Fiscal Year 2014	2015	2016	2017	2018
Municipal Court					
Fines and forfeitures	$ 1,210,910	$ 1,059,330	$ 539,215	$ 57,196	$ 27,845
Number of cases	5,967	5,185	1,702	281	300
Conference Center					
Annual rents	$ 190,813	$ 179,319	$ 168,874	$ 191,568	$ 160,280
Occupation Tax					
Annual renewals	1,281	1,121	1,539	1,681	1,880
New business licenses	182	231	279	228	202
Public Works					
Miles resurfaced	3.5	3.1	2.4	5.0	5.1
Stormwater					
Potential ponds identified	188	188	188	188	186
Total number of pipes	3,102	3,102	3,102	3,102	3,102
Total number of feet of pipes	434,491	434,491	434,491	434,491	432,960
Complaints	94	89	119	88	111

SOURCE:
City of Stockbridge, Georgia records.

Note: Revenues from fines decreased significantly in 2016 as Henry County diverted citations to the Henry County State Court and due to the change in probation tolling laws. Revenues decreased significantly in 2020 due to facilities being closed due to COVID-19. Additionally, there was a change in the State probation tolling laws.

Fiscal Year				
2019	2020	2021	2022	2023
$ 55,425	$ 25,287	$ 37,728	$ 58,522	$ 875,456
574	131	381	1,819	4,764
$ 155,582	$ 17,038	$ 9,660	$ 10,170	$ 148,281
2,056	2,354	2,432	2,487	2,495
128	250	263	485	229
4.7	5.7	4.7	5.1	7.0
193	193	37	52	52
3,433	359	311	216	3,213
101,385	48,959	187,672	85,743	489,034
101	52	68	69	43

CITY OF STOCKBRIDGE, GEORGIA

CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

Function/Program	Fiscal Year 2014	2015	2016	2017	2018
Public Works					
City limits (square miles)	14.1	14.1	14.1	14	14
Paved roads (miles)	95.62	95.62	97.08	97	97
Sanitation					
Transfer stations	1	1	1	1	1
Collection trucks	5	5	5	1	1
Small collection vehicles	13	13	9	5	5
Recreation and culture					
Parks	4	4	4	4	4
Community centers	2	2	2	2	2
Library	1	1	1	1	1
Cemeteries	3	3	3	3	3
Water					
Water mains (miles)	44.5	44.5	44.5	44.5	44.5
Fire hydrants	457	457	457	458.00	459.00
Service connections	2,391	2,749	2,764	2,726	2,833
Daily avg consumption (gallons)	923,000	752,180	679,564	684,970	627,728
Storage capacity (gallons)	1,900,000	1,800,000	1,800,000	1,800,000	1,800,000
Sewer					
Sanitary sewers (miles)	39.5	39.5	39.5	40.0	40.0
Service connections	2,254	N/A	4,858	2,431	2,516
Treatment plants	1	1	1	1	1
Daily avg treatment (gallons)	.686 MGD	.823 MGD	.754 MGD	.761 MGD	.761 MGD
Treatment capacity	1.5 MGD	1.5 MGD	1.5 MGD	1.5 MGD	1.5 MGD

SOURCE:
City of Stockbridge, Georgia records.

Fiscal Year				
2019	2020	2021	2022	2023
14.1	14.1	14.1	14.1	14.1
97.08	97.08	97.08	97.08	141.18
1	1	1	1	1
1	1	1	1	1
5	5	5	5	-
4	4	4	4	4
2	2	2	2	2
1	1	1	1	1
3	3	3	3	2
45	45	45	45	45
460.00	460.00	460.00	460.00	460.00
2,866	2,958	2,958	2,958	2,901
515,828	500,000	500,000	500,000	853,000
1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
40.0	40.0	40.0	40.0	40.0
2,568	2,568	2,467	2,467	2,901
1	1	1	1	1
.761 MGD	.761 MGD	.761MGD	.714MGD	.960MGD
1.5 MGD	1.5 MGD	1.5MGD	1.5MGD	1.5MGD

COMPLIANCE SECTION

MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Mayor and Members
of City Council
City of Stockbridge, Georgia
Stockbridge, Georgia

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States ("*Government Auditing Standards*"), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Stockbridge, Georgia** (the "City") as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated July 10, 2024.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying schedule of findings and questioned costs, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We consider the deficiencies described in the accompanying Schedule of Findings and Questioned Costs as items 2023-001, 2023-002, 2023-003, and 2023-004 to be material weaknesses.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in the accompanying Schedule of Findings and Questioned Costs as item 2023-005 to be a significant deficiency.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

The City of Stockbridge's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City's response to the findings identified in our audit and described in the accompanying Schedule of Findings and Questioned Costs. The City's responses were not subjected to the other auditing procedures applied in the audit of the financial statements, and accordingly, we express no opinion on them.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Macon, Georgia
July 10, 2024

MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Honorable Mayor and Members
of City Council
City of Stockbridge
Stockbridge, Georgia

Report on Compliance for Each Major Federal Program

Qualified and Unmodified Opinions

We have audited the City of Stockbridge, Georgia's (the "City") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended December 31, 2023. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Qualified Opinion on Public Safety Partnerships and Community Policing Grants

In our opinion, except for the noncompliance described in the Basis for Qualified and Unmodified Opinions section of our report, the City of Stockbridge, Georgia complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on the Public Safety Partnerships and Community Policing Grants for the year ended December 31, 2023.

Unmodified Opinion on the Other Major Federal Program

In our opinion, the City of Stockbridge, Georgia complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the other major federal program identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs for the year ended December 31, 2023.

Basis for Qualified and Unmodified Opinions

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America ("GAAS"); the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States ("*Government Auditing Standards*"); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified and unmodified opinions on compliance for each major federal program. Our audit does not provide a legal determination of City's compliance with the compliance requirements referred to above.

Matter Giving Rise to Qualified Opinion on Public Safety Partnerships and Community Policing Grants

As described in the accompanying scheduled of findings and questioned costs, the City of Stockbridge, Georgia did not comply with requirements regarding the Public Safety Partnerships and Community Policing Grants as described in finding number 2023-006 for Reporting.

Compliance with such requirements is necessary, in our opinion, for the City of Stockbridge, Georgia to comply with the requirements applicable to that program.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

Government Auditing Standards requires the auditor to perform limited procedures on the City of Stockbridge, Georgi's response to the noncompliance finding identified in our compliance audit described in the accompanying schedule of findings and questioned cots. The City of Stockbridge, Georgia's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we did identify a certain deficiency in internal control over compliance that we consider to be a material weakness.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as item 2023-006 to be a material weakness.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Government Auditing Standards requires the auditor to perform limited procedures on the City's response to the internal control over compliance findings identified in our compliance audit described in the accompanying Schedule of Findings and Questioned Costs. The City's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Macon, Georgia
July 10, 2024

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2023

Grant Program	Federal Assistance Listing Number	Grant I.D.	Expenditures	Passed through to Subrecipients
U.S. Department of Treasury				
Direct Award:				
COVID-19 Coronavirus State and Local				
Fiscal Recovery Fund	21.027	N/A	$ 1,626,110	$ 8,780
Total U.S. Department of Treasury			1,626,110	8,780
U.S. Department of Justice				
Direct Award:				
Public Safety Partnerships and Community Policing Grants	16.710	15JCOPS-23-GG-02083-PPSE	524,061	-
Byrne Discretionary Grants	16.753	15PBJA-23-GG-00087-BRND	36,925	-
Total U.S. Department of Justice			560,986	-
U.S. Department of Homeland Security				
Pass-through from the State of Georgia:				
FEMA Disaster Grants - Public Assistance	97.036	FEMA-4685-DR-GA	17,832	-
Total U.S. Department of Homeland Security			17,832	-
Total Expenditures of Federal Awards			$ 2,204,928	$ 8,780

CITY OF STOCKBRIDGE, GEORGIA

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE YEAR ENDED DECEMBER 31, 2023

NOTE 1. BASIS OF PRESENTATION

The Schedule of Expenditures of Federal Awards includes the federal grant activity of the City of Stockbridge, Georgia (the "City") and is presented on the accrual basis of accounting.

The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal* Awards ("Uniform Guidance"). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the financial statements.

NOTE 2. DE MINIMIS COST RATE

The City elected not to use the 10% de minimis cost rate for the year ended December 31, 2023.

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2023

SECTION I
SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:	Unmodified
Internal control over financial reporting: Material weaknesses identified?	X Yes ____ No
Significant deficiencies identified not considered to be material weaknesses?	X Yes ____ None Reported
Noncompliance material to financial statements noted?	____ Yes X No

Federal Awards

Internal Control over major programs: Material weaknesses identified?	X Yes ____ No
Significant deficiencies identified?	____ Yes X None Reported
Type of auditor's report issued on compliance for major programs	Qualified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	X Yes ____ No

Identification of major program:

Assistance Listing Number	Name of Federal Program or Cluster
21.027	COVID-19 – Coronavirus State and Local Fiscal Recovery Fund
16.710	Public Safety Partnerships and Community Policing Grants

Dollar threshold used to distinguish between Type A and Type B programs:	$750,000
Auditee qualified as low-risk auditee?	____ Yes X No

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2023

SECTION II
FINANCIAL STATEMENT FINDINGS AND QUESTIONED COSTS

2023 – 001. Management of Receivable, Revenue, Unearned Revenue and Unavailable Revenue Accounts

Criteria: Generally accepted accounting principles require revenues to be recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. As a part of these processes, the City should review all revenue transactions to determine reporting in the proper period.

Condition: The City did not properly adjust receivables and related balances in the various funds as of December 31, 2023.

Effect: The following adjustments were made to adjust receivables and related balances as of December 31, 2023:

- General Fund – Net adjustments to increase revenue by $34,955, to increase accounts receivable by $24,612, and to decrease unavailable revenue by $10,343.
- ARPA Fund – Net adjustments to decrease unearned revenue by $1,626,110, to increase revenue by $1,626,110, to increase transfers out to other funds by $229,850 and to decrease cash by $229,850.
- Grants Fund – Net adjustments to decrease revenue by $760,986, to increase transfers in from other funds by $229,850, to increase unearned revenue by $200,000, to increase cash by $229,850, and to increase unavailable revenue by $560,986.
- Stormwater Fund – An adjustment to decrease revenue and intergovernmental receivables by $9,985.
- Solid Waste Fund – Net adjustments to decrease revenue by $7,017, to decrease accounts receivable by $6,912, and to decrease expenses by $105.
- Conference Center Fund – Net adjustments to decrease revenue by $35,547, to increase unearned revenue by $10,290, to increase deposits payable by $360, and to decrease expenses by $24,897.

Cause: Management oversight.

Recommendation: We recommend that the City strengthen its control over its receivables and related balances to ensure balances are properly stated at year-end.

Views of Responsible Officials and Planned Corrective Action: We concur. We will implement procedures to strengthen controls over the City's receivables and related balances at year-end to ensure balances are properly stated.

2023 – 002. Capitalization of Capital Assets

Criteria: Generally accepted accounting principles require capital assets purchased or acquired be reported at historical cost or estimated historical cost. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized.

SECTION II
FINANCIAL STATEMENT FINDINGS AND QUESTIONED COSTS (CONTINUED)

2022 – 002. Capitalization of Capital Assets (Continued)

Condition: The City excluded capital items from its governmental capital assets detail and its business-type detail for the year ended December 31, 2023.

Effect: For the year ended December 31, 2023, capital assets in the amount of $2,253,737 were improperly excluded from the governmental capital asset detail. In addition, the following adjustments were made to adjust capital assets and related balances in the enterprise funds as of December 31, 2023:

- Water and Sewer Fund – Net adjustments to increase machinery and equipment in the amount of $195,632, increase construction in progress in the amount of $1,778,486, to increase depreciation expense by $3,040, to decrease capital outlay expenses by $1,910,273, to increase accumulated depreciation by $3,040, and to increase capital contributions by $63,845.
- Conference Center Fund – Net adjustments to increase capital assets and decrease capital outlay expenses by $74,247, as well as to increase depreciation expense and accumulated depreciation by $5,646.

Cause: Internal controls over capital assets were not in place to ensure the proper capitalization of all capital assets.

Recommendation: We recommend that the City strengthen internal controls over the capitalization and reporting of capital assets.

Views of Responsible Officials and Planned Corrective Action: We concur. We will strengthen procedures to ensure capital assets are properly recorded.

2022 – 003. Interfund Activity

Criteria: Generally accepted accounting principles require the reporting of interfund receivables and payables when transactions occur between individual funds for goods provided or services rendered. Additionally, transfers should be recorded for when funds are not expected to repay interfund receivables/payables.

Condition: Interfund receivables/payables and transfers were not properly stated for the period ended December 31, 2023.

Effect: The following adjustments were made to properly state the interfund amounts:

- General Fund – Net adjustments to decrease revenues by $2,714,506, increase transfers out by $9,598,792, decrease cash by $7,930,727, and decrease interfund receivables by $4,382,571.
- Grants Fund – An adjustment to increase cash and transfers in by $481,263.
- SPLOST V Fund – An adjustment to increase transfers out and decrease expenditures by $99,594.

SECTION II
FINANCIAL STATEMENT FINDINGS AND QUESTIONED COSTS (CONTINUED)

2022 – 003. Interfund Activity (Continued)

- City-wide Capital Projects Fund – Net adjustments to increase transfers in by $754,339, decrease expenditures by $6,127,077, and increase cash by $6,881,416.
- Downtown Development Fund – An adjustment to increase cash and transfers in by $19,137.
- City-wide Development Fund – An adjustment to increase cash and transfers in by $30,426.
- Public Facilities Authority – Net adjustments to decrease interfund payable by $4,382,571, to increase transfers in by $4,255,931, and to decrease expenditures by $126,640.
- Conference Center Fund – An adjustment to increase cash and transfers in by $516,735.
- Amphitheater Fund – Net adjustments to increase expenses by $6,357,806, to increase transfers in by $3,638,806, and to increase revenues by $2,719,000.
- Cemetery Fund – An adjustment to increase cash and transfers in by $1,749.

Cause: Management oversight.

Recommendation: We recommend that the City strengthen internal controls over interfund activity to ensure interfund activity is properly stated at year-end.

Views of Responsible Officials and Planned Corrective Action: We concur. Additional controls will be implemented to ensure interfund activity is properly recorded.

2023 – 004. Management of Prepaid Assets and Expenses

Criteria: Generally accepted accounting principles require the reporting of prepaid assets and expenses when transactions occur for goods provided or services rendered.

Condition: Prepaid assets and expenses were not properly stated for the period ended December 31, 2023.

Effect: The following adjustments were made to properly state the prepaid assets and expenses:

- General Fund – An adjustment to increase prepaid assets and transfers out by $55,754.
- Water and Sewer Fund – An adjustment to decrease prepaid assets and transfers in by $51,772.
- Conference Center Fund – An adjustment to decrease prepaid assets and transfers in by $3,417.
- Cemetery Fund – An adjustment to decrease prepaid assets and transfers in by $566.

Cause: Management oversight.

Recommendation: We recommend that the City strengthen internal controls over prepaid assets and expenses to ensure that prepaid assets and expenses are properly stated at year-end.

SECTION II
FINANCIAL STATEMENT FINDINGS AND QUESTIONED COSTS (CONTINUED)

2023 – 004. Management of Prepaid Assets and Expenses (Continued)

Views of Responsible Officials and Planned Corrective Action: We concur. Additional controls will be implemented to ensure prepaid assets and expenses are properly recorded.

2023 – 005. Accounting and Reporting of Expenses and Accrued Liabilities

Criteria: Generally accepted accounting principles require timely reporting of all current liabilities when goods have been received or services have been performed, regardless of the timing of related cash flows.

Condition: During fiscal year 2023, the City did not properly adjust accrued liabilities in various funds as of December 31, 2023.

Effect: The following adjustments were made to properly state accrued liabilites:

- General Fund – An adjustment to decrease retainage payable and expenditures by $159,993.
- City-wide Capital Projects Fund – An adjustment to decrease retainage payable and expenditures by $10,000.
- Water and Sewer Fund – An adjustment to decrease accrued liabilities and expenses by $43,186.
- Stormwater Fund – An adjustment to decrease accrued liabilities and expenses by $14,835.
- Solid Waste Fund – An adjustment to decrease accrued liabilities and expenses by $9,026.
- Conference Center Fund – An adjustment to decrease accrued liabilities and expenses by $10,074.

Cause: Management oversight.

Recommendation: We recommend that the City strengthen internal controls over accrued liabilities to ensure expenses and accrued liabilities are properly stated at year-end.

Views of Responsible Officials and Planned Corrective Action: We concur. Additional controls will be implemented to ensure expenses and accrued liabilities are properly recorded.

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2023

SECTION III
FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

2023 – 006. Public Safety Partnerships and Community Policing Grants ("COPS") – Assistance Listing 16.710 – Reporting

Criteria: Recipients are required to submit quarterly financial and semiannual performance reports within thirty days of the close of a quarterly or semiannual time period. The quarterly reports are also required to have all financial records, such as general ledgers and supporting documentation.

Condition: Multiple required reports were not submitted timely and/or were not properly supported.

Context: The City did not submit two quarterly financial reports within thirty days of the close of the quarter. Additionally, one quarterly report did not provide accurate information as the expenditures submitted did not align with the expenditures of that quarter. Five of the quarterly reports required did contain supporting documentation in the submissions. The City also did not submit three semiannual performance reports within thirty days of the close of the designated time period.

Cause: Management oversight.

Effect: The City was not in compliance with the requirements of grant reporting.

Recommendation: We recommend that the City establish procedures to ensure proper reporting under the grant requirements.

Views of Responsible Officials and Planned Corrective Action: We concur. We establish procedures to ensure proper reporting based on grant requirements.

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF PRIOR YEAR FINDINGS
FOR THE YEAR ENDED DECEMBER 31, 2023

2022 – 001. Management of Receivable Accounts

Criteria: Generally accepted accounting principles require revenues to be recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. As a part of these processes, the City should review all revenue transactions to determine reporting in the proper period.

Condition: The City did not properly adjust receivables and related balances in various funds as of December 31, 2022.

Auditee Response/Status: Unresolved – See Finding 2023 – 001.

2022 – 002. Capitalization of Capital Assets

Criteria: Generally accepted accounting principles require capital assets purchased or acquired be reported at historical cost or estimated historical cost. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized.

Condition: The City excluded capital items from its governmental capital assets detail and its business-type detail for the year December 31, 2022.

Auditee Response/Status: Unresolved – See Finding 2023 – 002.

2022 – 003. Interfund Activity

Criteria: Generally accepted accounting principles require the reporting of interfund receivables and payables when transactions occur between individual funds for goods provided or services rendered.

Condition: Interfund receivables and payables were not properly stated for the period ended December 31, 2022.

Auditee Response/Status: Unresolved – See Finding 2023 – 003.

Stockbridge
Where Community Connects

CITY OF STOCKBRIDGE, GEORGIA

MANAGEMENT'S CORRECTIVE ACTION PLAN
FOR THE YEAR ENDED DECEMBER 31, 2023

2023 – 001. Management of Receivables, Revenue, Unearned Revenue and Unavailable Revenue Accounts

Name of Contact Person Responsible for Corrective Action Plan: Lakeisha Gaines, Interim Treasurer

Corrective Action Plan: Finance officals are in the process of upating processes and procedures for the collection and reproting of Receivables and Revenues which will be reflected in next year's audit report.

Anticipated Completion Date: December 31, 2024

2023 – 002. Capitalization of Capital Assets

Name of Contact Person Responsible for Corrective Action Plan: Lakeisha Gaines, Interim Treasurer

Corrective Action Plan: Finance officials have already corrected the processes for Capitalization of Capital Assets.

Anticipated Completion Date: December 31, 2024

2023 – 003. Interfund Activity

Name of Contact Person Responsible for Corrective Action Plan: Lakeisha Gaines, Interim Treasurer

Corrective Action Plan: Finance has already set-up Interfund Activity so that tranfers and reporting activities can be reported properly.

Anticipated Completion Date: December 31, 2024

2023 – 004. Management of Prepaid Assets and Expenses

Name of Contact Person Responsible for Corrective Action Plan: Lakeisha Gaines, Interim Treasurer

Corrective Action Plan: Finance officials will put procedures in place to review all prepaid amounts and ensure they are properly recorded.

Anticipated Completion Date: December 31, 2024

2023 – 005. Accounting and Reporting of Expenses and Accrued Liabilities

Name of Contact Person Responsible for Corrective Action Plan: Lakeisha Gaines, Interim Treasurer

Corrective Action Plan: Finance will implement Month and Year End closings to ensure all accounting activities are reported in a timely manner and are compliant with internal and external controls required by GAAP standards.

Anticipated Completion Date: December 31, 2024

2023 – 006. Public Safety Partnerships and Community Policing Grants ("COPS") – Assistance Listing 16.710 – Reporting

Name of Contact Person Responsible for Corrective Action Plan: Lakeisha Gaines, Interim Treasurer

Corrective Action Plan: Finance has set-up meetings with Grants Management and the Police Department to ensure that reporting is completed in a timely fashion and correctly documented.

Anticipated Completion Date: December 31, 2024

Going Further.

City of Stockbridge, GA

Auditor's Discussion & Analysis

Financial & Compliance Audit Summary

December 31, 2023

Presented by:
Hope Pendergrass, CPA
(800) 277-0050

mjcpa.com



City of Stockbridge, Georgia

Auditor's Discussion & Analysis (AD&A)

December 31, 2023

PURPOSE OF ANNUAL AUDITOR'S DISCUSSION & ANALYSIS

- Engagement Team and Firm Information:
  - The Governmental Practice
  - Additional Information Regarding Other Industries & Services

- Overview of:
  - Independent Auditor's Report
  - Review of the Annual Comprehensive Financial Report
  - Overview of the Financial Statements, Footnotes, and Supplementary Information
  - Compliance Reports (Internal Controls and Laws & Regulations)
  - Audit Scopes and Procedures

- Required Communications under Government Auditing Standards

- Accounting Recommendations and Related Matters:
  - Recommendations for Improvement
  - Material Weaknesses and/or Significant Deficiencies
  - Management Points
  - Other Matters for Communication

- Free Continuing Education and Newsletters

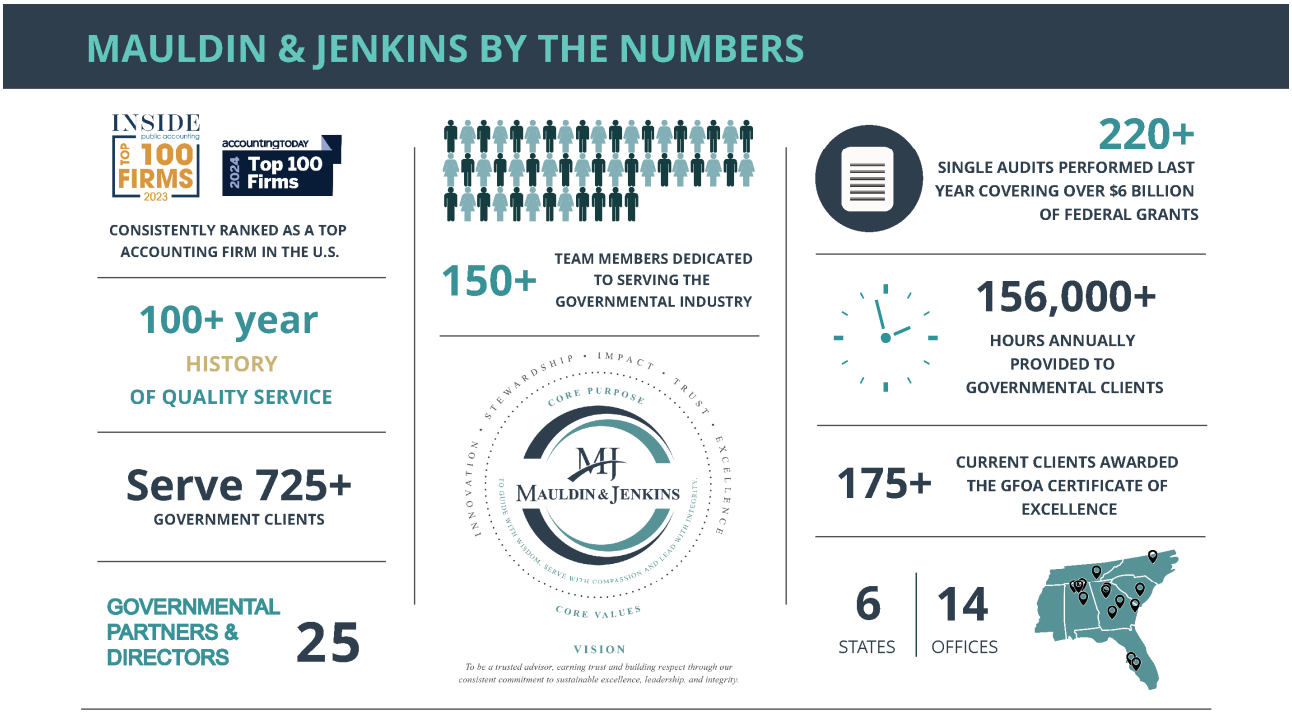
- Closing Thoughts

- Answering Your Questions

City of Stockbridge, Georgia

Auditor's Discussion & Analysis (AD&A)

December 31, 2023



Engagement Team Leaders Include:

- Hope Pendergrass – Engagement Lead Partner – 21 years' experience
- David Irwin – Quality Assurance Partner – 21 years' experience
- Demetria Fluellyn – Senior Manager – 12 years' experience

City of Stockbridge, Georgia

Auditor's Discussion & Analysis (AD&A)

December 31, 2023

MAULDIN & JENKINS – ADDITIONAL INFORMATION

Other Industries & Services by Mauldin & Jenkins:

Each of Mauldin & Jenkins' offices provides a wide variety of services to a broad range of clientele. We have partners and managers who are responsible for specialized practice areas of auditing and accounting, taxes and management advisory services. Their purpose, as leaders in the particular practice area, is to establish policies with respect to technical matters in these specific areas and ensure that the quality of the Firm's practice is maintained.

Industries Served: Over the years, our partners have developed expertise in certain industries representative of a cross section of the Georgia economy, including:

- Governmental Entities (state entities, cities, counties, school systems, business type operations, libraries, and other special purpose entities)
- SEC Registrants
- Wholesale Distribution
- Agri-Businesses
- Manufacturing
- Professional Services
- Employee Benefit Plans
- Financial Institutions (community banks, savings and loans, thrifts, credit unions, mortgage companies, and finance companies)
- Non-Profit Organizations
- Retail Businesses
- Long-term Healthcare
- Construction & Development
- Individuals, Estates and Trusts
- Real Estate Management

Services Provided: This diversity of practice enables our personnel to experience a wide variety of business, accounting and tax situations. We provide the traditional and not-so-traditional services such as:

- Financial Audit/Review/Compilation
- Compliance Audits and Single Audits
- Agreed-Upon Procedures
- Forensic Audits
- Bond Issuance Services
- Performance Audits
- State Sales Tax Matters
- International Tax Matters
- Business and Strategic Planning
- Profitability Consulting
- Budgeting
- Buy-Sell Agreements and Business Valuation Issues
- Income Tax Planning and Preparation
- Multi-State Income Tax Issues
- Information Systems Consulting
- Cost Accounting Analysis
- Healthcare Cost Reimbursement
- Outsourced Billing Services
- Fixed Asset Inventories
- Succession and Exit Strategy Consulting
- Estate Planning
- Management Information Systems
- Employee Benefit Plan Administration
- Merger/Acquisition and Expansion Financing

INDEPENDENT AUDITOR'S REPORT

The independent auditor's report has specific significance to readers of the financial report.

Management's Responsibility for the Financial Statements

The financial statements are the responsibility of management.

Auditor's Responsibility

Our responsibility, as external auditors, is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. We planned and performed our audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

Opinions

We have issued an unmodified audit report (i.e., "clean opinions"). The respective financial statements are considered to present fairly the financial position and results of operations as of and for the year ended.

Other Matters

Certain required supplementary information and other information is included in the financial report and, as directed by relevant auditing standards, we have not expressed an opinion or provided any assurance on the respective information.

Other Reporting

Government Auditing Standards require auditors to issue a report on our consideration of internal control over financial reporting and on our tests of compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. We have issued such a report and reference to this report is included in the independent auditor's report.

City of Stockbridge, Georgia

Auditor's Discussion & Analysis (AD&A)

December 31, 2023

REVIEW OF ANNUAL COMPREHENSIVE FINANCIAL REPORT ("ACFR")

General Information About the ACFR

The Annual Comprehensive Financial Report ("ACFR") goes beyond the normal financial reporting required by accounting principles generally accepted in the United States. The ACFR includes, at a minimum, the following elements/sections:

- **Introductory Section:** general information on the City's structure and the services it provides.
  - Letter of Transmittal
  - Organizational Chart
  - Directory of Officials
  - Certificate of Achievement for Excellence in Financial Reporting

- **Financial Section:** basic financial statements, footnotes and required supplementary information along with the auditor's report.
  - Independent Auditor's Report
  - Management's Discussion & Analysis ("MD&A")
  - Financial Statements and Footnotes

- **Statistical Section:** broad range of financial, demographic information useful in assessing the City's economic condition, and this information covers multiple years.
  - Financial Trends Information
  - Revenue Capacity Information
  - Debt Capacity Information
  - Operating Information

The ACFR goes far beyond the basic requirements of annual financial reporting, and the City should be commended for going beyond the minimum and providing such a report.

Recognition and Awards

Once completed, the fiscal year 2022 ACFR was submitted to the Government Finance Officers Association ("GFOA") for determination if the report would merit the GFOA's Certificate of Achievement for Excellence in Financial Reporting. We are happy to inform everyone that the GFOA did indeed review the ACFR and awarded the City with the sought after Certificate.

The GFOA Certificate has been made a part of the City's 2023 fiscal year ACFR, and is included in the Introductory Section.

OVERVIEW OF FINANCIAL STATEMENTS

The City's basic financial statements include three components:

1) Government-wide financial statements;
2) Fund financial statements; and
3) Notes to the financial statements.

The **government-wide financial statements** provide a broad overview of all of the City's funds. The *Statement of Net Position* presents information on all assets (and deferred outflows) and liabilities (and deferred inflows) of the City, with the resulting difference reported as net position. The *Statement of Activities* presents information showing how the City's net position changed during the most recent fiscal year. Revenues are categorized as program revenues or general revenues. Expenses are categorized by function.

The **fund financial statements** more closely resemble the financial statements as presented prior to the adoption of GASB Statement No. 34. All of the funds of the City can be divided into three (3) categories: governmental funds (includes the General Fund), business-type funds, and fiduciary funds.

The City also includes, as part of the Annual Comprehensive Financial Report, the following information:

1) Special Purpose Local Option Sales Tax ("SPLOST") Schedules
2) Transportation Special Purpose Local Option Sales Tax ("TSPLOST") Schedule
3) Schedule of Expenditures of Federal Awards

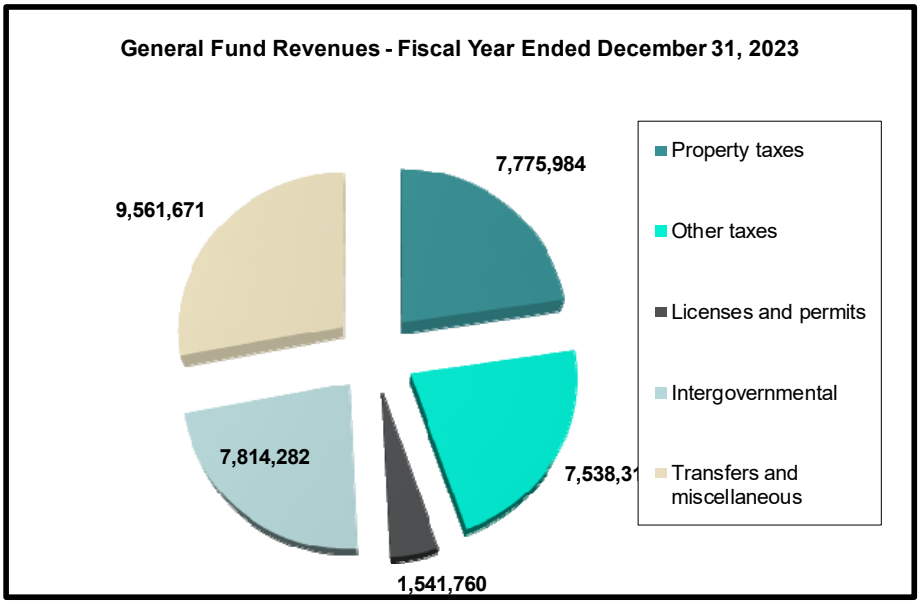
Government-Wide (Full-Accrual) Financial Statements

As noted above, the financial report of the City includes two (2) entity-wide financial statements: a *Statement of Net Position*; and a *Statement of Activities*. Highlights of the government-wide statements note total assets and deferred outflows of resources of approximately $169,643,000 offset by liabilities and deferred inflows of resources of approximately $41,343,000. This results in the City's reported net position (or equity) of approximately $128,300,000. Also, a substantial element of the net position is composed of a net investment in capital assets in the approximate amount of $86,930,000. Restricted net position amounts to approximately $30,955,000 leaving unrestricted net position at $10,415,000. The *Statement of Activities* attempts to report expenses in the first column with direct offsetting program revenues to the adjacent columns to arrive at a net cost of the functional areas of operation. General revenues (primarily taxes) come to the rescue of the net cost functional areas resulting in the City reporting a change in net position of approximately $12,813,000 for the fiscal year ended December 31, 2023.

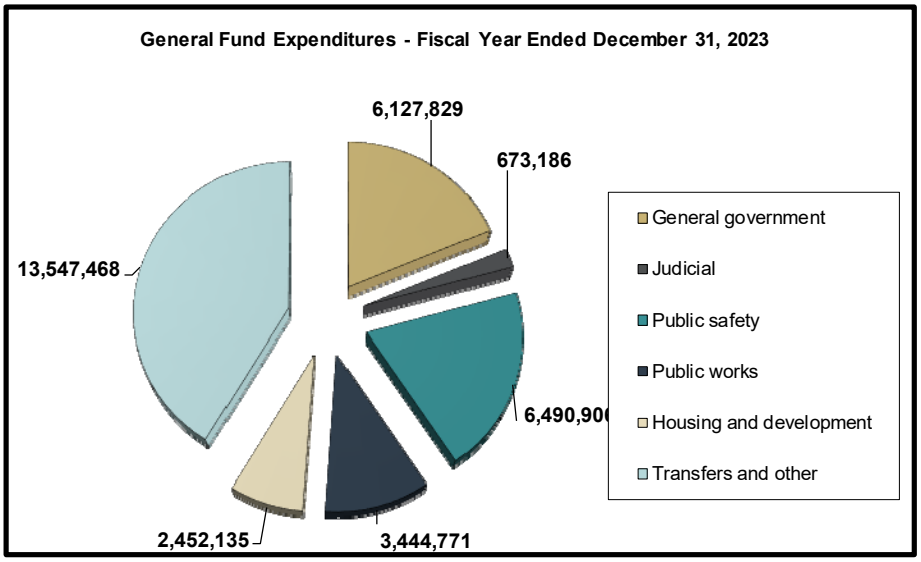
General Fund

Of primary interest to the City is the **General Fund**, which accounts for the majority of revenues received and funds expended in the operations of the City, including general government activities, courts, public safety, housing and development, and public works.

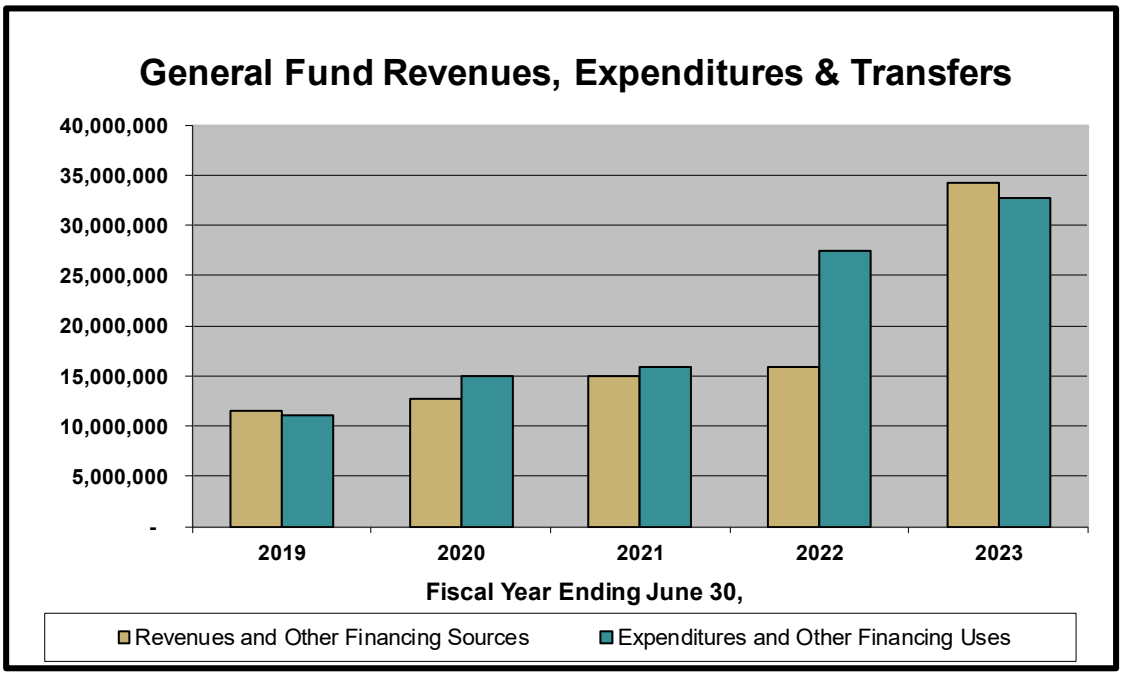
General Fund Revenues: The following chart depicts the primary revenue sources of the General Fund for the 2023 fiscal year. Taxes represent a key component of revenue.



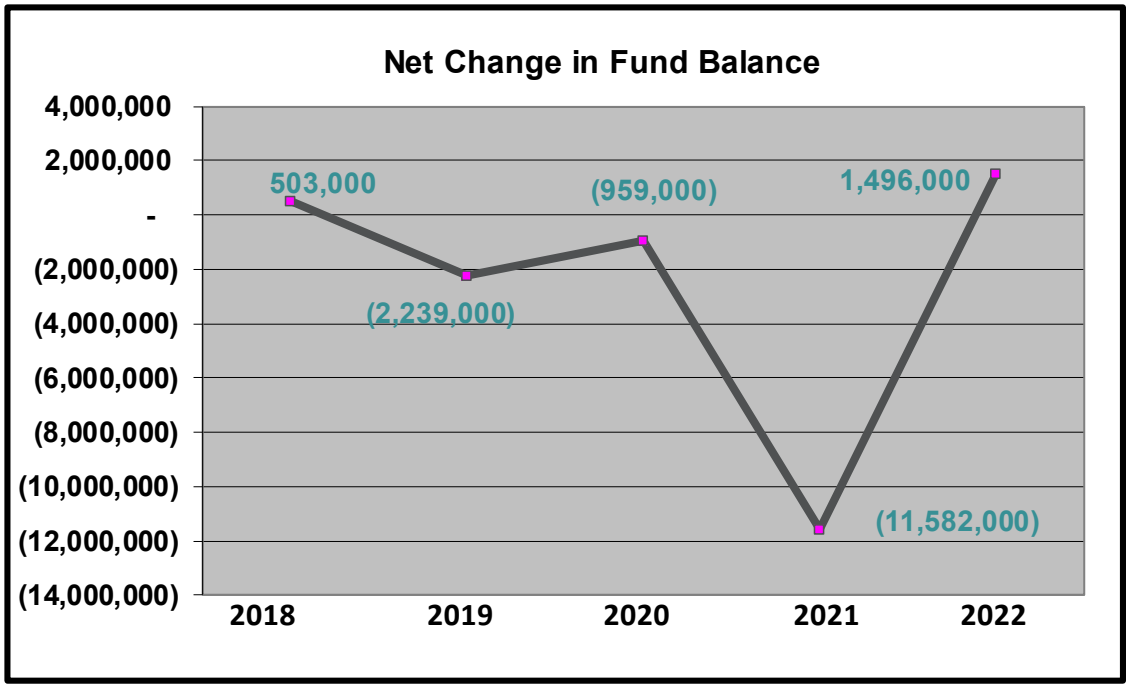
General Fund Expenditures: The following chart presents the General Fund's expenditures by major function for the fiscal year ended December 31, 2023.



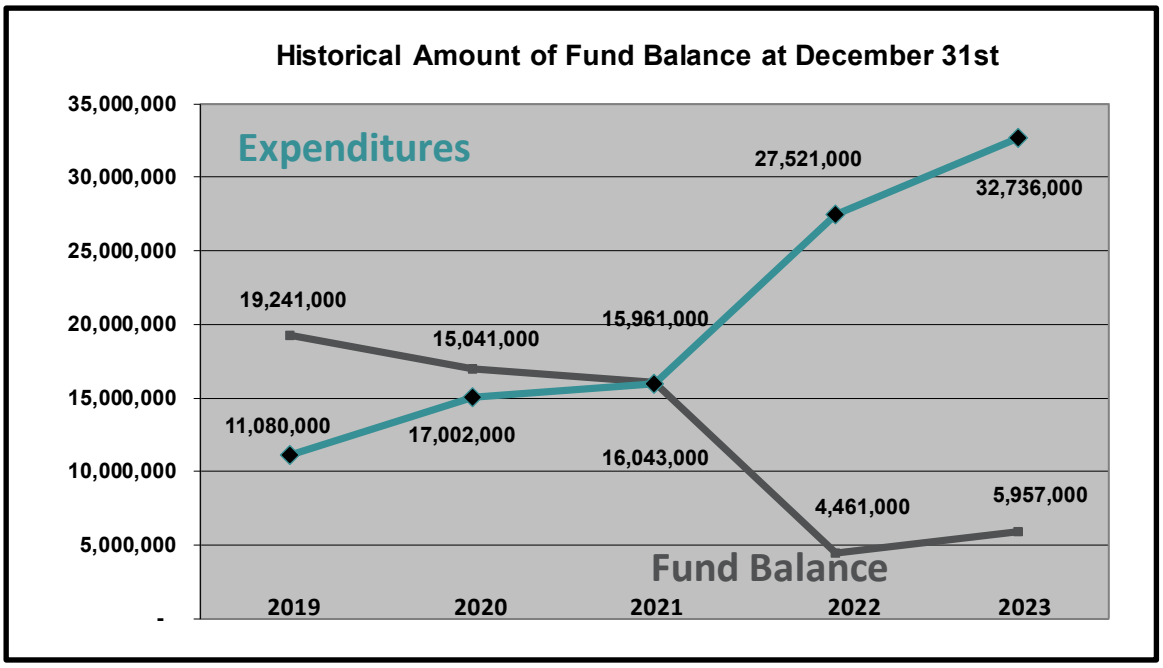
The following chart demonstrates General Fund revenues versus expenditures for a five (5) year period.



The following chart presents the annual net change in fund balance of the General Fund for the past five (5) fiscal years.



The following graph reflects the overall financial strength of the City's General Fund as of each fiscal year ended December 31st for a five (5) year period. The wider the gap between expenditures and the fund balance, the less leverage the City has each year as it enters a new fiscal year.



As of December 31, 2023, the City reflected a fund balance that is available to cover approximately 66 days. In observation of the above chart, the relationship of year-end fund balance as compared to each year's expenditures should be further considered. The following is the relative percentage of fund balance as compared to annual expenditures and transfers for each of the past six (6) fiscal years:

- 2018 = 175%
- 2019 = 174%
- 2020 = 88%
- 2021 = 99%
- 2022 = 16%
- 2023 = 18%

The percentages noted above are indicative of the City's ability to be proactive with its initiatives and general operations, and also its ability to proceed into the new fiscal year with or without certain seasonal revenue streams. Of course, it is of great importance to further reflect that fund balance does not always equate to cash and investments. Fund balance is simply the difference in all assets (and deferred outflows) and all liabilities (and deferred inflows). Cash and investments are simply a component of this equation.

Other Governmental Funds

The City also maintains four (4) *special revenue funds.* These funds account for revenues derived from specific sources which are legally restricted to finance particular functions or activities. *Capital projects funds* are used to account for revenues and expenditures related to the renovation and/or construction of major capital assets. Eleven (11) capital projects funds are maintained by the City. The City also maintains a *permanent fund*. This fund accounts for earmarked funds and the original corpus which are restricted by an outside party for a specific purpose.

Business-Type Funds

The City maintains five (5) *enterprise funds,* which are used to account for operations in a manner similar to private business enterprises. The enterprise funds maintained are the Water and Sewer Fund, the Solid Waste Fund, the Stormwater Fund, Merle Manders Conference Center, and the Amphitheater Fund.

Assets and Deferred Outflows of Resources: The City's assets and deferred outflows of resources recognized an increase during the year ended December 31, 2023. Assets and deferred outflows increased approximately $495,000, or 0.87%, from $56,632,000 to $57,127,000. This increase can be attributed to the increase in capital assets.

Liabilities and Deferred Inflows of Resources: The City's liabilities and deferred inflows of resources increased during the year ended December 31, 2023. Total liabilities and deferred inflows went from approximately $4,361,000 to $5,326,000. The increase is due to an increase in the net pension liability and unearned revenue.

Net Position: The City's equity position decreased from approximately $52,271,000 to $51,801,000. This decrease is reconciled on the City's "Statement of Revenues, Expenses and Changes in Net Position". It should be noted that a very large portion of the City's net position is capital assets net of related debt. While the City is reflecting approximately $51,801,000 in net position (or equity), only $4,450,000 is unrestricted and considered available for operations. In the end, the Statement of Net Position reflects the fact that the City has invested heavily in itself over the history of the organization.

Revenues & Expenses: Total operating revenues of the City increased from approximately $7,299,000 to $11,525,000. This represents growth of 58% versus prior year's growth of 5%. Total operating expenses of the City increased from approximately $10,638,000 to $15,512,000. This represents an increase of 46% versus prior year's increase of 58%. The effect of the increased revenues and increased expenses resulted in an increase in operating loss of approximately $647,000 and ending at approximately $(3,987,000) (versus operating loss in the prior year of $3,340,000).

During the current year, the City received capital contributions of approximately $64,000, which was a significant decrease from capital contributions in the prior year of $24,555,000. This decrease heavily contributed to the net non-operating loss (including capital contributions and transfers) of approximately $471,000 in the current year versus net non-operating income of approximately $25,560,000 in the prior year.

Cash Flows: The statement of cash flows is a very important statement for any enterprise, and the City is no different.

The "cash flows from operating activities" is the most important element in the statement of cash flows because it should be the operations of an entity that provides a substantial portion of the capital needed in a growth environment. This section of the statement begins with operating income (not net income as you see in the commercial sector) as reported in the statement of operations.

The City had a reduction in cash flows from operations. Such operating net cash outflows amounted to approximately $1,457,000 for the year ended December 31, 2023. The City had approximately $1,750,000 in operating net cash outflows for the year ended December 31, 2022. Additionally, this section of the statement recognizes the fact that depreciation expense of approximately $1,763,000 is a non-cash flow item.

Further, the operating cash flows were used to fund certain significant capital and related financing activities:

- The City purchased capital assets in the amount of approximately $1,985,000.
- The City had net transfers in from other funds of approximately $3,480,000.
- The City paid principal on notes in the amount of approximately $99,300 and paid interest on notes payable in the amount of approximately $28,000.

In conclusion, the City reflects a decrease in cash and cash equivalents in the approximate amount of $89,000 to a balance of approximately $6,945,000 at December 31, 2023.

Footnotes

Note 1 – Accounting Policies: This footnote discusses the overall organization of the City, the nature of its operations, and the fact that it was created by the State of Georgia in 1920. This note also discloses pertinent information regarding the governing body of the City.

This footnote continues by sharing with a reader of the financial statements the significant accounting policies and principles utilized in the preparation of the financial statements.

Note 2 – Reconciliation of Government-wide Financial Statements and Fund Financial Statements: This footnote provides additional detailed information that is not already shown within the financial statements themselves, on the differences between the City's fund level financial statements and its government-wide financial statements.

Note 3 – Cash and Investments: The Governmental Accounting Standards Board ("GASB") issued Statement No. 40, *Deposit and Investment Risk Disclosure*, an amendment of GASB Statement No. 3, which significantly changed the disclosure in the financial statements of the City related to deposits and investments. The disclosure addresses common deposit and investment risks related to credit risk, concentration of credit risk, interest rate risk, and foreign currency risk.

Note 4 – Property Taxes: This footnote discloses information on property taxes and the relationship with Henry County for billing and collecting property taxes. It also discloses that there were no property taxes levied for the year ended December 31, 2023.

Note 5 – Receivables: This footnote discloses detailed information on various receivable (and allowance for doubtful receivables) balances.

Note 6 – Capital Assets: This footnote discloses the City's capital asset activity and its related accumulated depreciation for the year.

Note 7 & 8 – Leased Assets and Long-Term Debt: This footnote discloses the City's leased assets and long-term debt activity for the year, and other information and maturities for the revenue bonds and installment notes.

Note 9 – Interfund Transfers: This footnote discloses detailed information on the City's interfund transfers and the purpose of these transactions.

Note 10 – Joint Venture: This footnote discloses the City's relationship with the Atlanta Regional Commission.

Note 11 – Defined Benefit Pension Plan: This footnote discloses the details of the City's Pension Plan.

Note 12 – Risk Management: This footnote discloses the City's various risks of loss.

Note 13 – Commitments and Contingencies: This footnote discloses the outstanding commitments and contingencies of the City. Certain matters disclosed in this footnote include grants and the intergovernmental agreements with Henry County.

Note 14 – Hotel/Motel Lodging Tax: This footnote discloses the City's tax rate for hotel/motel taxes, along with the amounts and nature of these revenues and expenditures.

Note 15 – Lease Agreements: This footnote discloses information on the City's intergovernmental agreement with the Lamar County Regional Solid Waste Management Authority to lease the City's solid waste transfer station.

COMPLIANCE REPORTS

The financial report package contains two (2) compliance reports.

Yellow Book Report: This compliance report is a report on our tests of the City's internal controls and compliance with laws, regulations, etc. The tests of internal controls were those we determined to be required as a basis for designing our financial statement auditing procedures. Such tests also considered the City's compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. In accordance with the respective standards, the report is **not** intended to provide an opinion, but to provide a form of negative assurance as to the City's internal controls and compliance with applicable rules and regulations.

Single Audit Report: The second compliance report is a report on our tests of the City's internal controls and compliance with laws, regulations, etc., relative to certain Federal grant programs and the respective expenditures. Our tests were performed on the City's major programs (as defined by the relevant Federal guidelines), and were not applied to each and every Federal grant expended by the City. In accordance with the respective standards, we did provide an unmodified (or positive) opinion on the City's compliance based on our audit. However, we were not required to provide an opinion on the relevant internal controls, but to provide a form of negative assurance on such controls.

AUDIT SCOPES AND PROCEDURES

1. Governmental audit programs were used in all areas.
2. We observed and made independent test counts of Water & Sewer Fund inventory. Our test counts consisted of approximately 20 different inventory items. There were no material differences noted between our test counts and those of the City's. We also performed certain price tests to determine the propriety of valuation of inventory.
3. We confirmed accounts receivable. Due to the timing of the audit as compared to the fiscal year-end, a poor response rate was noted. Therefore, we performed alternate procedures to verify existence of the amounts.
4. For purposes of assessing the adequacy of the allowance for doubtful accounts, we reviewed the aging of accounts receivable, and considered the current economic environment coupled with the recent history of the City. We also reviewed subsequent collection activity.
5. We evaluated the assumptions used by actuaries relative to the City's benefit plan, and tested the respective valuations associated with this plan.
6. We reviewed supporting documentation for a sample of additions to capital assets during the year ended December 31, 2023.
7. We performed a search for unrecorded liabilities via review of unpaid vouchers and subsequent disbursements.

REQUIRED COMMUNICATIONS

The Auditor's Responsibility Under *Government Auditing Standards* and Auditing Standards Generally Accepted in the United States of America

Our audit of the financial statements of the City of Stockbridge, Georgia (the "City") for the year ended December 31, 2023 was conducted in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether caused by error, fraudulent financial reporting or misappropriation of assets. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. Accordingly, the audit was designed to obtain reasonable, rather than absolute, assurance about the financial statements. We believe our audit accomplishes that objective.

In accordance with *Government Auditing* Standards, we have also performed tests of controls and compliance with laws and regulations that contribute to the evidence supporting our opinion on the financial statements. However, they do not provide a basis for opining on the City's internal control or compliance with laws and regulations.

Accounting Policies

Management has the ultimate responsibility for the appropriateness of the accounting policies used by the City. There are several new accounting standards which will be required to be implemented in the coming years. These are discussed later in this document.

In considering the qualitative aspects of the City's accounting policies, we did not identify any significant or unusual transactions or significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus. The City's policies relative to the timing of recording of transactions are consistent with GAAP and typical government organizations.

Management Judgments and Accounting Estimates

Accounting estimates are an integral part of the preparation of financial statements and are based upon Management's current judgment. The process used by Management encompasses their knowledge and experience about past and current events and certain assumptions about future events. Management has informed us they used all the relevant facts available to them at the time to make the best judgments about accounting estimates and we considered this information in the scope of our audit. We considered this information and the qualitative aspects of Management's calculations in evaluating the City's significant accounting policies. Estimates significant to the financial statements include such items as: the estimated lives of depreciable assets; actuarial assumptions and concepts relative to the benefit plans; deferred revenues; valuation of financial and non-financial instruments; the estimated incurred-but-not-reported liabilities; conservation commitments; extraordinary items; and the estimated allowance for uncollectible accounts.

Financial Statement Disclosures

The footnote disclosures to the financial statements are also an integral part of the financial statements. The process used by Management to accumulate the information included in the disclosures was the same process used in accumulating the financial statements, and the accounting policies described above are included in those disclosures. The overall neutrality, consistency, and clarity of the disclosures was considered as part our audit and in forming our opinion on the financial statements.

Significant Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management relating to the performance of the audit.

Disagreements with Management

We encountered no disagreements with Management over the application of significant accounting principles, the basis for Management's judgments on significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

Representation from Management

We requested written representations from management relating to the accuracy of information included in the financial statements and the completeness and accuracy of various information requested by us, during the audit. Management provided those written representations without a problem.

Management's Consultations with Other Accountants

We are not aware of any consultations management had with other accountants about accounting or auditing matters.

Significant Issues Discussed with Management

There were no significant issues discussed with Management related to business conditions, plans, or strategies that may have affected the risk of material misstatement of the financial statements. We are not aware of any consultations Management had with us or other accountants about accounting or auditing matters. No major issues were discussed with Management prior to our retention to perform the aforementioned audit.

Audit Adjustments

During our audit of the City's basic financial statements as of and for the year ended December 31, 2023, there were several adjustments proposed to the funds of the City. The detail of all proposed adjustments for each fund have been provided to and discussed with management.

Uncorrected Misstatements

We had no passed adjustments.

Independence

We are independent of the City, and all related organizations, in accordance with auditing standards promulgated by the American Institute of Public Accountants and *Government Auditing Standards*, issued by the Comptroller General of the United States.

Other Information in Documents Containing Audited Financial Statements

We are not aware of any other documents that contain the audited basic financial statements. If such documents were to be published, we would have a responsibility to determine that such financial information was not materially inconsistent with the audited statements of the City.

Required Supplementary Information

We applied certain limited procedures to the Management's Discussion and Analysis, Schedule of Changes in the City's Net Pension Liability and Related Ratios, and Schedule of the City's Pension Contributions, which are Required Supplementary Information ("RSI") that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Supplementary Information

We were engaged to report on the Combining and Individual Nonmajor Fund Statements and Schedules, the Schedules of Special Purpose Local Option Sales Tax, the Schedule of Transportation Special Purpose Local Option Sales Tax, and the Schedule of Expenditures of Federal Awards, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

ACCOUNTING RECOMMENDATIONS AND RELATED MATTERS

Recommendations for Improvement and Other Matters

During our audit of the financial statements as of and for the year ended December 31, 2023, we noted some areas within the accounting and internal control systems that we believe can be improved. We have reported several findings. Additionally, we noted certain items management should consider as part of its decision making process. Further, we noted other matters which we wish to communicate to you in an effort to keep the City abreast of accounting matters that could present challenges in financial reporting in future periods. Our recommendations and proactive thoughts and communications are presented in the following paragraphs.

Items Cited in the City's Financial Statements as Material Weaknesses and Significant Deficiencies

1) Management of Receivable, Revenue, Unearned Revenue, and Unavailable Revenue Accounts

Generally accepted accounting principles for governmental funds require revenues to be recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. As a part of these processes, the City should review all revenue transactions to determine reporting in the proper period. The City did not properly adjust receivables and related balances in various funds as of December 31, 2023. We discussed the matter with management who provided appropriate adjustments to correct related balances as of December 31, 2023. We recommend that the City strengthen its control over its receivables and related balances to ensure balances are properly stated at year-end.

2) Capitalization of Capital Assets

Generally accepted accounting principles require expenditures for capital projects be reported at historical cost or estimated historical cost. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. The City excluded capital assets from both its governmental and business-type activity detail for the year ended December 31, 2023. We recommend that the City strengthen its controls over monthly and annual close-out procedures related to ensure amounts are properly capitalized.

3) Interfund Activity

Generally accepted accounting principles require the reporting of interfund receivables and payables and transfers when transactions occur between individual funds for goods provided or services rendered. Interfund receivables and payables and transfers were not properly stated for the period ended December 31, 2023. We recommend that the City strengthen internal controls over interfund activity to ensure interfund receivables and payables and transfers are properly stated at year-end.

4) Management of Prepaid Assets and Expenses

Generally accepted accounting principles require the reporting of prepaid assets and expenses when transactions occur for goods provided and services rendered. Prepaid assets and expenses were not properly stated for the period ended December 31, 2023. We recommend that the City strengthen internal controls over prepaid assets to ensure amounts are properly stated at year-end.

5) Accounting and Reporting of Expenses and Accrued Liabilities

Generally accepted accounting principles require the timely reporting of all current liabilities when goods have been received or services have been performed, regardless of the timing of related cash flows. During fiscal year 2023, the City did not properly adjust accrued liabilities in the various funds as of December 31, 2023. We recommend that the City strengthen internal controls over accrued liabilities to ensure amounts are properly stated at year-end.

6) COPS Grant - Reporting

Recipients are required to submit quarterly financial and semiannual performance reports within thirty days of the close of a quarterly or semiannual time period. The quarterly reports are also required to have all financial records, such as general ledgers and supporting documentation. Multiple required reports were not submitted timely and/or were not properly supported. We recommend that the City establish procedures to ensure proper reporting under the grant requirements.

Recommendation for Improvement (Management Point)

7) Old Outstanding Checks

During our testing of cash, we noted outstanding checks from an old, closed bank account dating back to 2013 through 2015. We recommend these checks be investigated, voided, and either reissued or escheated to the State of Georgia Department of Revenue as unclaimed property.

Other Matters for Communication to the Board and Management

1) New Governmental Accounting Standards Board ("GASB") Standards

As has been the case for the past 10 years, GASB has issued several other new pronouncements which will be effective in future years. The following is a brief summary of the new standards:

a) Statement No. 96, *Subscription-Based Information Technology Arrangements* was issued in May 2020 and is effective for fiscal years beginning after June 15, 2022 which means year ends of June 30, 2023 and following.

This statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements ("SBITAs") for government end users (governments). This statement: 1) defines an SBITA; 2) establishes that an SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; 3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of an SBITA; and 4) requires note disclosures regarding an SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, *Leases*, as amended.

An SBITA is defined as a contract that conveys control of the right to use another party's (an SBITA vendor's) information technology ("IT") software, alone or in combination with tangible capital assets (the underlying IT assets), as specified in the contract for a period of time in an exchange or exchange-like transaction.

The subscription term includes the period during which a government has a non-cancellable right to use the underlying IT assets. The subscription term also includes periods covered by an option to extend (if it is reasonably certain that the government or SBITA vendor will exercise that option) or to terminate (if it is reasonably certain that the government or SBITA vendor will not exercise that option).

Under this statement, a government generally should recognize a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability. A government should recognize the subscription liability at the commencement of the subscription term, which is when the subscription asset is placed into service. The subscription liability should be initially measured at the present value of subscription payments expected to be made during the subscription term. Future subscription payments should be discounted using the interest rate the SBITA vendor charges the government, which may be implicit, or the government's incremental borrowing rate if the interest rate is not readily determinable. A

government should recognize amortization of the discount on the subscription liability as an outflow of resources (for example, interest expense) in subsequent financial reporting periods.

The subscription asset should be initially measured as the sum of: 1) the initial subscription liability amount, 2) payments made to the SBITA vendor before commencement of the subscription term, and 3) capitalizable implementation costs, less any incentives received from the SBITA vendor at or before the commencement of the subscription term. A government should recognize amortization of the subscription asset as an outflow of resources over the subscription term.

Activities associated with an SBITA, other than making subscription payments, should be grouped into the following three stages, and their costs should be accounted for accordingly:

- Preliminary Project Stage, including activities such as evaluating alternatives, determining needed technology, and selecting an SBITA vendor. Outlays in this stage should be expensed as incurred.
- Initial Implementation Stage, including all ancillary charges necessary to place the subscription asset into service. Outlays in this stage generally should be capitalized as an addition to the subscription asset.
- Operation and Additional Implementation Stage, including activities such as subsequent implementation activities, maintenance, and other activities for a government's ongoing operations related to an SBITA. Outlays in this stage should be expensed as incurred unless they meet specific capitalization criteria.

In classifying certain outlays into the appropriate stage, the nature of the activity should be the determining factor. Training costs should be expensed as incurred, regardless of the stage in which they are incurred.

b) Statement No. 99, *Omnibus 2022* was issued in April 2022 and contains multiple different effective dates for the guidance based on the differing topics. The practice issues addressed by this statement are as follows:

- Classification and reporting of derivative instruments within the scope of Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments*, that do not meet the definition of either an investment derivative instrument or a hedging derivative instrument.

- Clarification of provisions in Statement No. 87, *Leases*, as amended, related to the determination of the lease term, classification of a lease as a short-term lease, recognition and measurement of a lease liability and a lease asset, and identification of lease incentives.
- Clarification of provisions in Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, related to the determination of the public-private and public-public partnership (PPP) term and recognition and measurement of installment payments and the transfer of the underlying PPP asset.
- Clarification of provisions in Statement No. 96, *Subscription-Based Information Technology Arrangements*, related to the subscription-based information technology arrangement ("SBITA") term, classification of an SBITA as a short-term SBITA, and recognition and measurement of a subscription liability.
- Extension of the period during which the London Interbank Offered Rate ("LIBOR") is considered an appropriate benchmark interest rate for the qualitative evaluation of the effectiveness of an interest rate swap that hedges the interest rate risk of taxable debt.
- Accounting for the distribution of benefits as part of the Supplemental Nutrition Assistance Program ("SNAP").
- Disclosures related to nonmonetary transactions.
- Pledges of future revenues when resources are not received by the pledging government.
- Clarification of provisions in Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, as amended, related to the focus of the government-wide financial statements.
- Terminology updates related to certain provisions of Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*.
- Terminology used in Statement 53 to refer to resource flows statements.

The requirements of Statement 99 are effective as follows:

- The requirements related to extension of the use of LIBOR, accounting for SNAP distributions, disclosures of nonmonetary transactions, pledges of future revenues by pledging governments, clarification of certain provisions in Statement 34, as amended, and terminology updates related to Statement 53 and Statement 63 are effective upon issuance.

- The requirements related to leases, PPPs, and SBITAs are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter.
- The requirements related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53 are effective for fiscal years beginning after June 15, 2023, and all reporting periods thereafter.

c) Statement No. 100, *Accounting Changes and Error Corrections* was issued in June 2022 and is effective for accounting changes and error corrections made in fiscal years beginning after June 15, 2023, and all reporting periods thereafter.

The primary objective of this statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability.

This Statement defines *accounting changes* as changes in accounting principles, changes in accounting estimates, and changes to or within the financial reporting entity and describes the transactions or other events that constitute those changes. As part of those descriptions, for: 1) certain changes in accounting principles, and 2) certain changes in accounting estimates that result from a change in measurement methodology, a new principle or methodology should be justified on the basis that it is preferable to the principle or methodology used before the change. That preferability should be based on the qualitative characteristics of financial reporting—understandability, reliability, relevance, timeliness, consistency, and comparability. This statement also addresses corrections of errors in previously issued financial statements.

This statement prescribes the accounting and financial reporting for: 1) each type of accounting change, and 2) error corrections. This statement requires that: (a) changes in accounting principles and error corrections be reported retroactively by restating prior periods, (b) changes to or within the financial reporting entity be reported by adjusting beginning balances of the current period, and (c) changes in accounting estimates be reported prospectively by recognizing the change in the current period. The requirements of this statement for changes in accounting principles apply to the implementation of a new pronouncement in absence of specific transition provisions in the new pronouncement. This statement also requires that the aggregate amount of adjustments to and restatements of beginning net position, fund balance, or fund net position, as applicable, be displayed by reporting unit in the financial statements.

This statement requires disclosure in the notes to financial statements of descriptive information about accounting changes and error corrections, such as their nature. In addition, information about the quantitative effects on beginning balances of each accounting change and error correction should be disclosed by reporting unit in a tabular format to reconcile beginning balances as previously reported to beginning balances as restated.

Furthermore, this statement addresses how information that is affected by a change in accounting principle or error correction should be presented in required supplementary information ("RSI") and supplementary information ("SI"). For periods that are earlier than those included in the basic financial statements, information presented in RSI or SI should be restated for error corrections, if practicable, but not for changes in accounting principles.

d) Statement No. 101, *Compensated Absences* was issued in June 2022 and is effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter.

This statement requires that liabilities for compensated absences be recognized for: 1) leave that has not been used, and 2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if: (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. Leave is attributable to services already rendered when an employee has performed the services required to earn the leave. Leave that accumulates is carried forward from the reporting period in which it is earned to a future reporting period during which it may be used for time off or otherwise paid or settled. In estimating the leave that is more likely than not to be used or otherwise paid or settled, a government should consider relevant factors such as employment policies related to compensated absences and historical information about the use or payment of compensated absences. However, leave that is more likely than not to be settled through conversion to defined benefit post-employment benefits should not be included in a liability for compensated absences.

This statement requires that a liability for certain types of compensated absences—including parental leave, military leave, and jury duty leave—not be recognized until the leave commences. This statement also requires that a liability for specific types of compensated absences not be recognized until the leave is used.

This statement also establishes guidance for measuring a liability for leave that has not been used, generally using an employee's pay rate as of the date of the financial statements. A liability for leave that has been used but not yet paid or settled should be measured at the amount of the cash payment or noncash settlement to be made. Certain salary-related payments that are directly and incrementally associated with payments for leave also should be included in the measurement of the liabilities.

e) **Other Pending or Current GASB Projects.** As noted by the numerous pronouncements issued by GASB over the past decade, the GASB continues to research various projects of interest to governmental units. Subjects of note include:

- **Re-Examination of the Financial Reporting Model.** GASB has added this project to its technical agenda to make improvements to the existing financial reporting model (established via GASB 34). Improvements are meant to enhance the effectiveness of the model in providing information for decision-making and assessing a government's accountability. GASB anticipates issuance of a final standard in 2024.
- **Revenue and Expense Recognition** is another long-term project where the GASB is working to develop a comprehensive application model for recognition of revenues and expenses from non-exchange, exchange, and exchange-like transactions. The final standard is expected in mid-2027.
- **Going Concern Uncertainties and Severe Financial Stress** is a major project where the goal is to address issues related to disclosures regarding going concern uncertainties and severe financial stress. The project will consider: 1) improvements to existing guidance for going concern considerations to address diversity in practice and clarify the circumstances under which disclosure is appropriate, 2) developing a definition of severe financial stress and criteria for identifying when governments should disclose their exposure to severe financial stress, and 3) what information about a government's exposure to severe financial stress is necessary to disclose. This technical topic is being examined by the GASB due to a wide diversity in practice regarding required presentation on the face of the financial statements, disclosures, etc. An exposure draft on this topic is expected by mid-2025.

Summations of Thoughts Noted Above

We believe the implementation of these suggestions will enhance both the control environment and the financial reporting process, making both more effective. We also believe these recommendations can be easily implemented, and all problems resolved quite timely should management elect to employ the corrective measures.

FREE QUARTERLY CONTINUING EDUCATION AND NEWSLETTERS FOR GOVERNMENTAL CLIENTS

Free Continuing Education. We provide free quarterly continuing education for all of our governmental clients. Each quarter, we pick a couple of significant topics tailored to be of interest to governmental entities, and offer the sessions several times per quarter at a variety of client provided locations resulting in greater networking among our governmental clients. We normally see approximately 100 people per quarter. We obtain the input and services of experienced outside speakers along with our in-house professionals.

> ***"I've been a CPA for 32 years. Today's CPE class by Mauldin & Jenkins has been the best of my career".*** ***Terry Nall, CPA, City of Dunwoody (GA) Council Member***
>
> ***"They are always on top of new accounting pronouncements and provide training well before implementation deadlines. This is a very valuable resource for our organization".*** ***Laurie Puckett, CPA, CPFO, Gwinnett County (GA), Accounting Director***

Examples of subjects addressed in past quarters include:



- Accounting for Debt Issuances
- Achieving Excellence in Financial Reporting
- Best Budgeting Practices, Policies and Processes
- Best Practices in Banking
- Budget Preparation
- ACFR Preparation (several times including a two (2) day hands-on course)
- Capital Asset Accounting Processes and Controls
- Closing Out and Audit Preparation
- Collateralization of Deposits and Investments
- Component Units
- Cybersecurity Risk Management
- Evaluating Financial and Non-Financial Health of a Local Government
- Financial Report Card – Where Does Your Government Stand?
- Financial Reporting Model Improvements
- GASB No. 74 & 75, New OPEB Standards
- GASB No. 77, Tax Abatement Disclosures
- GASB No. 84, Fiduciary Activities
- GASB No. 87, Leases
- GASB Projects & Updates (ongoing and several sessions)

- Grants (Accounting and Auditing)
- Human Capital Management
- Information Technology (IT) Risk Management
- Internal Controls Over Accounts Payable, Payroll and Cash Disbursements
- Internal Controls Over Receivables & the Revenue Cycle
- Internal Revenue Service (IRS) Compliance Issues, Primarily Payroll Matters
- Legal Considerations for Debt Issuances & Disclosure Requirements
- Policies and Procedures Manuals
- Presenting Financial Information to Non-Financial People
- Procurement Card Red Flags
- Risk, Efficiency, & Effectiveness in Governments
- Segregation of Duties
- Single Audits for Auditees
- SPLOST Accounting, Reporting & Compliance
- Uniform Grant Guidance

Governmental Newsletters. We periodically produce newsletters tailored to meet the needs of governments. The newsletters have addressed a variety of subjects and are intended to be timely in their subject matter. The newsletters are authored by Mauldin & Jenkins partners and managers, and are not purchased from an outside agency. The newsletters are intended to keep you informed of current developments in the government finance environment.

In the past several years, the following topics have been addressed in our monthly newsletters:

- Are Your Government's Funds Secure?
- COVID-19 Updates (several)
- Cybersecurity Awareness
- Deposit Collateralization
- Employee vs Independent Contractor
- Escheat Laws on Unclaimed Property
- Federal Funding and Accountability Transparency Act
- Forensic Audit or Financial Audit?
- Form PT 440
- GASB Invitation to Comment – the New Financial Reporting Model
- GASB No. 72, Fair Value, It is Not Totally About Disclosure
- GASB No.'s 74 & 75, Other Post-Employment Benefits (OPEB)
- GASB No. 77, Abatements – Go Viral with GASB 77
- GASB No. 84 Fiduciary Activities (Series)
- GASB No. 87, Leases
- GASB No. 89, Accounting for Interest Cost Incurred Before the End of Construction



- GASB No. 91, Conduit Debt Obligations
- GASB No. 93, Replacement of Interbank Offered Rates
- General Data Protection Regulation (GDPR)
- Grants Management
- OMB Compliance Supplements
- OPEB, What You Need to Know
- Public Funds and Secure Deposit Program
- Rotating or Not Rotating Auditors
- Property Tax Assessments
- Remote Auditing Best Practices
- Refunding Debt
- Sales & Use Taxes on Retail Sales of Jet Fuel
- Sales Tax Collections and Remittances by the State
- SAS Clarity Standards and Group Audits
- Single Audit, including Uniform Guidance (several)
- Social Security Administration (SSA) Incentive Payments
- Special Purpose Local Option Sales Taxes (SPLOST) Expenditures
- Subrecipient Risk Assessment Tool
- Supplemental Social Security for Inmates
- The New Tax Cuts and Jobs Act – Impact on Bond Refunding
- The Return of the Component Unit – GASB 61
- Uniform Guidance & New Procurement Requirements
- What's Happening with Property Tax Assessments



Communication. In an effort to better communicate our free continuing education plans and newsletters, please email Meredith Black at mblack@mjcpa.com (send corresponding copy to hpendergrass@mjcpa.com), and provide individual names, mailing addresses, email addresses and phone numbers of anyone you wish to participate and be included in our database.

Governmental Advisory Services

Beyond traditional audit and accounting services and IT services, we provide advisory services that are wide-ranging in nature. Our experienced government advisory team helps governments, governmental agencies and special purpose governmental organizations balance fiscal responsibility with the latest business strategies to achieve targeted and overarching objectives. Our advisory services can be summarized via the following bubbles.



David Roberts
Partner, Governmental Advisory Services



David Roberts has more than 22 years of experience as a consultant and trusted advisor providing operational/organizational assessments and similar transformational projects for federal, state, and local governments across the country. David's experience includes leading numerous enterprise-wide/departmental/functional assessments and transformations over his career measuring the efficiency and effectiveness of organizational structures and culture, performance management, technology systems and strategies, staffing models, service delivery models, and customer satisfaction.

David helps his clients turn visions and goals into reality. He has helped multiple clients win national government industry awards for innovation, transformation, and cost savings.

David leads our Governmental Advisory practice, where he focuses on helping governments and individual agencies fulfill and exceed their financial, operational, and regulatory obligations to the public.

David has completed hundreds of projects over his career. Below are representative sample management consulting projects demonstrating David's depth and breadth completed within the past 12 months:

Operational and Performance Assessment – *Walton County, Georgia*
David led a multi-department Operational and Performance Assessment for Walton County. The scope included assessing organizational structure, operational efficiency, staffing levels and resource utilization, comparison to leading practices, and observations and recommendations to assist the County in achieving the desired future state. The final report included numerous observations with associated recommendations and a detailed Roadmap/Implementation Plan.

Outsourcing Feasibility Study – *City of Rocky Mount, North Carolina*
David led a feasibility study for the City of Rocky Mount to assess its current service delivery model for providing parks maintenance and landscaping services. City operations used of a hybrid model of both internal resources and third-party contractors to provide parks maintenance and landscaping. The project evaluated the pros and cons (both financial and non-financial) of: 1) maintaining the hybrid model, 2) performing all services in-house, and 3) performing all services externally.

Finance Functional Assessment – *Richland County Library, South Carolina*
David led a functional assessment of the Library's finance department. The project consisted of understanding the current state – current service provision, performance, workflow, business processes, internal controls, organizational structure, reporting, and communications. The current state was compared to leading practices and gaps were identified. An implementation roadmap was created that aligned recommendations to leaderships' vision to help the organization achieve its desired future state.

Technology Utilization Assessment – *Mt. Pleasant Waterworks, South Carolina*
David led an objective evaluation of the organization's system usage and governance related to the existing financial system (Microsoft Dynamics) and the existing workorder management system (Maximo). The organization wanted to maximize the efficiency and effectiveness of both systems while maintaining internal controls and system of record. The project consisted of numerous interviews, data review, system mapping, and a collaborative workshop among stakeholders to define a future state.

Grant Compliance Audit – *Decide DeKalb, Georgia*

David led a Grant Compliance Assessment of various development projects for Decide DeKalb. The project reviewed the established grant and contractual criteria to be maintained by developers and compared with tenant information related to low income occupants. The project identified areas of compliance, non-compliance, and recommendations for remediation.

Forensic Audit – *Confidential City*

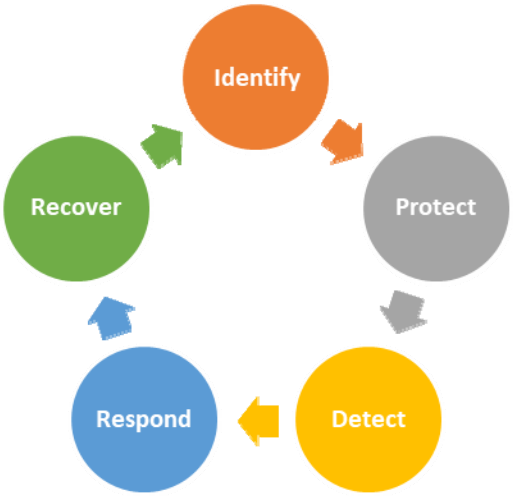
David led a forensic investigation into questionable cash management activity for a City Parks and Recreation department. The project reviewed bank account activity, cancelled checks, cash withdrawals, and purchased item documentation as well as conducted interviews with account cardholders to determine the collection, handling, and use of several hundred thousand dollars collected in fees, sponsorships, and contributions made to the City. Numerous observations and corresponding recommendations were developed to enhance internal controls, written policies, and procedures to correct conflicts of interest, mishandling of funds, and misappropriation of funds.

Governmental IT Solutions

Beyond traditional audit and accounting services, Mauldin & Jenkins performs various IT attestation and non-attestation services. The following are three such services.

Cybersecurity Framework Engagements

With governments dealing with IT ransoms, cybersecurity is one of the top issues on the minds of nearly every government (large & small). Managing this business issue is especially challenging. A government with a highly mature cybersecurity risk management program still has a residual risk that a material cybersecurity breach could occur and not be detected in a timely manner.



Services can be provided via: 1) attestation engagements, or 2) consulting engagements. The AICPA has established standards for performing attestation engagements in this arena with the issuance of the SOC for Cybersecurity as part of its suite of System and Organization Controls (SOC) reporting. Consulting services can be provided while not compromising auditor independence.

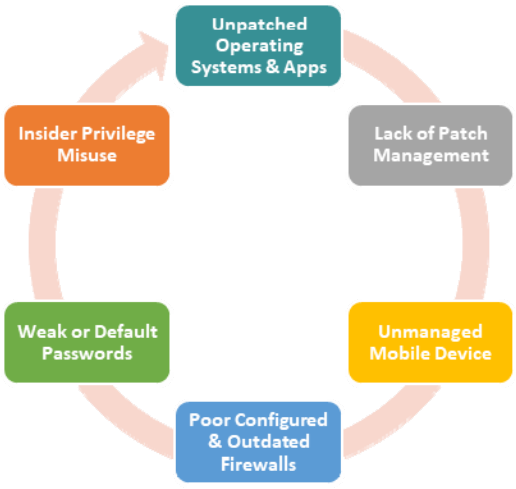
System Vulnerability Assessments Engagements

This is the process of defining, identifying, classifying and prioritizing vulnerabilities in computer systems, applications and network infrastructures, and providing an assessment with necessary knowledge, awareness and risks to understand the threats to determine appropriate reactions. Using specialized tools and applications, we can access networks to scan with automated tools and interrogate every device connected to network with the objective of searching for misconfigurations, unsupported software, missing software updates and patches, etc.



Penetration Testing Engagements

This is the practice of testing a computer system to find security vulnerabilities that a hacker / attacker could exploit using automation or manual applications. The process involves gathering information about the target before the test, identifying possible entry points, attempting to break in – actually or virtually – and reporting back the findings. Tests come from external or internal angles of entry. Our main objective is to identify security weaknesses. Penetration testing can also be used to: test an organization's security policy; its adherence to compliance requirements; its employees' security awareness; and, the government's ability to identify and respond to security incidents.



CLOSING

We believe the implementation of these suggestions will enhance both the control environment and the financial reporting process, making both more effective. We also believe these recommendations can be easily implemented, and all problems resolved quite timely should management elect to employ the corrective measures. If you have any questions regarding any comments, suggestions or recommendations set forth in this memorandum, we will be pleased to discuss it with you at your convenience.

This information is intended solely for the use of the City's management, and others within the City's organization and is not intended to be and should not be used by anyone other than these specified parties.

We appreciate the opportunity to serve City of Stockbridge, Georgia and look forward to serving the City in the future. Thank you.

MAULDIN & JENKINS

CPAs & ADVISORS

MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members
of the City Council
City of Stockbridge, Georgia
Stockbridge, Georgia

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Stockbridge, Georgia's (the "City"), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of December 31, 2023, and the respective changes in financial position and, where applicable, cash flows thereof, and the budgetary comparison for the General Fund, the Grants Fund, and the American Rescue Plan Act ("ARPA") Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis (on pages 5 through 13), the Schedule of Changes in the City's Net Pension Liability and Related Ratios (on pages 61 and 62), and the Schedule of City Contributions (on pages 63 and 64) be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with generally accepted auditing standards, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedules of expenditures of special purpose local option sales tax proceeds as required by the Official Code of Georgia Annotated ("O.C.G.A.") §48-8-121, and the schedule of expenditures of transportation special purpose local option sales tax proceeds, as required by O.C.G.A. §48-8-269.5, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 *U.S. Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and is also not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules, the schedules of expenditures of special purpose local option sales tax proceeds, the schedule of expenditures of transportation special purpose local option sales tax proceeds, and the schedule of expenditures of federal awards (the "supplementary information") are the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated July 10, 2024, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Macon, Georgia
July 10, 2024

Stockbridge

Where Community Connects

July 10, 2024

Mauldin & Jenkins, LLC
P.O. Box 1877
Macon, Georgia 31202-1877

This representation letter is provided in connection with your audit of the financial statements of the City of Stockbridge, Georgia, which comprise the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information as of December 31, 2023, and the respective changes in financial position and, where applicable, cash flows for the year then ended, and the disclosures (collectively, the "financial statements"), for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of July 10, 2024, the following representations made to you during your audit.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated April 15, 2024, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for the preparation of the supplementary information in accordance with the applicable criteria.

2. The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.

3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
4. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.

5. The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement, or disclosure that is reasonable in accordance with U.S. GAAP.

6. Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.

7. Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements or in the schedule of findings and responses.

8. We are in agreement with the adjusting journal entries you have proposed, and they have been posted to the general ledger accounts of the City.

9. The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.

10. Guarantees, whether written or oral, under which the City of Stockbridge is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

11. We have provided you with:

    a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records (including information obtained from outside of the general and subsidiary ledgers), documentation, and other matters.

    b. Additional information that you have requested from us for the purpose of the audit.

    c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.

    d. Minutes or official agendas of the meetings of the City Council or summaries of actions of recent meetings for which minutes have not yet been prepared.

12. All material transactions have been recorded in the accounting records and are reflected in the financial statements and the schedule of expenditures of federal awards.

13. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

14. We have no knowledge of any fraud or suspected fraud that affects the City and involves –

a. Management,

b. Employees who have significant roles in internal control, or

c. Others where the fraud could have a material effect on the financial statements.

15. We have no knowledge of any allegations of fraud or suspected fraud affecting the City's financial statements communicated by employees, former employees, regulators, or others.

16. We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or waste or abuse, whose effects should be considered when preparing financial statements.

17. We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.

18. We have disclosed to you the names of the City's related parties and all the related party relationships and transactions, including any side agreements.

Government-Specific

19. We have made available to you all the financial records and related data.

20. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.

21. We have a process to track the status of audit findings and recommendations.

22. We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.

23. We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.

24. We have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for the report.

25. The City of Stockbridge has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fund balance or net position.

26. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.

27. We have identified and disclosed to you all instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we believe have a material effect on the financial statements.

28. There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered

for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.

29. As part of your audit, you assisted with preparation of the financial statements and disclosures and schedule of expenditures of federal awards. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and disclosures and schedule of expenditures of federal awards.
30. The City of Stockbridge has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
31. The City of Stockbridge has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
32. The financial statements include all component units, appropriately present majority equity interests in legally separate organizations and joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.
33. The financial statements include all fiduciary activities required by GASBS No. 84, as amended.
34. The financial statements properly classify all funds and activities, in accordance with GASBS No. 34, as amended.
35. All funds that meet the quantitative criteria in GASBS No. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
36. Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
37. Investments, derivative instruments, and land and other real estate held by endowments are properly valued.
38. Provisions for uncollectible receivables have been properly identified and recorded.
39. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
40. Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent, or contributions to permanent fund principal.
41. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
42. Deposits and investment securities and derivative instruments are properly classified as to risk and are properly disclosed.
43. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.

44. We have appropriately disclosed the City of Stockbridge's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.

45. We are following our established accounting policy regarding which resources (that is restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.

46. We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.

47. The schedules of special purpose local option sales taxes (SPLOST) and schedule of transportation special purpose local options sales tax are correctly stated and have been properly reported in the City's financial statements.

48. The City considered the potential disclosure requirements relative to Governmental Accounting Standards Board (GASB) Statement No. 77, *Tax Abatement Disclosures*. This statement requires the City to disclose information for any tax abatement agreements either entered into by the City, or agreements entered into by other governments that reduce the City's tax revenues. As of December 31, 2023, the City did not have any such agreements, either entered into by the City or by other governments that exceeded the quantitative threshold for disclosure.

49. The City has considered GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*, and has determined the City has no material agreements requiring reporting under the standard.

50. We acknowledge we will not utilize Mauldin & Jenkins, LLC to store our documents, data, or records on our behalf in accordance with the "Hosting Services" (see ET section 1.295.143) interpretation of the AICPA Code of Professional Conduct. The City is solely responsible for maintaining its own data and records. In that regard, SuraLink is used solely as a method of transferring data to Mauldin & Jenkins, LLC and is not intended for the storage of our information. All information we provided through SuraLink was a copy and we maintain original documents and data as part of our records.

51. With respect to the combining and individual nonmajor fund financial statements and schedules and the schedules of expenditures of special purpose local option sales tax proceeds and schedule of transportation special purpose local option sales tax ("supplementary information")

    a. We acknowledge our responsibility for presenting the supplementary information in accordance with accounting principles generally accepted in the United States of America, and we believe the supplementary information, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.

b. If the supplementary information is not presented within the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

52. With respect to federal award programs:

a. We are responsible for understanding and complying with and have complied with, the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), including requirements relating to preparation of the schedule of expenditures of federal awards.

b. We acknowledge our responsibility for preparing and presenting the schedule of expenditures of federal awards (SEFA) and related disclosures in accordance with the requirements of the Uniform Guidance, and we believe the SEFA, including its form and content, is fairly presented in accordance with the Uniform Guidance. The methods of measurement or presentation of the SEFA have not changed from those used in the prior period and we have disclosed to you any significant assumptions and interpretations underlying the measurement or presentation of the SEFA.

c. If the SEFA is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the SEFA no later than the date we issue the SEFA and the auditor's report thereon.

d. We have identified and disclosed to you all of our government programs and related activities subject to the Uniform Guidance compliance audit, and have included in the SEFA, expenditures made during the audit period for all awards provided by federal agencies in the form of federal awards, federal cost-reimbursement contracts, loans, loan guarantees, property (including donated surplus property), cooperative agreements, interest subsidies, insurance, food commodities, direct appropriations, and other direct assistance.

e. We are responsible for understanding and complying with, and have complied with, the requirements of federal statutes, regulations, and the terms and conditions of federal awards related to each of our federal programs and have identified and disclosed to you the requirements of federal statutes, regulations, and the terms and conditions of federal awards that are considered to have a direct and material effect on each major program.

f. We are responsible for establishing, designing, implementing, and maintaining, and have established, designed, implemented, and maintained, effective internal control over compliance for federal programs that provides reasonable assurance that we are managing our federal awards in compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a material effect on our federal programs. We believe the internal control system is adequate and is functioning as intended.

g. We have made available to you all federal awards (including amendments, if any) and any other correspondence with federal agencies or pass-through entities relevant to federal programs and related activities.

h. We have received no requests from a federal agency to audit one or more specific programs as a major program.

i. We have complied with the direct and material compliance requirements (except for noncompliance disclosed to you), including when applicable, those set forth in the *OMB Compliance Supplement* relating to federal awards and [have identified and disclosed to you all amounts questioned and all known noncompliance with the direct and material compliance requirements of federal awards OR confirm that there were no amounts questioned and no known noncompliance with the direct and material compliance requirements of federal awards].

j. We have disclosed any communications from federal awarding agencies and pass-through entities concerning possible noncompliance with the direct and material compliance requirements, including communications received from the end of the period covered by the compliance audit to the date of the auditor's report.

k. We have disclosed to you the findings received and related corrective actions taken for previous audits, attestation engagements, and internal or external monitoring that directly relate to the objectives of the compliance audit, including findings received and corrective actions taken from the end of the period covered by the compliance audit to the date of the auditor's report.

l. Amounts claimed or used for matching were determined in accordance with relevant guidelines in OMB's Uniform Guidance (2 CFR part 200, subpart E).

m. We have disclosed to you our interpretation of compliance requirements that may have varying interpretations.

n. We have made available to you all documentation related to compliance with the direct and material compliance requirements, including information related to federal program financial reports and claims for advances and reimbursements.

o. We have disclosed to you the nature of any subsequent events that provide additional evidence about conditions that existed at the end of the reporting period affecting noncompliance during the reporting period.

p. There are no such known instances of noncompliance with direct and material compliance requirements that occurred subsequent to the period covered by the auditor's report.

q. No changes have been made in internal control over compliance or other factors that might significantly affect internal control, including any corrective action we have taken regarding significant deficiencies or material weaknesses in internal control over compliance, subsequent to the period covered by the auditor's report.

r. Federal program financial reports and claims for advances and reimbursements are supported by the books and records from which the financial statements have been prepared.

s. The copies of federal program financial reports provided you are true copies of the reports submitted, or electronically transmitted, to the respective federal agency or pass-through entity, as applicable.

t. We have monitored subrecipients, as necessary, to determine that they have expended subawards in compliance with federal statutes, regulations, and the terms and conditions of the subaward and have met the other pass-through entity requirements of the Uniform Guidance.

u. We have issued management decisions for audit findings that relate to federal awards made to subrecipients and such management decisions have been issued within six months of acceptance of the audit report by the Federal Audit Clearinghouse. Additionally, we have followed-up ensuring that the subrecipient has taken timely and appropriate action on all deficiencies detected through audits, on-site reviews, and other means that pertain to the federal award provided to the subrecipient.

v. We have considered the results of subrecipient audits and have made any necessary adjustments to our books and records.

w. We have charged costs to federal awards in accordance with applicable cost principles.

x. We are responsible for and have accurately prepared the summary schedule of prior audit findings to include all findings required to be included by the Uniform Guidance, and we have provided you with all information on the status of the follow-up on prior audit findings by federal awarding agencies and pass-through entities, including all management decisions.

y. We are responsible for and have ensured the reporting package does not contain protected personally identifiable information.

z. We are responsible for and have accurately prepared the auditee section of the Data Collection Form as required by the Uniform Guidance.

aa. We are responsible for taking corrective action on each audit finding of the compliance audit and have developed a corrective action plan that meets the requirements of the Uniform Guidance.

Signed: _____
Anthony S. Ford,
Mayor

Signed: _____
Frederick Gardiner,
City Manager

Signed: _____
Lakeisha Gaines,
Interim Treasurer

Signed: _____
William Conner
Senior Accountant

MAULDIN & JENKINS
CPAs & ADVISORS

April 15, 2024

Honorable Mayor and Members of the
City Council and City Manager
City of Stockbridge, Georgia
4640 North Henry Boulevard
Stockbridge, Georgia 30281

Attn: Lakeisha Gaines, Interim Treasurer

We are pleased to confirm our understanding of the services we are to provide the City of Stockbridge, Georgia (the "City") for the year ended December 31, 2023.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements, of the City of Stockbridge, Georgia as of and for the year then ended. These statements will include the budgetary comparison information for the General Fund and any major special revenue funds. Accounting standards generally accepted in the United States of America ("GAAP") provide for certain required supplementary information ("RSI"), such as management's discussion and analysis ("MD&A"), to supplement the City's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City's RSI in accordance with auditing standards generally accepted in the United States of America ("GAAS"). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis ("MD&A").
2. Schedule of Changes in the City's Net Pension Liability and Related Ratios.
3. Schedule of City Contributions – Pension Plan.

We have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS and will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

1. Schedule of Projects Constructed with Special Purpose Local Option Sales Tax Proceeds.
2. Combining and individual fund statements.
3. Schedule of Projects Constructed with Transportation Special Purpose Local Options Sales Tax Proceeds.
4. Schedule of Expenditures of Federal Awards.

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report:

1. Introductory section; and
2. Statistical section.

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore; is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objectives also include reporting on -

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards.*

- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit

in accordance with GAAS and *Government Auditing Standards*, we will exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from: 1) errors, 2) fraudulent financial reporting, 3) misappropriation of assets, or 4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits, nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry.

According to GAAS, significant risks include the risk of management's override of internal controls. Accordingly, we have considered this item as a significant risk.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of City of Stockbridge, Georgia's compliance with provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the City of Stockbridge's major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on the City of Stockbridge's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Other Services

We will also assist in preparing the financial statements and related notes of the City in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with

Government Auditing Standards. We will perform these services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgement, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations (including federal statutes) and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making drafts of financial statements, schedule of expenditures of federal awards, all financial records and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with: 1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters 2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance, 3) additional information that we may request for the purpose of the audit, and 4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving: 1) management, 2) employees who have significant roles in internal control, and 3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and to prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review subsequent to the start of fieldwork.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received, and COVID-19 related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon or make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that: 1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; 2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; 3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and 4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that: 1) you are responsible for presentation of the supplementary information in accordance with GAAP; 2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; 3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and 4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also

responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regards to an exempt offering document, with which Mauldin & Jenkins, LLC is not involved, you agree to clearly indicate in the exempt offering document that Mauldin & Jenkins, LLC is not involved with the contents of such offering document. In the event that Mauldin & Jenkins, LLC is requested to be involved with an exempt offering document, you agree that the aforementioned auditor's report or reference to Mauldin & Jenkins, LLC will not be included without our prior permission or consent. Furthermore, any agreement to perform work in connection with an exempt offering document, including an agreement to provide permission or consent, will be a separate engagement.

With regards to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

As an attest client, Mauldin & Jenkins, LLC cannot retain or store documents, data, or records on behalf of the City of Stockbridge. This is in accordance with ET section 1.295.143 of the *AICPA Code of Professional Conduct*. The City is solely responsible for maintaining its own data and records. In that regard, SuraLink is used solely as a method of transferring data to Mauldin & Jenkins, LLC and is not intended for the storage of the City's information. All information you will provide through SuraLink is a copy and you will maintain original documents and data as part of your records.

Engagement Administration, Fees and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing. We will schedule the engagement based in part on deadlines, working conditions, and the availability of your key personnel. We will plan the engagement based on the assumption that your personnel will provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If, for whatever reason, your personnel are unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete our engagement, resulting in an increase in fees over our original estimate.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditors' reports or nine months after the end of the audit period.

We will provide copies of our reports to the City of Stockbridge; however, management is responsible for distribution of the reports and financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Mauldin & Jenkins, LLC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the Georgia Department of Audits and Accounts or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested access to such audit documentation will be provided under the supervision of Mauldin & Jenkins, LLC personnel. Furthermore, upon

request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a regulatory body. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party (ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately April 22, 2024 and to issue our reports no later than June 30, 2024. Hope Pendergrass is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. Our fee for these services will be based on actual time spent at our quoted hourly rates, plus travel and other out of pocket costs (such as report production, typing, postage, etc.) Our hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered as work progresses and are payable upon presentation. The above fees are based on anticipated cooperation from your personnel (including complete and timely receipt by us of the information on the respective client participation listings) and the assumption that unexpected circumstances (including scope changes) will not be encountered during the audit. If significant additional time is necessary, we will discuss it with management and arrive at a new fee estimate before we incur the additional costs.

As a result of our prior or future services to you, we might be requested or required to provide information or documents to you or a third-party in a legal, administrative, arbitration, or similar proceeding in which we are not a party. If this occurs, our efforts in complying with such requests will be deemed billable to you as a separate engagement. We shall be entitled to compensation for our time and reasonable reimbursement for our expenses (including legal fees) in complying with the request. For all requests, we will observe the confidentiality requirements of our profession and will notify you promptly of the request.

Reporting

We will issue written reports upon completion of our audit of the City of Stockbridge, Georgia's financial statements. Our report will be addressed to the Members of the City Council for the City of Stockbridge, Georgia. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue reports or may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state: 1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and 2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to the City of Stockbridge, Georgia and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign below and return it to us.

Sincerely,

MAULDIN & JENKINS, LLC

Hope Pendergrass

Hope Pendergrass

RESPONSE:

This letter correctly sets forth the understanding of the City of Stockbridge, Georgia.

By: _____

Title: _____

Stockbridge

Where Community Connects



CITY OF STOCKBRIDGE

GUIDELINES FOR STREET LIGHTING

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1.0 Mission

To provide public roadway and related illumination to our residents in a safe, responsive, aesthetically sensitive, and fiscally-sound manner that furthers the goals of the City of Stockbridge (City).

2.0 Illumination Standards

The street lighting design and layout shall be based on the illuminance criteria for continuous roadway lighting in the latest edition of the American National Standard Practice for Roadway Lighting, Illuminating Engineering Society of North America (ANSI/IESNA RP-8).

2.1 Illumination Quality

Illumination quality shall be pleasing to customers and shall allow colors to be distinguished.

2.2 Aesthetics

The streetlight standards, mast arms, and luminaires shall enhance the appearance of the community. Streetlight wiring shall be undergrounded in aesthetically sensitive areas, if feasible.

2.3 **Energy Efficiency**

The street lighting system shall incorporate all cost-effective energy-efficiency options.

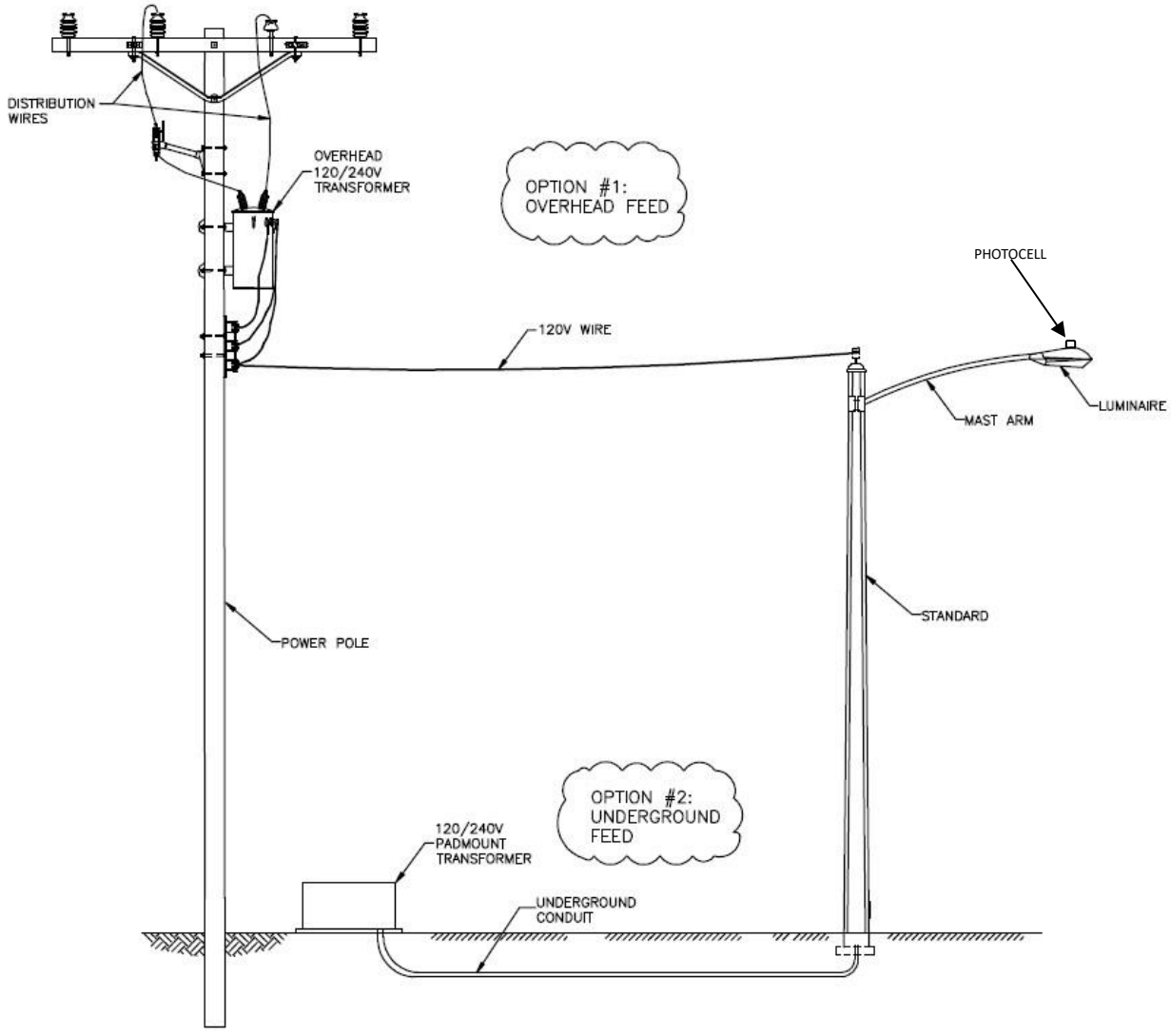
2.4 **Cost**

Streetlight costs shall be in line with the approved budgets. The streetlight fund shall maintain a reserve to cover at least sixty (**60**) days of operating expenses.

3.0 **Basic Elements of Present-Day Streetlight System**

- The wiring circuit, which connects the streetlight to the local distribution system supplying power to it.
- The luminaire, which is the streetlight itself, together with the lens, the enclosure, the ballast (driver), and the photocell.
- The street lighting standard, which is the structure supporting the streetlight.

Figure 1 illustrates these components as they apply within a typical residential neighborhood.



3.1 **Design Standards for the City's Street Lighting System**

There are different types of streetlight installations throughout the City. They range from decorative standards to wood pole mounted mast arms, and to traffic signal pole lights. The City requires black metal streetlight poles and black mast arm traffic signals in all new developments. Streetlight wiring shall be underground along major thoroughfares, when feasible, to be consistent with the Council's policy to eliminate overhead lines along major thoroughfares.

The street lighting system layout required is dictated by the street classification and is typically continuous. Photometric analysis shall be utilized to calculate the theoretical spacing of streetlights to meet the illumination standards for each street classification. At locations where additional lighting may be beneficial, such as around curves or at intersections, pole spacing may be reduced to improve the lighting levels.

Street light poles shall have a minimum setback of three (**3**) feet, measured from the back of curb to the center of the pole foundation. The minimum setback for a non-curbed street shall be six (**6**) feet, measured from the edge of pavement to the center of the pole foundation. Poles may be located in medians where the minimum setback requirements can be satisfied. In medians, poles shall be installed as close as possible to the center of the median. All poles in medians shall be a minimum of fifteen (**15**) feet behind the median nose.

Luminaires should be installed at a maximum mounting height of thirty-five (**35**) feet to forty (**40**) feet above arterial and collector roadways. Poles mounted on structures, such as bridges and retaining walls, may require special lengths as not to exceed the maximum mounting height.

Luminaire arms should be selected to position the luminaire over the traveled way for greatest utilization of available light. The arms should be oriented 90-degrees, or perpendicular, to the traveled way. Arm lengths should be selected in order to position the luminaires in a straight line when looking down the roadway with the typical arm length designated at ten (**10**) feet.

All poles installed in residential areas should ideally be located on or near property lines whenever possible. In the case of larger lots, poles cannot always be located on the property line. In these cases, in order not to exceed the maximum desired pole spacing, poles can be located within the lot. The designer should take care not to locate the pole in front of large windows of houses. Any pole located near a residential drive entrance should be located a minimum of five (**5**) feet from the edge of the drive or concrete wing.

The Design Engineer should also coordinate the location of all poles with existing trees, such that the fixture does not extend into the tree canopy or such that the tree canopy does not block the light output from the fixture.

Street light poles should be located to have a minimum clearance of ten (**10**) feet from all overhead electrical utilities. Specific clearance requirements shall be determined by the utility company and/or National Electric Safety Code. A minimum clearance of three (**3**) feet shall be maintained from any non-electric lines such as cable TV lines, aerial fiber lines, etc.

3.2 **Assumption for Design**

- The majority of streetlights and poles in Stockbridge are installed, owned and maintained by GA Power.
- For design purposes, the luminaires selected in the design must be based on the currently available and provided luminaires that GA Power offer.

- Alternative luminaires will be considered if the design intends to utilize GA Power provided, installed and maintained streetlights and poles.

3.3 **Energy Source**

- When feasible, all new streetlights installed shall be energized by underground electric conductors.
- The street light layout shall minimize the use of public rights of way for the underground electric conductors. Use of public utility easements (PUE's) and dedicated private utility easements is the preferred method of installing underground electric conductors to the streetlights.
- Exceptions are allowed for overhead power to a streetlight if the streetlight is attached to an existing wood utility pole. Permission to use an existing wood utility pole for street light attachment must be cleared with the pole owner prior to plan approval.

3.4 **Pole Type**

- Standard streetlight poles shall be black galvanized metal poles with a six (**6**) foot round tubular mast or luminaire arms with the pole installed by direct embed method. Longer mast arms may be used per electric service provider availability and City approval.
- Decorative pole options will be considered on a case-by-case basis.
- No new wood utility poles shall be installed for the sole purpose of mounting new street light fixtures.

3.5 **Decorative Streetlights and Poles**

- The City has allowed post top decorative street lighting to be incorporated into new subdivisions in the past. The post top decorative streetlight options available are controlled by GA Power and/or the City.
- Through experience, the City discourages the use of post top decorative street lighting luminaires due to the increased cost of installation and maintenance. Often, the post top decorative luminaires must be spaced closer together than standard street light luminaires to meet the required illuminance criteria. This increases the number and cost of streetlights to install on a project compared with standard lighting. Furthermore, many of the post top decorative fixtures fail to provide adequate illuminance and uniformity for street lighting.
- The inclusion of post top decorative lighting will be considered and approved by the City on a case-by-case basis for aesthetics or for sidewalk and pedestrian trail lighting. Post top decorative lights will not be allowed to replace standard streetlights.

3.6 **Light Pole Spacing and Location**

- Spacing shall be determined by photometric analysis.
- Critical placement elements:
    - Locate at least one streetlight at all intersections. Place the streetlight at the end of return when installing at a curb with a horizontal radius.
    - Use the sum of the recommended lighting values for each continuously lighted intersecting street to determine the needed light levels for the intersection. Use the lighting values for each continuously lighted street by its classification (local, collector, arterial) and its pedestrian conflict area. The resulting needed lighting

level for the intersection will likely require more than one light at or very near the intersection.

- Pedestrian crosswalks are to meet or exceed the minimum lighting levels of the continuously lighted street (classification and conflicts). Additional lighting and/or strategic light placement may be needed at the crosswalks.
- At a roundabout controlled intersection, a minimum of two (**2**) streetlights should be located around the circular roadway, diagonally across from each other. On arterial type roadways, a minimum of four (**4**) streetlights should be placed around the outside of the circulatory roadway. The spacing between the poles should be approximately equal to achieve uniform lighting throughout the roundabout. Streetlights on the approaches to roundabouts should also be considered on multi-lane approaches, in areas with high traffic volumes, or where pedestrian traffic is expected.
- Locate streetlights at common lot lines/corners (where applicable).
- Locate a streetlight in each cul-de-sac bulb.
- **Typical 2 lane streets:** locate all streetlights on one side of the street. Locate the streetlights on the opposite side of the street from the water main.
- Multi-lane and median corridor configurations may require staggered street light placements. Median placement of streetlights may be considered.

3.7 Wiring Circuits

Most of the streetlight wiring in residential neighborhoods is overhead. New developments are required to install streetlight facilities along the perimeter of the property. The distribution system shall be underground in a 2-inch conduit. Conduit for street lighting systems shall be either Schedule 40 polyvinyl chloride (PVC) conduit or SDR 11 high density polyethylene (HDPE) conduit.

Except where it crosses under a street, the conduit shall be behind the back of curb or outside the edge of pavement. The conduit should be installed at a constant offset from the back of curb or edge of pavement preferably at the same distance as the pole setback, unless a common trench is being used. The minimum setback from the street to the center of the conduit should be the same as that specified for street light poles except in medians, where conduit setback may be closer to the back of curb to avoid landscaping. The setbacks may have to be adjusted in places to avoid storm sewers, utility conflicts, or other obstructions.

In unpaved areas, the conduit can be trenched or plowed. The conduit shall be bored under all sidewalks, drives, and streets unless otherwise approved by the City Engineer. Boring under streets shall be perpendicular to the roadway or the shortest possible crossing distance.

3.8 Luminaries

Light emitting diode (LED) luminaires shall be the standard light source used. LED lights are directional, the light is focused directly downward, and have a well-defined surface-lighting area. Therefore, light spillage is minimized by the internal optics of the fixture. LED streetlights consume less than half of the energy required by older technologies and last up to five (**5**) times longer, reducing maintenance costs and improving service. LED streetlights have better color rendition and lighting uniformity that results in fewer hotspots and dark areas

Typical street lighting minimum luminaires utilized by street classification:

- **Arterial** – 250 Watt LED.
- **Collector** – 150 Watt LED.
- **Local** – 100 Watt LED.

For traffic signal/street light combination pole assemblies, use 250 Watt LED.

4.1 Illumination Levels

4.1.1 Streets with Continuous Lighting

All major and most collector streets in the City are designed to have continuous lighting. The Illumination Engineering Society (IES) defines continuous lighting as a fixed overhead-lighting system designed to provide a specific level of illuminance, luminance, and uniformity of light on the roadway.

4.1.2 Streets with Partial Lighting

Partial lighting is defined as lighting installed at the decision areas of isolated interchanges and intersections whereby it provides visibility of potential conflicts with other traffic and physical features. Local streets in the City have partial lighting and do not adhere to the requirements in 4.2.1.

4.1.3 Streets with Intersections

Typically, intersections involving major and collector streets have traffic signal poles with streetlights at the top. These lights are attached on a mast arm and are referred to as “safety lights.”

City of Stockbridge

AGENDA ITEM

MEETING DATE

SEPTEMBER 9, 2024

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Consideration of CP-2024-05, a Comprehensive Plan Amendment to change the future land use designation of property at 425 Country Club Drive from High-Density Residential to Low-Density Mixed-Use, to allow the conversion of the existing assisted living facility to a boutique hotel with 60 rooms. The applicant also applied for RZ-2024-05 to rezone the property from OI (Office-Institutional) to C-2 (General Commercial).

BACKGROUND INFORMATION:

The Planning & Zoning Staff initially recommended approval, but the Planning Commission recommended denial at its July 18, 2024 meeting due to its concerns over 1) whether a hotel was really needed at this location; and 2) what provisions would be made for relocating the existing assisted living residents. However, the Planning & Zoning Staff has now determined that a Comprehensive Plan Amendment is not actually needed since the previous hotel on the property had the same land use designation as what currently exists. Therefore, no Council action is needed.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

CP-2024-05 for a Comprehensive Plan Amendment at 425 Country Club Drive.

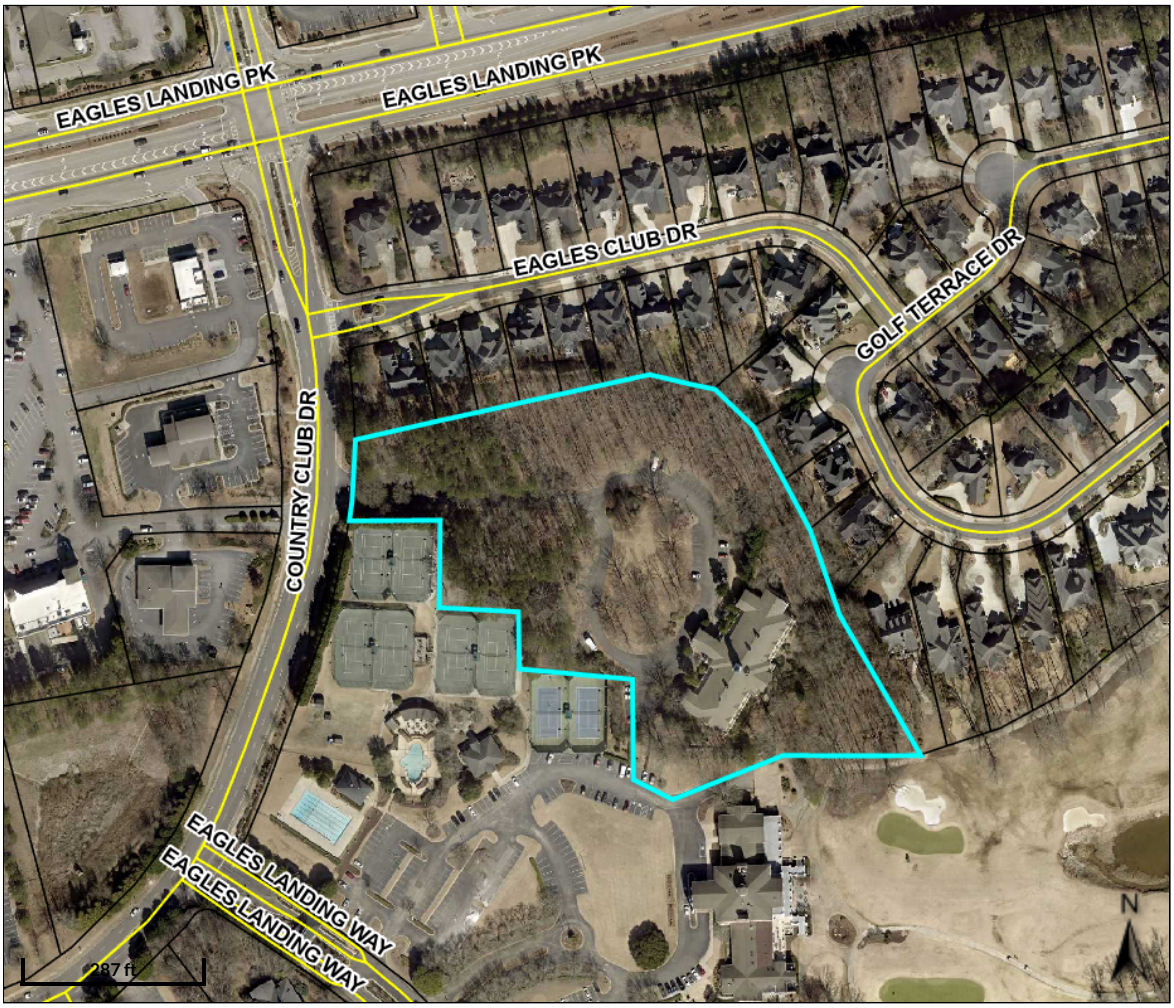
BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

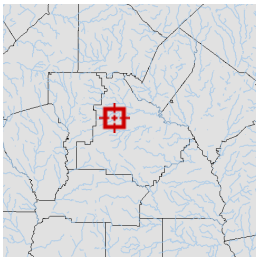
NO ACTION, SINCE A COMPREHENSIVE PLAN AMENDMENT IN NO LONGER NEEDED.

Staff Signature_____

Henry County, GA



Overview



Legend

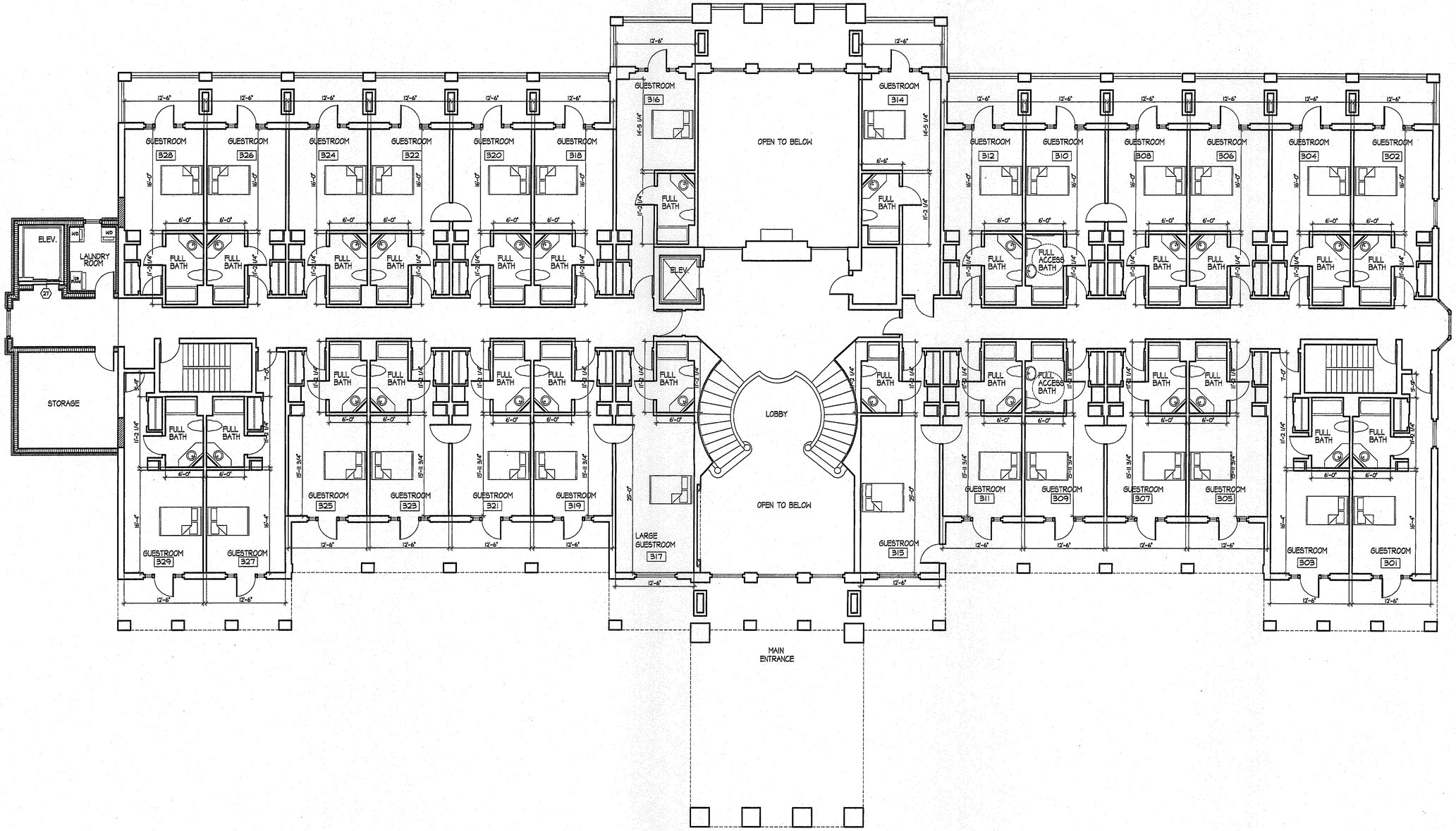
- Parcels
- Roads

Parcel ID	051-01016021	**Class**	C	**Owner**	STOCKBRIDGE	**Land**	$692,000				
Property	425 COUNTRY	**Acreage**	6.92	**Address**	PROPCO LLC	**Value:**					
Address	CLUB DR				400 SECOND AVE	**Building**	$2,328,900	**Last 2 Sales**			
District	City/Stockbridge				NW	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					HICKORY NC 28601	**Misc**	$33,400	12/31/2019	$7,872,000	OTHER	U
						Value:		9/15/2005	$0	n/a	U
						Total	$3,054,300				
						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: 7/12/2024
Last Data Uploaded: 7/11/2024 8:35:26 PM

Developed by Schneider GEOSPATIAL



THIRD FLOOR

GoldenCrest

KTP
ARCHITECTURE
PLANNING
INTERIORS
1577 Phoenix Blvd. Suite Six – College Park, Ga. 30349
Phone: (770) 907-6155
Fax: (770) 907-6156

Stockbridge

Where Community Connects

PowerPoint Presentation
For RZ-2024-05

Mayor and Council:
September 9, 2024

Case Facts

Applicant: Stuart Hope on behalf of Stockbridge Propco, LLC.

Owner: Stockbridge Propco, LLC.

Agent: Stuart Hope

Address of Property: 425 Country Club Drive

Number of Acres: 6.92 +/- acres

Project Characteristics: The building is currently vacant and is being used as a senior assisted living facility.

Current Future Land Use Designation: High Density Residential

Current Zoning of Property: O-I (Office-Institutional)

Sign Posting: June 18, 2024

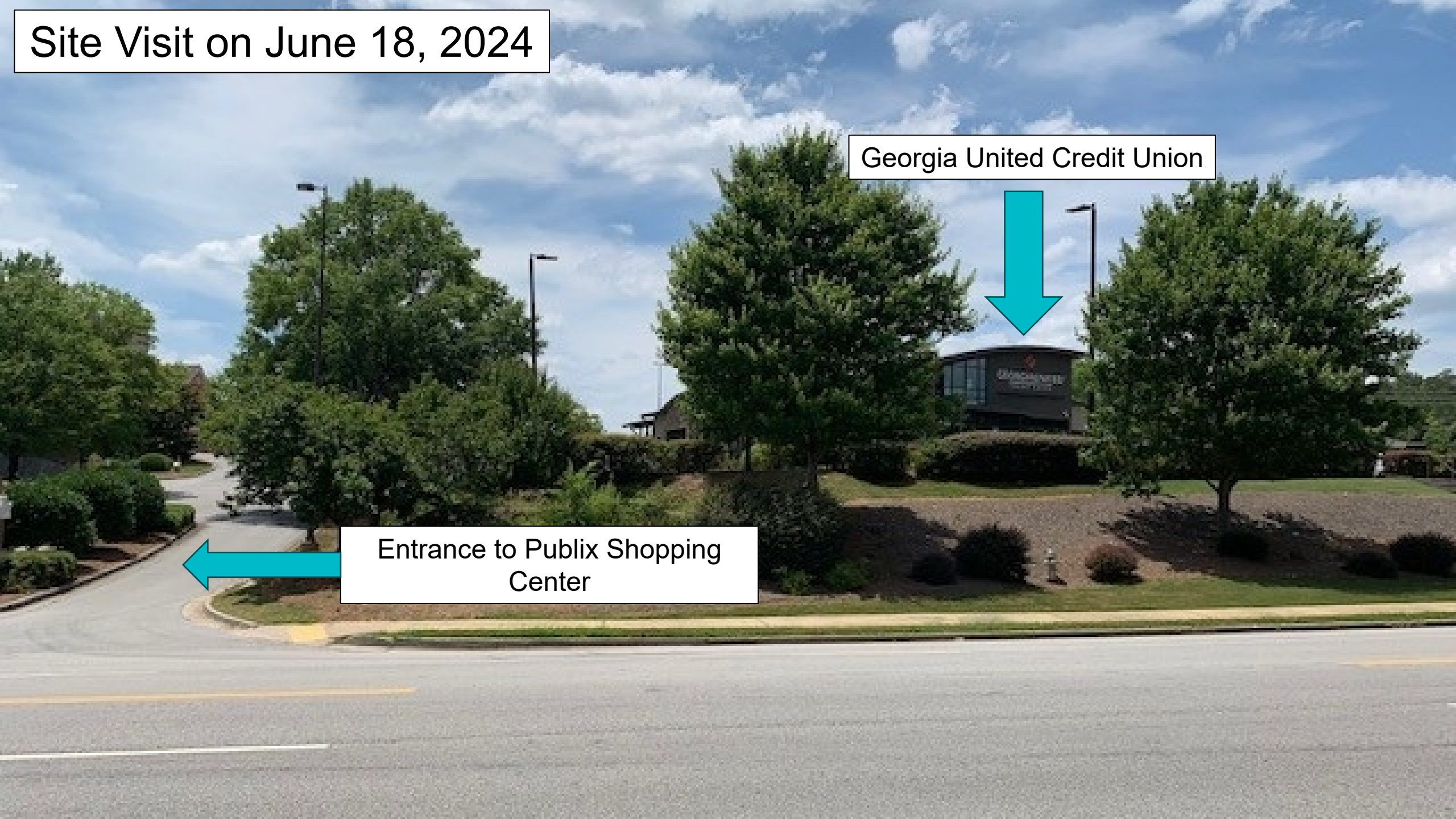
Vicinity Map



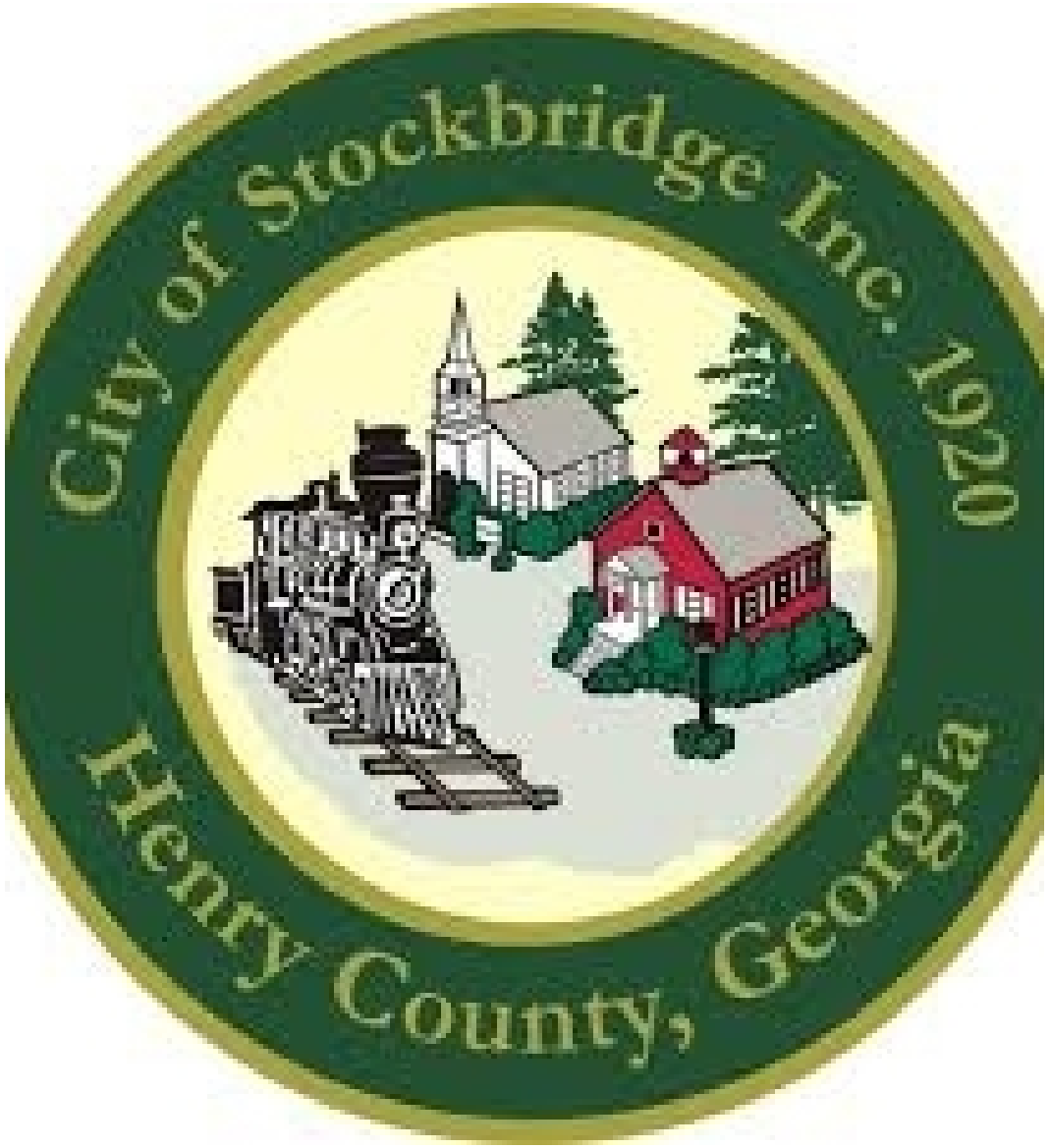
Site Visit on June 18, 2024

Public Notice Sign Posted on 425 Country Club Drive

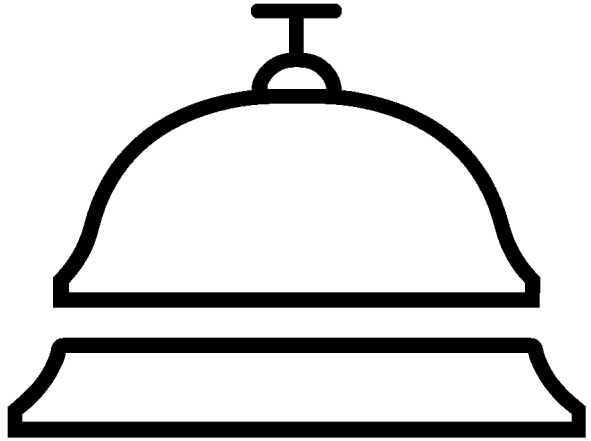



Site Visit on June 18, 2024
Georgia United Credit Union
Entrance to Publix Shopping Center

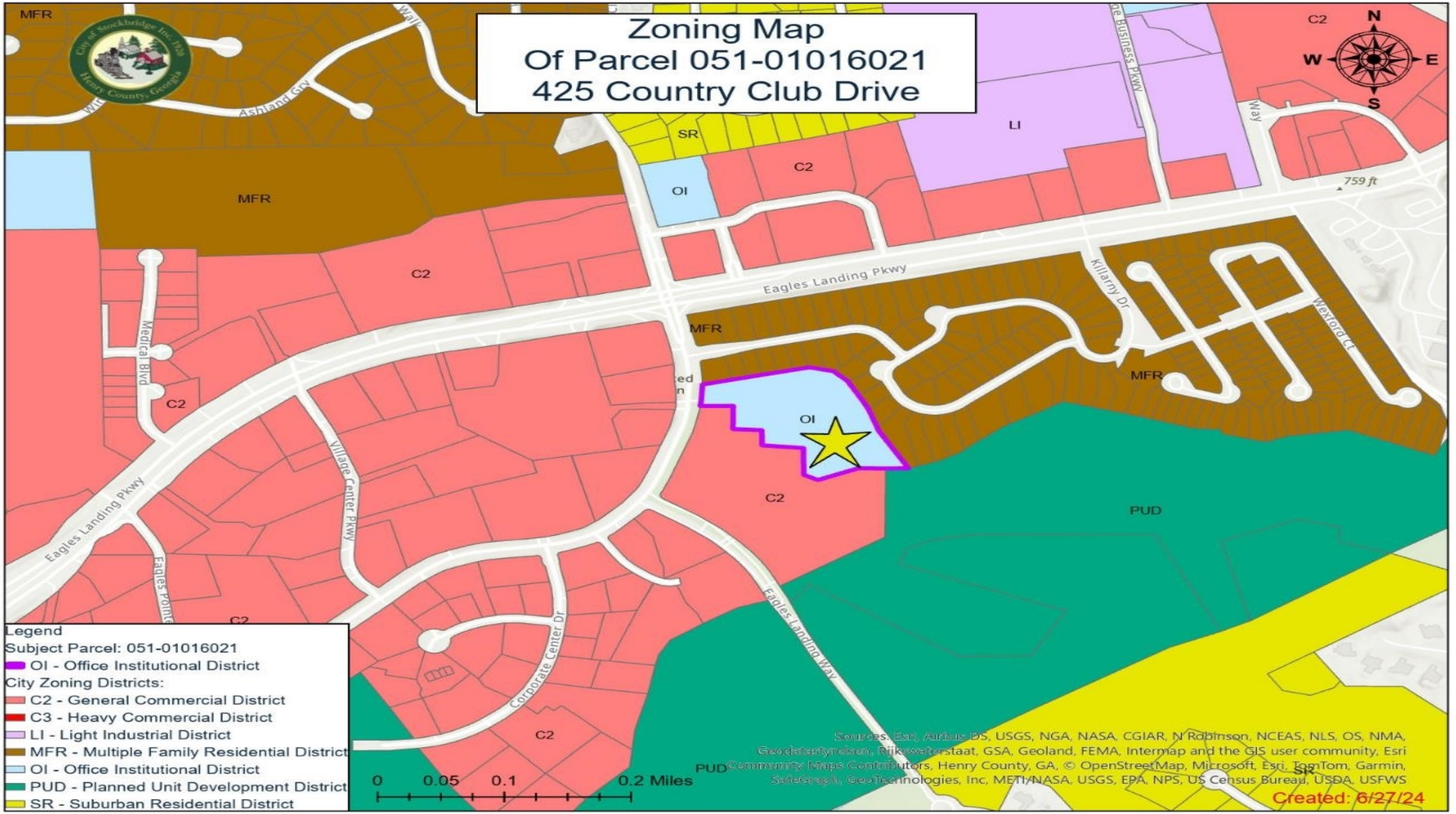
Presentation for RZ-2024-05

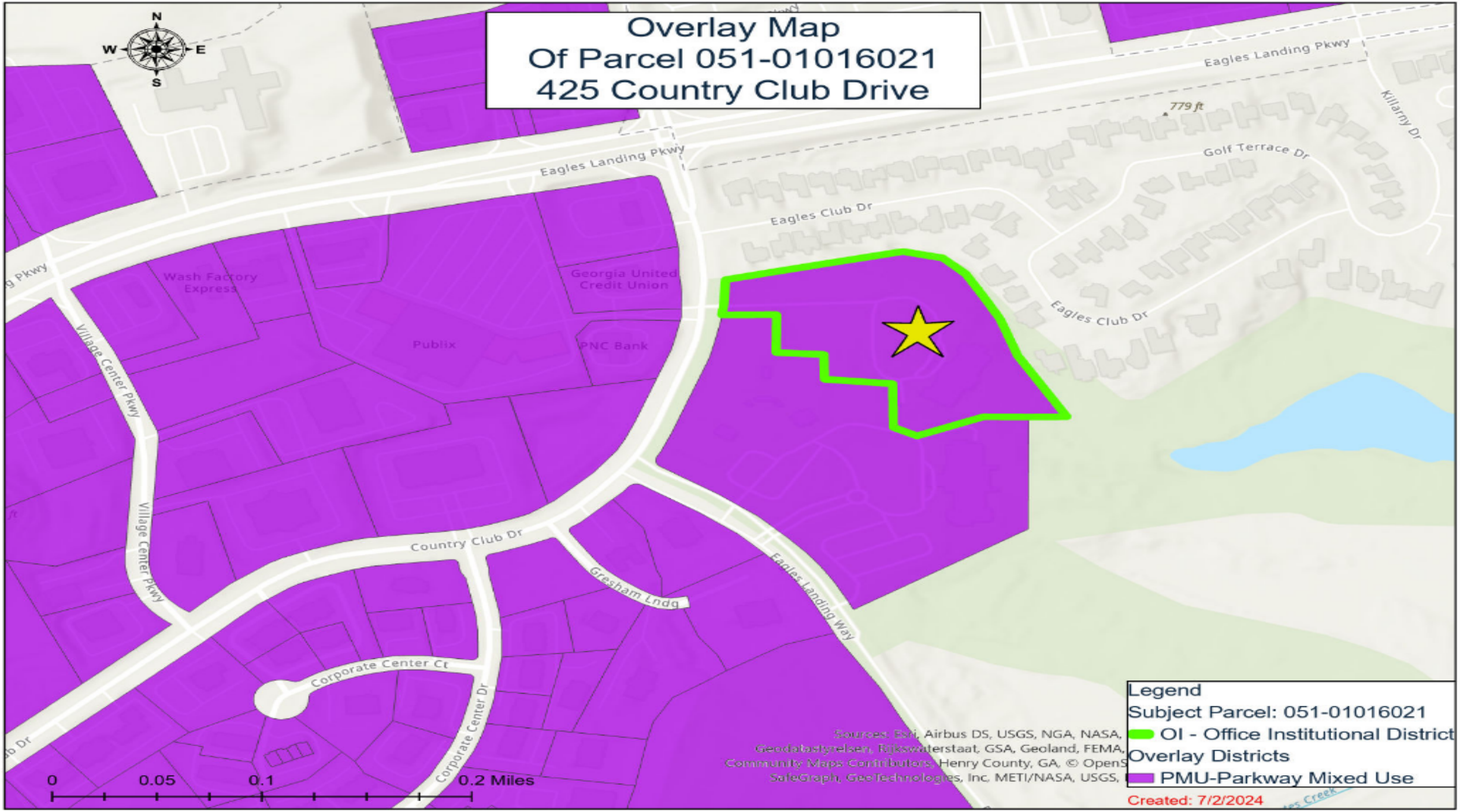


Rezone the property from O-I (Office-Institutional) to C-2 (General Commercial) to allow for a conversion of an existing assisted living facility to a hotel



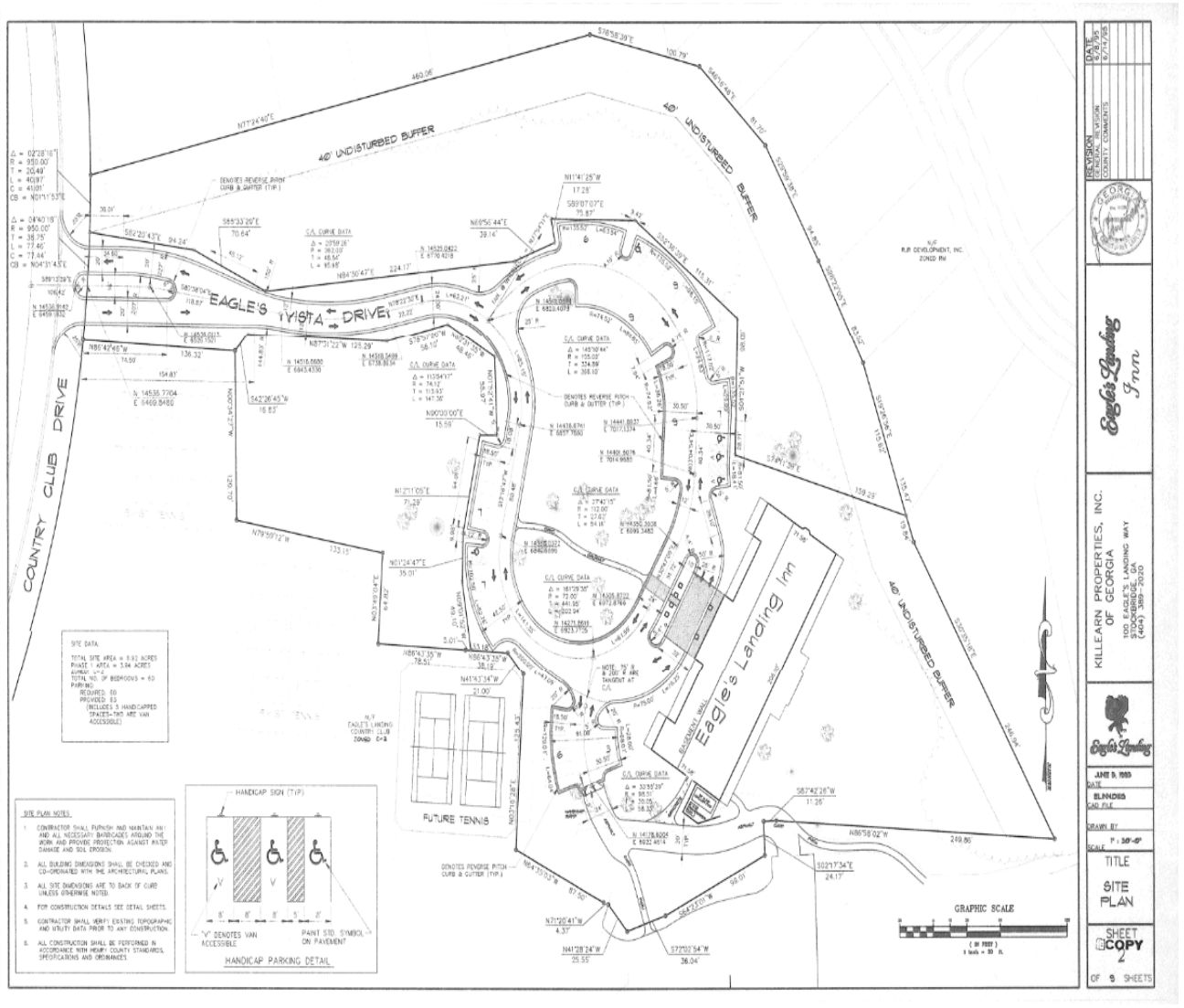
Applicant’s Request:

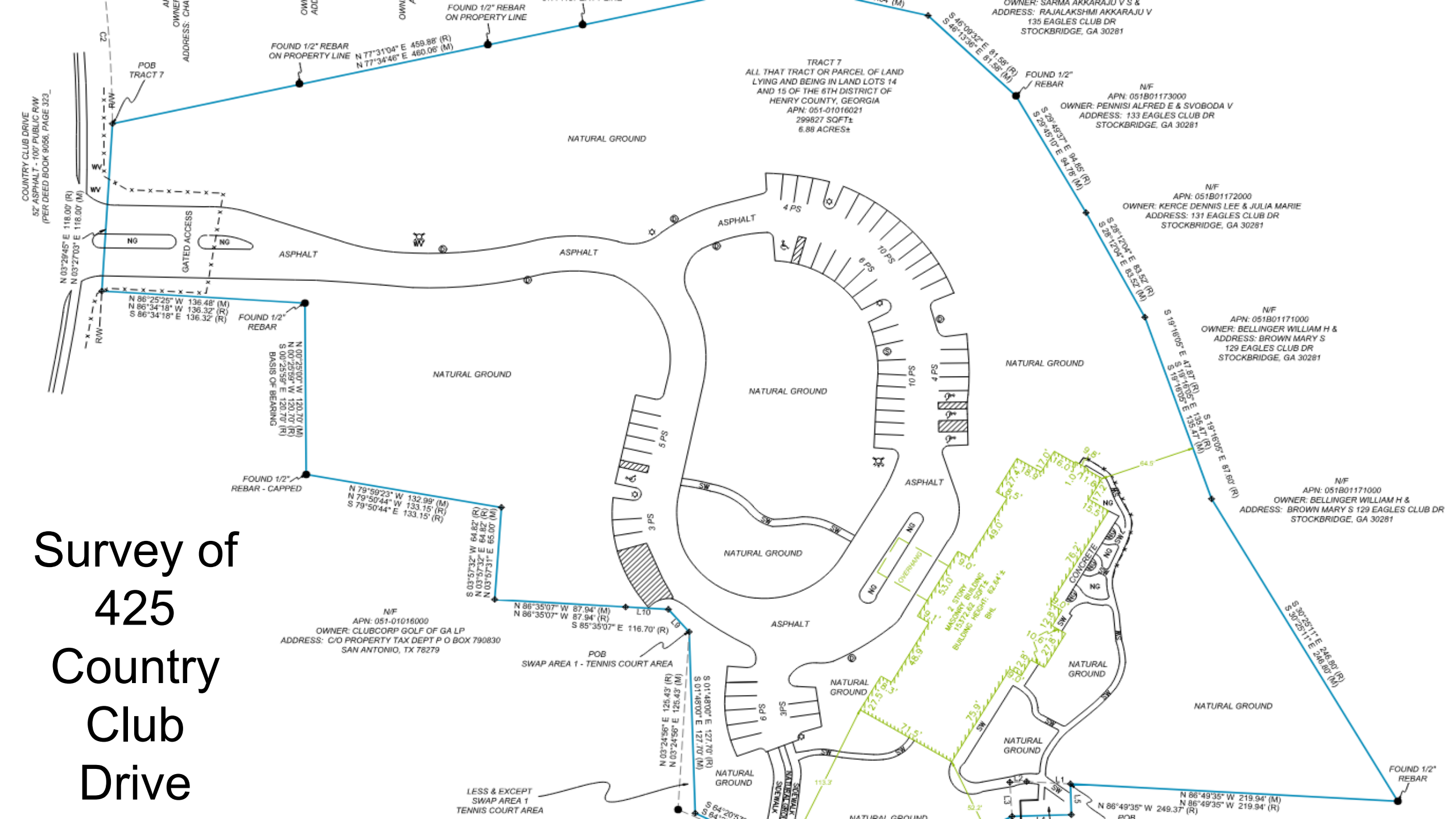

Zoning Map
Of Parcel 051-01016021
425 Country Club Drive
MFR
C2
SR
LI
OI
PUD
Eagles Landing Pkwy
Ashland Grv
Medical Blvd
Village Center Pkwy
Corporate Center Dr
Killarny Dr
Wexford Ct
Eagles Landing Way
759 ft
N
S
E
W
Legend
Subject Parcel: 051-01016021
OI - Office Institutional District
City Zoning Districts:
C2 - General Commercial District
C3 - Heavy Commercial District
LI - Light Industrial District
MFR - Multiple Family Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
SR - Suburban Residential District
0 0.05 0.1 0.2 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
Created: 6/27/24


Overlay Map
Of Parcel 051-01016021
425 Country Club Drive
N
W
E
S
Eagles Landing Pkwy
779 ft
Killarny Dr
Golf Terrace Dr
Eagles Club Dr
Eagles Club Dr
Wash Factory Express
Georgia United Credit Union
Publix
PNC Bank
Village Center Pkwy
Village Center Pkwy
Country Club Dr
Gresham Lndg
Eagles Landing Way
Corporate Center Ct
Corporate Center Dr
0
0.05
0.1
0.2 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA,
Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,
Community Maps Contributors, Henry County, GA, © OpenS
SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,
Legend
Subject Parcel: 051-01016021
OI - Office Institutional District
Overlay Districts
PMU-Parkway Mixed Use
Created: 7/2/2024

Zoning History of Property

1. The subject property was previously a hotel called the Inn at Eagles Landing. The construction on the hotel started construction in 1994 and it was finished in 1995.
2. The subject property was rezoned from RM (Multiple Family Residence) to OI (Office/Institutional) upon the request of Killearn Properties on November 8, 2004, with the intended use as an assisted living facility.




Survey of 425 Country Club Drive
TRACT 7
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 14 AND 15 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA
APN: 051-01016021
299827 SQFT±
6.88 ACRES±
POB TRACT 7
COUNTRY CLUB DRIVE
52' ASPHALT - 100' PUBLIC R/W
(PER DEED BOOK 9056, PAGE 323
FOUND 1/2" REBAR ON PROPERTY LINE
FOUND 1/2" REBAR
FOUND 1/2" REBAR - CAPPED
GATED ACCESS
ASPHALT
NATURAL GROUND
N/F
APN: 051B01173000
OWNER: PENNISI ALFRED E & SVOBODA V
ADDRESS: 133 EAGLES CLUB DR
STOCKBRIDGE, GA 30281
N/F
APN: 051B01172000
OWNER: KERCE DENNIS LEE & JULIA MARIE
ADDRESS: 131 EAGLES CLUB DR
STOCKBRIDGE, GA 30281
N/F
APN: 051B01171000
OWNER: BELLINGER WILLIAM H &
ADDRESS: BROWN MARY S
129 EAGLES CLUB DR
STOCKBRIDGE, GA 30281
N/F
APN: 051-01016000
OWNER: CLUBCORP GOLF OF GA LP
ADDRESS: C/O PROPERTY TAX DEPT P O BOX 790830
SAN ANTONIO, TX 78279
POB
SWAP AREA 1 - TENNIS COURT AREA
LESS & EXCEPT
SWAP AREA 1
TENNIS COURT AREA
2 STORY MASONRY BUILDING 13372.62 SQFT± BUILDING HEIGHT: 62.64 ± BHL
CONCRETE
OVERHANG
SIDEWALK
N 77°31'04" E 459.88' (R)
N 77°34'46" E 460.06' (M)
N 03°29'45" E 118.00' (R)
N 03°27'03" E 118.00' (M)
N 86°25'25" W 136.48' (M)
N 86°34'18" W 136.32' (R)
S 86°34'18" E 136.32' (R)
N 00°25'00" W 120.70' (M)
N 00°25'59" W 120.70' (R)
S 00°25'59" E 120.70' (R)
BASIS OF BEARING
N 79°59'23" W 132.99' (M)
N 79°50'44" W 133.15' (R)
S 79°50'44" E 133.15' (R)
S 03°57'32" W 64.82' (R)
N 03°57'32" E 64.82' (R)
N 03°57'31" E 65.00' (M)
N 86°35'07" W 87.94' (M)
N 86°35'07" W 87.94' (R)
S 85°35'07" E 116.70' (R)
N 03°24'56" E 125.43' (R)
N 03°24'56" E 125.43' (M)
S 01°48'00" E 127.70' (R)
S 01°48'00" E 127.70' (M)
S 64°20'53" E 64.20' (R)
S 64°20'53" E 64.20' (M)
S 46°09'37" E 81.58' (R)
S 46°13'36" E 81.58' (M)
S 29°49'37" E 94.85' (R)
S 29°45'10" E 94.78' (M)
S 28°12'04" E 83.52' (R)
S 28°12'04" E 83.52' (M)
S 19°16'05" E 47.87' (R)
S 19°16'05" E 47.87' (M)
S 19°16'05" E 135.47' (R)
S 19°16'05" E 135.47' (M)
S 19°16'05" E 87.60' (R)
S 30°25'11" E 246.80' (R)
S 30°25'11" E 246.80' (M)
N 86°49'35" W 219.94' (M)
N 86°49'35" W 219.94' (R)
N 86°49'35" W 249.37' (R)
FOUND 1/2" REBAR

Project Information

The applicant, Hope Stuart on behalf of Stockbridge Propco, LLC, proposes to convert an existing assisted living facility located at 425 Country Club Drive into a boutique hotel. The exterior scope of work that will occur during the conversion from the existing assisted living facility to the boutique hotel will include the following: landscaping, the replacement of worn and damaged fascia along with trim boards, the repair and replacement of the damaged EIFS cladding at porte-cochere, the replacement of the existing terrace guardrails with ornamental railings, the replacement of both the doors and windows for energy efficient models, exterior painting, and the installation of security features that includes cameras. The remainder of the conversion will focus on interior renovations that will include full room and bathroom updates. There are no proposed changes to the current site plan or floor plan of the existing building.

Currently, the existing assisted living facility has 60 rooms with 68 existing parking spaces. In addition, the proposed boutique hotel will include ten employees with six being full-time and four being part-time.

The subject property is currently zoned O-I (Office-Institutional). Section 2.4.6 of the Stockbridge Unified Development Code provides a list of permitted uses that are found in the O-I (Office-district which does not include hotels. Therefore, the applicant is requesting to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial). Section 2.4.9 Unified Development Code provides a list of permitted uses that are found in the C-2 zoning district which includes hotels.

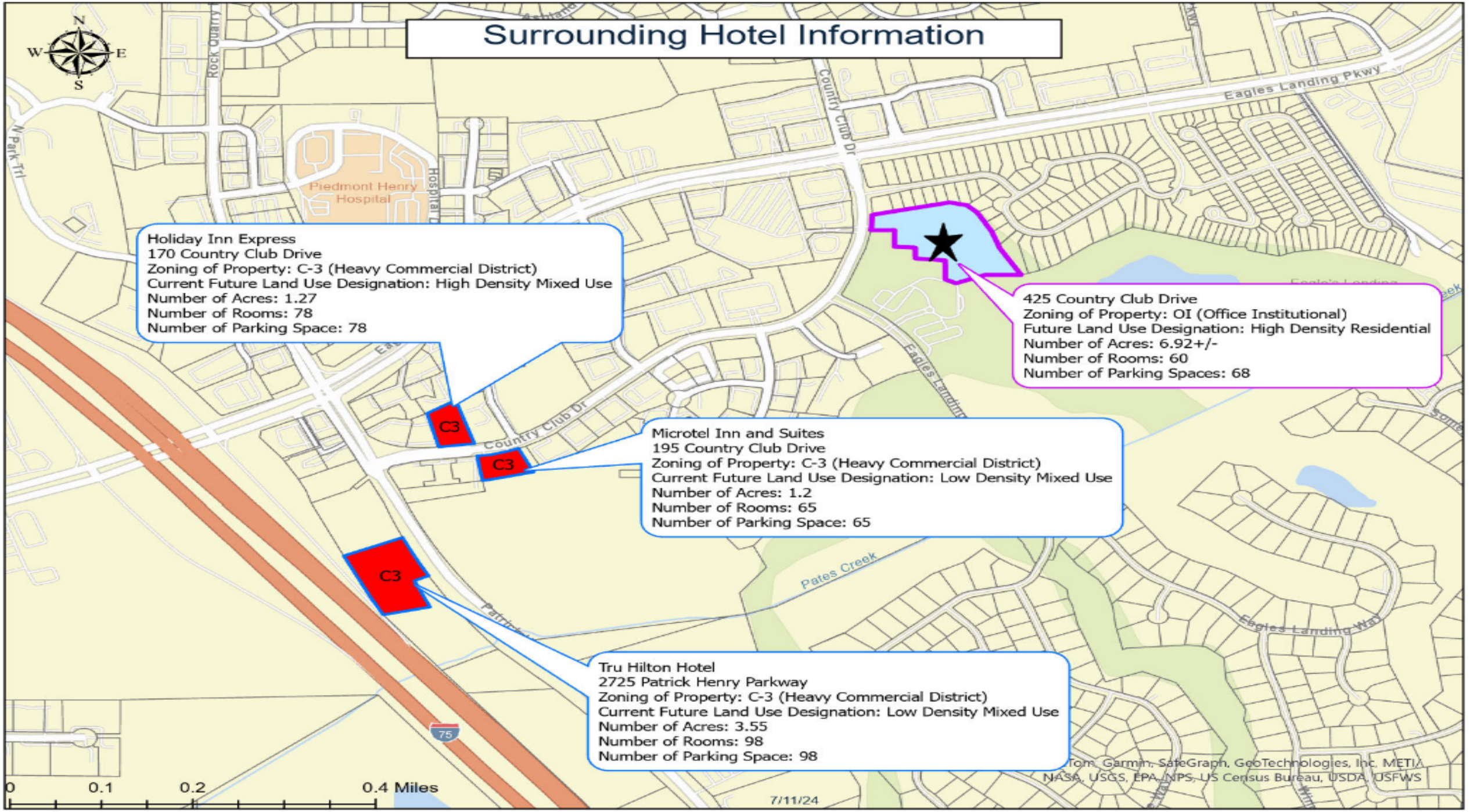
Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** Currently, the subject property has a future land use designation of High Density Residential, which does allow for hotels. The City of Stockbridge 2024 Comprehensive Plan identifies on page 42 the following economic development goal: (1) “To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.” Thus, the requested rezoning of the subject property located at 425 Country Club Drive to allow for the conversion of the proposed boutique hotel would meet the requirement of the economic development goal that is found in the City of Stockbridge 2024 Comprehensive Plan. In addition, the proposed boutique hotel would meet the economic development policy that is listed on page 42 of the City of Stockbridge 2024 Comprehensive Plan: (1) “Market the City as a great place to do business” The requested rezoning of the subject property located at 425 Country Club Drive also meets the requirement of the following future land use goals that are found in page 44 of the City of Stockbridge 2024 Comprehensive Plan: “(1) To ensure that new developments promote a better sense of place and preserve valued elements of community character”, and (2) “To establish land use designations that meet the needs of the City and are consistent with the new UDC.” In addition, the proposed boutique hotel would meet the following future land use policy found on page 44 of the City of Stockbridge 2024 Comprehensive Plan: “Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments.”

2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code:** The proposed conversion from the existing senior assisted living facility to the proposed boutique hotel meets the purpose and intent of the Stockbridge Unified Development Code. Section 1.4 of the Stockbridge Unified Development Code provides a list of objectives to accomplish which are listed below: (A.) Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge and (I.)Encourage the most appropriate and best use of land, buildings, and other structures throughout the city. The proposed boutique hotel is also consistent with the purpose and intent of the requested C-2 (General Commercial) zoning district. Section 2.4.9 of the Stockbridge Unified Development Code states the intent of the requested C-2 zoning district is to “provide locations for a wide variety of retail and service uses and wholesale establishments to satisfy the common and frequent needs of residents in large sections of the county and of the traveling public. It is the intent of this district to encourage businesses to be part of planned commercial convenience centers, neighborhood or community shopping centers, and/or developed sections along roads with a classification of minor arterial.” The subject property is also located in the Parkway Mixed Use Overlay District. The proposed boutique hotel aligns with the following objectives that are found in Section 2.5.2 A of the Stockbridge Unified Development Code: (1)To promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play, (2) To promote economic development by diversifying the employment base for a stronger city, and (3) To improve public health and provide safe and efficient movement within the overlay district by promoting development patterns that encourage physical activity such as walking and bicycling.

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 from O-I (Office-Institutional) to C-2 (General Commercial) to allow the conversion from the existed senior assisted living facility to the proposed boutique hotel will benefit the City of Stockbridge in various ways. Currently, there are three hotels that are located within the vicinity of the location of the subject property. The addition of the proposed boutique hotel would provide additional growth in the area. Second, the proposed boutique hotel will provide job opportunities both within the hotel ranging from the operations staff, services, and management, and for residents within the vicinity of the surrounding community. The proposed boutique hotel can contribute to the overall economy in the City of Stockbridge. The addition of the hotel can attract tourists who will provide economic growth on the nearby shopping centers that are located adjacent to the subject property. The attraction of the tourists could increase the nearby golf course located at the Eagles Landing Country Club.

Surrounding Hotel Information



Staff Analysis (Section 9.2.1 C of The Unified Development Code)

4. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property:** There appears to be no physical constraints regarding the topography, drainage, access, and size and shape of the subject property.
5. **The impact upon adjacent property owners should the request be granted:** The proposed boutique hotel is surrounded by both commercial and residential properties, it will not have any negative impact on the surrounding adjacent property owners.
6. **The potential impact of the rezoning on City infrastructure including water and sewage system:** Currently, there is water available at the existing senior assisted living facility.
7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** The subject property has an existing turning lane located on Country Club Drive, which enhances its accessibility. Additionally, it features both an ingress and an egress on the same drive, further facilitating smooth traffic flow. With the proposed boutique hotel set to attract tourists, there is expected to be a change in traffic in the vicinity of the area. This development is expected to strengthen the vicinity, making it a bustling hub of activity.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

8. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan:** The rezoning request for the property from O-I (Office-Institutional) to C-2 (General Commercial) aligns with the Stockbridge Unified Development Code's policies and objectives. The proposed boutique hotel is also consistent with the purpose and intent of the requested C-2 (General Commercial) zoning district. In addition, the proposed boutique hotel is consistent with the goals and intent that are found in the Parkway Mixed Use Overlay District.
9. **The ability of the subject land to be developed as it is presently zoned.** The subject property is currently developed under the O-I (Office-Institutional) zoning district. Section 2.4.6 of the Stockbridge Unified Development Code provides a list of conditional uses that are allowed which includes senior assisted-living facilities via a special use permit. The subject property will not be developed as it is currently zoned under the proposed use.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial) with the following condition:

1. A fence shall be established along The Village Estates subdivision

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: July 18, 2024 (Planning Commission)

August 12, 2024 (Mayor and Council)

Subject: #RZ-2024-05 For 425 Country Club Drive

I. PURPOSE

Consider a rezoning request by Hope Stuart on behalf of Stockbridge Propco, LLC. to rezone property located at 425 Country Club Drive from O-I (Office-Institutional) to C-2 (General Commercial) to allow for a boutique hotel.

The applicant also simultaneously submitted a Comprehensive Plan Amendment (CP-2024-05) to change the current future land use designation from High Density Residential to Low Density Mixed Use.

II. Background

Proposed Development	Boutique Hotel
Site Address	425 Country Club Drive
Parcel Identification	051-01016021
Parcel Acreage	6.92 +/- acres
Applicant	Hope Stuart on behalf of Stockbridge Propco, LLC.
Agent:	Hope Stuart

Owner:	Stockbridge Propco, LLC.
Current Zoning	O-I (Office-Institutional) and Parkway Mixed Use Overlay District
Current Use	The building is currently vacant and was used as a senior assisted living facility.

SURROUNDING LAND USE AND ZONING

Location	Existing Zoning	Existing Land Use
Property to the North	MFR (Multiple Family Residential District)	The Village Estates (Unit III)
Property to the South	C-2 (General Commercial District)	Eagles Landing Country Club
Property to the East	MFR (Multiple Family Residential District) PUD (Planned Unit Development District)	The Village Estates (Unit III) Eagles Landing Country Club (Golf course)
Property to the West	C-2 (General Commercial District) C-2 (General Commercial District)	PNC Bank Georgia United Credit Union

III. Finding of Facts

1. The subject property was previously a hotel called the Inn at Eagles Landing. The construction on the hotel started construction in 1994 and it was finished in 1995.

2. The subject property was rezoned from RM (Multiple Family Residence) to OI (Office/Institutional) upon the request of Killearn Properties on November 8, 2004, with the intended use as an assisted living facility.

3. The vicinity of the area is mostly residential and commercial with the following zoning

classifications: C-2 (General Commercial District), PUD (Planned Unit Development District), and MFR (Multiple Family Residential District).

4. The surrounding land use designations that are in the vicinity of the area are as follows: LDMU (Low Density Mixed Use), HDR (High Density Residential), LDR (Low Density Residential), and HDMU (High Density Mixed Use).

5. The applicant has requested a Comprehensive Plan Amendment (CP-2024-05) to change the future land use designation from High Density Residential to Low Density Mixed Use.

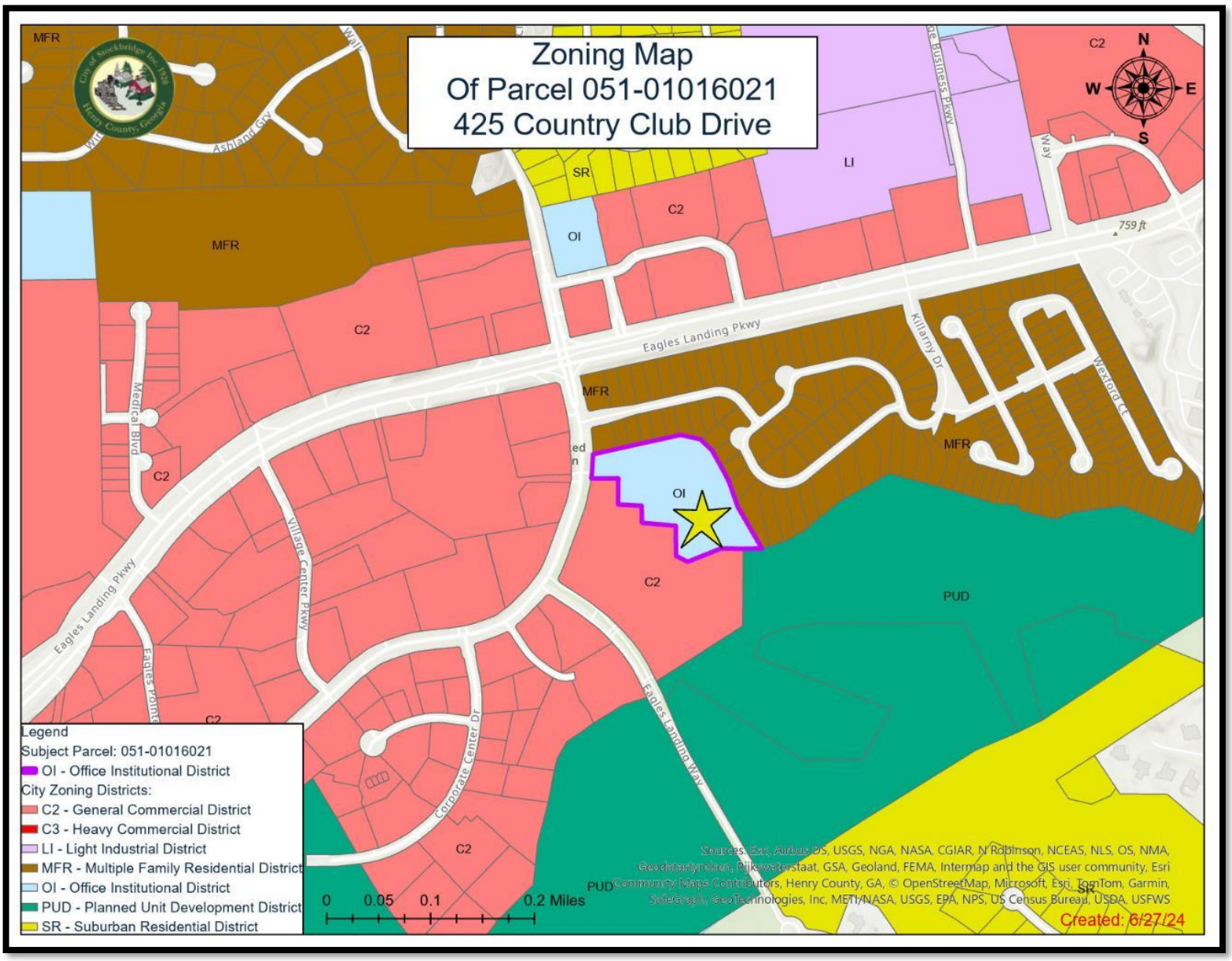
6. The subject property is part of the Parkway Mixed Use Overlay District.

IV. Maps, Site Plan, and Renderings

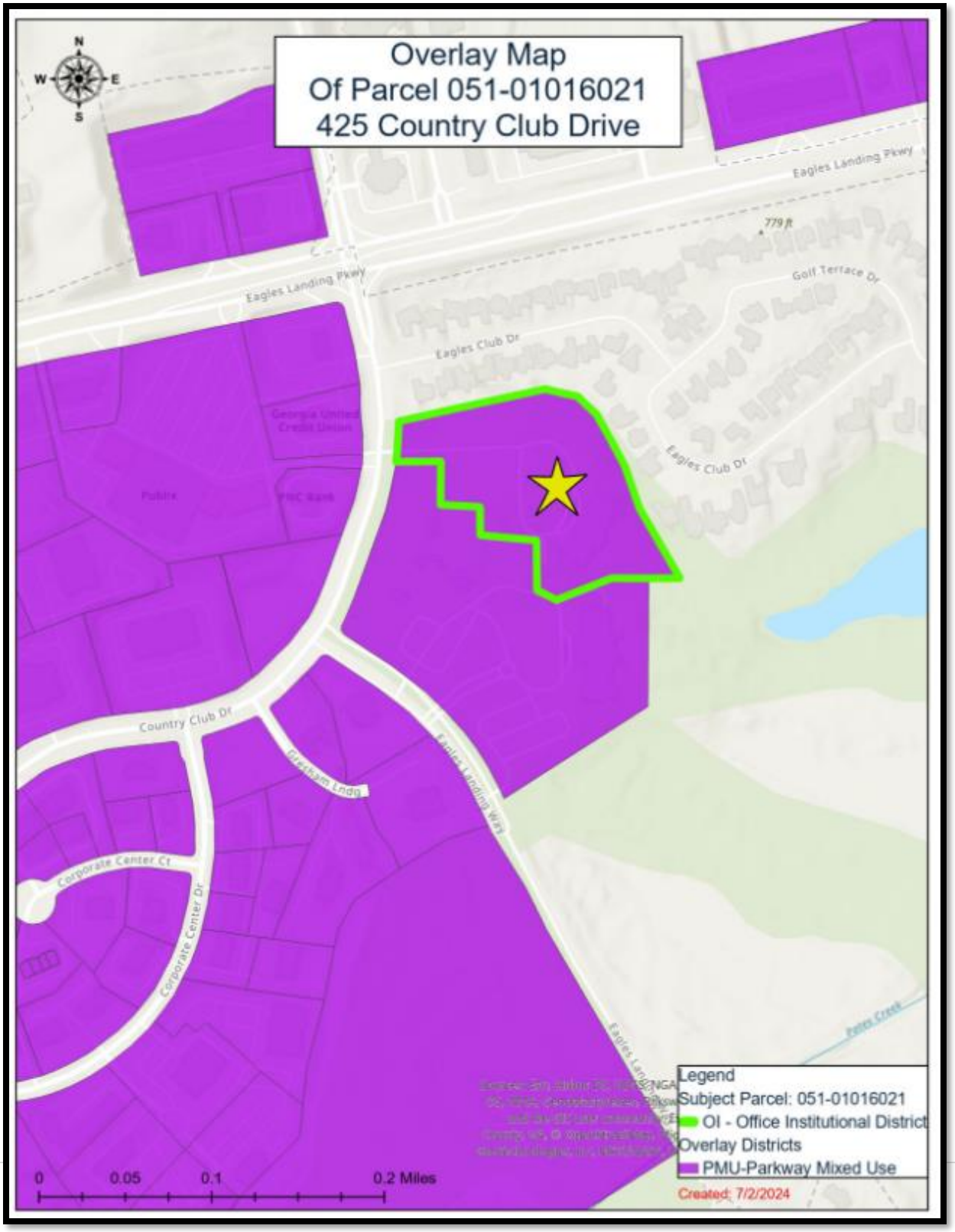
Vicinity Map



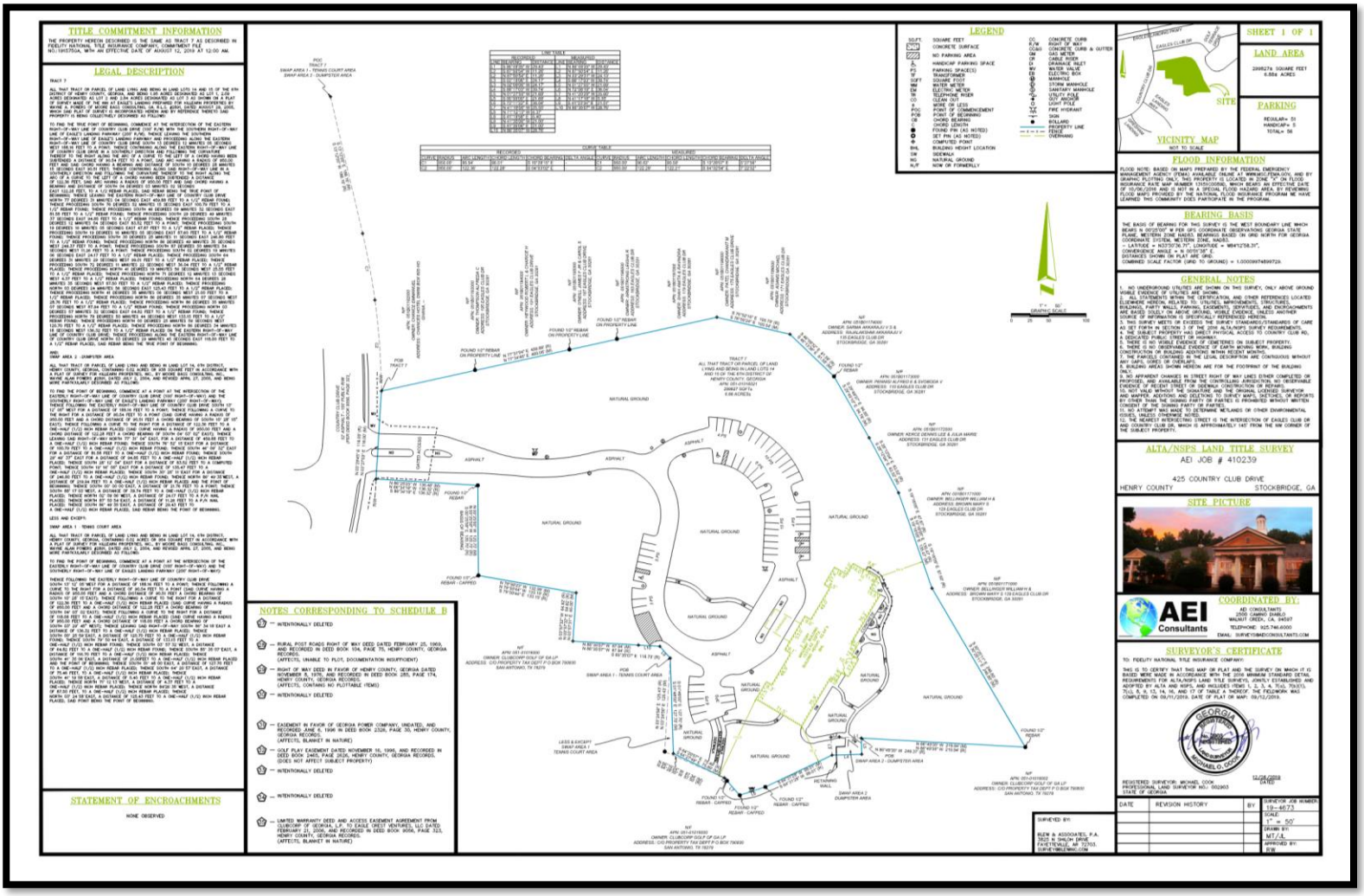
Zoning Map of 425 Country Club Drive



Parkway Mixed Use Overlay District
of 425 Country Club Drive



Survey of 425 Country Club Drive



IV. Analysis

Project Description

The applicant, Hope Stuart on behalf of Stockbridge Propco, LLC, proposes to convert an existing assisted living facility located at 425 Country Club Drive into a boutique hotel. The exterior scope of work that will occur during the conversion from the existing assisted living facility to the boutique hotel will include the following: landscaping, the replacement of worn and damaged fascia along with trim boards, the repair and replacement of the damaged EIFS cladding at porte-cochere, the replacement of the existing terrace guardrails with ornamental railings, the replacement of both the doors and windows for energy efficient models, exterior painting, and the installation of security features that includes cameras. The remainder of the conversion will focus on interior renovations that will include full room and bathroom updates. There are no proposed changes to the current site plan or floor plan of the existing building.

Currently, the existing assisted living facility has 60 rooms with 68 existing parking spaces. In addition, the proposed boutique hotel will include ten employees with six being full-time and four being part-time.

The subject property is currently zoned O-I (Office-Institutional). Section 2.4.6 of the Stockbridge Unified Development Code provides a list of permitted uses that are found in the O-I (Office-district which does not include hotels. Therefore, the applicant is requesting to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial). Section 2.4.9 Unified Development Code provides a list of permitted uses that are found in the C-2 zoning district which includes hotels.

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.1 C):**

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

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

Currently, the subject property has a future land use designation of High Density Residential, which does allow for hotels. Thus, the applicant is requesting to change the future land use designation from High-Density Residential to Low Density Mixed Use. The City of Stockbridge 2024 Comprehensive Plan identifies on page 42 the following economic development goal: (1) “To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.” Thus, the requested rezoning of the subject property located at 425 Country Club Drive to allow for the conversion of the proposed boutique hotel would meet the requirement of the economic development goal that is found in the City of Stockbridge 2024 Comprehensive Plan. In addition, the proposed boutique hotel would meet the economic development policy that is listed on page 42 of the City of Stockbridge 2024 Comprehensive Plan:

- "Market the City as a great place to do business"

The requested rezoning of the subject property located at 425 Country Club Drive also meets the requirement of the following future land use goals that are found in page 44 of the City of Stockbridge 2024 Comprehensive Plan: "(1) To ensure that new developments promote a better sense of place and preserve valued elements of community character", and (2) "To establish land use designations that meet the needs of the City and are consistent with the new UDC." In addition, the proposed boutique hotel would meet the following future land use policy found on page 44 of the City of Stockbridge 2024 Comprehensive Plan:

- "Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments."

2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

The proposed conversion from the existing senior assisted living facility to the proposed boutique hotel meets the purpose and intent of the Stockbridge Unified Development Code. Section 1.4 of the Stockbridge Unified Development Code provides a list of objectives to accomplish which are listed below.

A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge.

I. Encourage the most appropriate and best use of land, buildings, and other structures throughout the city.

The proposed boutique hotel is also consistent with the purpose and intent of the requested C-2 (General Commercial) zoning district. Section 2.4.9 of the Stockbridge Unified Development Code states the intent of the requested C-2 zoning district is to "provide locations for a wide variety of retail and service uses and wholesale establishments to satisfy the common and frequent needs of residents in large sections of the county and of the traveling public. It is the intent of this district to encourage businesses to be part of planned commercial convenience centers, neighborhood or community shopping centers, and/or developed sections along roads with a classification of minor arterial."

The subject property is also located in the Parkway Mixed Use Overlay District. The proposed boutique hotel aligns with the following objectives that are found in Section 2.5.2 A of the Stockbridge Unified Development Code:

- To promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play.

- To promote economic development by diversifying the employment base for a stronger city.

- To improve public health and provide safe and efficient movement within the overlay

district by promoting development patterns that encourage physical activity such as walking and bicycling.

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 from O-I (Office-Institutional) to C-2 (General Commercial) to allow the conversion from the existed senior assisted living facility to the proposed boutique hotel will benefit the City of Stockbridge in various ways. Currently, there are three hotels that are located within the vicinity of the location of the subject property, which is found in the table below. The addition of the proposed boutique hotel would provide additional growth in the area. Second, the proposed boutique hotel will provide job opportunities both within the hotel ranging from the operations staff, services, and management, and for residents within the vicinity of the surrounding community.

The proposed boutique hotel can contribute to the overall economy in the City of Stockbridge. The addition of the hotel can attract tourists who will provide economic growth on the nearby shopping centers that are located adjacent to the subject property. The attraction of the tourists could increase the nearby golf course located at the Eagles Landing Country Club.

Name of Hotel	Tru Hilton Hotel	Holiday Inn Express	Microtel Inn and Suites
Address	2725 Patrick Henry Parkway	170 Country Club Drive	195 Country Club Drive
Zoning of Property	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)
Current Future Land Use Designation	Low Density Mixed Use	High Density Mixed Use	Low Density Mixed Use
# of Acres	3.55	1.27	1.2
# of Rooms	98	78	65
# of Parking Spaces	98	78	65

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

There appears to be no physical constraints regarding the topography, drainage, access, and size and shape of the subject property.

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

The proposed boutique hotel is surrounded by both commercial and residential properties, it will not have any negative impact on the surrounding adjacent property owners.

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

Currently, there is water available at the existing senior assisted living facility.

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

The subject property has an existing turning lane located on Country Club Drive, which enhances its accessibility. Additionally, it features both an ingress and an egress on the same drive, further facilitating smooth traffic flow. With the proposed boutique hotel set to attract tourists, there is expected to be a change in traffic in the vicinity of the area. This development is expected to strengthen the vicinity, making it a bustling hub of activity.

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

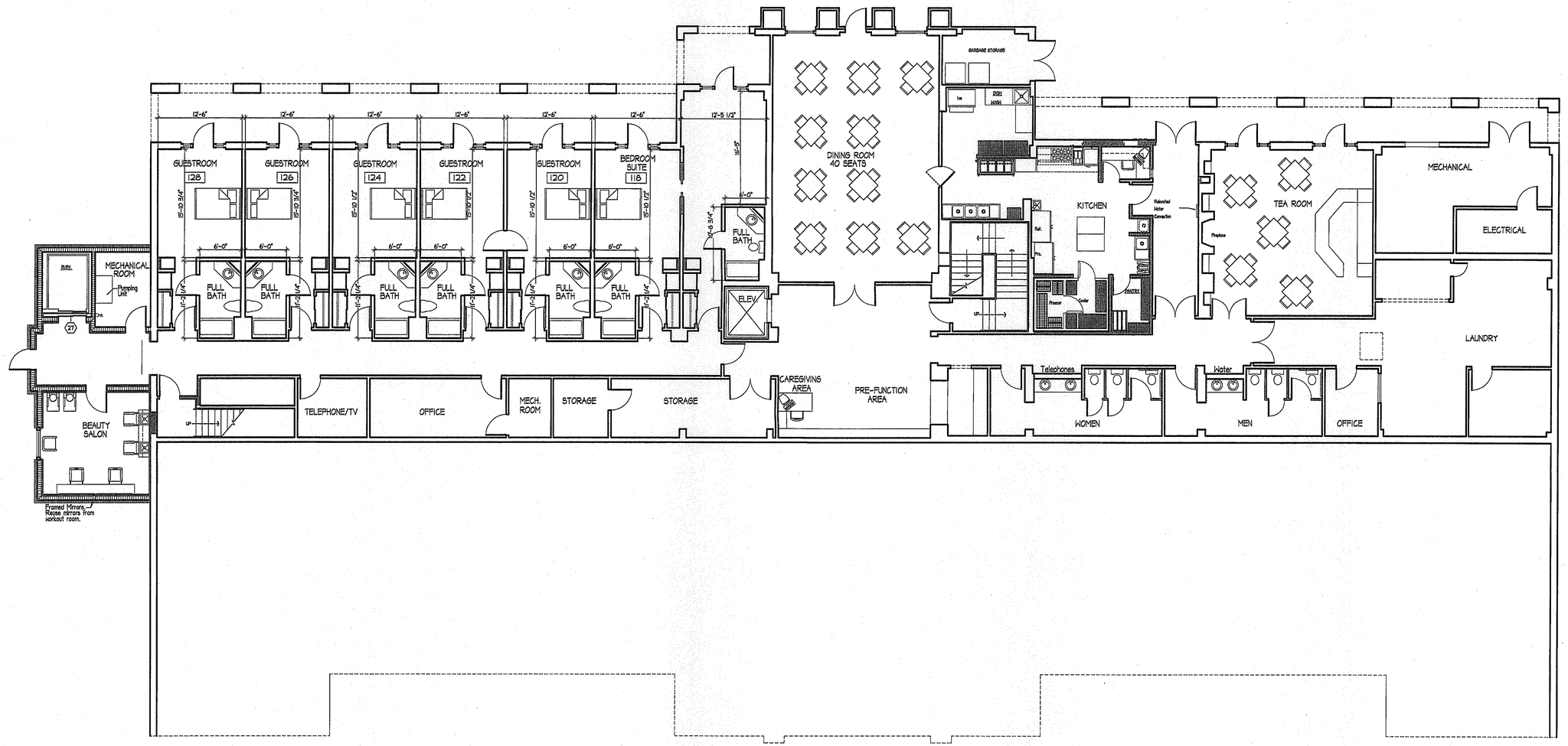
The rezoning request for the property from O-I (Office-Institutional) to C-2 (General Commercial) aligns with the Stockbridge Unified Development Code's policies and objectives. The proposed boutique hotel is also consistent with the purpose and intent of the requested C-2 (General Commercial) zoning district. In addition, the proposed boutique hotel is consistent with the goals and intent that are found in the Parkway Mixed Use Overlay District.

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

The subject property is currently developed under the O-I (Office-Institutional) zoning district. Section 2.4.6 of the Stockbridge Unified Development Code provides a list of conditional uses that are allowed which includes senior assisted-living facilities via a special use permit. The subject property will not be developed as it is currently zoned under the proposed use.

V. STAFF RECOMMENDATION

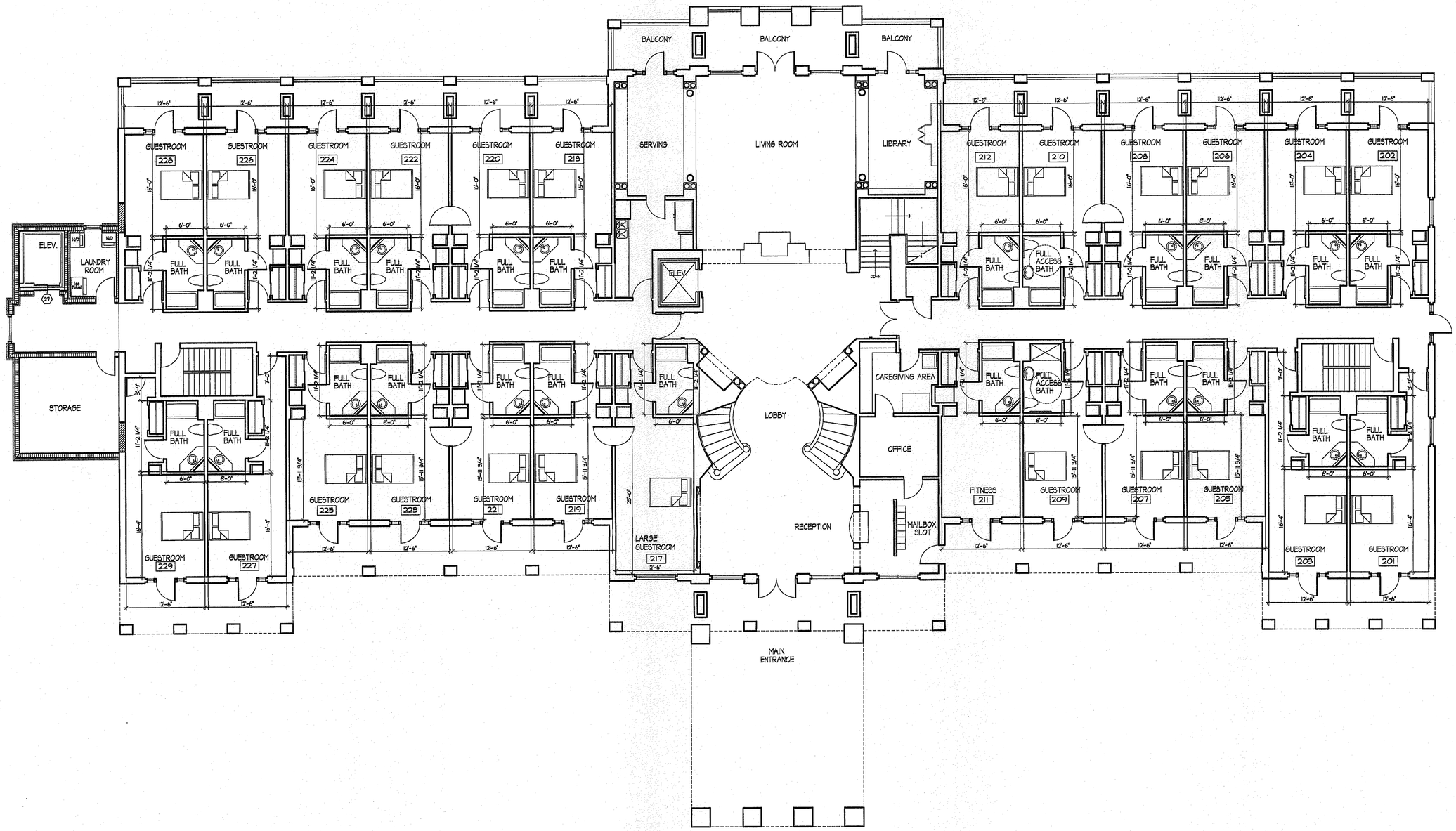
Staff recommends **approval** to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial).



FIRST FLOOR

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City of Stockbridge

AGENDA ITEM

MEETING DATE

SEPTEMBER 9, 2024

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Consideration of RZ-2024-05 to rezone the property at 425 Country Club Drive from OI (Office-Institutional) to C-2 (General Commercial) to allow the conversion of the existing assisted living facility to a boutique hotel with 60 rooms. The applicant also applied for CP-2024-04 to change the property's future land use designation from High-Density Residential to Low-Density Mixed-Use. However, the City's Zoning Attorney has determined that a Comprehensive Plan amendment is not actually needed.

BACKGROUND INFORMATION:

The Planning & Zoning Staff recommends approval, but the Planning Commission recommended denial at its July 18, 2024 meeting due to its concerns over 1) whether a hotel was really needed at this location; and 2) what provisions would be made for relocating the existing assisted living residents. The City Council heard this case at its August 12, 2024 meeting and deferred it.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

RZ-2024-05 for a rezoning at 425 Country Club Drive.

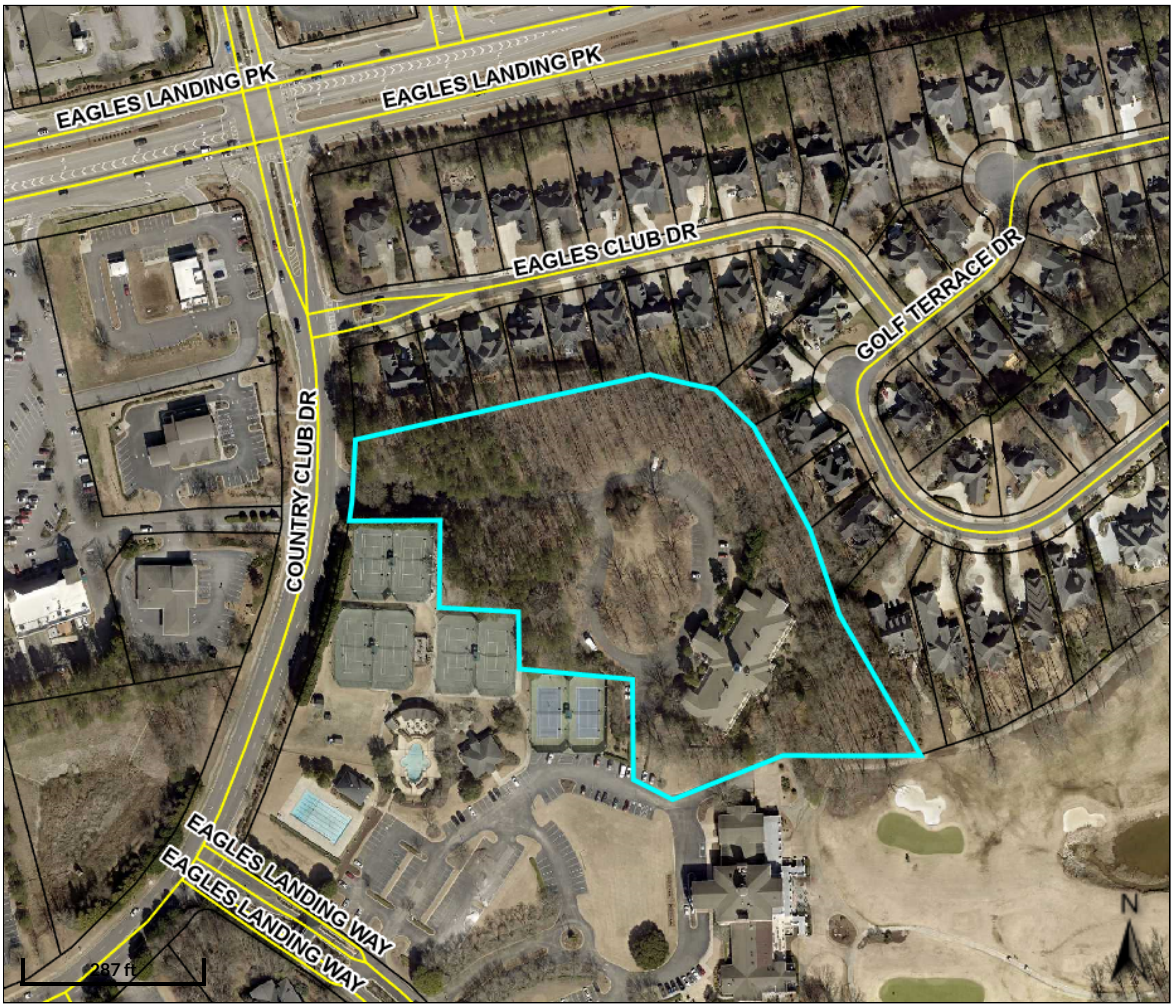
BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

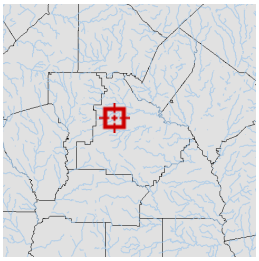
APPROVAL.

Staff Signature_____

Henry County, GA



Overview



Legend

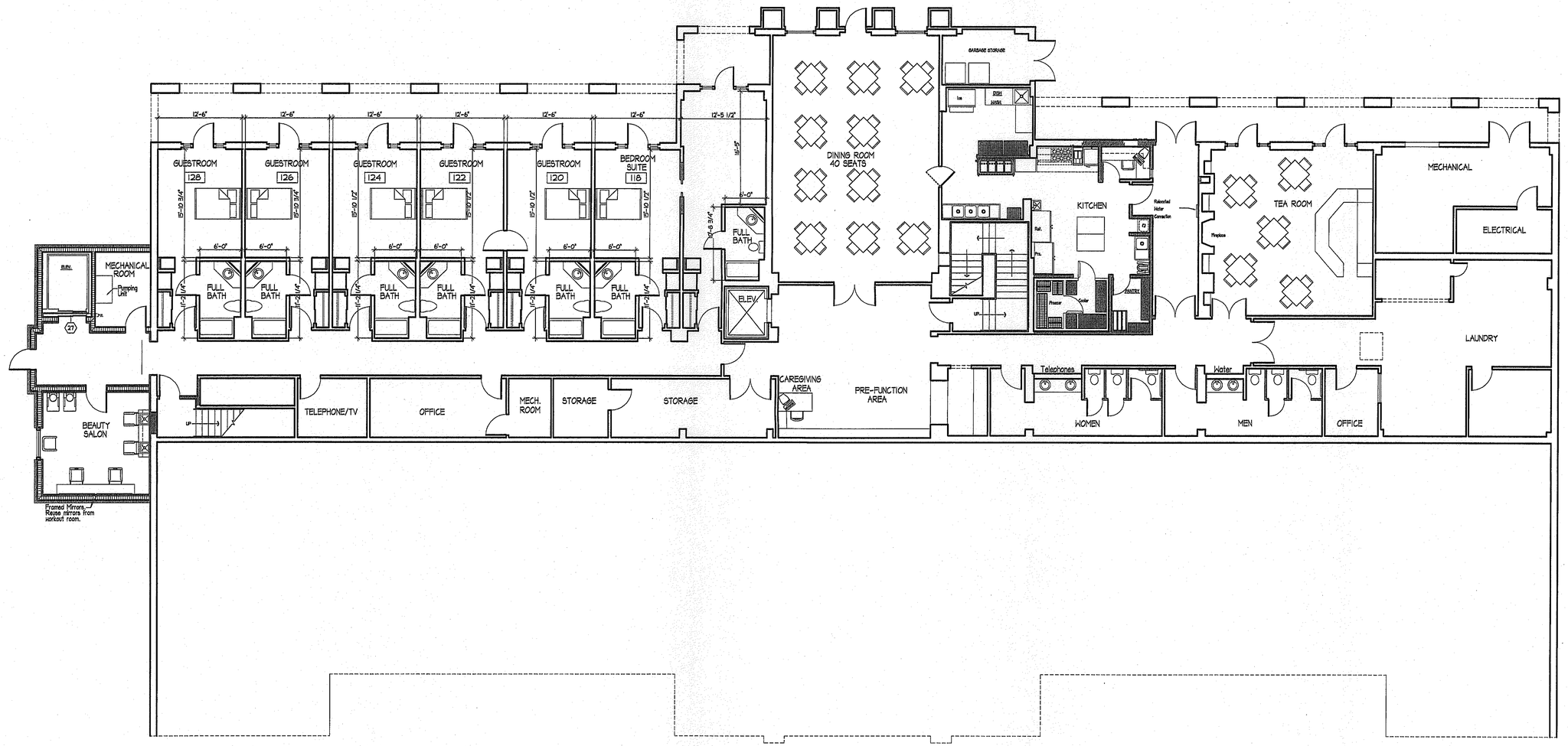
- Parcels
- Roads

Parcel ID	051-01016021	**Class**	C	**Owner**	STOCKBRIDGE	**Land**	$692,000				
Property	425 COUNTRY	**Acreage**	6.92	**Address**	PROPCO LLC	**Value:**					
Address	CLUB DR				400 SECOND AVE	**Building**	$2,328,900	**Last 2 Sales**			
District	City/Stockbridge				NW	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					HICKORY NC 28601	**Misc**	$33,400	12/31/2019	$7,872,000	OTHER	U
						Value:		9/15/2005	$0	n/a	U
						Total	$3,054,300				
						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: 7/12/2024
Last Data Uploaded: 7/11/2024 8:35:26 PM

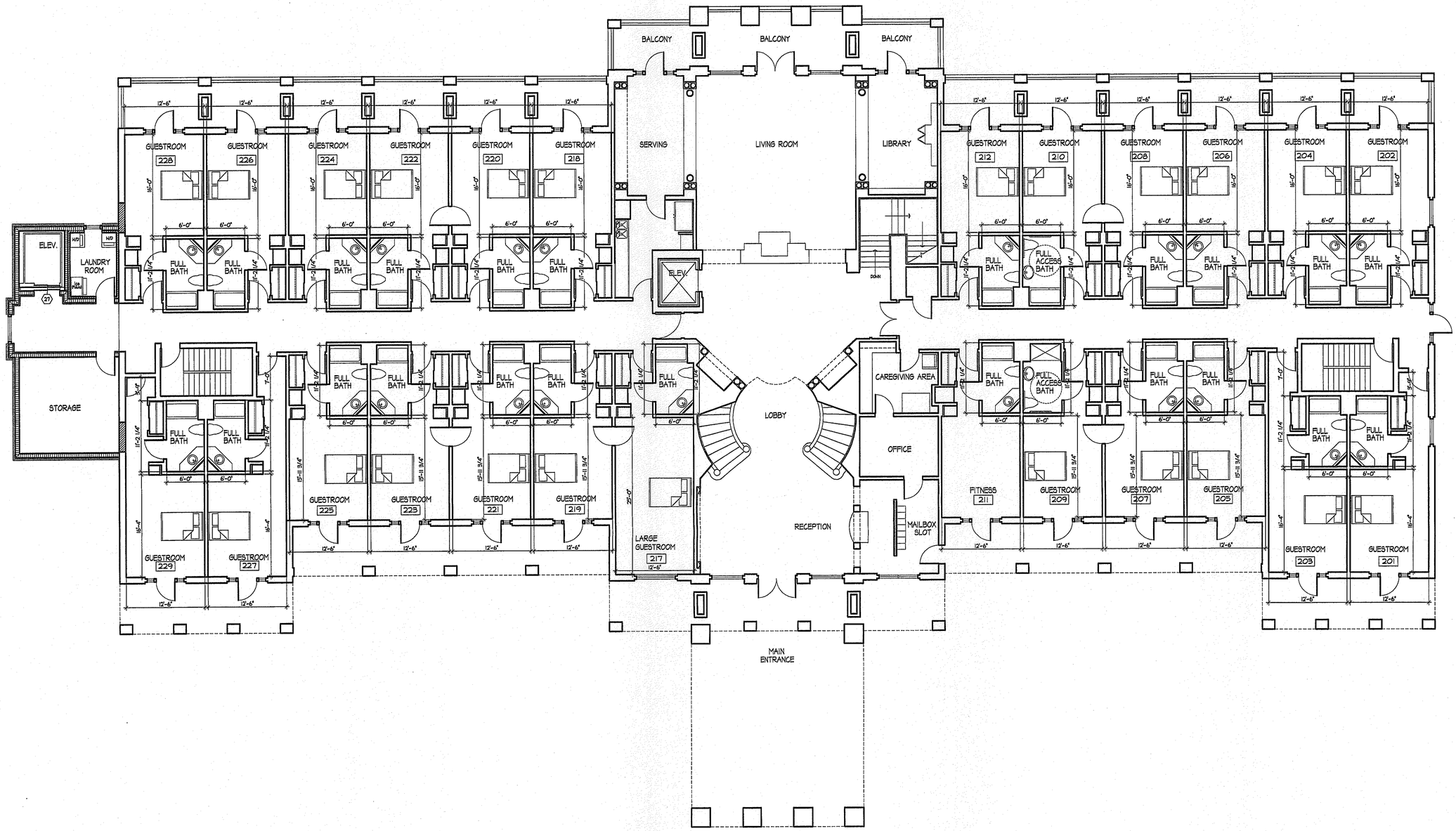
Developed by Schneider GEOSPATIAL



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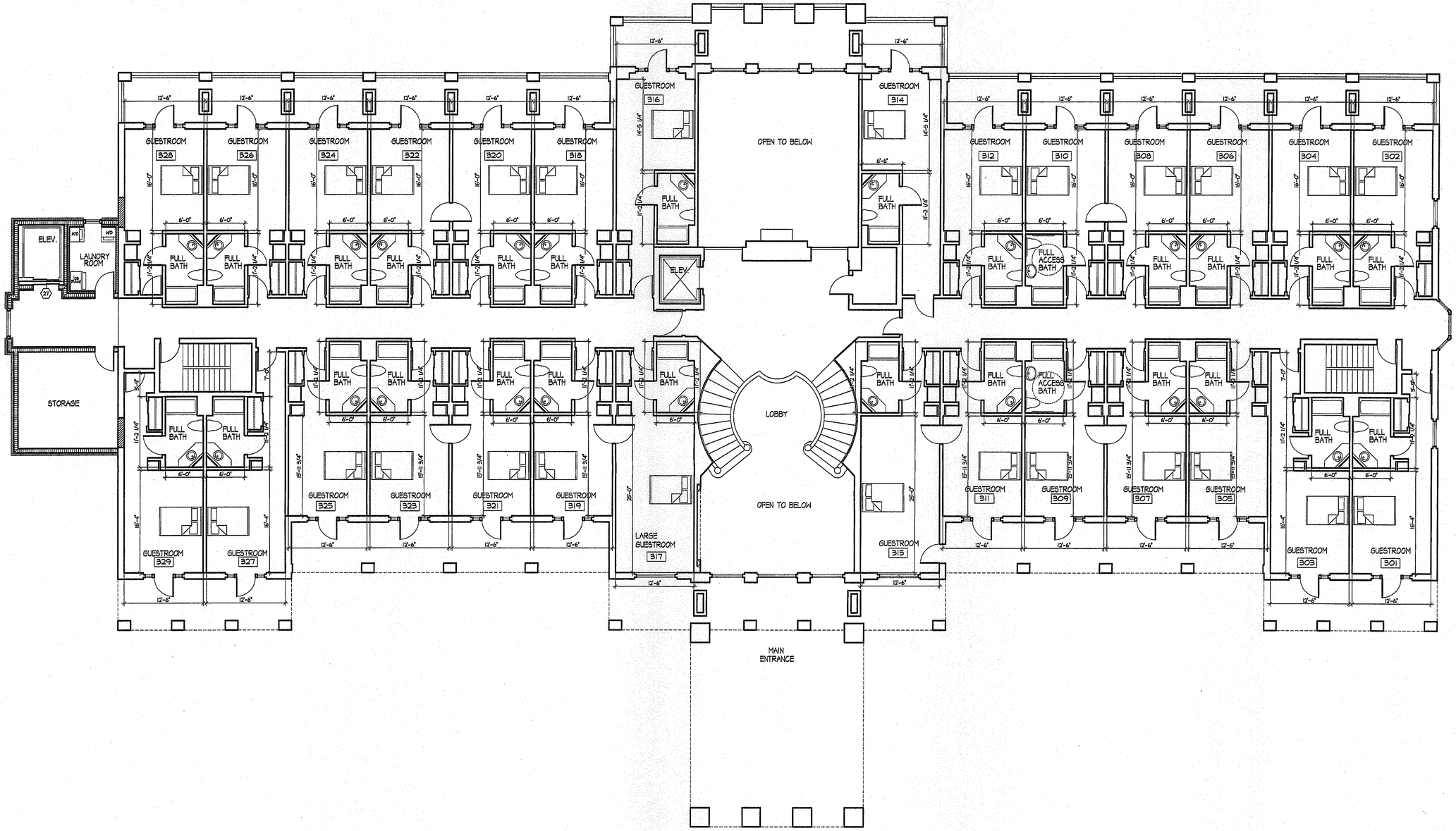
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Fax: (770) 907-6156

Stockbridge

Where Community Connects

PowerPoint Presentation
For RZ-2024-05

Mayor and Council:
September 9, 2024

Case Facts

Applicant: Stuart Hope on behalf of Stockbridge Propco, LLC.

Owner: Stockbridge Propco, LLC.

Agent: Stuart Hope

Address of Property: 425 Country Club Drive

Number of Acres: 6.92 +/- acres

Project Characteristics: The building is currently vacant and is being used as a senior assisted living facility.

Current Future Land Use Designation: High Density Residential

Current Zoning of Property: O-I (Office-Institutional)

Sign Posting: June 18, 2024

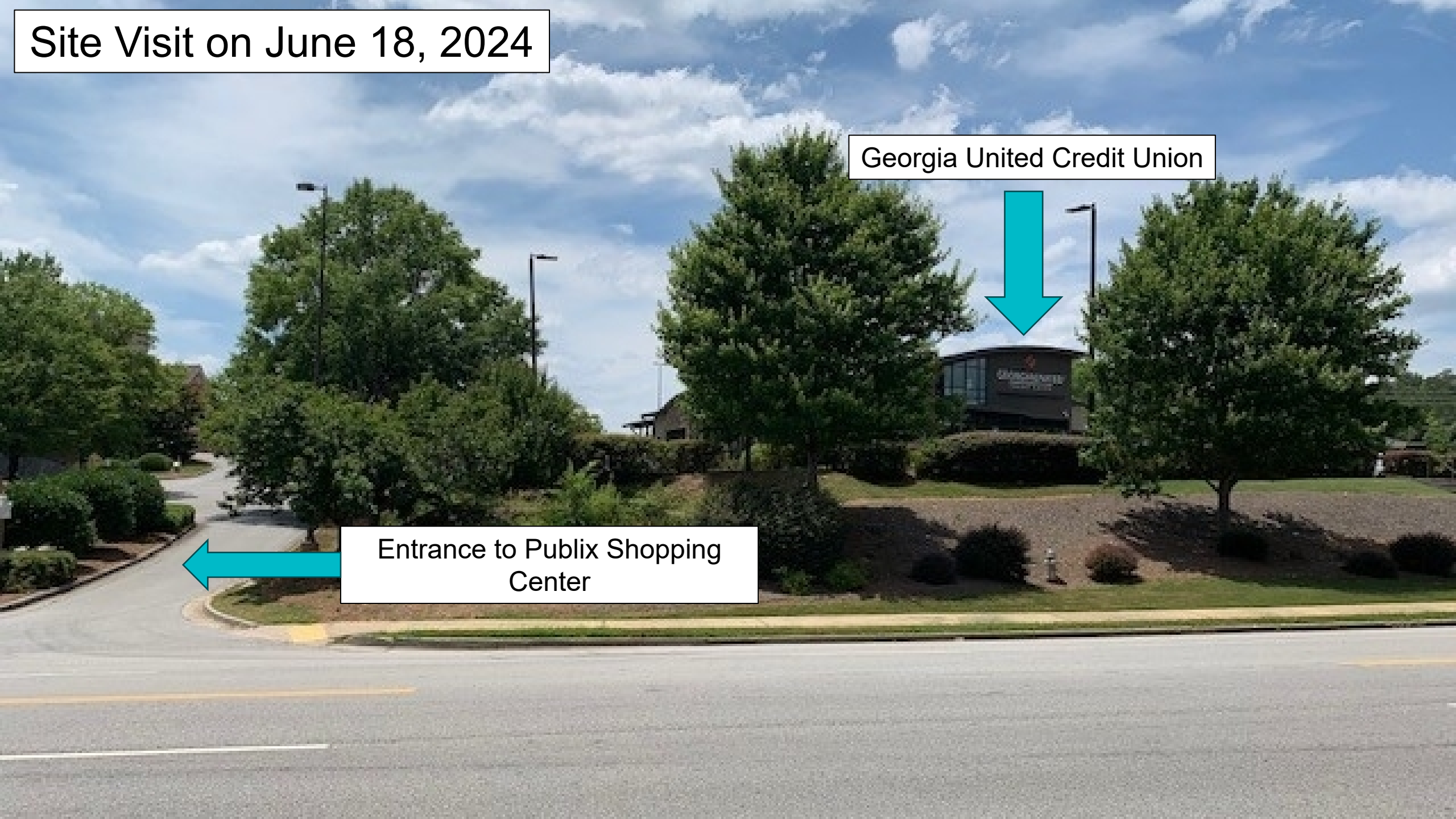
Vicinity Map



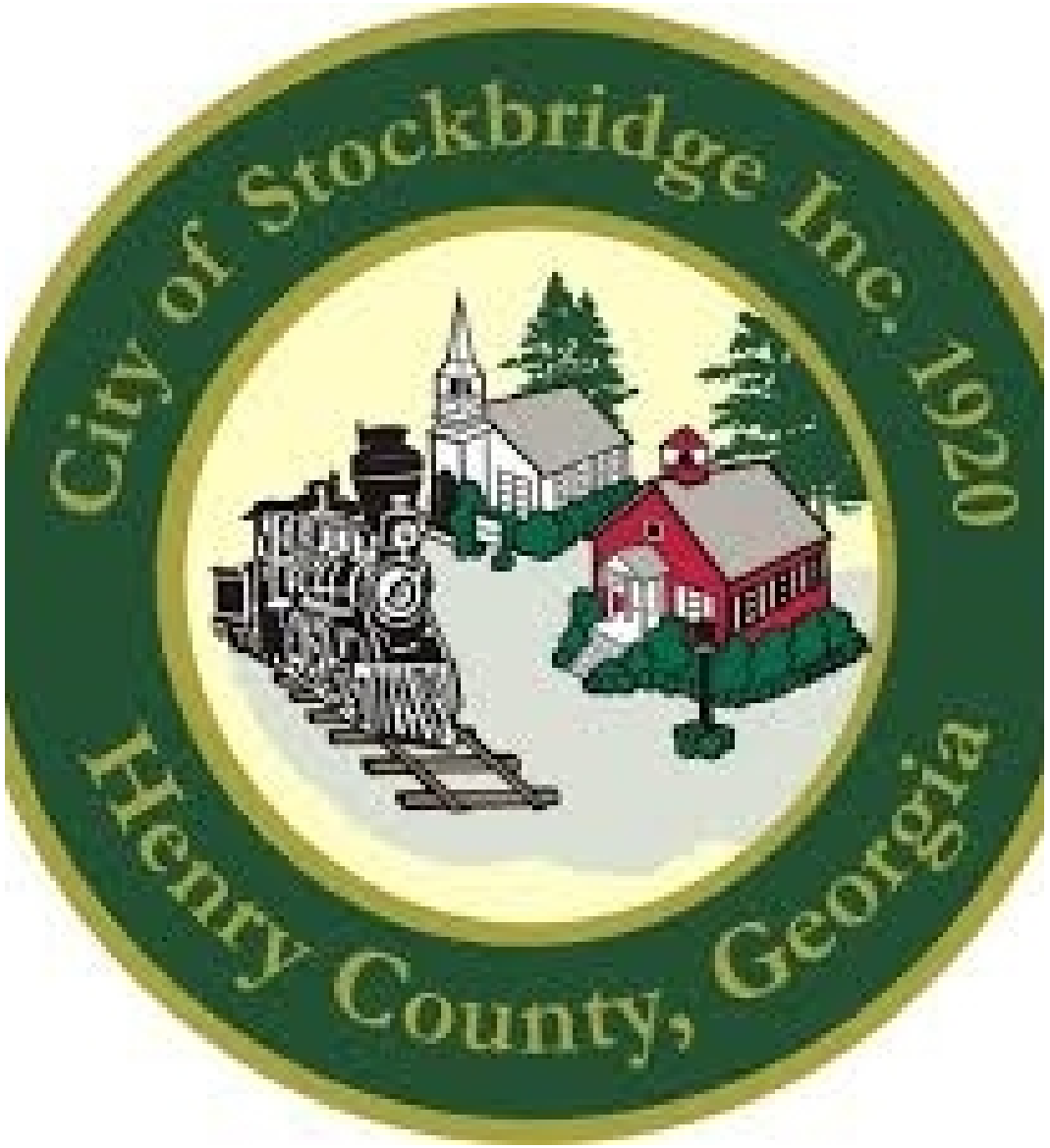
Site Visit on June 18, 2024

Public Notice Sign Posted on 425 Country Club Drive

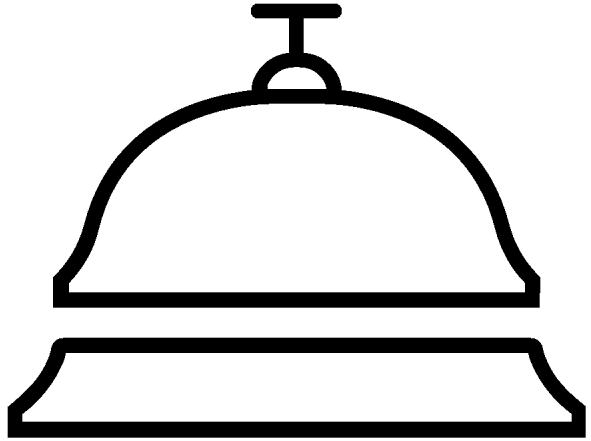



Site Visit on June 18, 2024
Georgia United Credit Union
Entrance to Publix Shopping Center

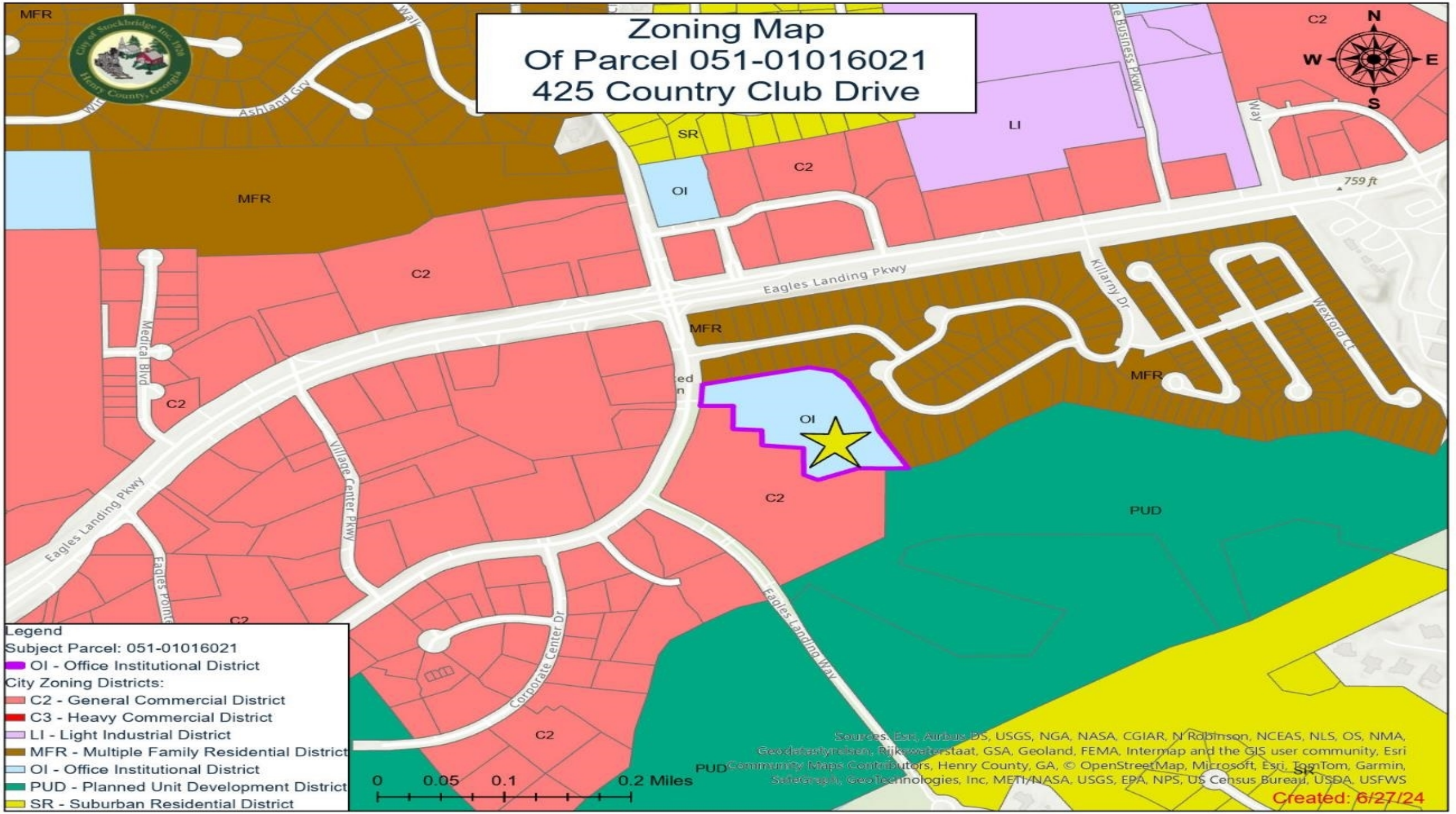
Presentation for RZ-2024-05

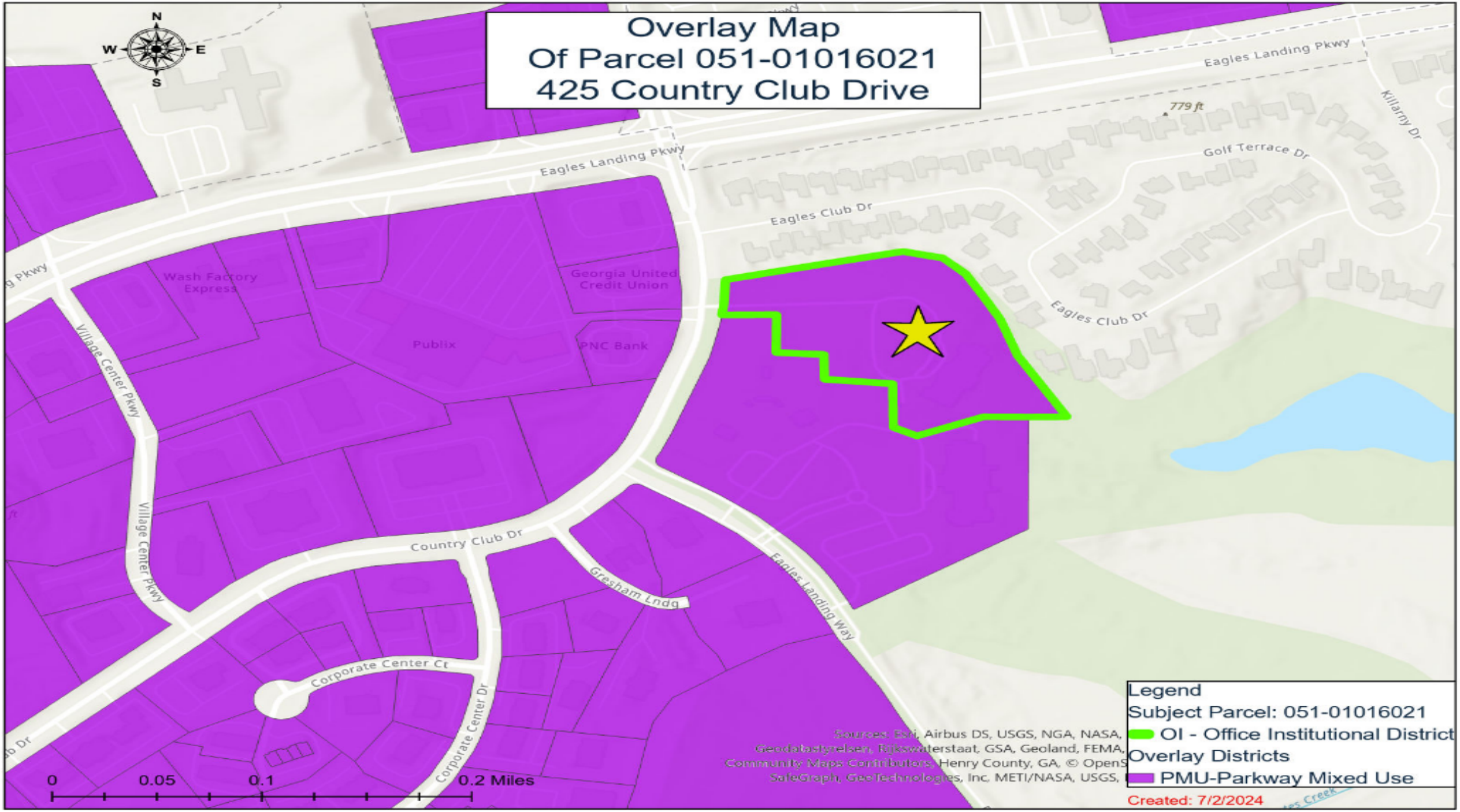


Rezone the property from O-I (Office-Institutional) to C-2 (General Commercial) to allow for a conversion of an existing assisted living facility to a hotel



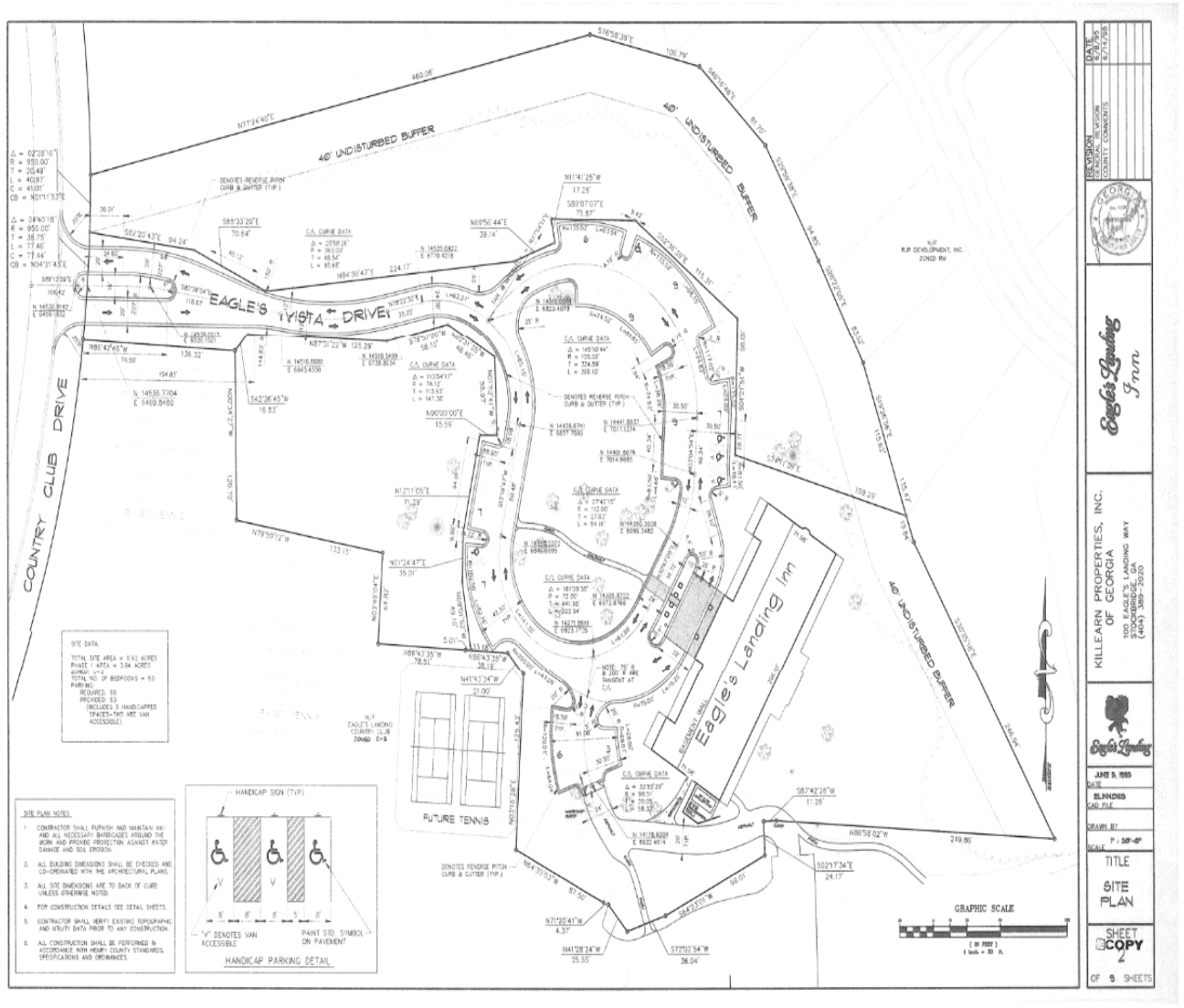
Applicant’s Request:

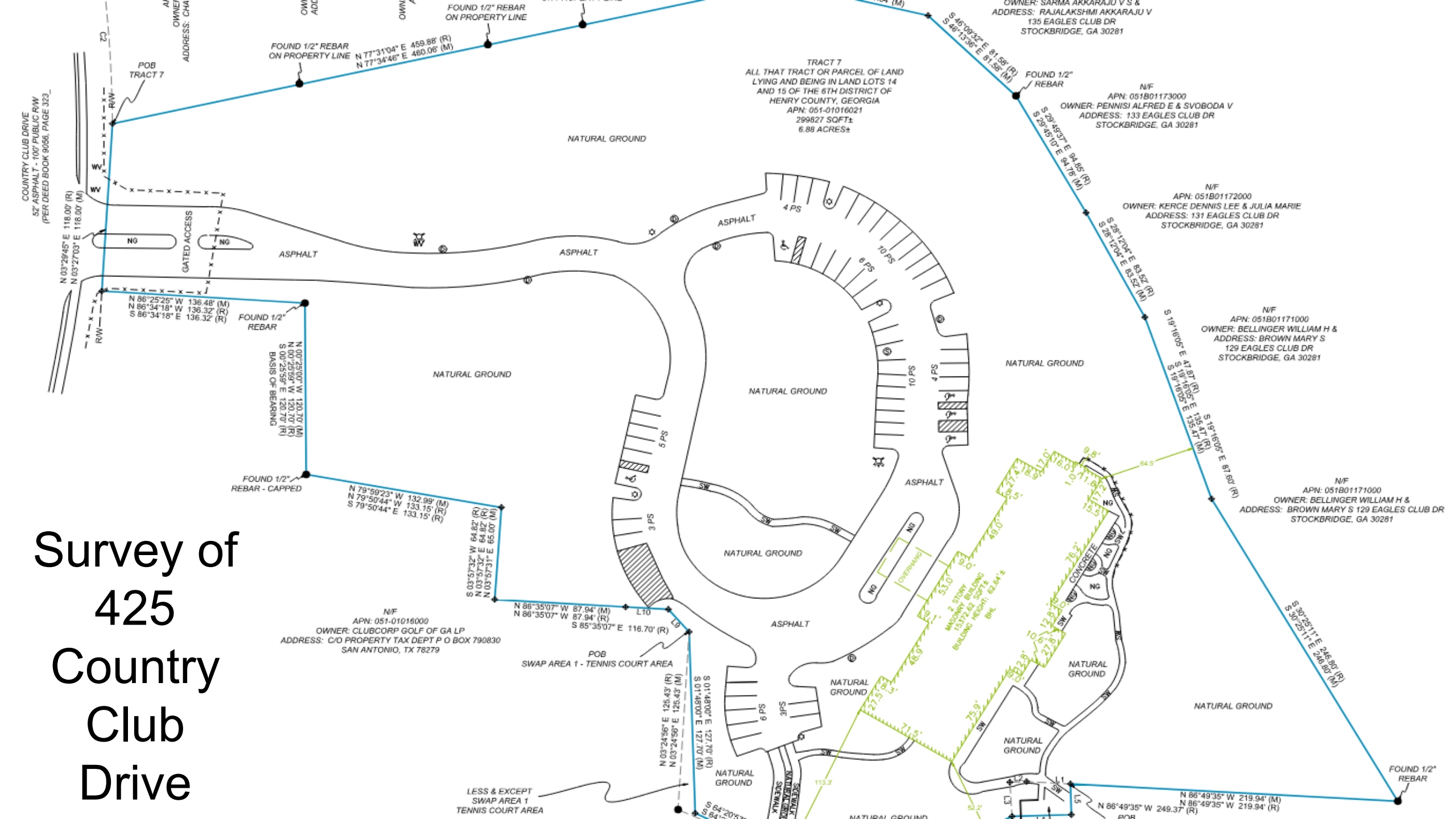

Zoning Map
Of Parcel 051-01016021
425 Country Club Drive
MFR
C2
SR
LI
OI
PUD
Eagles Landing Pkwy
Ashland Grv
Medical Blvd
Village Center Pkwy
Corporate Center Dr
Killarny Dr
Wexford Ct
Eagles Landing Way
759 ft
N
S
E
W
Legend
Subject Parcel: 051-01016021
OI - Office Institutional District
City Zoning Districts:
C2 - General Commercial District
C3 - Heavy Commercial District
LI - Light Industrial District
MFR - Multiple Family Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
SR - Suburban Residential District
0 0.05 0.1 0.2 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
Created: 6/27/24


Overlay Map
Of Parcel 051-01016021
425 Country Club Drive
N
W
E
S
Eagles Landing Pkwy
779 ft
Killarny Dr
Golf Terrace Dr
Eagles Club Dr
Eagles Club Dr
Wash Factory Express
Georgia United Credit Union
Publix
PNC Bank
Village Center Pkwy
Village Center Pkwy
Country Club Dr
Gresham Lndg
Eagles Landing Way
Corporate Center Ct
Corporate Center Dr
0
0.05
0.1
0.2 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA,
Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,
Community Maps Contributors, Henry County, GA, © OpenS
SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,
Legend
Subject Parcel: 051-01016021
OI - Office Institutional District
Overlay Districts
PMU-Parkway Mixed Use
Created: 7/2/2024

Zoning History of Property

1. The subject property was previously a hotel called the Inn at Eagles Landing. The construction on the hotel started construction in 1994 and it was finished in 1995.
2. The subject property was rezoned from RM (Multiple Family Residence) to OI (Office/Institutional) upon the request of Killearn Properties on November 8, 2004, with the intended use as an assisted living facility.




Survey of 425 Country Club Drive
TRACT 7
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 14 AND 15 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA
APN: 051-01016021
299827 SQFT±
6.88 ACRES±
POB TRACT 7
COUNTRY CLUB DRIVE
52' ASPHALT - 100' PUBLIC R/W
(PER DEED BOOK 9056, PAGE 323
FOUND 1/2" REBAR ON PROPERTY LINE
FOUND 1/2" REBAR
FOUND 1/2" REBAR - CAPPED
GATED ACCESS
ASPHALT
NATURAL GROUND
N/F
APN: 051B01173000
OWNER: PENNISI ALFRED E & SVOBODA V
ADDRESS: 133 EAGLES CLUB DR
STOCKBRIDGE, GA 30281
N/F
APN: 051B01172000
OWNER: KERCE DENNIS LEE & JULIA MARIE
ADDRESS: 131 EAGLES CLUB DR
STOCKBRIDGE, GA 30281
N/F
APN: 051B01171000
OWNER: BELLINGER WILLIAM H &
ADDRESS: BROWN MARY S
129 EAGLES CLUB DR
STOCKBRIDGE, GA 30281
N/F
APN: 051-01016000
OWNER: CLUBCORP GOLF OF GA LP
ADDRESS: C/O PROPERTY TAX DEPT P O BOX 790830
SAN ANTONIO, TX 78279
POB
SWAP AREA 1 - TENNIS COURT AREA
LESS & EXCEPT
SWAP AREA 1
TENNIS COURT AREA
2 STORY MASONRY BUILDING 13372.62 SQFT± BUILDING HEIGHT: 62.64 ± BHL
CONCRETE
OVERHANG
SIDEWALK
N 77°31'04" E 459.88' (R)
N 77°34'46" E 460.06' (M)
N 03°29'45" E 118.00' (R)
N 03°27'03" E 118.00' (M)
N 86°25'25" W 136.48' (M)
N 86°34'18" W 136.32' (R)
S 86°34'18" E 136.32' (R)
N 00°25'00" W 120.70' (M)
N 00°25'59" W 120.70' (R)
S 00°25'59" E 120.70' (R)
BASIS OF BEARING
N 79°59'23" W 132.99' (M)
N 79°50'44" W 133.15' (R)
S 79°50'44" E 133.15' (R)
S 03°57'32" W 64.82' (R)
N 03°57'32" E 64.82' (R)
N 03°57'31" E 65.00' (M)
N 86°35'07" W 87.94' (M)
N 86°35'07" W 87.94' (R)
S 85°35'07" E 116.70' (R)
N 03°24'56" E 125.43' (R)
N 03°24'56" E 125.43' (M)
S 01°48'00" E 127.70' (R)
S 01°48'00" E 127.70' (M)
S 64°20'53" E 64.20' (R)
S 64°20'53" E 64.20' (M)
S 46°09'37" E 81.58' (R)
S 46°13'36" E 81.58' (M)
S 29°49'37" E 94.85' (R)
S 29°45'10" E 94.78' (M)
S 28°12'04" E 83.52' (R)
S 28°12'04" E 83.52' (M)
S 19°16'05" E 47.87' (R)
S 19°16'05" E 47.87' (M)
S 19°16'05" E 135.47' (R)
S 19°16'05" E 135.47' (M)
S 19°16'05" E 87.60' (R)
S 30°25'11" E 246.80' (R)
S 30°25'11" E 246.80' (M)
N 86°49'35" W 219.94' (M)
N 86°49'35" W 219.94' (R)
N 86°49'35" W 249.37' (R)
FOUND 1/2" REBAR

Project Information

The applicant, Hope Stuart on behalf of Stockbridge Propco, LLC, proposes to convert an existing assisted living facility located at 425 Country Club Drive into a boutique hotel. The exterior scope of work that will occur during the conversion from the existing assisted living facility to the boutique hotel will include the following: landscaping, the replacement of worn and damaged fascia along with trim boards, the repair and replacement of the damaged EIFS cladding at porte-cochere, the replacement of the existing terrace guardrails with ornamental railings, the replacement of both the doors and windows for energy efficient models, exterior painting, and the installation of security features that includes cameras. The remainder of the conversion will focus on interior renovations that will include full room and bathroom updates. There are no proposed changes to the current site plan or floor plan of the existing building.

Currently, the existing assisted living facility has 60 rooms with 68 existing parking spaces. In addition, the proposed boutique hotel will include ten employees with six being full-time and four being part-time.

The subject property is currently zoned O-I (Office-Institutional). Section 2.4.6 of the Stockbridge Unified Development Code provides a list of permitted uses that are found in the O-I (Office-district which does not include hotels. Therefore, the applicant is requesting to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial). Section 2.4.9 Unified Development Code provides a list of permitted uses that are found in the C-2 zoning district which includes hotels.

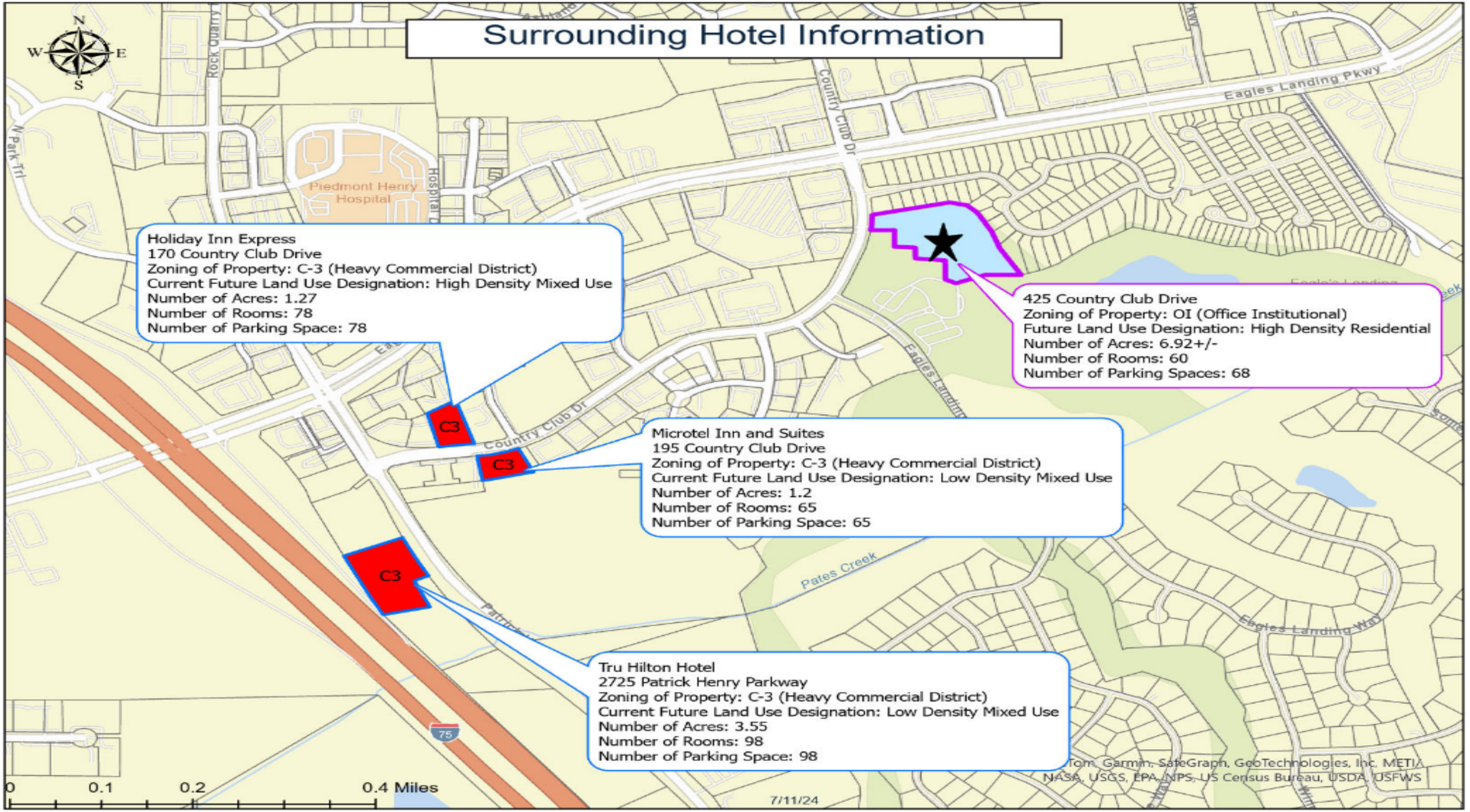
Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** Currently, the subject property has a future land use designation of High Density Residential, which does allow for hotels. The City of Stockbridge 2024 Comprehensive Plan identifies on page 42 the following economic development goal: (1) “To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.” Thus, the requested rezoning of the subject property located at 425 Country Club Drive to allow for the conversion of the proposed boutique hotel would meet the requirement of the economic development goal that is found in the City of Stockbridge 2024 Comprehensive Plan. In addition, the proposed boutique hotel would meet the economic development policy that is listed on page 42 of the City of Stockbridge 2024 Comprehensive Plan: (1) “Market the City as a great place to do business” The requested rezoning of the subject property located at 425 Country Club Drive also meets the requirement of the following future land use goals that are found in page 44 of the City of Stockbridge 2024 Comprehensive Plan: “(1) To ensure that new developments promote a better sense of place and preserve valued elements of community character”, and (2) “To establish land use designations that meet the needs of the City and are consistent with the new UDC.” In addition, the proposed boutique hotel would meet the following future land use policy found on page 44 of the City of Stockbridge 2024 Comprehensive Plan: “Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments.”

2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code:** The proposed conversion from the existing senior assisted living facility to the proposed boutique hotel meets the purpose and intent of the Stockbridge Unified Development Code. Section 1.4 of the Stockbridge Unified Development Code provides a list of objectives to accomplish which are listed below: (A.) Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge and (I.)Encourage the most appropriate and best use of land, buildings, and other structures throughout the city. The proposed boutique hotel is also consistent with the purpose and intent of the requested C-2 (General Commercial) zoning district. Section 2.4.9 of the Stockbridge Unified Development Code states the intent of the requested C-2 zoning district is to “provide locations for a wide variety of retail and service uses and wholesale establishments to satisfy the common and frequent needs of residents in large sections of the county and of the traveling public. It is the intent of this district to encourage businesses to be part of planned commercial convenience centers, neighborhood or community shopping centers, and/or developed sections along roads with a classification of minor arterial.” The subject property is also located in the Parkway Mixed Use Overlay District. The proposed boutique hotel aligns with the following objectives that are found in Section 2.5.2 A of the Stockbridge Unified Development Code: (1)To promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play, (2) To promote economic development by diversifying the employment base for a stronger city, and (3) To improve public health and provide safe and efficient movement within the overlay district by promoting development patterns that encourage physical activity such as walking and bicycling.

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 from O-I (Office-Institutional) to C-2 (General Commercial) to allow the conversion from the existed senior assisted living facility to the proposed boutique hotel will benefit the City of Stockbridge in various ways. Currently, there are three hotels that are located within the vicinity of the location of the subject property. The addition of the proposed boutique hotel would provide additional growth in the area. Second, the proposed boutique hotel will provide job opportunities both within the hotel ranging from the operations staff, services, and management, and for residents within the vicinity of the surrounding community. The proposed boutique hotel can contribute to the overall economy in the City of Stockbridge. The addition of the hotel can attract tourists who will provide economic growth on the nearby shopping centers that are located adjacent to the subject property. The attraction of the tourists could increase the nearby golf course located at the Eagles Landing Country Club.

Surrounding Hotel Information



Staff Analysis (Section 9.2.1 C of The Unified Development Code)

4. **The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property:** There appears to be no physical constraints regarding the topography, drainage, access, and size and shape of the subject property.
5. **The impact upon adjacent property owners should the request be granted:** The proposed boutique hotel is surrounded by both commercial and residential properties, it will not have any negative impact on the surrounding adjacent property owners.
6. **The potential impact of the rezoning on City infrastructure including water and sewage system:** Currently, there is water available at the existing senior assisted living facility.
7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** The subject property has an existing turning lane located on Country Club Drive, which enhances its accessibility. Additionally, it features both an ingress and an egress on the same drive, further facilitating smooth traffic flow. With the proposed boutique hotel set to attract tourists, there is expected to be a change in traffic in the vicinity of the area. This development is expected to strengthen the vicinity, making it a bustling hub of activity.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

8. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan:** The rezoning request for the property from O-I (Office-Institutional) to C-2 (General Commercial) aligns with the Stockbridge Unified Development Code's policies and objectives. The proposed boutique hotel is also consistent with the purpose and intent of the requested C-2 (General Commercial) zoning district. In addition, the proposed boutique hotel is consistent with the goals and intent that are found in the Parkway Mixed Use Overlay District.
9. **The ability of the subject land to be developed as it is presently zoned.** The subject property is currently developed under the O-I (Office-Institutional) zoning district. Section 2.4.6 of the Stockbridge Unified Development Code provides a list of conditional uses that are allowed which includes senior assisted-living facilities via a special use permit. The subject property will not be developed as it is currently zoned under the proposed use.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial) with the following condition:

1. A fence shall be established along The Village Estates subdivision

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: July 18, 2024 (Planning Commission)

August 12, 2024 (Mayor and Council)

Subject: #RZ-2024-05 For 425 Country Club Drive

I. PURPOSE

Consider a rezoning request by Hope Stuart on behalf of Stockbridge Propco, LLC. to rezone property located at 425 Country Club Drive from O-I (Office-Institutional) to C-2 (General Commercial) to allow for a boutique hotel.

The applicant also simultaneously submitted a Comprehensive Plan Amendment (CP-2024-05) to change the current future land use designation from High Density Residential to Low Density Mixed Use.

II. Background

Proposed Development	Boutique Hotel
Site Address	425 Country Club Drive
Parcel Identification	051-01016021
Parcel Acreage	6.92 +/- acres
Applicant	Hope Stuart on behalf of Stockbridge Propco, LLC.
Agent:	Hope Stuart

Owner:	Stockbridge Propco, LLC.
Current Zoning	O-I (Office-Institutional) and Parkway Mixed Use Overlay District
Current Use	The building is currently vacant and was used as a senior assisted living facility.

SURROUNDING LAND USE AND ZONING

Location	Existing Zoning	Existing Land Use
Property to the North	MFR (Multiple Family Residential District)	The Village Estates (Unit III)
Property to the South	C-2 (General Commercial District)	Eagles Landing Country Club
Property to the East	MFR (Multiple Family Residential District) PUD (Planned Unit Development District)	The Village Estates (Unit III) Eagles Landing Country Club (Golf course)
Property to the West	C-2 (General Commercial District) C-2 (General Commercial District)	PNC Bank Georgia United Credit Union

III. Finding of Facts

1. The subject property was previously a hotel called the Inn at Eagles Landing. The construction on the hotel started construction in 1994 and it was finished in 1995.

2. The subject property was rezoned from RM (Multiple Family Residence) to OI (Office/Institutional) upon the request of Killearn Properties on November 8, 2004, with the intended use as an assisted living facility.

3. The vicinity of the area is mostly residential and commercial with the following zoning

classifications: C-2 (General Commercial District), PUD (Planned Unit Development District), and MFR (Multiple Family Residential District).

4. The surrounding land use designations that are in the vicinity of the area are as follows: LDMU (Low Density Mixed Use), HDR (High Density Residential), LDR (Low Density Residential), and HDMU (High Density Mixed Use).

5. The applicant has requested a Comprehensive Plan Amendment (CP-2024-05) to change the future land use designation from High Density Residential to Low Density Mixed Use.

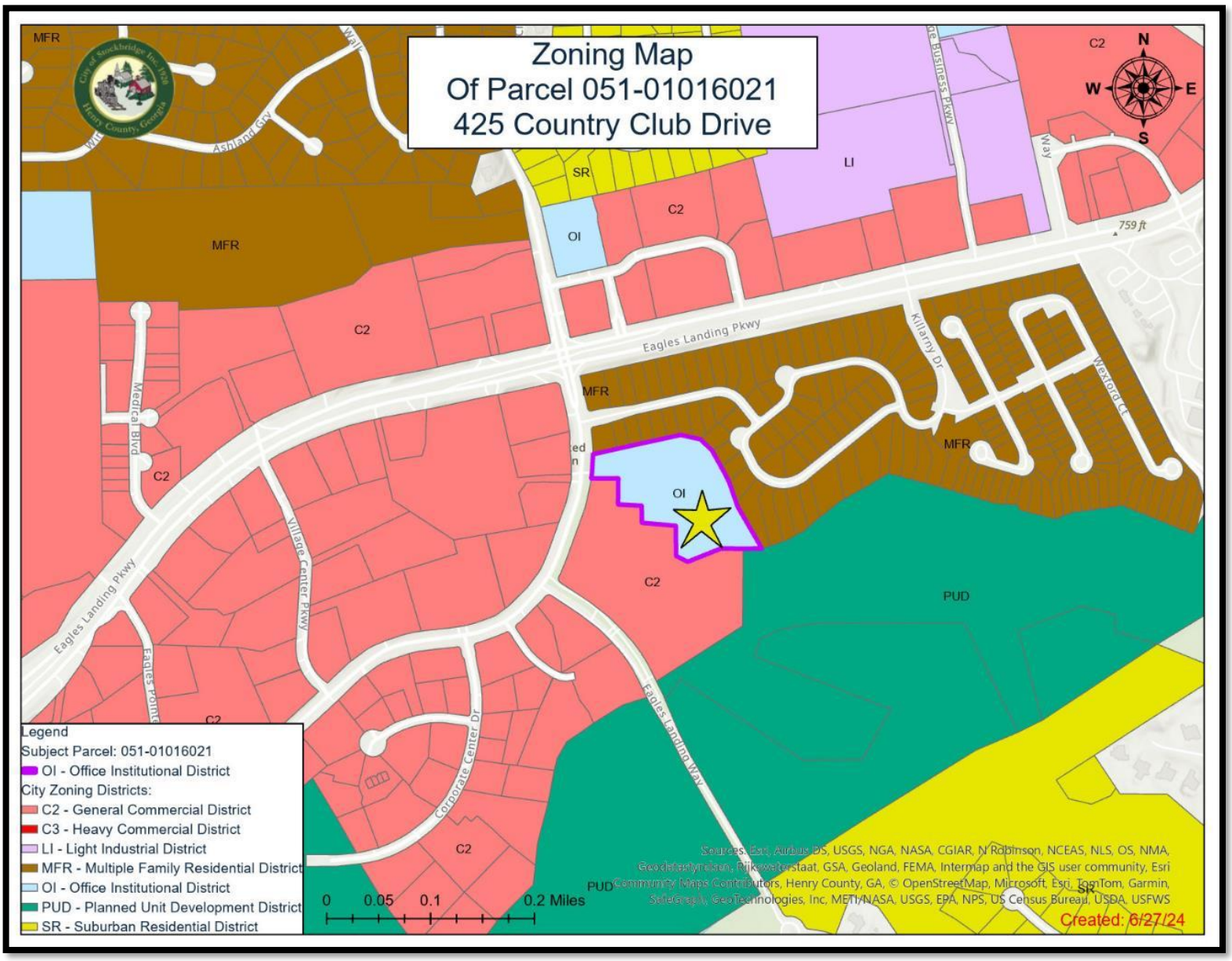
6. The subject property is part of the Parkway Mixed Use Overlay District.

IV. Maps, Site Plan, and Renderings

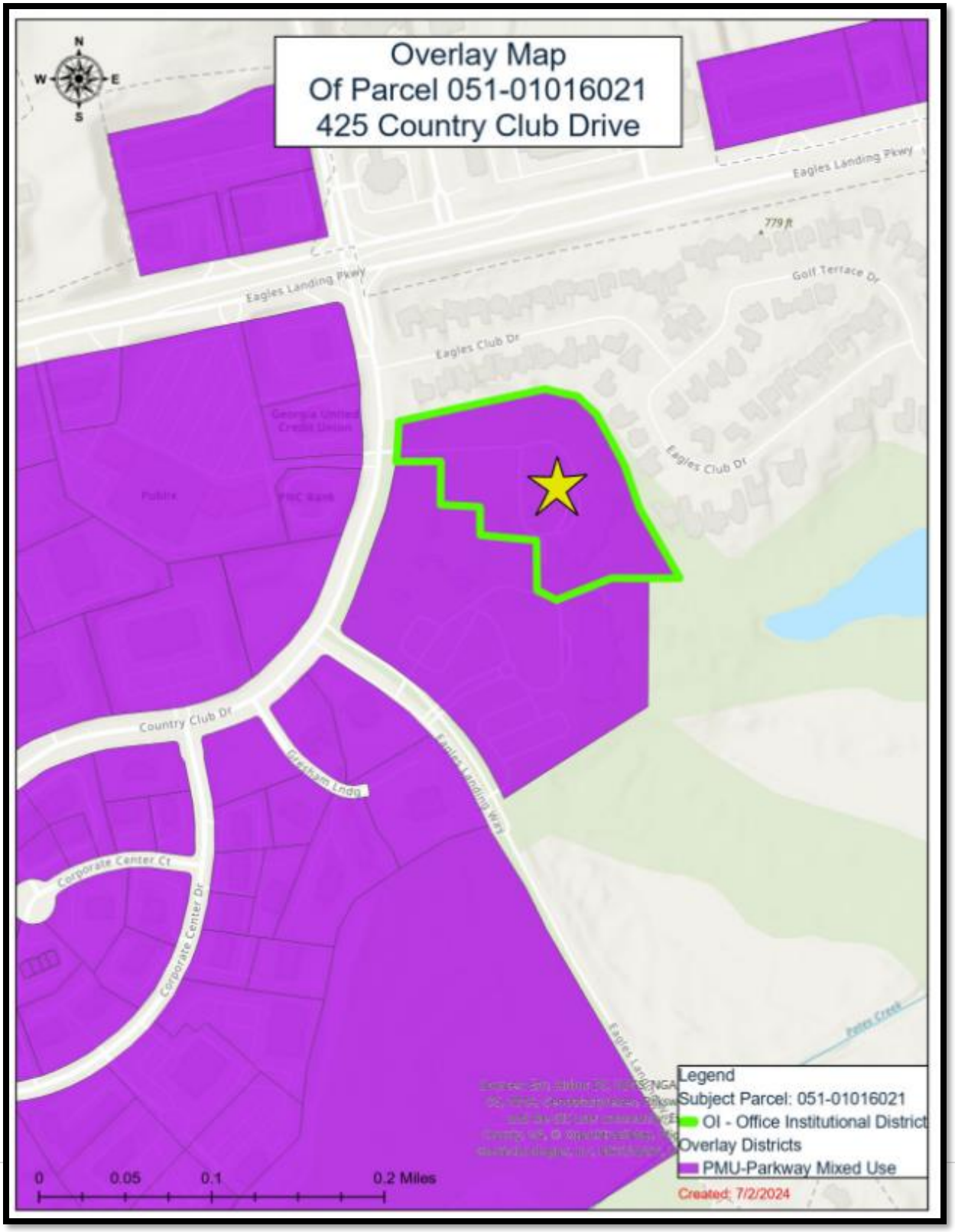
Vicinity Map



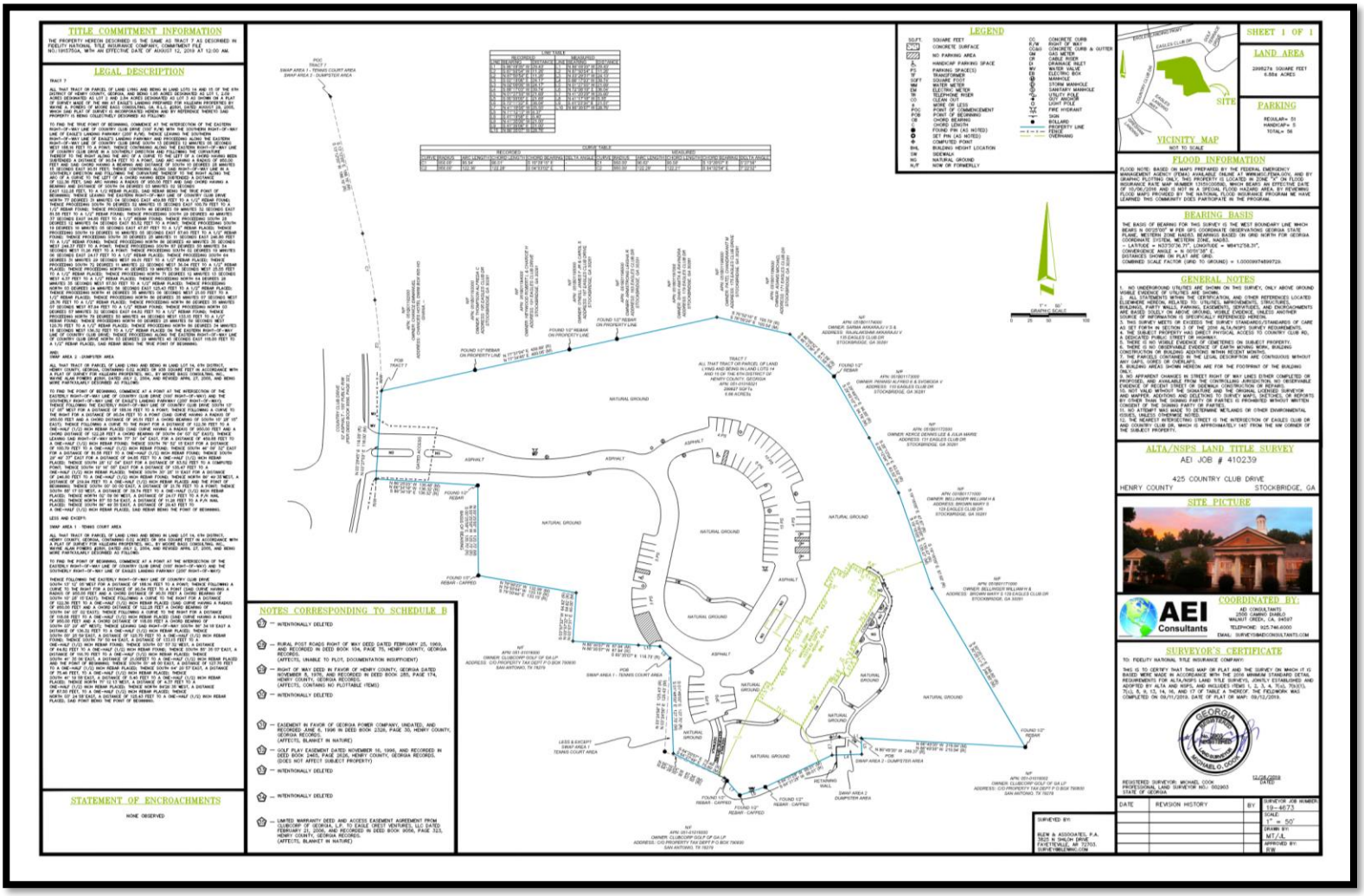
Zoning Map of 425 Country Club Drive



Parkway Mixed Use Overlay District
of 425 Country Club Drive



Survey of 425 Country Club Drive



IV. Analysis

Project Description

The applicant, Hope Stuart on behalf of Stockbridge Propco, LLC, proposes to convert an existing assisted living facility located at 425 Country Club Drive into a boutique hotel. The exterior scope of work that will occur during the conversion from the existing assisted living facility to the boutique hotel will include the following: landscaping, the replacement of worn and damaged fascia along with trim boards, the repair and replacement of the damaged EIFS cladding at porte-cochere, the replacement of the existing terrace guardrails with ornamental railings, the replacement of both the doors and windows for energy efficient models, exterior painting, and the installation of security features that includes cameras. The remainder of the conversion will focus on interior renovations that will include full room and bathroom updates. There are no proposed changes to the current site plan or floor plan of the existing building.

Currently, the existing assisted living facility has 60 rooms with 68 existing parking spaces. In addition, the proposed boutique hotel will include ten employees with six being full-time and four being part-time.

The subject property is currently zoned O-I (Office-Institutional). Section 2.4.6 of the Stockbridge Unified Development Code provides a list of permitted uses that are found in the O-I (Office-district which does not include hotels. Therefore, the applicant is requesting to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial). Section 2.4.9 Unified Development Code provides a list of permitted uses that are found in the C-2 zoning district which includes hotels.

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.1 C):**

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

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

Currently, the subject property has a future land use designation of High Density Residential, which does allow for hotels. Thus, the applicant is requesting to change the future land use designation from High-Density Residential to Low Density Mixed Use. The City of Stockbridge 2024 Comprehensive Plan identifies on page 42 the following economic development goal: (1) “To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.” Thus, the requested rezoning of the subject property located at 425 Country Club Drive to allow for the conversion of the proposed boutique hotel would meet the requirement of the economic development goal that is found in the City of Stockbridge 2024 Comprehensive Plan. In addition, the proposed boutique hotel would meet the economic development policy that is listed on page 42 of the City of Stockbridge 2024 Comprehensive Plan:

- "Market the City as a great place to do business"

The requested rezoning of the subject property located at 425 Country Club Drive also meets the requirement of the following future land use goals that are found in page 44 of the City of Stockbridge 2024 Comprehensive Plan: "(1) To ensure that new developments promote a better sense of place and preserve valued elements of community character", and (2) "To establish land use designations that meet the needs of the City and are consistent with the new UDC." In addition, the proposed boutique hotel would meet the following future land use policy found on page 44 of the City of Stockbridge 2024 Comprehensive Plan:

- "Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments."

2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

The proposed conversion from the existing senior assisted living facility to the proposed boutique hotel meets the purpose and intent of the Stockbridge Unified Development Code. Section 1.4 of the Stockbridge Unified Development Code provides a list of objectives to accomplish which are listed below.

A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge.

I. Encourage the most appropriate and best use of land, buildings, and other structures throughout the city.

The proposed boutique hotel is also consistent with the purpose and intent of the requested C-2 (General Commercial) zoning district. Section 2.4.9 of the Stockbridge Unified Development Code states the intent of the requested C-2 zoning district is to "provide locations for a wide variety of retail and service uses and wholesale establishments to satisfy the common and frequent needs of residents in large sections of the county and of the traveling public. It is the intent of this district to encourage businesses to be part of planned commercial convenience centers, neighborhood or community shopping centers, and/or developed sections along roads with a classification of minor arterial."

The subject property is also located in the Parkway Mixed Use Overlay District. The proposed boutique hotel aligns with the following objectives that are found in Section 2.5.2 A of the Stockbridge Unified Development Code:

- To promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play.

- To promote economic development by diversifying the employment base for a stronger city.

- To improve public health and provide safe and efficient movement within the overlay

district by promoting development patterns that encourage physical activity such as walking and bicycling.

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 from O-I (Office-Institutional) to C-2 (General Commercial) to allow the conversion from the existed senior assisted living facility to the proposed boutique hotel will benefit the City of Stockbridge in various ways. Currently, there are three hotels that are located within the vicinity of the location of the subject property, which is found in the table below. The addition of the proposed boutique hotel would provide additional growth in the area. Second, the proposed boutique hotel will provide job opportunities both within the hotel ranging from the operations staff, services, and management, and for residents within the vicinity of the surrounding community.

The proposed boutique hotel can contribute to the overall economy in the City of Stockbridge. The addition of the hotel can attract tourists who will provide economic growth on the nearby shopping centers that are located adjacent to the subject property. The attraction of the tourists could increase the nearby golf course located at the Eagles Landing Country Club.

Name of Hotel	Tru Hilton Hotel	Holiday Inn Express	Microtel Inn and Suites
Address	2725 Patrick Henry Parkway	170 Country Club Drive	195 Country Club Drive
Zoning of Property	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)
Current Future Land Use Designation	Low Density Mixed Use	High Density Mixed Use	Low Density Mixed Use
# of Acres	3.55	1.27	1.2
# of Rooms	98	78	65
# of Parking Spaces	98	78	65

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

There appears to be no physical constraints regarding the topography, drainage, access, and size and shape of the subject property.

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

The proposed boutique hotel is surrounded by both commercial and residential properties, it will not have any negative impact on the surrounding adjacent property owners.

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

Currently, there is water available at the existing senior assisted living facility.

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

The subject property has an existing turning lane located on Country Club Drive, which enhances its accessibility. Additionally, it features both an ingress and an egress on the same drive, further facilitating smooth traffic flow. With the proposed boutique hotel set to attract tourists, there is expected to be a change in traffic in the vicinity of the area. This development is expected to strengthen the vicinity, making it a bustling hub of activity.

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

The rezoning request for the property from O-I (Office-Institutional) to C-2 (General Commercial) aligns with the Stockbridge Unified Development Code's policies and objectives. The proposed boutique hotel is also consistent with the purpose and intent of the requested C-2 (General Commercial) zoning district. In addition, the proposed boutique hotel is consistent with the goals and intent that are found in the Parkway Mixed Use Overlay District.

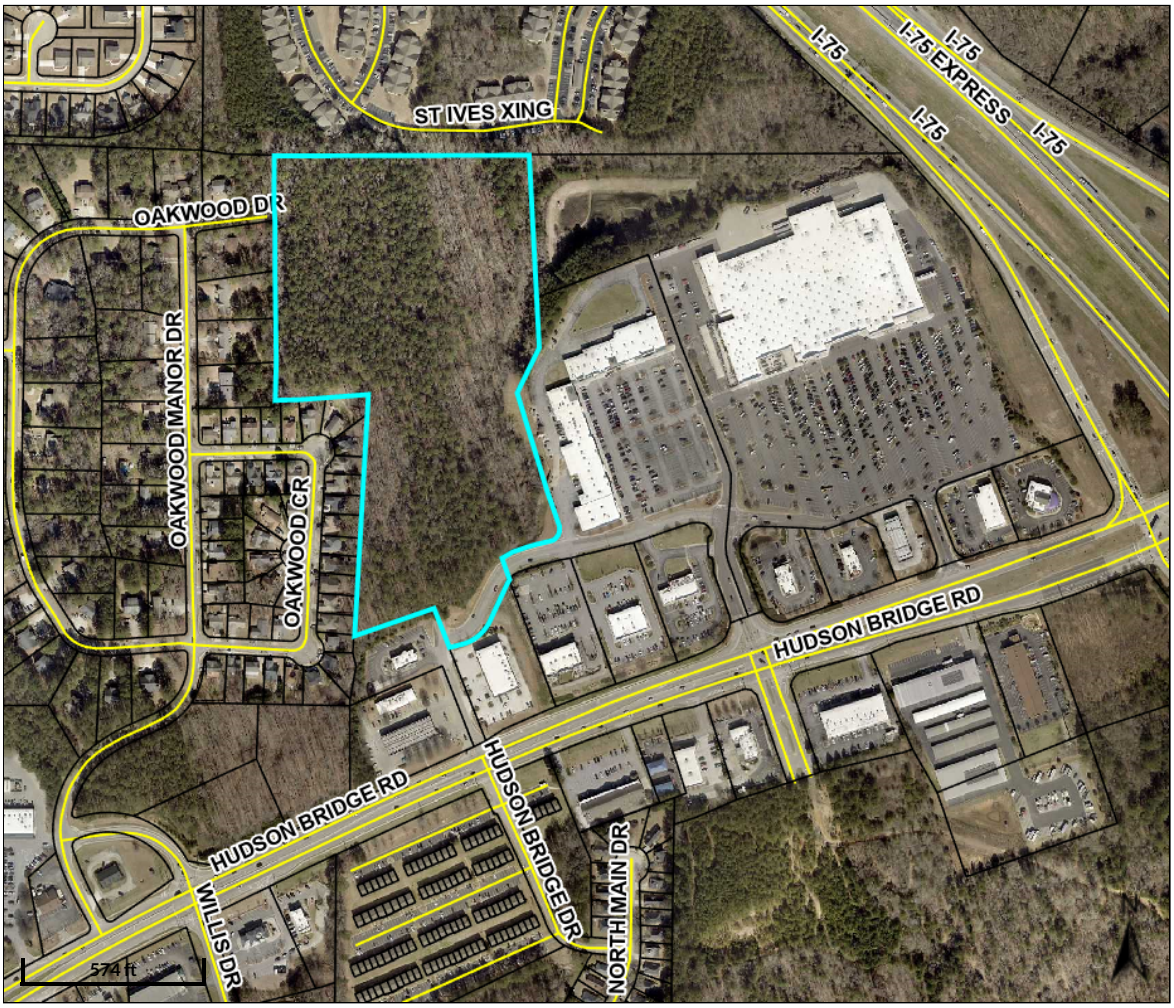
9. The ability of the subject land to be developed as it is presently zoned.

The subject property is currently developed under the O-I (Office-Institutional) zoning district. Section 2.4.6 of the Stockbridge Unified Development Code provides a list of conditional uses that are allowed which includes senior assisted-living facilities via a special use permit. The subject property will not be developed as it is currently zoned under the proposed use.

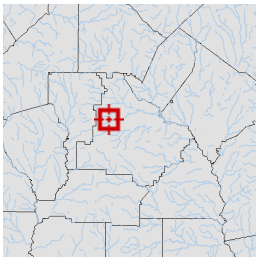
V. STAFF RECOMMENDATION

Staff recommends **approval** to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial).

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	032-01026000	**Class**	C	**Owner**	MOUNT ZION	**Land**	$1.12019e+006			
Property		**Acreage**	20.367	**Address**	48 LLC	**Value:**				
Address					1 WOODY	**Building**	$0	**Last 2 Sales**		
District	City/Stockbridge				TRAIL	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					MABLETON	**Misc**	$0	4/29/2022	$556,000	OTHER	U
					GA 30126	**Value:**		11/1/2010	$0	CORPORATE	U
						Total	$1120185				
						Value:					

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

Date created: 4/23/2024
Last Data Uploaded: 4/22/2024 9:15:03 PM

Developed by Schneider GEOSPATIAL

City of Stockbridge

AGENDA ITEM

MEETING DATE

SEPTEMBER 9, 2024

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-01. To consider a request to change the property's future land use designation from Medium-Density Mixed-Use to Medium-Density Residential to allow for a townhome development containing 140 units on 20.37 +/- acres. The applicant is Lennar Georgia, LLC.

BACKGROUND INFORMATION:

The applicant has also applied for Rezoning Case #RZ-2024-01 and Variance Case #VR-2024-03.
Staff Recommendation--Approval.
Planning Commission recommendation on 05/16/24--Deferral, per the applicant's request.
City Council action on 06/10/24--Deferral.
Planning Commission Recommendation on 08/15/24--Denial by a split vote, with the Vice-Chairman casting the tie-breaking vote for denial.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-01.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL.

Staff Signature_____

Presentations for CP-2024-01, RZ-2024-01, VR-2024-03

Mayor and Council: September 9, 2024

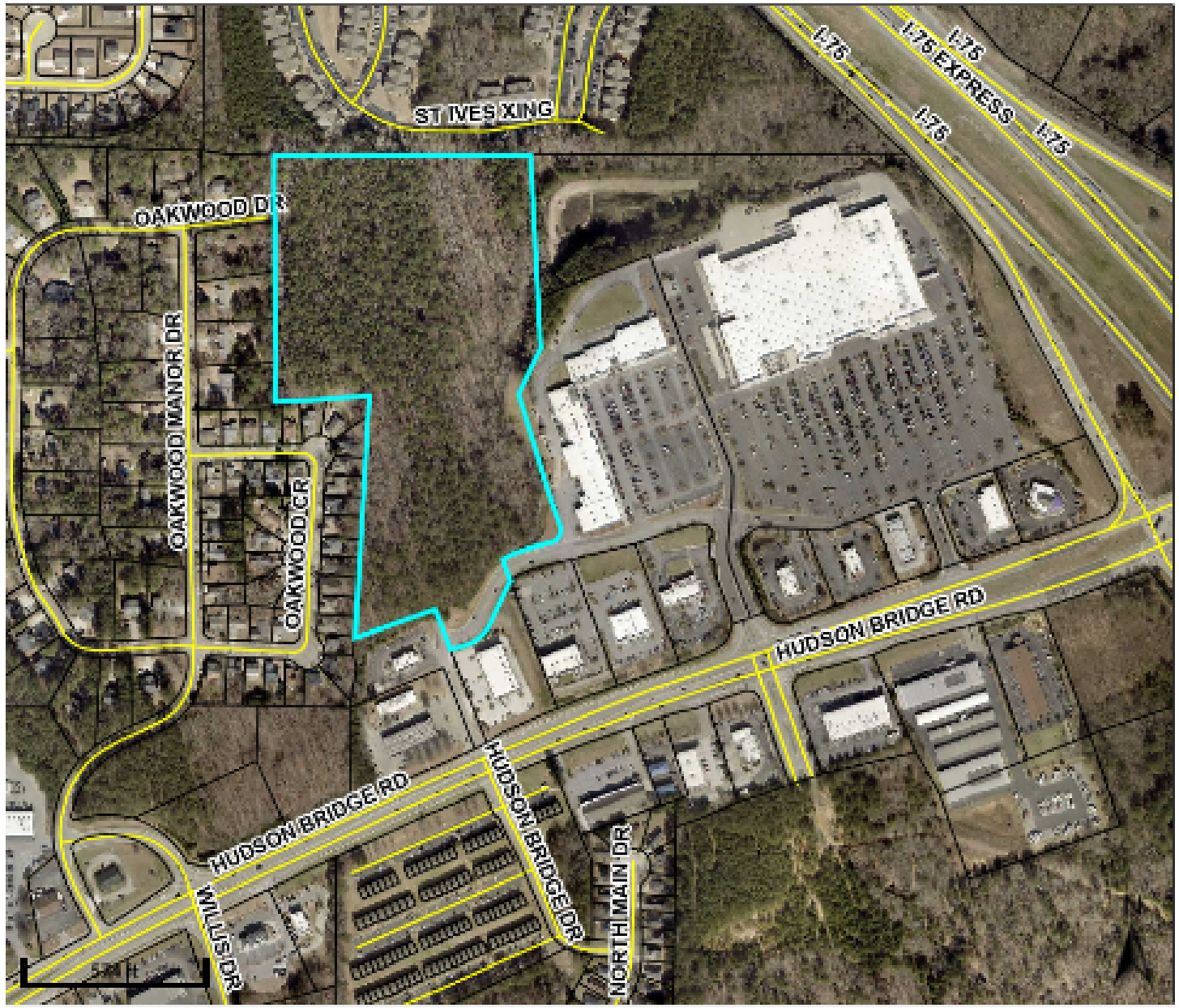
Stockbridge

Where Community Connects

Case Facts

- Applicant: Lennar Georgia, c/o Battle Law, P.C.
- Owner: Mount Zion 48, LLC.
- Number of Proposed Units Per Acre: 6.87 units per acre
- Address of Property: Hudson Bridge Drive
- Number of Acres: 20.367 acres
- Project Characteristics: Vacant land; mostly wooded. The eastern portion of site contains steep topography, wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback as part of a nearby stream. Site includes a portion of Hudson Bridge Drive, which was granted an easement.
- Current Future Land Use Designation: Medium-Density Mixed-Use.
- Current Zoning of Property: C-2 (General Commercial)
- Sign Posting: July 16, 2024

AERIAL PHOTO OF SUBJECT PROPERTY





Aerial Photo with Site Plan

STREET VIEW OF SOUTHWEST CORNER OF SITE



STREET VIEW OF SITE TOWARD SOUTHEAST CORNER



PROPERTY AND ZONING HISTORY

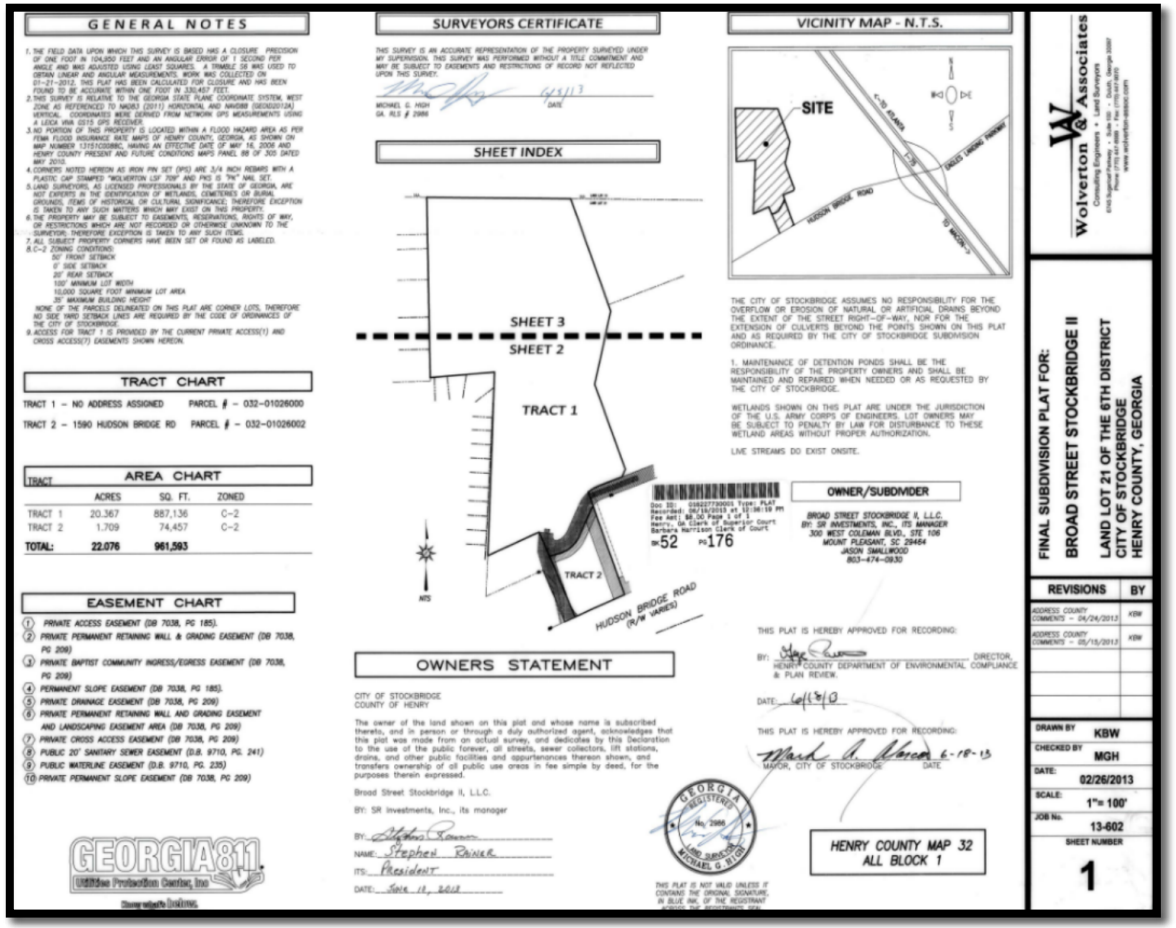


Walmart Master Development Plan and DRI

The subject property was originally a part of a Master Development Plan (Centre @ Stockbridge) with a Wal-Mart Supercenter as a mixed-used development for a total of 70.16 acres. The entire property was annexed by the City of Stockbridge in 2002. The subject site as a part of the Master Plan was described as "Tract 2." Tracts 1 and 2 were annexed as C-2 (Commercial – Medium Density) and C-3 (Heavy Commercial). Tracts 1 and 2 were further subdivided on February 4, 2004, creating a "new" Tract 2 as a part of the Walmart Development. The original Tract 2 would become a "stand-alone" parcel for future development. The Master Development Plan initially allowed the subject site to have access from Hudson Bridge Road, but outparcels were later created, and this removed the site's access to Hudson Bridge Road. A Development of Regional Impact Analysis (DRI #481) was completed on the Master Development Plan, including the subject site, on November 21, 2003, and a Development Agreement was also prepared. Per the DRI for the entire Plan area, "The site shall be mixed-use and contain a minimum of 200 residential units and a maximum of 343,500 square feet of commercial/office/retail space." However, DRI officials have stated that DRI conditions have no effect after ten years.

Previous Parcel Split and Easement Creation

Wolverton & Associates of Duluth, Georgia created a series of drawings on February 26, 2013 as part of a Final Subdivision Plat for Broad Street Stockbridge II, LLC. It showed that the subject property was split into two Tracts, with Tract 1 representing the current boundaries of the site and Tract 2 being cut off from the site. This resulted the Tract 1 (the current site) losing its access from Hudson Bridge Drive. However, ten easements were created along and adjacent to Hudson Bridge Drive, including an easement to allow a portion of Hudson Bridge Drive which is a private street, and which is actually contained within the boundaries of the subject site, to be used by the public for access to the surrounding commercial properties. The fact that this portion of Hudson Bridge Drive is located within the site boundaries is confirmed today by the aerial photo of the site from the Henry County Tax Assessors' records.



PROPOSED DEVELOPMENT INFORMATION



Development Information

- **Project Size**: The applicant has submitted a site plan which was prepared by Moore Bass Consulting on 02/29/24, representing Sheet #A3551.0010-SP1. Its title is "Hudson Bridge Townhomes; Stockbridge, GA." According to an inset box, entitled "Site Data", on the site plan, the applicant proposes to build 140 fee simple townhomes, including 101 smaller units and 39 larger units, at a density of 6.87 units per acre. The applicant would be required to designate at least 15 percent of the total site area as open space, and the applicant would substantially exceed that amount by designating about 41 percent of the site area as open space (8.37 acres of the total site area of 20.367 acres). The impervious area would be 10.0 acres, comprising 49 percent of the total site area. Forty-one (41) off-street parking spaces would be provided, which would meet the requirements. However, the required front and side yard setbacks would not be met for the requested MFR district, as is shown in the table below. The applicant has submitted a variance application to request the reduction in the front yard setbacks of the townhome lots from the MFR District's required 50 feet to 20 feet, and to reduce the side yard setbacks (between townhome buildings) from the required 20 feet to 10 feet. The analysis of the merits of these variance requests are presented in the Staff Report for Variance Case #VR-2024-03.

- **Site Plan Design:** The submitted site plan shows that the development site would have two accesses, including the main entrance off Hudson Bridge Drive and a secondary access at Oakwood Drive to the northwest. A swimming pool, clubhouse, and guest parking would be provided near the main entrance, and a detention pond would be situated near the pool. No mail kiosk has been shown. The project entrance street would make a loop toward the rear of the property, where three other guest parking lots and an unspecified small amenity would be provided. A second detention pond would be located at the northeast rear of the property. Landscaped buffering would surround the property, although there is no indication of buffer widths. The Buffer Area Standards within Section 4.6.3A of the Stockbridge UDC requires the provision of a 25-foot zoning buffer between multifamily developments and single-family-zoned districts. Thus, this buffer should be provided along the western boundary of the property. A 50-foot undisturbed stream buffer would be designated along the eastern side of the property. No walking trails or dog parks have been indicated on the site plan.

- **Utilities Facilities**: The applicant received a letter from the Henry County Water Authority, which was dated June 21, 2024, in response to the applicant's submitted application for a water and sewer availability letter. The findings and requirements of the Authority's letter are listed below, which the developer would need to comply with if RZ-2024-01 is approved.

1. Water service could be made available to the property via a water line extension.

2. Sewage treatment and sewer line capacity are available for the property, but the developer would be required to pay for an offsite sanitary sewer line extension, including the acquisition of easements, to meet the Authority's standards, and then to convey that extension to the Authority.

3. The specifications above would be effective for 365 days from the date of the letter (June 21, 2024), and any deviation in zoning that would increase the project density or usage would void the letter and require a re-evaluation.

Development Information (cont.)

- **Traffic Impact Study:** The applicant submitted a Traffic Impact Study to the Planning & Zoning Office on June 21, 2024. It was prepared for Moore Bass Consulting, Inc. by SEI Engineering, Inc., in collaboration with Acampora Traffic, LLC. The study evaluated existing traffic conditions within the vicinity of the subject property, used a standard growth factor to make projections on future traffic conditions in the vicinity if the proposed development does not occur (the "no-build" scenario). After that, the study made traffic projections based on anticipated future traffic conditions plus the expected addition of new traffic from the proposed townhome development, and also considering the effects of the completion of various planned road improvements to be made by Georgia DOT in the vicinity. Traffic counts were collected at five intersections near the subject property on May 30, 2024, when area schools were in recess. The counts were taken during the morning (7-9 AM) and afternoon (4-6 PM) peak hours. The study stated that acceptable traffic conditions were found at all of the traffic count locations. In the no-build scenario, most of the intersections that were studied appeared to operate in a satisfactory manner, except for the afternoon peak hour for the intersection of Hudson Bridge Drive at Hudson Bridge Road, as well as Hudson Bridge Road at Flippen Road, which would both operate at Level of Service E. This situation could be improved by adding a second westbound turn lane toward Flippen Road. Additional roadway pavement is already available for such purpose, so it only needs to be restriped (in conjunction with alterations to the timing of the traffic signal at the intersection of Hudson Bridge Road and Flippen Road). The study recommended that this improvement take place whether or not the proposed townhomes are built. The Traffic Impact Study projected that the proposed 140 townhomes on the subject property would generate 1,016 trips per weekday, including 67 trips during the morning peak hour and 80 trips during the afternoon peak hour. These data are presented in the table below, with a further breakdown of the numbers of AM and PM trips being generated going in and out of the proposed development. Future traffic operations in the vicinity, with the addition of trips from the proposed townhome development, would have "a slight deterioration in operations at each study intersection." As with the no-build scenario, the intersections of Hudson Bridge Drive with Flippen Road and with Hudson Bridge Drive would operate at Level of Service E during the PM peak hour if the townhomes are built. But since the Hudson Bridge Road/Hudson Bridge Drive Intersection features a side street which would operate poorly only for the southbound direction during the PM peak hour, the Study did not recommend that any traffic improvements be made, especially since drivers at that intersection would have the option of travelling to the traffic signal at the Hudson Bridge Road / Western Parallel Connector Intersection to make turns. The addition of a westbound left-turn lane from Hudson Bridge Road to Flippen Road was recommended, whether or not the townhomes are developed.

Development Information (cont.)

- **<u>Townhome Lots, Buildings, and Designs:</u>** An inset on the applicant's site plan shows that the proposed townhome lots would have a depth of 100 feet. The smaller townhome lots would be 20 feet wide and would be located toward the rear of the property, while the larger townhome lots would be 24 feet wide and would be located at the front of the property. The requested MFR zoning district requires front yard setbacks of 50 feet, but the townhome lots drawings show distances of only 20 feet from the fronts of the buildings to the right-of-way lines. For this reason, the applicant has requested a variance to reduce the front yard setbacks to only 20 feet. The MFR district also requires a minimum spacing of 20 feet between townhome buildings, but the applicant has requested a variance to reduce the side yard setbacks of the townhome lots to 10 feet. The proposed townhome renderings from the applicant, which are shown below, indicate that the smaller townhome buildings would have one-car garages and the larger townhome buildings would have two-car garages.

PROPOSED SITE PLAN

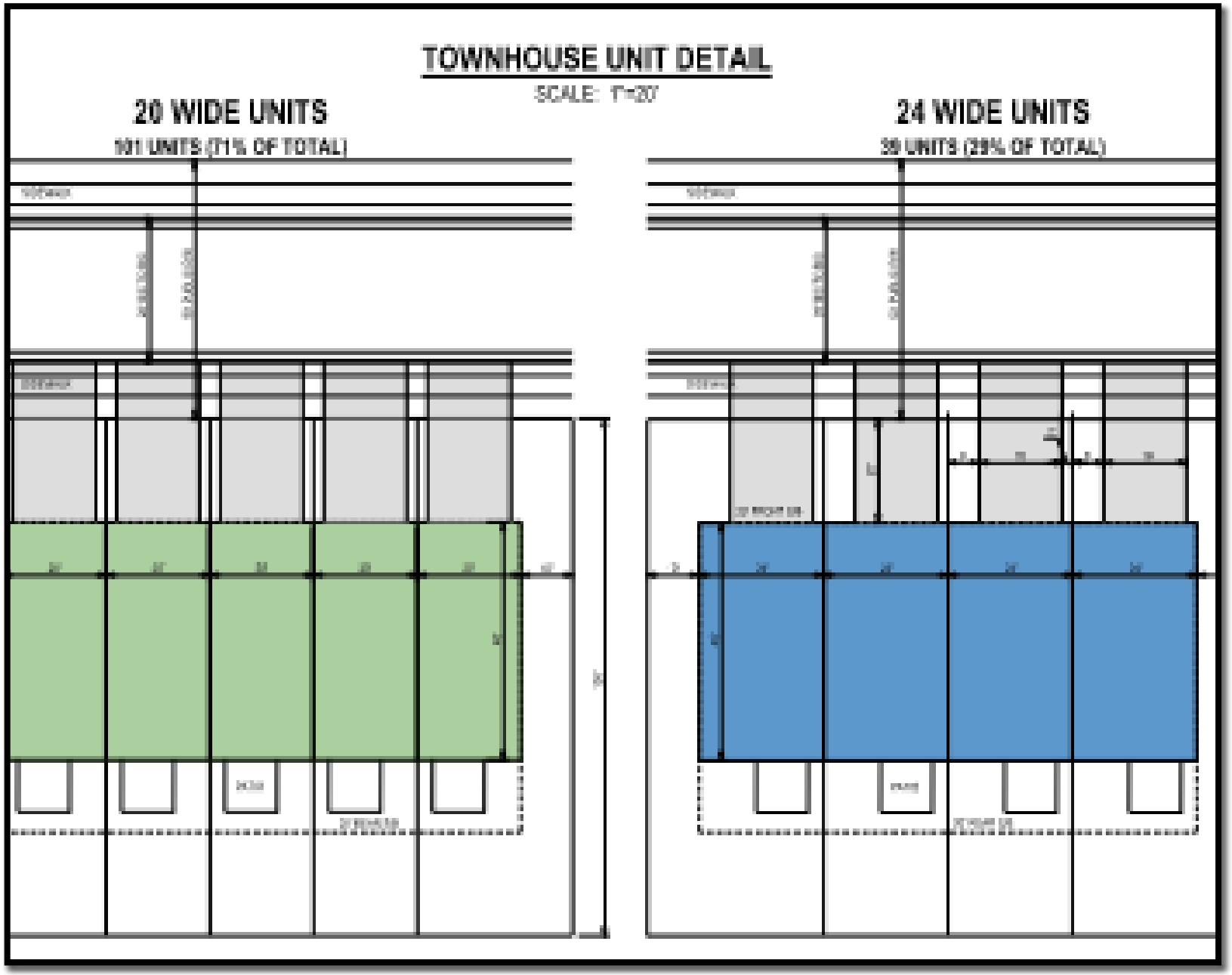


Smaller Townhome Buildings (20 Feet Wide) with One-Car Garages:



Larger Townhome Buildings (24 Feet Wide) with Two-Car Garages:





PROPOSED SITE PLAN – TOWNHOME LOT DETAILS

- All 140 townhome lots would be 100 feet deep. There would be 101 larger lots (71% of the total) and 39 smaller lots (29% of the total). The larger townhome units would be 24 feet wide and have two-car garages, while the smaller townhome units would be 20 feet wide and have one-car garages.

Presentation for CP-2024-01



MEDIUM-DENSITY RESIDENTIAL (4-7.99 UNITS/ACRE)

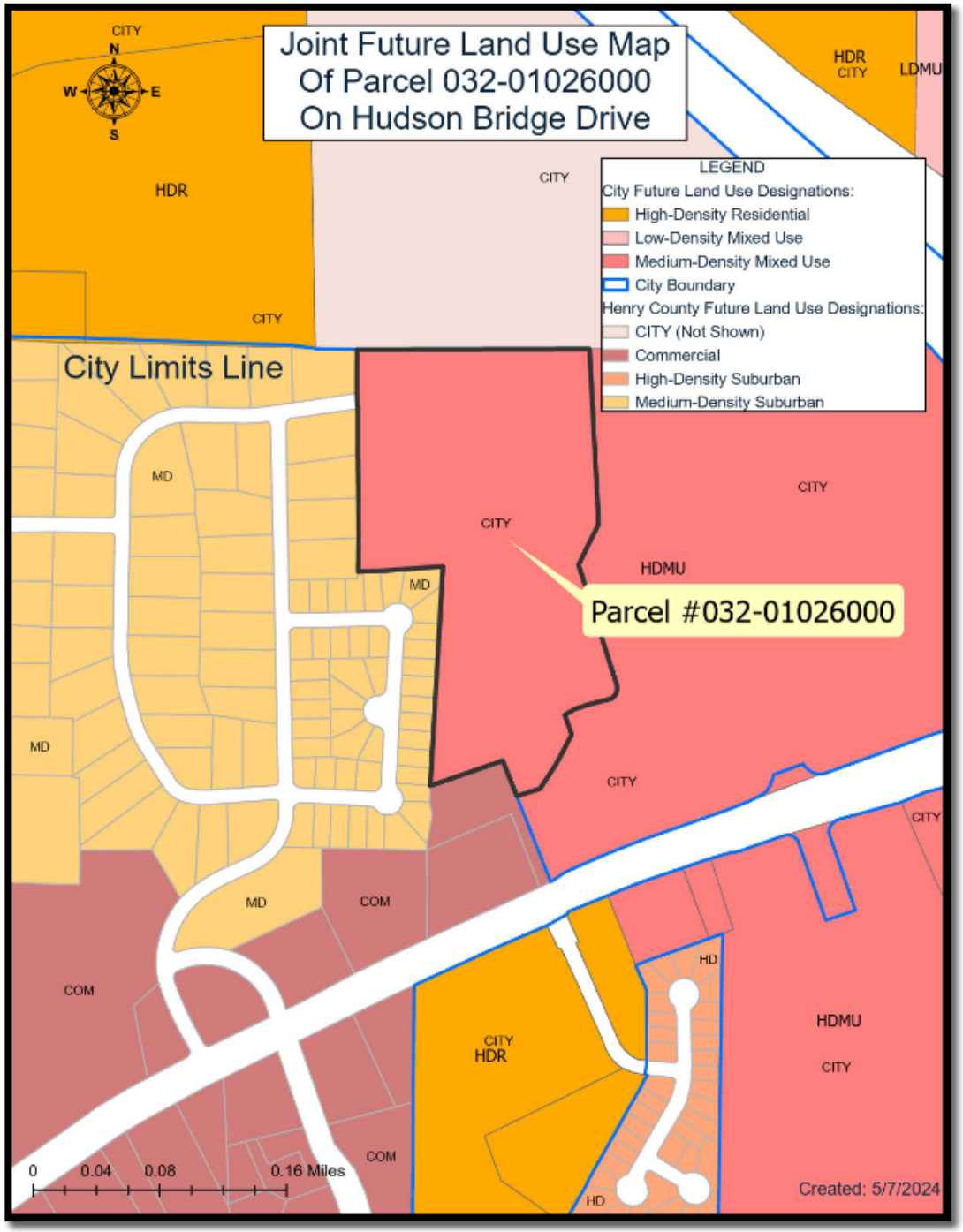
This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.

Applicant's Request

The applicant requests a Comprehensive Plan Amendment to change the subject property's future land use designation from Medium-Density Mixed-Use to Medium-Density Residential to allow for the construction of a 140-unit townhome development. The current land use designation of Medium-Density Mixed-Use is incompatible with the applicant's requested rezoning of the property to MFR (Multiple-Family Residential).

The current land use designation of Medium-Density Mixed-Use is incompatible with the applicant's requested rezoning of the property to MFR (Multiple-Family Residential).

2024 CITY OF STOCKBRIDGE FUTURE LAND USE MAP



SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	St. Ives Apartments St. Margrit Subdivision	High Density Residential
Property to the South	Commercial uses fronting onto Hudson Bridge Road, including J & J Liquor and Western Union. Hudson Bridge Townhomes	Medium Density Mixed Use; High Density Residential
Property to the East	Adjacent shopping center	Medium Density Mixed Use
Property to the West	Oakwood Village Subdivision Oakwood Manor Subdivision	Medium-Density Residential (Henry County Future Land Use Map) Medium-Density Residential (Henry County Future Land Use Map)

SURROUNDING LAND USE DENSITIES

Name of Subdivision	Units	Estimate Density Per Acres
St. Ives Apartments	19	1 unit per acre
St. Margrit Subdivision	54	3 units per acre
Hudson Bridge Townhomes	13	1 unit per acre
Oakwood Village Subdivision	45	4.5 units per acre
Oakwood Manor	41	1 unit per acre
Lennar Georgia, LLC.	**140**	**6.87 units per acre**

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the City, and the proposed townhome development would help to meet that need. The companion Future Land Use Map shows a future land use designation for the subject property of "Medium-Density Mixed-Use", which is intended for commercial areas or mixed-use developments containing mostly commercial uses. But since the applicant only proposes to include residential uses, the current land use designation of Medium-Density Mixed-Use would not be consistent with the Comprehensive Plan. The applicant has therefore requested a Comprehensive Plan amendment, via Case #CP-2024-01, to change the property's future land use designation to Medium-Density Residential for an exclusive residential development, which allows densities of 4 to 7.99 units per acre. This would include the applicant's proposed density of 6.87 units per acre.

2. **Relation to the Zoning of the Property:** Although the applicant's requested MFR zoning would be consistent with the property's current Medium-Density Mixed-Use future land use designation, a change to Medium-Density Residential would be more appropriate since the proposed development would only contain a residential use and no commercial uses. Further, the Medium-Density Residential specifies a density range of 4 to 7.99 units per acre, which would be appropriate for the proposed development's density of 6.87 units per acre.

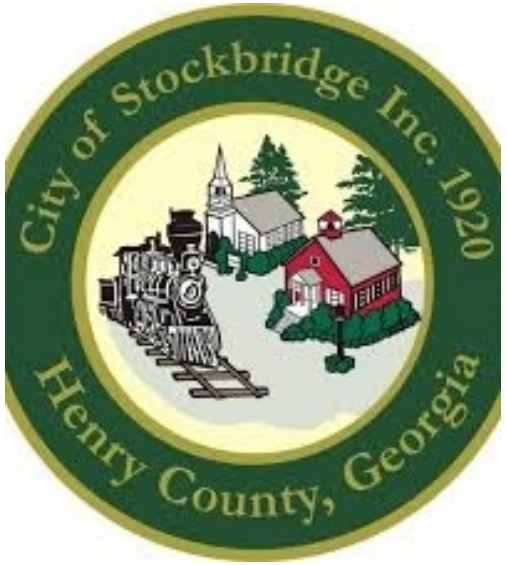
3. **Suitability of the Site's Location:** The proposed 'Medium-Density Residential' future land use designation would be compatible with the adjacent Medium-Density Residential designation of the Oakwood Manor Subdivision to the west. Furthermore, the requested MFR rezoning of the property, which calls for multifamily uses, would be compatible with the Oakwood Manor Subdivision's Henry County zoning of 'RM' (Residential Multifamily).

4. **Maintaining the Current Land Use Designation:** Due to the location of the subject property adjacent to major commercial uses along a major commercial corridor, as well as the large size of the property, it is unlikely that the types of uses that are intended for areas having the Medium-Density Mixed-Use designation would be developed on this property. Those uses include "two to three story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums."

Staff Recommendation

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment for Parcel #032-01026000 on the north side of Hudson Bridge Drive, via CP-2024-01, would be necessary and desirable for the subject property, in conjunction with the requested rezoning of the property to MFR via RZ-2024-01, to allow for the proposed townhome development. Therefore, the Planning and Zoning staff recommends the **APPROVAL** of CP-2024-01.

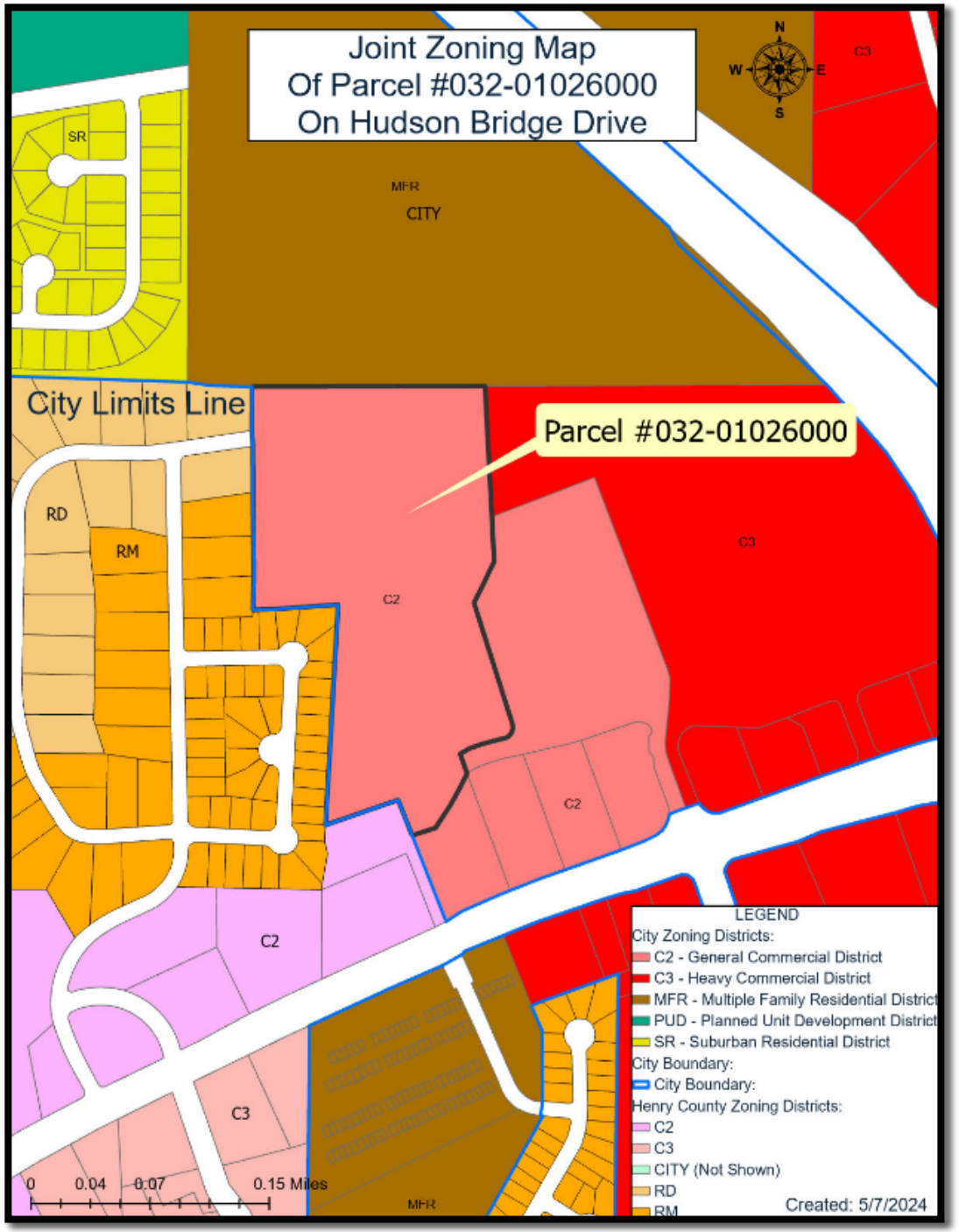
Presentation for RZ-2024-01



Applicant's Request

Rezone from 'C-2' (General Commercial) to 'MFR' (Multiple Family Residential) to allow for the development of a townhome community with 140 units.

2024 CITY OF STOCKBRIDGE ZONING MAP



PARKWAY MIXED-USE OVERLAY DISTRICT MAP



Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the City, and the proposed townhome development would help to meet that need. The companion Future Land Use Map shows a future land use designation for the subject property of "Medium-Density Mixed-Use", to include both residential and commercial uses. But since the applicant only proposes to include residential uses, the applicant has requested a Comprehensive Plan amendment application, comprising Case #CP-2024-01, to change the property's future land use designation to Medium-Density Residential, which allows densities of 4 to 7.99 units per acre, which includes the applicant's proposed density of 6.87 units per acre. The consistency of the proposed development with the Comprehensive Plan is further discussed within the staff report for CP-2024-01.

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 rezoning of the subject property to the requested 'MFR' (Multiple Family Residential) district is necessary because the proposed townhome development is not permissible under the property's existing C-2 zoning. The MFR district permits townhome development, as does the PMU (Parkway Mixed-Use Overlay District), wherein the property lies. Although the intent of the MFR district is for new developments to be located on streets having a classification of 'collector' or higher, and Hudson Bridge Drive is only a local street, the property is located in close proximity to Hudson Bridge Road, an arterial road with a signalized intersection near the property. Further, the subject property is part of the Walmart Master Plan area, and the property originally extended to Hudson Bridge Road but was later subdivided into two tracts, thereby removing its direct access to Hudson Bridge Road.

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 subject property has remained vacant even after the Walmart Master Development Plan was prepared in 2003. A restrictive covenant was imposed by the Baptist Retirement Communities of Georgia on the subject property to prohibit the development of retail uses. Yet, even after its expiration in 2008, no retail development has taken place on the site, despite its permissible C-2 zoning. This suggests that the immediate vicinity may have already reached its saturation point for retail uses. Although the C-2 district also allows other types of non-retail commercial uses, many of them are not permitted in the PMU district. Further, even if they were allowed, such uses most likely would need to have direct frontage onto Hudson Bridge Road to attract customer traffic, which the subject site does not offer. Existing commercial uses to the south and east of the site would have access to potential new customers from the proposed townhome development, thereby increasing their business revenues. In addition, the new townhome residents would have convenient access to the adjacent commercial uses within the Walmart and Centre@ Stockbridge Shopping Center.

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 eastern portion of the subject site contains steep topography, wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback as part of a nearby stream. The developer should take appropriate steps to protect this environmentally-sensitive area, and to facilitate drainage.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

5. **The impacts of the proposed development upon adjacent property owners, should the request be granted:** To protect the residents of the existing Oakwood Manor Subdivision to the west, the secondary access that is shown at the northwest corner of the site, onto Oakwood Drive, it is recommended that the secondary access be designated for emergency access only, with a locked gate. To meet the requirements of the Buffer Area Standards in Section 4.6.3 of the UDC, a 25-foot-wide zoning buffer should be provided along the western property line, plus a fence and tall trees. The proposed development is likely to be a positive impact on the adjacent commercial businesses, whereby the new townhome residents could represent new customers at those businesses, thereby bringing additional revenues to the businesses.

6. **The potential impact of the rezoning on City infrastructure, including the water and sewage system:** The applicant obtained a letter from the Henry County Water Authority, which was dated June 21, 2024. While water service could be made available with a water line extension, the developer would need to pay for an offsite sanitary sewer line extension, including the acquisition of easements, and then convey that extension to the Authority. Further, if any zoning or site plan changes occurred within 365 days of the date of the letter, then the specifications of the letter would be void and a re-evaluation would be required. The developer would therefore need to meet the stated requirements upon any approval of the rezoning of the subject property.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** The submitted site plan shows that the proposed development would have two accesses. The main access would be via Hudson Bridge Drive at the southern end of the property, which is an internal, private street supporting the Walmart and Centre@Stockbridge Shopping Center. Several easements were previously created to facilitate the site's access from the existing traffic signal at Hudson Bridge Road. The Development Agreement governing Tract 1 (Walmart development) stated that the City acknowledged that the use of the created easement along Hudson Bridge Drive for access into the subject site could also serve as the means for access to Hudson Bridge Road. Traffic from the site would be able to utilize two nearby traffic signals on Hudson Bridge Road. The closest one is located at Hudson Bridge Drive, adjacent to the existing QuikTrip store and Taco Bell restaurant; and the second one is located at the Walmart driveway entrance. The two traffic signals would facilitate turning movements. A paved sidewalk is present along Hudson Bridge Drive, which would facilitate pedestrian travel to the surrounding retail stores. The submitted site plan also shows the provision of a secondary access to the northwest, to connect with Oakwood Drive. However, to prevent any adverse traffic impacts on the adjacent Oakwood Manor Subdivision, this should be designated as an emergency access only, with a gate. The applicant submitted a Traffic Impact Study, which was prepared on June 20, 2024. Traffic counts were taken on May 30, 2024 at five nearby intersections, when area schools were in recess. The findings of the Study indicated that traffic conditions are acceptable at most of the intersections, and that they would only have a "slight deterioration" if the proposed townhomes were constructed on the subject property. Although the Hudson Bridge Drive/Flippen Road Intersection would operate at Level of Service E, with or without the townhomes, this could be improved if an additional westbound, left-turn lane were to be provided in the westbound approach to the intersection. Extra pavement is already available for this improvement, and it only needs to be restriped, along with modifications begin made to the signal timing at that intersection. While southbound traffic from the proposed development would incur substantial delays on Hudson Bridge Drive during the afternoon peak hour, drivers could lessen their delays by instead using the traffic signal at the Hudson Bridge Drive/Western Parallel Connector. The Study therefore did not recommend that any other traffic improvements be made.

AM Peak, Going In	AM Peak, Going Out	AM Peak, Total	PM Peak, Going In	PM Peak, Going Out	PM Peak, Total	24-Hour 2-Way Total
17	50	67	47	33	80	1,016

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

8. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan**: The Walmart Master Plan called for a multifamily development containing at least 200 units, but the proposed development would have only 140 units. Townhomes would be an appropriate usage of the property in serving as a transition between the lower-density single-family residential subdivision to the west and the adjacent retail uses to the east. Further, the proposed MFR district would be compatible with the RM Henry County zoning which exists on about half of the acreage of the adjacent Oakwood Village Subdivision. Adequate access is available via Hudson Bridge Drive, the existing easements, and the two traffic signals off Hudson Bridge Road. Residents would benefit from being able to walk to many of the stores, and the stores could benefit from the business which the townhome residents would provide.

9. **The ability of the subject land to be developed as it is presently zoned:** Although the subject property could be developed for commercial uses under its existing C-2 zoning due to the presence of numerous surrounding retail businesses, this may not be realistic for the reasons that are listed below. Conversely, this Analysis has shown that the proposed townhomes would be a reasonable use. The intent of the restrictive covenant by the Baptist Retirement Communities of Georgia was for the subject property to be prohibited from retail use.

- Despite the property's location in the midst of numerous retail businesses, it has not been developed with additional retail uses, even after the expiration of the restrictive covenant.
- Although some type of non-retail commercial uses could be built on the property, this is unlikely to happen since such uses would probably need direct access to Hudson Bridge Road for visibility, which the subject property lacks.
- The presence of the steep topography, stream, and buffer areas in the eastern portion of the site would eliminate needed land which might be needed for required parking to serve a retail or non-retail commercial business.

Staff Recommendation

The Planning and Zoning Staff recommends that the applicant's request to rezone the subject property from 'C-2' (General Commercial) to 'MFR' (Multiple Family Residential) via RZ-2024-01 to allow for the development of a townhome community be **APPROVED WITH CONDITIONS**. Such approval should be contingent upon the developer meeting the following nine (9) zoning conditions:

1. **Comprehensive Plan Amendment** – This requested rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2024-01, to change the subject property's land use designation from Medium-Density Mixed-Use to Medium-Density Residential, is approved before, or simultaneously with, the approval of RZ-2024-01.

2. **Site Plan**:
   - **a)** **Revised Site Plan** -- The subject property shall be developed according to a revised site plan which is similar to, but including the required variances, to the site plan which was prepared by Moore Bass Consulting on 02/29/24, representing Sheet #A3551.0010-SP1. Its title is "Hudson Bridge Townhomes; Stockbridge, GA." Any major deviations in the number of residential units, the density, or the overall site design shall require City Council approval.
   - **b)** **Site Accesses**—This shall be a gated community, with both site accesses having gates plus flock cameras for security purposes. In addition, the proposed secondary access to Oakwood Drive shall be reserved for use by emergency vehicles only. All of this information shall be noted on the site plan.
   - **c)** **Internal Streets** – All internal streets shall be of widths that are acceptable to the Fire Marshal
   - **d)** **Internal Sidewalks** – All internal streets shall have sidewalks on both sides of the streets, which are at least eight (8) feet wide.
   - **e)** **Amenities and Related Facilities** – The revised site plan shall include a mail kiosk, an 8-foot-wide multi-use path or walking trail, and a dog park, plus appropriate additional amenities for a community of this size, such as a grill area, a playground, a shuffleboard court, a tennis court, a pickleball court, etc.
   - **f)** **Central Trash Facility** -- The revised site plan shall indicate the location of one or more central trash facilities
   - **g)** **Bedroom Information** -- The revised site plan shall provide a breakdown of the number of units by the number of bedrooms, as well as the sizes of the bedrooms (for parking space requirements).
   - **h)** **Parking** – Sufficient parking shall be provided to meet the requirements of the Unified Development Code (UDC).
   - **i)** **Western Buffer, Fence, and Tall Trees** – The developer shall provide the required 25-foot zoning buffer along the western side of the property, adjacent to the Oakwood Manor Subdivision, along with the installation of a fence and tall trees

3. **One-Car Garage Townhome Units:**
   - a) Only 20 percent of the total townhome units shall have one-car garages.
   - b) All one-car garage units shall have full brick elevations.

4. **External Sidewalk** -The existing sidewalk along Hudson Bridge Drive shall be extended into the main project entrance.

5. **Water and Sewer Facilities** -- The developer shall comply with all requirements of the Henry County Water Authority in providing adequate water and sewer facilities to the subject site to serve the proposed townhome development.

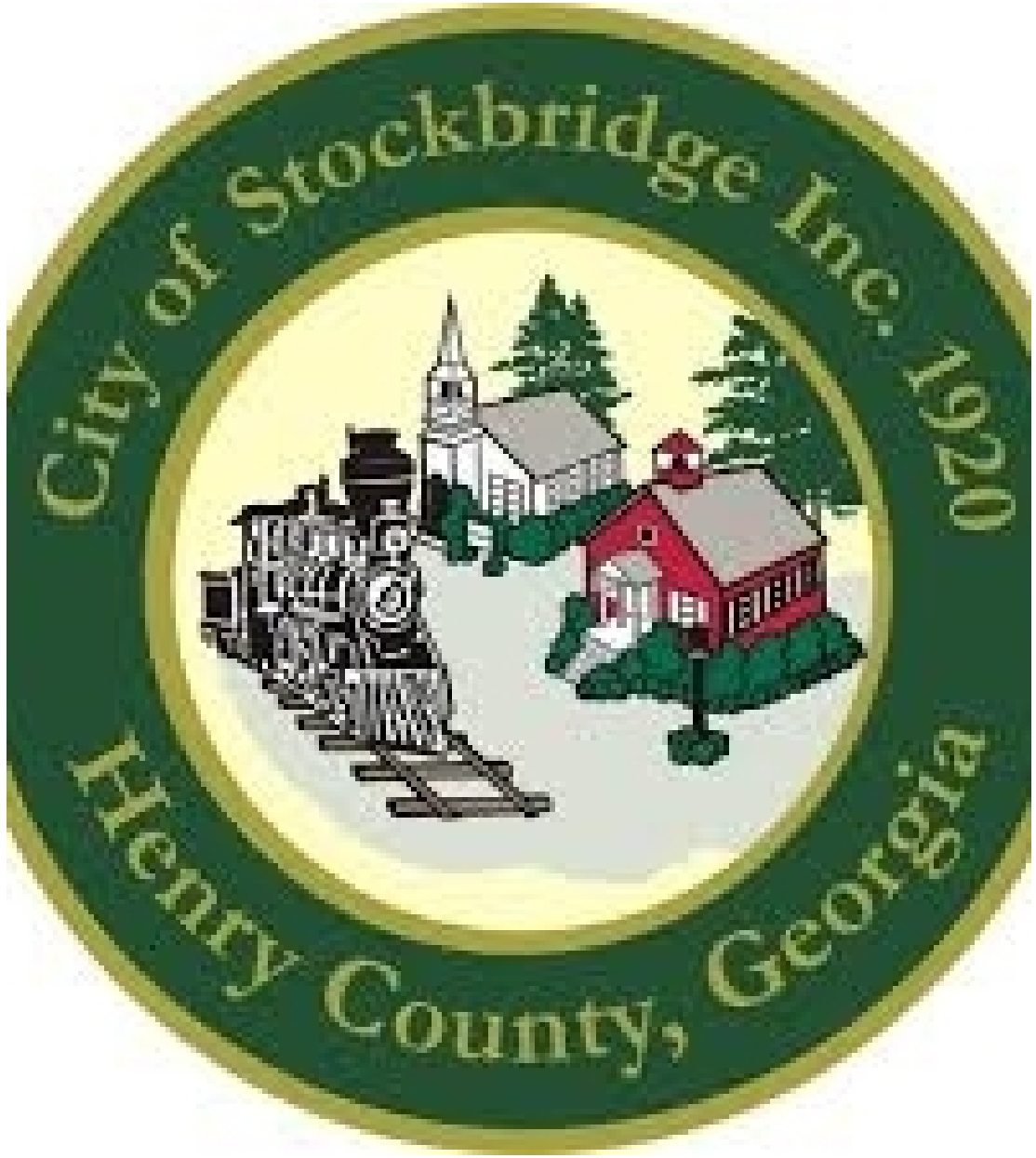
Staff Recommendation (cont.)

6. **Environmental Site Preservation** - The developer shall preserve the sensitive environmental features of the site, including the slopes, creek, stream buffer areas, and retaining wall, along the eastern side of the site.

7. **Easements** - The developer shall comply with the specifications of all easement agreements pertaining to the portion of Hudson Bridge Drive which lies within and adjacent to the subject property.

8. **Property Maintenance** - A townhome association shall be established, or a property management company shall be secured, for the purpose of maintaining all common areas of the site.

Presentation for VR-2024-03



Applicant's Request

The applicant has submitted a variance application to request the reduction in the front yard setbacks of the townhome lots from the MFR District's required 50 feet to 20 feet, and to reduce the side yard setbacks (between townhome buildings) from the required 20 feet to 10 feet.

Required Versus Proposed Setbacks in the Requested MFR District

MFR District Setback Requirements:	**Proposed Setbacks:**	**Meets MFR Requirements ?**
Front Yard Setbacks – 50 feet	Front Yard Setbacks – 20 feet	No
Side Yard Setbacks – 20 feet	Side Yard Setbacks – 10 feet	No
Rear Yard Setbacks – 20 feet	Rear Yard Setbacks – 20 feet	Yes

Staff Analysis (Section 10.1.3 of The Unified Development Code) for Variance Request #1

1. **Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district:** The subject property does have an unusual shape, and the presence of a creek, wetlands, and a steep drop-off in the southeastern corner of the property make certain areas of the property unbuildable. This limits the remaining available land on which to build, resulting in fewer units being built than would otherwise be the case. However, the applicant's application has not stated why such a large reduction in the front yard setbacks is needed for each lot—from 50 feet down to 20 feet. From the "Townhouse Detail" inset drawing on the submitted site plan, it appears that there would be only about 5 feet between the proposed 20-foot driveway setback and the sidewalk. Since standard parking spaces are 20 feet long, parked vehicles could protrude into that 5-foot area, which could be undesirable for pedestrians.

2. **A literal interpretation of the provisions of this unified development code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district:** While the Stockbridge City Council has approved reductions in the front yard setbacks of the townhome lots for other properties in the MFR district, in the past five years, the City Council has not approved any variances for a front yard setback reduction down to just 20 feet. Reductions down to 25 feet have been granted only a few times. Further, an ordinance is currently pending before the Stockbridge City Council to make revisions to the MFR district regulations. Included within that ordinance is a staff recommendation that the required front yard setbacks within the MFR district be at least 30 feet. The applicant has not provided any justification for reducing the front yard setbacks to less than 30 feet.

3. **Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district:** Since the requested front-yard variance reduction would be down to only 20 feet, this would be a greater reduction than has been granted for other properties in MFR districts in the City. The granting of Variance Request #1 would therefore cause the applicant to enjoy a special privilege, with no apparent urgent need being given to do so, in terms of the design of the proposed development.

4. **The variance will be consistent with the purposes and intent of this unified development code, will be compatible with uses on neighboring properties, and will serve the public welfare:** There is no apparent reason for granting a front-yard setback reduction down to 20 feet, thus its consistency with the purposes and intent of the UDC cannot be determined. Further, such a reduction would not be compatible with the single-family neighboring properties to the west, in the Oakwood Manor Subdivision, and any potential benefits to the public welfare are unknown.

5. **The extraordinary circumstances are not the result of actions of the applicant:** The physical characteristics of the subject property (the presence of a creek, floodplain areas, and steep topography) are not the result of any actions of the applicant. Their presence, though, does not automatically justify a front-yard setback variance reduction down to 20 feet.

6. **The variance is the minimum relief that will allow the legal use of the land, building or structure:** Without the granting of Variance Request #1, the land could still be used for building a smaller townhome development with larger but fewer townhome lots.

7. **The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district:** The applicant is not requesting the granting of Variance Request #1 to allow any types of uses on the existing vacant land that are prohibited within the applicant's requested MFR zoning district.

Staff Analysis (Section 10.1.3 of The Unified Development Code) for Variance Request #2

1. **Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district:** The subject property does have an unusual shape, and the presence of a creek, wetlands, and a steep drop-off in the southeastern corner of the property make certain areas of the property unbuildable. This limits the remaining available land on which to build, resulting in fewer units being built than would otherwise be the case. However, the applicant's application has not stated why the reduction in the side-yard setbacks would be needed. Presumably, it would just be to allow more townhome units to be built on the property.

2. **A literal interpretation of the provisions of this unified development code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district:** Within the past five years, the Stockbridge City Council has approved reductions in the side yard setbacks of townhome lots for other properties in the MFR district. However, the applicant has not demonstrated why any side-yard setback reductions are needed in designing the proposed development.

3. **Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district:** The granting of Variance Request #2 may not be viewed as a special privilege, compared to owners of other properties within the MFR zoning district, since other property owners have been granted similar variance requests.

4. **The variance will be consistent with the purposes and intent of this unified development code, will be compatible with uses on neighboring properties, and will serve the public welfare:** There is no apparent reason for granting a side-yard setback reduction down to 10 feet from the required 15 feet, thus its consistency with the purposes and intent of the UDC cannot be determined. However, this reduction of only 5 feet would not be significant, and no potential detriments to the public welfare have been identified.

5. **The extraordinary circumstances are not the result of actions of the applicant:** The physical characteristics of the subject property (the presence of a creek, floodplain areas, and steep topography) are not the result of any actions of the applicant. Their presence, though, does not automatically justify a side-yard setback variance reduction down to 10 feet. However, no apparent harm in doing so has been identified.

6. **The variance is the minimum relief that will allow the legal use of the land, building or structure:** Without the granting of Variance Request #2, the land could still be used for building a smaller townhome development with larger but fewer townhome lots

7. **The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district:** The applicant is not requesting the granting of Variance Request #2 to allow any types of uses on the existing vacant land that are prohibited within the applicant's requested MFR zoning district.

Staff Recommendation

1. **Variance Request #1:**
   a) The **denial** of the applicant's request to reduce the front yard setbacks of the townhome lots from the required 50 feet down to only 20 feet in the MFR zoning district.
   b) b. The **approval** of a reduction in the front yard setbacks of the townhome lots to 30 feet.
2. **Variance Request #2**: **Approval** of this request to reduce the side yard setbacks from the required 15 feet to 10 feet for the proposed townhome lots.

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant Lennar Georgia, LLC Phone: 770-670-2757 Date: 4/1/2024

Address of Applicant: 11560 Great Oaks Way, Suite 100 Cell #

City: Alpharetta State: GA Zip: 30022 E-mail:

Name of Agent Battle Law, PC Phone: 404-745-0045 Date:

Address of Agent: 3562 Habersham at Northlake, Bldg J, Ste 100 Cell #404-601-7616

City: Tucker State: GA Zip: 30084 E-mail: mlb@battlelawpc.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

FROM: Medium Density Mixed Use

TO: Medium Density Residential

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

(Acknowledgement)

Property Address: 0 Hudson Bridge Drive

Nearest intersection to the property: Hudson Bridge Drive and Hudson Bridge Road

Size of Tract: 20.367 acre(s). Land Lot Number(s): 21 District(s): 6th

Property Tax Parcel Number(s):

032010260000 **(Required)**

Witness' Signature

Jordan Battle

Printed Name of Witness

Notary

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

Notary Seal:

Signature of Applicant

Tom Bowers

Printed Name

Signature of Agent

(For Office Use Only)

Total Amount Paid $ Check # Credit Card # *(FEES ARE NON-REFUNDABLE)*

Application checked by: Date:

Pre-application meeting: Date:

Planning Commission Decision:

Mayor/City Council Decision:

Planning Director's Signature: Date:

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at Hudson Bridge Road and Hudson Bridge Dri [address], with Parcel Number 032-01026000, which is the subject of this application.

Name of Property Owner: MOUNT ZION 48 LLC

Property Owner's Address: 1 WOODY TRAIL MABLETON, GA 30126

Telephone: 770-265-6934 E-mail: SVKUMAR99@hotmail.com

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

Signature: Surender V Kumar Date: 3-22-24

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

Name(s) of Applicant(s): Lennar Georgia, LLC

Company/law firm (if applicable): Battle Law PC

Telephone, E-Mail, & Address: (404) 745-0045, mlb@battlelawpc.com

3562 Habersham at Northlake Rd Tucker, GA 30084

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

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

3-22-24
Date

Levi Reece
Signature of Notary Public

Levi Reece
Printed Name of Notary Public

3/22/24
Date

Notary Public's Seal or Stamp:

LEVI REECE
NOTARY PUBLIC
My Commission Expires
06-30-2026
COBB COUNTY, GEORGIA

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a 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 20th day of March, 2024.

Tom Bowers
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 20th day of March, 2024

Sandy M Kidd
Notary Public

SANDY M KIDD
COBB County
Notary Public
Expires 07-30-2027
STATE OF GEORGIA

* 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 _____

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

SURENDER V Kumar

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

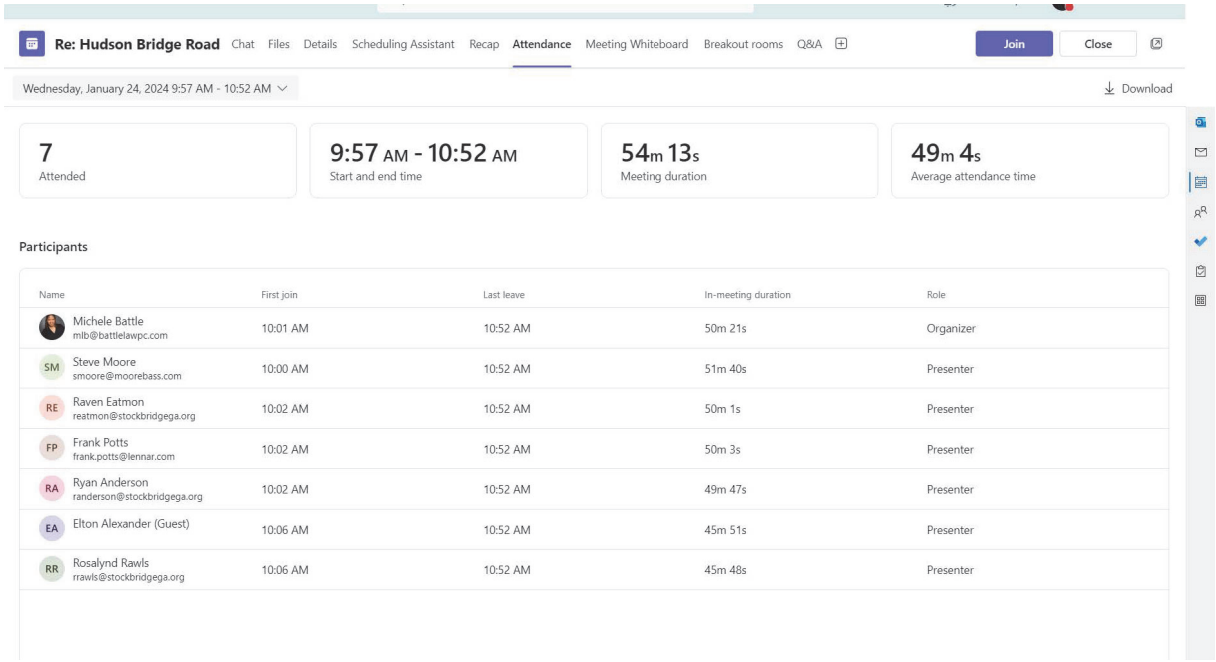
Sworn to and subscribed before me this 22nd day of March 2024

Notary Public

LEVI REECE
NOTARY PUBLIC
My Commission Expires
06-30-2026
COBB COUNTY, GEORGIA

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

Proof of Pre-Application Meeting



BOUNDARY SURVEY FOR:

MT. ZION 48, LLC

LAND LOT 21 ~ 6TH DISTRICT

HENRY COUNTY, GEORGIA

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION

REFERENCES

1. FINAL SUBDIVISION PLAT EASEMENTS RECORDED IN PLAT BOOK 52, PAGE 176-179 PER HENRY COUNTY RECORDS.
2. LIMITED WARRANTY DEED RECORDED IN DEED BOOK 11917, PAGE 266-269 PER HENRY COUNTY RECORDS.
3. PERMANENT RETAINING WALL & GRADING EASEMENT RECORDED IN DEED BOOK 7038, PAGE 219 PER HENRY COUNTY RECORDS.
4. DRAINAGE EASEMENT RECORDED IN DEED BOOK 7038, PAGE 221-222 PER HENRY COUNTY RECORDS.
5. ACCESS EASEMENT RECORDED IN DEED BOOK 7038, PAGE 224 PER HENRY COUNTY RECORDS.
6. PERMANENT RETAINING WALL AND GRADING EASEMENT RECORDED IN DEED BOOK 7038, PAGE 220 PER HENRY COUNTY RECORDS.
7. INGRESS / EGRESS ACCESS EASEMENT EASEMENT RECORDED IN DEED BOOK 7038, PAGE 205 & 219 PER HENRY COUNTY RECORDS.
8. PERMANENT SLOPE EASEMENT RECORDED IN DEED BOOK 7038, PAGE 205 PER HENRY COUNTY RECORDS.
9. ACCESS EASEMENT RECORDED IN DEED BOOK 7038, PAGE 204 PER HENRY COUNTY RECORDS.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13151C0088D EFFECTIVE DATE OCTOBER 4TH, 2016, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR TIMOTHY M. WORLEY DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY TIMOTHY M. WORLEY IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983/1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF GPS SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHIMETRIC HEIGHTS WERE DERIVED USING THE GEOID AI2.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

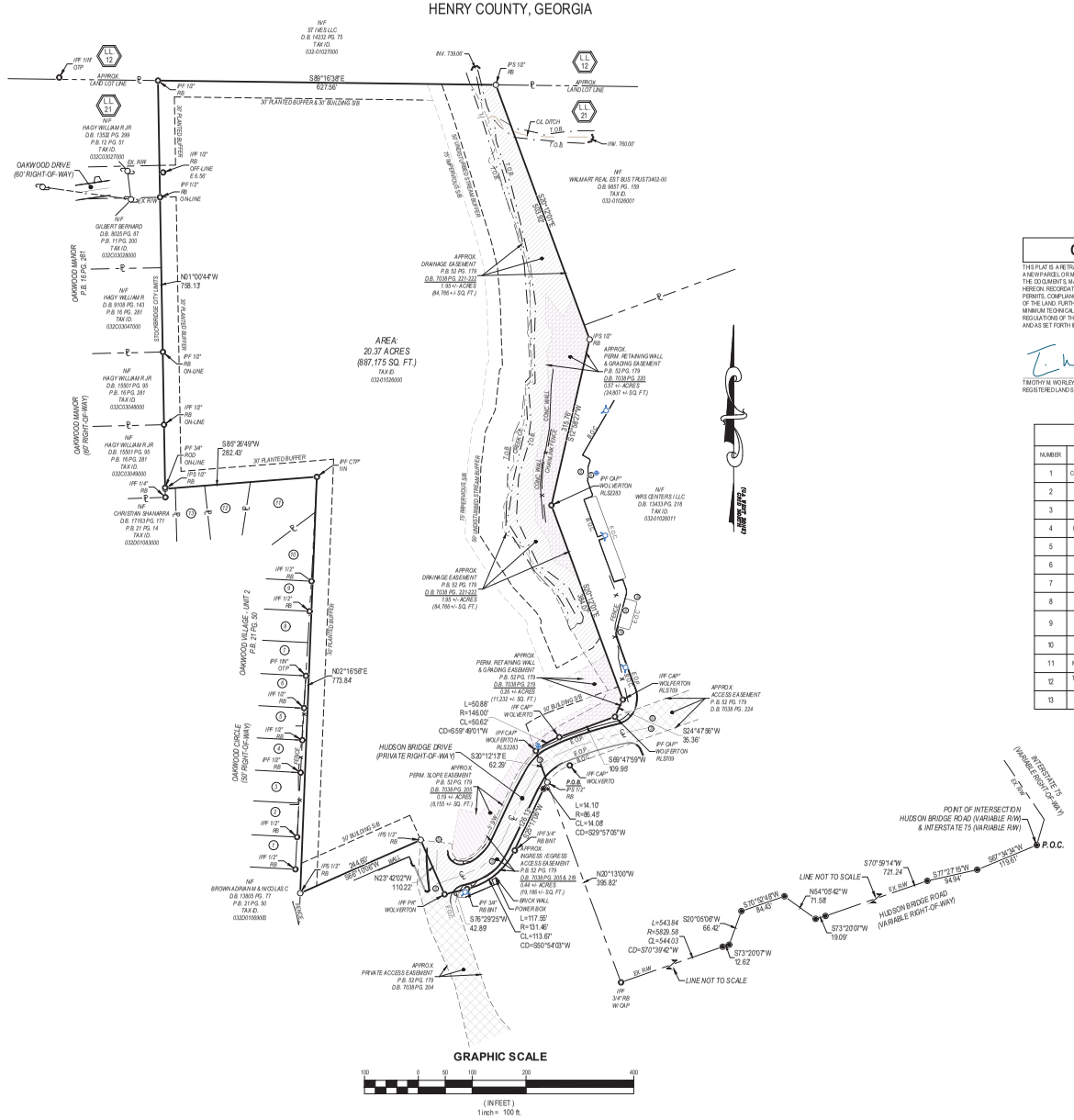
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 49634 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT. "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,240,152 FEET" THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S6 ROBOTIC TOTAL STATION & CHAMPION TWO ROVER GPS UNIT. THE FIELDWORK WAS COMPLETED MARCH 21ST, 2022 ON THIS PROJECT.

LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/CLSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT.	FEET
N/F	NOW OR FORMERLY	PT	IRON PIN FOUND
-E-	OVERHEAD POWER LINE	IPS	IRON PIN SET
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	ST ORM WATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
P	PROPERTY LINE		SINGLE WING CATCH BASIN (SWCB)
℄	CENTERLINE		DOUBLE WING CATCH BASIN (DWCB)
ID	IDENTIFICATION		CURB INLET (CI)
B.SL.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)
			LINE NOT TO SCALE



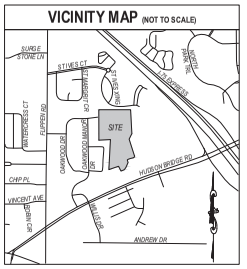
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

VICINITY MAP (NOT TO SCALE)



GEORGIA SURVEY CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TIMOTHY M. WORLEY
REGISTERED LAND SURVEYOR #3360 (tworley@moorebass.com)

3/9/22
DATE

ADJOINERS CHART

NUMBER	OWNER	D.B. & P.G.	P.B. & P.G.	TAX ID
1	CALLAHAN TIMOTHY J & TONDA L	15369-196	21-60	032001070000
2	LEVY MILLICENT	14038-104	21-60	032001071000
3	WHISNANT DANNY R	13821-021	21-60	032001072000
4	BAXTER GALENC & COLLEEN N	14104-293	21-14	032001073000
5	EASLEY SHARON P & ROBIN L	8215-268	21-60	032001074000
6	TURNER VIRGINIA N	7838-292	21-14	032001075000
7	AUGUSTINE MARIE E	12287-255	21-60	032001076000
8	BERNUY FRANCISCO	60160-96	21-60	032001077000
9	THE IRA CLUB FBO CHRISTOPHER ALLEN & KIMBERLY	15610-300	21-14	032001078000
10	CENTRC LLC	13289-206	21-60	032001079000
11	MOTON MELBA & NATHANIEL JR	17525-293	21-14	032001080000
12	TRICON SFR 2020-2 BORROWER LLC	17632-95	21-14	032001081000
13	TAH 2017-1 BORROWER LLC	15420-17	21-14	032001082000

Moore Bass Consulting, Inc.

• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting

www.moorebass.com
TALLAHASSEE ● ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: HUDSON BRIDGE, HENRY COUNTY, GEORGIA

CLIENT NAME: MT. ZION 48, LLC, 1720 PEACHTREE STREET, SUITE 150, ATLANTA, GEORGIA 30309

REVISIONS

A3846.0001_BND

DATE 3-31-2022

CONTRACT # A3846.0001

DRAWN BY TMW, DC

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this project are instruments of MBC's service. With respect to the Project and, unless otherwise provided, MBC shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
(P) 770.914.9394

SEAL

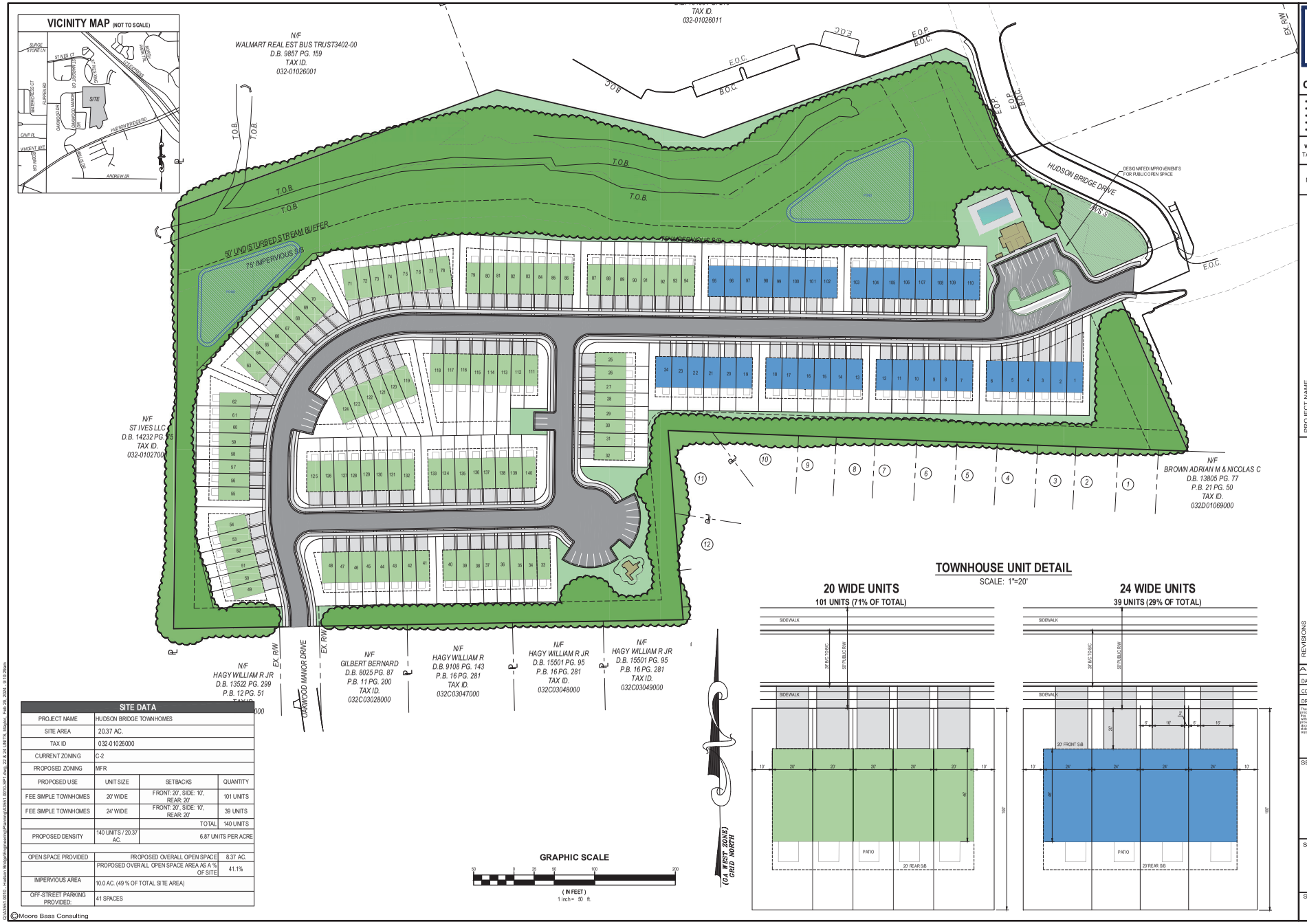
GEORGIA REGISTERED LAND SURVEYOR TIMOTHY M. WORLEY 3360 3-9-22

SHEET TITLE: BOUNDARY SURVEY

SHEET 1 OF 1

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P:\A3846.0001\Survey\Boundary\A3846.0001_BND.dwg, 12x24, Jacopocci, Mar 31, 2022 - 1:46:12pm



TOWNHOUSE UNIT DETAIL

SCALE: 1"=20'

SITE DATA			
PROJECT NAME	HUDSON BRIDGE TOWNHOMES		
SITE AREA	20.37 AC.		
TAX ID	032-01026000		
CURRENT ZONING	C-2		
PROPOSED ZONING	MFR		
PROPOSED USE	UNIT SIZE	SETBACKS	QUANTITY
FEE SIMPLE TOWNHOMES	20' WIDE	FRONT: 20', SIDE: 10', REAR: 20'	101 UNITS
FEE SIMPLE TOWNHOMES	24' WIDE	FRONT: 20', SIDE: 10', REAR: 20'	39 UNITS
		TOTAL	140 UNITS
PROPOSED DENSITY	140 UNITS / 20.37 AC.		6.87 UNITS PER ACRE
OPEN SPACE PROVIDED	PROPOSED OVERALL OPEN SPACE		8.37 AC.
	PROPOSED OVERALL OPEN SPACE AREA AS A % OF SITE		41.1%
IMPERVIOUS AREA	10.0 AC. (49 % OF TOTAL SITE AREA)		
OFF-STREET PARKING PROVIDED:	41 SPACES		

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• Landscape Architecture
• Environmental Permitting
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TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: HUDSON BRIDGE TOWNHOMES STOCKBRIDGE, GA

CLIENT NAME: LENNAR GEORGIA, LLC

REVISIONS

A3551.0010-SP1

DATE 02/29/2024

CONTRACT #

DRAWN BY SDM

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of service for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT MCDONOUGH, GA 30253 LIC# #1175

SEAL

SHEET TITLE: SITE PLAN

SHEET 1.0

O:\A3551.0010 - Hudson Bridge\Engineering\Plans\dwg\A3551.0010-SP1.dwg, 22 & 24 UNITS, Model, Feb 29, 2024 - 9:10:29am

Lennar Homes Hudson Bridge Project Renderings





Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Unified Development Code
For
A Rezoning from C-2 to MFR and Land Use Amendment
From Medium Density Mixed Use to Medium Density Residential

of

LENNAR GEORGIA, LLC.
c/o Battle Law, P.C.

for

+/-20.37 Acres of Land
Being Hudson Bridge Drive
City of Stockbridge, Georgia and
Parcel Nos. 032-01026000

Submitted for Applicant by:

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

Battle Law

I. LETTER OF INTENT

Lennar Georgia, LLC (the "Applicant") is seeking to develop that certain undeveloped +/- 20.37 acre tract of land being Tax Parcel No. 032-01026000 having frontage on Hudson Bridge Drive (the "Subject Property") for one hundred forty (140) townhome units as depicted on the submitted elevations. The Subject Property is located within the Parkway Mixed Use Overlay District ("Parkway Overlay District"), and is currently zoned C-2, with a land use designation of Medium Density Mixed Use. The Applicant is seeking to rezone the Subject Property to MFR, while simultaneously seeking a land use amendment to Medium Density Residential.

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

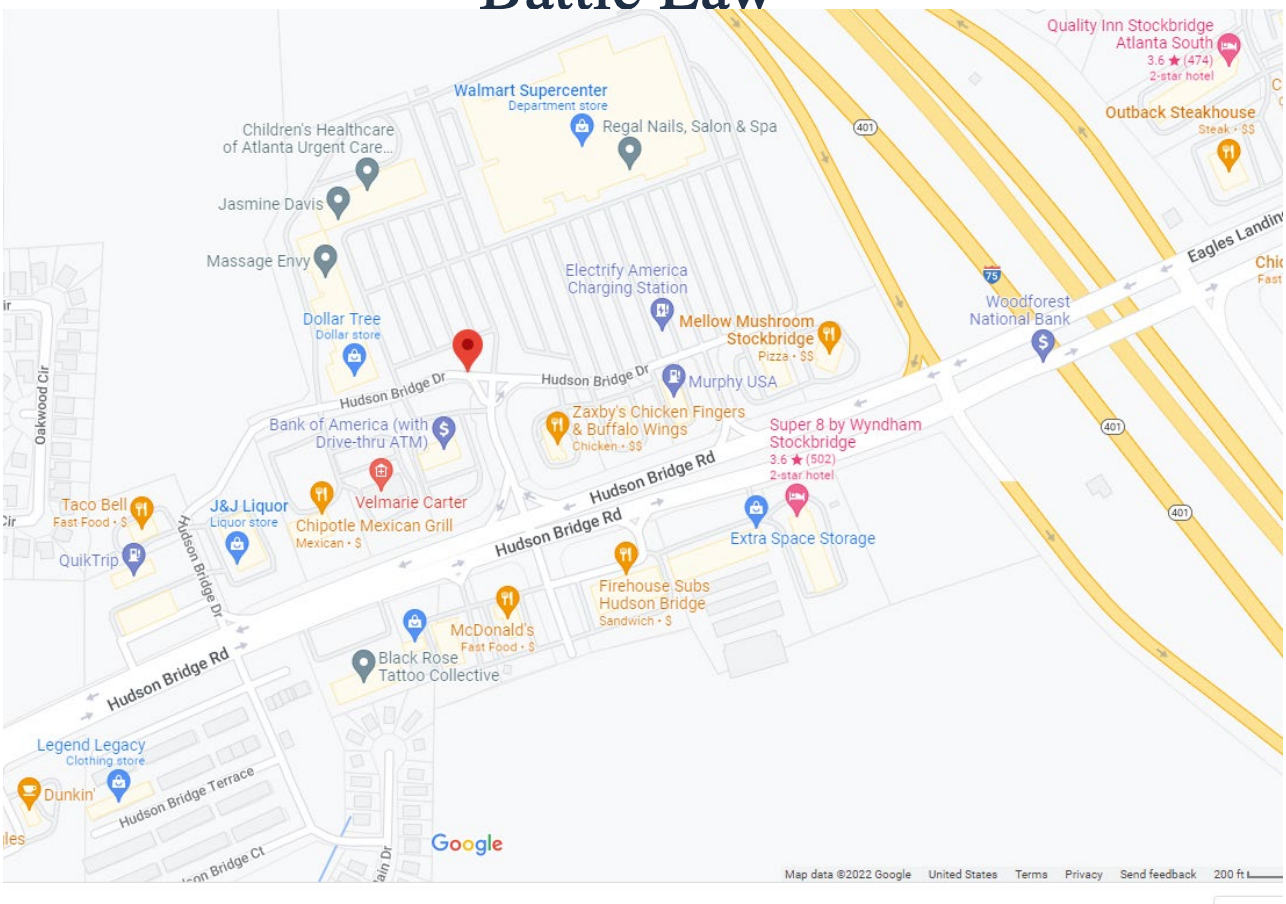
II. STEINBERG ACT REZONING CRITERIA

The State of Georgia proposes the following decision criteria to be considered for rezonings in jurisdictions that do not propose other criteria:

1. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;*

The zoning proposal will permit a use that is suitable in view of the current density and uses allowed under the Parkway Overlay District, in addition to existing uses on the adjacent and nearby property. Amongst other things, the purpose and intent of the Parkway Overlay District is "to encourage a balanced mix of retail, professional, residential, civic, entertainment and cultural uses," and "to improve public health and provide safe and efficient movement within the overlay district by promoting development patterns that encourage physical activity such as walking and bicycling." The area surrounding the Subject Property within the City of Stockbridge is predominately commercial and retail uses, except for the Hudson Bridge Townhome community that was built in 1986.

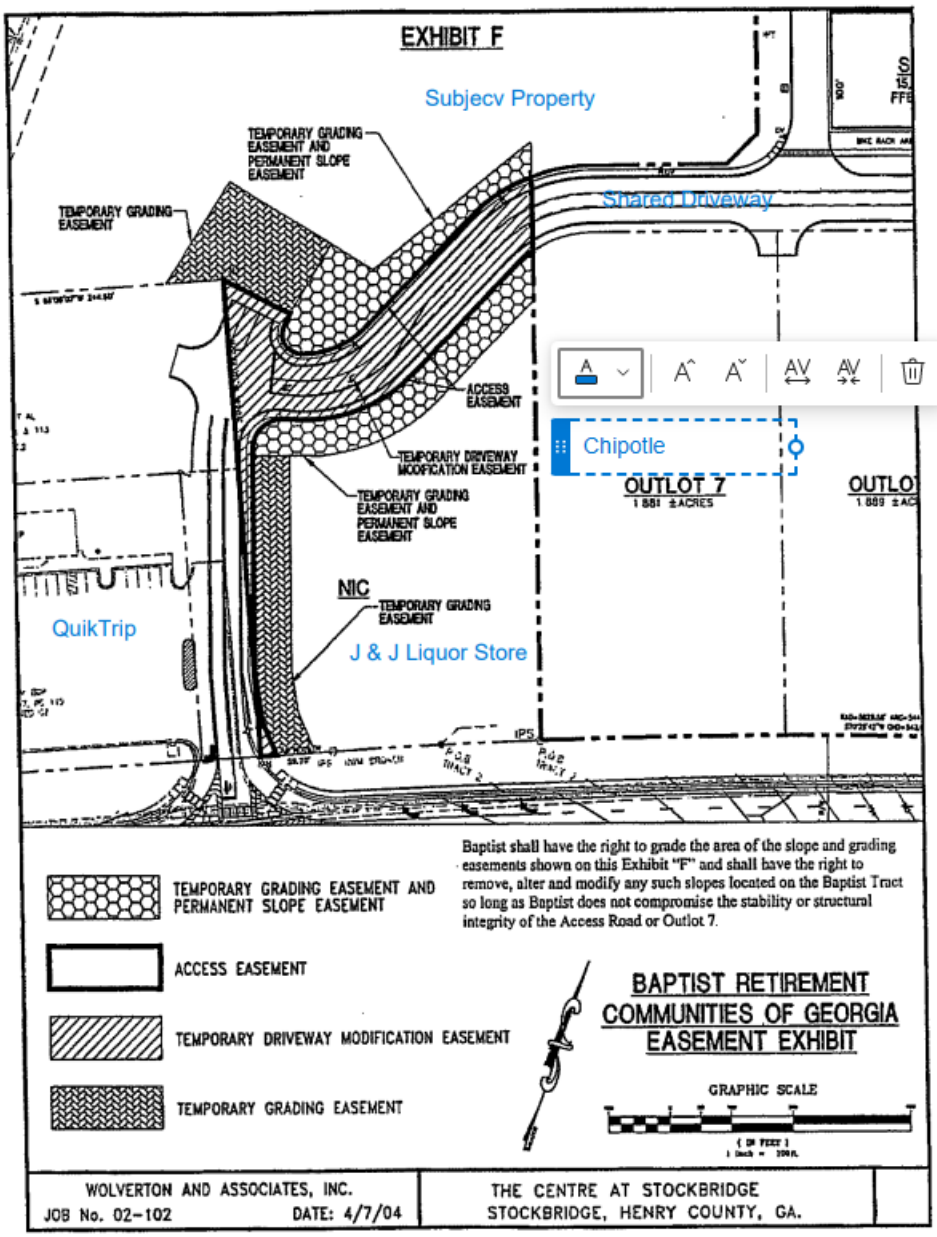
Battle Law



The Subject Property is part of a 72.69 acre planned commercial/retail/residential project which was been developed by multiple owners. Hudson Bridge Drive is a private street which provides shared access to excess of 20 stores, including the following businesses:

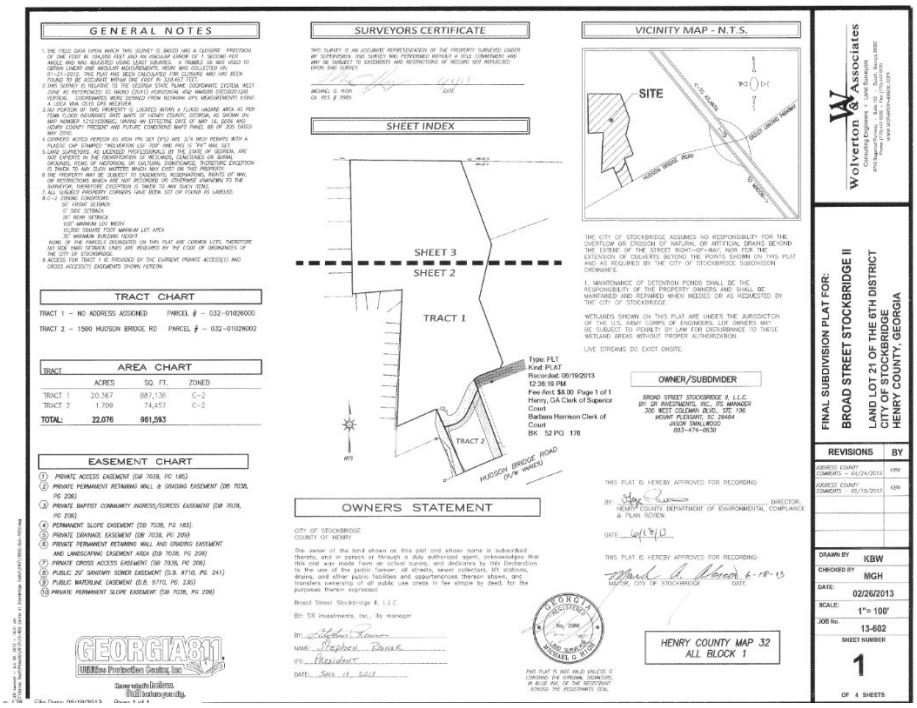
1. QuikTrip;
2. Walmart:
3. Chipotle
4. J&J Liquor;
5. Taco Bell
6. Zaxby's
7. Murphy's Gas Station
8. Mellow Mushroom
9. Arby's
10. Discount Tire; and
11. Bank of America.

BOOK 7038 PAGE 205



Battle Law

The Subject Property was originally a 22.076 acre tract of land that was subdivided in 2013 into two tracts with the intervening shared driveway for the development of a commercial outparcel.



In 2004 the 22.076 acres was owned by Baptist Retirement Communities of Georgia, Inc. ("Baptist RCG"), along with the adjacent 9.67 acres of land that has been developed as a commercial retail plaza. As part of the development of the commercial plaza Baptist RCG agreed to place a restrict covenant on the Subject Property which prohibited it from being developed for any retail purposes but allowed it to be developed for residential apartments.

DOC# 020854
FILED IN OFFICE
04/28/2004 02:10 PM
BK:7038 PG:237-243
JUDITH A LEWIS
CLERK OF SUPERIOR COURT
HENRY COUNTY

BOOK 7038 PAGE 237

After recording return to:
Calloway Title & Escrow, LLC
Attn: David Dudley (2-1353)
4800 Ashford Dunwoody Rd. Ste. 240
Atlanta, Georgia 30338

STATE OF GEORGIA)
)
COUNTY OF HENRY)

RESTRICTIVE COVENANT

This Restrictive Covenant ("Covenant") is made this 26th day of April, 2004, by the BAPTIST RETIREMENT COMMUNITIES OF GEORGIA, INC., a Georgia non-profit corporation ("Declarant"), for the benefit of WR OF STOCKBRIDGE, L.L.C., a South Carolina limited liability company ("WR"), and its successors and assigns.

WHEREAS, Declarant is the owner of that certain real property referred to as the "Remaining Tract" and which is more particularly described on Exhibit "A" attached hereto and made a part hereof;

WHEREAS, WR is the owner of that certain real property referred to as the "Development Tract" and which is more particularly described on Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, it is the intent and desire of Declarant to execute this Restrictive Covenant to establish certain restrictions upon the Remaining Tract for the benefit of the Development Tract;

NOW, THEREFORE, Declarant for itself, its successors and assigns does hereby agree that the Remaining Tract shall be subject to and shall be used in conformance with the following covenants and agreements:

1. No part of the Remaining Tract shall be used for any retail purposes, which restriction shall include, but not be limited to, the sale of any goods or merchandise of any nature and/or the offering of any services of any nature for profit. Examples of such prohibited activities include, but are not limited to, the retail sale of any foodstuffs or grocery items, whether packaged or freshly prepared, the retail sale of prepared foods, whether "fast food" or sit-down meals, the retail sale of any clothing items, the retail sale of housewares and/or supplies, the retail sale of hardware items or tools, the retail sale of any crafts, hobby supplies, artwork, and the provision, for profit, of any haircutting services,

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=21021595&key1=7038&key2=237&county=75&countyname=HENRY&userid=251358&appi... 1/8

cosmetic services and/or manicure, pedicure or massage services. Declarant specifically acknowledges and agrees that the foregoing prohibited uses are mere examples, and does not intend that they represent all uses restricted or prohibited hereby. Notwithstanding the foregoing, such retained uses as are ancillary or incident to the use of the Remaining Tract for residential apartments are permitted, including, but not limited to, coin-operated laundries, vending machines and the occasional sale of novelty items bearing the logo or trademark of the owner or manager of the apartment complex.

2. The foregoing restriction shall expire on March 31, 2008, if not theretofore terminated.

The foregoing restrictions and agreements are imposed on the Remaining Tract for the benefit of the Development Tract.

The agreements, restrictions and covenants herein made shall be deemed restrictive covenants running with the land and shall be binding upon the Remaining Tract and any person or entity who may from time to time own, lease or otherwise have an interest in the Remaining Tract.

[SIGNATURES ON FOLLOWING PAGE]

It can be inferred that the intent of this prohibition on the development of other retail uses, while permitting the development of multi-family apartments, was to support the viability of the retail stores without additional competition, AND to create a mixed-use environment with residents living adjacent to the site that could support the commercial businesses being developed. Based upon the Subject Property being included in the Parkway Overlay District the purpose and intent of the development of this area and the Subject Property remains the same.

2. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;*

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The zoning proposal will permit a use that creates the mixed-use environment promulgated by the Parkway Overlay District. Additionally, the development of the Subject Property as currently zoned would in fact have an adverse impact on the adjacent property owners by oversaturating an already robust commercial corridor.

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

The property to be affected by the zoning proposal does not have a reasonable economic use as

currently zoned. The area in which the Subject Property is located is already saturated with commercial development, which is inconsistent with the intent and purpose of the Parkway Overlay District, and based on the current economic climate in which retail stores are being challenged by the growing online shopping trends, the development of additional commercial space in this corridor would be economically unfeasible.

4. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;*

The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Additionally, according to the letter attached to this application from the Henry County Water Authority, water and sewer are available for the Subject Property. The Henry County Water Authority stated that there is enough capacity to serve the proposed number of units.

Lastly, the zoning proposal will not overly burden the local schools as the majority of the units as the anticipated market for the proposed units are young professionals, and single individuals looking for a low maintenance homeownership option.

Therefore, the zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

5. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and*

The Applicant is seeking to amend the current land use designation to Medium Density Residential which is consistent with the purpose and intent of the Parkway Overlay District which allows for a density of up to 60 units per acre with density bonuses, and heights up to 20 stories. The current Medium Density Mixed-Use only allows for up to 2 to 3.6 units per acres, with a maximum height of 3 stories. The comprehensive plan from which the land use designations were derived was adopted in 2018: however, the City's Revised Unified Development Code, which contains the current Parkway Overlay District, was adopted in March of 2022. Therefore, the current land use plan for the City and the Subject Property is outdated, and inconsistent with the Parkway Overlay District.

6. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

The Applicant is not aware of any other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a Rezoning from C-2 to MFR be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

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

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I,

Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of

Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

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

A refusal by the City of Stockbridge City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such

different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

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

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

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

Michele L. Battle, Esq.
Attorney for the Applicant

Henry County Water Authority
Engineering Division

December 2, 2022

Re: Water and Sewer Services - Availability

Proposed Development:	**Apartment Complex**
Property Information:	**Hudson Bridge Road Parcel No. 032-01026000**
	LL 21; District 6; 20.37+/- acres
Proposed Zoning:	**MFR**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

Water service can be made available to the property described above by way of a line extension, as illustrated on the Conceptual Site Plan at the developer's expense. A fire flow test calculated in the area revealed the following data:

Static:	110	psi
Residual:	95	psi
Flow	1130	gpm
Calculated Flow @ 20 psi:	2973	gpm

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

Sewage **treatment** and sewer line **capacity** are available for the property. ***However, installation of a private lift-station (proposed to be located on the developer's site), associated force main and gravity sewer main extension will be necessary at the developer's expense.***

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

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

This letter was prepared with information submitted to HCWA on a Conceptual Site Plan dated 08/24/2022 prepared by Moore Bass Consulting, Inc.

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

TO: City of Stockbridge Mayor and City Council
City of Stockbridge Planning Commission

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

CC: Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: August 15, 2024

SUBJECT: **Staff Report for Comprehensive Plan Amendment Case #CP-2024-01 for Parcel #032-01026000 on Hudson Bridge Drive, In Council District 5**

I. PURPOSE

To consider a Comprehensive Plan Amendment application (#CP-2024-01) by Lennar Georgia, LLC, c/o Battle Law, P.C, to change the future land use designation of Parcel #032-01026000 on Hudson Bridge Drive from Medium-Density Mixed-Use to Medium-Density Residential to allow for the development of a townhome community with 140 units. Mount Zion 48, LLC is the current owner of the property, and it contains approximately 20.367 acres.

The applicant has also submitted two other applications for the subject property. For Rezoning Case #RZ-2024-01, the applicant requests to rezone the property from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential). For Variance Case #VR-2024-03, the applicant requests the granting of two variances. In Variance Request #1, the applicant requests that the front yard setbacks of the townhome lots be reduced from the required 50 feet in the MFR district to 20 feet. In Variance Request #2, the applicant requests that the rear yard setbacks of the townhome lots be reduced from the required 20 feet to 10 feet.

An aerial photo of the subject property is shown after the Case Facts (Table 1) below.

II. CASE FACTS (Table 1)

DESCRIPTIVE FACTOR	FINDINGS
Proposed Development:	Townhome community with 140 fee simple units.
Parcel Identification:	032-01026000 (no address).
Parcel Acreage:	+/- 20.367 acres.
Land District and Land Lot:	District 6, Land Lot 21.
Applicant:	Lennar Georgia, c/o Battle Law, P.C.
Owner:	Mount Zion 48, LLC.
Current City Zoning:	C-2 and Parkway Mixed-Use Overlay District.
Surrounding Zoning:	• North—MFR (Multiple Family Residential). • Northwest—SR (Suburban Residential). • East—C-2 & C-3 (General Commercial & Heavy Commercial). • South—C-2 (General Commercial). • Southeast—C-2 & C-3 (General Commercial & Heavy Commercial). • West—Outside of the City. Zoned 'RD' & 'RM' (Residential-Duplex & Residential-Multifamily) by Henry County. • Southwest—Outside of the City. Zoned 'C-2' (General Commercial) by Henry County.
City Land Use Designation:	Medium-Density Mixed-Use.
Current Use:	Vacant.
Surrounding Land Uses:	• North—St. Ives Apartments. • Northwest—St. Margrit Subdivision. • East—Walmart and adjacent Centre @ Stockbridge Shopping Center. • South—Commercial uses fronting onto Hudson Bridge Road, including J & J Liquor and Western Union. • Southeast—Retail uses (Taco Bell and QuikTrip) outside the City, with access from Hudson Bridge Dr. • West—Oakwood Village Subdivision, outside City).
Property Location:	To the rear of 1590 Hudson Bridge Road. Property has no access to any public street. Access exists from Hudson Bridge Drive, an internal street for the adjacent Centre @ Stockbridge shopping center, which includes Walmart. A portion of this street actually is part of the subject property.
Property Conditions:	Vacant land; mostly wooded. The eastern portion of site contains steep topography, wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback as part of a nearby stream. Site includes a portion of Hudson Bridge Drive, which was granted an easement.

AERIAL PHOTO OF SUBJECT PROPERTY



III. PROPERTY AND ZONING HISTORY

A. Restrictive Covenant. The subject property was previously owned by Baptist Retirement Communities of Georgia, who sold it in 2005. Before doing so, a restrictive covenant, dated April 26, 2004, was prepared and filed with the Henry County Superior Court (in Book 7028, Page 237). It prohibited the use of the subject property for retail uses. This restriction expired, however, on March 31, 2008.

B. Walmart Master Development Plan and DRI. The subject property was originally a part of a Master Development Plan (Centre @ Stockbridge) with a Wal-Mart Supercenter as a mixed-used development for a total of 70.16 acres. The entire property was annexed by the City of Stockbridge in 2002. The subject site as a part of the Master Plan was described as "Tract 2." Tracts 1 and 2 were annexed as C-2 (Commercial – Medium Density) and C-3 (Heavy Commercial). Tracts 1 and 2 were further subdivided on

February 4, 2004, creating a "new" Tract 2 as a part of the Walmart Development. The original Tract 2 would become a "stand-alone" parcel for future development. The Master

Development Plan initially allowed the subject site to have access from Hudson Bridge Road, but outparcels were later created, and this removed the site's access to Hudson Bridge Road. A Development of Regional Impact Analysis (DRI #481) was completed on the Master Development Plan, including the subject site, on November 21, 2003, and a Development Agreement was also prepared. Per the DRI for the entire Plan area, "The site shall be mixed-use and contain a minimum of 200 residential units and a maximum of 343,500 square feet of commercial/office/retail space." However, DRI officials have stated that DRI conditions have no effect after ten years.

C. Previous Parcel Split and Easement Creation. Wolverton & Associates of Duluth, Georgia created a series of drawings on February 26, 2013 as part of a Final Subdivision Plat for Broad Street Stockbridge II, LLC. It showed that the subject property was split into two Tracts, with Tract 1 representing the current boundaries of the site and Tract 2 being cut off from the site. This resulted the Tract 1 (the current site) losing its access from Hudson Bridge Drive. However, ten easements were created along and adjacent to

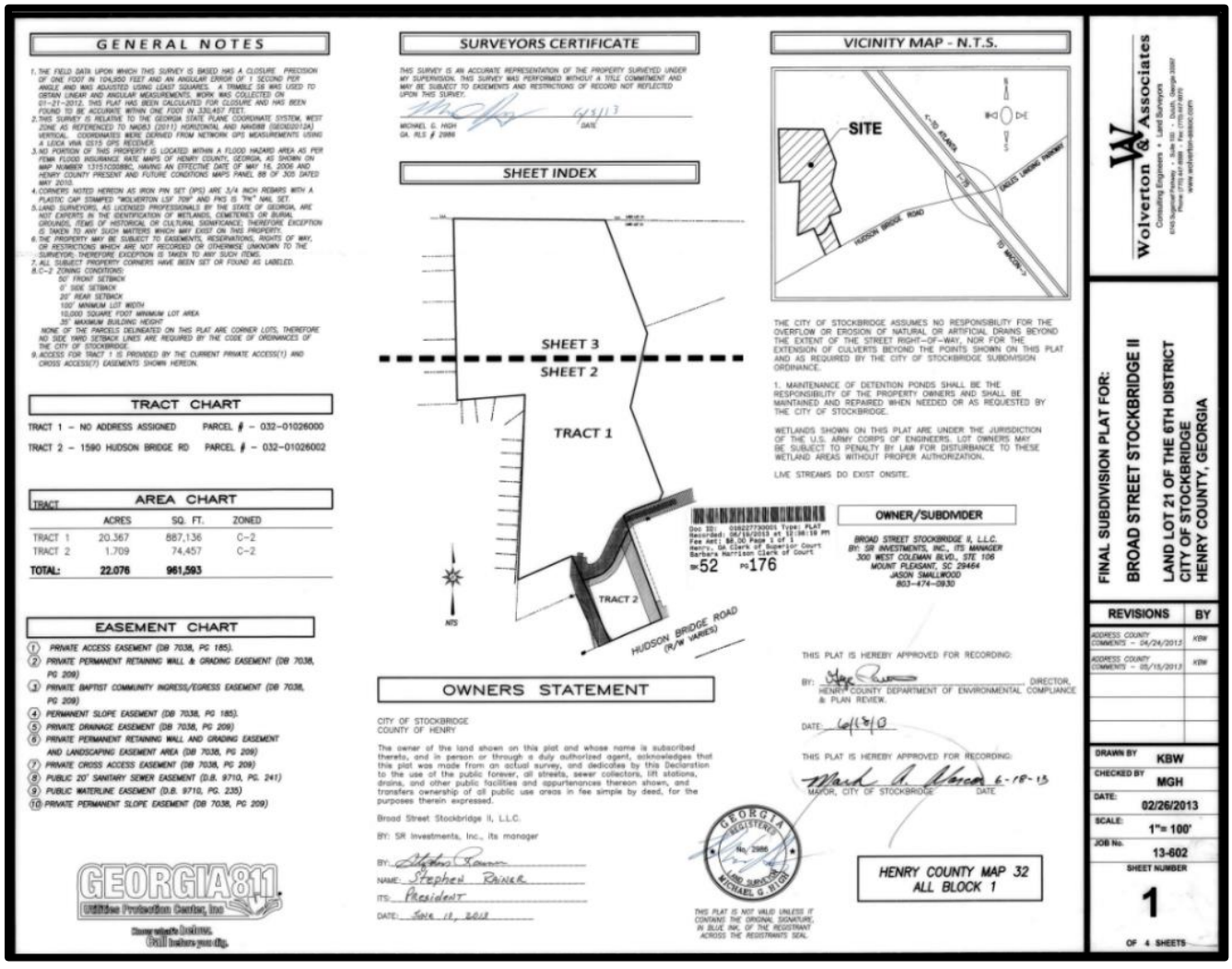
WALMART MASTER DEVELOPMENT PLAN AREA



Hudson Bridge Drive, including an easement to allow a portion of Hudson Bridge Drive, which is a private street, and which is actually contained within the boundaries of the subject site, to be used by the public for access to the surrounding commercial properties. The fact that this portion of Hudson Bridge Drive is located within the site boundaries is confirmed today by the aerial photo of the site from the Henry County Tax Assessors' records.

D. Recent Zoning Activity: RZ-2019-04 and RZ-2020-01 by TPA Residential. A rezoning of the subject property from C-2 (General Commercial) to MUND (Mixed-Use Neighborhood Development) was sought by TPA Residential (c/o Falcon Design Consultants, LLC) in 2019 via RZ-2019-04 to allow for a mixed-use development to contain 118 townhomes plus small commercial uses. The Planning and Zoning Staff, as well as the Planning Commission (at their September 14, 2019 meeting) both recommended the approval of this case, with conditions. However, at the subsequent City Council meeting on October 14, 2019, the applicant announced that he wanted to withdraw his application. TPA Residential returned to the City with a revised rezoning application via RZ-2020-01. This time, the applicant wanted to build a purely residential development, containing 147 townhomes only. GRTA determined that an updated DRI review was not required since the proposed density would be less than what the Walmart Master Development Plan called for. The Staff recommended approval with conditions, as did the Planning Commission at its June 25, 2020 meeting; but the City Council denied the case at its meeting on July 13, 2020.

PREVIOUS PARCEL SPLIT AND EASEMENT CREATION



E. Recent Zoning Activity: RZ-2022-08 by Carter Acquisitions. In 2022, a new developer, Carter Acquisitions, LLC, c/o Battle Law, PC, sought to rezone the subject property via RZ-2022-08 from C-2 to MFR (Multiple Family Residential) to allow for the development of a townhome community containing 330 units. The proposed density was 16.2 units per acre, which exceeded the allowable density of 16.0 units per acre for the proposed High-Density Residential future land use designation. The applicant needed to reduce the number of units by eliminating four units to meet the maximum allowable density. But the applicant never returned with a new site plan having a reduced density. After an extended period of time, the applicant withdrew their application, along with Comprehensive Plan Amendment application #CP-2022-07.

STREET VIEW OF SOUTHWEST CORNER OF SITE

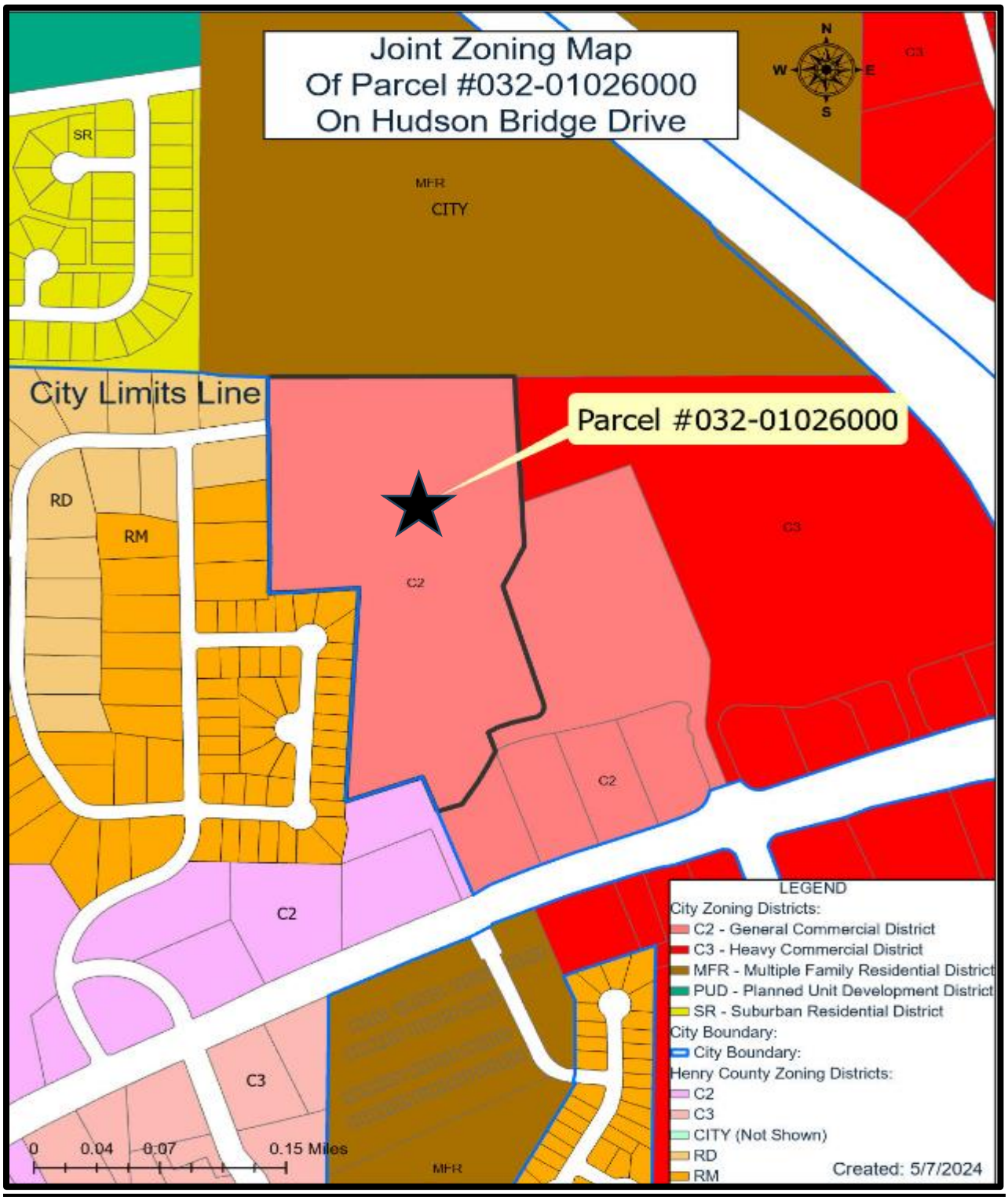


STREET VIEW OF SITE TOWARD SOUTHEAST CORNER

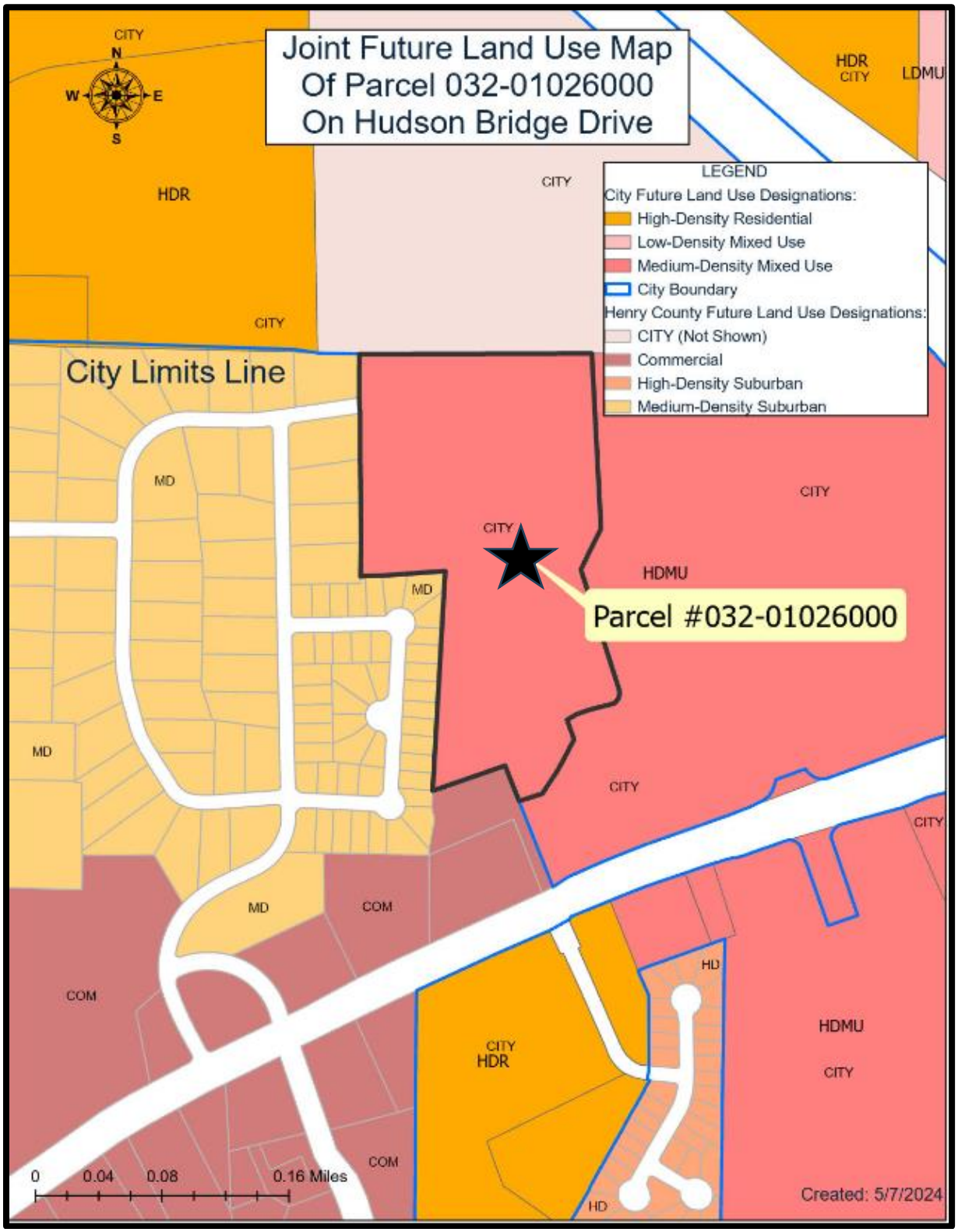


Shown below are the Zoning Map, the Future Land Use Map, and the Boundary Survey for the subject property.

2024 CITY OF STOCKBRIDGE ZONING MAP

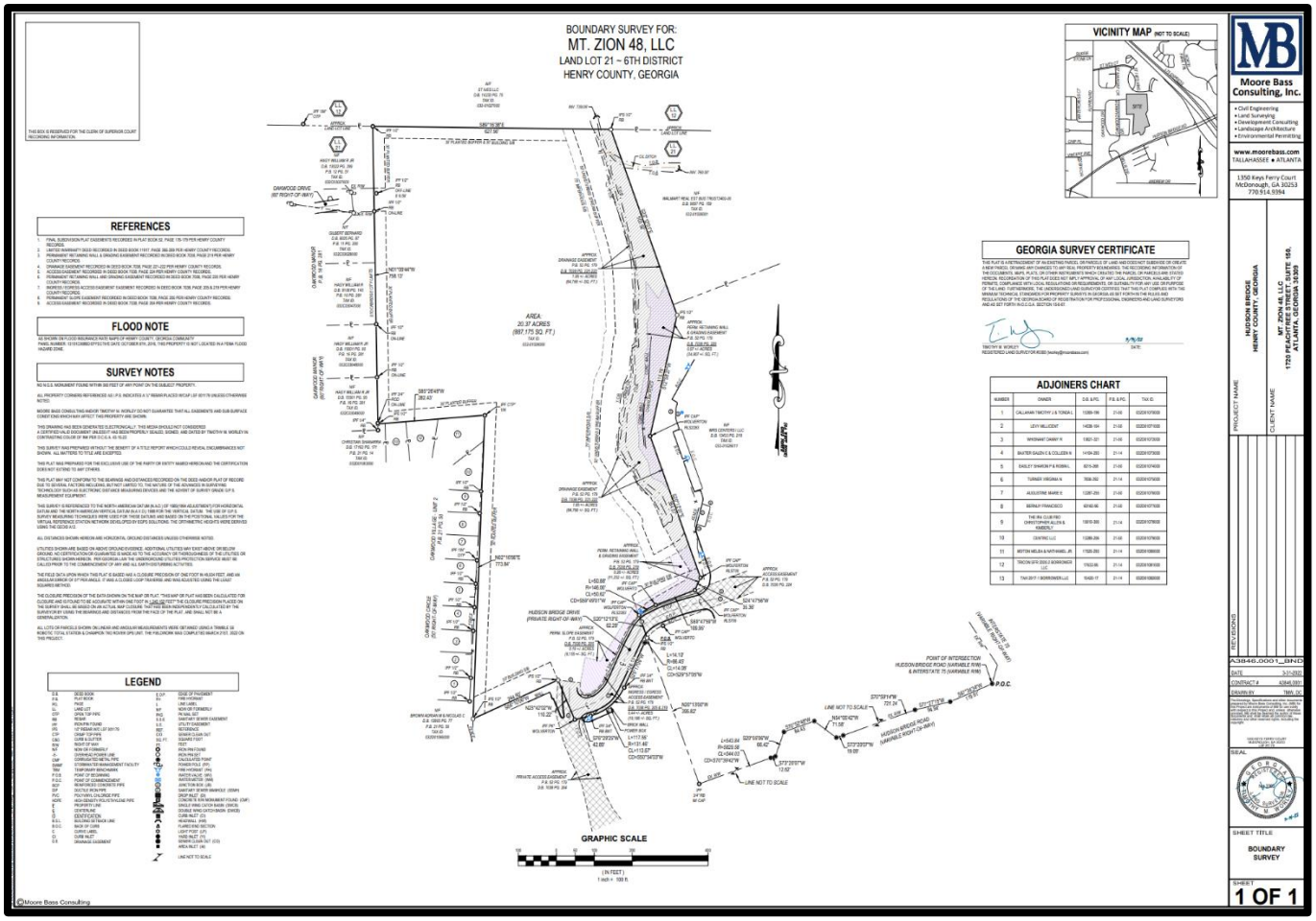


2024 CITY OF STOCKBRIDGE FUTURE LAND USE MAP



BOUNDARY SURVEY

Hudson Bridge Drive is located at the southern end of the property.



PROPOSED DEVELOPMENT

A. Project Size. The applicant has submitted a site plan which was prepared by Moore Bass Consulting on 02/29/24, representing Sheet #A3551.0010-SP1. Its title is "Hudson Bridge Townhomes; Stockbridge, GA." According to an inset box, entitled "Site Data", on the site plan, the applicant proposes to build 140 fee simple townhomes, including 101 smaller units and 39 larger units, at a density of 6.87 units per acre. The applicant would be required to designate at least 15 percent of the total site area as open space, and the applicant would substantially exceed that amount by designating about 41 percent of the site area as open space (8.37 acres of the total site area of 20.367 acres). The impervious area would be 10.0 acres, comprising 49 percent of the total site area. Forty-one (41) off-street parking spaces would be provided, which would meet the requirements. However, the required front and side yard setbacks would not be met for the requested MFR district, as is shown in the table below. The applicant has submitted a variance application to

request the reduction in the front yard setbacks of the townhome lots from the MFR District's required 50 feet to 20 feet, and to reduce the side yard setbacks (between townhome buildings) from the required 20 feet to 10 feet. The analysis of the merits of these variance requests are presented in the Staff Report for Variance Case #VR-2024-03.

Table 2--Required Versus Proposed Setbacks in the Requested MFR District

MFR District Setback Requirements:	Proposed Setbacks:	Meets MFR Requirements?
Front Yard Setbacks – 50 feet	Front Yard Setbacks – 20 feet	No
Side Yard Setbacks – 20 feet	Side Yard Setbacks – 10 feet	No
Rear Yard Setbacks – 20 feet	Rear Yard Setbacks – 20 feet	Yes

B. Site Plan Design. The submitted site plan shows that the development site would have two accesses, including the main entrance off Hudson Bridge Drive and a secondary access at Oakwood Drive to the northwest. A swimming pool, clubhouse, and guest parking would be provided near the main entrance, and a detention pond would be situated near the pool. No mail kiosk has been shown. The project entrance street would make a loop toward the rear of the property, where three other guest parking lots and an unspecified small amenity would be provided. A second detention pond would be located at the northeast rear of the property. Landscaped buffering would surround the property, although there is no indication of buffer widths. The Buffer Area Standards within Section 4.6.3A of the Stockbridge UDC requires the provision of a 25-foot zoning buffer between multifamily developments and single-family-zoned districts. Thus, this buffer should be provided along the western boundary of the property. A 50-foot undisturbed stream buffer would be designated along the eastern side of the property. No walking trails or dog parks have been indicated on the site plan.

C. Utilities Facilities. The applicant received a letter from the Henry County Water Authority, which was dated June 21, 2024, in response to the applicant's submitted application for a water and sewer availability letter. The findings and requirements of the Authority's letter are listed below, which the developer would need to comply with if RZ-2024-01 is approved.

1. Water service could be made available to the property via a water line extension.
2. Sewage treatment and sewer line capacity are available for the property, but the developer would be required to pay for an offsite sanitary sewer line extension, including the acquisition of easements, to meet the Authority's standards, and then to convey that extension to the Authority.
3. The specifications above would be effective for 365 days from the date of the letter (June 21, 2024), and any deviation in zoning that would increase the project density or usage would void the letter and require a re-evaluation.

D. Traffic Impact Study. The applicant submitted a Traffic Impact Study to the Planning & Zoning Office on June 21, 2024. It was prepared for Moore Bass Consulting, Inc. by

SEI Engineering, Inc., in collaboration with Acampora Traffic, LLC. Findings of the Study are presented in the Staff Report for RZ-2024-01. The conclusion of the Study was that the proposed development would only slightly increase traffic volumes within the vicinity of the subject property, and that no additional traffic improvements would be needed.

PROPOSED SITE PLAN -- FULL SHEET (View from the South)



AERIAL PHOTO OF THE VICINITY, OVERLAIN BY THE SITE PLAN



IV. ANALYSIS OF REQUEST

The applicant requests a Comprehensive Plan Amendment to change the subject property's future land use designation from Medium-Density Mixed-Use to Medium-Residential to allow for the construction of a 140-unit townhome development. Four factors were examined to analyze this request, as are discussed below.

The current land use designation of Medium-Density Mixed-Use is incompatible with the applicant's requested rezoning of the property to MFR (Multiple-Family Residential). Therefore, a Comprehensive Plan Amendment is required.

1. Consistency with the Comprehensive Plan. The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the City, and the proposed townhome development would help to meet that need. The companion Future Land Use Map shows a future land use designation for the subject property of "Medium-Density Mixed-Use", which is intended for commercial areas or mixed-use developments containing mostly commercial uses. But since the applicant only proposes to include residential uses, the current land use designation of Medium-Density Mixed-Use would not be consistent with the Comprehensive Plan. The applicant has therefore requested a Comprehensive Plan amendment, via Case #CP-2024-01, to change the property's future land use designation to Medium-Density Residential for an exclusive residential development, which allows densities of 4 to 7.99 units per acre. This would include the applicant's proposed density of 6.87 units per acre.

2. Relation to the Zoning of the Property. Although the applicant's requested MFR zoning would be consistent with the property's current Medium-Density Mixed-Use future land use designation, a change to Medium-Density Residential would be more appropriate since the proposed development would only contain a residential use and no commercial uses. Further, the Medium-Density Residential specifies a density range of 4 to 7.99 units per acre, which would be appropriate for the proposed development's density of 6.87 units per acre.

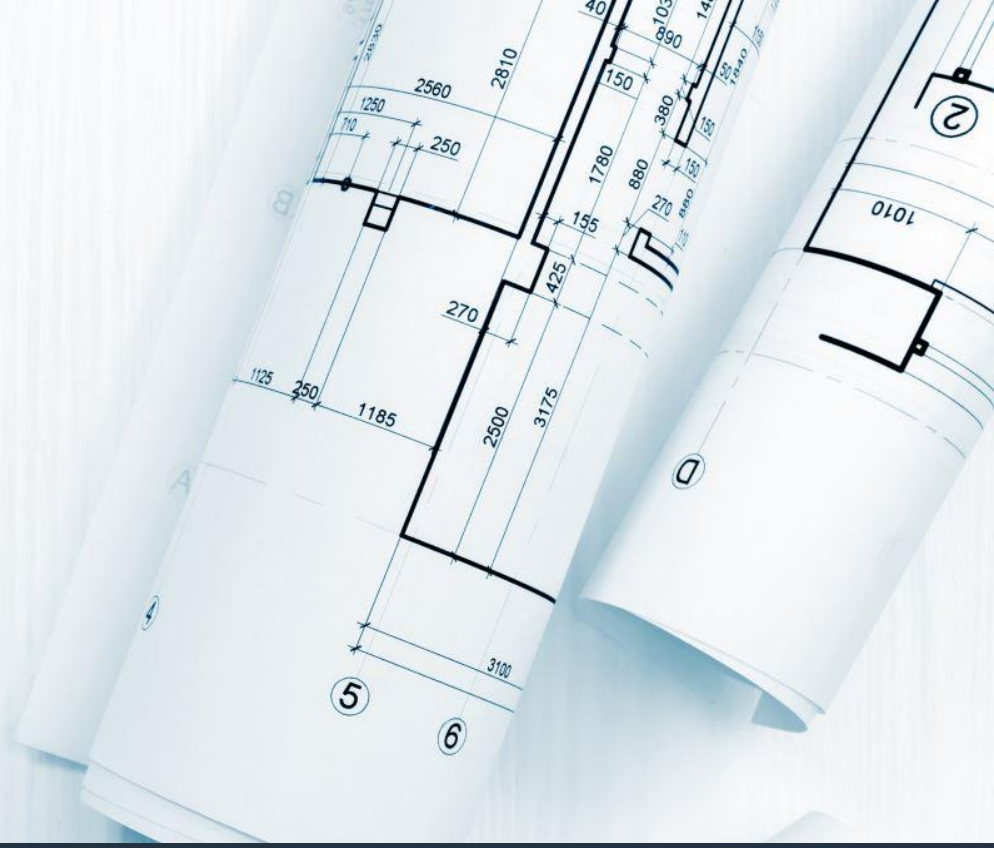
3. Suitability of the Site's Location. The proposed 'Medium-Density Residential' future land use designation would be compatible with the adjacent Medium-Density Residential designation of the Oakwood Manor Subdivision to the west. Furthermore, the requested MFR rezoning of the property, which calls for multifamily uses, would be compatible with the Oakwood Manor Subdivision's Henry County zoning of 'RM' (Residential Multifamily).

4. Maintaining the Current Land Use Designation. Due to the location of the subject property adjacent to major commercial uses along a major commercial corridor, as well as the large size of the property, it is unlikely that the types of uses that are intended for areas having the Medium-Density Mixed-Use designation would be developed on this property. Those uses include "two to three story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums."

CONCLUSION AND RECOMMENDATION

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment for Parcel #032-01026000 on the north side of Hudson Bridge Drive, via CP-2024-01, would be necessary and desirable for the subject property, in conjunction with the requested rezoning of the property to MFR via RZ-2024-01, to allow for the proposed townhome development. Therefore, the Planning and Zoning staff recommends the APPROVAL of CP-2024-01.

Battle Law



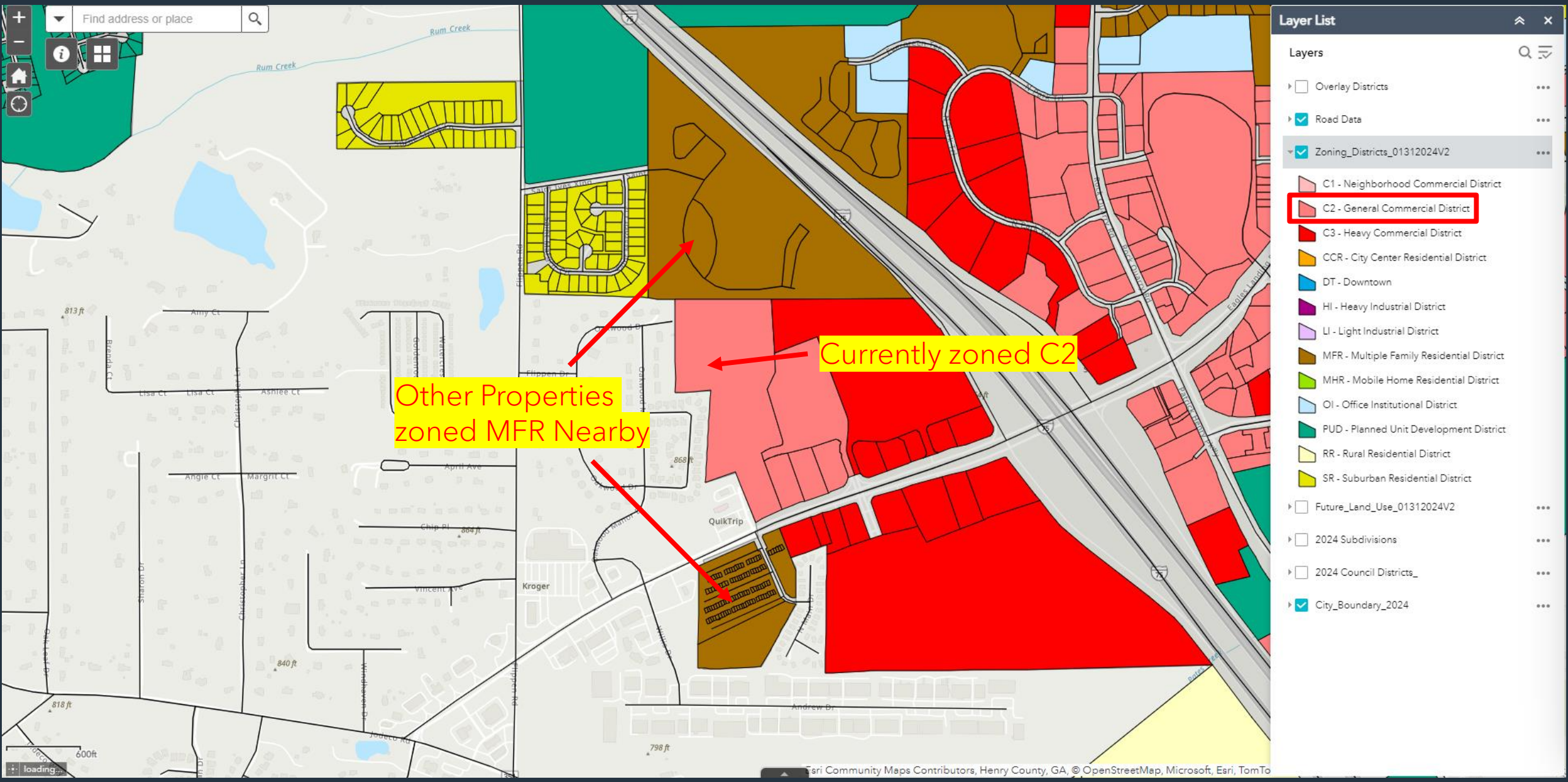
HUDSON BRIDGE DRIVE

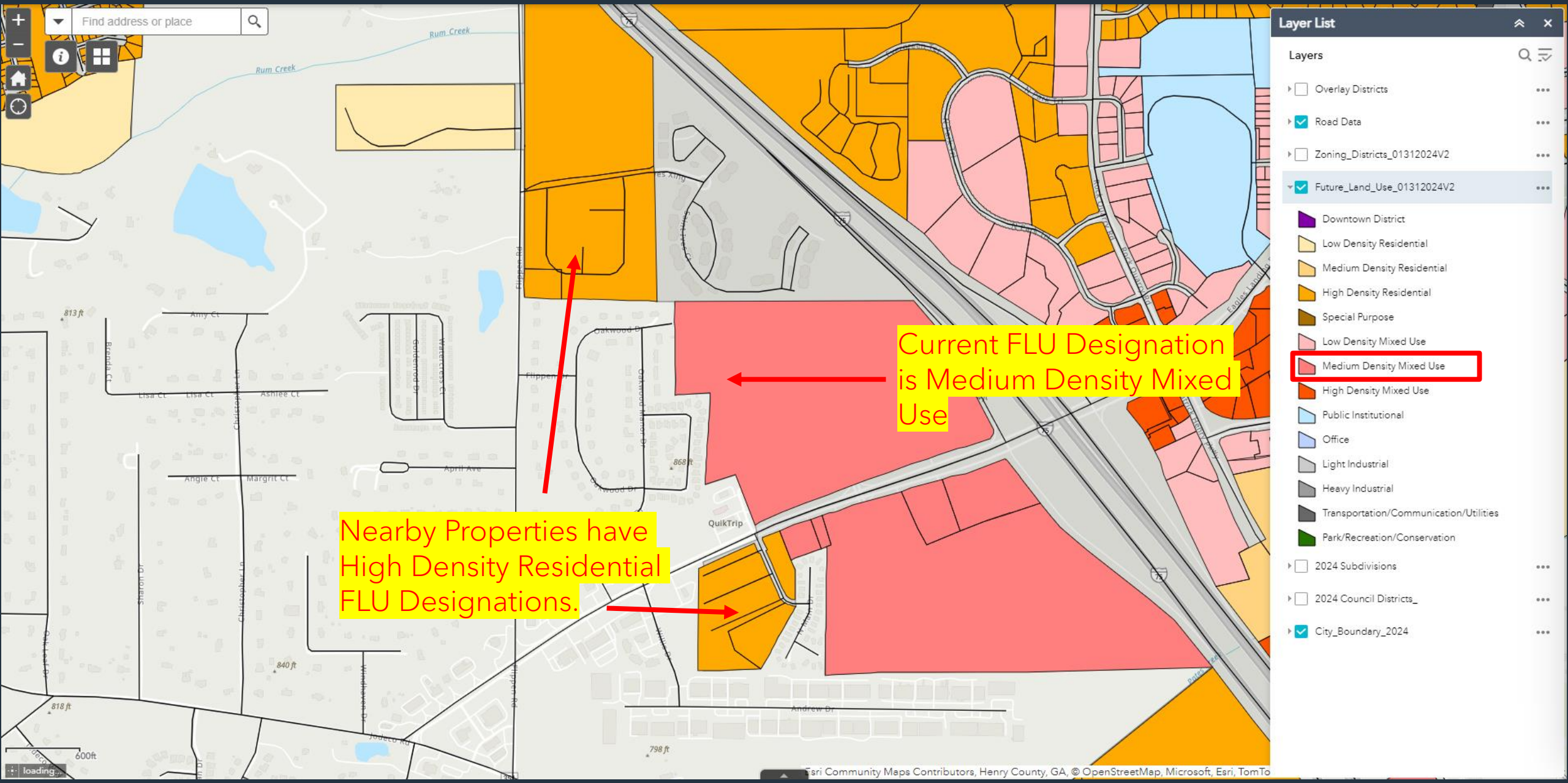
Proposal to allow for 140 Townhomes

OVERVIEW OF REQUESTS

- Future Land Use Amendment from Medium Density Mixed-Use to Medium Density Residential.
- Rezoning from General Commercial to Multi-Family Residential.
- Variance to reduce the front yard setback from 50 feet to 20 feet.
- Variance to reduce the side yard setback between buildings from 15 feet to 10 feet.


WalMart
Hudson Bridge Road
QT and
Taco Bell
Apartments
Preach Radio
St. Ives Crossing
Playground
Buffalo Transportation
and Logistics
Tri County Pediatrics
GABINOS
MEXICAN GRILL
Chastain Mechanical
Solutions
Quality Inn
Women's Imaging
Specialists | Eagles...
BNR Drywall
Temporarily closed
Oodles of schnoodles
dog grooming salon
Massage Envy
Chick-fil-A
Mellow Mushroom
Stockbridge
Hudson Bridge Dr
Family Orthodontics
Stockbridge
Spectrum Store
Super 8 by Wyndham
Stockbridge
QuikTrip
Extra Space Storage
Express Oil Change
& Tire Engineers
Inner Beauty Day Spa
Kroger
Watercress Ct
April Ave
Chip Pl
Vincent Ave
Oakwood Dr
Flippen Dr
Flippen Rd
Oakwood Manor Dr
Oakwood Ct
Hudson Bridge Rd
Hudson Bridge Dr
Willis Dr
Hudson Bridge Ct
N Main Dr
N Park Trail
Killeann Blvd
N Park Pl
N Park Ct
Rock Quarry Rd
St Margrit Ct
St Ives Ct
Gabrielle Ct
Turnstone Rd
Fenrod Dr
Watercress Dr
Layers
Google
3D


Find address or place
Rum Creek
Rum Creek
Currently zoned C2
Other Properties
zoned MFR Nearby
QuikTrip
Kroger
Layer List
Layers
Overlay Districts
Road Data
Zoning_Districts_01312024V2
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
Future_Land_Use_01312024V2
2024 Subdivisions
2024 Council Districts_
City_Boundary_2024
600ft
loading...
Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTo


Find address or place
Rum Creek
Current FLU Designation is Medium Density Mixed Use
Nearby Properties have High Density Residential FLU Designations.
QuikTrip
Layer List
Layers
Overlay Districts
Road Data
Zoning_Districts_01312024V2
Future_Land_Use_01312024V2
Downtown District
Low Density Residential
Medium Density Residential
High Density Residential
Special Purpose
Low Density Mixed Use
Medium Density Mixed Use
High Density Mixed Use
Public Institutional
Office
Light Industrial
Heavy Industrial
Transportation/Communication/Utilities
Park/Recreation/Conservation
2024 Subdivisions
2024 Council Districts_
City_Boundary_2024
600ft
loading...
Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTo



SITE DATA

PROJECT NAME	HUDSON BRIDGE TOWNHOMES		
SITE AREA	20.37 AC.		
TAX ID	032-01026000		
CURRENT ZONING	C-2		
PROPOSED ZONING	MFR		
PROPOSED USE	UNIT SIZE	SETBACKS	QUANTITY
FEE SIMPLE TOWNHOMES	20' WIDE	FRONT: 20', SIDE: 10', REAR: 20'	101 UNITS
FEE SIMPLE TOWNHOMES	24' WIDE	FRONT: 20', SIDE: 10', REAR: 20'	39 UNITS
		TOTAL	140 UNITS
PROPOSED DENSITY	140 UNITS / 20.37 AC.	6.87 UNITS PER ACRE	
OPEN SPACE PROVIDED	PROPOSED OVERALL OPEN SPACE		8.37 AC.
	PROPOSED OVERALL OPEN SPACE AREA AS A % OF SITE		41.1%
IMPERVIOUS AREA	10.0 AC. (49 % OF TOTAL SITE AREA)		
OFF-STREET PARKING PROVIDED:	41 SPACES		

SITE DATA


MB
Hudson Bridge Townhomes
Axon View 01


MB
Hudson Bridge Townhomes
Amenity and Kiosk View 03


The Great Lounge
Hudson Bridge Townhomes
Amenity and Kiosk View 02


Hudson Bridge Townhomes
20’ Wide Townhomes View 02

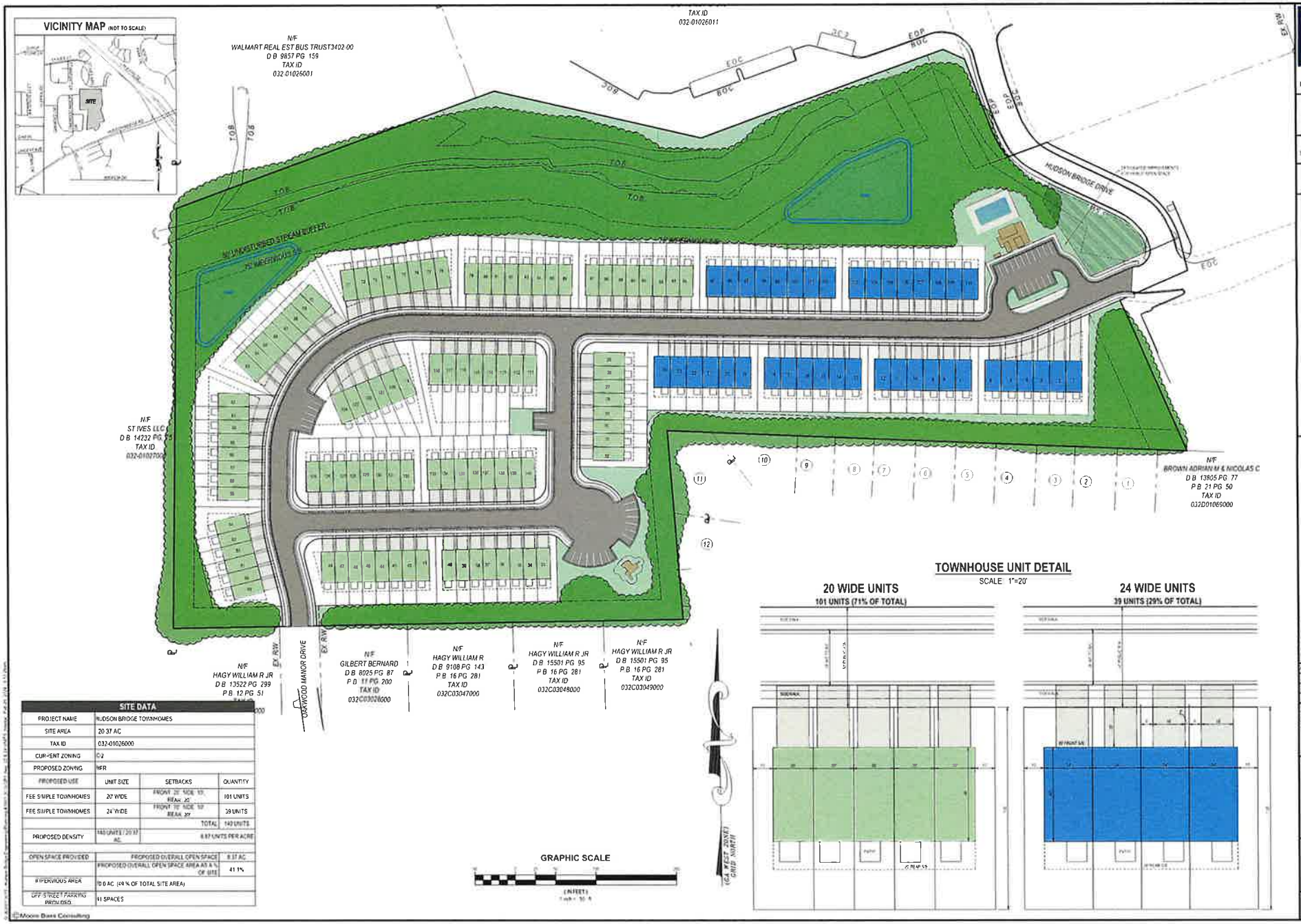




Lennar Homes Hudson Bridge Project Renderings







SITE DATA			
PROJECT NAME	HUDSON BRIDGE TOWNHOMES		
SITE AREA	20 37 AC		
TAX ID	032-01026000		
CURRENT ZONING	C2		
PROPOSED ZONING	MFR		
PROPOSED USE	UNIT SIZE	SETBACKS	QUANTITY
FEE SIMPLE TOWNHOMES	20' WIDE	FRONT 25' SIDE 10' REAR 20'	101 UNITS
FEE SIMPLE TOWNHOMES	24' WIDE	FRONT 25' SIDE 10' REAR 20'	39 UNITS
		TOTAL	140 UNITS
PROPOSED DENSITY	140 UNITS / 20 37 AC		6 87 UNITS PER ACRE
OPEN SPACE PROVIDED	PROPOSED OVERALL OPEN SPACE		8 37 AC
	PROPOSED OVERALL OPEN SPACE AREA AS A % OF SITE		41 1%
IMPERVIOUS AREA	10 0 AC (48 % OF TOTAL SITE AREA)		
OFF STREET PARKING PROVIDED	41 SPACES		

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• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770 914 9394

PROJECT NAME: HUDSON BRIDGE TOWNHOMES STOCKBRIDGE, GA
CLIENT NAME: LENNAR GEORGIA, LLC
REVISIONS
A3551.0010.SP1
DATE 12/3/2020
CONTRACT #
DESIGN BY SJM
SEAL
SHEET TITLE: SITE PLAN
SHEET 1.0



TOWNHOUSE UNIT DETAIL

SCALE 1"=20'



SITE DATA			
PROJECT NAME	HUDSON BRIDGE TOWNHOMES		
SITE AREA	20 37 AC		
TAX ID	032-01026000		
CURRENT ZONING	C-2		
PROPOSED ZONING	MFR		
PROPOSED USE	UNIT SIZE	SETBACKS	QUANTITY
FEE SIMPLE TOWNHOMES	20' WIDE	FRONT 20' SIDE 10' REAR 20'	101 UNITS
FEE SIMPLE TOWNHOMES	24' WIDE	FRONT 20' SIDE 10' REAR 20'	39 UNITS
		TOTAL	140 UNITS
PROPOSED DENSITY	140 UNITS / 20 37 AC		6 87 UNITS PER ACRE
OPEN SPACE PROVIDED	PROPOSED OVERALL OPEN SPACE		8 37 AC
	PROPOSED OVERALL OPEN SPACE AREA AS A % OF SITE		41 1%
IMPERVIOUS AREA	10 0 AC (49 % OF TOTAL SITE AREA)		
OFF-STREET PARKING PROVIDED	41 SPACES		

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McDonough, GA 30253
770 914 9394

PROJECT NAME: HUDSON BRIDGE TOWNHOMES STOCKBRIDGE, GA

CLIENT NAME: LENNAR GEORGIA, LLC

REVISIONS

A3551.0810-SP1

DATE: 02/26/2024

CONTRACT #

DRAWN BY: SDM

SEAL

SHEET TITLE: SITE PLAN

SHEET: 1.0


Flippen Rd
St. Ives Crossing Apartments
St Ives Ct
Rock Quarry Rd
N Park Ct
75
Walmart Supercenter
Mellow Mushroom Stockbridge
Hudson Bridge Dr
Oakwood Dr
Oakwood Manor Dr
Firehouse Subs Hudson Bridge
J&J Liquor
McDonald's
Hudson Bridge Rd
Kroger
N Main Dr
Flippen Rd
Hudson Bridge Veterinary
Willis Dr

City of Stockbridge

AGENDA ITEM

MEETING DATE

SEPTEMBER 9, 2024

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2024-01. To consider a request to rezone the property from C2 to MFR to allow for a townhome development containing 140 units on 20.37 +/- acres. The applicant is Lennar Georgia, LLC. The applicant has also applied for Comprehensive Plan Amendment Case #CP-2024-01 and Variance Case #VR-2024-03.

BACKGROUND INFORMATION:

The applicant has also applied for Rezoning Case #RZ-2024-01 and Variance Case #VR-2024-03.
Staff Recommendation--Approval with conditions.
Planning Commission recommendation on 05/16/24--Deferral, per the applicant's request.
City Council action on 06/10/24--Deferral.
Planning Commission Recommendation on 08/15/24--Automatic denial since CP-2024-01 was denied.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2024-01.

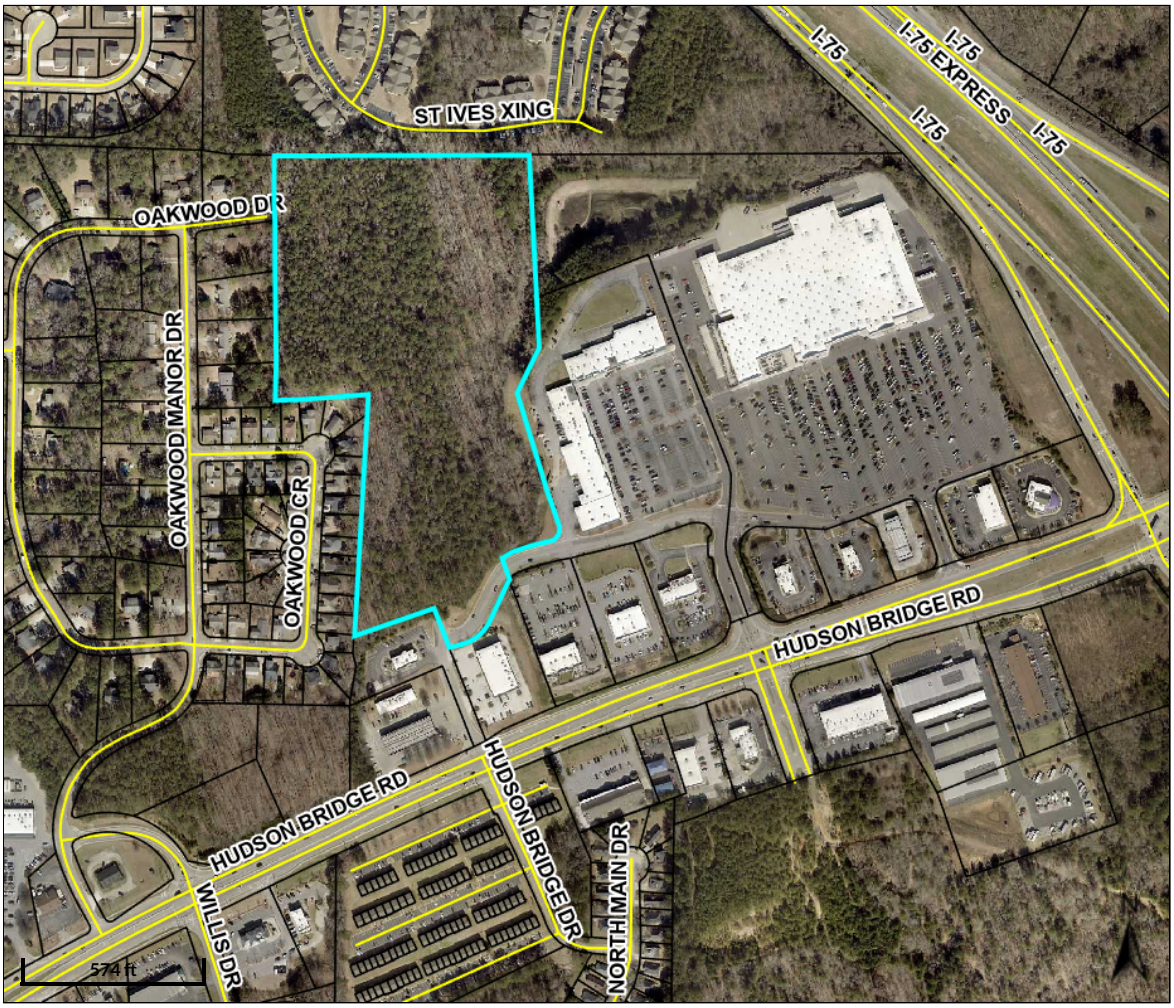
BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

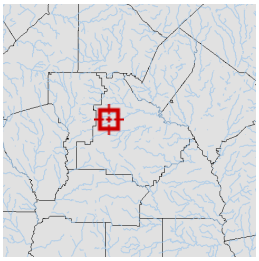
APPROVAL, WITH CONDITIONS.

Staff Signature_____

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	032-01026000	**Class**	C	**Owner**	MOUNT ZION	**Land**	$1.12019e+006			
Property		**Acreage**	20.367	**Address**	48 LLC	**Value:**				
Address					1 WOODY	**Building**	$0	**Last 2 Sales**		
District	City/Stockbridge				TRAIL	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					MABLETON	**Misc**	$0	4/29/2022	$556,000	OTHER	U
					GA 30126	**Value:**		11/1/2010	$0	CORPORATE	U
						Total	$1120185				
						Value:					

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

Date created: 4/23/2024
Last Data Uploaded: 4/22/2024 9:15:03 PM

Developed by Schneider GEOSPATIAL

Presentations for CP-2024-01, RZ-2024-01, VR-2024-03

Mayor and Council: September 9, 2024

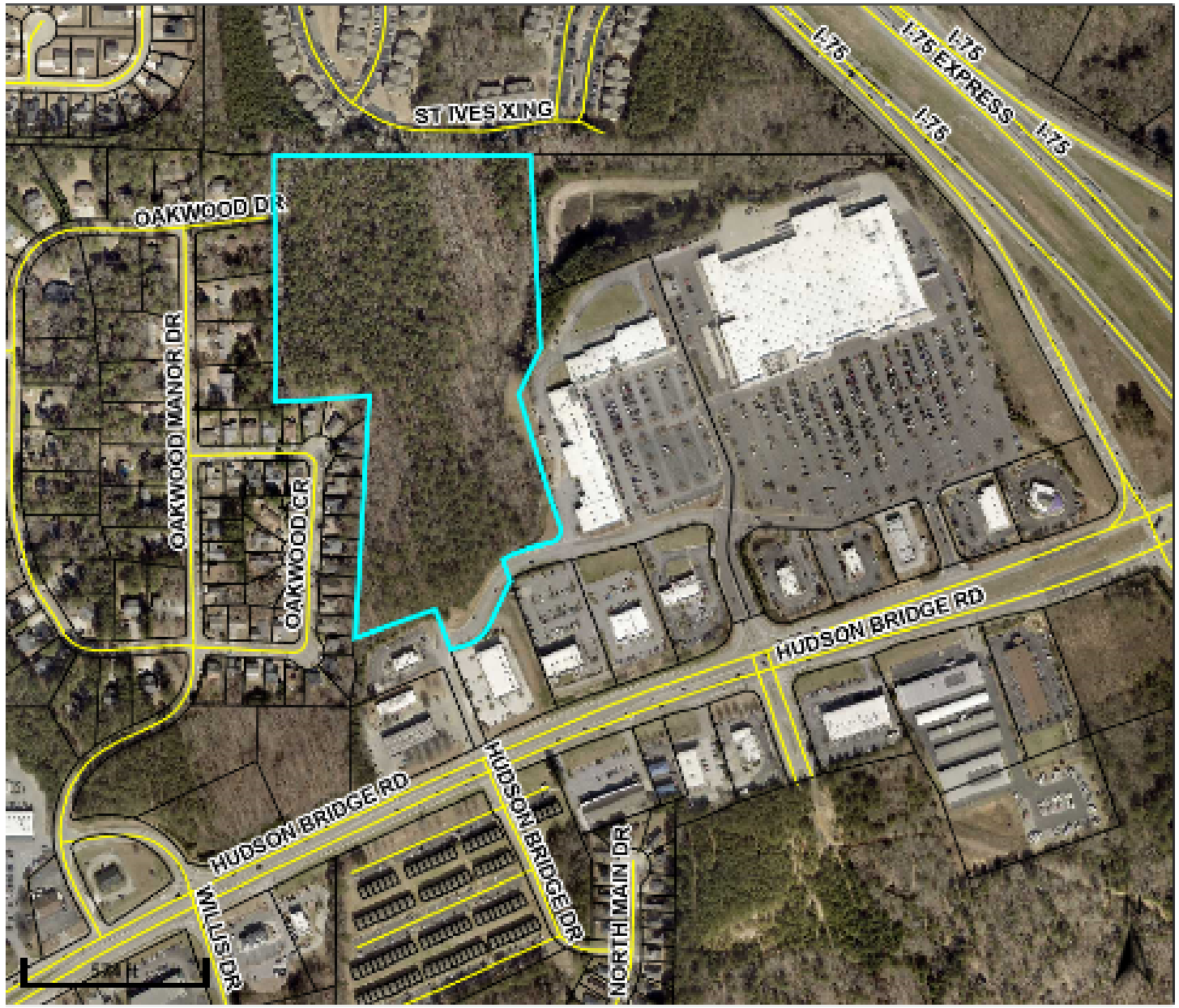
Stockbridge

Where Community Connects

Case Facts

- Applicant: Lennar Georgia, c/o Battle Law, P.C.
- Owner: Mount Zion 48, LLC.
- Number of Proposed Units Per Acre: 6.87 units per acre
- Address of Property: Hudson Bridge Drive
- Number of Acres: 20.367 acres
- Project Characteristics: Vacant land; mostly wooded. The eastern portion of site contains steep topography, wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback as part of a nearby stream. Site includes a portion of Hudson Bridge Drive, which was granted an easement.
- Current Future Land Use Designation: Medium-Density Mixed-Use.
- Current Zoning of Property: C-2 (General Commercial)
- Sign Posting: July 16, 2024

AERIAL PHOTO OF SUBJECT PROPERTY





Aerial Photo with Site Plan

STREET VIEW OF SOUTHWEST CORNER OF SITE



STREET VIEW OF SITE TOWARD SOUTHEAST CORNER



PROPERTY AND ZONING HISTORY

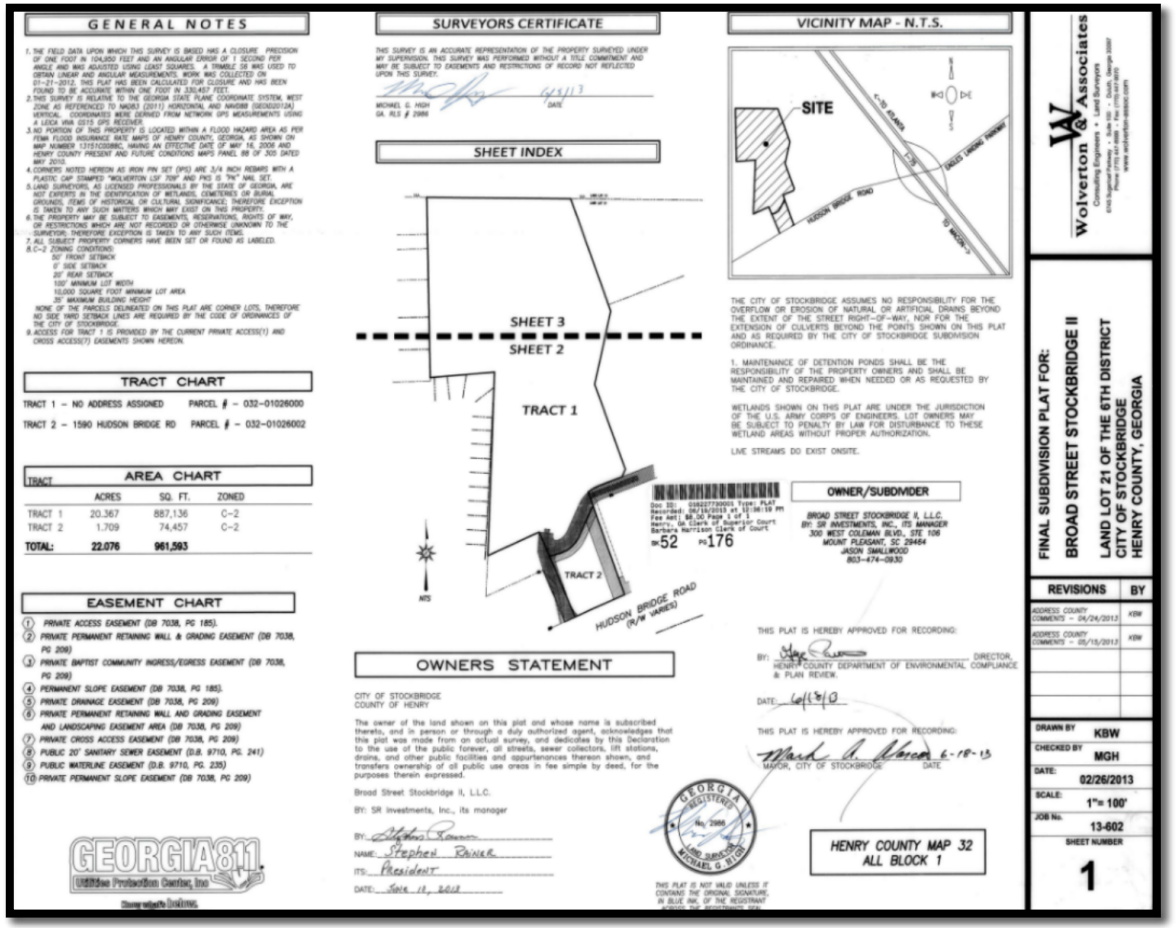


Walmart Master Development Plan and DRI

The subject property was originally a part of a Master Development Plan (Centre @ Stockbridge) with a Wal-Mart Supercenter as a mixed-used development for a total of 70.16 acres. The entire property was annexed by the City of Stockbridge in 2002. The subject site as a part of the Master Plan was described as "Tract 2." Tracts 1 and 2 were annexed as C-2 (Commercial – Medium Density) and C-3 (Heavy Commercial). Tracts 1 and 2 were further subdivided on February 4, 2004, creating a "new" Tract 2 as a part of the Walmart Development. The original Tract 2 would become a "stand-alone" parcel for future development. The Master Development Plan initially allowed the subject site to have access from Hudson Bridge Road, but outparcels were later created, and this removed the site's access to Hudson Bridge Road. A Development of Regional Impact Analysis (DRI #481) was completed on the Master Development Plan, including the subject site, on November 21, 2003, and a Development Agreement was also prepared. Per the DRI for the entire Plan area, "The site shall be mixed-use and contain a minimum of 200 residential units and a maximum of 343,500 square feet of commercial/office/retail space." However, DRI officials have stated that DRI conditions have no effect after ten years.

Previous Parcel Split and Easement Creation

Wolverton & Associates of Duluth, Georgia created a series of drawings on February 26, 2013 as part of a Final Subdivision Plat for Broad Street Stockbridge II, LLC. It showed that the subject property was split into two Tracts, with Tract 1 representing the current boundaries of the site and Tract 2 being cut off from the site. This resulted the Tract 1 (the current site) losing its access from Hudson Bridge Drive. However, ten easements were created along and adjacent to Hudson Bridge Drive, including an easement to allow a portion of Hudson Bridge Drive which is a private street, and which is actually contained within the boundaries of the subject site, to be used by the public for access to the surrounding commercial properties. The fact that this portion of Hudson Bridge Drive is located within the site boundaries is confirmed today by the aerial photo of the site from the Henry County Tax Assessors' records.



PROPOSED DEVELOPMENT INFORMATION



Development Information

- **Project Size**: The applicant has submitted a site plan which was prepared by Moore Bass Consulting on 02/29/24, representing Sheet #A3551.0010-SP1. Its title is "Hudson Bridge Townhomes; Stockbridge, GA." According to an inset box, entitled "Site Data", on the site plan, the applicant proposes to build 140 fee simple townhomes, including 101 smaller units and 39 larger units, at a density of 6.87 units per acre. The applicant would be required to designate at least 15 percent of the total site area as open space, and the applicant would substantially exceed that amount by designating about 41 percent of the site area as open space (8.37 acres of the total site area of 20.367 acres). The impervious area would be 10.0 acres, comprising 49 percent of the total site area. Forty-one (41) off-street parking spaces would be provided, which would meet the requirements. However, the required front and side yard setbacks would not be met for the requested MFR district, as is shown in the table below. The applicant has submitted a variance application to request the reduction in the front yard setbacks of the townhome lots from the MFR District's required 50 feet to 20 feet, and to reduce the side yard setbacks (between townhome buildings) from the required 20 feet to 10 feet. The analysis of the merits of these variance requests are presented in the Staff Report for Variance Case #VR-2024-03.

- **Site Plan Design:** The submitted site plan shows that the development site would have two accesses, including the main entrance off Hudson Bridge Drive and a secondary access at Oakwood Drive to the northwest. A swimming pool, clubhouse, and guest parking would be provided near the main entrance, and a detention pond would be situated near the pool. No mail kiosk has been shown. The project entrance street would make a loop toward the rear of the property, where three other guest parking lots and an unspecified small amenity would be provided. A second detention pond would be located at the northeast rear of the property. Landscaped buffering would surround the property, although there is no indication of buffer widths. The Buffer Area Standards within Section 4.6.3A of the Stockbridge UDC requires the provision of a 25-foot zoning buffer between multifamily developments and single-family-zoned districts. Thus, this buffer should be provided along the western boundary of the property. A 50-foot undisturbed stream buffer would be designated along the eastern side of the property. No walking trails or dog parks have been indicated on the site plan.

- **Utilities Facilities**: The applicant received a letter from the Henry County Water Authority, which was dated June 21, 2024, in response to the applicant's submitted application for a water and sewer availability letter. The findings and requirements of the Authority's letter are listed below, which the developer would need to comply with if RZ-2024-01 is approved.

1. Water service could be made available to the property via a water line extension.

2. Sewage treatment and sewer line capacity are available for the property, but the developer would be required to pay for an offsite sanitary sewer line extension, including the acquisition of easements, to meet the Authority's standards, and then to convey that extension to the Authority.

3. The specifications above would be effective for 365 days from the date of the letter (June 21, 2024), and any deviation in zoning that would increase the project density or usage would void the letter and require a re-evaluation.

Development Information (cont.)

- **Traffic Impact Study:** The applicant submitted a Traffic Impact Study to the Planning & Zoning Office on June 21, 2024. It was prepared for Moore Bass Consulting, Inc. by SEI Engineering, Inc., in collaboration with Acampora Traffic, LLC. The study evaluated existing traffic conditions within the vicinity of the subject property, used a standard growth factor to make projections on future traffic conditions in the vicinity if the proposed development does not occur (the "no-build" scenario). After that, the study made traffic projections based on anticipated future traffic conditions plus the expected addition of new traffic from the proposed townhome development, and also considering the effects of the completion of various planned road improvements to be made by Georgia DOT in the vicinity. Traffic counts were collected at five intersections near the subject property on May 30, 2024, when area schools were in recess. The counts were taken during the morning (7-9 AM) and afternoon (4-6 PM) peak hours. The study stated that acceptable traffic conditions were found at all of the traffic count locations. In the no-build scenario, most of the intersections that were studied appeared to operate in a satisfactory manner, except for the afternoon peak hour for the intersection of Hudson Bridge Drive at Hudson Bridge Road, as well as Hudson Bridge Road at Flippen Road, which would both operate at Level of Service E. This situation could be improved by adding a second westbound turn lane toward Flippen Road. Additional roadway pavement is already available for such purpose, so it only needs to be restriped (in conjunction with alterations to the timing of the traffic signal at the intersection of Hudson Bridge Road and Flippen Road). The study recommended that this improvement take place whether or not the proposed townhomes are built. The Traffic Impact Study projected that the proposed 140 townhomes on the subject property would generate 1,016 trips per weekday, including 67 trips during the morning peak hour and 80 trips during the afternoon peak hour. These data are presented in the table below, with a further breakdown of the numbers of AM and PM trips being generated going in and out of the proposed development. Future traffic operations in the vicinity, with the addition of trips from the proposed townhome development, would have "a slight deterioration in operations at each study intersection." As with the no-build scenario, the intersections of Hudson Bridge Drive with Flippen Road and with Hudson Bridge Drive would operate at Level of Service E during the PM peak hour if the townhomes are built. But since the Hudson Bridge Road/Hudson Bridge Drive Intersection features a side street which would operate poorly only for the southbound direction during the PM peak hour, the Study did not recommend that any traffic improvements be made, especially since drivers at that intersection would have the option of travelling to the traffic signal at the Hudson Bridge Road / Western Parallel Connector Intersection to make turns. The addition of a westbound left-turn lane from Hudson Bridge Road to Flippen Road was recommended, whether or not the townhomes are developed.

Development Information (cont.)

- **<u>Townhome Lots, Buildings, and Designs:</u>** An inset on the applicant's site plan shows that the proposed townhome lots would have a depth of 100 feet. The smaller townhome lots would be 20 feet wide and would be located toward the rear of the property, while the larger townhome lots would be 24 feet wide and would be located at the front of the property. The requested MFR zoning district requires front yard setbacks of 50 feet, but the townhome lots drawings show distances of only 20 feet from the fronts of the buildings to the right-of-way lines. For this reason, the applicant has requested a variance to reduce the front yard setbacks to only 20 feet. The MFR district also requires a minimum spacing of 20 feet between townhome buildings, but the applicant has requested a variance to reduce the side yard setbacks of the townhome lots to 10 feet. The proposed townhome renderings from the applicant, which are shown below, indicate that the smaller townhome buildings would have one-car garages and the larger townhome buildings would have two-car garages.

PROPOSED SITE PLAN

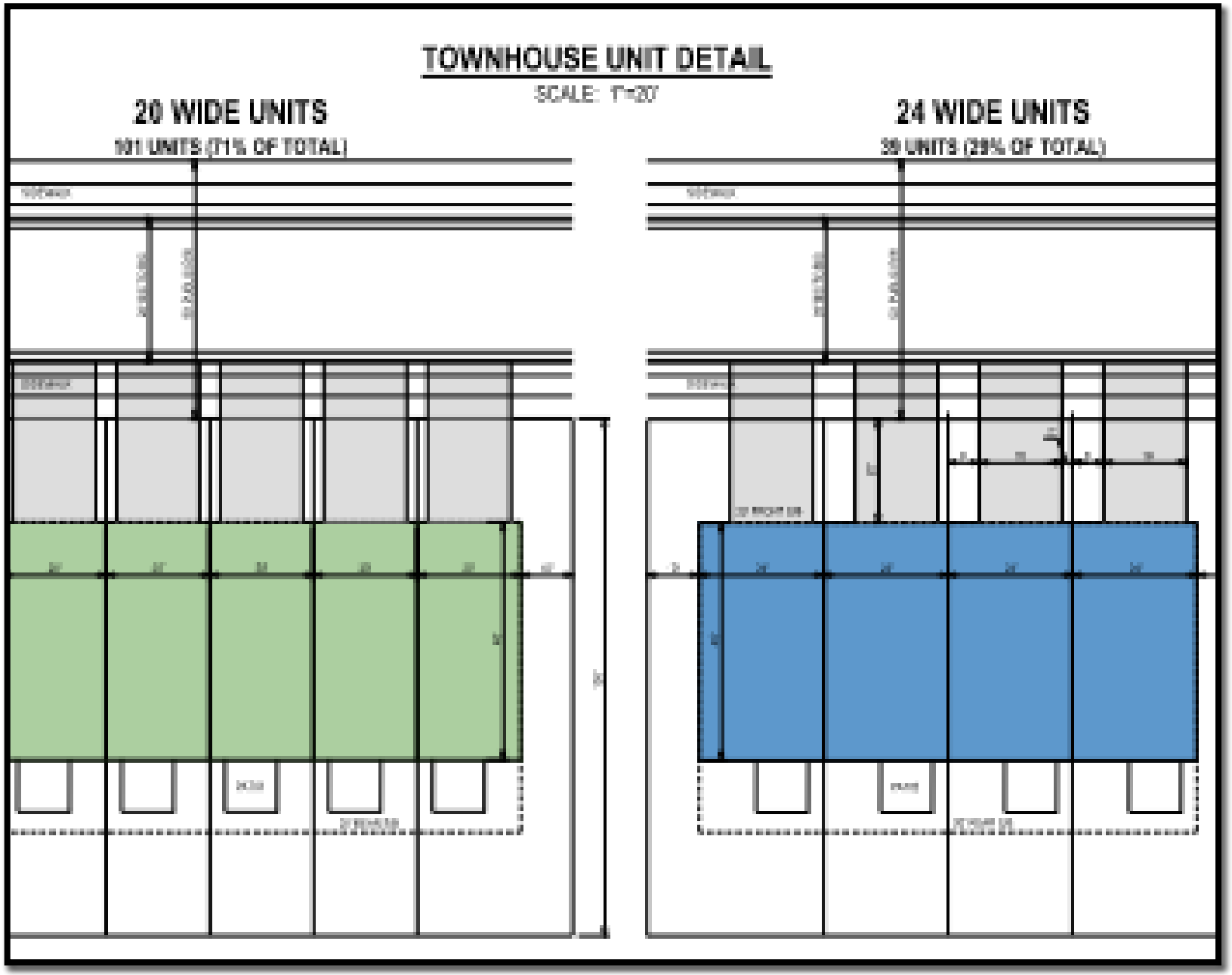


Smaller Townhome Buildings (20 Feet Wide) with One-Car Garages:



Larger Townhome Buildings (24 Feet Wide) with Two-Car Garages:





PROPOSED SITE PLAN – TOWNHOME LOT DETAILS

- All 140 townhome lots would be 100 feet deep. There would be 101 larger lots (71% of the total) and 39 smaller lots (29% of the total). The larger townhome units would be 24 feet wide and have two-car garages, while the smaller townhome units would be 20 feet wide and have one-car garages.

Presentation for CP-2024-01



MEDIUM-DENSITY RESIDENTIAL (4-7.99 UNITS/ACRE)

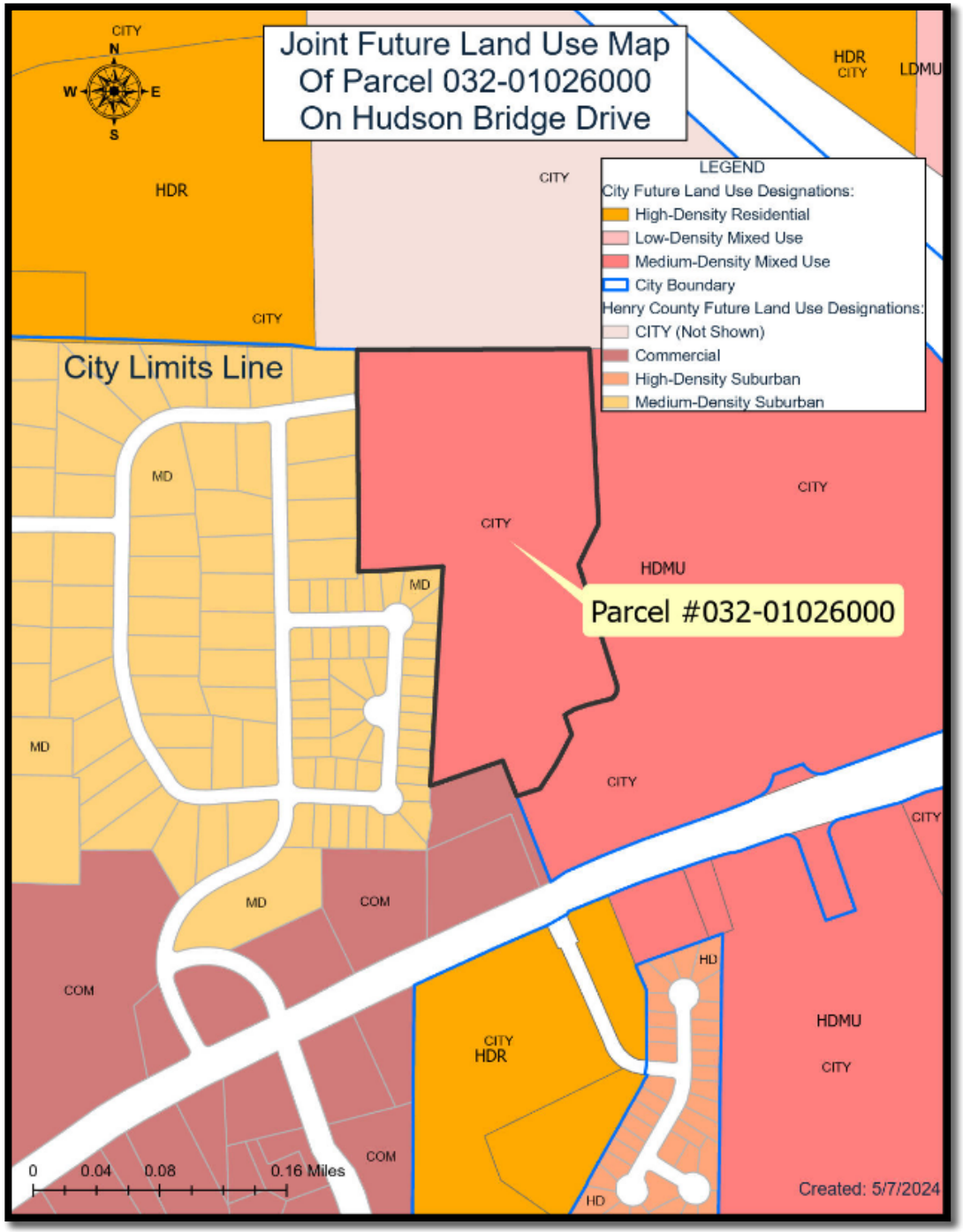
This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.

Applicant's Request

The applicant requests a Comprehensive Plan Amendment to change the subject property's future land use designation from Medium-Density Mixed-Use to Medium-Density Residential to allow for the construction of a 140-unit townhome development. The current land use designation of Medium-Density Mixed-Use is incompatible with the applicant's requested rezoning of the property to MFR (Multiple-Family Residential).

The current land use designation of Medium-Density Mixed-Use is incompatible with the applicant's requested rezoning of the property to MFR (Multiple-Family Residential).

2024 CITY OF STOCKBRIDGE FUTURE LAND USE MAP



SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	St. Ives Apartments St. Margrit Subdivision	High Density Residential
Property to the South	Commercial uses fronting onto Hudson Bridge Road, including J & J Liquor and Western Union. Hudson Bridge Townhomes	Medium Density Mixed Use; High Density Residential
Property to the East	Adjacent shopping center	Medium Density Mixed Use
Property to the West	Oakwood Village Subdivision Oakwood Manor Subdivision	Medium-Density Residential (Henry County Future Land Use Map) Medium-Density Residential (Henry County Future Land Use Map)

SURROUNDING LAND USE DENSITIES

Name of Subdivision	Units	Estimate Density Per Acres
St. Ives Apartments	19	1 unit per acre
St. Margrit Subdivision	54	3 units per acre
Hudson Bridge Townhomes	13	1 unit per acre
Oakwood Village Subdivision	45	4.5 units per acre
Oakwood Manor	41	1 unit per acre
Lennar Georgia, LLC.	**140**	**6.87 units per acre**

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the City, and the proposed townhome development would help to meet that need. The companion Future Land Use Map shows a future land use designation for the subject property of "Medium-Density Mixed-Use", which is intended for commercial areas or mixed-use developments containing mostly commercial uses. But since the applicant only proposes to include residential uses, the current land use designation of Medium-Density Mixed-Use would not be consistent with the Comprehensive Plan. The applicant has therefore requested a Comprehensive Plan amendment, via Case #CP-2024-01, to change the property's future land use designation to Medium-Density Residential for an exclusive residential development, which allows densities of 4 to 7.99 units per acre. This would include the applicant's proposed density of 6.87 units per acre.

2. **Relation to the Zoning of the Property:** Although the applicant's requested MFR zoning would be consistent with the property's current Medium-Density Mixed-Use future land use designation, a change to Medium-Density Residential would be more appropriate since the proposed development would only contain a residential use and no commercial uses. Further, the Medium-Density Residential specifies a density range of 4 to 7.99 units per acre, which would be appropriate for the proposed development's density of 6.87 units per acre.

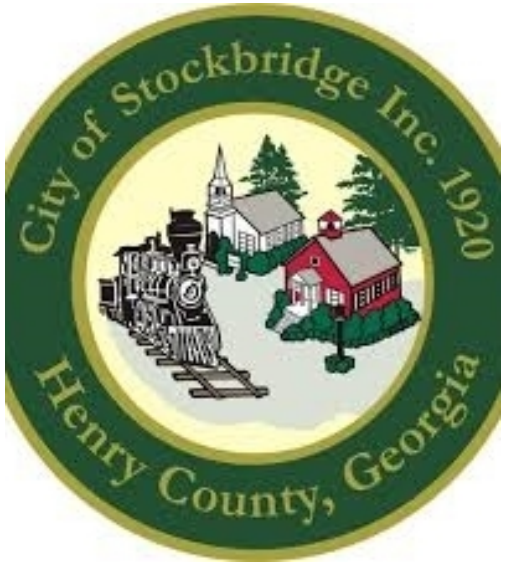
3. **Suitability of the Site's Location:** The proposed 'Medium-Density Residential' future land use designation would be compatible with the adjacent Medium-Density Residential designation of the Oakwood Manor Subdivision to the west. Furthermore, the requested MFR rezoning of the property, which calls for multifamily uses, would be compatible with the Oakwood Manor Subdivision's Henry County zoning of 'RM' (Residential Multifamily).

4. **Maintaining the Current Land Use Designation:** Due to the location of the subject property adjacent to major commercial uses along a major commercial corridor, as well as the large size of the property, it is unlikely that the types of uses that are intended for areas having the Medium-Density Mixed-Use designation would be developed on this property. Those uses include "two to three story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums."

Staff Recommendation

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment for Parcel #032-01026000 on the north side of Hudson Bridge Drive, via CP-2024-01, would be necessary and desirable for the subject property, in conjunction with the requested rezoning of the property to MFR via RZ-2024-01, to allow for the proposed townhome development. Therefore, the Planning and Zoning staff recommends the **APPROVAL** of CP-2024-01.

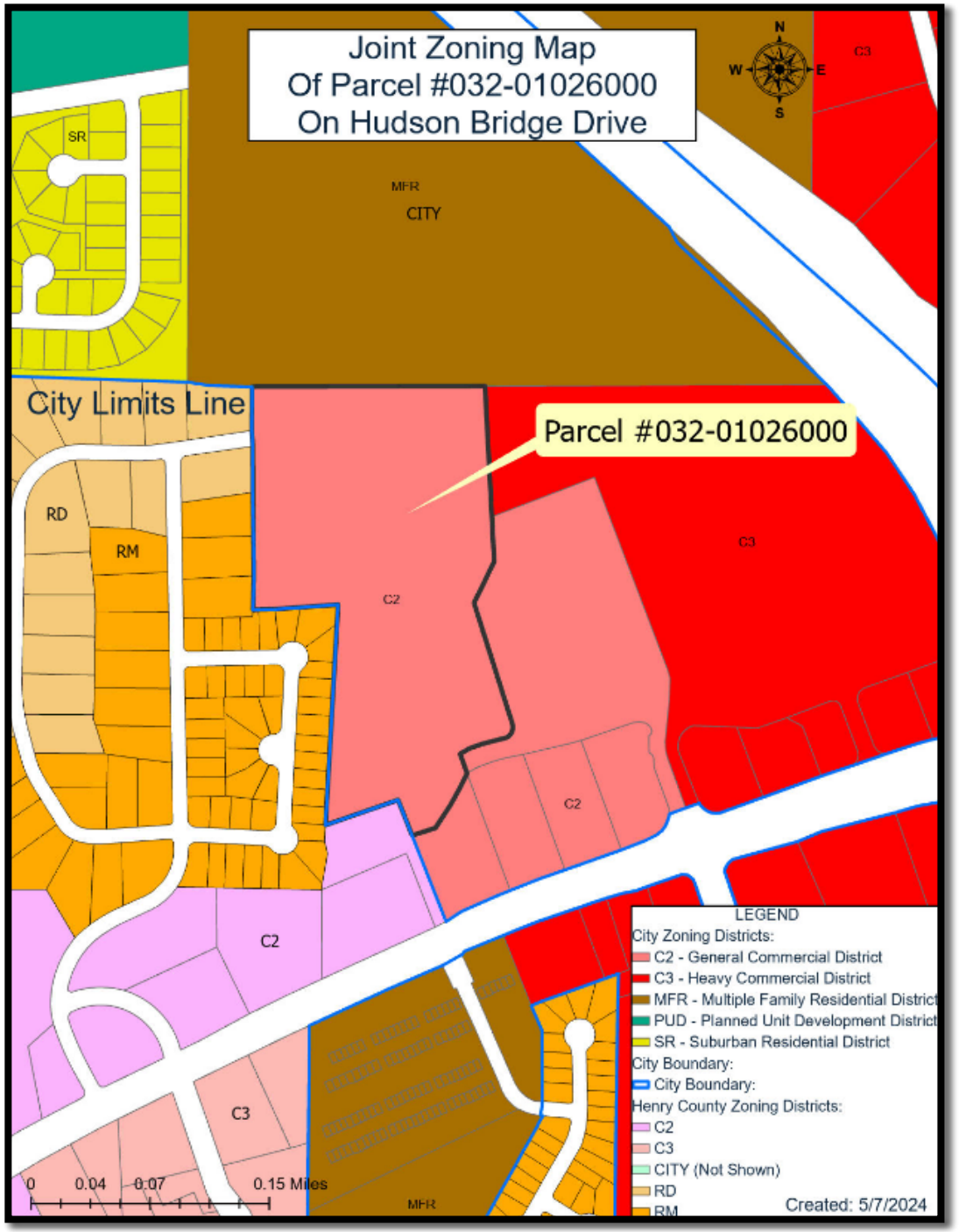
Presentation for RZ-2024-01



Applicant's Request

Rezone from 'C-2' (General Commercial) to 'MFR' (Multiple Family Residential) to allow for the development of a townhome community with 140 units.

2024 CITY OF STOCKBRIDGE ZONING MAP



PARKWAY MIXED-USE OVERLAY DISTRICT MAP



Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the City, and the proposed townhome development would help to meet that need. The companion Future Land Use Map shows a future land use designation for the subject property of "Medium-Density Mixed-Use", to include both residential and commercial uses. But since the applicant only proposes to include residential uses, the applicant has requested a Comprehensive Plan amendment application, comprising Case #CP-2024-01, to change the property's future land use designation to Medium-Density Residential, which allows densities of 4 to 7.99 units per acre, which includes the applicant's proposed density of 6.87 units per acre. The consistency of the proposed development with the Comprehensive Plan is further discussed within the staff report for CP-2024-01.

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 rezoning of the subject property to the requested 'MFR' (Multiple Family Residential) district is necessary because the proposed townhome development is not permissible under the property's existing C-2 zoning. The MFR district permits townhome development, as does the PMU (Parkway Mixed-Use Overlay District), wherein the property lies. Although the intent of the MFR district is for new developments to be located on streets having a classification of 'collector' or higher, and Hudson Bridge Drive is only a local street, the property is located in close proximity to Hudson Bridge Road, an arterial road with a signalized intersection near the property. Further, the subject property is part of the Walmart Master Plan area, and the property originally extended to Hudson Bridge Road but was later subdivided into two tracts, thereby removing its direct access to Hudson Bridge Road.

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 subject property has remained vacant even after the Walmart Master Development Plan was prepared in 2003. A restrictive covenant was imposed by the Baptist Retirement Communities of Georgia on the subject property to prohibit the development of retail uses. Yet, even after its expiration in 2008, no retail development has taken place on the site, despite its permissible C-2 zoning. This suggests that the immediate vicinity may have already reached its saturation point for retail uses. Although the C-2 district also allows other types of non-retail commercial uses, many of them are not permitted in the PMU district. Further, even if they were allowed, such uses most likely would need to have direct frontage onto Hudson Bridge Road to attract customer traffic, which the subject site does not offer. Existing commercial uses to the south and east of the site would have access to potential new customers from the proposed townhome development, thereby increasing their business revenues. In addition, the new townhome residents would have convenient access to the adjacent commercial uses within the Walmart and Centre@ Stockbridge Shopping Center.

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 eastern portion of the subject site contains steep topography, wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback as part of a nearby stream. The developer should take appropriate steps to protect this environmentally-sensitive area, and to facilitate drainage.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

5. **The impacts of the proposed development upon adjacent property owners, should the request be granted:** To protect the residents of the existing Oakwood Manor Subdivision to the west, the secondary access that is shown at the northwest corner of the site, onto Oakwood Drive, it is recommended that the secondary access be designated for emergency access only, with a locked gate. To meet the requirements of the Buffer Area Standards in Section 4.6.3 of the UDC, a 25-foot-wide zoning buffer should be provided along the western property line, plus a fence and tall trees. The proposed development is likely to be a positive impact on the adjacent commercial businesses, whereby the new townhome residents could represent new customers at those businesses, thereby bringing additional revenues to the businesses.

6. **The potential impact of the rezoning on City infrastructure, including the water and sewage system:** The applicant obtained a letter from the Henry County Water Authority, which was dated June 21, 2024. While water service could be made available with a water line extension, the developer would need to pay for an offsite sanitary sewer line extension, including the acquisition of easements, and then convey that extension to the Authority. Further, if any zoning or site plan changes occurred within 365 days of the date of the letter, then the specifications of the letter would be void and a re-evaluation would be required. The developer would therefore need to meet the stated requirements upon any approval of the rezoning of the subject property.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** The submitted site plan shows that the proposed development would have two accesses. The main access would be via Hudson Bridge Drive at the southern end of the property, which is an internal, private street supporting the Walmart and Centre@Stockbridge Shopping Center. Several easements were previously created to facilitate the site's access from the existing traffic signal at Hudson Bridge Road. The Development Agreement governing Tract 1 (Walmart development) stated that the City acknowledged that the use of the created easement along Hudson Bridge Drive for access into the subject site could also serve as the means for access to Hudson Bridge Road. Traffic from the site would be able to utilize two nearby traffic signals on Hudson Bridge Road. The closest one is located at Hudson Bridge Drive, adjacent to the existing QuikTrip store and Taco Bell restaurant; and the second one is located at the Walmart driveway entrance. The two traffic signals would facilitate turning movements. A paved sidewalk is present along Hudson Bridge Drive, which would facilitate pedestrian travel to the surrounding retail stores. The submitted site plan also shows the provision of a secondary access to the northwest, to connect with Oakwood Drive. However, to prevent any adverse traffic impacts on the adjacent Oakwood Manor Subdivision, this should be designated as an emergency access only, with a gate. The applicant submitted a Traffic Impact Study, which was prepared on June 20, 2024. Traffic counts were taken on May 30, 2024 at five nearby intersections, when area schools were in recess. The findings of the Study indicated that traffic conditions are acceptable at most of the intersections, and that they would only have a "slight deterioration" if the proposed townhomes were constructed on the subject property. Although the Hudson Bridge Drive/Flippen Road Intersection would operate at Level of Service E, with or without the townhomes, this could be improved if an additional westbound, left-turn lane were to be provided in the westbound approach to the intersection. Extra pavement is already available for this improvement, and it only needs to be restriped, along with modifications begin made to the signal timing at that intersection. While southbound traffic from the proposed development would incur substantial delays on Hudson Bridge Drive during the afternoon peak hour, drivers could lessen their delays by instead using the traffic signal at the Hudson Bridge Drive/Western Parallel Connector. The Study therefore did not recommend that any other traffic improvements be made.

AM Peak, Going In	AM Peak, Going Out	AM Peak, Total	PM Peak, Going In	PM Peak, Going Out	PM Peak, Total	24-Hour 2-Way Total
17	50	67	47	33	80	1,016

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

8. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan**: The Walmart Master Plan called for a multifamily development containing at least 200 units, but the proposed development would have only 140 units. Townhomes would be an appropriate usage of the property in serving as a transition between the lower-density single-family residential subdivision to the west and the adjacent retail uses to the east. Further, the proposed MFR district would be compatible with the RM Henry County zoning which exists on about half of the acreage of the adjacent Oakwood Village Subdivision. Adequate access is available via Hudson Bridge Drive, the existing easements, and the two traffic signals off Hudson Bridge Road. Residents would benefit from being able to walk to many of the stores, and the stores could benefit from the business which the townhome residents would provide.

9. **The ability of the subject land to be developed as it is presently zoned:** Although the subject property could be developed for commercial uses under its existing C-2 zoning due to the presence of numerous surrounding retail businesses, this may not be realistic for the reasons that are listed below. Conversely, this Analysis has shown that the proposed townhomes would be a reasonable use. The intent of the restrictive covenant by the Baptist Retirement Communities of Georgia was for the subject property to be prohibited from retail use.

- Despite the property's location in the midst of numerous retail businesses, it has not been developed with additional retail uses, even after the expiration of the restrictive covenant.
- Although some type of non-retail commercial uses could be built on the property, this is unlikely to happen since such uses would probably need direct access to Hudson Bridge Road for visibility, which the subject property lacks.
- The presence of the steep topography, stream, and buffer areas in the eastern portion of the site would eliminate needed land which might be needed for required parking to serve a retail or non-retail commercial business.

Staff Recommendation

The Planning and Zoning Staff recommends that the applicant's request to rezone the subject property from 'C-2' (General Commercial) to 'MFR' (Multiple Family Residential) via RZ-2024-01 to allow for the development of a townhome community be **APPROVED WITH CONDITIONS**. Such approval should be contingent upon the developer meeting the following nine (9) zoning conditions:

1. **Comprehensive Plan Amendment** – This requested rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2024-01, to change the subject property's land use designation from Medium-Density Mixed-Use to Medium-Density Residential, is approved before, or simultaneously with, the approval of RZ-2024-01.

2. **Site Plan**:
   - **a)** **Revised Site Plan** -- The subject property shall be developed according to a revised site plan which is similar to, but including the required variances, to the site plan which was prepared by Moore Bass Consulting on 02/29/24, representing Sheet #A3551.0010-SP1. Its title is "Hudson Bridge Townhomes; Stockbridge, GA." Any major deviations in the number of residential units, the density, or the overall site design shall require City Council approval.
   - **b)** **Site Accesses**—This shall be a gated community, with both site accesses having gates plus flock cameras for security purposes. In addition, the proposed secondary access to Oakwood Drive shall be reserved for use by emergency vehicles only. All of this information shall be noted on the site plan.
   - **c)** **Internal Streets** – All internal streets shall be of widths that are acceptable to the Fire Marshal
   - **d)** **Internal Sidewalks** – All internal streets shall have sidewalks on both sides of the streets, which are at least eight (8) feet wide.
   - **e)** **Amenities and Related Facilities** – The revised site plan shall include a mail kiosk, an 8-foot-wide multi-use path or walking trail, and a dog park, plus appropriate additional amenities for a community of this size, such as a grill area, a playground, a shuffleboard court, a tennis court, a pickleball court, etc.
   - **f)** **Central Trash Facility** -- The revised site plan shall indicate the location of one or more central trash facilities
   - **g)** **Bedroom Information** -- The revised site plan shall provide a breakdown of the number of units by the number of bedrooms, as well as the sizes of the bedrooms (for parking space requirements).
   - **h)** **Parking** – Sufficient parking shall be provided to meet the requirements of the Unified Development Code (UDC).
   - **i)** **Western Buffer, Fence, and Tall Trees** – The developer shall provide the required 25-foot zoning buffer along the western side of the property, adjacent to the Oakwood Manor Subdivision, along with the installation of a fence and tall trees

3. **One-Car Garage Townhome Units:**
   - a) Only 20 percent of the total townhome units shall have one-car garages.
   - b) All one-car garage units shall have full brick elevations.

4. **External Sidewalk** -The existing sidewalk along Hudson Bridge Drive shall be extended into the main project entrance.

5. **Water and Sewer Facilities** -- The developer shall comply with all requirements of the Henry County Water Authority in providing adequate water and sewer facilities to the subject site to serve the proposed townhome development.

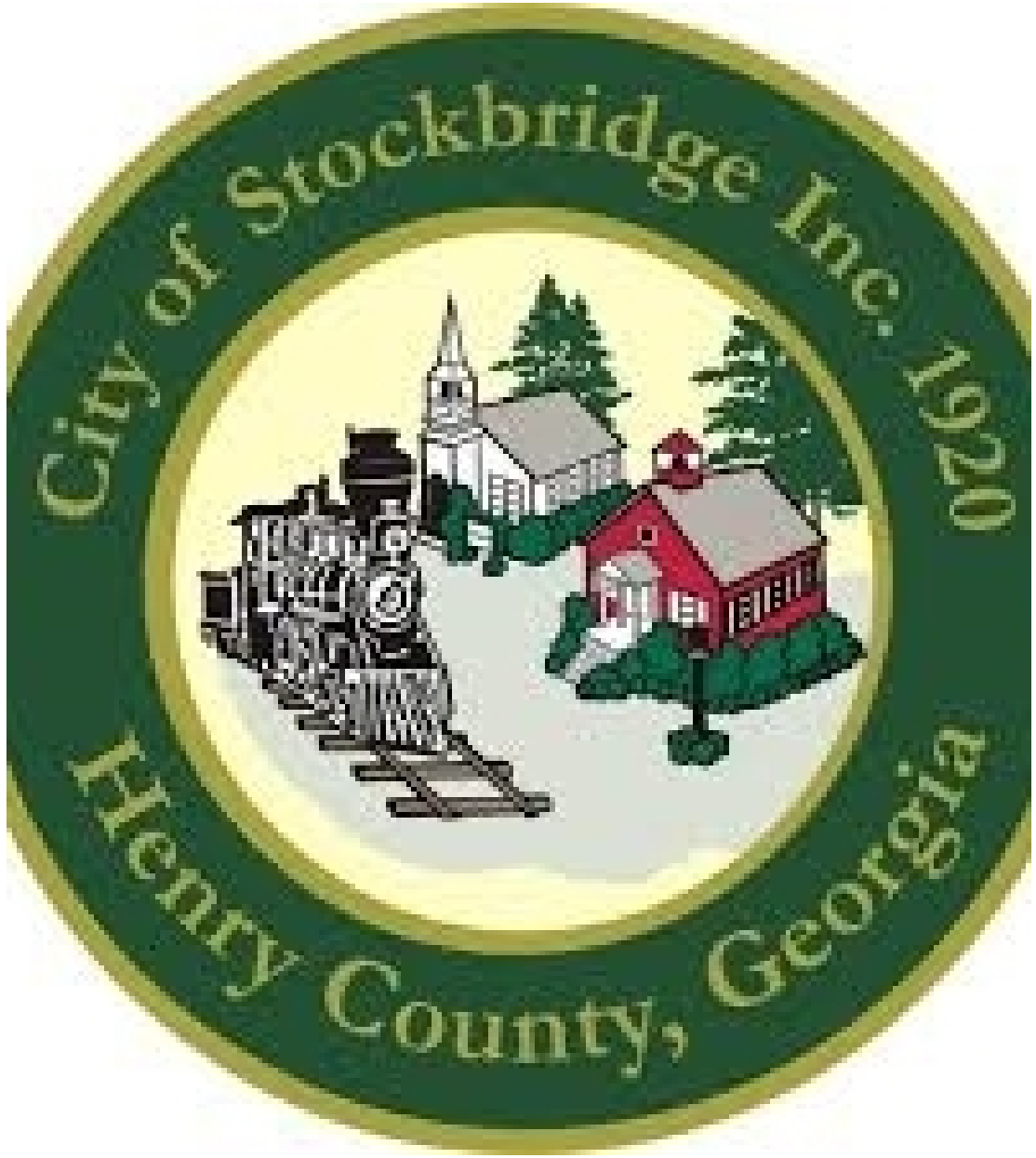
Staff Recommendation (cont.)

6. **Environmental Site Preservation** - The developer shall preserve the sensitive environmental features of the site, including the slopes, creek, stream buffer areas, and retaining wall, along the eastern side of the site.

7. **Easements** - The developer shall comply with the specifications of all easement agreements pertaining to the portion of Hudson Bridge Drive which lies within and adjacent to the subject property.

8. **Property Maintenance** - A townhome association shall be established, or a property management company shall be secured, for the purpose of maintaining all common areas of the site.

Presentation for VR-2024-03



Applicant's Request

The applicant has submitted a variance application to request the reduction in the front yard setbacks of the townhome lots from the MFR District's required 50 feet to 20 feet, and to reduce the side yard setbacks (between townhome buildings) from the required 20 feet to 10 feet.

Required Versus Proposed Setbacks in the Requested MFR District

MFR District Setback Requirements:	**Proposed Setbacks:**	**Meets MFR Requirements ?**
Front Yard Setbacks – 50 feet	Front Yard Setbacks – 20 feet	No
Side Yard Setbacks – 20 feet	Side Yard Setbacks – 10 feet	No
Rear Yard Setbacks – 20 feet	Rear Yard Setbacks – 20 feet	Yes

Staff Analysis (Section 10.1.3 of The Unified Development Code) for Variance Request #1

1. **Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district:** The subject property does have an unusual shape, and the presence of a creek, wetlands, and a steep drop-off in the southeastern corner of the property make certain areas of the property unbuildable. This limits the remaining available land on which to build, resulting in fewer units being built than would otherwise be the case. However, the applicant's application has not stated why such a large reduction in the front yard setbacks is needed for each lot—from 50 feet down to 20 feet. From the "Townhouse Detail" inset drawing on the submitted site plan, it appears that there would be only about 5 feet between the proposed 20-foot driveway setback and the sidewalk. Since standard parking spaces are 20 feet long, parked vehicles could protrude into that 5-foot area, which could be undesirable for pedestrians.

2. **A literal interpretation of the provisions of this unified development code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district:** While the Stockbridge City Council has approved reductions in the front yard setbacks of the townhome lots for other properties in the MFR district, in the past five years, the City Council has not approved any variances for a front yard setback reduction down to just 20 feet. Reductions down to 25 feet have been granted only a few times. Further, an ordinance is currently pending before the Stockbridge City Council to make revisions to the MFR district regulations. Included within that ordinance is a staff recommendation that the required front yard setbacks within the MFR district be at least 30 feet. The applicant has not provided any justification for reducing the front yard setbacks to less than 30 feet.

3. **Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district:** Since the requested front-yard variance reduction would be down to only 20 feet, this would be a greater reduction than has been granted for other properties in MFR districts in the City. The granting of Variance Request #1 would therefore cause the applicant to enjoy a special privilege, with no apparent urgent need being given to do so, in terms of the design of the proposed development.

4. **The variance will be consistent with the purposes and intent of this unified development code, will be compatible with uses on neighboring properties, and will serve the public welfare:** There is no apparent reason for granting a front-yard setback reduction down to 20 feet, thus its consistency with the purposes and intent of the UDC cannot be determined. Further, such a reduction would not be compatible with the single-family neighboring properties to the west, in the Oakwood Manor Subdivision, and any potential benefits to the public welfare are unknown.

5. **The extraordinary circumstances are not the result of actions of the applicant:** The physical characteristics of the subject property (the presence of a creek, floodplain areas, and steep topography) are not the result of any actions of the applicant. Their presence, though, does not automatically justify a front-yard setback variance reduction down to 20 feet.

6. **The variance is the minimum relief that will allow the legal use of the land, building or structure:** Without the granting of Variance Request #1, the land could still be used for building a smaller townhome development with larger but fewer townhome lots.

7. **The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district:** The applicant is not requesting the granting of Variance Request #1 to allow any types of uses on the existing vacant land that are prohibited within the applicant's requested MFR zoning district.

Staff Analysis (Section 10.1.3 of The Unified Development Code) for Variance Request #2

1. **Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district:** The subject property does have an unusual shape, and the presence of a creek, wetlands, and a steep drop-off in the southeastern corner of the property make certain areas of the property unbuildable. This limits the remaining available land on which to build, resulting in fewer units being built than would otherwise be the case. However, the applicant's application has not stated why the reduction in the side-yard setbacks would be needed. Presumably, it would just be to allow more townhome units to be built on the property.

2. **A literal interpretation of the provisions of this unified development code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district:** Within the past five years, the Stockbridge City Council has approved reductions in the side yard setbacks of townhome lots for other properties in the MFR district. However, the applicant has not demonstrated why any side-yard setback reductions are needed in designing the proposed development.

3. **Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district:** The granting of Variance Request #2 may not be viewed as a special privilege, compared to owners of other properties within the MFR zoning district, since other property owners have been granted similar variance requests.

4. **The variance will be consistent with the purposes and intent of this unified development code, will be compatible with uses on neighboring properties, and will serve the public welfare:** There is no apparent reason for granting a side-yard setback reduction down to 10 feet from the required 15 feet, thus its consistency with the purposes and intent of the UDC cannot be determined. However, this reduction of only 5 feet would not be significant, and no potential detriments to the public welfare have been identified.

5. **The extraordinary circumstances are not the result of actions of the applicant:** The physical characteristics of the subject property (the presence of a creek, floodplain areas, and steep topography) are not the result of any actions of the applicant. Their presence, though, does not automatically justify a side-yard setback variance reduction down to 10 feet. However, no apparent harm in doing so has been identified.

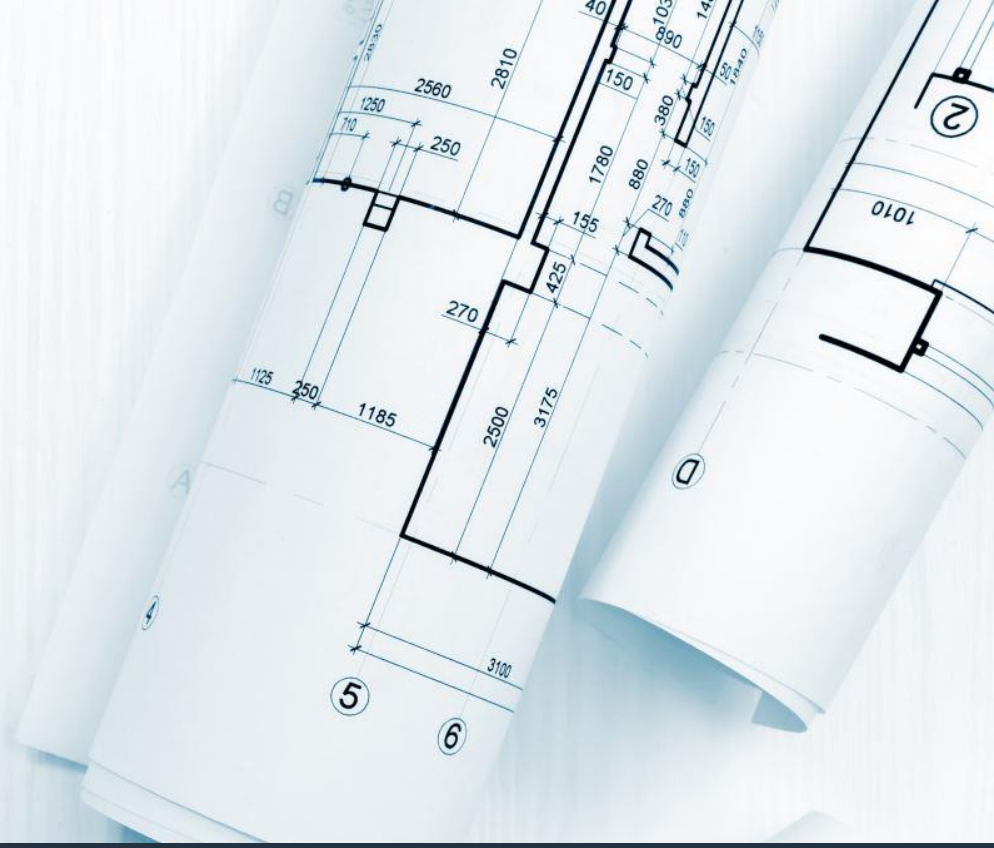
6. **The variance is the minimum relief that will allow the legal use of the land, building or structure:** Without the granting of Variance Request #2, the land could still be used for building a smaller townhome development with larger but fewer townhome lots

7. **The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district:** The applicant is not requesting the granting of Variance Request #2 to allow any types of uses on the existing vacant land that are prohibited within the applicant's requested MFR zoning district.

Staff Recommendation

1. **Variance Request #1:**
   a) The **denial** of the applicant's request to reduce the front yard setbacks of the townhome lots from the required 50 feet down to only 20 feet in the MFR zoning district.
   b) b. The **approval** of a reduction in the front yard setbacks of the townhome lots to 30 feet.
2. **Variance Request #2**: **Approval** of this request to reduce the side yard setbacks from the required 15 feet to 10 feet for the proposed townhome lots.

Battle Law



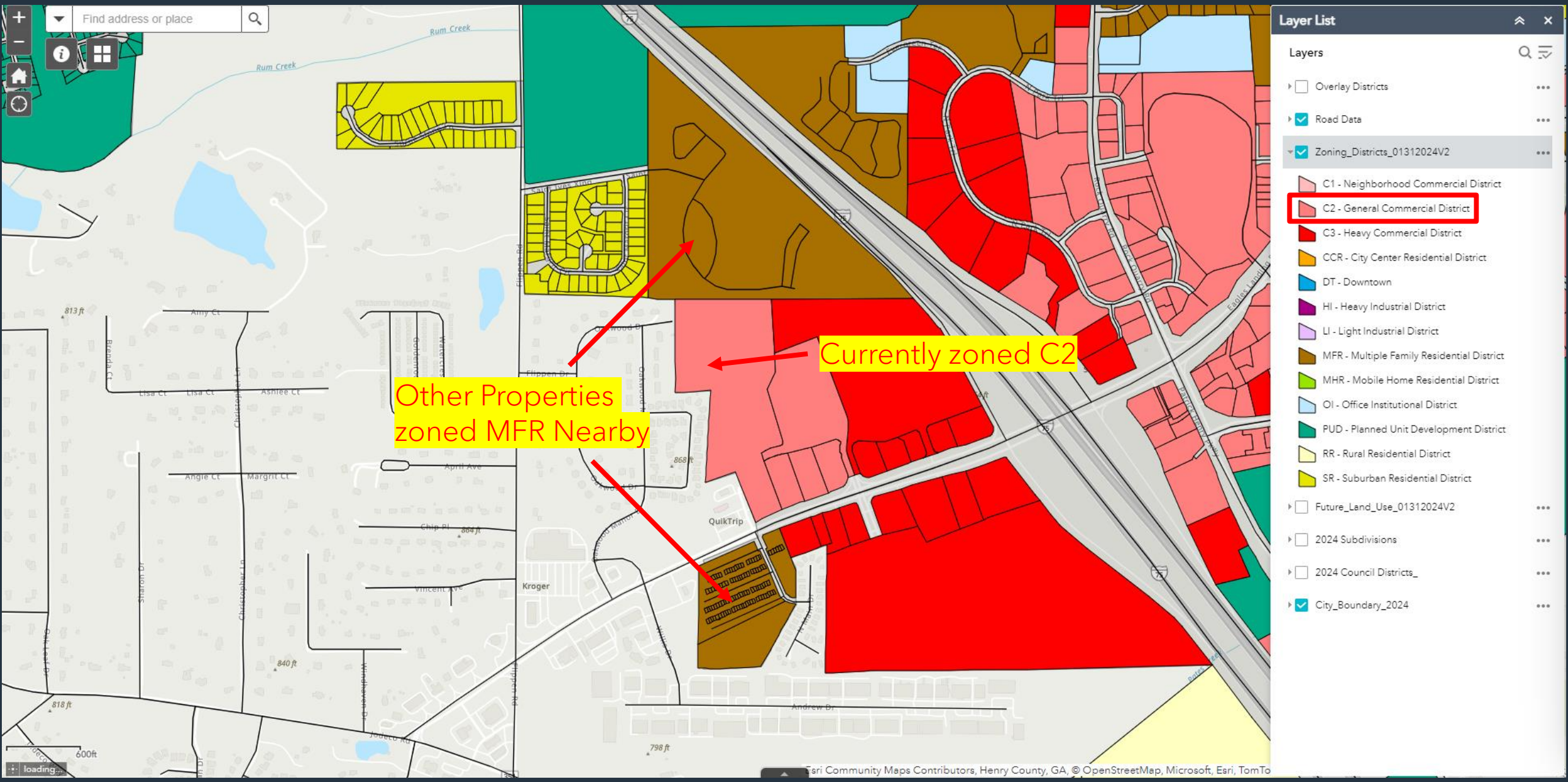
HUDSON BRIDGE DRIVE

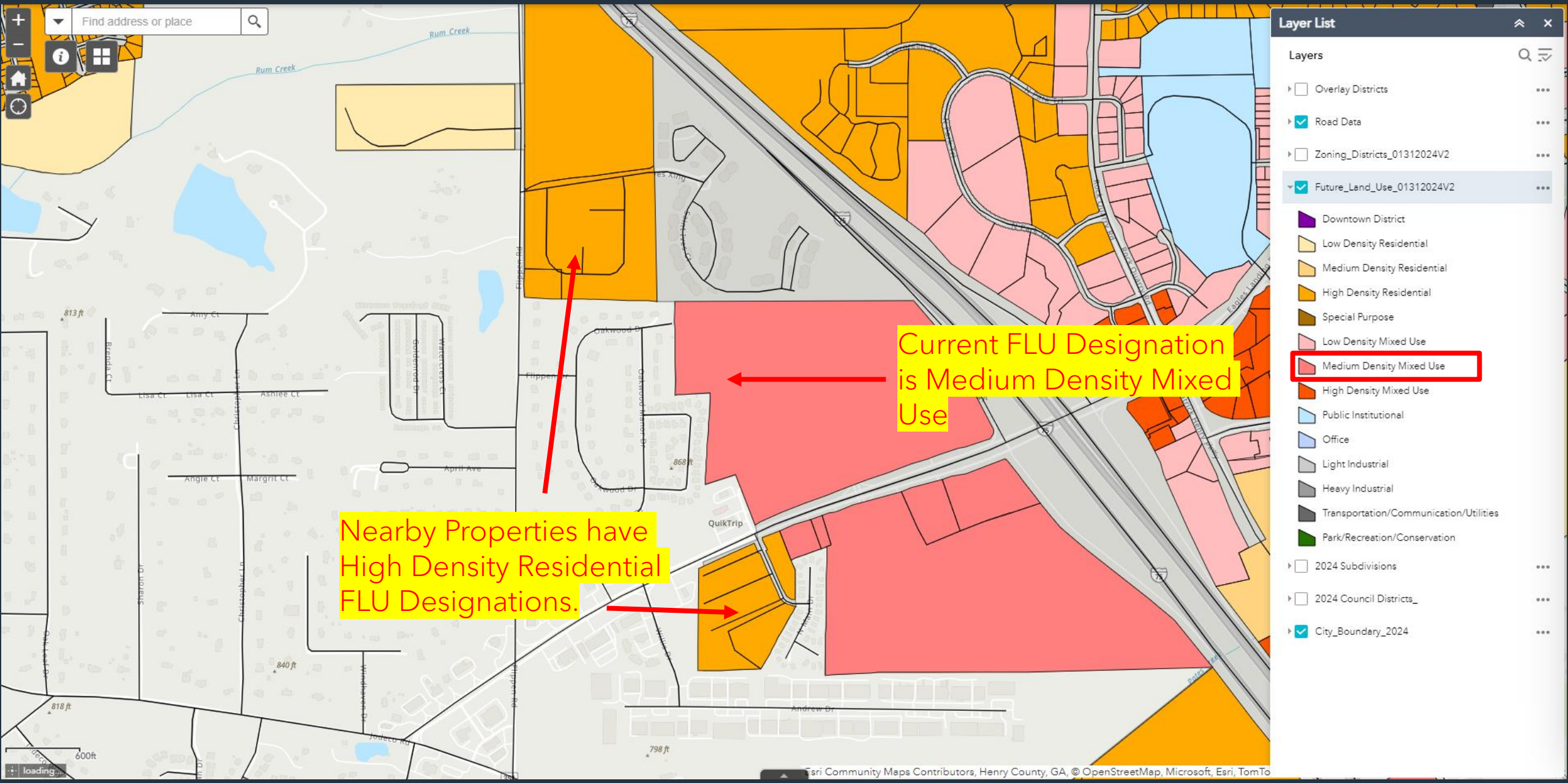
Proposal to allow for 140 Townhomes

OVERVIEW OF REQUESTS

- Future Land Use Amendment from Medium Density Mixed-Use to Medium Density Residential.
- Rezoning from General Commercial to Multi-Family Residential.
- Variance to reduce the front yard setback from 50 feet to 20 feet.
- Variance to reduce the side yard setback between buildings from 15 feet to 10 feet.


WalMart
Hudson Bridge Road
QT and
Taco Bell
Apartments
Preach Radio
St. Ives Crossing
Playground
Buffalo Transportation
and Logistics
Tri County Pediatrics
GABINOS
MEXICAN GRILL
Chastain Mechanical
Solutions
Quality Inn
Women's Imaging
Specialists | Eagles...
BNR Drywall
Temporarily closed
Oodles of schnoodles
dog grooming salon
Massage Envy
Chick-fil-A
Mellow Mushroom
Stockbridge
Hudson Bridge Dr
Family Orthodontics
Stockbridge
Spectrum Store
Super 8 by Wyndham
Stockbridge
QuikTrip
Extra Space Storage
Express Oil Change
& Tire Engineers
Inner Beauty Day Spa
Kroger
Watercress Ct
April Ave
Chip Pl
Vincent Ave
Oakwood Dr
Flippen Dr
Flippen Rd
Oakwood Manor Dr
Oakwood Ct
Hudson Bridge Rd
Hudson Bridge Dr
Willis Dr
Hudson Bridge Ct
N Main Dr
N Park Trail
Killeann Blvd
N Park Pl
N Park Ct
Rock Quarry Rd
St Margrit Ct
St Ives Ct
Gabrielle Ct
Turnstone Rd
Fenrod Dr
Watercress Dr
Layers
Google
3D


Find address or place
Rum Creek
Rum Creek
Currently zoned C2
Other Properties
zoned MFR Nearby
QuikTrip
Kroger
Layer List
Layers
Overlay Districts
Road Data
Zoning_Districts_01312024V2
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
Future_Land_Use_01312024V2
2024 Subdivisions
2024 Council Districts_
City_Boundary_2024
600ft
loading...
Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTo


Find address or place
Rum Creek
Current FLU Designation is Medium Density Mixed Use
Nearby Properties have High Density Residential FLU Designations.
QuikTrip
Layer List
Layers
Overlay Districts
Road Data
Zoning_Districts_01312024V2
Future_Land_Use_01312024V2
Downtown District
Low Density Residential
Medium Density Residential
High Density Residential
Special Purpose
Low Density Mixed Use
Medium Density Mixed Use
High Density Mixed Use
Public Institutional
Office
Light Industrial
Heavy Industrial
Transportation/Communication/Utilities
Park/Recreation/Conservation
2024 Subdivisions
2024 Council Districts_
City_Boundary_2024
600ft
loading...
Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTo



SITE DATA

PROJECT NAME	HUDSON BRIDGE TOWNHOMES		
SITE AREA	20.37 AC.		
TAX ID	032-01026000		
CURRENT ZONING	C-2		
PROPOSED ZONING	MFR		
PROPOSED USE	UNIT SIZE	SETBACKS	QUANTITY
FEE SIMPLE TOWNHOMES	20' WIDE	FRONT: 20', SIDE: 10', REAR: 20'	101 UNITS
FEE SIMPLE TOWNHOMES	24' WIDE	FRONT: 20', SIDE: 10', REAR: 20'	39 UNITS
		TOTAL	140 UNITS
PROPOSED DENSITY	140 UNITS / 20.37 AC.	6.87 UNITS PER ACRE	
OPEN SPACE PROVIDED	PROPOSED OVERALL OPEN SPACE		8.37 AC.
	PROPOSED OVERALL OPEN SPACE AREA AS A % OF SITE		41.1%
IMPERVIOUS AREA	10.0 AC. (49 % OF TOTAL SITE AREA)		
OFF-STREET PARKING PROVIDED:	41 SPACES		

SITE DATA


MB
Hudson Bridge Townhomes
Axon View 01


MB
Hudson Bridge Townhomes
Amenity and Kiosk View 03


The Great Lounge
Hudson Bridge Townhomes
Amenity and Kiosk View 02


Hudson Bridge Townhomes
20’ Wide Townhomes View 02





Lennar Homes Hudson Bridge Project Renderings





City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant Lennar Georgia LLC Phone: (770) 670-2757 Date: 4/1/2024

Address Applicant: 11560 Great Oaks Way, Suite 100 Fax _____ Cell # _____

City: Alpharetta State: GA Zip: 30022 E-mail: frank.potts@lennar.com

Name of Agent Battle Law PC Phone: (404) 745-0045 Date: _____

Address Agent: 3562 Habersham at Northlake Rd Fax _____ Cell # _____

City: Tucker State: GA Zip: 30084 E-mail: mlb@battlelawpc.com

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

Rezoning being requested From C-2 to MFR

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

Address of Property: _____

Nearest intersection to the property: Hudson Bridge Road and Hudson Bridge Drive
(Street Address)

Size of Tract: 20.367 acre(s), Land Lot Number(s): _____, District(s): _____

Property Tax Parcel Number(s): 032-01026000 **(Required)**

Witness' Signature

Printed Name of Witness

Notary

NOTARY STAMP

SANDY M KIDD
COBB County
Notary Public
Expires 07-30-2027
STATE OF GEORGIA

Signature of Applicant

Tom Bowers
Printed Name of Applicant

Signature of Agent

(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at Hudson Bridge Road and Hudson Bridge Dri [address], with Parcel Number 032-01026000 which is the subject of this application.

Name of Property Owner: MOUNT ZION 48 LLC

Property Owner's Address: 1 WOODY TRAIL MABLETON, GA 30126

Telephone: 770-265-6934 E-mail: SVKUMAR99@hotmail.com

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

Signature: Surender V Kumar Date: 3-22-24

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

Name(s) of Applicant(s): Lennar Georgia, LLC

Company/law firm (if applicable): Battle Law PC

Telephone, E-Mail, & Address: (404) 745-0045, mlb@battlelawpc.com

3562 Habersham at Northlake Rd Tucker, GA 30084

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

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

3-22-24
Date

Levi Reece
Signature of Notary Public

Levi Reece
Printed Name of Notary Public

3/22/24
Date

Notary Public's Seal or Stamp:



Applicant Campaign Disclosure Form

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

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

Yes_____No X

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

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

We certify that the foregoing information is true and correct, this 20th day of March, 2024.

Tom Bowers
Applicant's Name - Printed

Tom B
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 20th day of March, 2024

Sandy M Kidd
Notary Public

SANDY M KIDD
COBB County
Notary Public
Expires 07-30-2027
STATE OF GEORGIA

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

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Yes_____No X

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

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

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

SURENDER V Kumar

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

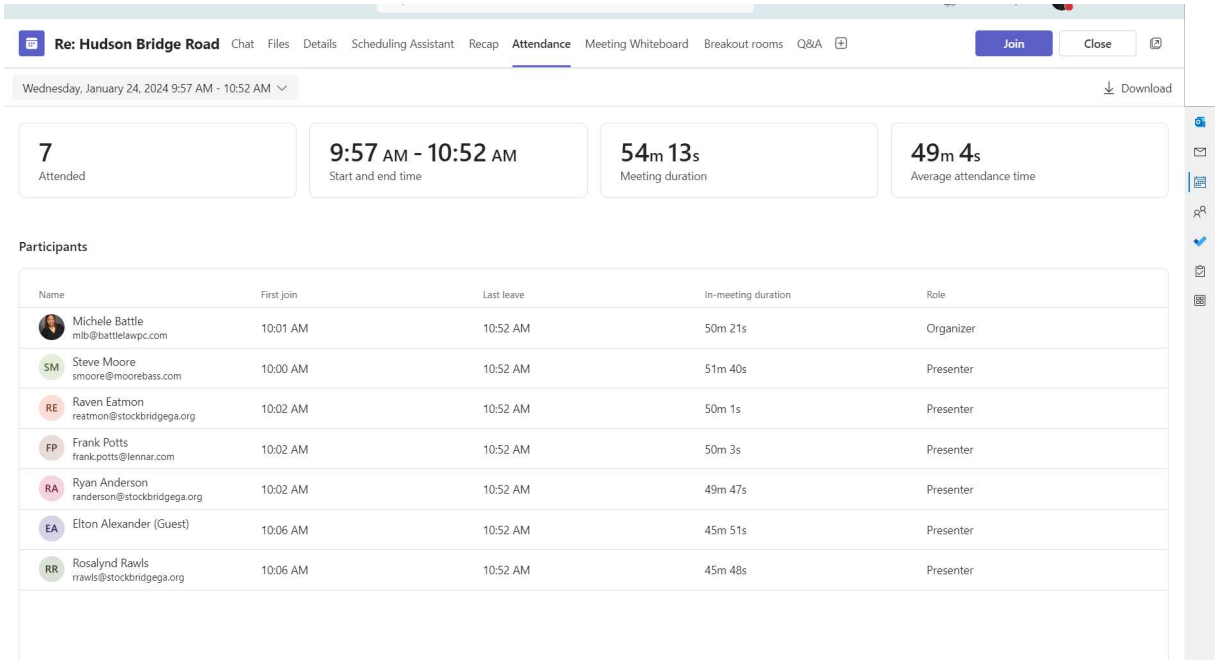
Sworn to and subscribed before me this 22nd day of March 2024

Notary Public

LEVI REECE
NOTARY PUBLIC
My Commission Expires
06-30-2026
COBB COUNTY, GEORGIA

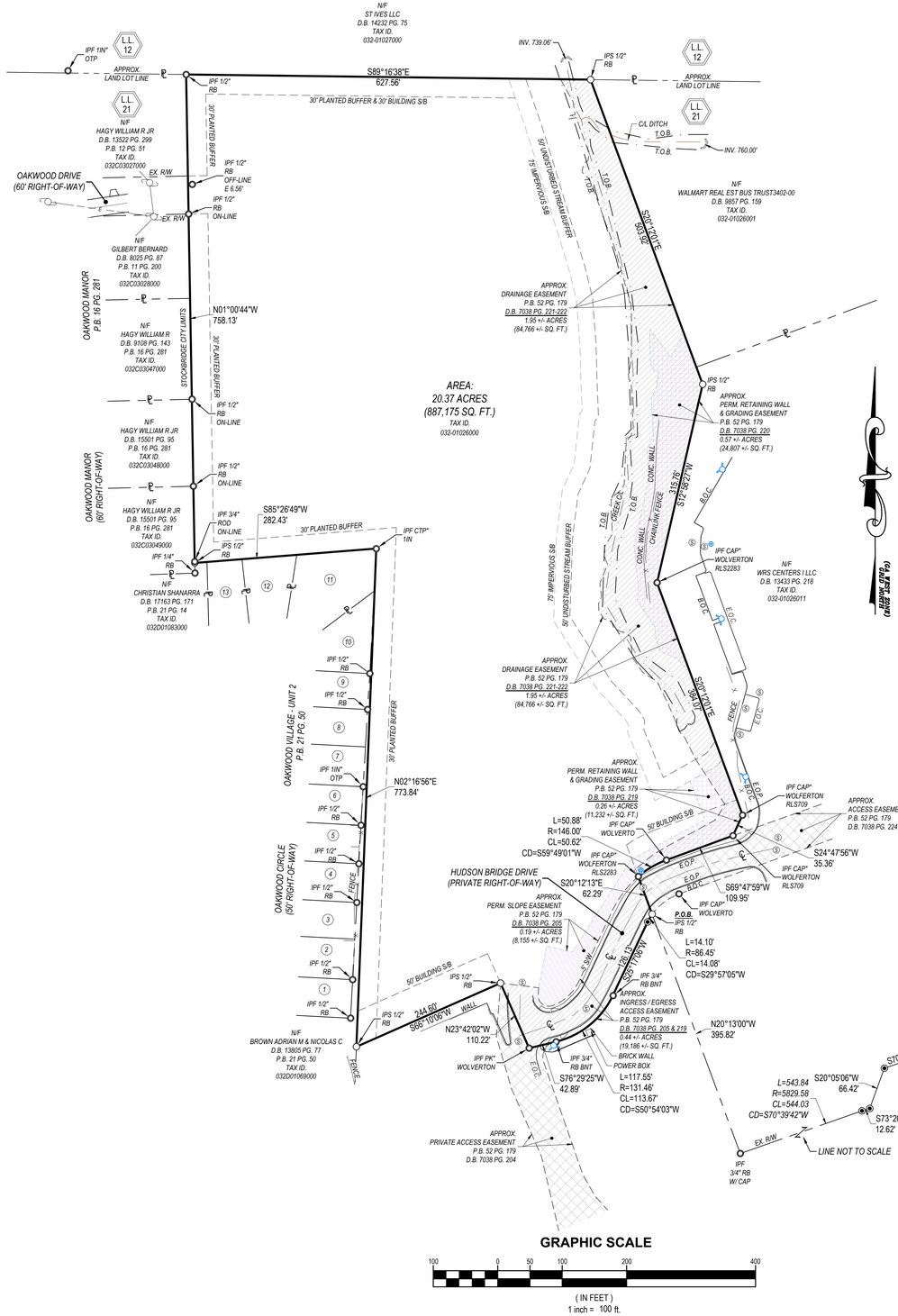
* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Proof of Pre-Application Meeting

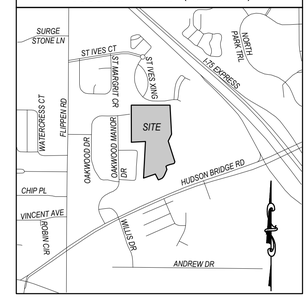


THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

BOUNDARY SURVEY FOR:
MT. ZION 48, LLC
LAND LOT 21 ~ 6TH DISTRICT
HENRY COUNTY, GEORGIA



VICINITY MAP (NOT TO SCALE)



REFERENCES

1. FINAL SUBDIVISION PLAT EASEMENTS RECORDED IN PLAT BOOK 52, PAGE 176-179 PER HENRY COUNTY RECORDS.
2. LIMITED WARRANTY DEED RECORDED IN DEED BOOK 11917, PAGE 266-269 PER HENRY COUNTY RECORDS.
3. PERMANENT RETAINING WALL & GRADING EASEMENT RECORDED IN DEED BOOK 7038, PAGE 219 PER HENRY COUNTY RECORDS.
4. DRAINAGE EASEMENT RECORDED IN DEED BOOK 7038, PAGE 221-222 PER HENRY COUNTY RECORDS.
5. ACCESS EASEMENT RECORDED IN DEED BOOK 7038, PAGE 224 PER HENRY COUNTY RECORDS.
6. PERMANENT RETAINING WALL AND GRADING EASEMENT RECORDED IN DEED BOOK 7038, PAGE 220 PER HENRY COUNTY RECORDS.
7. INGRESS / EGRESS ACCESS EASEMENT EASEMENT RECORDED IN DEED BOOK 7038, PAGE 205 & 219 PER HENRY COUNTY RECORDS.
8. PERMANENT SLOPE EASEMENT RECORDED IN DEED BOOK 7038, PAGE 205 PER HENRY COUNTY RECORDS.
9. ACCESS EASEMENT RECORDED IN DEED BOOK 7038, PAGE 204 PER HENRY COUNTY RECORDS.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0088D EFFECTIVE DATE OCTOBER 6TH, 2016, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR TIMOTHY M. WORLEY DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY TIMOTHY M. WORLEY IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983(1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHIMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 49,634 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT, "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,240,152 FEET" THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S6 ROBOTIC TOTAL STATION & CHAMPION TKO ROVER GPS UNIT. THE FIELDWORK WAS COMPLETED MARCH 21ST, 2022 ON THIS PROJECT.

LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT.	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND
-E-	OVERHEAD POWER LINE		IRON PIN SET
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
	PROPERTY LINE		SINGLE WING CATCH BASIN (SWCB)
	CENTERLINE		DOUBLE WING CATCH BASIN (DWCB)
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)
			LINE NOT TO SCALE

GEORGIA SURVEY CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TIMOTHY M. WORLEY
REGISTERED LAND SURVEYOR #3360 (tworley@moorebass.com)

DATE: 3/31/22

ADJOINERS CHART

NUMBER	OWNER	D.B. & PG.	P.B. & PG.	TAX ID.
1	CALLAHAN TIMOTHY J & TONDA L	15369-196	21-50	032D01070000
2	LEVY MILLICENT	14038-104	21-50	032D01071000
3	WHISNANT DANNY R	13821-321	21-50	032D01072000
4	BAXTER GALEN C & COLLEEN N	14104-293	21-14	032D01073000
5	EASLEY SHARON P & ROBIN L	8215-268	21-50	032D01074000
6	TURNER VIRGINIA N	7838-292	21-14	032D01075000
7	AUGUSTINE MARIE E	12287-255	21-50	032D01076000
8	BERNUY FRANCISCO	60160-96	21-50	032D01077000
9	THE IRA CLUB FBO CHRISTOPHER ALLEN & KIMBERLY	15610-300	21-14	032D01078000
10	CENTRIC LLC	13289-206	21-50	032D01079000
11	MOTON MELBA & NATHANIEL JR	17525-293	21-14	032D01080000
12	TRICON SFR 2020-2 BORROWER LLC	17632-95	21-14	032D01081000
13	TAH 2017-1 BORROWER LLC	15420-17	21-14	032D01082000

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• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: HUDSON BRIDGE HENRY COUNTY, GEORGIA

CLIENT NAME: MT. ZION 48, LLC 1720 PEACHTREE STREET, SUITE 150, ATLANTA, GEORGIA 30309

REVISIONS

A3846.0001_BND

DATE 3-31-2022
CONTRACT # A3846.0001
DRAWN BY TMW, DC

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of service for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

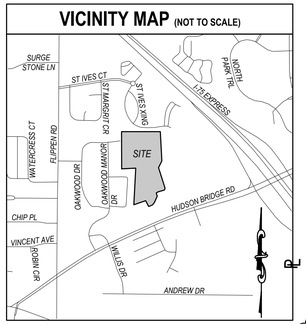
GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY 3-31-22

SHEET TITLE: BOUNDARY SURVEY

SHEET 1 OF 1

©Moore Bass Consulting

VICINITY MAP (NOT TO SCALE)



N/F
WALMART REAL EST BUS TRUST3402-00
D.B. 9857 PG. 159
TAX ID.
032-01026001

N/F
TAX ID.
032-01026011

N/F
ST IVES LLC
D.B. 14232 PG. 75
TAX ID.
032-01027000

N/F
BROWN ADRIAN M & NICOLAS C
D.B. 13805 PG. 77
P.B. 21 PG. 50
TAX ID.
032D01069000

N/F
HAGY WILLIAM R JR
D.B. 13522 PG. 299
P.B. 12 PG. 51
TAX ID.
000

N/F
GILBERT BERNARD
D.B. 8025 PG. 87
P.B. 11 PG. 200
TAX ID.
032C03028000

N/F
HAGY WILLIAM R
D.B. 9108 PG. 143
P.B. 16 PG. 281
TAX ID.
032C03047000

N/F
HAGY WILLIAM R JR
D.B. 15501 PG. 95
P.B. 16 PG. 281
TAX ID.
032C03048000

N/F
HAGY WILLIAM R JR
D.B. 15501 PG. 95
P.B. 16 PG. 281
TAX ID.
032C03049000

50' UNDISTURBED STREAM BUFFER
75' IMPERVIOUS S/B
15' IMPERVIOUS S/B
T.O.B.
E.O.C.
B.O.C.
E.O.P.
EX. R/W
HUDSON BRIDGE DRIVE
DESIGNATED IMPROVEMENTS FOR PUBLIC OPEN SPACE
N.V.S.
OAKWOOD MANOR DRIVE
(GA WEST ZONE) GRID NORTH

SITE DATA

PROJECT NAME	HUDSON BRIDGE TOWNHOMES		
SITE AREA	20.37 AC.		
TAX ID	032-01026000		
CURRENT ZONING	C-2		
PROPOSED ZONING	MFR		
PROPOSED USE	UNIT SIZE	SETBACKS	QUANTITY
FEE SIMPLE TOWNHOMES	20' WIDE	FRONT: 20', SIDE: 10', REAR: 20'	101 UNITS
FEE SIMPLE TOWNHOMES	24' WIDE	FRONT: 20', SIDE: 10', REAR: 20'	39 UNITS
		TOTAL	140 UNITS
PROPOSED DENSITY	140 UNITS / 20.37 AC.	6.87 UNITS PER ACRE	
OPEN SPACE PROVIDED	PROPOSED OVERALL OPEN SPACE		8.37 AC.
	PROPOSED OVERALL OPEN SPACE AREA AS A % OF SITE		41.1%
IMPERVIOUS AREA	10.0 AC. (49 % OF TOTAL SITE AREA)		
OFF-STREET PARKING PROVIDED:	41 SPACES		

GRAPHIC SCALE

50 0 25 50 100 200

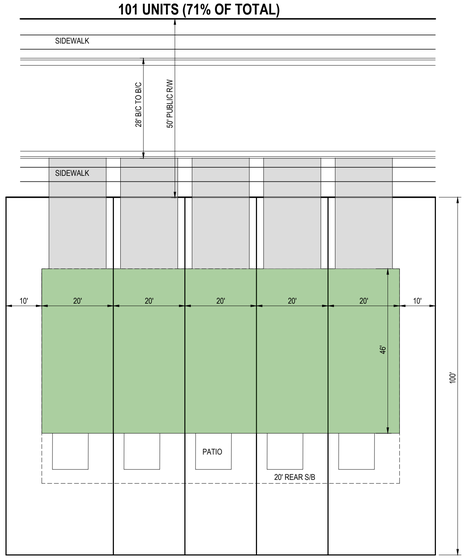
(IN FEET)
1 inch = 50 ft.

TOWNHOUSE UNIT DETAIL

SCALE: 1"=20'

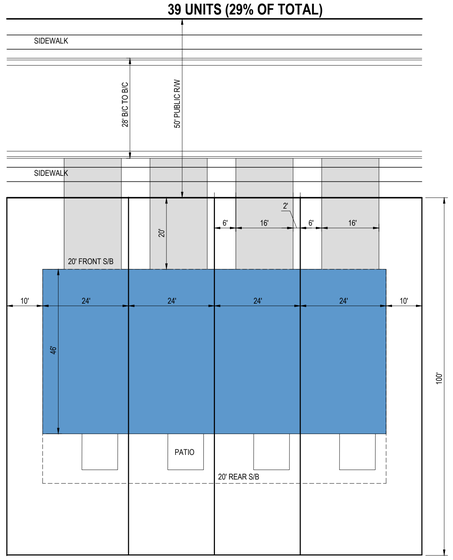
20 WIDE UNITS

101 UNITS (71% OF TOTAL)



24 WIDE UNITS

39 UNITS (29% OF TOTAL)



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Q:\A3551.0010 - Hudson Bridge\Engineering\Planning\A3551.0010-SP1.dwg, 2/ & 24 UNITS, tilaylor, Feb 29, 2024 - 9:10:29am

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1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: HUDSON BRIDGE TOWNHOMES STOCKBRIDGE, GA

CLIENT NAME: LENNAR GEORGIA, LLC

REVISIONS

A3551.0010-SP1

DATE 02/29/2024

CONTRACT #

DRAWN BY SDM

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McDONOUGH, GA 30253
LSF #1179

SEAL

SHEET TITLE: **SITE PLAN**

SHEET **1.0**

Lennar Homes Hudson Bridge Project Renderings





Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Unified Development Code
For
A Rezoning from C-2 to MFR and Land Use Amendment
From Medium Density Vertical Mixed Use to Medium Density Residential

of

LENNAR GEORGIA, LLC.
c/o Battle Law, P.C.

for

+/-20.37 Acres of Land
Being Hudson Bridge Drive
City of Stockbridge, Georgia and
Parcel Nos. 032-01026000

Submitted for Applicant by:

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

Battle Law

I. LETTER OF INTENT

Lennar Georgia, LLC (the "Applicant") is seeking to develop that certain undeveloped +/- 20.37 acre tract of land being Tax Parcel No. 032-01026000 having frontage on Hudson Bridge Drive (the "Subject Property") for one hundred forty (140) townhome units as depicted on the submitted elevations. The Subject Property is located within the Parkway Mixed Use Overlay District ("Parkway Overlay District"), and is currently zoned C-2, with a land use designation of Medium Density Vertical Mixed Use. The Applicant is seeking to rezone the Subject Property to MFR, while simultaneously seeking a land use amendment to Medium Density Residential.

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

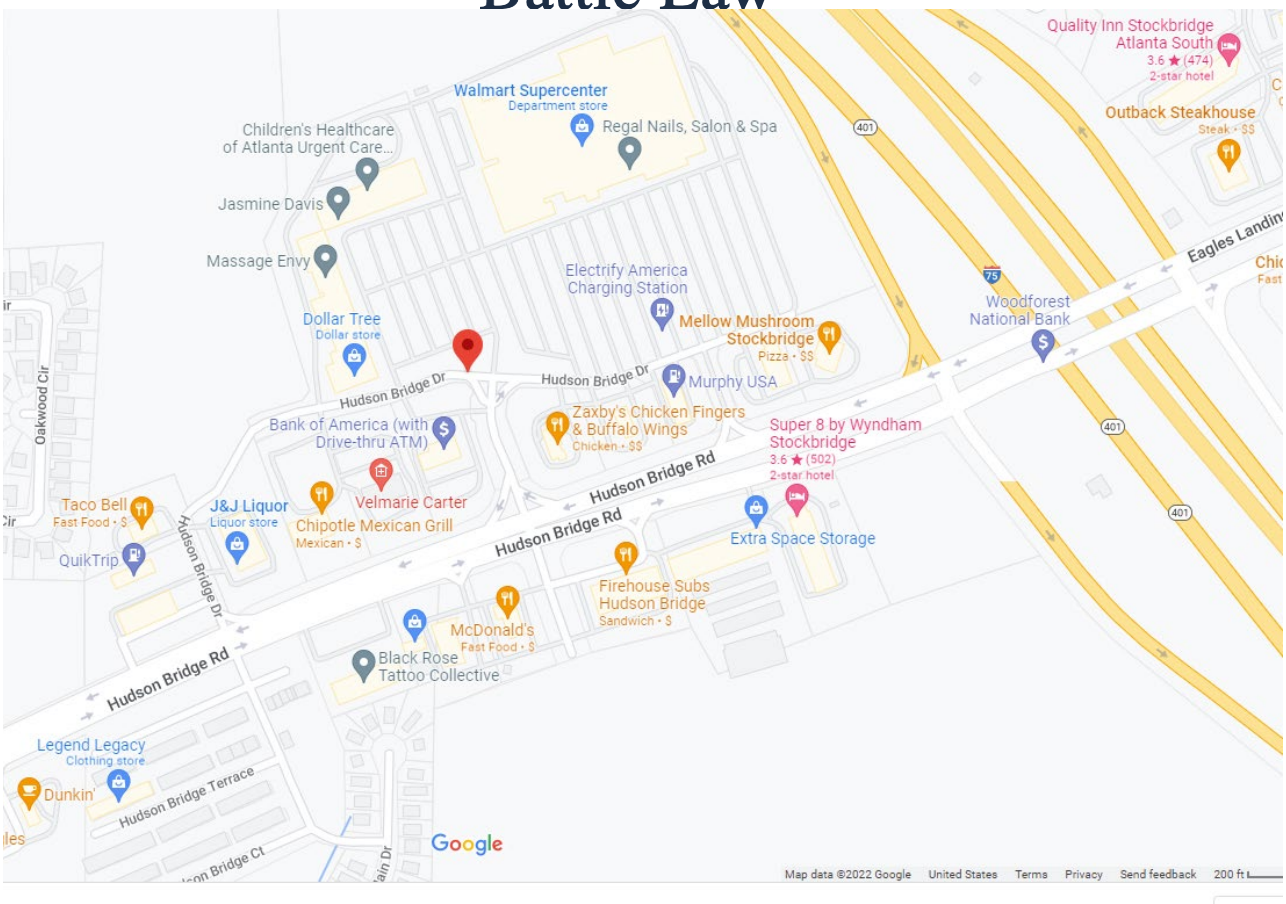
II. STEINBERG ACT REZONING CRITERIA

The State of Georgia proposes the following decision criteria to be considered for rezonings in jurisdictions that do not propose other criteria:

1. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;*

The zoning proposal will permit a use that is suitable in view of the current density and uses allowed under the Parkway Overlay District, in addition to existing uses on the adjacent and nearby property. Amongst other things, the purpose and intent of the Parkway Overlay District is "to encourage a balanced mix of retail, professional, residential, civic, entertainment and cultural uses," and "to improve public health and provide safe and efficient movement within the overlay district by promoting development patterns that encourage physical activity such as walking and bicycling." The area surrounding the Subject Property within the City of Stockbridge is predominately commercial and retail uses, except for the Hudson Bridge Townhome community that was built in 1986.

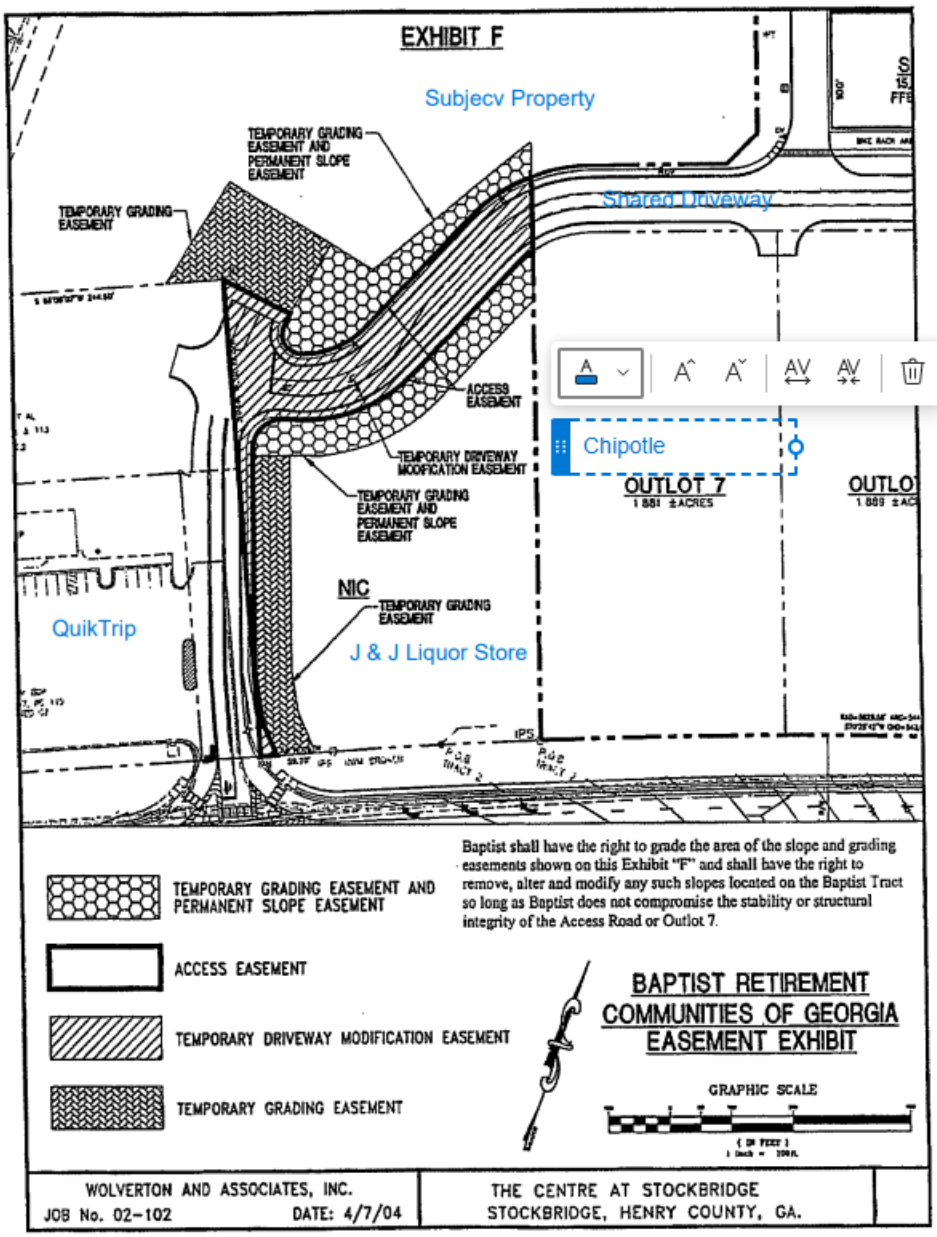
Battle Law



The Subject Property is part of a 72.69 acre planned commercial/retail/residential project which was been developed by multiple owners. Hudson Bridge Drive is a private street which provides shared access to excess of 20 stores, including the following businesses:

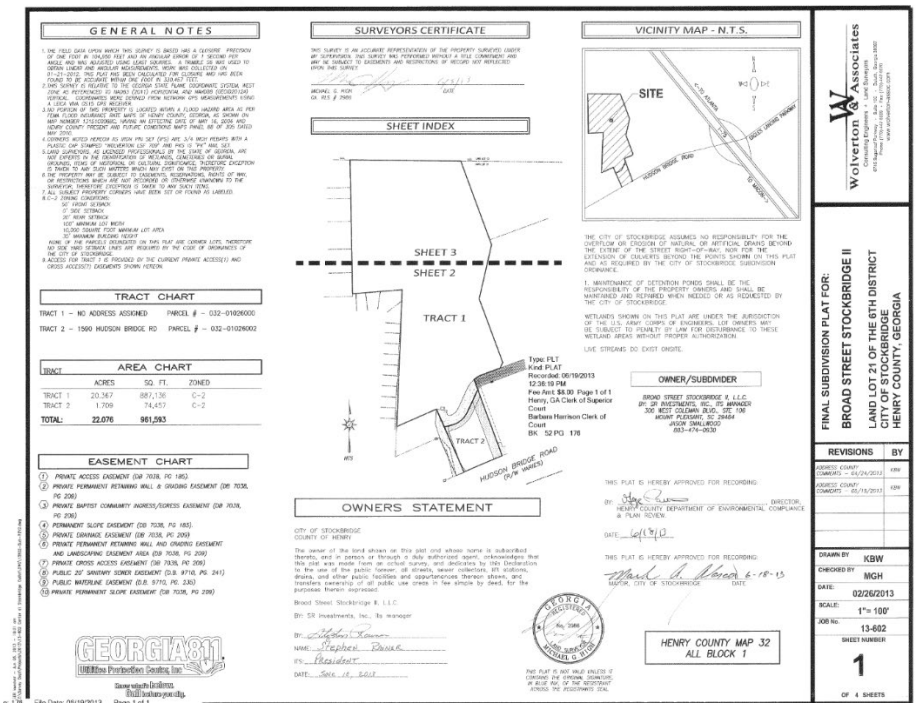
1. QuikTrip;
2. Walmart:
3. Chipotle
4. J&J Liquor;
5. Taco Bell
6. Zaxby's
7. Murphy's Gas Station
8. Mellow Mushroom
9. Arby's
10. Discount Tire; and
11. Bank of America.

BOOK 7038 PAGE 205



Battle Law

The Subject Property was originally a 22.076 acre tract of land that was subdivided in 2013 into two tracts with the intervening shared driveway for the development of a commercial outparcel.



In 2004 the 22.076 acres was owned by Baptist Retirement Communities of Georgia, Inc. ("Baptist RCG"), along with the adjacent 9.67 acres of land that has been developed as a commercial retail plaza. As part of the development of the commercial plaza Baptist RCG agreed to place a restrict covenant on the Subject Property which prohibited it from being developed for any retail purposes but allowed it to be developed for residential apartments.

DOC# 020854
FILED IN OFFICE
04/28/2004 02:10 PM
BK:7038 PG:237-243
JUDITH A LEWIS
CLERK OF SUPERIOR COURT
HENRY COUNTY

BOOK 7038 PAGE 237

After recording return to:
Calloway Title & Escrow, LLC
Attn: David Dudley (2-1353)
4800 Ashford Dunwoody Rd. Ste. 240
Atlanta, Georgia 30338

STATE OF GEORGIA)
)
COUNTY OF HENRY)

RESTRICTIVE COVENANT

This Restrictive Covenant ("Covenant") is made this 26th day of April, 2004, by the BAPTIST RETIREMENT COMMUNITIES OF GEORGIA, INC., a Georgia non-profit corporation ("Declarant"), for the benefit of WR OF STOCKBRIDGE, L.L.C., a South Carolina limited liability company ("WR"), and its successors and assigns.

WHEREAS, Declarant is the owner of that certain real property referred to as the "Remaining Tract" and which is more particularly described on Exhibit "A" attached hereto and made a part hereof;

WHEREAS, WR is the owner of that certain real property referred to as the "Development Tract" and which is more particularly described on Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, it is the intent and desire of Declarant to execute this Restrictive Covenant to establish certain restrictions upon the Remaining Tract for the benefit of the Development Tract;

NOW, THEREFORE, Declarant for itself, its successors and assigns does hereby agree that the Remaining Tract shall be subject to and shall be used in conformance with the following covenants and agreements:

1. No part of the Remaining Tract shall be used for any retail purposes, which restriction shall include, but not be limited to, the sale of any goods or merchandise of any nature and/or the offering of any services of any nature for profit. Examples of such prohibited activities include, but are not limited to, the retail sale of any foodstuffs or grocery items, whether packaged or freshly prepared, the retail sale of prepared foods, whether "fast food" or sit-down meals, the retail sale of any clothing items, the retail sale of housewares and/or supplies, the retail sale of hardware items or tools, the retail sale of any crafts, hobby supplies, artwork, and the provision, for profit, of any haircutting services,

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=21021595&key1=7038&key2=237&county=75&countyname=HENRY&userid=251358&appi... 1/8

BOOK 7038 PAGE 238

cosmetic services and/or manicure, pedicure or massage services. Declarant specifically acknowledges and agrees that the foregoing prohibited uses are mere examples, and does not intend that they represent all uses restricted or prohibited hereby. Notwithstanding the foregoing, such retained uses as are ancillary or incident to the use of the Remaining Tract for residential apartments are permitted, including, but not limited to, coin-operated laundries, vending machines and the occasional sale of novelty items bearing the logo or trademark of the owner or manager of the apartment complex.

2. The foregoing restriction shall expire on March 31, 2008, if not theretofore terminated.

The foregoing restrictions and agreements are imposed on the Remaining Tract for the benefit of the Development Tract.

The agreements, restrictions and covenants herein made shall be deemed restrictive covenants running with the land and shall be binding upon the Remaining Tract and any person or entity who may from time to time own, lease or otherwise have an interest in the Remaining Tract.

[SIGNATURES ON FOLLOWING PAGE]

It can be inferred that the intent of this prohibition on the development of other retail uses, while permitting the development of multi-family apartments, was to support the viability of the retail stores without additional competition, AND to create a mixed-use environment with residents living adjacent to the site that could support the commercial businesses being developed. Based upon the Subject Property being included in the Parkway Overlay District the purpose and intent of the development of this area and the Subject Property remains the same.

2. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;*

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The zoning proposal will permit a use that creates the mixed-use environment promulgated by the Parkway Overlay District. Additionally, the development of the Subject Property as currently zoned would in fact have an adverse impact on the adjacent property owners by oversaturating an already robust commercial corridor.

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

The property to be affected by the zoning proposal does not have a reasonable economic use as

currently zoned. The area in which the Subject Property is located is already saturated with commercial development, which is inconsistent with the intent and purpose of the Parkway Overlay District, and based on the current economic climate in which retail stores are being challenged by the growing online shopping trends, the development of additional commercial space in this corridor would be economically unfeasible.

4. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;*

The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Additionally, according to the letter attached to this application from the Henry County Water Authority, water and sewer are available for the Subject Property. The Henry County Water Authority stated that there is enough capacity to serve the proposed number of units.

Lastly, the zoning proposal will not overly burden the local schools as the majority of the units as the anticipated market for the proposed units are young professionals, and single individuals looking for a low maintenance homeownership option.

Therefore, the zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

5. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and*

The Applicant is seeking to amend the current land use designation to Medium Density Residential which is consistent with the purpose and intent of the Parkway Overlay District which allows for a density of up to 60 units per acre with density bonuses, and heights up to 20 stories. The current Medium Density Vertical Mixed-Use only allows for up to 2 to 3.6 units per acres, with a maximum height of 3 stories. The comprehensive plan from which the land use designations were derived was adopted in 2018: however, the City's Revised Unified Development Code, which contains the current Parkway Overlay District, was adopted in March of 2022. Therefore, the current land use plan for the City and the Subject Property is outdated, and inconsistent with the Parkway Overlay District.

6. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

The Applicant is not aware of any other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a Rezoning from C-2 to MFR be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

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

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I,

Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of

Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

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

A refusal by the City of Stockbridge City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such

different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

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

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

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

Michele L. Battle, Esq.
Attorney for the Applicant

Henry County Water Authority
Engineering Division

December 2, 2022

Re: Water and Sewer Services - Availability

Proposed Development:	**Apartment Complex**
Property Information:	**Hudson Bridge Road Parcel No. 032-01026000**
	LL 21; District 6; 20.37+/- acres
Proposed Zoning:	**MFR**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

Water service can be made available to the property described above by way of a line extension, as illustrated on the Conceptual Site Plan at the developer's expense. A fire flow test calculated in the area revealed the following data:

Static:	110	psi
Residual:	95	psi
Flow	1130	gpm
Calculated Flow @ 20 psi:	2973	gpm

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

Sewage **treatment** and sewer line **capacity** are available for the property. ***However, installation of a private lift-station (proposed to be located on the developer's site), associated force main and gravity sewer main extension will be necessary at the developer's expense.***

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

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

This letter was prepared with information submitted to HCWA on a Conceptual Site Plan dated 08/24/2022 prepared by Moore Bass Consulting, Inc.

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

Presentation For RZ-2024-01:

Rezoning for the Proposed

Hudson Bridge Drive

Townhomes

On Parcel #032-01026000.

Presented To:

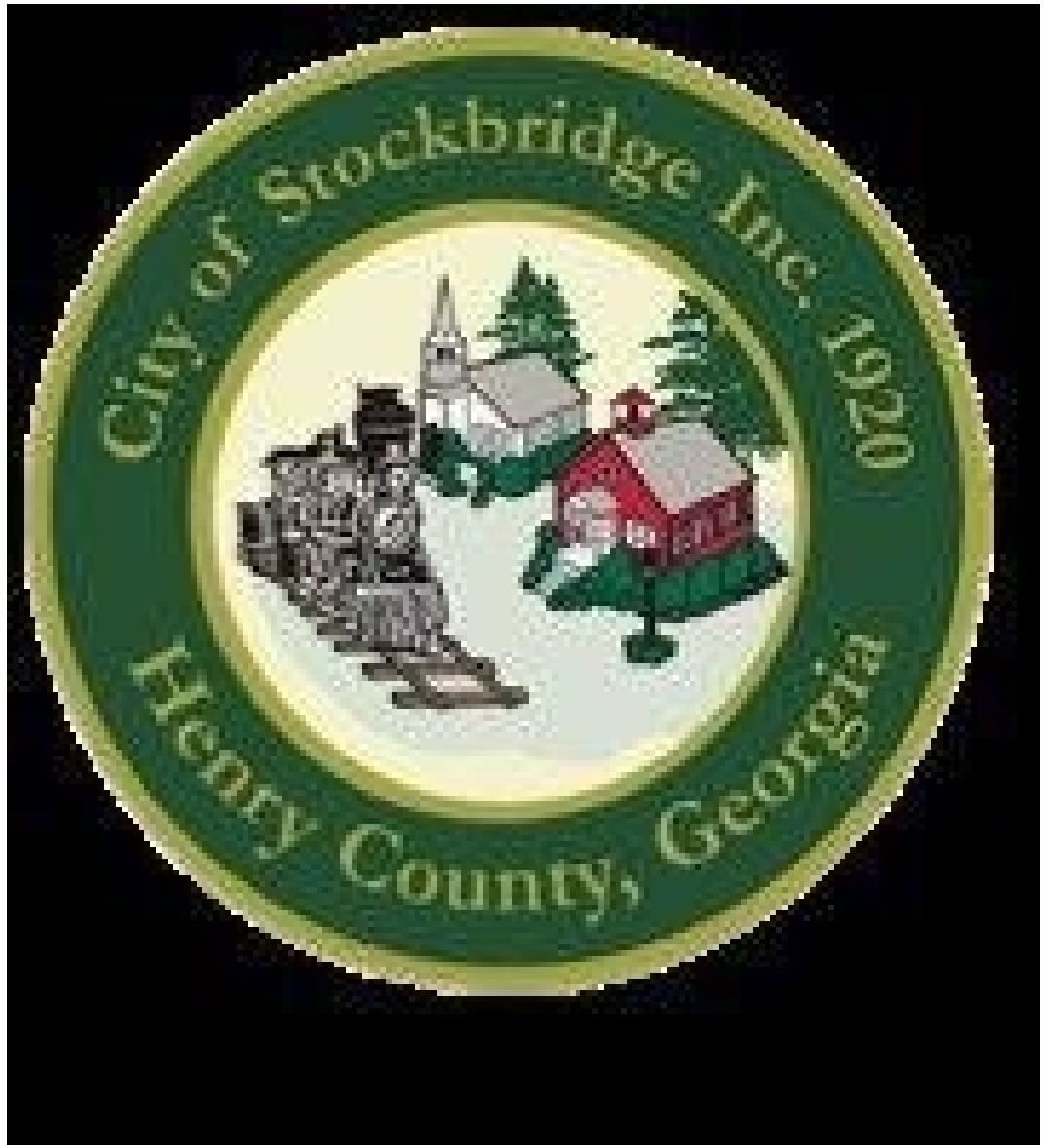
Planning Commission – May 16, 2024

City Council –June 10, 2024

By:

City of Stockbridge Community Development Department,

Planning and Zoning Division

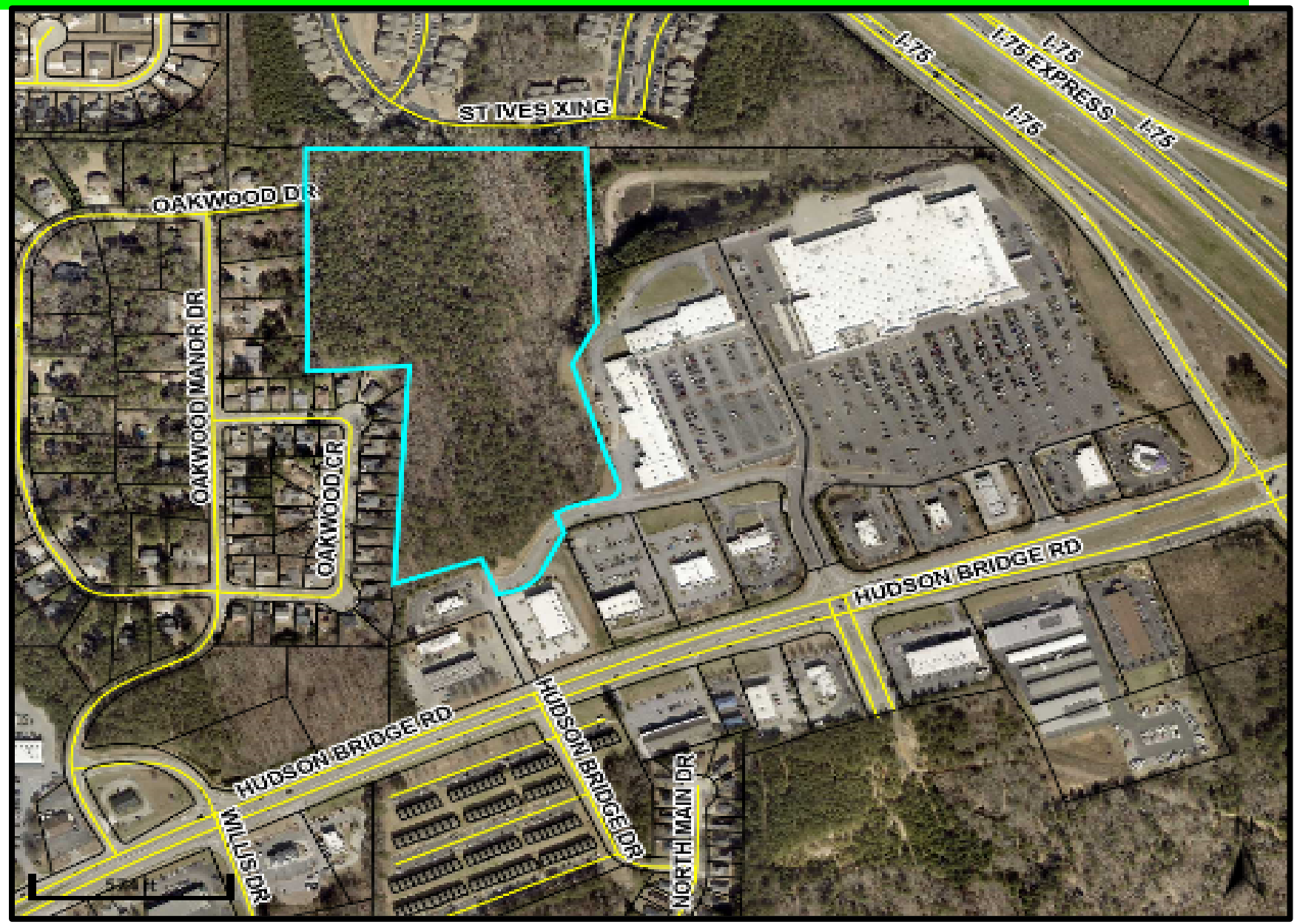


PURPOSE OF THE REQUESTED REZONING

PURPOSE OF RZ-2024-01 -- Consider a request to rezone certain property on Hudson Bridge Drive from 'C-2' (General Commercial) to 'MFR' (Multiple Family Residential) to allow for the development of a townhome community with 140 units.

- **Property Identity --** Parcel #032-01026000 with 20.367 acres on north side of Hudson Bridge Drive.
- **Applicant** – Lennar Georgia, LLC, represented by Battle Law, P.C.
- **Property Owner --** Mount Zion 48, LLC.
- **Companion Application –** CP-2024-01: Comprehensive Plan Amendment application to change the property's future land use designation from Medium-Density Mixed-Use to Medium-Density Residential.

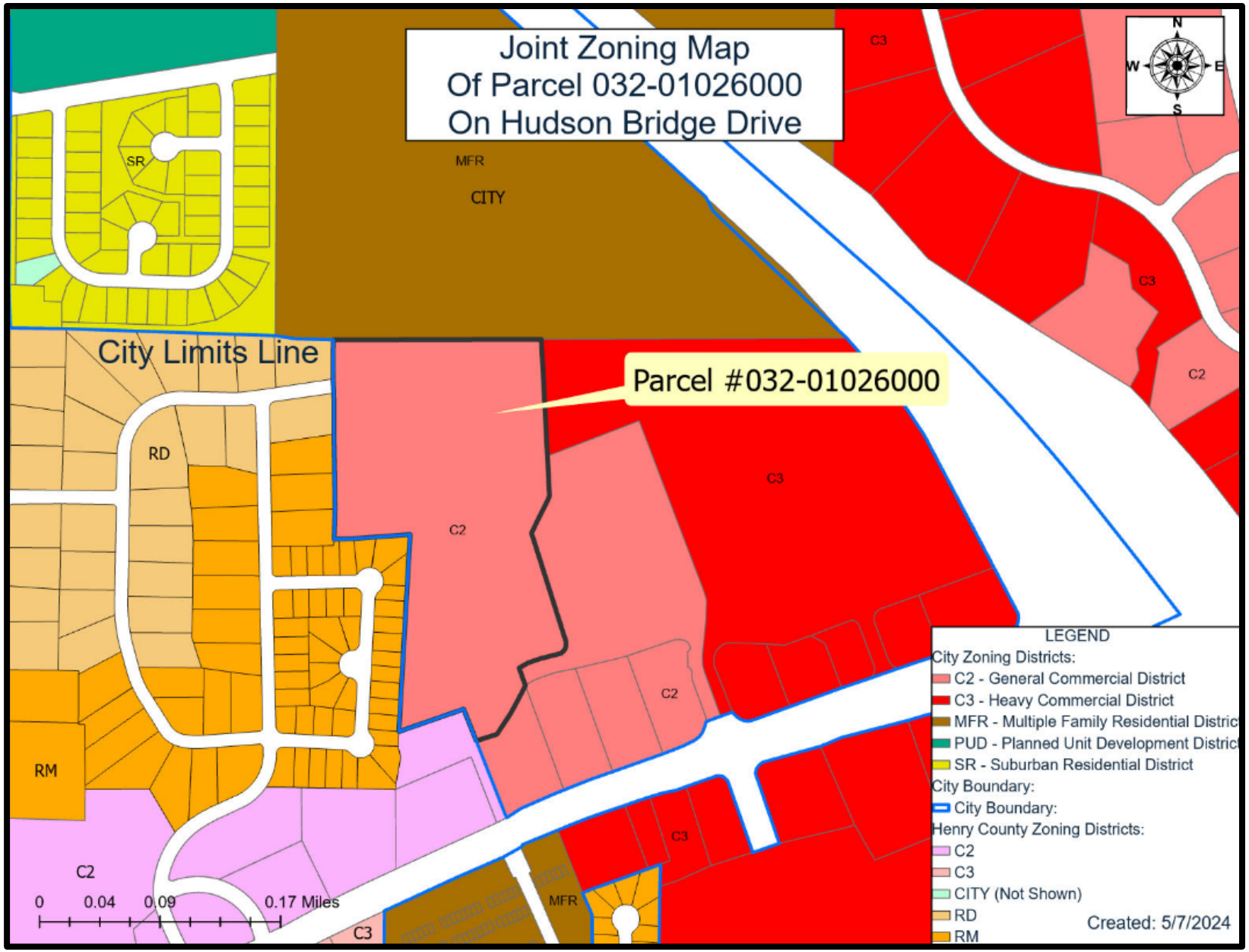
AERIAL PHOTO OF SUBJECT PROPERTY



CASE FACTS – PAGE ONE

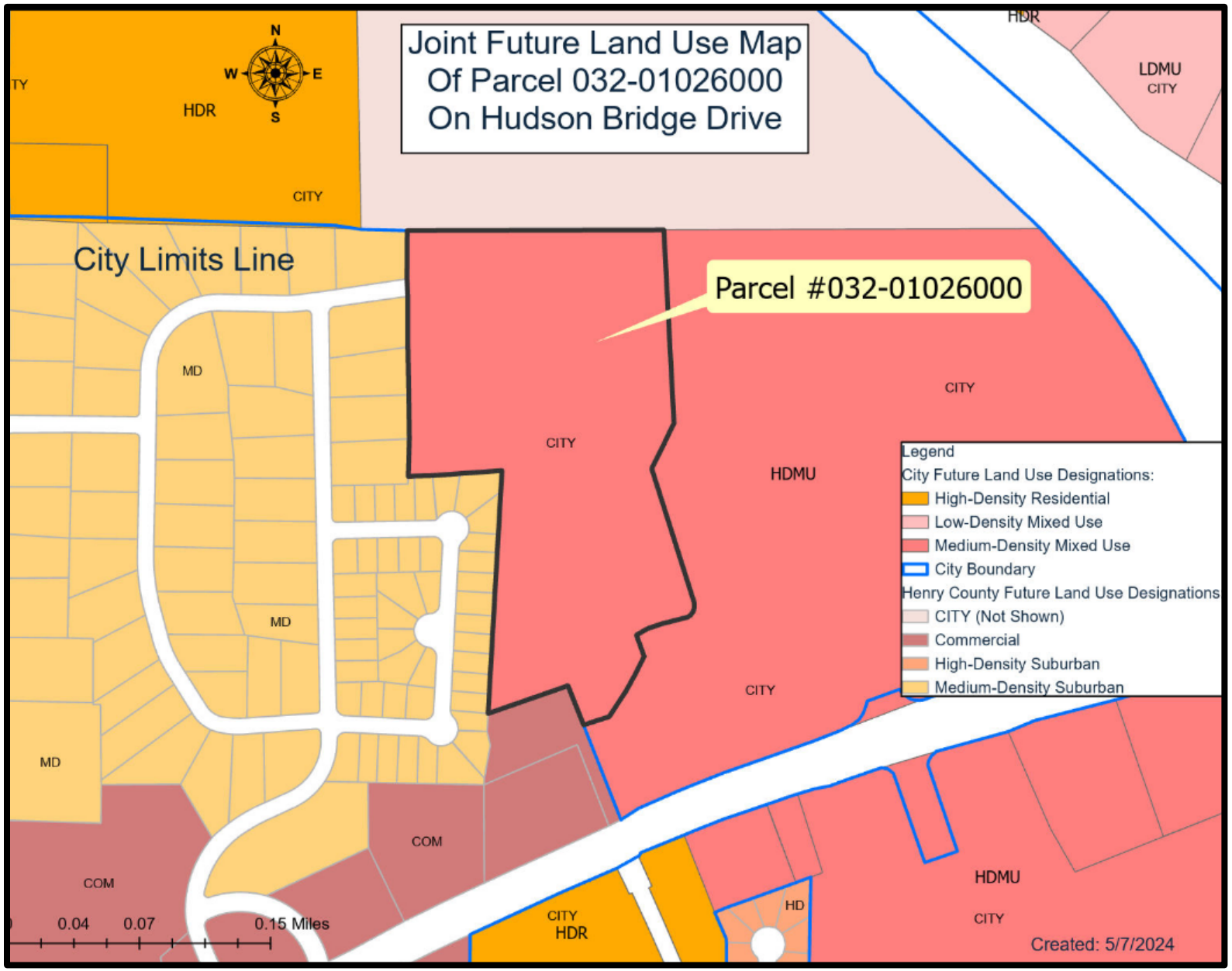
Proposed Development:	**Townhome community with 140 fee simple units.**
Parcel Identification:	**032-01026000 (no address).**
Parcel Acreage:	**+/- 20.367 acres.**
Land District and Land Lot:	**District 6, Land Lot 21.**
Applicant:	**Lennar Georgia, c/o Battle Law, P.C.**
Owner:	**Mount Zion 48, LLC.**
Current City Zoning:	**C-2 and Parkway Mixed-Use Overlay District.**
Surrounding Zoning:	• **North—MFR (Multiple Family Residential).** • **Northwest—SR (Suburban Residential).** • **East—C-2 & C-3 (General Commercial & Heavy Commercial).** • **South—C-2 (General Commercial).** • **Southeast—C-2 & C-3 (General Commercial & Heavy Commercial).** • **West—Outside of the City. Zoned 'RD' & 'RM' (Residential-Duplex & Residential-Multifamily) by Henry County.** • **Southwest—Outside of the City. Zoned 'C-2' (General Commercial) by Henry County.**

2024 CITY OF STOCKBRIDGE ZONING MAP



2024 CITY OF STOCKBRIDGE FUTURE LAND USE MAP

L



CASE FACTS – PAGE TWO

Surrounding Land Uses:	• North—St. Ives Apartments. • Northwest—St. Margrit Subdivision. • East—Walmart and adjacent Centre @ Stockbridge Shopping Center. • South—Commercial uses fronting onto Hudson Bridge Road, including J & J Liquor and Western Union. • Southeast—Retail uses (Taco Bell and QuikTrip) outside the City, with access from Hudson Bridge Dr. • West—Oakwood Village Subdivision, outside City).
Property Location:	To the rear of 1590 Hudson Bridge Road. Property has no access to any public street. Access exists from Hudson Bridge Drive, an internal street for the adjacent Centre @ Stockbridge shopping center, which includes Walmart. A portion of this street actually is part of the subject property.
Property Conditions:	Vacant land; mostly wooded. The eastern portion of site contains steep topography, wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback as part of a nearby stream. Site includes a portion of Hudson Bridge Drive, which was granted an easement.

PROPERTY AND ZONING HISTORY – PAGE ONE

A. Restrictive Covenant. The subject property was previously owned by Baptist Retirement Communities of Georgia, who sold it in 2005. Before doing so, a restrictive covenant, dated April 26, 2004, was prepared and filed wit the Henry County Superior Court (in Book 7028, Page 237). It prohibited the use of the subject property for retail uses. The restriction expired, however, on March 31, 2008.

B. Walmart Master Development Plan and DRI. The property was originally a part of a Master Development Plan for the Centre @ Stockbridge mixed-use development, with a Wal-Mart Supercenter as a mixed-use development for a total of 70.16 acres. Details:

1. The entire property was annexed into the City of Stockbridge in 2002 with commercial zoning.
2. The subject site represented "Tract 2" in the Master Plan. Tracts 1 and 2 were annexed as C-2 and C-3. They were further subdivided on February 4, 2004, creating a "new" Tract 2 as part of the Walmart Development. The original Tract 2 would become a "stand-alone" parcel for future development. The Master Development Plan initially allowed the subject site to have access from Hudson Bridge Road, but outparcels were later created, and this removed the site' access to Hudson Bridge Road.

WALMART MASTER DEVELOPMENT PLAN AREA



PROPERTY AND ZONING HISTORY – PAGE TWO

3. A Development of Regional Impact Analysis (DRI #481) was completed on the Master Development Plan, including the subject site, on November 21, 2003, and a Development Agreement was also prepared.
4. The DRI for the overall master plan area stated, "The site shall be mixed-use and contain a minimum of 200 residential units and a maximum of 343,500 square feet of commercial/office/retail space."
5. The subject site is the only remaining parcel of the original master plan area.
6. Since no residential units have yet been built on the overall property, the subject site is the only remaining parcel where they could be built to fulfill this requirement.
7. The DRI requirements are no longer enforceable, however, since over ten years have gone by.

PROPERTY AND ZONING HISTORY – PAGE THREE

C. Creation of Easements. In 2013, Wolverton & Associates created drawings as part of a Final Subdivision Plat for Broad Street Stockbridge II, LLC. They showed that:

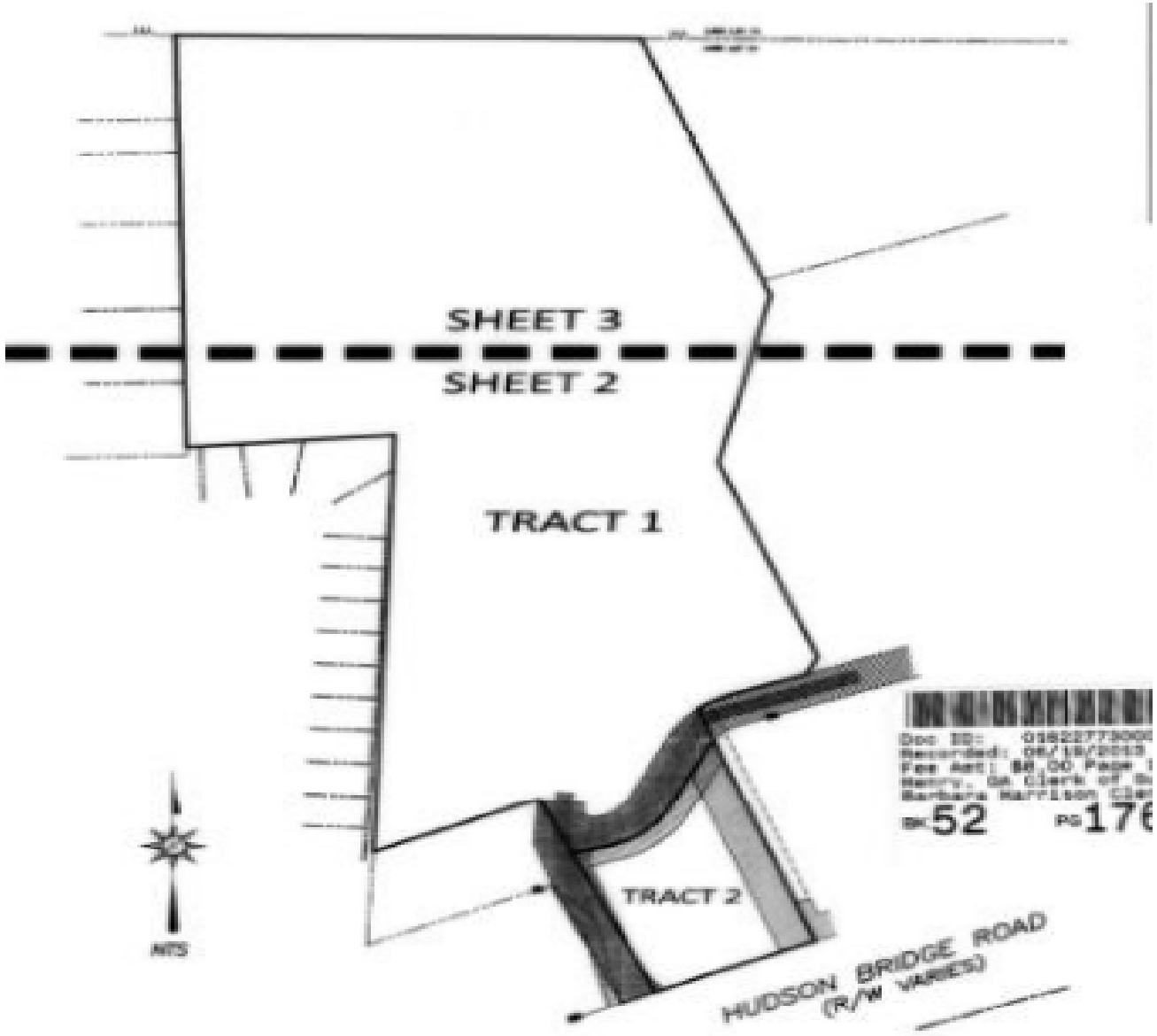
1. The property was split into two tracts, with Tract 1 (the current site) losing its access to Hudson Bridge Road and Tract 2 being cut off completely, but maintaining its access to Hudson Bridge Road.
2. Ten (10) easements were created along and adjacent to Hudson Bridge Drive, allowing that private street to be used for internal access and circulation within the Master Plan area.
3. A portion of Hudson Bridge Drive is actually a part of, and inside of, the subject site.

D. Recent Zoning Activity: RZ-2019-04 and RZ-2020-01 by TPA Residential (c/o Falcon Design Consultants)

1. **RZ-2019-04.** TPA Residential sought a rezoning from C-2 to MUND (Mixed-Use Neighborhood Commercial) to allow for the development of 118 town-townhomes and a small amount of commercial uses on the subject site. The Staff and Planning Commission (at their September 14, 2019 meeting) both recommended the approval of this case, with conditions, but the applicant withdrew its application at the City Council meeting on October 14, 2019.

PREVIOUS SUBDIVISION OF SITE INTO TWO TRACTS

This resulted in the subject site being cut off from Hudson Bridge Drive, although easements were created to allow access.



PROPERTY AND ZONING HISTORY – PAGE FOUR

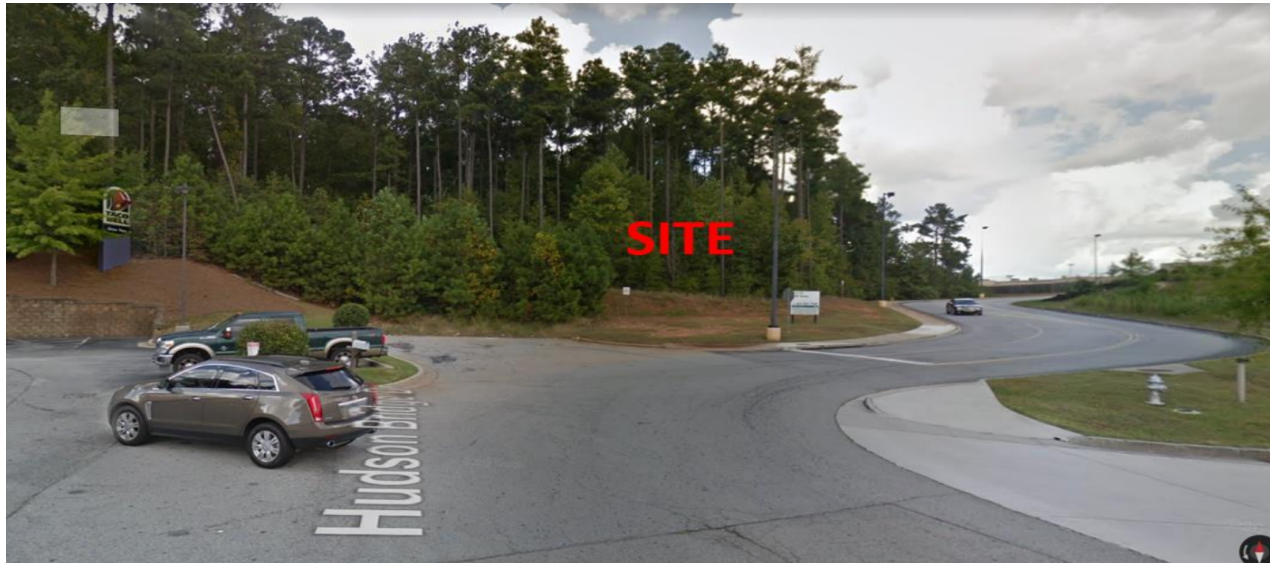
2. RZ-2020-01. TPA Residential returned to the City in 2020 with a revised rezoning application. This time, the applicant wanted to build a purely residential development, containing 147 townhomes only, and no commercial uses. GRTA officials ruled that no DRI update was required since the proposed density would be less than what the original Walmart Master Plan called for. The Staff and Planning Commission (at their June 25, 2020 meeting), both recommended the approval of this case, with conditions, but the City Council denied this case at their July 13, 2020 meeting.

E. RZ-2022-08 by Carter Acquisitions (c/o Battle Law, P.C). This developer sought to rezone the subject property from C-2 to MFR (Multiple Family Residential) to allow for the development of a townhome community containing 330 units. The proposed density was 16.2 units per acre, which exceeded the allowable density of 16.0 units per acre for the proposed High-Density Residential future land use designation. The applicant needed to reduce the number of units by eliminating four (4) units to meet the maximum allowable density. But the applicant never returned with a new site plan having a reduced density. After an extended period of time, the applicant withdrew their application, along with Comprehensive Plan Amendment application #CP-2022-07.

STREET VIEWS OF THE SUBJECT SITE

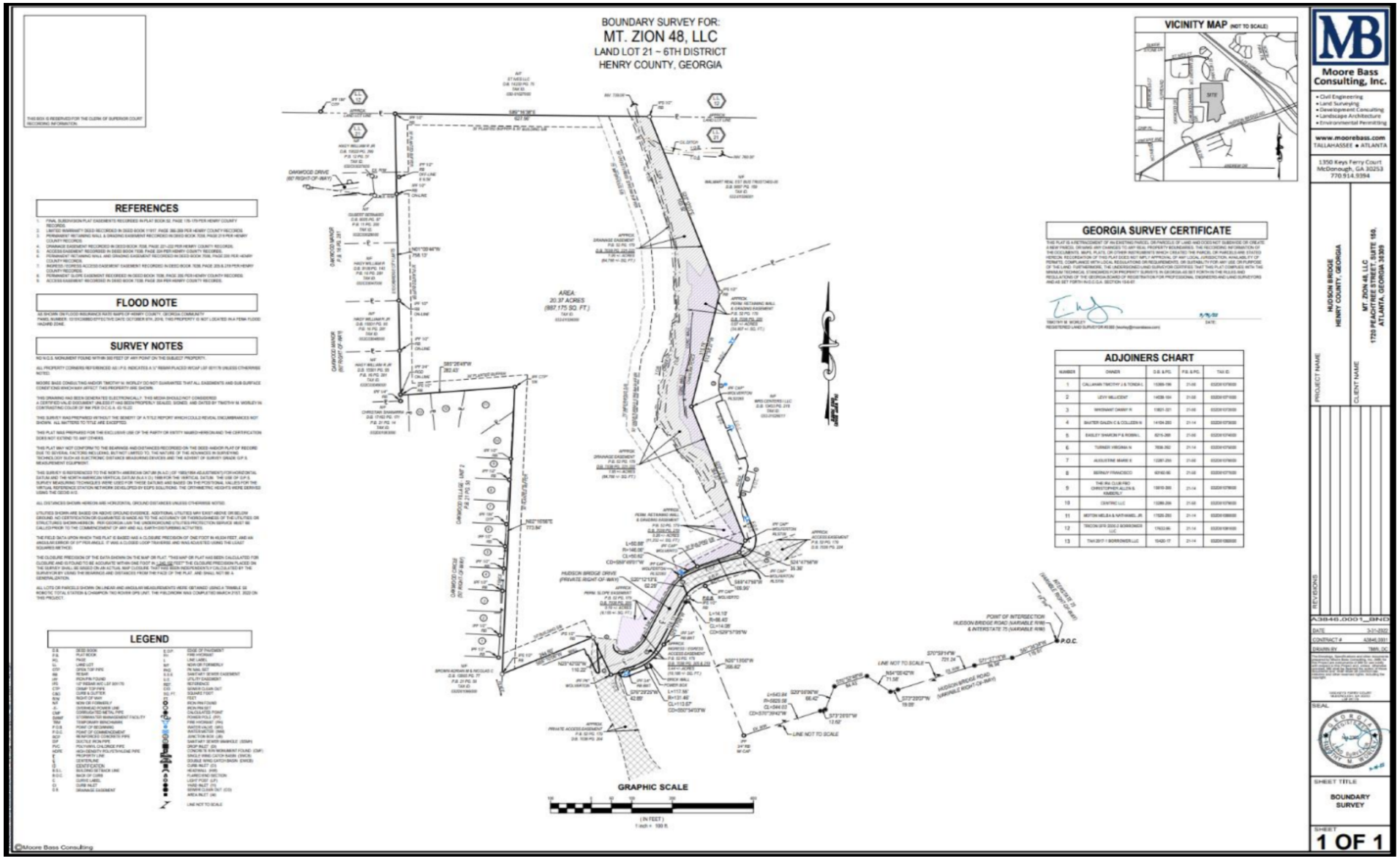
Top -- View of the southwest corner.

Bottom – View toward the southeast corner.





BOUNDARY SURVEY



PROPOSED DEVELOPMENT – PAGE ONE

A. Project Size:

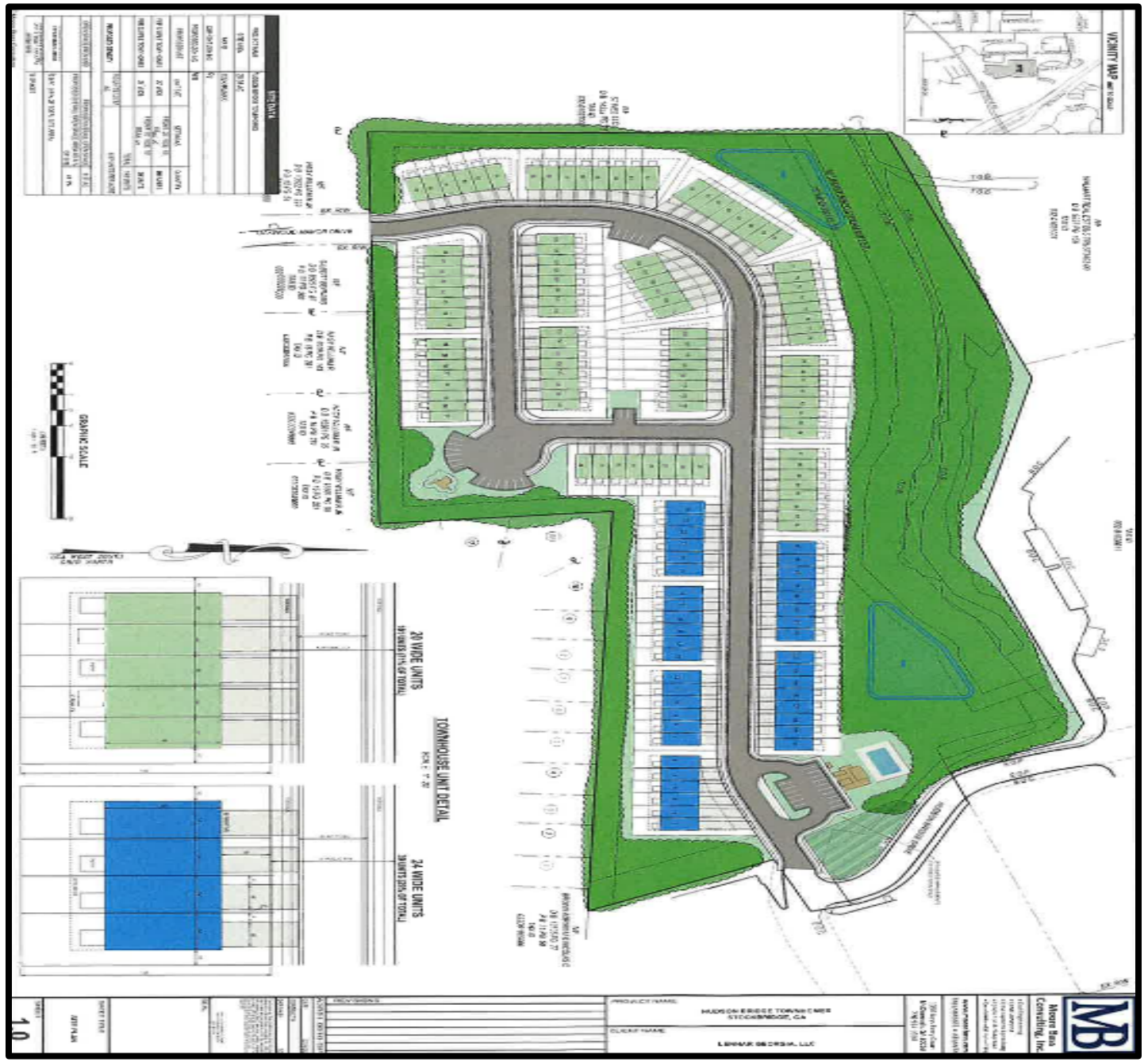
1. Number of Units--140 fee simple townhome units--101 smaller units & 39 larger units.

2. Density – 6.87 units per acre.

B. Site Plan Design—TItle: "Hudson Bridge Townhomes; Stockbridge, GA" and dated February 29, 2024, which was prepared by Moore Bass Consulting, Inc.

1. **Project Entrance –** Would be off Hudson Bridge Drive at the south end of the site.
2. **Secondary Access –** Would be located at the northwestern corner of the site, adjacent to Oakwood Drive.
3. **Amenities –** Would include a swimming pool, a clubhouse, and guest parking near the main entrance.
4. **Other Facilities –** Would include three other guest parking lots near the rear, two detention ponds, landscaped buffering surrounding the property, and a 50-foot undisturbed stream buffer along the eastern side of the property. No walking trails or dog parks have been indicated on the site plan.
5. **Setbacks –**The MFR District requires a front yard setback, but the applicant proposes only 20 feet. Also, the MFR District requires side yard setbacks of 20 feet, but the applicant proposes only 10 feet. The applicant plans to submit a variance application to request these variances, but has not yet done so.

CONCEPTUAL SITE PLAN



AERIAL PHOTO OF THE VICINITY, OVERLAIN BY THE SITE PLAN



PROPOSED DEVELOPMENT – PAGE TWO

C. Utilities Facilities – The applicant submitted a letter from the Henry County Water Authority, but it pertained to a previous development proposal. A new letter is needed.

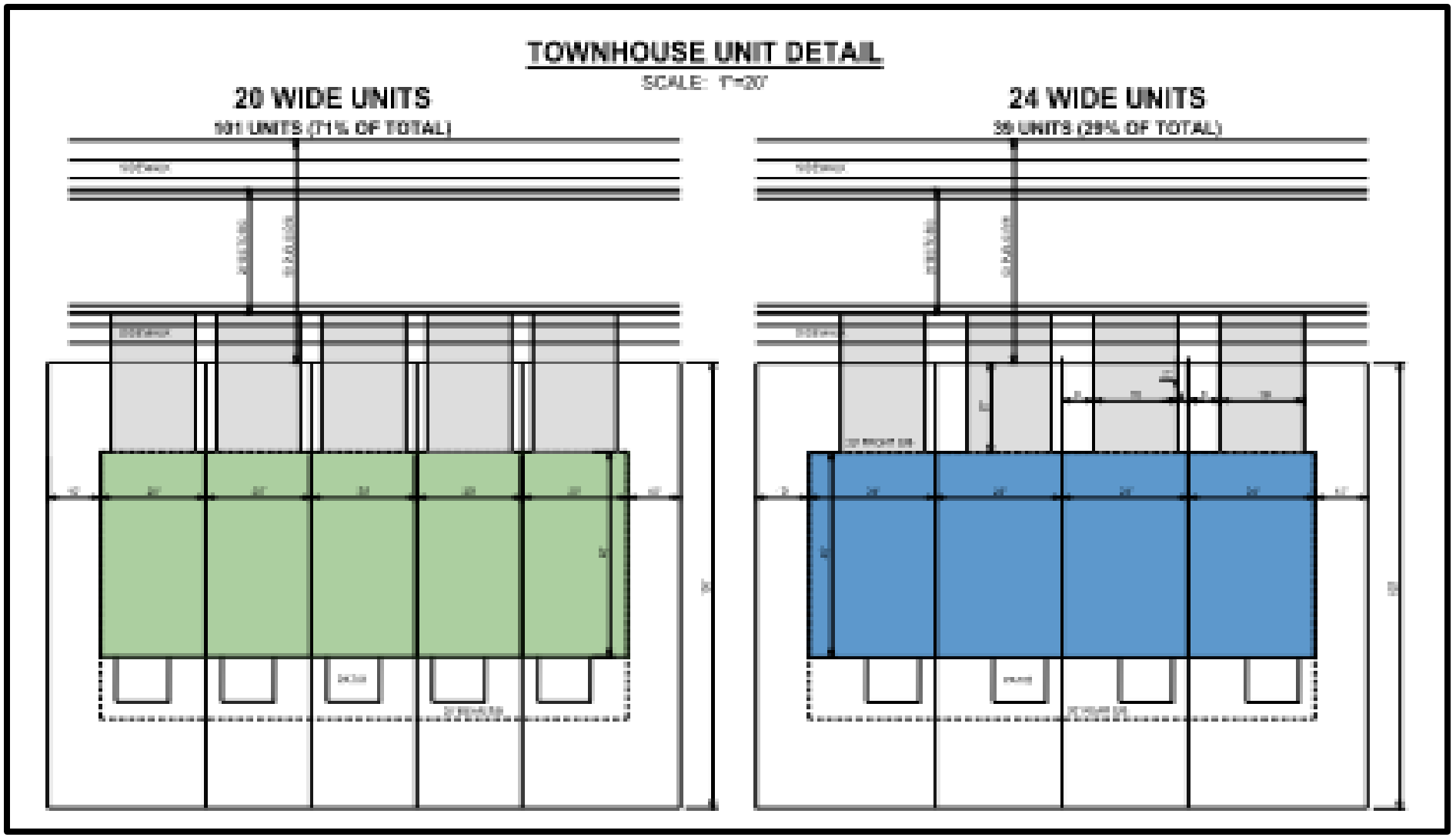
D. Traffic Impact Study. The applicant thus far has not submitted a traffic impact study nor a trip generation memorandum, although the Planning and Zoning Staff has encouraged the applicant to do so.

E. Townhome Lots, Buildings, and Designs:

1. Townhome Lots—Would be 100 feet deep. Smaller lots would be 20 feet wide and would be located near the rear of the property. Larger lots would be 24 feet wide and would be located at the front of the property. The required variances to reduce the front and side yard setbacks were previously mentioned.

2. Buildings -- The smaller townhome buildings would have one-car garages, and the larger townhome buildings would have two-car garages. The required spacing of 20 feet between buildings could not be determined.

PROPOSED TOWNHOME LOT DETAILS



RENDERINGS OF PROPOSED TOWNHOME BUILDINGS

Smaller Townhome Buildings
(20 Feet Wide) with One-Car Garages



Larger Townhome Buildings
(24 Feet Wide) with Two-Car Garages



ANALYSIS OF REQUEST -- PAGE ONE

The Planning and Zoning Staff analyzed nine (9) required standards for rezonings from the UDC.

1. **Consistency with the Comprehensive Plan:**
   a. **Additional Housing –** Would be provided, thereby meeting a goal of the City's Comprehensive Plan.
   b. **Future Land Use Designation –** Is currently "Medium-Density Mixed-Use", which requires two types of uses and the applicant only plans to include a residential use (townhomes). Therefore, the property's future land use designation must be changed to "Medium-Density Residential."
   c. **Density –** Would be 6.87 units per acre, which would be within the range of 4 to 7.99 units per acre for the requested Medium-Density Residential designation.
2. **Rationale for the Rezoning:**
   a. **Zoning Classification --** The rezoning of the property to MFR is necessary because the proposed townhomes are not allowed under the property's existing C-2 zoning.
   b. **Location on a Collector or Arterial Road –** Although the property is not located on either one, it was originally a part of the Walmart Master Plan area, which had direct access to Hudson Bridge Road, which is an arterial.

ANALYSIS OF REQUEST -- PAGE TWO

3. **Potential Positive Effects :**

a. The subject property has remained vacant even after the Walmart Master Development Plan was prepared in 2003.

b. A restrictive covenant was imposed on the property by the Baptist Retirement Communities of Georgia to prohibit the development of retail uses. Yet, even after its expiration in 2008, no retail development has taken place on the site, despite its permissible C-2 zoning. This suggests that the immediate vicinity may have already reached its saturation point for retail uses.

c. Although the C-2 district also allows other types of non-retail commercial uses, many of them are not permitted in the PMU (Parkway Mixed-Use Overlay) district, in which the property also lies. Further, even if they were allowed, such uses most likely would need to have direct frontage onto Hudson Bridge Road to attract customer traffic, which the subject site does not offer.

d. Existing commercial uses to the south and east of the site would have access to a significant amount of potential new customers from the proposed townhome development, thereby increasing their business revenues.

e. The new townhome residents would have convenient access to the adjacent commercial uses within the Walmart and Centre@ Stockbridge Shopping Center.

ANALYSIS OF REQUEST – PAGE THREE

4. **Suitability of the Site:**
   a. The eastern portion of subject site contains steep topography, wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback as part of a nearby stream. Thus, no townhome units would be built in that area. The developer should take appropriate steps to protect this environment-tally-sensitive area and to facilitate drainage.
   b. The site would have its main access via Hudson Bridge Drive, which is an internal, private street supporting the Walmart and Centre@ Stockbridge Shopping Center.
   c. Several easements were previously created to facilitate the site's access from the existing traffic signal at Hudson Bridge Road.
5. **Impact upon Adjacent Property Owners.** To prevent a significant influx of traffic onto Oakwood Drive and the adjacent Oakwood Subdivision to the west, no regular access should be allowed from the subject property onto Oakwood Drive, other than a locked emergency access. The site plan needs to be revised to show this. Further, a 25-foot zoning buffer, a fence, and tall trees should be located along the western boundary of the site.

ANALYSIS OF REQUEST – PAGE FOUR

6. **Impact on the Water and Sewage System.** The applicant obtained a letter from the Henry County Water Authority, which was dated December 2, 2022. However, it was based on a previous developer's proposed apartment development, to contain 330 apartment units. Thus, the current applicant needs to obtain a new letter which addresses the proposal by the current developer, Lennar Georgia, LLC, to build 140 townhome units.

7. **Traffic and Transportation Impacts:**

   a. **Site Access:**

      (1) The main site access would be from Hudson Bridge Drive at the southern end of the property.

      (2) Traffic from the site would utilize the traffic signal at Hudson Bridge Road, near the existing QuikTrip store and Taco Bell restaurant. Residents of the proposed townhomes may also utilize the second traffic signal on Hudson Bridge Road, which serves the Walmart driveway. The two traffic signals would facilitate turning movements.

      (3) A paved sidewalk is present along Hudson Bridge Drive, which would facilitate pedestrian travel to the surrounding retail stores.

ANALYSIS OF REQUEST – PAGE FIVE

- (4) The secondary access at Oakwood Drive should be designated for emergency use only, with a security gate, to prevent a large influx of traffic from the development going into the adjacent Oakwood Manor Subdivision.

b. Traffic Impacts—No traffic impact study has been submitted, thus, the traffic impacts are unknown.

ANALYSIS OF REQUEST – PAGE SIX

8. **Zoning District Compatibility:**

a. The requested MFR zoning for the proposed townhome development would enable the subject property to be developed in accordance the Walmart Master Development Plan's specification that the subject property be developed with a multifamily use.

b. Townhomes would be an appropriate usage of the property in serving as a transition between the lower-density single-family residential subdivision to the west and the adjacent retail uses to the east.

c. The proposed MFR district would be compatible with the 'RM' (Residential Multifamily) Henry County zoning which exists on about half of the acreage of the adjacent Oakwood Manor Subdivision.

d. Adequate access is available via Hudson Bridge Drive, the existing easements, and the two traffic signals off Hudson Bridge Road.

e. Residents would benefit from being able to walk to many of the stores, and the stores could benefit from the business which the apartment residents would provide.

ANALYSIS OF REQUEST – PAGE SEVEN

9. **Site Developability Under Present Zoning.** Although the subject property could be developed for commercial uses under its existing C-2 zoning due to the presence of numerous surrounding retail businesses, this may not be realistic or desirable for the reasons that are listed below. Conversely, this Analysis has shown that the proposed townhomes would be a reasonable and desirable use for the subject property.

   a. The intent of the restrictive covenant by the Baptist Retirement Communities of Georgia was for the subject property to be prohibited from retail use.

   b. The Walmart Master Development Plan called for the subject property to be developed with multifamily uses.

   c. Despite the property's location in the midst of numerous retail businesses, it has not been developed with additional retail uses, even after the expiration of the restrictive covenant.

   d. Although some type of non-retail commercial uses could be built on the property, this is unlikely to happen since such uses would probably need direct access to Hudson Bridge Road for visibility, which the subject property lacks.

   e. Even if a non-retail commercial business were to be interested in locating on the site, the Parkway Mixed-Use Overlay District has a long list of prohibited non-retail commercial businesses.

ANALYSIS OF REQUEST – PAGE EIGHT

f. The presence of the steep topography, stream, and buffer areas in the eastern portion of the site would eliminate needed land which might be needed for required parking to serve a retail or non-retail commercial business.

g. Any large commercial development on the subject property is likely to generate significantly more traffic than the proposed townhome development.

STAFF RECOMMENDATIONS – PAGE ONE

Based on the findings of the Analysis above, the Planning and Zoning Staff recommends that the applicant's request to rezone the subject property from 'C-2' (General Commercial) to 'MFR' (Multiple Family Residential) to allow for the development of an apartment community be APPROVED WITH CONDITIONS. Such approval should be contingent upon the developer meeting the following ten (10) conditions and fourteen (14) subconditions:

1. **Comprehensive Plan Amendment – This requested rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2024-01, to change the subject property's land use designation from Medium-Density Mixed-Use to Medium-Density Residential, is approved before, or simultaneously with, the approval of RZ-2024-01.**
2. **Site Plan:**
   a. **Revised Site Plan -- The subject property shall be developed according to a revised site plan which is similar to, but including the required variances, to the site plan which was prepared by Moore Bass Consulting on 02/29/24, representing Sheet #A3551.0010-SP1. Its title is "Hudson Bridge Townhomes; Stockbridge, GA." Any major deviations in the number of residential units, the density, or the overall site design shall require City Council approval.**

STAFF RECOMMENDATION – PAGE TWO

b. Site Accesses—This shall be a gated community, with both site accesses having gates plus flock cameras for security purposes. In addition, the proposed secondary access to Oakwood Drive shall be reserved for use by emergency vehicles only. All of this information shall be noted on the site plan.

c. Internal Streets – All internal streets shall be of widths that are acceptable to the Fire Marshal.

d. Internal Sidewalks – All internal streets shall have sidewalks on both sides of the streets, which are at least eight (8) feet wide.

e. Amenities and Related Facilities – The revised site plan shall include a mail kiosk, an 8-foot-wide multi-use path or walking trail, and a dog park, plus appropriate additional amenities for a community of this size, such as a grill area, a playground, a shuffleboard court, a tennis court, a pickleball court, etc.

f. Central Trash Facility -- The revised site plan shall indicate the location of one or more central trash facilities.

g. Spacing of Townhome Buildings – The townhome buildings shall be spaced at least 20 feet apart to meet the requirements of the MFR district, and this shall be indicated on the revised site plan.

STAFF RECOMMENDATION – PAGE THREE

h. Bedroom Information -- The revised site plan shall provide a breakdown of the number of units by the number of bedrooms, as well as the sizes of the bedrooms (for parking space requirements).

i. Parking – Sufficient parking shall be provided to meet the requirements of the UDC.

j. Western Buffer, Fence, and Tall Trees – The developer shall provide the required 25-foot zoning buffer along the western side of the property, adjacent to the Oakwood Manor Subdivision, along with the installation of a fence and tall trees.

3. One-Car Garage Townhome Units:

a. Only 20 percent of the total townhome units may have one-car garages.

b. All one-car garage units shall have full brick elevations.

4. External Sidewalk -- The existing sidewalk along Hudson Bridge Drive shall be extended into the main project entrance.

5. Water and Sewer Facilities:

a. The applicant shall obtain a new letter from the Henry County Water Authority which describes the availability and adequacy of any existing water and sewer facilities to serve the proposed townhome development.

b. The developer shall comply with all requirements of the Henry County Water Authority in providing adequate water and sewer facilities to the subject site to serve the proposed townhome development.

STAFF RECOMMENDATION – PAGE FOUR

6. **Traffic Impact Study --** The applicant shall submit an acceptable traffic impact study or trip generation report, which indicates that traffic conditions for the site area would be acceptable.
7. **Environmental Site Preservation --** The developer shall preserve the sensitive environmental features of the site, including the slopes, creek, stream buffer areas, and retaining wall, along the eastern side of the site.
8. **Easements --** The developer shall comply with the specifications of all easement agreements pertaining to the portion of Hudson Bridge Drive within and adjacent to the subject property.
9. **Property Maintenance --** A townhome association shall be established, or a property management company shall be secured, for the purpose of maintaining all common areas of the site.
10. **Variances –** Permits will not be issued until approval of required variances.

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant Lennar Georgia LLC Phone: (770) 670-2757 Date: 4/1/2024

Address Applicant: 11560 Great Oaks Way, Suite 100 Fax _____ Cell # _____

City: Alpharetta State: GA Zip: 30022 E-mail: frank.potts@lennar.com

Name of Agent Battle Law PC Phone: (404) 745-0045 Date: _____

Address Agent: 3562 Habersham at Northlake Rd Fax _____ Cell # _____

City: Tucker State: GA Zip: 30084 E-mail: mlb@battlelawpc.com

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

Rezoning being requested From C-2 to MFR

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

Address of Property: _____

Nearest intersection to the property: Hudson Bridge Road and Hudson Bridge Drive
(Street Address)

Size of Tract: 20.367 acre(s), Land Lot Number(s): _____, District(s): _____

Property Tax Parcel Number(s): 032-01026000 **(Required)**

Witness' Signature

Printed Name of Witness

Notary

NOTARY STAMP

SANDY M KIDD
COBB County
Notary Public
Expires 07-30-2027
STATE OF GEORGIA

Signature of Applicant

Tom Bowers
Printed Name of Applicant

Signature of Agent

(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at Hudson Bridge Road and Hudson Bridge Dri [address], with Parcel Number 032-01026000 which is the subject of this application.

Name of Property Owner: MOUNT ZION 48 LLC

Property Owner's Address: 1 WOODY TRAIL MABLETON, GA 30126

Telephone: 770-265-6934 E-mail: SVKUMAR99@hotmail.com

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

Signature: Surender V Kumar Date: 3-22-24

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

Name(s) of Applicant(s): Lennar Georgia, LLC

Company/law firm (if applicable): Battle Law PC

Telephone, E-Mail, & Address: (404) 745-0045, mlb@battlelawpc.com

3562 Habersham at Northlake Rd Tucker, GA 30084

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

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

3-22-24
Date

Levi Reece
Signature of Notary Public

Levi Reece
Printed Name of Notary Public

3/22/24
Date

Notary Public's Seal or Stamp:



Applicant Campaign Disclosure Form

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

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

Yes_____No X

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

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

We certify that the foregoing information is true and correct, this 20th day of March, 2024.

Tom Bowers
Applicant's Name - Printed

Tom B
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 20th day of March, 2024

Sandy M Kidd
Notary Public

SANDY M KIDD
COBB County
Notary Public
Expires 07-30-2027
STATE OF GEORGIA

* 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 _____

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

SURENDER V Kumar

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

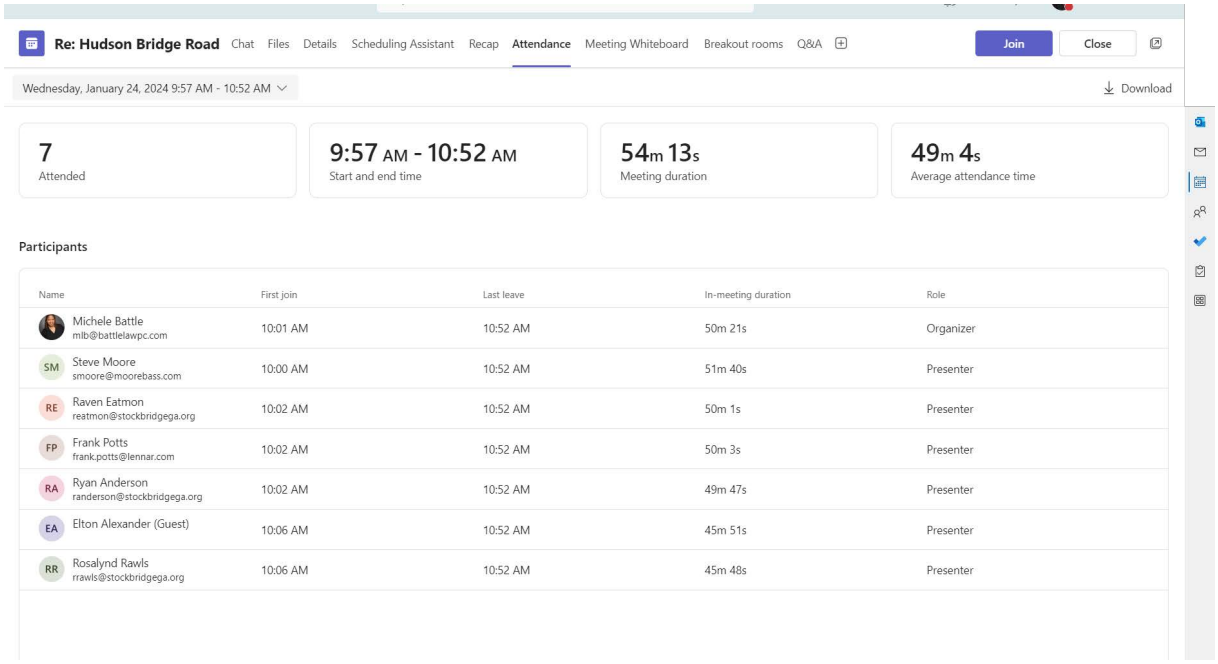
Sworn to and subscribed before me this 22nd day of March 2024

Notary Public

LEVI REECE
NOTARY PUBLIC
My Commission Expires
06-30-2026
COBB COUNTY, GEORGIA

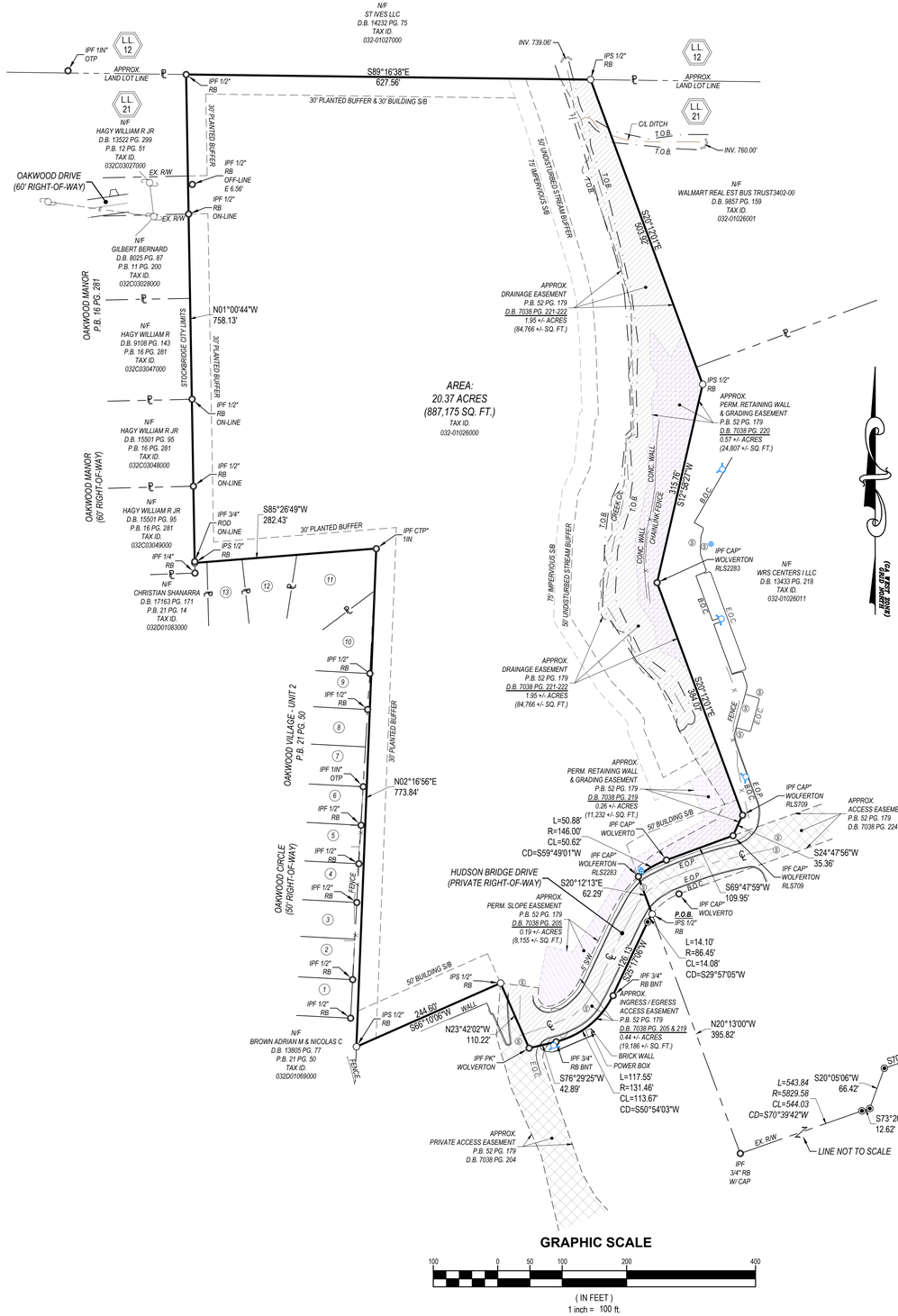
* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Proof of Pre-Application Meeting

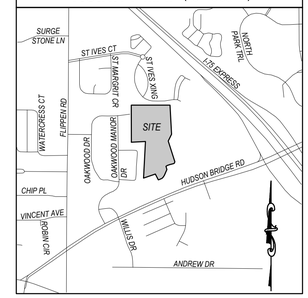


THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

BOUNDARY SURVEY FOR:
MT. ZION 48, LLC
LAND LOT 21 ~ 6TH DISTRICT
HENRY COUNTY, GEORGIA



VICINITY MAP (NOT TO SCALE)



REFERENCES

1. FINAL SUBDIVISION PLAT EASEMENTS RECORDED IN PLAT BOOK 52, PAGE 176-179 PER HENRY COUNTY RECORDS.
2. LIMITED WARRANTY DEED RECORDED IN DEED BOOK 11917, PAGE 266-269 PER HENRY COUNTY RECORDS.
3. PERMANENT RETAINING WALL & GRADING EASEMENT RECORDED IN DEED BOOK 7038, PAGE 219 PER HENRY COUNTY RECORDS.
4. DRAINAGE EASEMENT RECORDED IN DEED BOOK 7038, PAGE 221-222 PER HENRY COUNTY RECORDS.
5. ACCESS EASEMENT RECORDED IN DEED BOOK 7038, PAGE 224 PER HENRY COUNTY RECORDS.
6. PERMANENT RETAINING WALL AND GRADING EASEMENT RECORDED IN DEED BOOK 7038, PAGE 220 PER HENRY COUNTY RECORDS.
7. INGRESS / EGRESS ACCESS EASEMENT EASEMENT RECORDED IN DEED BOOK 7038, PAGE 205 & 219 PER HENRY COUNTY RECORDS.
8. PERMANENT SLOPE EASEMENT RECORDED IN DEED BOOK 7038, PAGE 205 PER HENRY COUNTY RECORDS.
9. ACCESS EASEMENT RECORDED IN DEED BOOK 7038, PAGE 204 PER HENRY COUNTY RECORDS.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0088D EFFECTIVE DATE OCTOBER 6TH, 2016, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR TIMOTHY M. WORLEY DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY TIMOTHY M. WORLEY IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983(1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHIMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 49,634 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT, "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,240,152 FEET" THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S6 ROBOTIC TOTAL STATION & CHAMPION TKO ROVER GPS UNIT. THE FIELDWORK WAS COMPLETED MARCH 21ST, 2022 ON THIS PROJECT.

LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT.	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND
-E-	OVERHEAD POWER LINE		IRON PIN SET
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
	PROPERTY LINE		SINGLE WING CATCH BASIN (SWCB)
	CENTERLINE		DOUBLE WING CATCH BASIN (DWCB)
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)
			LINE NOT TO SCALE

GEORGIA SURVEY CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TIMOTHY M. WORLEY
REGISTERED LAND SURVEYOR #3360 (tworley@moorebass.com)

DATE: 3/31/22

ADJOINERS CHART

NUMBER	OWNER	D.B. & PG.	P.B. & PG.	TAX ID.
1	CALLAHAN TIMOTHY J & TONDA L	15369-196	21-50	032D01070000
2	LEVY MILLICENT	14038-104	21-50	032D01071000
3	WHISNANT DANNY R	13821-321	21-50	032D01072000
4	BAXTER GALEN C & COLLEEN N	14104-293	21-14	032D01073000
5	EASLEY SHARON P & ROBIN L	8215-268	21-50	032D01074000
6	TURNER VIRGINIA N	7838-292	21-14	032D01075000
7	AUGUSTINE MARIE E	12287-255	21-50	032D01076000
8	BERNUY FRANCISCO	60160-96	21-50	032D01077000
9	THE IRA CLUB FBO CHRISTOPHER ALLEN & KIMBERLY	15610-300	21-14	032D01078000
10	CENTRIC LLC	13289-206	21-50	032D01079000
11	MOTON MELBA & NATHANIEL JR	17525-293	21-14	032D01080000
12	TRICON SFR 2020-2 BORROWER LLC	17632-95	21-14	032D01081000
13	TAH 2017-1 BORROWER LLC	15420-17	21-14	032D01082000

Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: HUDSON BRIDGE HENRY COUNTY, GEORGIA

CLIENT NAME: MT. ZION 48, LLC 1720 PEACHTREE STREET, SUITE 150, ATLANTA, GEORGIA 30309

REVISIONS

A3846.0001_BND

DATE 3-31-2022
CONTRACT # A3846.0001
DRAWN BY TMW, DC

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of service for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

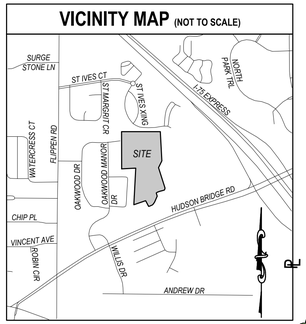
GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY 3-31-22

SHEET TITLE: BOUNDARY SURVEY

SHEET 1 OF 1

©Moore Bass Consulting

VICINITY MAP (NOT TO SCALE)



N/F
WALMART REAL EST BUS TRUST3402-00
D.B. 9857 PG. 159
TAX ID.
032-01026001

N/F
TAX ID.
032-01026011

N/F
ST IVES LLC
D.B. 14232 PG. 75
TAX ID.
032-01027000

N/F
BROWN ADRIAN M & NICOLAS C
D.B. 13805 PG. 77
P.B. 21 PG. 50
TAX ID.
032D01069000

N/F
HAGY WILLIAM R JR
D.B. 13522 PG. 299
P.B. 12 PG. 51
TAX ID.
000

N/F
GILBERT BERNARD
D.B. 8025 PG. 87
P.B. 11 PG. 200
TAX ID.
032C03028000

N/F
HAGY WILLIAM R
D.B. 9108 PG. 143
P.B. 16 PG. 281
TAX ID.
032C03047000

N/F
HAGY WILLIAM R JR
D.B. 15501 PG. 95
P.B. 16 PG. 281
TAX ID.
032C03048000

N/F
HAGY WILLIAM R JR
D.B. 15501 PG. 95
P.B. 16 PG. 281
TAX ID.
032C03049000

50' UNDISTURBED STREAM BUFFER
75' IMPERVIOUS S/B
15' IMPERVIOUS S/B
T.O.B.
E.O.C.
B.O.C.
E.O.P.
EX. R/W
HUDSON BRIDGE DRIVE
DESIGNATED IMPROVEMENTS FOR PUBLIC OPEN SPACE
N.V.S.
OAKWOOD MANOR DRIVE
(GA WEST ZONE) GRID NORTH

SITE DATA

PROJECT NAME	HUDSON BRIDGE TOWNHOMES		
SITE AREA	20.37 AC.		
TAX ID	032-01026000		
CURRENT ZONING	C-2		
PROPOSED ZONING	MFR		
PROPOSED USE	UNIT SIZE	SETBACKS	QUANTITY
FEE SIMPLE TOWNHOMES	20' WIDE	FRONT: 20', SIDE: 10', REAR: 20'	101 UNITS
FEE SIMPLE TOWNHOMES	24' WIDE	FRONT: 20', SIDE: 10', REAR: 20'	39 UNITS
		TOTAL	140 UNITS
PROPOSED DENSITY	140 UNITS / 20.37 AC.	6.87 UNITS PER ACRE	
OPEN SPACE PROVIDED	PROPOSED OVERALL OPEN SPACE		8.37 AC.
	PROPOSED OVERALL OPEN SPACE AREA AS A % OF SITE		41.1%
IMPERVIOUS AREA	10.0 AC. (49 % OF TOTAL SITE AREA)		
OFF-STREET PARKING PROVIDED:	41 SPACES		

GRAPHIC SCALE

50 0 25 50 100 200

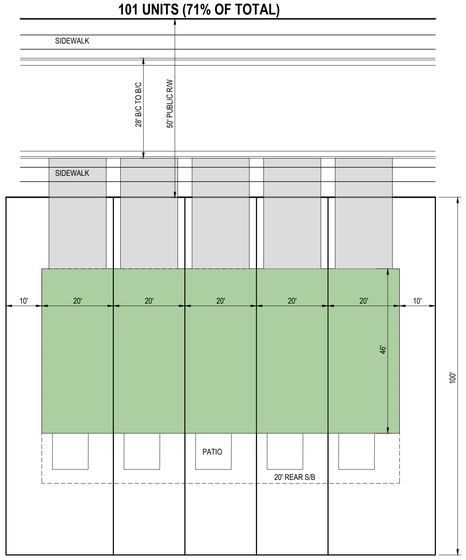
(IN FEET)
1 inch = 50 ft.

TOWNHOUSE UNIT DETAIL

SCALE: 1"=20'

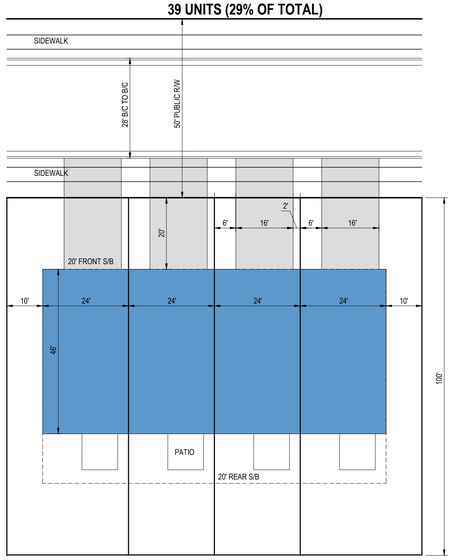
20 WIDE UNITS

101 UNITS (71% OF TOTAL)



24 WIDE UNITS

39 UNITS (29% OF TOTAL)



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Q:\A3551.0010 - Hudson Bridge\Engineering\Planning\A3551.0010-SP1.dwg, 2/ & 24 UNITS, tilaylor, Feb 29, 2024 - 9:10:29am

Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: HUDSON BRIDGE TOWNHOMES STOCKBRIDGE, GA

CLIENT NAME: LENNAR GEORGIA, LLC

REVISIONS

A3551.0010-SP1

DATE 02/29/2024

CONTRACT #

DRAWN BY SDM

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

SHEET TITLE: **SITE PLAN**

SHEET **1.0**

Lennar Homes Hudson Bridge Project Renderings





Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Unified Development Code
For
A Rezoning from C-2 to MFR and Land Use Amendment
From Medium Density Vertical Mixed Use to Medium Density Residential

of

LENNAR GEORGIA, LLC.
c/o Battle Law, P.C.

for

+/-20.37 Acres of Land
Being Hudson Bridge Drive
City of Stockbridge, Georgia and
Parcel Nos. 032-01026000

Submitted for Applicant by:

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

Battle Law

I. LETTER OF INTENT

Lennar Georgia, LLC (the "Applicant") is seeking to develop that certain undeveloped +/- 20.37 acre tract of land being Tax Parcel No. 032-01026000 having frontage on Hudson Bridge Drive (the "Subject Property") for one hundred forty (140) townhome units as depicted on the submitted elevations. The Subject Property is located within the Parkway Mixed Use Overlay District ("Parkway Overlay District"), and is currently zoned C-2, with a land use designation of Medium Density Mixed Use. The Applicant is seeking to rezone the Subject Property to MFR, while simultaneously seeking a land use amendment to Medium Density Residential.

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

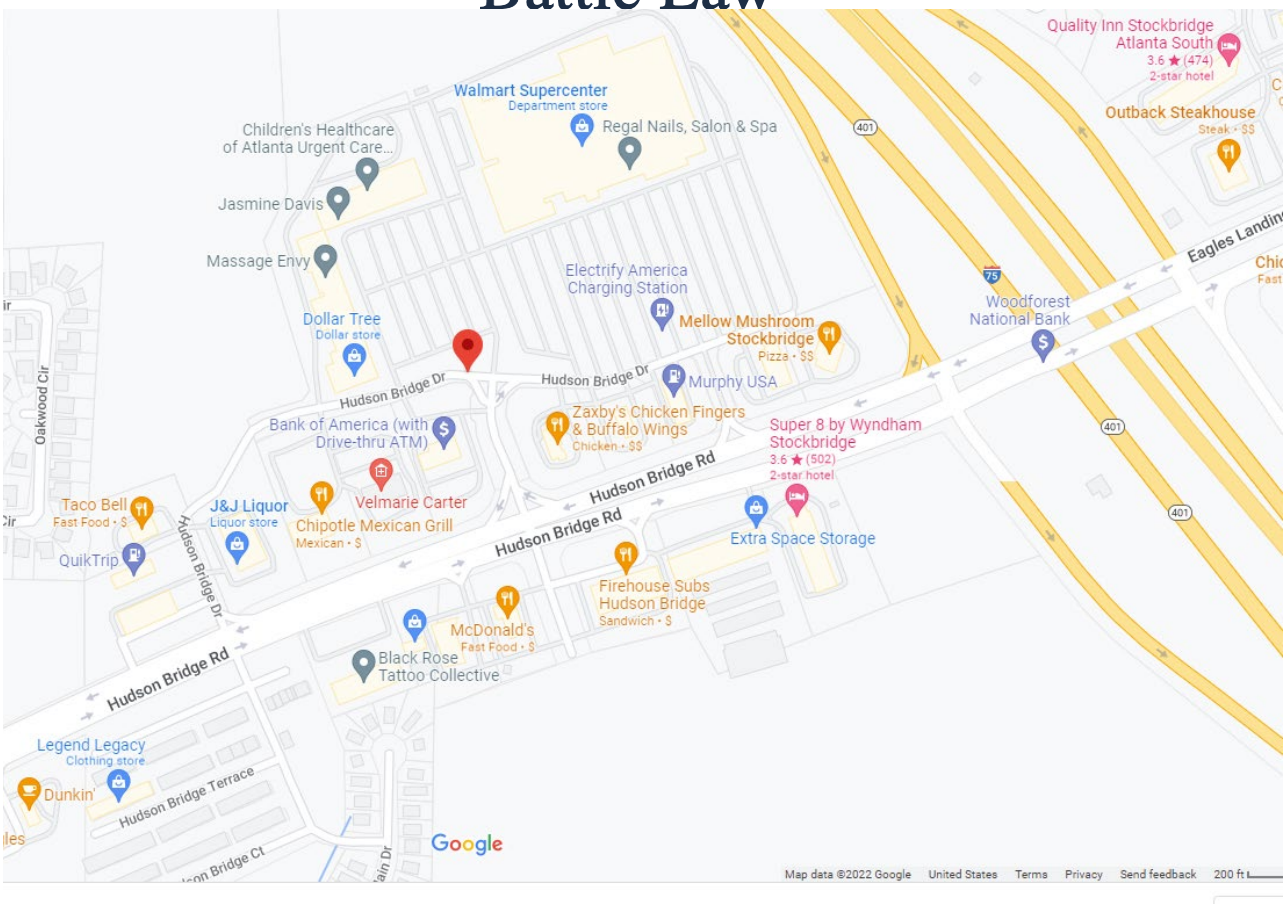
II. STEINBERG ACT REZONING CRITERIA

The State of Georgia proposes the following decision criteria to be considered for rezonings in jurisdictions that do not propose other criteria:

1. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;*

The zoning proposal will permit a use that is suitable in view of the current density and uses allowed under the Parkway Overlay District, in addition to existing uses on the adjacent and nearby property. Amongst other things, the purpose and intent of the Parkway Overlay District is "to encourage a balanced mix of retail, professional, residential, civic, entertainment and cultural uses," and "to improve public health and provide safe and efficient movement within the overlay district by promoting development patterns that encourage physical activity such as walking and bicycling." The area surrounding the Subject Property within the City of Stockbridge is predominately commercial and retail uses, except for the Hudson Bridge Townhome community that was built in 1986.

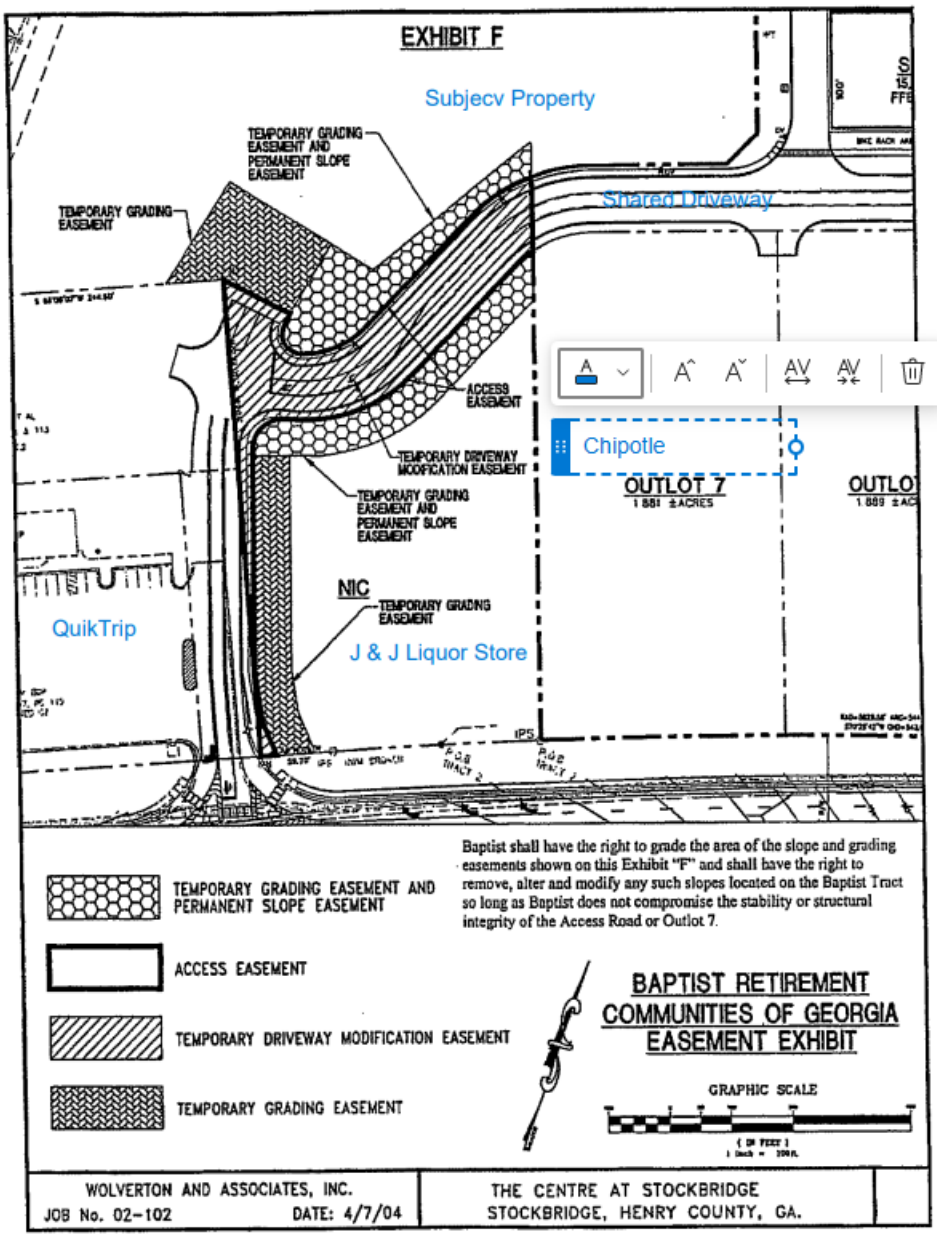
Battle Law



The Subject Property is part of a 72.69 acre planned commercial/retail/residential project which was been developed by multiple owners. Hudson Bridge Drive is a private street which provides shared access to excess of 20 stores, including the following businesses:

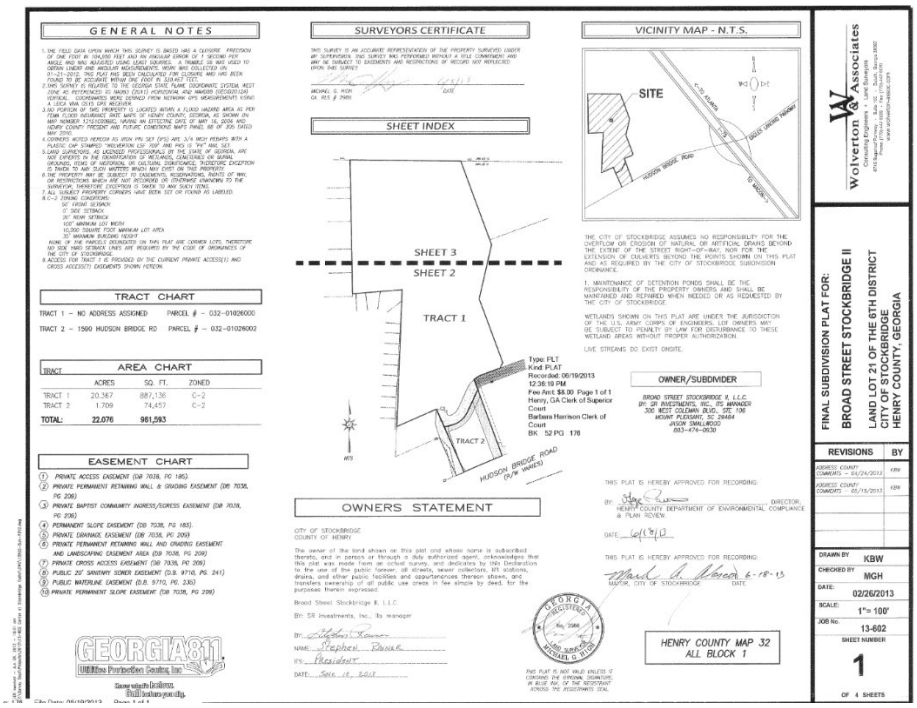
1. QuikTrip;
2. Walmart:
3. Chipotle
4. J&J Liquor;
5. Taco Bell
6. Zaxby's
7. Murphy's Gas Station
8. Mellow Mushroom
9. Arby's
10. Discount Tire; and
11. Bank of America.

BOOK 7038 PAGE 205



Battle Law

The Subject Property was originally a 22.076 acre tract of land that was subdivided in 2013 into two tracts with the intervening shared driveway for the development of a commercial outparcel.



In 2004 the 22.076 acres was owned by Baptist Retirement Communities of Georgia, Inc. ("Baptist RCG"), along with the adjacent 9.67 acres of land that has been developed as a commercial retail plaza. As part of the development of the commercial plaza Baptist RCG agreed to place a restrict covenant on the Subject Property which prohibited it from being developed for any retail purposes but allowed it to be developed for residential apartments.

DOC# 020854
FILED IN OFFICE
04/28/2004 02:10 PM
BK:7038 PG:237-243
JUDITH A LEWIS
CLERK OF SUPERIOR COURT
HENRY COUNTY

BOOK 7038 PAGE 237

After recording return to:
Calloway Title & Escrow, LLC
Attn: David Dudley (2-1353)
4800 Ashford Dunwoody Rd. Ste. 240
Atlanta, Georgia 30338

STATE OF GEORGIA)
)
COUNTY OF HENRY)

RESTRICTIVE COVENANT

This Restrictive Covenant ("Covenant") is made this 26th day of April, 2004, by the BAPTIST RETIREMENT COMMUNITIES OF GEORGIA, INC., a Georgia non-profit corporation ("Declarant"), for the benefit of WR OF STOCKBRIDGE, L.L.C., a South Carolina limited liability company ("WR"), and its successors and assigns.

WHEREAS, Declarant is the owner of that certain real property referred to as the "Remaining Tract" and which is more particularly described on Exhibit "A" attached hereto and made a part hereof;

WHEREAS, WR is the owner of that certain real property referred to as the "Development Tract" and which is more particularly described on Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, it is the intent and desire of Declarant to execute this Restrictive Covenant to establish certain restrictions upon the Remaining Tract for the benefit of the Development Tract;

NOW, THEREFORE, Declarant for itself, its successors and assigns does hereby agree that the Remaining Tract shall be subject to and shall be used in conformance with the following covenants and agreements:

1. No part of the Remaining Tract shall be used for any retail purposes, which restriction shall include, but not be limited to, the sale of any goods or merchandise of any nature and/or the offering of any services of any nature for profit. Examples of such prohibited activities include, but are not limited to, the retail sale of any foodstuffs or grocery items, whether packaged or freshly prepared, the retail sale of prepared foods, whether "fast food" or sit-down meals, the retail sale of any clothing items, the retail sale of housewares and/or supplies, the retail sale of hardware items or tools, the retail sale of any crafts, hobby supplies, artwork, and the provision, for profit, of any haircutting services,

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=21021595&key1=7038&key2=237&county=75&countyname=HENRY&userid=251358&appi... 1/8

cosmetic services and/or manicure, pedicure or massage services. Declarant specifically acknowledges and agrees that the foregoing prohibited uses are mere examples, and does not intend that they represent all uses restricted or prohibited hereby. Notwithstanding the foregoing, such retained uses as are ancillary or incident to the use of the Remaining Tract for residential apartments are permitted, including, but not limited to, coin-operated laundries, vending machines and the occasional sale of novelty items bearing the logo or trademark of the owner or manager of the apartment complex.

2. The foregoing restriction shall expire on March 31, 2008, if not theretofore terminated.

The foregoing restrictions and agreements are imposed on the Remaining Tract for the benefit of the Development Tract.

The agreements, restrictions and covenants herein made shall be deemed restrictive covenants running with the land and shall be binding upon the Remaining Tract and any person or entity who may from time to time own, lease or otherwise have an interest in the Remaining Tract.

[SIGNATURES ON FOLLOWING PAGE]

It can be inferred that the intent of this prohibition on the development of other retail uses, while permitting the development of multi-family apartments, was to support the viability of the retail stores without additional competition, AND to create a mixed-use environment with residents living adjacent to the site that could support the commercial businesses being developed. Based upon the Subject Property being included in the Parkway Overlay District the purpose and intent of the development of this area and the Subject Property remains the same.

2. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;*

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The zoning proposal will permit a use that creates the mixed-use environment promulgated by the Parkway Overlay District. Additionally, the development of the Subject Property as currently zoned would in fact have an adverse impact on the adjacent property owners by oversaturating an already robust commercial corridor.

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

The property to be affected by the zoning proposal does not have a reasonable economic use as

currently zoned. The area in which the Subject Property is located is already saturated with commercial development, which is inconsistent with the intent and purpose of the Parkway Overlay District, and based on the current economic climate in which retail stores are being challenged by the growing online shopping trends, the development of additional commercial space in this corridor would be economically unfeasible.

4. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;*

The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Additionally, according to the letter attached to this application from the Henry County Water Authority, water and sewer are available for the Subject Property. The Henry County Water Authority stated that there is enough capacity to serve the proposed number of units.

Lastly, the zoning proposal will not overly burden the local schools as the majority of the units as the anticipated market for the proposed units are young professionals, and single individuals looking for a low maintenance homeownership option.

Therefore, the zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

5. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and*

The Applicant is seeking to amend the current land use designation to Medium Density Residential which is consistent with the purpose and intent of the Parkway Overlay District which allows for a density of up to 60 units per acre with density bonuses, and heights up to 20 stories. The current Medium Density Mixed-Use only allows for up to 2 to 3.6 units per acres, with a maximum height of 3 stories. The comprehensive plan from which the land use designations were derived was adopted in 2018: however, the City's Revised Unified Development Code, which contains the current Parkway Overlay District, was adopted in March of 2022. Therefore, the current land use plan for the City and the Subject Property is outdated, and inconsistent with the Parkway Overlay District.

6. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

The Applicant is not aware of any other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a Rezoning from C-2 to MFR be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

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

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I,

Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of

Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

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

A refusal by the City of Stockbridge City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such

different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

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

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

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

Michele L. Battle, Esq.
Attorney for the Applicant

Henry County Water Authority
Engineering Division

December 2, 2022

Re: Water and Sewer Services - Availability

Proposed Development:	**Apartment Complex**
Property Information:	**Hudson Bridge Road Parcel No. 032-01026000**
	LL 21; District 6; 20.37+/- acres
Proposed Zoning:	**MFR**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

Water service can be made available to the property described above by way of a line extension, as illustrated on the Conceptual Site Plan at the developer's expense. A fire flow test calculated in the area revealed the following data:

Static:	110	psi
Residual:	95	psi
Flow	1130	gpm
Calculated Flow @ 20 psi:	2973	gpm

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

Sewage **treatment** and sewer line **capacity** are available for the property. ***However, installation of a private lift-station (proposed to be located on the developer's site), associated force main and gravity sewer main extension will be necessary at the developer's expense.***

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

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

This letter was prepared with information submitted to HCWA on a Conceptual Site Plan dated 08/24/2022 prepared by Moore Bass Consulting, Inc.

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

TO: City of Stockbridge Mayor and City Council
City of Stockbridge Planning Commission

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

CC: Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: August 15, 2024

SUBJECT: **Staff Report for Rezoning Case #RZ-2024-01--Parcel #032-01026000 on Hudson Bridge Drive, in Council District 5**

I. PURPOSE

To consider a rezoning application (Rezoning Case #RZ-2024-01) by Lennar Georgia, LLC, c/o Battle Law, P.C, to rezone Parcel #032-01026000 on Hudson Bridge Drive from 'C-2' (General Commercial) to 'MFR' (Multiple Family Residential) to allow for the development of a townhome community with 140 units. Mount Zion 48, LLC is the current owner of the property, and it contains approximately 20.367 acres.

The applicant has also submitted two other applications for the subject property. For Comprehensive Plan Amendment Case #CP-2024-01, the applicant requests that the property's future land use designation be changed from Medium-Density Mixed-Use to Medium-Density Residential. For Variance Case #VR-2024-03, the applicant requests the granting of two variances. In Variance Request #1, the applicant requests that the front yard setbacks of the townhome lots be reduced from the required 50 feet in the MFR district to 20 feet. In Variance Request #2, the applicant requests that the rear yard setbacks of the townhome lots be reduced from the required 20 feet to 10 feet.

An aerial photo of the subject property is shown after the Case Facts (Table 1) below.

II. CASE FACTS (Table 1)

DESCRIPTIVE FACTOR	FINDINGS
Proposed Development:	Townhome community with 140 fee simple units.
Parcel Identification:	032-01026000 (no address).
Parcel Acreage:	+/- 20.367 acres.
Land District and Land Lot:	District 6, Land Lot 21.
Applicant:	Lennar Georgia, c/o Battle Law, P.C.

Owner:	Mount Zion 48, LLC.
Current City Zoning:	C-2 and Parkway Mixed-Use Overlay District.
Surrounding Zoning:	• North—MFR (Multiple Family Residential). • Northwest—SR (Suburban Residential). • East—C-2 & C-3 (General Commercial & Heavy Commercial). • South—C-2 (General Commercial). • Southeast—C-2 & C-3 (General Commercial & Heavy Commercial). • West—Outside of the City. Zoned 'RD' & 'RM' (Residential-Duplex & Residential-Multifamily) by Henry County. • Southwest—Outside of the City. Zoned 'C-2' (General Commercial) by Henry County.
City Land Use Designation:	Medium-Density Mixed-Use.
Current Use:	Vacant.
Surrounding Land Uses:	• North—St. Ives Apartments. • Northwest—St. Margrit Subdivision. • East—Walmart and adjacent Centre @ Stockbridge Shopping Center. • South—Commercial uses fronting onto Hudson Bridge Road, including J & J Liquor and Western Union. • Southeast—Retail uses (Taco Bell and QuikTrip) outside the City, with access from Hudson Bridge Dr. • West—Oakwood Village Subdivision, outside City).
Property Location:	To the rear of 1590 Hudson Bridge Road. Property has no access to any public street. Access exists from Hudson Bridge Drive, an internal street for the adjacent Centre @ Stockbridge shopping center, which includes Walmart. A portion of this street actually is part of the subject property.
Property Conditions:	Vacant land; mostly wooded. The eastern portion of site contains steep topography, wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback as part of a nearby stream. Site includes a portion of Hudson Bridge Drive, which was granted an easement.

AERIAL PHOTO OF SUBJECT PROPERTY



III. PROPERTY AND ZONING HISTORY

A. Restrictive Covenant. The subject property was previously owned by Baptist Retirement Communities of Georgia, who sold it in 2005. Before doing so, a restrictive covenant, dated April 26, 2004, was prepared and filed with the Henry County Superior Court (in Book 7028, Page 237). It prohibited the use of the subject property for retail uses. This restriction expired, however, on March 31, 2008.

B. Walmart Master Development Plan and DRI. The subject property was originally a part of a Master Development Plan (Centre @ Stockbridge) with a Wal-Mart Supercenter as a mixed-used development for a total of 70.16 acres. The entire property was annexed by the City of Stockbridge in 2002. The subject site as a part of the Master Plan was described as "Tract 2." Tracts 1 and 2 were annexed as C-2 (Commercial – Medium Density) and C-3 (Heavy Commercial). Tracts 1 and 2 were further subdivided on

February 4, 2004, creating a "new" Tract 2 as a part of the Walmart Development. The original Tract 2 would become a "stand-alone" parcel for future development. The Master Development Plan initially allowed the subject site to have access from Hudson Bridge Road, but outparcels were later created, and this removed the site's access to Hudson

Bridge Road. A Development of Regional Impact Analysis (DRI #481) was completed on the Master Development Plan, including the subject site, on November 21, 2003, and a Development Agreement was also prepared. Per the DRI for the entire Plan area, "The site shall be mixed-use and contain a minimum of 200 residential units and a maximum of 343,500 square feet of commercial/office/retail space." However, DRI officials have stated that DRI conditions have no effect after ten years.

C. Previous Parcel Split and Easement Creation. Wolverton & Associates of Duluth, Georgia created a series of drawings on February 26, 2013 as part of a Final Subdivision Plat for Broad Street Stockbridge II, LLC. It showed that the subject property was split into two Tracts, with Tract 1 representing the current boundaries of the site and Tract 2 being cut off from the site. This resulted the Tract 1 (the current site) losing its access from Hudson Bridge Drive. However, ten easements were created along and adjacent to

WALMART MASTER DEVELOPMENT PLAN AREA

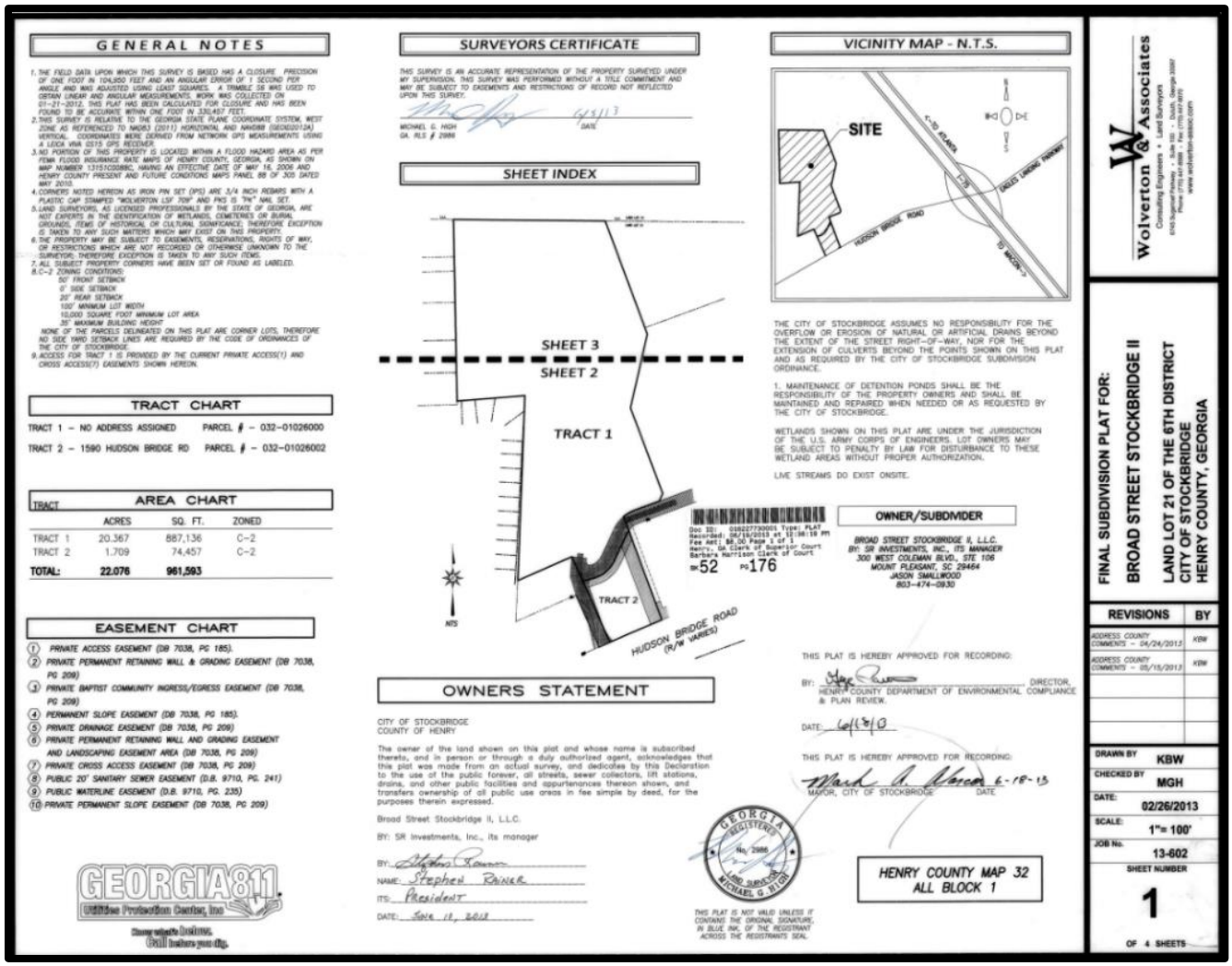


Hudson Bridge Drive, including an easement to allow a portion of Hudson Bridge Drive, which is a private street, and which is actually contained within the boundaries of the subject site, to be used by the public for access to the surrounding commercial properties. The fact that this portion of Hudson Bridge Drive is located within the site boundaries is confirmed today by the aerial photo of the site from the Henry County Tax Assessors' records.

D. Recent Zoning Activity: RZ-2019-04 and RZ-2020-01 by TPA Residential. A rezoning of the subject property from C-2 (General Commercial) to MUND (Mixed-Use

Neighborhood Development) was sought by TPA Residential (c/o Falcon Design Consultants, LLC) in 2019 via RZ-2019-04 to allow for a mixed-use development to contain 118 townhomes plus small commercial uses. The Planning and Zoning Staff, as well as the Planning Commission (at their September 14, 2019 meeting) both recommended the approval of this case, with conditions. However, at the subsequent City Council meeting on October 14, 2019, the applicant announced that he wanted to withdraw his application. TPA Residential returned to the City with a revised rezoning application via RZ-2020-01. This time, the applicant wanted to build a purely residential development, containing 147 townhomes only. GRTA determined that an updated DRI review was not required since the proposed density would be less than what the Walmart Master Development Plan called for. The Staff recommended approval with conditions, as did the Planning Commission at its June 25, 2020 meeting; but the City Council denied the case at its meeting on July 13, 2020.

PREVIOUS PARCEL SPLIT AND EASEMENT CREATION



E. Recent Zoning Activity: RZ-2022-08 by Carter Acquisitions. In 2022, a new developer, Carter Acquisitions, LLC, c/o Battle Law, PC, sought to rezone the subject

property via RZ-2022-08 from C-2 to MFR (Multiple Family Residential) to allow for the development of a townhome community containing 330 units. The proposed density was 16.2 units per acre, which exceeded the allowable density of 16.0 units per acre for the proposed High-Density Residential future land use designation. The applicant needed to reduce the number of units by eliminating four units to meet the maximum allowable density. But the applicant never returned with a new site plan having a reduced density. After an extended period of time, the applicant withdrew their application, along with Comprehensive Plan Amendment application #CP-2022-07.

STREET VIEW OF SOUTHWEST CORNER OF SITE

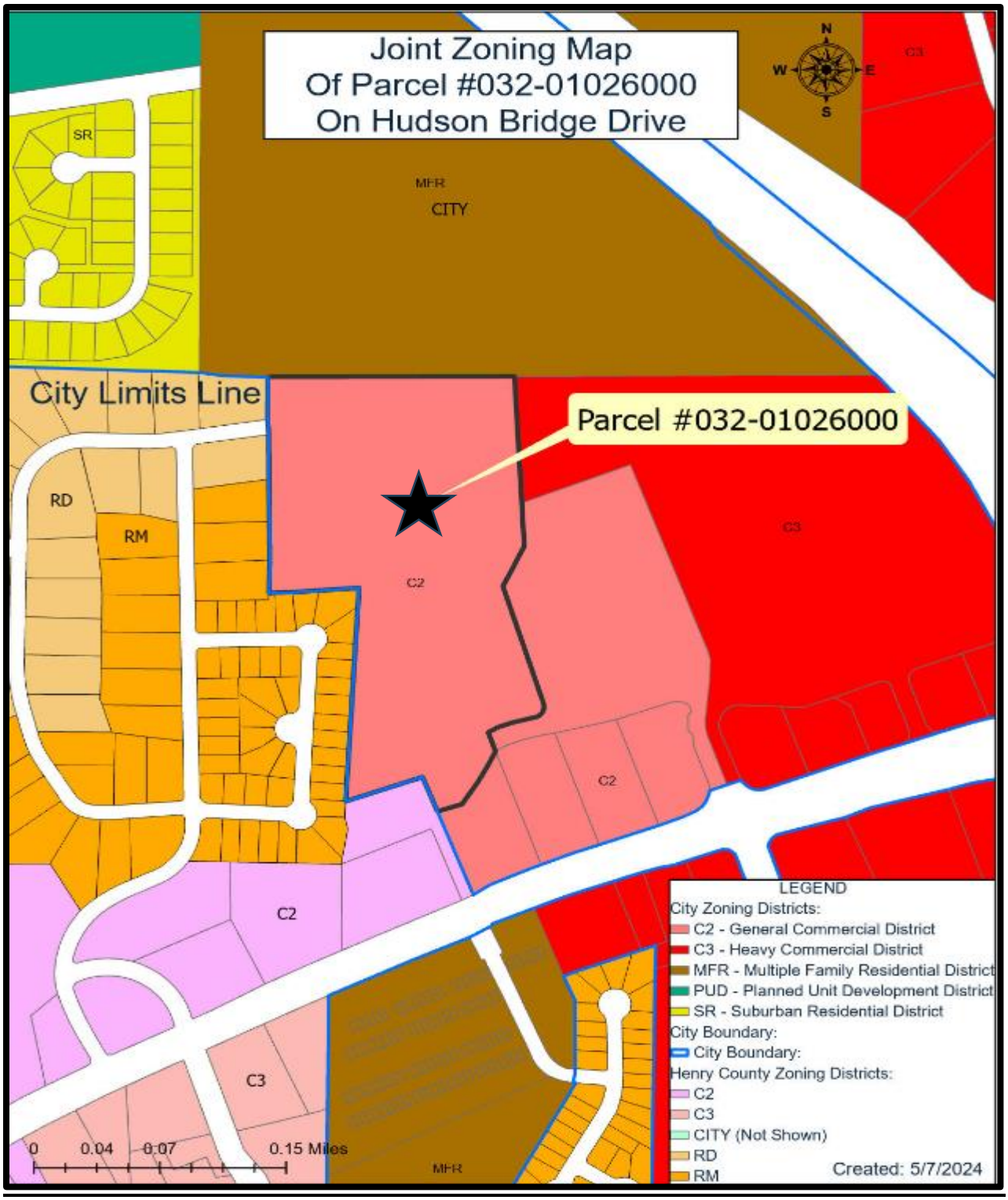


STREET VIEW OF SITE TOWARD SOUTHEAST CORNER

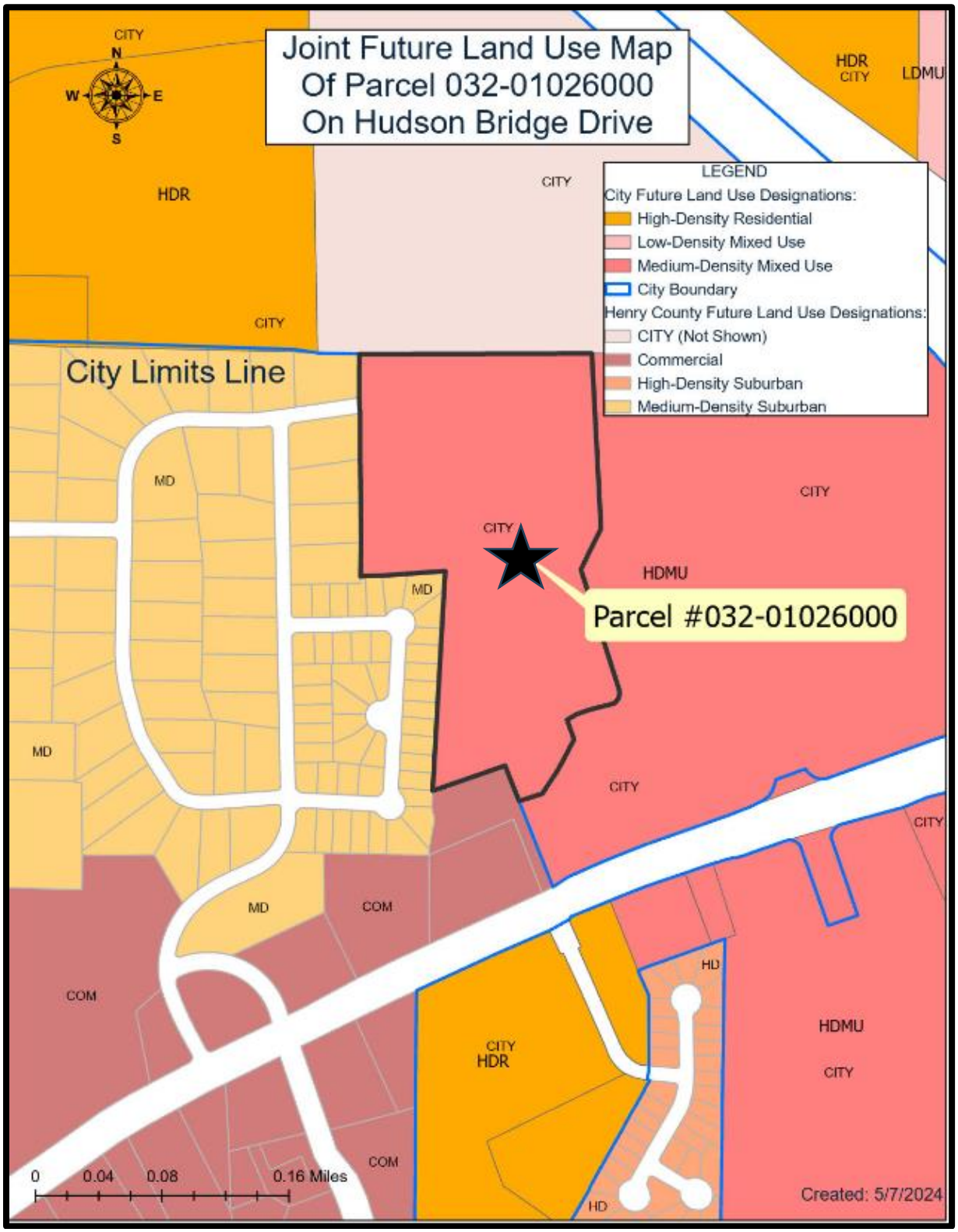


Shown below are the Zoning Map, the Future Land Use Map, and the Boundary Survey for the subject property.

2024 CITY OF STOCKBRIDGE ZONING MAP

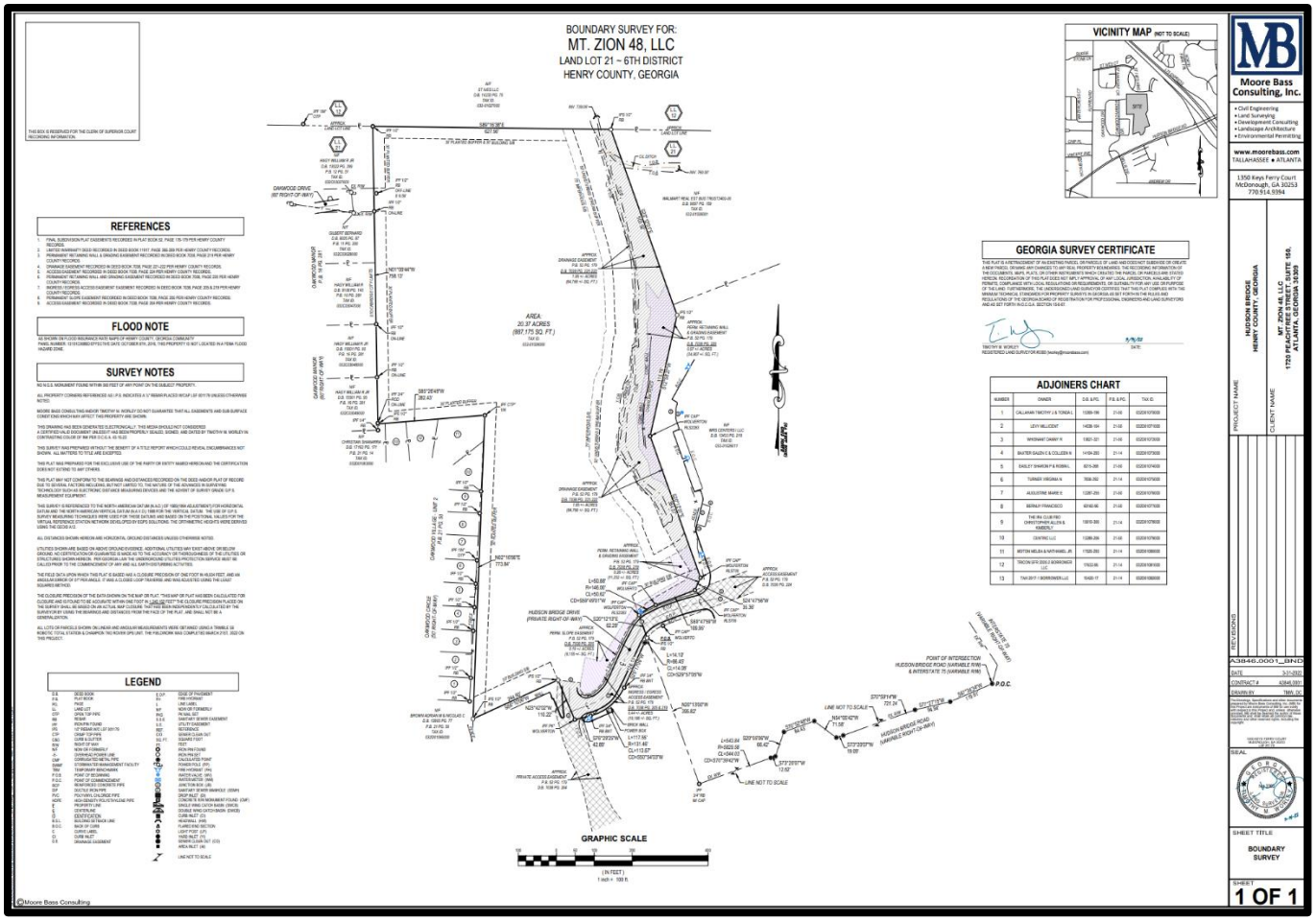

Joint Zoning Map
Of Parcel #032-01026000
On Hudson Bridge Drive
N
W
E
S
SR
MFR
CITY
C3
City Limits Line
Parcel #032-01026000
RD
RM
C2
C3
C2
C2
C3
0
0.04
0.07
0.15 Miles
MFR
LEGEND
City Zoning Districts:
C2 - General Commercial District
C3 - Heavy Commercial District
MFR - Multiple Family Residential District
PUD - Planned Unit Development District
SR - Suburban Residential District
City Boundary:
City Boundary:
Henry County Zoning Districts:
C2
C3
CITY (Not Shown)
RD
RM
Created: 5/7/2024

2024 CITY OF STOCKBRIDGE FUTURE LAND USE MAP



BOUNDARY SURVEY

Hudson Bridge Drive is located at the southern end of the property.



PROPOSED DEVELOPMENT

A. Project Size. The applicant has submitted a site plan which was prepared by Moore Bass Consulting on 02/29/24, representing Sheet #A3551.0010-SP1. Its title is "Hudson Bridge Townhomes; Stockbridge, GA." According to an inset box, entitled "Site Data", on the site plan, the applicant proposes to build 140 fee simple townhomes, including 101 smaller units and 39 larger units, at a density of 6.87 units per acre. The applicant would be required to designate at least 15 percent of the total site area as open space, and the applicant would substantially exceed that amount by designating about 41 percent of the site area as open space (8.37 acres of the total site area of 20.367 acres). The impervious area would be 10.0 acres, comprising 49 percent of the total site area. Forty-one (41) off-street parking spaces would be provided, which would meet the requirements. However, the required front and side yard setbacks would not be met for the requested MFR district, as is shown in the table below. The applicant has submitted a variance application to

request the reduction in the front yard setbacks of the townhome lots from the MFR District's required 50 feet to 20 feet, and to reduce the side yard setbacks (between townhome buildings) from the required 20 feet to 10 feet. The analysis of the merits of these variance requests are presented in the Staff Report for Variance Case #VR-2024-03.

Table 2--Required Versus Proposed Setbacks in the Requested MFR District

MFR District Setback Requirements:	Proposed Setbacks:	Meets MFR Requirements?
Front Yard Setbacks – 50 feet	Front Yard Setbacks – 20 feet	No
Side Yard Setbacks – 20 feet	Side Yard Setbacks – 10 feet	No
Rear Yard Setbacks – 20 feet	Rear Yard Setbacks – 20 feet	Yes

B. Site Plan Design. The submitted site plan shows that the development site would have two accesses, including the main entrance off Hudson Bridge Drive and a secondary access at Oakwood Drive to the northwest. A swimming pool, clubhouse, and guest parking would be provided near the main entrance, and a detention pond would be situated near the pool. No mail kiosk has been shown. The project entrance street would make a loop toward the rear of the property, where three other guest parking lots and an unspecified small amenity would be provided. A second detention pond would be located at the northeast rear of the property. Landscaped buffering would surround the property, although there is no indication of buffer widths. The Buffer Area Standards within Section 4.6.3A of the Stockbridge UDC requires the provision of a 25-foot zoning buffer between multifamily developments and single-family-zoned districts. Thus, this buffer should be provided along the western boundary of the property. A 50-foot undisturbed stream buffer would be designated along the eastern side of the property. No walking trails or dog parks have been indicated on the site plan.

C. Utilities Facilities. The applicant received a letter from the Henry County Water Authority, which was dated June 21, 2024, in response to the applicant's submitted application for a water and sewer availability letter. The findings and requirements of the Authority's letter are listed below, which the developer would need to comply with if RZ-2024-01 is approved.

1. Water service could be made available to the property via a water line extension.
2. Sewage treatment and sewer line capacity are available for the property, but the developer would be required to pay for an offsite sanitary sewer line extension, including the acquisition of easements, to meet the Authority's standards, and then to convey that extension to the Authority.
3. The specifications above would be effective for 365 days from the date of the letter (June 21, 2024), and any deviation in zoning that would increase the project density or usage would void the letter and require a re-evaluation.

D. Traffic Impact Study. The applicant submitted a Traffic Impact Study to the Planning & Zoning Office on June 21, 2024. It was prepared for Moore Bass Consulting, Inc. by

SEI Engineering, Inc., in collaboration with Acampora Traffic, LLC. The study evaluated existing traffic conditions within the vicinity of the subject property, used a standard growth factor to make projections on future traffic conditions in the vicinity if the proposed development does not occur (the “no-build” scenario). After that, the study made traffic projections based on anticipated future traffic conditions plus the expected addition of new traffic from the proposed townhome development, and also considering the effects of the completion of various planned road improvements to be made by Georgia DOT in the vicinity. Traffic counts were collected at five intersections near the subject property on May 30, 2024, when area schools were in recess. The counts were taken during the morning (7-9 AM) and afternoon (4-6 PM) peak hours. The study stated that acceptable traffic conditions were found at all of the traffic count locations.

In the no-build scenario, most of the intersections that were studied appeared to operate in a satisfactory manner, except for the afternoon peak hour for the intersection of Hudson Bridge Drive at Hudson Bridge Road, as well as Hudson Bridge Road at Flippen Road, which would both operate at Level of Service E. This situation could be improved by adding a second westbound turn lane toward Flippen Road. Additional roadway pavement is already available for such purpose, so it only needs to be restriped (in conjunction with alterations to the timing of the traffic signal at the intersection of Hudson Bridge Road and Flippen Road). The study recommended that this improvement take place whether or not the proposed townhomes are built.

The Traffic Impact Study projected that the proposed 140 townhomes on the subject property would generate 1,016 trips per weekday, including 67 trips during the morning peak hour and 80 trips during the afternoon peak hour. These data are presented in the table below, with a further breakdown of the numbers of AM and PM trips being generated going in and out of the proposed development.

Table 3--Projected Numbers of Trips
For the Proposed 140-Unit Townhome Development

AM Peak, Going In .	AM Peak, Going Out	AM Peak, Total	PM Peak, Going In	PM Peak, Going Out	PM Peak, Total	24-Hour 2-Way Total
17	50	67	47	33	80	1,016

Future traffic operations in the vicinity, with the addition of trips from the proposed townhome development, would have “a slight deterioration in operations at each study intersection.” As with the no-build scenario, the intersections of Hudson Bridge Drive with Flippen Road and with Hudson Bridge Drive would operate at Level of Service E during the PM peak hour if the townhomes are built. But since the Hudson Bridge Road/Hudson Bridge Drive Intersection features a side street which would operate poorly only for the southbound direction during the PM peak hour, the Study did not recommend that any traffic improvements be made, especially since drivers at that intersection would have the option of travelling to the traffic signal at the Hudson Bridge Road / Western Parallel Connector Intersection to make turns. The addition of a westbound left-turn lane from

Hudson Bridge Road to Flippen Road was recommended, whether or not the townhomes are developed.

E. Townhome Lots, Buildings, and Designs. An inset on the applicant's site plan shows that the proposed townhome lots would have a depth of 100 feet. The smaller townhome lots would be 20 feet wide and would be located toward the rear of the property, while the larger townhome lots would be 24 feet wide and would be located at the front of the property. The requested MFR zoning district requires front yard setbacks of 50 feet, but the townhome lots drawings show distances of only 20 feet from the fronts of the buildings to the right-of-way lines. For this reason, the applicant has requested a variance to reduce the front yard setbacks to only 20 feet. The MFR district also requires a minimum spacing of 20 feet between townhome buildings, but the applicant has requested a variance to reduce the side yard setbacks of the townhome lots to 10 feet. The proposed townhome renderings from the applicant, which are shown below, indicate that the smaller townhome buildings would have one-car garages and the larger townhome buildings would have two-car garages.

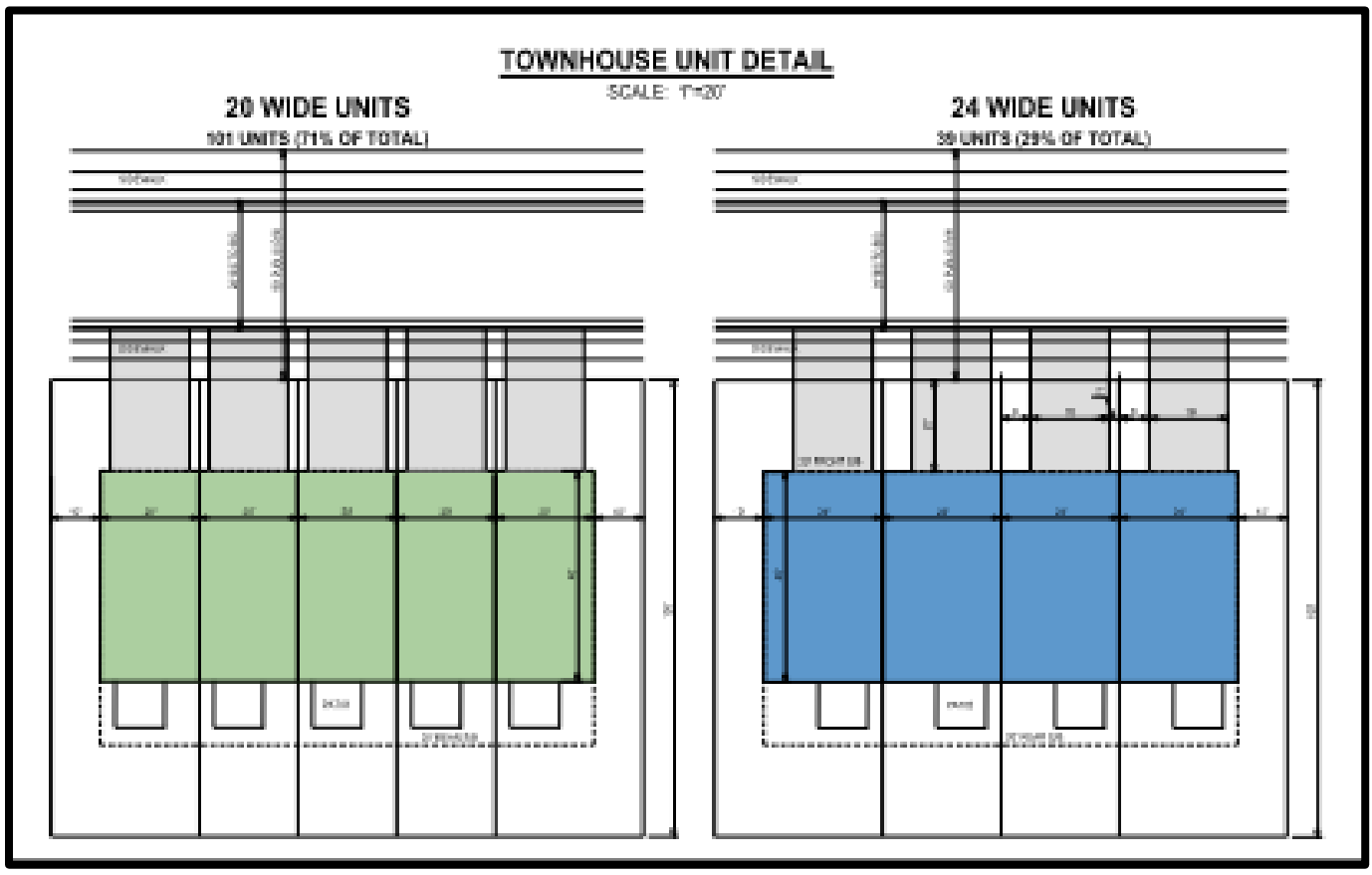
PROPOSED SITE PLAN -- FULL SHEET (View from the South)



AERIAL PHOTO OF THE VICINITY, OVERLAIN BY THE SITE PLAN



PROPOSED SITE PLAN – TOWNHOME LOT DETAILS



NOTES: All 140 townhome lots would be 100 feet deep. There would be 101 larger lots (71% of the total) and 39 smaller lots (29% of the total). The larger townhome units would be 24 feet wide and have two-car garages, while the smaller townhome units would be 20 feet wide and have one-car garages.

RENDERINGS OF PROPOSED TOWNHOME BUILDINGS

Smaller Townhome Buildings (20 Feet Wide) with One-Car Garages:



Larger Townhome Buildings (24 Feet Wide) with Two-Car Garages:



IV. ANALYSIS OF REQUEST

The applicant requests a rezoning under Section 9.2.1 of the City of Stockbridge's Unified Development Code (UDC). Under Section 9.2.1(C), the UDC states that the Planning Commission and the City Council shall consider 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. An analysis of the compliance of the proposed rezoning with those standards is made below.

STANDARD #1--Consistency with the Comprehensive Plan. The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the City, and the proposed townhome development would help to meet that need. The companion Future Land Use Map shows a future land use designation for the subject property of "Medium-Density Mixed-Use", to include both residential and commercial uses. But since the applicant only proposes to include residential uses, the applicant has requested a Comprehensive Plan amendment application, comprising Case #CP-2024-01, to change the property's future land use designation to Medium-Density Residential, which allows densities of 4 to 7.99 units per acre, which includes the applicant's proposed density of 6.87 units per acre. The consistency of the proposed development with the Comprehensive Plan is further discussed within the staff report for CP-2024-01.

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 rezoning of the subject property to the requested 'MFR' (Multiple Family Residential) district is necessary because the proposed townhome development is not permissible under the property's existing C-2 zoning. The MFR district permits townhome development, as does the PMU (Parkway Mixed-Use Overlay District), wherein the property lies. Although the intent of the MFR district is for new developments to be located on streets having a classification of 'collector' or higher, and Hudson Bridge Drive is only a local street, the property is located in close proximity to Hudson Bridge Road, an arterial road with a signalized intersection near the property. Further, the subject property is part of the Walmart Master Plan area, and the property originally extended to Hudson Bridge Road but was later subdivided into two tracts, thereby removing its direct access to Hudson Bridge Road.

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 subject property has remained vacant even after the Walmart Master Development Plan was prepared in 2003. A restrictive covenant was imposed by the Baptist Retirement Communities of Georgia on the subject property to prohibit the development of retail uses. Yet, even after its expiration in 2008, no retail development has taken place on the site, despite its permissible C-2 zoning. This suggests that the immediate vicinity may have already reached its saturation point for retail uses. Although the C-2 district also allows other types of non-retail

commercial uses, many of them are not permitted in the PMU district. Further, even if they were allowed, such uses most likely would need to have direct frontage onto Hudson Bridge Road to attract customer traffic, which the subject site does not offer.

Existing commercial uses to the south and east of the site would have access to potential new customers from the proposed townhome development, thereby increasing their business revenues. In addition, the new townhome residents would have convenient access to the adjacent commercial uses within the Walmart and Centre@ Stockbridge Shopping Center.

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 eastern portion of the subject site contains steep topography, wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback as part of a nearby stream. The developer should take appropriate steps to protect this environmentally-sensitive area, and to facilitate drainage.

STANDARD #5 --The impacts of the proposed development upon adjacent property owners, should the request be granted. To protect the residents of the existing Oakwood Manor Subdivision to the west, the secondary access that is shown at the northwest corner of the site, onto Oakwood Drive, it is recommended that the secondary access be designated for emergency access only, with a locked gate. To meet the requirements of the Buffer Area Standards in Section 4.6.3 of the UDC, a 25-foot-wide zoning buffer should be provided along the western property line, plus a fence and tall trees. The proposed development is likely to be a positive impact on the adjacent commercial businesses, whereby the new townhome residents could represent new customers at those businesses, thereby bringing additional revenues to the businesses.

STANDARD #6 -- The potential impact of the rezoning on City infrastructure, including the water and sewage system. The applicant obtained a letter from the Henry County Water Authority, which was dated June 21, 2024. While water service could be made available with a water line extension, the developer would need to pay for an offsite sanitary sewer line extension, including the acquisition of easements, and then convey that extension to the Authority. Further, if any zoning or site plan changes occurred within 365 days of the date of the letter, then the specifications of the letter would be void and a re-evaluation would be required. The developer would therefore need to meet the stated requirements upon any approval of the rezoning of the subject property.

STANDARD #7 -- The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes. The submitted site plan shows that the proposed development would have two accesses. The main access would be via Hudson Bridge Drive at the southern end of the property, which is an internal, private street supporting the Walmart and Centre@Stockbridge Shopping Center. Several easements were previously created to facilitate the site's access from the existing traffic signal at Hudson Bridge Road. The Development Agreement governing Tract 1 (Walmart development) stated that the City acknowledged that the use of the

created easement along Hudson Bridge Drive for access into the subject site could also serve as the means for access to Hudson Bridge Road. Traffic from the site would be able to utilize two nearby traffic signals on Hudson Bridge Road. The closest one is located at Hudson Bridge Drive, adjacent to the existing QuikTrip store and Taco Bell restaurant; and the second one is located at the Walmart driveway entrance. The two traffic signals would facilitate turning movements. A paved sidewalk is present along Hudson Bridge Drive, which would facilitate pedestrian travel to the surrounding retail stores. The submitted site plan also shows the provision of a secondary access to the northwest, to connect with Oakwood Drive. However, to prevent any adverse traffic impacts on the adjacent Oakwood Manor Subdivision, this should be designated as an emergency access only, with a gate.

The applicant submitted a Traffic Impact Study, which was prepared on June 20, 2024. Traffic counts were taken on May 30, 2024 at five nearby intersections, when area schools were in recess. The findings of the Study indicated that traffic conditions are acceptable at most of the intersections, and that they would only have a "slight deterioration" if the proposed townhomes were constructed on the subject property. Although the Hudson Bridge Drive/Flippen Road Intersection would operate at Level of Service E, with or without the townhomes, this could be improved if an additional westbound, left-turn lane were to be provided in the westbound approach to the intersection. Extra pavement is already available for this improvement, and it only needs to be restriped, along with modifications begin made to the signal timing at that intersection. While southbound traffic from the proposed development would incur substantial delays on Hudson Bridge Drive during the afternoon peak hour, drivers could lessen their delays by instead using the traffic signal at the Hudson Bridge Drive/Western Parallel Connector. The Study therefore did not recommend that any other traffic improvements be made.

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. The Walmart Master Plan called for a multifamily development containing at least 200 units, but the proposed development would have only 140 units. Townhomes would be an appropriate usage of the property in serving as a transition between the lower-density single-family residential subdivision to the west and the adjacent retail uses to the east. Further, the proposed MFR district would be compatible with the RM Henry County zoning which exists on about half of the acreage of the adjacent Oakwood Village Subdivision. Adequate access is available via Hudson Bridge Drive, the existing easements, and the two traffic signals off Hudson Bridge Road. Residents would benefit from being able to walk to many of the stores, and the stores could benefit from the business which the townhome residents would provide.

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned. Although the subject property could be developed for commercial uses under its existing C-2 zoning due to the presence of numerous surrounding retail businesses, this may not be realistic for the reasons that are listed below. Conversely, this Analysis has shown that the proposed townhomes would be a reasonable use.

1. The intent of the restrictive covenant by the Baptist Retirement Communities of Georgia was for the subject property to be prohibited from retail use.

2. Despite the property's location in the midst of numerous retail businesses, it has not been developed with additional retail uses, even after the expiration of the restrictive covenant.

3. Although some type of non-retail commercial uses could be built on the property, this is unlikely to happen since such uses would probably need direct access to Hudson Bridge Road for visibility, which the subject property lacks.

4. The presence of the steep topography, stream, and buffer areas in the eastern portion of the site would eliminate needed land which might be needed for required parking to serve a retail or non-retail commercial business.

RECOMMENDATIONS

Based on the findings of the Analysis above, the Planning and Zoning Staff recommends that the applicant's request to rezone the subject property from 'C-2' (General Commercial) to 'MFR' (Multiple Family Residential) via RZ-2024-01 to allow for the development of a townhome community be **APPROVED WITH CONDITIONS.** Such approval should be contingent upon the developer meeting the following nine (9) zoning conditions:

1. **Comprehensive Plan Amendment –** This requested rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2024-01, to change the subject property's land use designation from Medium-Density Mixed-Use to Medium-Density Residential, is approved before, or simultaneously with, the approval of RZ-2024-01.

2. **Site Plan:**

   a. **Revised Site Plan --** The subject property shall be developed according to a revised site plan which is similar to, but including the required variances, to the site plan which was prepared by Moore Bass Consulting on 02/29/24, representing Sheet #A3551.0010-SP1. Its title is "Hudson Bridge Townhomes; Stockbridge, GA." Any major deviations in the number of residential units, the density, or the overall site design shall require City Council approval.

   b. **Site Accesses—**This shall be a gated community, with both site accesses having gates plus flock cameras for security purposes. In addition, the proposed secondary access to Oakwood Drive shall be reserved for use by emergency vehicles only. All of this information shall be noted on the site plan.

   c. **Internal Streets –** All internal streets shall be of widths that are acceptable to the

Fire Marshal.

d. Internal Sidewalks – All internal streets shall have sidewalks on both sides of the streets, which are at least eight (8) feet wide.

e. Amenities and Related Facilities – The revised site plan shall include a mail kiosk, an 8-foot-wide multi-use path or walking trail, and a dog park, plus appropriate additional amenities for a community of this size, such as a grill area, a playground, a shuffleboard court, a tennis court, a pickleball court, etc.

f. Central Trash Facility -- The revised site plan shall indicate the location of one or more central trash facilities.

g. Bedroom Information -- The revised site plan shall provide a breakdown of the number of units by the number of bedrooms, as well as the sizes of the bedrooms (for parking space requirements).

h. Parking – Sufficient parking shall be provided to meet the requirements of the Unified Development Code (UDC).

i. Western Buffer, Fence, and Tall Trees – The developer shall provide the required 25-foot zoning buffer along the western side of the property, adjacent to the Oakwood Manor Subdivision, along with the installation of a fence and tall trees.

3. One-Car Garage Townhome Units:

a. Only 20 percent of the total townhome units shall have one-car garages.

b. All one-car garage units shall have full brick elevations.

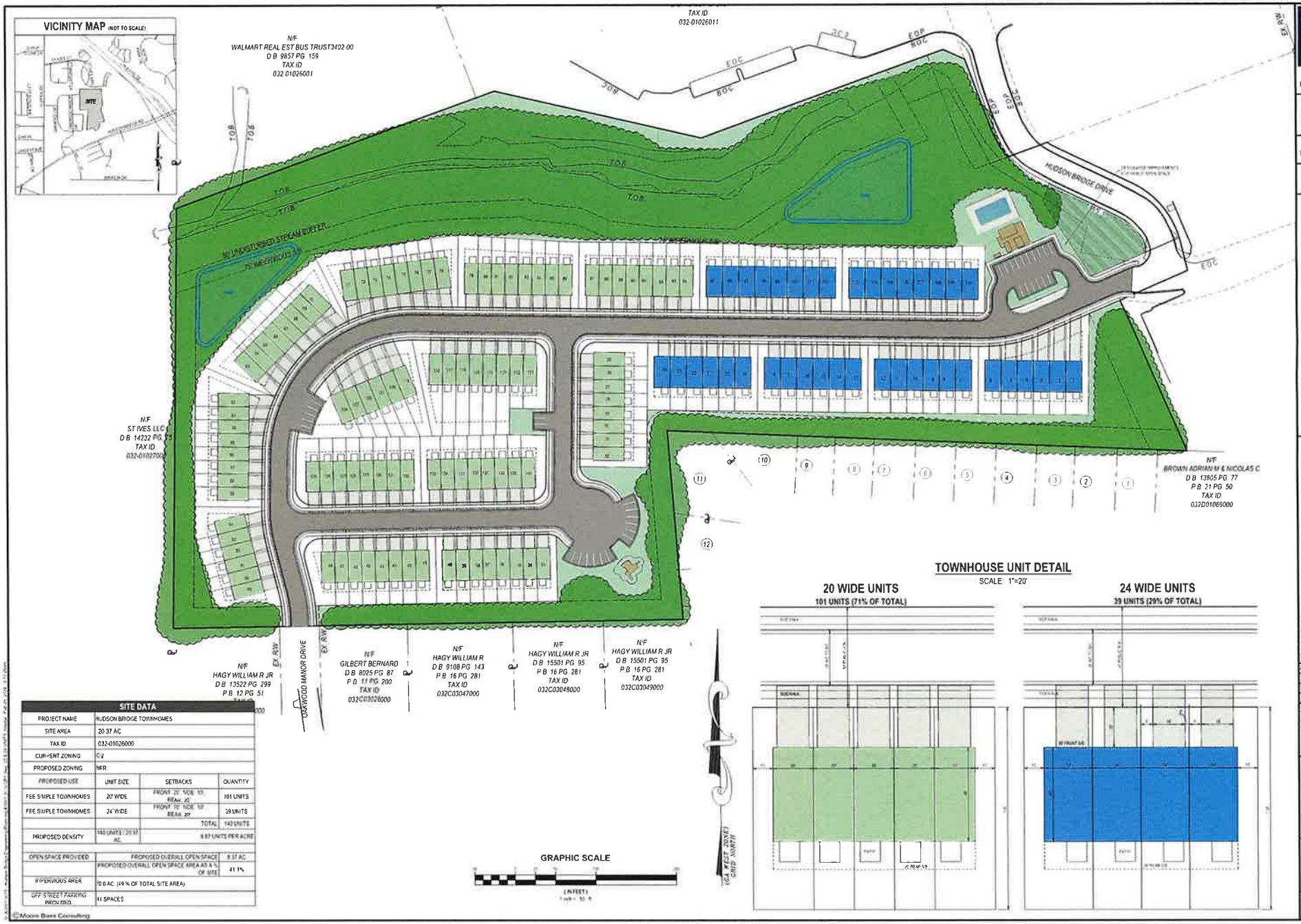
4. External Sidewalk -- The existing sidewalk along Hudson Bridge Drive shall be extended into the main project entrance.

5. Water and Sewer Facilities -- The developer shall comply with all requirements of the Henry County Water Authority in providing adequate water and sewer facilities to the subject site to serve the proposed townhome development.

6. Environmental Site Preservation -- The developer shall preserve the sensitive environmental features of the site, including the slopes, creek, stream buffer areas, and retaining wall, along the eastern side of the site.

7. Easements -- The developer shall comply with the specifications of all easement agreements pertaining to the portion of Hudson Bridge Drive which lies within and adjacent to the subject property.

9. Property Maintenance -- A townhome association shall be established, or a property management company shall be secured, for the purpose of maintaining all common areas of the site.



SITE DATA			
PROJECT NAME	HUDSON BRIDGE TOWNHOMES		
SITE AREA	20 37 AC		
TAX ID	032-01026000		
CURRENT ZONING	C2		
PROPOSED ZONING	MFR		
PROPOSED USE	UNIT SIZE	SETBACKS	QUANTITY
FEE SIMPLE TOWNHOMES	20' WIDE	FRONT 25' SIDE 10' REAR 20'	101 UNITS
FEE SIMPLE TOWNHOMES	24' WIDE	FRONT 25' SIDE 10' REAR 20'	39 UNITS
		TOTAL	140 UNITS
PROPOSED DENSITY	140 UNITS / 20 37 AC		6 87 UNITS PER ACRE
OPEN SPACE PROVIDED	PROPOSED OVERALL OPEN SPACE		8 37 AC
	PROPOSED OVERALL OPEN SPACE AREA AS A % OF SITE		41 1%
IMPERVIOUS AREA	10 0 AC (48 % OF TOTAL SITE AREA)		
OFF STREET PARKING PROVIDED	41 SPACES		

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• Landscape Architecture
• Environmental Permitting
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1350 Keys Ferry Court
McDonough, GA 30253
770 914 9394

PROJECT NAME: HUDSON BRIDGE TOWNHOMES STOCKBRIDGE, GA
CLIENT NAME: LENNAR GEORGIA, LLC
REVISIONS
A3551.0010.SP1
DATE 12/3/2020
CONTRACT #
DESIGN BY SJM
SEAL
SHEET TITLE: SITE PLAN
SHEET 1.0



TOWNHOUSE UNIT DETAIL

SCALE 1"=20'



SITE DATA			
PROJECT NAME	HUDSON BRIDGE TOWNHOMES		
SITE AREA	20 37 AC		
TAX ID	032-01026000		
CURRENT ZONING	C-2		
PROPOSED ZONING	MFR		
PROPOSED USE	UNIT SIZE	SETBACKS	QUANTITY
FEE SIMPLE TOWNHOMES	20' WIDE	FRONT 20' SIDE 10' REAR 20'	101 UNITS
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PROJECT NAME: HUDSON BRIDGE TOWNHOMES STOCKBRIDGE, GA

CLIENT NAME: LENNAR GEORGIA, LLC

REVISIONS

A3551.0810-SP1

DATE: 02/26/2024

CONTRACT #

DRAWN BY: SDM

SEAL

SHEET TITLE: SITE PLAN

SHEET: 1.0


Flippen Rd
St. Ives Crossing Apartments
St Ives Ct
Rock Quarry Rd
N Park Ct
75
Walmart Supercenter
Mellow Mushroom Stockbridge
Hudson Bridge Dr
Oakwood Dr
Oakwood Manor Dr
Firehouse Subs Hudson Bridge
J&J Liquor
McDonald's
Hudson Bridge Rd
Kroger
N Main Dr
Flippen Rd
Hudson Bridge Veterinary
Willis Dr

Traffic Impact Study

Proposed Hudson Bridge Residential Townhome Development
City of Stockbridge, Georgia

June 20, 2024

SEI ENGINEERING, INC.

in collaboration with



ACAMPORA TRAFFIC, LLC

Traffic Impact Study

Proposed Hudson Bridge Residential Townhome Development
City of Stockbridge, Georgia

prepared for:

Moore Bass Consulting, Inc.
1350 Keys Ferry Ct.
McDonough, GA 30253

June 20, 2024

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GEORGIA REGISTERED No. 22954 PROFESSIONAL ENGINEER TERESA D EPPLE

in collaboration with

ACAMPORA TRAFFIC, LLC
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Introduction

This study assesses the traffic impact of a proposed residential townhome development in the City of Stockbridge, Georgia. The site is located north of Hudson Bridge Road and will be served by vehicular connections to Hudson Bridge Drive and Oakwood Drive, which provides a connection to Flippen Road via Flippen Drive. The project location is shown in Figure 1. The project will consist of 140 attached residential townhomes.

The purpose of this traffic impact study is to determine existing traffic operating conditions in the vicinity of the proposed development, project future traffic volumes, assess the impact of the subject development, then develop conclusions and recommendations to mitigate the project traffic impact and ensure safe and efficient existing and future traffic conditions in the vicinity of the project.

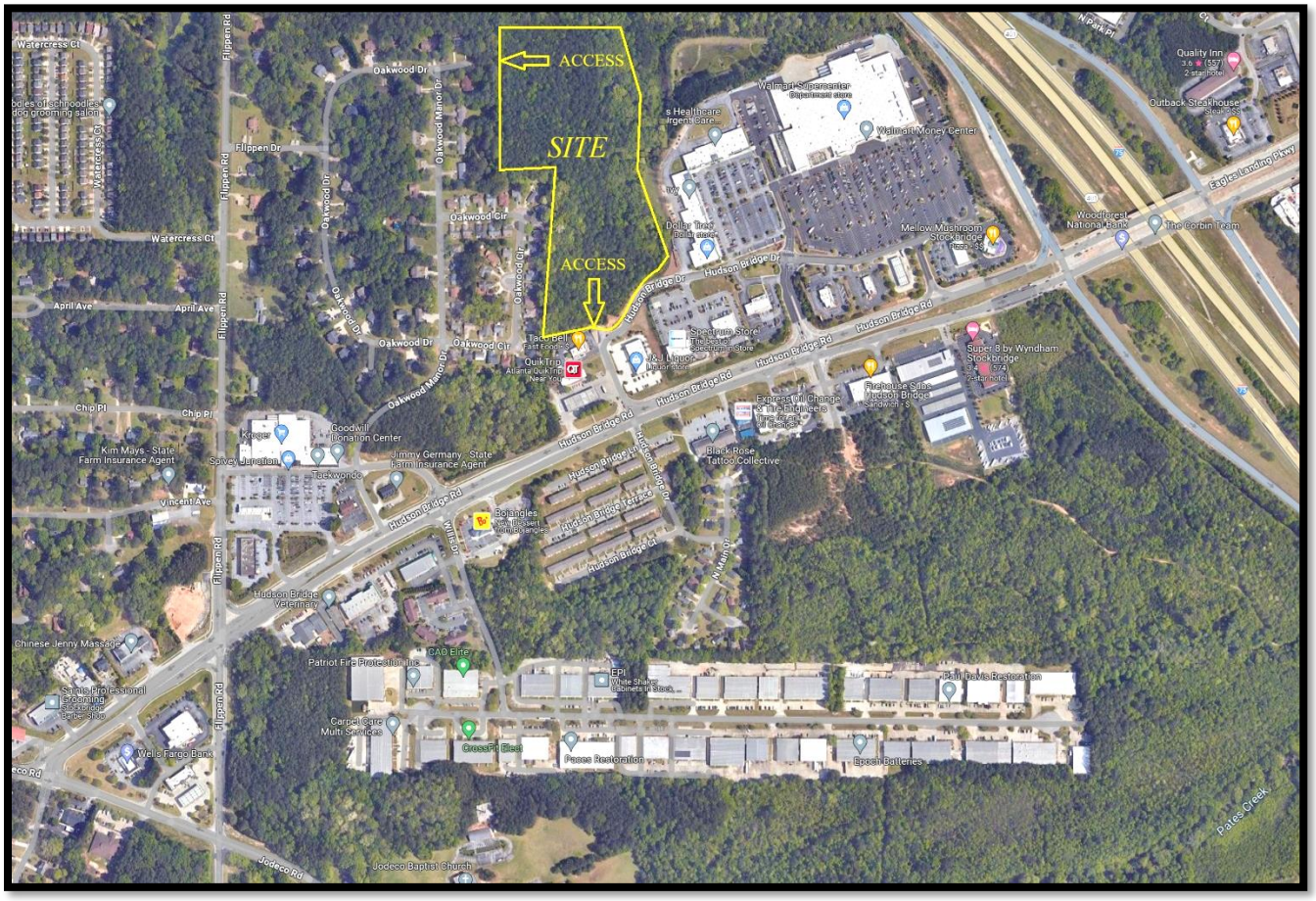


Figure 1 – Site Location Map

Existing Traffic Conditions

Existing traffic operating conditions in the vicinity of the proposed development were assessed. The following is a description of existing transportation facilities, traffic volumes, and intersection operations.

Description of Existing Roadways

Hudson Bridge Road is an east-west urban minor arterial that begins at Jodeco Road, has signalized intersections in the vicinity of the site at Flippen Road, Willis Road, Hudson Bridge Drive (which will provide access to the site), Western Connector, and then the southbound and northbound ramps to Interstate 75. Adjacent to the site, the road has two through travel lanes in each direction, with a third westbound through lane between I-75 and Western Connector. There are also exclusive turn lanes at major intersections. The terrain along Hudson Bridge Road is level to very gently rolling and the posted speed limit is 45 mph. In 2022 the Georgia DOT recorded an Annual Average Daily Traffic (AADT) volume of 23,500 vehicles per day (vpd) on Hudson Bridge Road east of Flippen Road.

Flippen Road is a two lane north-south urban minor arterial with gently rolling terrain and a posted speed limit of 45 mph. In 2022 the Georgia DOT recorded an AADT volume of 14,100 vpd on Flippen Road north of Hudson Bridge Road.

Pedestrian, Bicycle, and Transit Accessibility

There are sidewalks along both sides of Hudson Bridge Road and there are crosswalks and pedestrian crossing signals on all approaches at the signalized intersections in this vicinity. There is no sidewalk on Flippen Road. There are no dedicated bicycle lanes in the immediate vicinity. There is no regularly schedule mass transit service in this area.

Existing Traffic Volumes

Existing full turning movement peak hour traffic volume counts were collected at the following intersections in the vicinity of the site:

1. Hudson Bridge Road at Flippen Road
2. Flippen Road at Flippen Drive
3. Hudson Bridge Road at Hudson Bridge Drive
4. Hudson Bridge Drive at Western Connector
5. Hudson Bridge Road at Western Connector

The counts were collected on Thursday, May 30, 2024, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. Area schools were in session on the day on which the counts were recorded. The locations of the traffic counts are presented in Figure 2.



Figure 2 – Traffic Volume Count Location Map

From the intersection turning movement count data, the highest four consecutive 15-minute interval volumes at each intersection, during each time period, were determined. These volumes make up the unadjusted existing weekday a.m. and p.m. peak hour traffic volumes at each intersection.

The counts were collected during summer recess in area schools, which affects typical volumes and travel patterns. The Georgia DOT provides recommended adjustment factors by month in their table 2022 Traffic Factors found on their website under Traffic Reports. For Factor Group 08 – Urban Minor/Major Arterials (ATL), the Georgia DOT recommends a monthly adjustment factor of 0.96 for May and 0.99 for June. Because most of May occurs with schools in session and June occurs with schools in recess, and the counts were collected with schools in recess, the June monthly adjustment factor was deemed to be more appropriate to apply to the May 30th counts. The 0.99 monthly adjustment factor applied to the counted volumes would reduce the volumes very slightly. In order to be conservative, and given the adjustment factor that is nearly 1.00, it was decided to use the counted data with no reduction. The existing traffic counts at each intersection are shown in Figure 3. The raw count data is found in Appendix A.

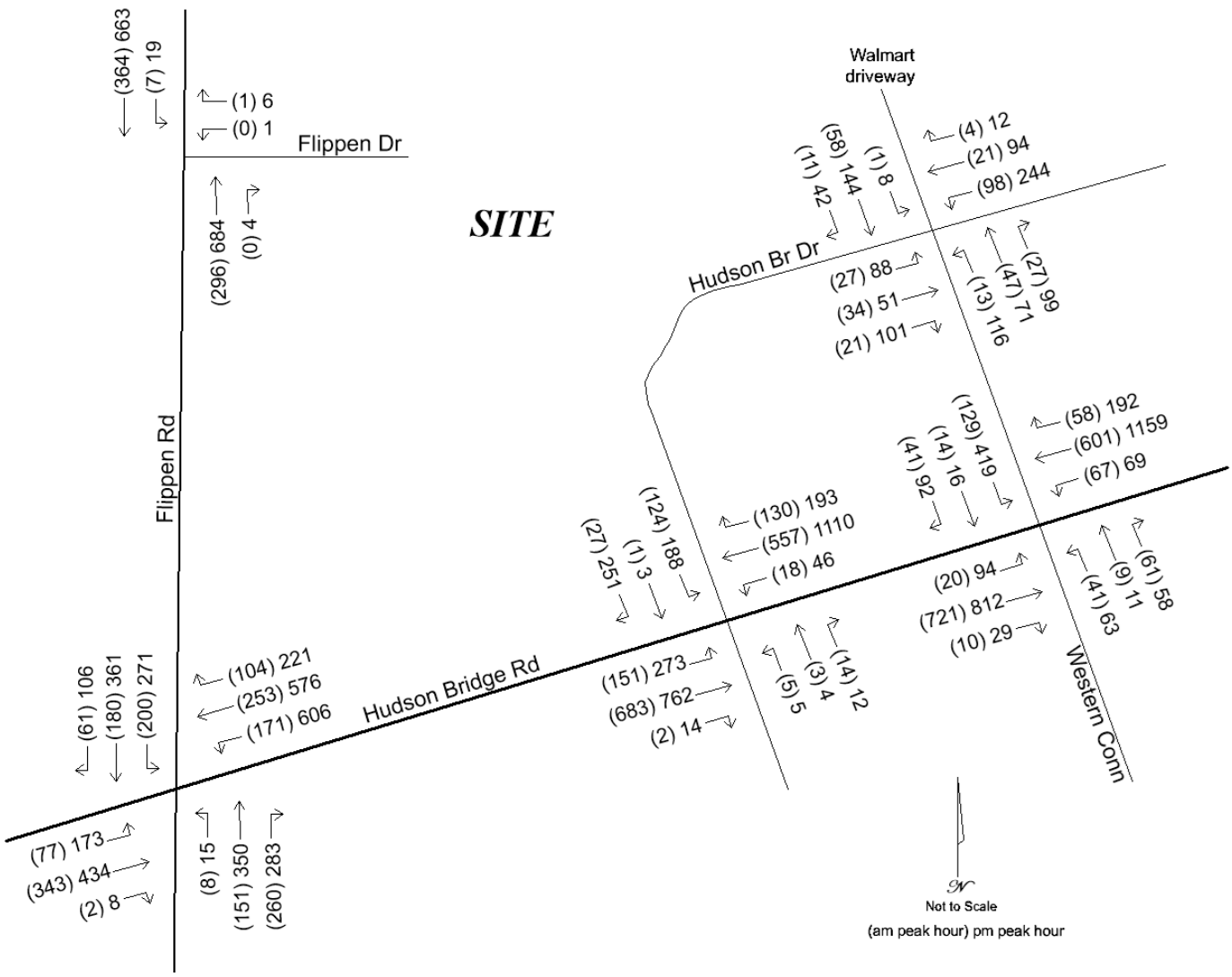


Figure 3 – Existing Weekday A.M. and P.M. Peak Hour Traffic Volumes

Existing Intersection Operations

Existing traffic operations were analyzed at the counted intersections using Synchro software, version 12, in accordance with the methodology presented in the Transportation Research Board's 2022 *Highway Capacity Manual* 7th Edition (*HCM 7*). This methodology is presented in Appendix B. The analysis was based on the existing volumes, lanes, and control. The results of the analysis are shown in Table 1. Computer printouts containing detailed results of the existing analysis are located in Appendix C. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 1 – Existing Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. Hudson Bridge Rd at Flippen Rd (signal)	C	26.7	D	47.9
northbound approach	C	23.1	D	52.2
southbound approach	B	12.8	D	44.0
eastbound approach	D	38.1	D	51.2
westbound approach	C	34.8	D	46.4
2. Flippen Rd at Flippen Dr (side street stop)	A	0.1	A	0.3
southbound left turn	A	8.0	A	9.2
westbound approach	B	10.2	C	16.5
3. Hudson Bridge Rd at Hudson Bridge Dr (signal)	C	23.9	C	28.8
northbound approach	A	9.9	C	31.0
southbound approach	B	11.4	D	43.3
eastbound approach	C	26.1	D	36.1
westbound approach	C	24.9	B	18.6
4. Hudson Bridge Dr at Western Conn (all-way stop)	A	9.0	C	16.7
northbound approach	A	8.6	B	13.2
southbound approach	A	9.0	C	18.7
eastbound approach	A	8.7	B	14.0
westbound approach	A	9.6	C	20.0
5. Hudson Bridge Rd at Western Conn (signal)	C	25.4	C	30.0
northbound approach	C	24.9	C	32.2
southbound approach	C	31.2	D	43.8
eastbound approach	C	23.2	B	12.5
westbound approach	C	26.3	D	38.0

The existing analysis reveals acceptable traffic operations at all study locations. Therefore, no mitigation is identified for the existing condition.

No-Build Traffic Conditions

A 2029 no-build condition was developed. This represents the traffic conditions that will exist in the future at the anticipated date of full build-out and occupancy of the townhomes, but not including the townhomes' trips. The purpose of the analysis of this condition is to isolate the traffic impacts of the proposed development from background growth in volumes that is expected to occur in the area while the development is under construction.

In order to develop no-build volumes, a background growth factor was developed based on a review of historic Georgia DOT AADT traffic counts, as shown in Table 2.

Table 2 – Historic Georgia DOT Traffic Volume Counts and Annual Growth Rates

Year	Hudson Br E of Flippen	Annual Growth	Flippen N of Hudson Br	Annual Growth	Jodeco W of Spivey Chase	Annual Growth
Station ID	151-0396		151-0422		151-0223	
2018	21,800		14,500		8,200	
2019	21,900	0.5%	14,600	0.7%	8,250	0.6%
2020	20,200	-7.8%	12,800	-12.3%	7,610	-7.8%
2021	21,900	8.4%	13,800	7.8%	8,220	8.0%
2022	23,500	7.3%	14,100	2.2%	8,420	2.4%
avg growth		*1.5%*		*-0.6%*		*0.5%*

Growth in the area has fluctuated, but has been generally positive and moderate. All three Georgia DOT count stations experienced a decrease in volumes between 2019 and 2020 which is considered an anomaly due to the COVID-19 pandemic. There was positive growth at all locations the following year, which is somewhat attributable to a return to pre-pandemic levels and not necessarily new growth. Overall, growth has been low, with an annual average rate of between -0.6% to +1.5%. Based on the growth trends identified in Table 2, and taking the pandemic into consideration, it was decided that a modest background annual growth rate of 2.0% could be expected on the roads in this study while the proposed townhomes are built-out. This equates to a 10.4% increase in volumes from existing to the anticipated 2029 project buildout year. The 10.4% background growth factor was applied to the counted volumes at each study intersection to develop the 2029 no-build volumes.

Programmed Transportation Infrastructure Improvements

The Georgia DOT projects website and the Henry County Transportation Plan (CTP), 2022 Update, were reviewed for transportation projects in the vicinity of the subject development. The following programmed (scheduled and funded) or planned (anticipated) transportation infrastructure projects were identified:

Georgia DOT Project 0014482 – Western Parallel Connector – This proposed project is a new roadway in unincorporated Henry County and the City of Stockbridge along the west side of I-75 from Jonesboro Road

to Hudson Bridge Road, a distance of 3.3 miles. The project begins at the existing 4-way intersection of Jonesboro Road and Mt. Olive Road and proceeds north on the existing alignment approximately 1,600 feet before going on new location and ending at the existing intersection of Hudson Bridge Road. The roadway consists of 4-lanes (two in each direction) separated by an 18-foot raised median. This project is described as "Deferred" and, therefore, was not included in the analyses in this study.

CTP-S23 – Hudson Bridge Road – This project is listed in the CTP as a long-term (2036-2050) arterial upgrade for Hudson Bridge Road to consolidate driveways and intersections from Flippen Road to the I-75 northbound ramps. Because this project is anticipated well after the future analysis date of this study, this project was not factored into the no-build or future operational analyses.

CTP-IS07 – Intersection of Hudson Bridge Road at Flippen Road – This is listed as a long term (2036-2050) intersection safety project. Because this project is anticipated well after the future analysis date of this study, this project was not factored into the no-build or future operational analyses.

CTP-IS05 – Jodeco Road at Hudson Bridge Road – This project is a mid-term project to improve intersection safety. This intersection is not evaluated in this traffic impact study, but is in the vicinity. The no-build and future analysis in this traffic impact study assume no changes to traffic volumes or travel patterns at any study intersection due to this project.

CTP-IS08 and IS09 – Hudson Bridge Road at I-75 SB Ramps and I-75 NB Ramps – These are listed as mid-term intersection safety improvements. These intersections are beyond the scope of this traffic study.

CTP-R02 – Flippen Road Widening – This is a long-term (2036-2050) capacity project to widen Flippen Road from two to four lanes. Because this project is anticipated well after the future analysis date of this study, this project was not factored into the no-build or future operational analyses.

No-Build Intersection Operations

The no-build condition includes the no-build traffic volumes, as described above, applied to the existing lanes and control. The no-build volumes were entered into the Synchro 12 model and the 2029 no-build traffic operations were analyzed at each study intersection. The results of the no-build analysis are shown in Table 3. Computer printouts containing detailed results of the no-build analysis are located in Appendix D. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 3 – No-Build Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. Hudson Bridge Rd at Flippen Rd (signal)	C	25.3	*E*	*63.3*
northbound approach	B	19.6	*E*	*73.0*
southbound approach	B	10.2	*E*	*57.9*
eastbound approach	D	39.0	D	53.5
westbound approach	C	34.5	*E*	*66.5*
2. Flippen Rd at Flippen Dr (side street stop)	A	0.1	A	0.3
southbound left turn	A	8.1	A	9.5
westbound approach	B	10.4	C	18.0
3. Hudson Bridge Rd at Hudson Bridge Dr (signal)	C	23.3	C	30.3
northbound approach	B	11.4	C	34.0
southbound approach	B	14.0	*E*	*59.5*
eastbound approach	C	25.0	D	35.8
westbound approach	C	24.0	B	16.6
4. Hudson Bridge Dr at Western Conn (all-way stop)	A	9.3	C	20.6
northbound approach	A	8.7	B	14.7
southbound approach	A	9.2	C	23.7
eastbound approach	A	8.9	C	15.9
westbound approach	A	10.0	D	26.2
5. Hudson Bridge Rd at Western Conn (signal)	C	24.5	C	29.9
northbound approach	C	26.9	C	34.4
southbound approach	C	31.5	D	47.7
eastbound approach	C	22.1	B	10.9
westbound approach	C	25.2	D	37.3

The no-build analysis reveals continued acceptable traffic operations at most study locations, comparable to the existing condition, with just modest increases in delays due to anticipated growth in volumes. The intersection of Hudson Bridge Road at Flippen Road drops to LOS E in the p.m. peak, but continues to operate acceptably in the a.m. The southbound approach of Hudson Bridge Drive at Hudson Bridge Road also drops to LOS E in the p.m., while the overall intersection operates acceptably in both the p.m. and the a.m. The addition of a second westbound left turn lane on Hudson Bridge Road at the Flippen Road intersection would provide the needed capacity to allow that intersection to operate well, and the adjusted signal operations to account for this extra capacity also allows the Hudson Bridge Road / Hudson Bridge Drive intersection to operate acceptably on all approaches during the p.m. peak. There is already hatched-out lane width to accommodate the second westbound left turn lane, so no road

widening would be necessary – the improvement would be a matter of restriping the existing lanes and changes to the signal phasing. Therefore, this mitigation is recommended for the no-build condition. This mitigation is considered a system improvement which should be implemented whether or not the proposed townhomes are developed.

Project Traffic Characteristics

This section describes the anticipated traffic characteristics of the proposed development, including a site description, how much traffic the project will generate, and where that traffic will travel.

Project Description

The project will consist of 140 attached residential townhomes. Vehicular connections will be made to Hudson Bridge Drive and Oakwood Drive, which provides a connection to Flippen Road via Flippen Drive. The site plan is presented in Figure 4.



Figure 4 – Townhomes Site Plan

Trip Generation

Trip generation is an estimate of the number of entering and exiting vehicular trips that will be generated by the proposed development. The volume of traffic that will be generated by the townhomes was calculated using the equations and rates in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition (the current edition). ITE Land Use 215 – Single Family Attached Housing was chosen as representative of the project. The trip generation for the project is presented in Table 4.

Table 4 – Townhomes Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			In	Out	Total	In	Out	Total	2-Way
Single Family Attached	215	140 homes	17	50	67	47	33	80	1,016

The proposed townhomes will generate 67 a.m. peak hour trips, 80 p.m. peak hour trips, and 1,016 weekday trips.

Trip Distribution and Assignment

The trip distribution percentages indicate what proportion of the townhomes' trips will travel to and from various directions. The trip distribution percentages for the townhomes were developed based on the locations and proximity of likely trip origins and destinations including regional employment centers, retail and offices in the area, nearby schools, other regional trip attractors, and the major routes of travel in the area, notably the nearby interchange with I-75. The project trips, shown in Table 4, were assigned to each study intersection based on the distribution percentages. The trip distribution percentages and the a.m. and p.m. peak hour trips expected to be generated by the proposed development are shown in Figure 5.

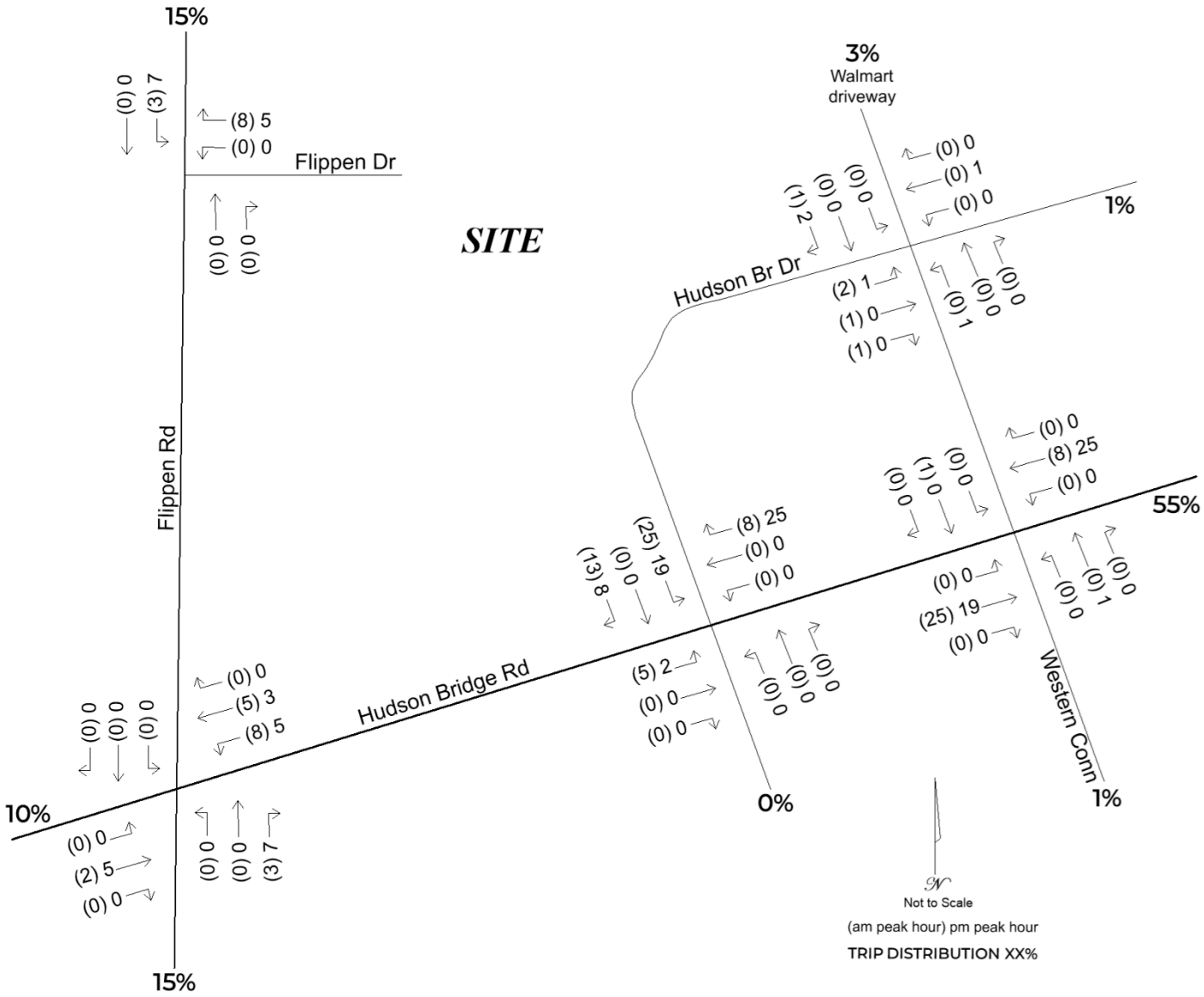


Figure 5 – Weekday A.M. and P.M. Peak Hour Project Trips and Distribution Percentages

Future Traffic Conditions

The future volumes consist of the no-build volumes plus the trips that will be generated by the proposed townhomes. The future volumes are shown in Figure 6.

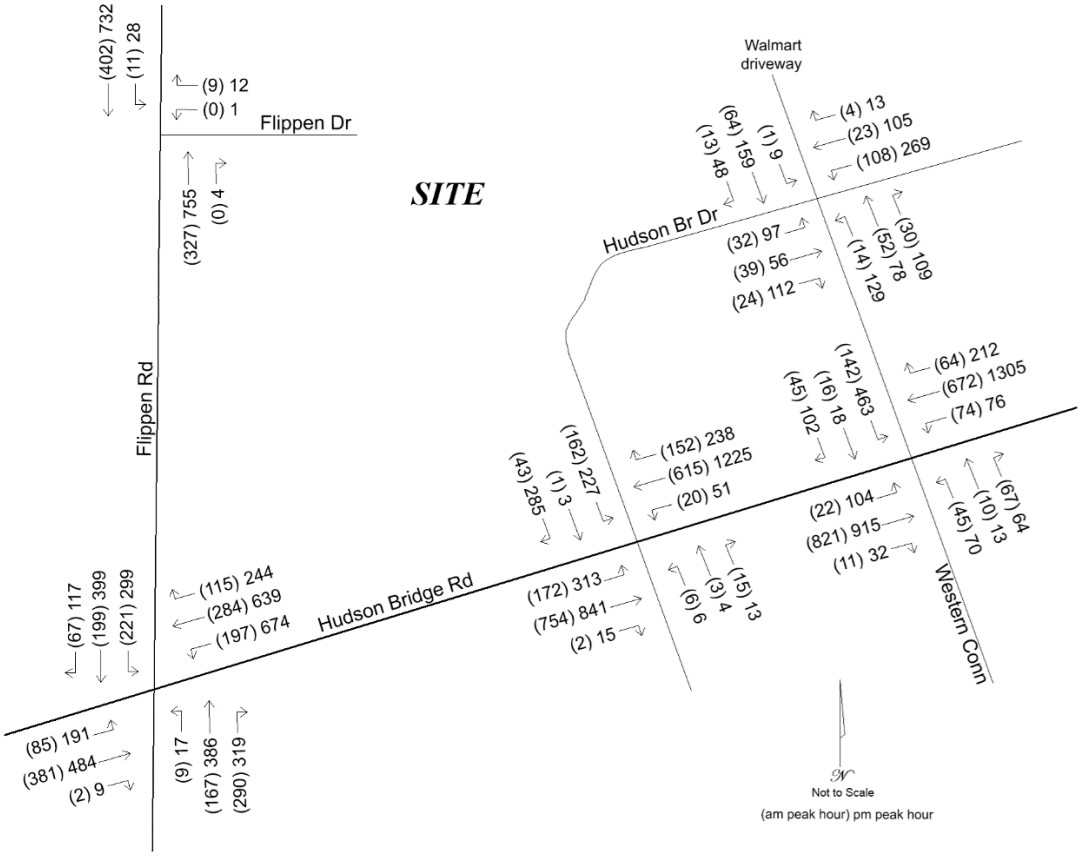


Figure 6 – Future Weekday A.M. and P.M. Peak Hour Volumes

Auxiliary Lane Requirements at Project Accesses

The project will connect to Hudson Bridge Drive, which provides access to Hudson Bridge Road, and to Oakwood Drive which provides a connection to Flippen Road. At Hudson Bridge Drive, Hudson Bridge Road has an eastbound left turn lane and a westbound right turn lane. No additional auxiliary turn lanes are necessary on Hudson Bridge Road at Hudson Bridge Drive. On Flippen Road there are no left or right turn lanes at Flippen Drive. The volumes turning into Flippen Drive at Hudson Bridge Road are very low and will continue to be low with the modest volume of project trips that will be added to that existing intersection. The future northbound right turn volume from Flippen Road into Flippen Drive is projected at 0 a.m. peak hour trips and 4 p.m. peak hour trips. The future southbound left turn volume from Flippen Road is projected at 11 a.m. peak hour trips and 28 p.m. peak hour trips. Based on the lanes and volumes at the intersections at which the project will connect to the public roadways, no changes to the auxiliary turn lanes (or lack thereof) are recommended as a consequence of the proposed townhomes project.

Future Intersection Operations

An operational analysis was performed for the anticipated future project build-out at the study intersections. Table 5 presents the results of the future analysis. Computer printouts containing detailed results of the future analysis are located in Appendix E. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 5 – Future Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. Hudson Bridge Rd at Flippen Rd (signal)	C	25.5	***E***	***64.7***
northbound approach	C	20.1	***E***	***75.5***
southbound approach	B	10.5	***E***	***58.4***
eastbound approach	D	39.0	D	53.9
westbound approach	C	34.4	***E***	***68.1***
2. Flippen Rd at Flippen Dr (side street stop)	A	0.6	A	0.4
southbound left turn	A	8.1	A	9.5
westbound approach	B	10.7	C	17.2
3. Hudson Bridge Rd at Hudson Bridge Dr (signal)	C	23.3	C	32.7
northbound approach	B	13.2	C	34.3
southbound approach	B	16.9	***E***	***74.1***
eastbound approach	C	24.7	D	35.9
westbound approach	C	24.0	B	16.3
4. Hudson Bridge Dr at Western Conn (all-way stop)	A	9.3	C	20.8
northbound approach	A	8.8	B	14.8
southbound approach	A	9.2	C	24.1
eastbound approach	A	9.0	C	15.9
westbound approach	A	10.0	D	26.4
5. Hudson Bridge Rd at Western Conn (signal)	C	22.6	C	29.7
northbound approach	C	26.4	C	34.8
southbound approach	C	31.5	D	47.7
eastbound approach	B	17.8	B	10.6
westbound approach	C	25.6	D	37.4

The future analysis with the addition of the proposed townhomes' trips reveals a slight deterioration in operations at each study intersection. As with the no-build analysis, the Hudson Bridge Road / Flippen Road intersection operates at LOS E in the p.m. peak, as does the southbound approach of Hudson Bridge Drive at Hudson Bridge Road. The mitigation identified for the no-build analysis – the addition of a second westbound left turn lane on Hudson Bridge Road at Flippen Road – continues to be appropriate. That intersection and all approaches will operate acceptably in the future condition with the implementation of that improvement. The southbound approach of Hudson Bridge Drive would continue to operate at LOS E. However, because it is a LOS E (not LOS F) for just one time period on just one approach, and the other approaches and overall intersection will operate acceptably, no mitigation is recommended. This one approach is a side street at a busy thoroughfare. The delays are only incurred by motorists on the minor street approach and those vehicles do have the option to travel to the signal at Western Connector at Hudson Bridge Road, which operates acceptably for all approaches. Because the westbound left turn lane was recommended as a system improvement, needed in the no-build condition, no mitigation is identified as a consequence of the proposed townhomes development.

Conclusions and Recommendations

This study assesses the traffic impact of a proposed residential townhome development in Stockbridge. The site is located north of Hudson Bridge Road and will be served by vehicular connections to Hudson Bridge Drive and Oakwood Drive, which provides a connection to Flippen Road via Flippen Drive. The project will consist of 140 attached residential townhomes. The following are the findings and recommendations of this study:

1. The existing analysis reveals acceptable traffic operations at all study locations. Therefore, no mitigation is identified for the existing condition.

2. Traffic volume growth in this area has been modest. An annual growth rate of 2.0%, applied for five years, for a total of 10.4% growth, was used in developing future volume projections.

3. The no-build analysis reveals continued acceptable traffic operations at most study locations, comparable to the existing condition, with just modest increases in delays due to anticipated growth in volumes. However, the Hudson Bridge Road / Flippen Road intersection will drop to LOS E in the p.m. peak. The southbound approach of Hudson Bridge Drive at Hudson Bridge Road will also drop to LOS E in the p.m. peak. It is recommended that a second westbound left turn lane be added on Hudson Bridge Road at Flippen Road for the no-build condition. This is considered a system improvement, needed whether or not the proposed townhomes are developed.

4. The proposed townhomes will generate 67 a.m. peak hour trips, 80 p.m. peak hour trips, and 1,016 weekday trips.

5. The future analysis with the addition of the proposed townhomes' trips reveals a slight deterioration in operations at each study intersection. The mitigation identified for the no-build condition will continue to be appropriate and no additional mitigation identified as a consequence of the proposed townhomes development.

6. The project civil/site engineer should comply with all applicable design standards including sight distances, turn lane storage and taper lengths, turn radii, driveway widths, islands, angles with the adjacent roadways, and grades.

Appendix A

Traffic Count Data

Hudson Bridge Townhomes Traffic Impact Study
City of Stockbridge, Georgia

June 2024

Intersection: 1. Hudson Bridge Road at Flippen Road

Weekday A.M. Peak Hour	**Northbound Flippen Road**				**Southbound Flippen Road**				**Eastbound Hudson Bridge Road**				**Westbound Hudson Bridge Road**			
	L	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**
Counted Volumes (Thursday, May 30, 2024 8:00-9:00)	8	151	260	419	200	180	61	441	77	343	2	422	171	253	104	528
Annual Background Growth to 2029	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2029 No-Build Volumes	9	167	287	463	221	199	67	487	85	379	2	466	189	279	115	583
Hudson Bridge Townhomes Trips	0	0	3	3	0	0	0	0	0	2	0	2	8	5	0	13
2029 Build Volumes	9	167	290	466	221	199	67	487	85	381	2	468	197	284	115	596

Weekday P.M. Peak Hour	**Northbound Flippen Road**				**Southbound Flippen Road**				**Eastbound Hudson Bridge Road**				**Westbound Hudson Bridge Road**			
	L	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**
Counted Volumes (Thursday, May 30, 2024 4:45-5:45)	15	350	283	648	271	361	106	738	173	434	8	615	606	576	221	1403
Annual Background Growth to 2029	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2029 No-Build Volumes	17	386	312	715	299	399	117	815	191	479	9	679	669	636	244	1549
Hudson Bridge Townhomes Trips	0	0	7	7	0	0	0	0	0	5	0	5	5	3	0	8
2029 Build Volumes	17	386	319	722	299	399	117	815	191	484	9	684	674	639	244	1557

Hudson Bridge Townhomes Traffic Impact Study
City of Stockbridge, Georgia

June 2024

Intersection: 2. Flippen Road at Flippen Drive

Weekday A.M. Peak Hour	**Northbound Flippen Road**			**Southbound Flippen Road**				**Westbound Flippen Drive**		
	T	**R**	**Tot**	**L**	**T**	**Tot**		**L**	**R**	**Tot**
Counted Volumes (Thursday, May 30, 2024 8:00-9:00)	296	0	296	7	364	371		0	1	1
Annual Background Growth to 2029	10.4%	10.4%		10.4%	10.4%			10.4%	10.4%	
2029 No-Build Volumes	327	0	327	8	402	410		0	1	1
Hudson Bridge Townhomes Trips	0	0	0	3	0	3		0	8	8
2029 Build Volumes	327	0	327	11	402	413		0	9	9

Weekday P.M. Peak Hour	**Northbound Flippen Road**			**Southbound Flippen Road**				**Westbound Flippen Drive**		
	T	**R**	**Tot**	**L**	**T**	**Tot**		**L**	**R**	**Tot**
Counted Volumes (Thursday, May 30, 2024 4:45-5:45)	684	4	688	19	663	682		1	6	7
Annual Background Growth to 2029	10.4%	10.4%		10.4%	10.4%			10.4%	10.4%	
2029 No-Build Volumes	755	4	760	21	732	753		1	7	8
Hudson Bridge Townhomes Trips	0	0	0	7	0	7		0	5	5
2029 Build Volumes	755	4	760	28	732	760		1	12	13

Hudson Bridge Townhomes Traffic Impact Study
City of Stockbridge, Georgia

June 2024

Intersection: 3. Hudson Bridge Road at Hudson Bridge Drive

Weekday A.M. Peak Hour	**Northbound Hudson Bridge Drive**				**Southbound Hudson Bridge Drive**				**Eastbound Hudson Bridge Road**				**Westbound Hudson Bridge Road**			
	L	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**
Counted Volumes (Thursday, May 30, 2024 7:30-8:30)	5	3	14	22	124	1	27	152	151	683	2	836	18	557	130	705
Annual Background Growth to 2029	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2029 No-Build Volumes	6	3	15	24	137	1	30	168	167	754	2	923	20	615	144	778
Hudson Bridge Townhomes Trips	0	0	0	0	25	0	13	38	5	0	0	5	0	0	8	8
2029 Build Volumes	6	3	15	24	162	1	43	206	172	754	2	928	20	615	152	786

Weekday P.M. Peak Hour	**Northbound Hudson Bridge Drive**				**Southbound Hudson Bridge Drive**				**Eastbound Hudson Bridge Road**				**Westbound Hudson Bridge Road**			
	L	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**
Counted Volumes (Thursday, May 30, 2024 4:30-5:30)	5	4	12	21	188	3	251	442	273	762	14	1049	46	1110	193	1349
Annual Background Growth to 2029	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2029 No-Build Volumes	6	4	13	23	208	3	277	488	301	841	15	1158	51	1225	213	1489
Hudson Bridge Townhomes Trips	0	0	0	0	19	0	8	27	12	0	0	12	0	0	25	25
2029 Build Volumes	6	4	13	23	227	3	285	515	313	841	15	1170	51	1225	238	1514

Hudson Bridge Townhomes Traffic Impact Study
City of Stockbridge, Georgia

June 2024

Intersection: 4. Hudson Bridge Drive at Western Connector / Walmart Driveway

Weekday A.M. Peak Hour	**Northbound Western Connector**				**Southbound Walmart Driveway**				**Eastbound Hudson Bridge Drive**				**Westbound Hudson Bridge Drive**			
	L	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**
Counted Volumes (Thursday, May 30, 2024 8:00-9:00)	13	47	27	87	1	58	11	70	27	34	21	82	98	21	4	123
Annual Background Growth to 2029	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2029 No-Build Volumes	14	52	30	96	1	64	12	77	30	38	23	91	108	23	4	136
Hudson Bridge Townhomes Trips	0	0	0	0	0	0	1	1	2	1	1	4	0	0	0	0
2029 Build Volumes	14	52	30	96	1	64	13	78	32	39	24	95	108	23	4	136

Weekday P.M. Peak Hour	**Northbound Western Connector**				**Southbound Walmart Driveway**				**Eastbound Hudson Bridge Drive**				**Westbound Hudson Bridge Drive**			
	L	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**
Counted Volumes (Thursday, May 30, 2024 4:30-5:30)	116	71	99	286	8	144	42	194	88	51	101	240	244	94	12	350
Annual Background Growth to 2029	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2029 No-Build Volumes	128	78	109	316	9	159	46	214	97	56	112	265	269	104	13	386
Hudson Bridge Townhomes Trips	1	0	0	1	0	0	2	2	0	0	0	0	0	1	0	1
2029 Build Volumes	129	78	109	317	9	159	48	216	97	56	112	265	269	105	13	387

Hudson Bridge Townhomes Traffic Impact Study
City of Stockbridge, Georgia

June 2024

Intersection: 5. Hudson Bridge Road at Western Connector

Weekday A.M. Peak Hour	**Northbound Western Connector**				**Southbound Western Connector**				**Eastbound Hudson Bridge Road**				**Westbound Hudson Bridge Road**			
	L	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**
Counted Volumes (Thursday, May 30, 2024 8:00-9:00)	41	9	61	111	129	14	41	184	20	721	10	751	67	601	58	726
Annual Background Growth to 2029	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2029 No-Build Volumes	45	10	67	123	142	15	45	203	22	796	11	829	74	664	64	802
Hudson Bridge Townhomes Trips	0	0	0	0	0	1	0	1	0	25	0	25	0	8	0	8
2029 Build Volumes	45	10	67	123	142	16	45	204	22	821	11	854	74	672	64	810

Weekday P.M. Peak Hour	**Northbound Western Connector**				**Southbound Western Connector**				**Eastbound Hudson Bridge Road**				**Westbound Hudson Bridge Road**			
	L	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**	**L**	**T**	**R**	**Tot**
Counted Volumes (Thursday, May 30, 2024 4:30-5:30)	63	11	58	132	419	16	92	527	94	812	29	935	69	1159	192	1420
Annual Background Growth to 2029	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2029 No-Build Volumes	70	12	64	146	463	18	102	582	104	896	32	1032	76	1280	212	1568
Hudson Bridge Townhomes Trips	0	1	0	1	0	0	0	0	0	19	0	19	0	25	0	25
2029 Build Volumes	70	13	64	147	463	18	102	582	104	915	32	1051	76	1305	212	1593

Reliable Traffic Data Services

Tel: (770) 578-8158 I Fax: (770) 578-8159

TMC Data
Hudson Bridge Rd @ Flippen Rd
Stockbridge, GA
7-9 AM | 4-6 PM

File Name : 48970001
Site Code : 48970001
Start Date : 5/30/2024
Page No : 1

Groups Printed- Cars, Buses and Trucks

	Flippen Rd Northbound					Flippen Rd Southbound					Hudson Bridge Rd Eastbound					Hudson Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	1	23	42	0	66	48	15	12	0	75	15	64	0	0	79	25	52	13	0	90	310
07:15 AM	1	29	67	0	97	36	23	18	0	77	8	74	1	0	83	30	47	17	0	94	351
07:30 AM	1	37	73	0	111	44	53	14	0	111	16	89	1	0	106	33	54	24	0	111	439
07:45 AM	0	29	84	0	113	52	39	11	0	102	14	93	2	0	109	30	58	29	0	117	441
Total	3	118	266	0	387	180	130	55	0	365	53	320	4	0	377	118	211	83	0	412	1541
08:00 AM	2	30	56	0	88	54	37	10	0	101	18	99	1	0	118	38	53	26	0	117	424
08:15 AM	3	33	69	0	105	57	52	21	0	130	24	74	1	0	99	43	67	27	0	137	471
08:30 AM	1	42	80	0	123	42	53	16	0	111	14	78	0	0	92	40	69	25	0	134	460
08:45 AM	2	46	55	0	103	47	38	14	0	99	21	92	0	0	113	50	64	26	0	140	455
Total	8	151	260	0	419	200	180	61	0	441	77	343	2	0	422	171	253	104	0	528	1810
*** BREAK ***																					
04:00 PM	4	70	59	0	133	69	87	19	0	175	42	100	2	0	144	114	116	46	0	276	728
04:15 PM	3	69	68	0	140	49	94	17	0	160	45	104	1	0	150	135	120	45	0	300	750
04:30 PM	3	88	61	0	152	59	88	23	0	170	38	109	0	0	147	145	130	42	0	317	786
04:45 PM	4	85	64	0	153	78	80	29	0	187	38	101	4	0	143	147	126	58	0	331	814
Total	14	312	252	0	578	255	349	88	0	692	163	414	7	0	584	541	492	191	0	1224	3078
05:00 PM	4	93	67	0	164	61	89	20	0	170	45	111	0	0	156	156	152	60	0	368	858
05:15 PM	4	90	64	0	158	62	97	26	0	185	43	115	4	0	162	159	157	57	0	373	878
05:30 PM	3	82	88	0	173	70	95	31	0	196	47	107	0	0	154	144	141	46	0	331	854
05:45 PM	5	76	65	0	146	66	90	24	0	180	34	102	1	0	137	120	122	40	0	282	745
Total	16	341	284	0	641	259	371	101	0	731	169	435	5	0	609	579	572	203	0	1354	3335
Grand Total	41	922	1062	0	2025	894	1030	305	0	2229	462	1512	18	0	1992	1409	1528	581	0	3518	9764
Apprch %	2	45.5	52.4	0		40.1	46.2	13.7	0		23.2	75.9	0.9	0		40.1	43.4	16.5	0		
Total %	0.4	9.4	10.9	0	20.7	9.2	10.5	3.1	0	22.8	4.7	15.5	0.2	0	20.4	14.4	15.6	6	0	36	

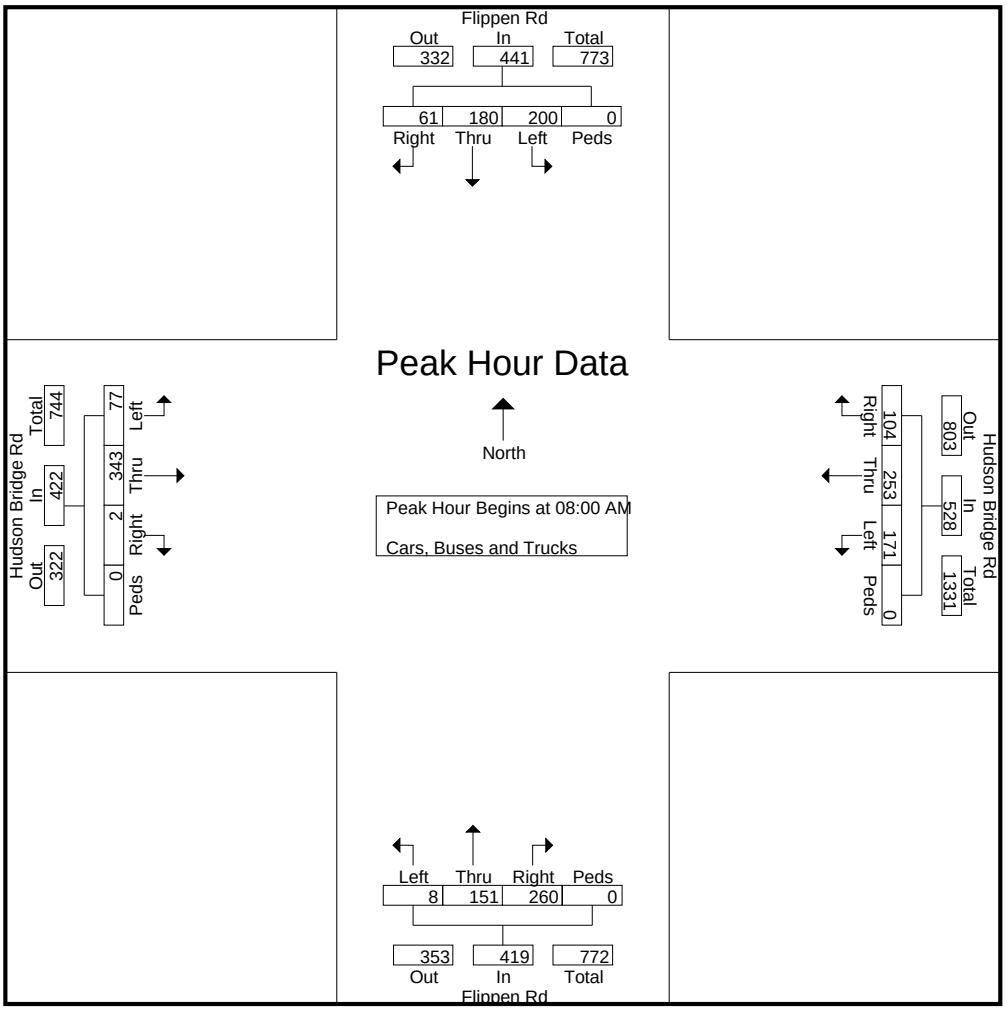
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TMC Data
Hudson Bridge Rd @ Flippen Rd
Stockbridge, GA
7-9 AM | 4-6 PM

File Name : 48970001
Site Code : 48970001
Start Date : 5/30/2024
Page No : 2

	Flippen Rd Northbound					Flippen Rd Southbound					Hudson Bridge Rd Eastbound					Hudson Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	2	30	56	0	88	54	37	10	0	101	18	**99**	**1**	0	**118**	38	53	26	0	117	424
08:15 AM	**3**	33	69	0	105	**57**	52	**21**	0	**130**	**24**	74	1	0	99	43	67	**27**	0	137	**471**
08:30 AM	1	42	**80**	0	**123**	42	**53**	16	0	111	14	78	0	0	92	40	**69**	25	0	134	460
08:45 AM	2	**46**	55	0	103	47	38	14	0	99	21	92	0	0	113	**50**	64	26	0	**140**	455
Total Volume	8	151	260	0	419	200	180	61	0	441	77	343	2	0	422	171	253	104	0	528	1810
% App. Total			62.1			45.4	40.8	13.8			18.2	81.3				32.4	47.9	19.7			
PHF	.667	.821	.813	.000	.852	.877	.849	.726	.000	.848	.802	.866	.500	.000	.894	.855	.917	.963	.000	.943	.961



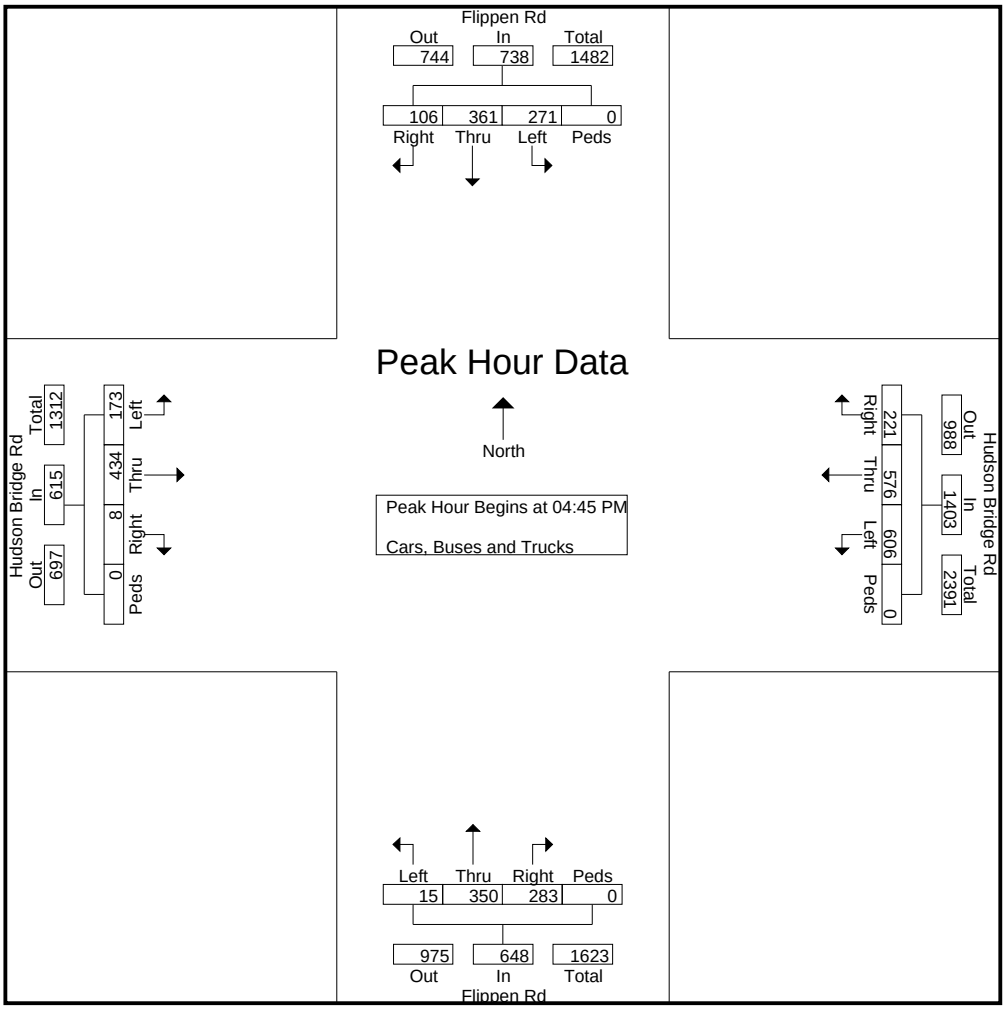
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TMC Data
Hudson Bridge Rd @ Flippen Rd
Stockbridge, GA
7-9 AM | 4-6 PM

File Name : 48970001
Site Code : 48970001
Start Date : 5/30/2024
Page No : 3

	Flippen Rd Northbound					Flippen Rd Southbound					Hudson Bridge Rd Eastbound					Hudson Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	**4**	85	64	0	153	**78**	80	29	0	187	38	101	**4**	0	143	147	126	58	0	331	814
05:00 PM	4	**93**	67	0	164	61	89	20	0	170	45	111	0	0	156	156	152	**60**	0	368	858
05:15 PM	4	90	64	0	158	62	**97**	26	0	185	43	**115**	4	0	**162**	**159**	**157**	57	0	**373**	**878**
05:30 PM	3	82	**88**	0	**173**	70	95	**31**	0	**196**	**47**	107	0	0	154	144	141	46	0	331	854
Total Volume	15	350	283	0	648	271	361	106	0	738	173	434	8	0	615	606	576	221	0	1403	3404
% App. Total			43.7			36.7	48.9	14.4			28.1	70.6				43.2	41.1	15.8			
PHF	.938	.941	.804	.000	.936	.869	.930	.855	.000	.941	.920	.943	.500	.000	.949	.953	.917	.921	.000	.940	.969



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TMC Data
Flippen Rd @ Flippen Dr
Stockbridge, GA
7-9 AM | 4-6 PM

File Name : 48970002
Site Code : 48970002
Start Date : 5/30/2024

Groups Printed- Cars, Buses and Trucks

	Flippen Rd Northbound					Flippen Rd Southbound					Eastbound					Flippen Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	56	0	0	56	2	64	0	0	66	0	0	0	0	0	0	0	0	0	0	122
07:15 AM	0	47	0	0	47	3	67	0	0	70	0	0	0	0	0	1	0	3	0	4	121
07:30 AM	0	77	1	0	78	0	94	0	0	94	0	0	0	0	0	0	0	2	0	2	174
07:45 AM	0	55	0	0	55	0	85	0	0	85	0	0	0	0	0	1	0	3	0	4	144
Total	0	235	1	0	236	5	310	0	0	315	0	0	0	0	0	2	0	8	0	10	561
08:00 AM	0	66	0	0	66	1	83	0	0	84	0	0	0	0	0	0	0	0	0	0	150
08:15 AM	0	76	0	0	76	2	98	0	0	100	0	0	0	0	0	0	0	0	0	0	176
08:30 AM	0	69	0	0	69	3	87	0	0	90	0	0	0	0	0	0	0	0	0	0	159
08:45 AM	0	85	0	0	85	1	96	0	0	97	0	0	0	0	0	0	0	1	0	1	183
Total	0	296	0	0	296	7	364	0	0	371	0	0	0	0	0	0	0	1	0	1	668
*** BREAK ***																					
04:00 PM	0	153	3	0	156	4	162	0	0	166	0	0	0	0	0	3	0	1	0	4	326
04:15 PM	0	156	1	0	157	3	146	0	0	149	0	0	0	0	0	0	0	3	0	3	309
04:30 PM	0	164	0	0	164	0	154	0	0	154	0	0	0	0	0	0	0	3	0	3	321
04:45 PM	0	164	1	0	165	5	179	0	0	184	0	0	0	0	0	1	0	2	0	3	352
Total	0	637	5	0	642	12	641	0	0	653	0	0	0	0	0	4	0	9	0	13	1308
05:00 PM	0	179	2	0	181	4	165	0	0	169	0	0	0	0	0	0	0	2	0	2	352
05:15 PM	0	173	1	0	174	5	159	0	0	164	0	0	0	0	0	0	0	1	0	1	339
05:30 PM	0	168	2	0	170	5	160	0	0	165	0	0	0	0	0	0	0	1	0	1	336
05:45 PM	0	154	2	0	156	4	183	0	0	187	0	0	0	0	0	0	0	1	0	1	344
Total	0	674	7	0	681	18	667	0	0	685	0	0	0	0	0	0	0	5	0	5	1371
Grand Total	0	1842	13	0	1855	42	1982	0	0	2024	0	0	0	0	0	6	0	23	0	29	3908
Apprch %	0	99.3	0.7	0		2.1	97.9	0	0		0	0	0	0		20.7	0	79.3	0		
Total %	0	47.1	0.3	0	47.5	1.1	50.7	0	0	51.8	0	0	0	0	0	0.2	0	0.6	0	0.7	

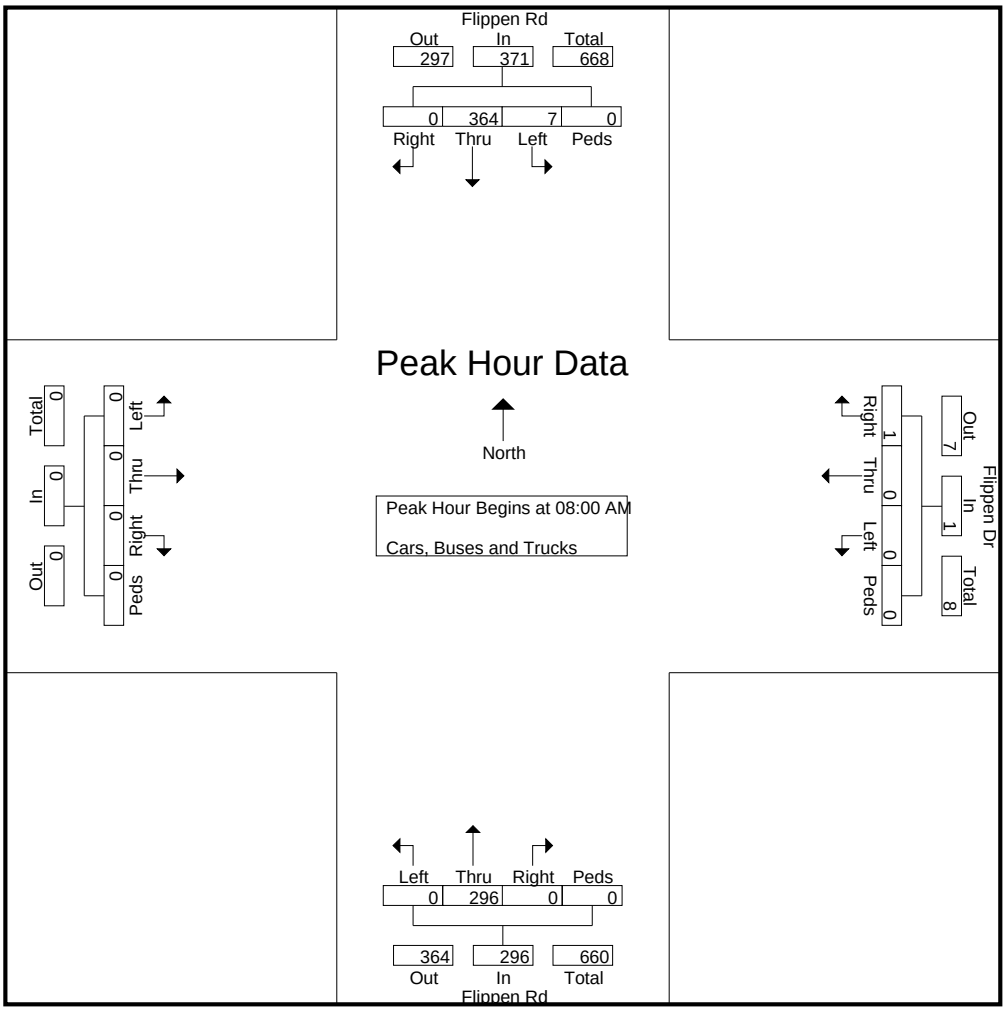
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TMC Data
Flippen Rd @ Flippen Dr
Stockbridge, GA
7-9 AM | 4-6 PM

File Name : 48970002
Site Code : 48970002
Start Date : 5/30/2024
Page No : 2

	Flippen Rd Northbound					Flippen Rd Southbound					Eastbound					Flippen Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	66	0	0	66	1	83	0	0	84	0	0	0	0	0	0	0	0	0	0	150
08:15 AM	0	76	0	0	76	2	**98**	0	0	**100**	0	0	0	0	0	0	0	0	0	0	176
08:30 AM	0	69	0	0	69	**3**	87	0	0	90	0	0	0	0	0	0	0	0	0	0	159
08:45 AM	0	**85**	0	0	**85**	1	96	0	0	97	0	0	0	0	0	0	0	**1**	0	**1**	**183**
Total Volume	0	296	0	0	296	7	364	0	0	371	0	0	0	0	0	0	0	1	0	1	668
% App. Total							98.1														
PHF	.000	.871	.000	.000	.871	.583	.929	.000	.000	.928	.000	.000	.000	.000	.000	.000	.000	.250	.000	.250	.913



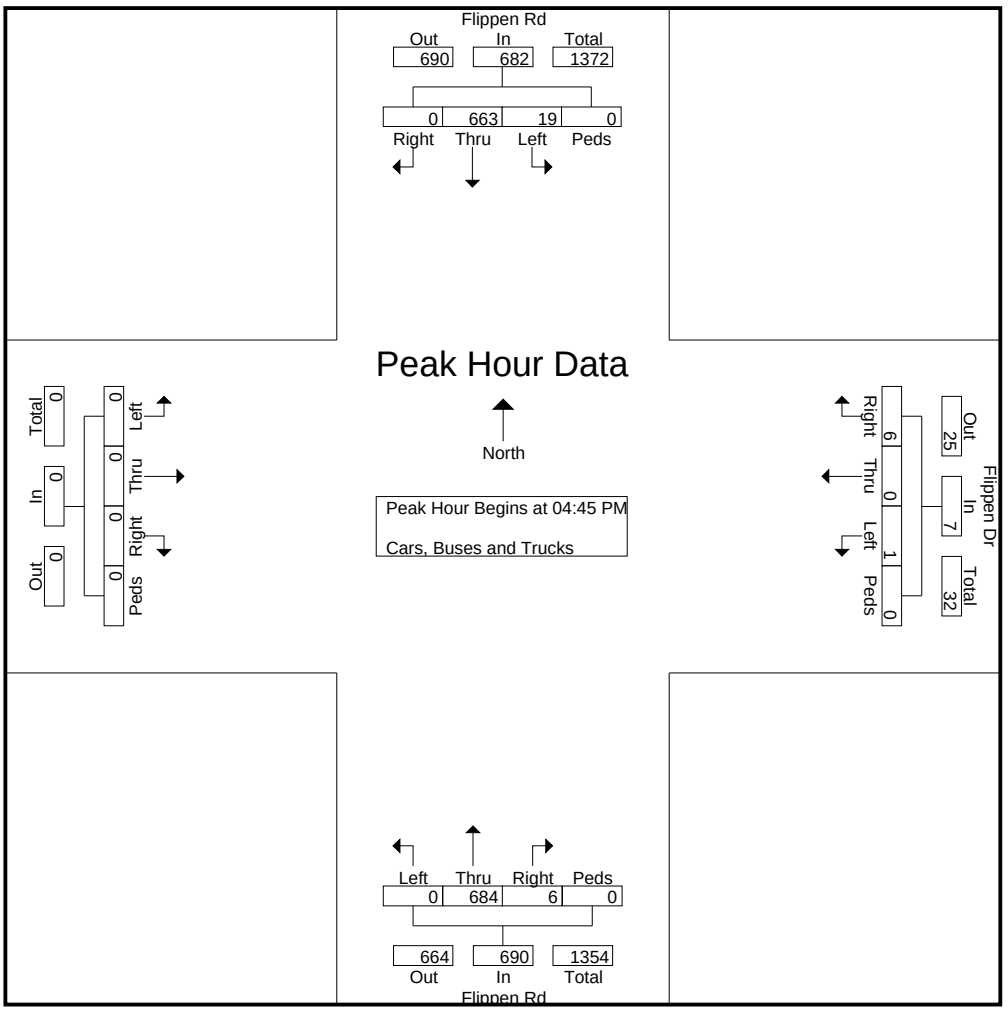
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TMC Data
Flippen Rd @ Flippen Dr
Stockbridge, GA
7-9 AM | 4-6 PM

File Name : 48970002
Site Code : 48970002
Start Date : 5/30/2024
Page No : 3

	Flippen Rd Northbound					Flippen Rd Southbound					Eastbound					Flippen Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	0	164	1	0	165	**5**	**179**	0	0	**184**	0	0	0	0	0	**1**	0	**2**	0	**3**	**352**
05:00 PM	0	**179**	**2**	0	**181**	4	165	0	0	169	0	0	0	0	0	0	0	2	0	2	352
05:15 PM	0	173	1	0	174	5	159	0	0	164	0	0	0	0	0	0	0	1	0	1	339
05:30 PM	0	168	2	0	170	5	160	0	0	165	0	0	0	0	0	0	0	1	0	1	336
Total Volume	0	684	6	0	690	19	663	0	0	682	0	0	0	0	0	1	0	6	0	7	1379
% App. Total		99.1					97.2									14.3		85.7			
PHF	.000	.955	.750	.000	.953	.950	.926	.000	.000	.927	.000	.000	.000	.000	.000	.250	.000	.750	.000	.583	.979



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TMC Data
Hudson Bridge Rd @ Hudson Bridge Dr
Stockbridge, GA
7-9 AM | 4-6 PM

File Name : 48970003
Site Code : 48970003
Start Date : 5/30/2024
Page No : 1

Groups Printed- Cars, Buses and Trucks

	Hudson Bridge Dr Northbound					Hudson Bridge Dr Southbound					Hudson Bridge Rd Eastbound					Hudson Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	2	3	0	5	30	0	6	0	36	31	116	0	0	147	4	93	40	0	137	325
07:15 AM	2	0	8	0	10	21	1	4	0	26	21	168	1	0	190	0	109	21	0	130	356
07:30 AM	0	0	5	0	5	28	0	9	0	37	36	196	0	0	232	6	138	28	0	172	446
07:45 AM	2	2	7	0	11	27	1	3	0	31	30	187	0	0	217	2	131	29	0	162	421
Total	4	4	23	0	31	106	2	22	0	130	118	667	1	0	786	12	471	118	0	601	1548
08:00 AM	2	0	0	0	2	31	0	7	0	38	46	152	0	0	198	4	135	36	0	175	413
08:15 AM	1	1	2	0	4	38	0	8	0	46	39	148	2	0	189	6	153	37	0	196	435
08:30 AM	0	1	2	0	3	25	0	12	0	37	43	162	1	0	206	6	117	29	0	152	398
08:45 AM	0	1	1	0	2	46	0	12	0	58	57	165	0	0	222	3	154	26	0	183	465
Total	3	3	5	0	11	140	0	39	0	179	185	627	3	0	815	19	559	128	0	706	1711
*** BREAK ***																					
04:00 PM	0	0	1	0	1	48	1	40	0	89	59	187	2	0	248	13	257	38	0	308	646
04:15 PM	1	0	1	0	2	49	2	50	0	101	66	190	4	0	260	13	271	52	0	336	699
04:30 PM	1	2	2	0	5	43	0	63	0	106	72	178	4	0	254	10	274	53	0	337	702
04:45 PM	2	2	3	0	7	48	2	49	0	99	78	172	4	0	254	17	265	39	0	321	681
Total	4	4	7	0	15	188	5	202	0	395	275	727	14	0	1016	53	1067	182	0	1302	2728
05:00 PM	1	0	5	0	6	51	1	65	0	117	57	217	5	0	279	7	298	64	0	369	771
05:15 PM	1	0	2	0	3	46	0	74	0	120	66	195	1	0	262	12	273	37	0	322	707
05:30 PM	3	1	2	0	6	29	0	41	0	70	76	183	2	0	261	18	257	43	0	318	655
05:45 PM	1	0	2	0	3	35	2	58	0	95	61	192	0	0	253	9	231	40	0	280	631
Total	6	1	11	0	18	161	3	238	0	402	260	787	8	0	1055	46	1059	184	0	1289	2764
Grand Total	17	12	46	0	75	595	10	501	0	1106	838	2808	26	0	3672	130	3156	612	0	3898	8751
Apprch %	22.7	16	61.3	0		53.8	0.9	45.3	0		22.8	76.5	0.7	0		3.3	81	15.7	0		
Total %	0.2	0.1	0.5	0	0.9	6.8	0.1	5.7	0	12.6	9.6	32.1	0.3	0	42	1.5	36.1	7	0	44.5	

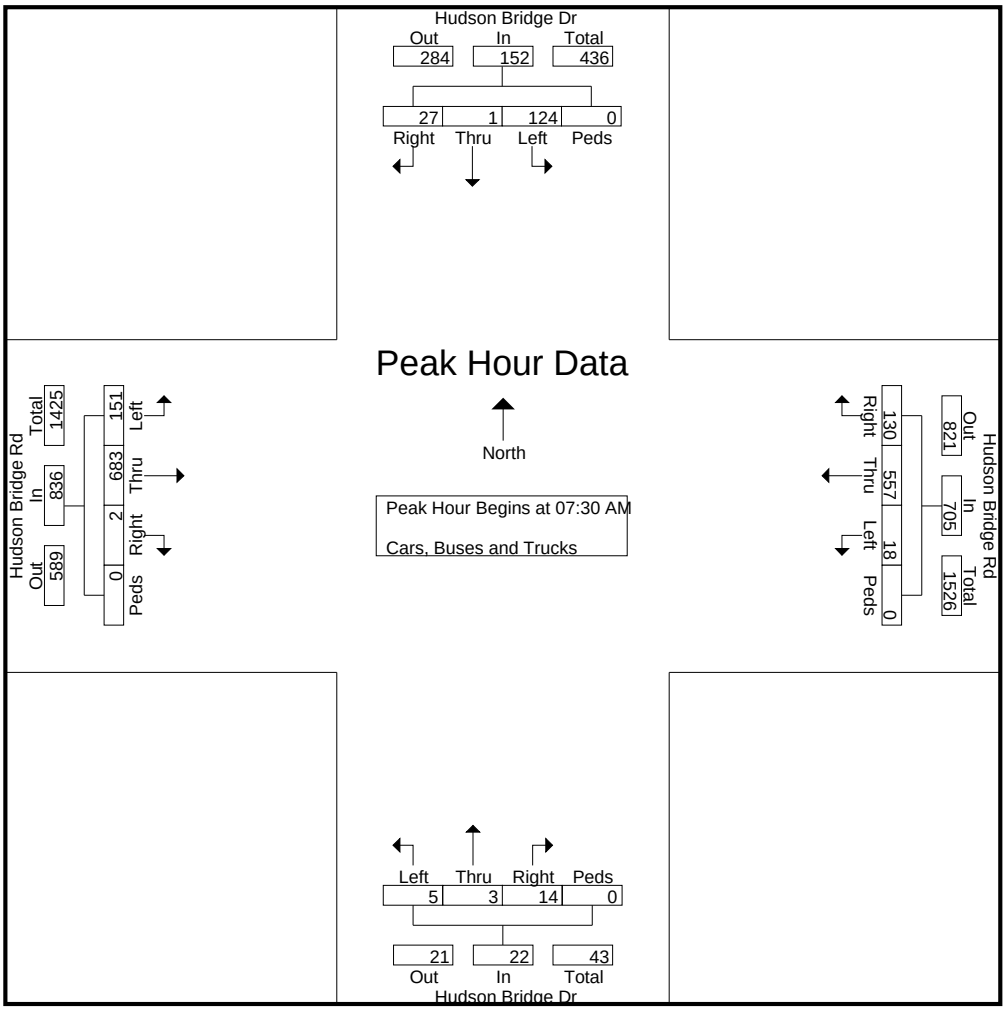
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TMC Data
Hudson Bridge Rd @ Hudson Bridge Dr
Stockbridge, GA
7-9 AM | 4-6 PM

File Name : 48970003
Site Code : 48970003
Start Date : 5/30/2024
Page No : 2

	Hudson Bridge Dr Northbound					Hudson Bridge Dr Southbound					Hudson Bridge Rd Eastbound					Hudson Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	0	5	0	5	28	0	**9**	0	37	36	**196**	0	0	**232**	**6**	138	28	0	172	**446**
07:45 AM	**2**	**2**	**7**	0	**11**	27	**1**	3	0	31	30	187	0	0	217	2	131	29	0	162	421
08:00 AM	2	0	0	0	2	31	0	7	0	38	**46**	152	0	0	198	4	135	36	0	175	413
08:15 AM	1	1	2	0	4	**38**	0	8	0	**46**	39	148	**2**	0	189	6	**153**	**37**	0	**196**	435
Total Volume	5	3	14	0	22	124	1	27	0	152	151	683	2	0	836	18	557	130	0	705	1715
% App. Total	22.7	13.6	63.6			81.6		17.8			18.1	81.7						18.4			
PHF	.625	.375	.500	.000	.500	.816	.250	.750	.000	.826	.821	.871	.250	.000	.901	.750	.910	.878	.000	.899	.961



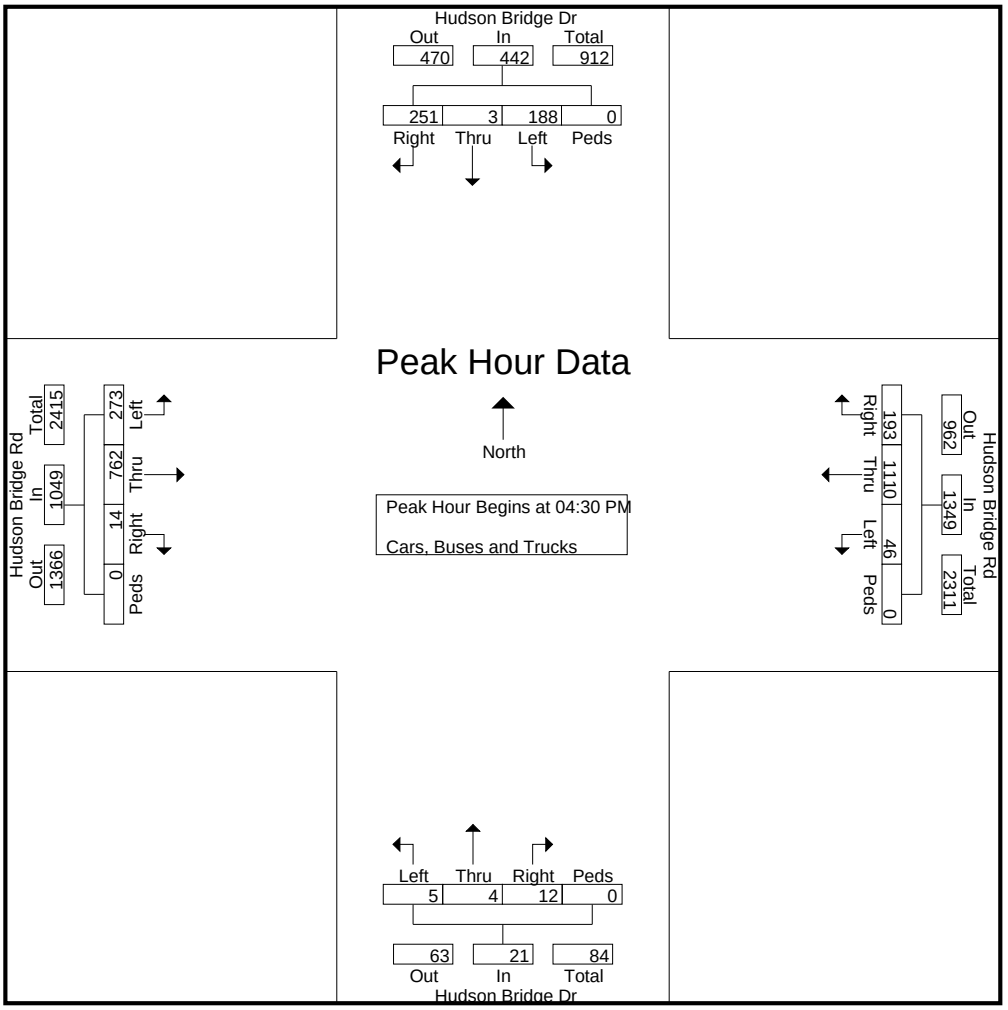
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TMC Data
Hudson Bridge Rd @ Hudson Bridge Dr
Stockbridge, GA
7-9 AM | 4-6 PM

File Name : 48970003
Site Code : 48970003
Start Date : 5/30/2024
Page No : 3

	Hudson Bridge Dr Northbound					Hudson Bridge Dr Southbound					Hudson Bridge Rd Eastbound					Hudson Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	1	**2**	2	0	5	43	0	63	0	106	72	178	4	0	254	10	274	53	0	337	702
04:45 PM	**2**	2	3	0	**7**	48	**2**	49	0	99	**78**	172	4	0	254	**17**	265	39	0	321	681
05:00 PM	1	0	**5**	0	6	**51**	1	65	0	117	57	**217**	**5**	0	**279**	7	**298**	**64**	0	**369**	**771**
05:15 PM	1	0	2	0	3	46	0	**74**	0	**120**	66	195	1	0	262	12	273	37	0	322	707
Total Volume	5	4	12	0	21	188	3	251	0	442	273	762	14	0	1049	46	1110	193	0	1349	2861
% App. Total	23.8	19	57.1	0		42.5	0.7	56.8	0		26	72.6	1.3	0		3.4	82.3	14.3	0		
PHF	.625	.500	.600	.000	.750	.922	.375	.848	.000	.921	.875	.878	.700	.000	.940	.676	.931	.754	.000	.914	.928



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TMC Data
Hudson Bridge Dr @ Western Connector
Stockbridge, GA
7-9 AM | 4-6 PM

File Name : 48970004
Site Code : 48970004
Start Date : 5/30/2024
Page No : 1

Groups Printed- Cars, Buses and Trucks

	Western Connector Northbound					Walmart Drwy Southbound					Hudson Bridge Dr Eastbound					Hudson Bridge Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	7	5	8	0	20	0	5	0	0	5	7	2	1	0	10	7	2	0	0	9	44
07:15 AM	10	6	6	0	22	0	9	2	0	11	2	5	1	0	8	15	3	1	0	19	60
07:30 AM	3	14	4	0	21	0	13	3	0	16	6	7	3	0	16	18	9	0	0	27	80
07:45 AM	6	9	11	0	26	1	20	2	0	23	9	5	2	0	16	18	2	4	0	24	89
Total	26	34	29	0	89	1	47	7	0	55	24	19	7	0	50	58	16	5	0	79	273
08:00 AM	1	6	7	0	14	1	12	2	0	15	6	11	4	0	21	27	3	0	0	30	80
08:15 AM	4	12	5	0	21	0	16	2	0	18	8	9	3	0	20	30	7	1	0	38	97
08:30 AM	2	16	3	0	21	0	13	4	0	17	5	7	3	0	15	15	6	1	0	22	75
08:45 AM	6	13	12	0	31	0	17	3	0	20	8	7	11	0	26	26	5	2	0	33	110
Total	13	47	27	0	87	1	58	11	0	70	27	34	21	0	82	98	21	4	0	123	362
*** BREAK ***																					
04:00 PM	20	15	25	0	60	2	39	3	0	44	13	12	32	0	57	73	28	1	0	102	263
04:15 PM	25	16	23	0	64	2	36	6	0	44	15	13	28	0	56	61	23	4	0	88	252
04:30 PM	35	17	26	0	78	1	32	8	0	41	23	15	25	0	63	72	19	2	0	93	275
04:45 PM	32	15	22	0	69	2	36	10	0	48	24	13	23	0	60	60	20	1	0	81	258
Total	112	63	96	0	271	7	143	27	0	177	75	53	108	0	236	266	90	8	0	364	1048
05:00 PM	23	17	28	0	68	5	45	12	0	62	28	8	20	0	56	53	20	4	0	77	263
05:15 PM	26	22	23	0	71	0	31	12	0	43	13	15	33	0	61	59	35	5	0	99	274
05:30 PM	27	16	31	0	74	1	41	4	0	46	14	19	23	0	56	36	30	3	0	69	245
05:45 PM	28	21	23	0	72	0	41	4	0	45	18	11	24	0	53	64	25	2	0	91	261
Total	104	76	105	0	285	6	158	32	0	196	73	53	100	0	226	212	110	14	0	336	1043
Grand Total	255	220	257	0	732	15	406	77	0	498	199	159	236	0	594	634	237	31	0	902	2726
Apprch %	34.8	30.1	35.1	0		3	81.5	15.5	0		33.5	26.8	39.7	0		70.3	26.3	3.4	0		
Total %	9.4	8.1	9.4	0	26.9	0.6	14.9	2.8	0	18.3	7.3	5.8	8.7	0	21.8	23.3	8.7	1.1	0	33.1	

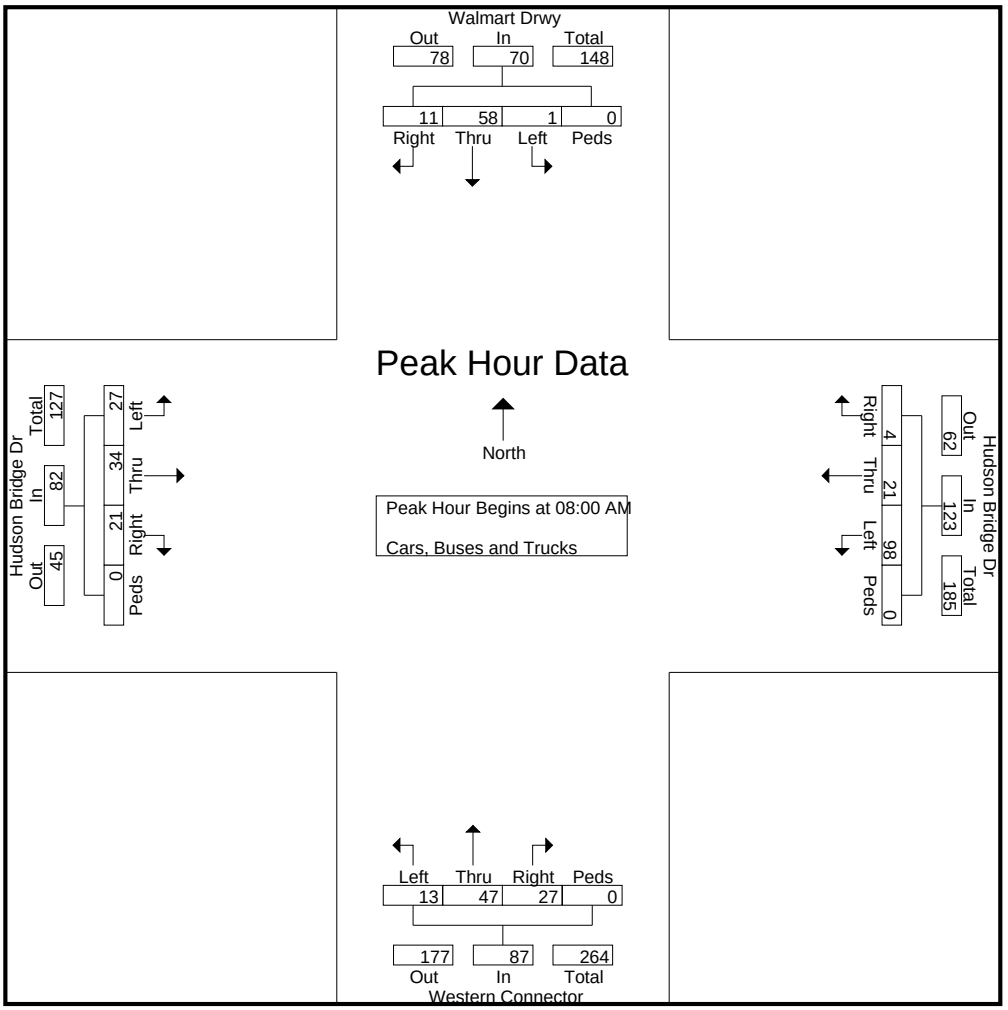
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TMC Data
Hudson Bridge Dr @ Western Connector
Stockbridge, GA
7-9 AM | 4-6 PM

File Name : 48970004
Site Code : 48970004
Start Date : 5/30/2024
Page No : 2

	Western Connector Northbound					Walmart Drwy Southbound					Hudson Bridge Dr Eastbound					Hudson Bridge Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	1	6	7	0	14	**1**	12	2	0	15	6	**11**	4	0	21	27	3	0	0	30	80
08:15 AM	4	12	5	0	21	0	16	2	0	18	**8**	9	3	0	20	**30**	**7**	1	0	**38**	97
08:30 AM	2	**16**	3	0	21	0	13	**4**	0	17	5	7	3	0	15	15	6	1	0	22	75
08:45 AM	**6**	13	**12**	0	**31**	0	**17**	3	0	**20**	8	7	**11**	0	**26**	26	5	**2**	0	33	**110**
Total Volume	13	47	27	0	87	1	58	11	0	70	27	34	21	0	82	98	21	4	0	123	362
% App. Total	14.9						82.9	15.7			32.9	41.5	25.6			79.7	17.1				
PHF	.542	.734	.563	.000	.702	.250	.853	.688	.000	.875	.844	.773	.477	.000	.788	.817	.750	.500	.000	.809	.823



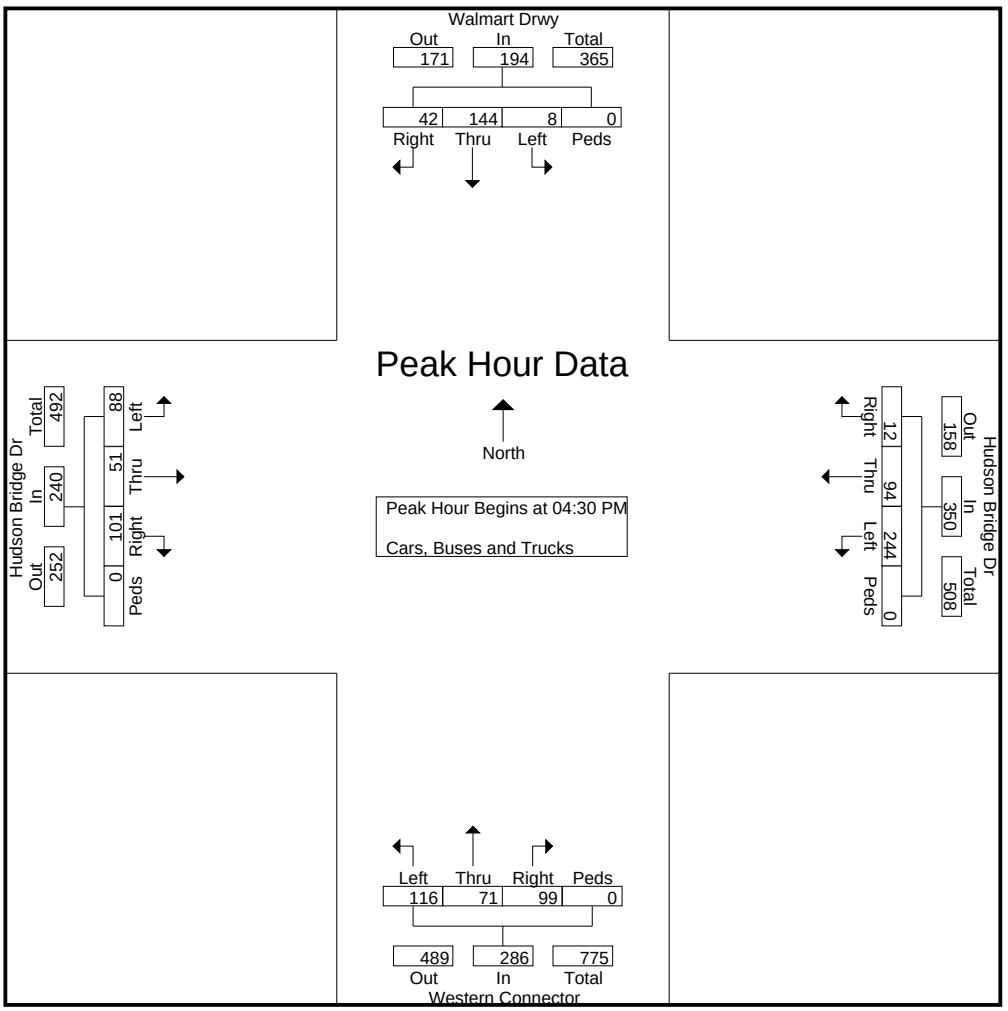
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TMC Data
Hudson Bridge Dr @ Western Connector
Stockbridge, GA
7-9 AM | 4-6 PM

File Name : 48970004
Site Code : 48970004
Start Date : 5/30/2024
Page No : 3

	Western Connector Northbound					Walmart Drwy Southbound					Hudson Bridge Dr Eastbound					Hudson Bridge Dr Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	**35**	17	26	0	**78**	1	32	8	0	41	23	**15**	25	0	**63**	**72**	19	2	0	93	**275**
04:45 PM	32	15	22	0	69	2	36	10	0	48	24	13	23	0	60	60	20	1	0	81	258
05:00 PM	23	17	**28**	0	68	**5**	**45**	**12**	0	**62**	**28**	8	20	0	56	53	20	4	0	77	263
05:15 PM	26	**22**	23	0	71	0	31	12	0	43	13	15	**33**	0	61	59	**35**	**5**	0	**99**	274
Total Volume	116	71	99	0	286	8	144	42	0	194	88	51	101	0	240	244	94	12	0	350	1070
% App. Total	40.6	24.8	34.6				74.2	21.6			36.7	21.2	42.1			69.7	26.9				
PHF	.829	.807	.884	.000	.917	.400	.800	.875	.000	.782	.786	.850	.765	.000	.952	.847	.671	.600	.000	.884	.973



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TMC Data
Hudson Bridge Rd @ Western Connector
Stockbridge, GA
7-9 AM | 4-6 PM

File Name : 48970005
Site Code : 48970005
Start Date : 5/30/2024
Page No : 1

Groups Printed- Cars, Buses and Trucks

	Western Connector Northbound					Western Connector Southbound					Hudson Bridge Rd Eastbound					Hudson Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
07:00 AM	6	4	11	0	21	10	1	2	0	13	3	147	2	0	152	17	115	13	9	154	340
07:15 AM	6	2	17	0	25	24	3	1	0	28	4	186	1	0	191	18	129	16	9	172	416
07:30 AM	8	1	18	0	27	23	3	11	0	37	3	215	2	0	220	15	141	18	8	182	466
07:45 AM	2	2	19	0	23	25	4	10	0	39	4	208	2	0	214	18	137	16	9	180	456
Total	22	9	65	0	96	82	11	24	0	117	14	756	7	0	777	68	522	63	35	688	1678
08:00 AM	8	1	18	0	27	29	2	11	0	42	5	176	5	0	186	23	147	8	14	192	447
08:15 AM	11	0	18	0	29	31	4	12	0	47	5	172	2	0	179	13	158	16	11	198	453
08:30 AM	12	1	13	0	26	24	3	8	0	35	5	189	1	0	195	22	139	16	13	190	446
08:45 AM	10	7	12	0	29	45	5	10	0	60	5	184	2	0	191	9	157	18	14	198	478
Total	41	9	61	0	111	129	14	41	0	184	20	721	10	0	751	67	601	58	52	778	1824
*** BREAK ***																					
04:00 PM	10	3	19	0	32	128	4	26	0	158	17	197	5	0	219	20	268	49	25	362	771
04:15 PM	14	1	9	0	24	92	3	29	0	124	19	202	6	0	227	17	283	47	27	374	749
04:30 PM	13	3	18	0	34	106	6	25	0	137	26	193	7	0	226	14	286	48	11	359	756
04:45 PM	14	0	16	0	30	107	2	25	0	134	22	197	9	0	228	20	277	52	25	374	766
Total	51	7	62	0	120	433	15	105	0	553	84	789	27	0	900	71	1114	196	88	1469	3042
05:00 PM	20	2	9	0	31	95	2	20	0	117	26	208	7	0	241	22	311	47	19	399	788
05:15 PM	16	6	15	0	37	111	6	22	0	139	20	214	6	0	240	13	285	45	19	362	778
05:30 PM	11	7	9	0	27	76	8	26	0	110	18	209	6	0	233	21	268	61	19	369	739
05:45 PM	13	8	11	0	32	108	2	27	0	137	18	205	6	0	229	13	241	41	22	317	715
Total	60	23	44	0	127	390	18	95	0	503	82	836	25	0	943	69	1105	194	79	1447	3020
Grand Total	174	48	232	0	454	1034	58	265	0	1357	200	3102	69	0	3371	275	3342	511	254	4382	9564
Apprch %	38.3	10.6	51.1	0		76.2	4.3	19.5	0		5.9	92	2	0		6.3	76.3	11.7	5.8		
Total %	1.8	0.5	2.4	0	4.7	10.8	0.6	2.8	0	14.2	2.1	32.4	0.7	0	35.2	2.9	34.9	5.3	2.7	45.8	

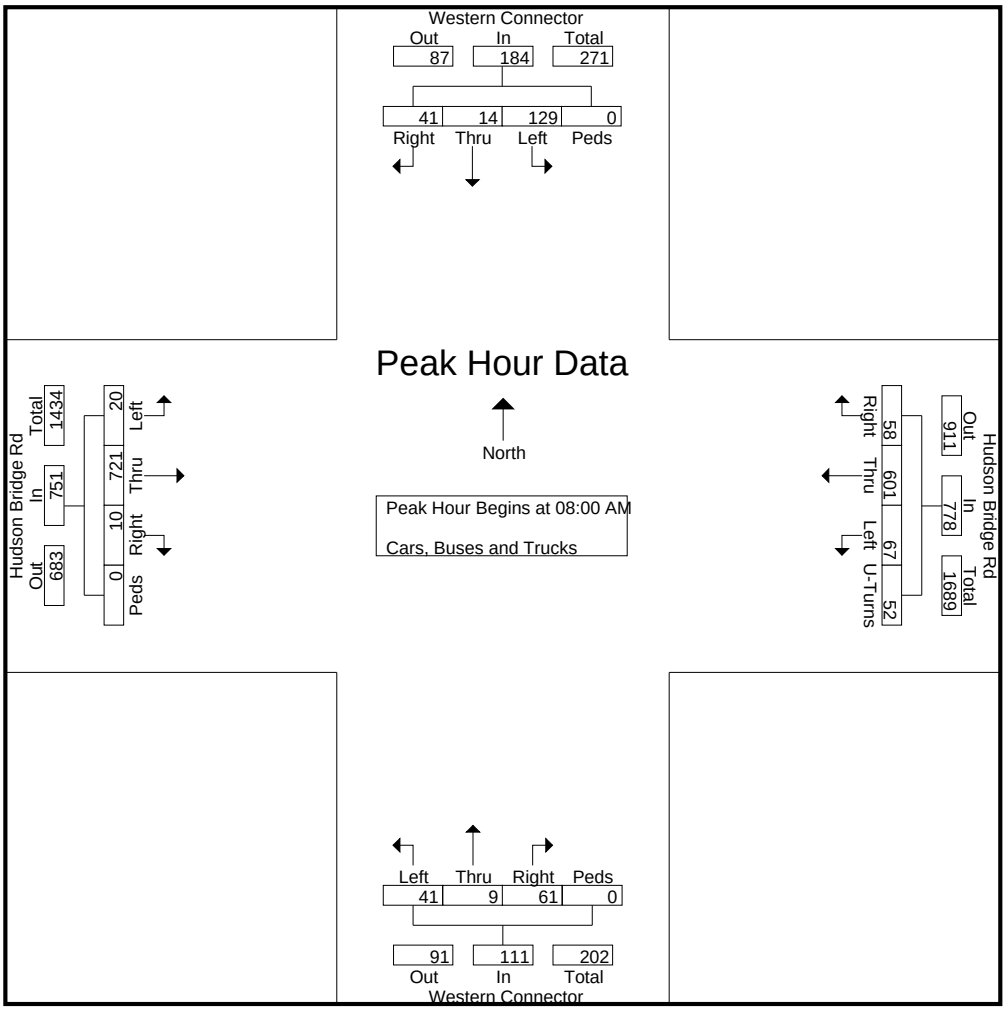
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TMC Data
Hudson Bridge Rd @ Western Connector
Stockbridge, GA
7-9 AM | 4-6 PM

File Name : 48970005
Site Code : 48970005
Start Date : 5/30/2024
Page No : 2

	Western Connector Northbound					Western Connector Southbound					Hudson Bridge Rd Eastbound					Hudson Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	8	1	**18**	0	27	29	2	11	0	42	**5**	176	**5**	0	186	**23**	147	8	**14**	192	447
08:15 AM	11	0	18	0	**29**	31	4	**12**	0	47	5	172	2	0	179	13	**158**	16	11	**198**	453
08:30 AM	**12**	1	13	0	26	24	3	8	0	35	5	**189**	1	0	**195**	22	139	16	13	190	446
08:45 AM	10	**7**	12	0	29	**45**	**5**	10	0	**60**	5	184	2	0	191	9	157	**18**	14	198	**478**
Total Volume	41	9	61	0	111	129	14	41	0	184	20	721	10	0	751	67	601	58	52	778	1824
% App. Total	36.9					70.1		22.3									77.2				
PHF	.854	.321	.847	.000	.957	.717	.700	.854	.000	.767	1.00	.954	.500	.000	.963	.728	.951	.806	.929	.982	.954



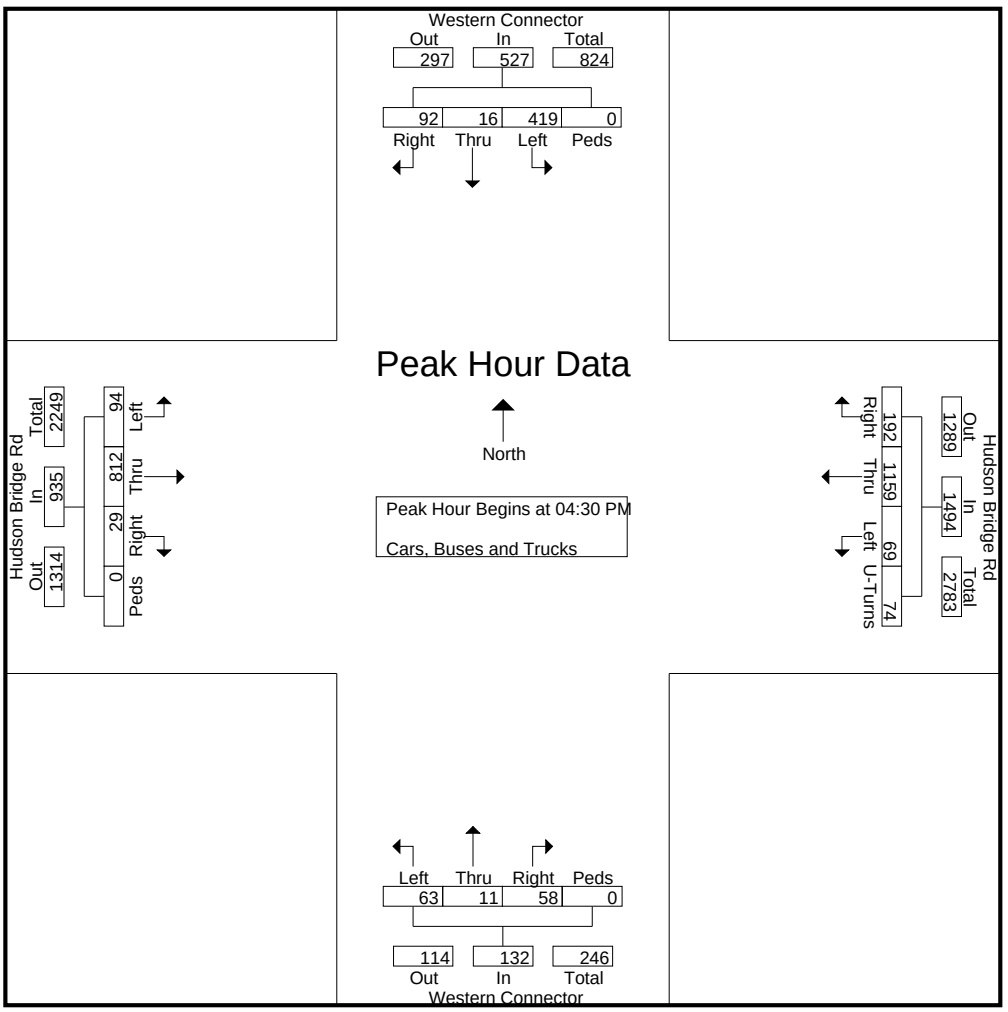
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TMC Data
Hudson Bridge Rd @ Western Connector
Stockbridge, GA
7-9 AM | 4-6 PM

File Name : 48970005
Site Code : 48970005
Start Date : 5/30/2024
Page No : 3

	Western Connector Northbound					Western Connector Southbound					Hudson Bridge Rd Eastbound					Hudson Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	13	3	**18**	0	34	106	**6**	**25**	0	137	**26**	193	7	0	226	14	286	48	11	359	756
04:45 PM	14	0	16	0	30	107	2	25	0	134	22	197	**9**	0	228	20	277	**52**	**25**	374	766
05:00 PM	**20**	2	9	0	31	95	2	20	0	117	26	208	7	0	**241**	**22**	**311**	47	19	**399**	**788**
05:15 PM	16	**6**	15	0	**37**	**111**	6	22	0	**139**	20	**214**	6	0	240	13	285	45	19	362	778
Total Volume	63	11	58	0	132	419	16	92	0	527	94	812	29	0	935	69	1159	192	74	1494	3088
% App. Total	47.7	8.3	43.9	0		79.5	3	17.5	0		10.1	86.8	3.1	0		4.6	77.6	12.9	5		
PHF	.788	.458	.806	.000	.892	.944	.667	.920	.000	.948	.904	.949	.806	.000	.970	.784	.932	.923	.740	.936	.980



Appendix B

Intersection Analysis Methodology

Intersection Analysis Methodology

The methodology used for evaluating traffic operations at intersections is presented in the Transportation Research Board's 2022 *Highway Capacity Manual*, 7th Edition (HCM 7). Synchro 12 software, which emulates the HCM 7 methodology, was used for all analyses. The following is an overview of the methodology employed for the analysis of signalized intersections and roundabouts and stop-sign controlled (unsignalized) intersections. Levels of service (LOS) are assigned letters A through F. LOS A indicates operations with very low control delay while LOS F describes operations with high control delay. LOS F is considered to be unacceptable by most drivers, while LOS E is typically considered to be the limit of acceptable delay.

Signalized Intersections and Roundabouts – Level of service for a signalized intersection and a roundabout is defined in terms of control delay per vehicle. For signalized intersections and roundabouts, a composite intersection level of service is determined. The thresholds for each level of service are higher for signalized intersections and roundabouts than for unsignalized intersections. This is attributable to a variety of factors including expectation and acceptance of higher delays at signals/roundabouts, and the fact that drivers can relax when waiting at a signal as opposed to having to remain attentive as they proceed through the unsignalized intersection. The level of service criteria for signalized intersections and roundabouts are shown in Table A.

Table A – Level of Service Criteria for Signalized Intersections and Roundabouts

Control Delay (s/veh)	LOS
≤ 10	A
> 10 and ≤ 20	B
> 20 and ≤ 35	C
> 35 and ≤ 55	D
> 55 and ≤ 80	E
> 80	F

Source: Highway Capacity Manual 7

Unsignalized Intersections – Level of service for an unsignalized intersection is defined in terms of control delay per vehicle. Control delay is that portion of delay attributable to the control device and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The delays at unsignalized intersections are based on gap acceptance theory, factoring in availability of gaps, usefulness of the gaps, and the priority of right-of-way given to each traffic stream. The level of service criteria for unsignalized intersections are presented in Table B.

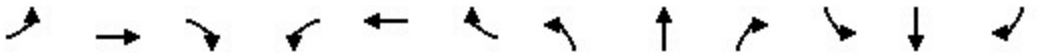
Table B – Level of Service Criteria for Unsignalized Intersections

Control Delay (s/veh)	LOS
0 – 10	A
> 10 and ≤ 15	B
> 15 and ≤ 25	C
> 25 and ≤ 35	D
> 35 and ≤ 50	E
> 50	F

Source: Highway Capacity Manual 7

Appendix C

Existing Intersection Operational Analysis



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	77	343	2	171	253	104	8	151	260	200	180	61
Future Volume (veh/h)	77	343	2	171	253	104	8	151	260	200	180	61
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	87	385	0	182	269	0	9	178	306	235	212	72
Peak Hour Factor	0.89	0.89	0.89	0.94	0.94	0.94	0.85	0.85	0.85	0.85	0.85	0.85
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	311	502		305	678		344	546	463	712	1115	945
Arrive On Green	0.06	0.14	0.00	0.04	0.06	0.00	0.29	0.29	0.29	0.26	0.60	0.60
Sat Flow, veh/h	1767	3526	1572	1767	3526	1572	1086	1856	1572	1767	1856	1572
Grp Volume(v), veh/h	87	385	0	182	269	0	9	178	306	235	212	72
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1767	1763	1572	1086	1856	1572	1767	1856	1572
Q Serve(g_s), s	3.7	9.5	0.0	7.6	6.6	0.0	0.6	6.7	10.9	0.0	4.6	1.7
Cycle Q Clear(g_c), s	3.7	9.5	0.0	7.6	6.6	0.0	5.2	6.7	10.9	0.0	4.6	1.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	311	502		305	678		344	546	463	712	1115	945
V/C Ratio(X)	0.28	0.77		0.60	0.40		0.03	0.33	0.66	0.33	0.19	0.08
Avail Cap(c_a), veh/h	339	764		362	999		344	546	463	712	1115	945
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.69	0.69	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	30.4	37.1	0.0	29.8	37.1	0.0	26.0	24.8	13.9	18.1	8.1	7.5
Incr Delay (d2), s/veh	0.5	2.6	0.0	1.3	0.3	0.0	0.1	1.6	7.2	0.3	0.4	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	4.0	0.0	3.3	2.9	0.0	0.2	3.1	4.3	3.3	1.7	0.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	30.9	39.7	0.0	31.1	37.4	0.0	26.1	26.4	21.2	18.4	8.5	7.7
LnGrp LOS	C	D		C	D		C	C	C	B	A	A
Approach Vol, veh/h		472			451			493			519	
Approach Delay, s/veh		38.1			34.8			23.1			12.8	
Approach LOS		D			C			C			B	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	27.6	31.0	14.1	17.3		58.6	9.6	21.8				
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s	13.5	26.5	12.5	19.5		44.5	6.5	25.5				
Max Q Clear Time (g_c+I1), s	2.0	12.9	9.6	11.5		6.6	5.7	8.6				
Green Ext Time (p_c), s	0.5	1.7	0.1	1.4		1.4	0.0	1.3				

Intersection Summary	
HCM 7th Control Delay, s/veh	26.7
HCM 7th LOS	C

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

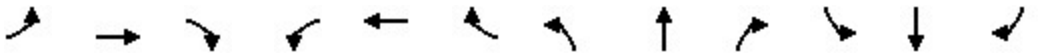
Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	1	296	0	7	364
Future Vol, veh/h	0	1	296	0	7	364
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	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	25	25	87	87	93	93
Heavy Vehicles, %	2	2	3	2	2	3
Mvmt Flow	0	4	340	0	8	391

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	747	340	0	0	340	0
Stage 1	340	-	-	-	-	-
Stage 2	406	-	-	-	-	-
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	381	702	-	-	1219	-
Stage 1	721	-	-	-	-	-
Stage 2	672	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	378	702	-	-	1219	-
Mov Cap-2 Maneuver	378	-	-	-	-	-
Stage 1	721	-	-	-	-	-
Stage 2	667	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	10.16	0	0.15
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	702	34	-
HCM Lane V/C Ratio	-	-	0.006	0.006	-
HCM Control Delay (s/veh)	-	-	10.2	8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	151	683	2	18	557	130	5	3	14	124	1	27
Future Volume (veh/h)	151	683	2	18	557	130	5	3	14	124	1	27
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	168	759	2	20	619	144	10	6	28	149	1	33
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.50	0.50	0.50	0.83	0.83	0.83
Percent Heavy Veh, %	2	3	2	2	3	2	2	2	2	2	2	2
Cap, veh/h	291	1043	3	196	770	346	213	144	538	790	5	854
Arrive On Green	0.12	0.38	0.38	0.04	0.44	0.44	0.54	0.54	0.54	0.54	0.54	0.54
Sat Flow, veh/h	1781	3607	10	1781	3526	1585	303	267	999	1318	9	1585
Grp Volume(v), veh/h	168	371	390	20	619	144	44	0	0	150	0	33
Grp Sat Flow(s),veh/h/ln	1781	1763	1854	1781	1763	1585	1569	0	0	1328	0	1585
Q Serve(g_s), s	6.3	16.2	16.2	0.8	13.7	5.6	0.0	0.0	0.0	0.0	0.0	0.9
Cycle Q Clear(g_c), s	6.3	16.2	16.2	0.8	13.7	5.6	7.1	0.0	0.0	6.9	0.0	0.9
Prop In Lane	1.00		0.01	1.00		1.00	0.23		0.64	0.99		1.00
Lane Grp Cap(c), veh/h	291	510	536	196	770	346	895	0	0	795	0	854
V/C Ratio(X)	0.58	0.73	0.73	0.10	0.80	0.42	0.05	0.00	0.00	0.19	0.00	0.04
Avail Cap(c_a), veh/h	413	793	834	286	1273	572	895	0	0	795	0	854
HCM Platoon Ratio	1.33	1.33	1.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.87	0.87	0.87	0.92	0.92	0.92	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	23.1	24.7	24.7	26.2	23.7	21.4	9.8	0.0	0.0	11.2	0.0	9.8
Incr Delay (d2), s/veh	1.6	1.7	1.7	0.2	1.9	0.7	0.1	0.0	0.0	0.5	0.0	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.5	5.8	6.1	0.3	4.3	1.8	0.4	0.0	0.0	1.7	0.0	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	24.6	26.4	26.3	26.4	25.5	22.1	9.9	0.0	0.0	11.7	0.0	9.9
LnGrp LOS	C	C	C	C	C	C	A			B		A
Approach Vol, veh/h		929			783			44			183	
Approach Delay, s/veh		26.1			24.9			9.9			11.4	
Approach LOS		C			C			A			B	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		53.0	6.5	30.5		53.0	12.8	24.2				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		29.5	6.5	40.5		29.5	14.5	32.5				
Max Q Clear Time (g_c+I1), s		9.1	2.8	18.2		8.9	8.3	15.7				
Green Ext Time (p_c), s		0.2	0.0	4.3		0.9	0.2	3.9				

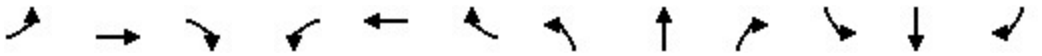
Intersection Summary	
HCM 7th Control Delay, s/veh	23.9
HCM 7th LOS	C

Intersection	
Intersection Delay, s/veh	9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	27	34	21	98	21	4	13	47	27	1	58	11
Future Vol, veh/h	27	34	21	98	21	4	13	47	27	1	58	11
Peak Hour Factor	0.79	0.79	0.79	0.81	0.81	0.81	0.70	0.70	0.70	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	34	43	27	121	26	5	19	67	39	1	66	13
Number of Lanes	1	1	0	1	1	0	1	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	3
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	3	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	3	2	2	2
HCM Control Delay, s/veh	8.7	9.6	8.6	9
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	100%	0%	0%	62%	0%	84%	0%	84%
Vol Right, %	0%	0%	100%	0%	38%	0%	16%	0%	16%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	13	47	27	27	55	98	25	1	69
LT Vol	13	0	0	27	0	98	0	1	0
Through Vol	0	47	0	0	34	0	21	0	58
RT Vol	0	0	27	0	21	0	4	0	11
Lane Flow Rate	19	67	39	34	70	121	31	1	78
Geometry Grp	6	6	6	6	6	6	6	6	6
Degree of Util (X)	0.031	0.102	0.051	0.056	0.1	0.196	0.045	0.002	0.119
Departure Headway (Hd)	5.974	5.472	4.768	5.946	5.176	5.823	5.209	6.065	5.449
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	597	652	747	600	689	615	684	588	655
Service Time	3.731	3.228	2.524	3.708	2.938	3.579	2.965	3.827	3.211
HCM Lane V/C Ratio	0.032	0.103	0.052	0.057	0.102	0.197	0.045	0.002	0.119
HCM Control Delay, s/veh	8.9	8.9	7.8	9.1	8.5	10	8.2	8.8	9
HCM Lane LOS	A	A	A	A	A	A	A	A	A
HCM 95th-tile Q	0.1	0.3	0.2	0.2	0.3	0.7	0.1	0	0.4



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	20	721	10	67	601	58	41	9	61	129	14	41
Future Volume (veh/h)	20	721	10	67	601	58	41	9	61	129	14	41
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	21	751	10	68	613	0	43	9	0	181	0	0
Peak Hour Factor	0.96	0.96	0.96	0.98	0.98	0.98	0.96	0.96	0.96	0.77	0.77	0.77
Percent Heavy Veh, %	2	3	2	2	3	2	2	2	2	2	2	2
Cap, veh/h	40	1329	597	176	1541		406	85		713	0	
Arrive On Green	0.02	0.38	0.38	0.30	0.30	0.00	0.27	0.27	0.00	0.20	0.00	0.00
Sat Flow, veh/h	1781	3526	1585	705	5066	1585	1485	311	1585	3563	0	1585
Grp Volume(v), veh/h	21	751	10	68	613	0	52	0	0	181	0	0
Grp Sat Flow(s),veh/h/ln	1781	1763	1585	705	1689	1585	1796	0	1585	1781	0	1585
Q Serve(g_s), s	1.0	15.2	0.4	8.3	8.6	0.0	2.0	0.0	0.0	3.9	0.0	0.0
Cycle Q Clear(g_c), s	1.0	15.2	0.4	23.5	8.6	0.0	2.0	0.0	0.0	3.9	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	0.83		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	40	1329	597	176	1541		491	0		713	0	
V/C Ratio(X)	0.52	0.57	0.02	0.39	0.40		0.11	0.00		0.25	0.00	
Avail Cap(c_a), veh/h	99	1567	704	200	1717		491	0		713	0	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.80	0.80	0.80	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	43.5	22.2	17.6	37.2	24.8	0.0	24.5	0.0	0.0	30.3	0.0	0.0
Incr Delay (d2), s/veh	8.0	0.3	0.0	1.4	0.2	0.0	0.4	0.0	0.0	0.9	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	5.8	0.1	1.4	3.2	0.0	0.9	0.0	0.0	1.7	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	51.5	22.5	17.6	38.6	25.0	0.0	24.9	0.0	0.0	31.2	0.0	0.0
LnGrp LOS	D	C	B	D	C		C			C		
Approach Vol, veh/h		782			681			52			181	
Approach Delay, s/veh		23.2			26.3			24.9			31.2	
Approach LOS		C			C			C			C	

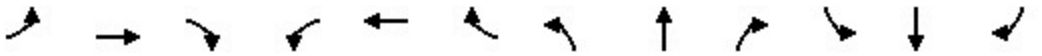
Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		29.1		38.4		22.5	6.5	31.9				
Change Period (Y+Rc), s		4.5		4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		18.5		40.0		18.0	5.0	30.5				
Max Q Clear Time (g_c+I1), s		4.0		17.2		5.9	3.0	25.5				
Green Ext Time (p_c), s		0.1		4.9		0.4	0.0	1.9				

Intersection Summary	
HCM 7th Control Delay, s/veh	25.4
HCM 7th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	173	434	8	606	576	221	15	350	283	271	361	106
Future Volume (veh/h)	173	434	8	606	576	221	15	350	283	271	361	106
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	182	457	0	645	613	0	16	372	301	288	384	113
Peak Hour Factor	0.95	0.95	0.95	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	370	529		673	1331		278	461	390	299	734	622
Arrive On Green	0.10	0.15	0.00	0.11	0.12	0.00	0.25	0.25	0.25	0.11	0.40	0.40
Sat Flow, veh/h	1767	3526	1572	1767	3526	1572	893	1856	1572	1767	1856	1572
Grp Volume(v), veh/h	182	457	0	645	613	0	16	372	301	288	384	113
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1767	1763	1572	893	1856	1572	1767	1856	1572
Q Serve(g_s), s	9.4	13.9	0.0	34.5	17.8	0.0	1.5	20.7	19.6	11.7	17.4	5.1
Cycle Q Clear(g_c), s	9.4	13.9	0.0	34.5	17.8	0.0	2.7	20.7	19.6	11.7	17.4	5.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	370	529		673	1331		278	461	390	299	734	622
V/C Ratio(X)	0.49	0.86		0.96	0.46		0.06	0.81	0.77	0.96	0.52	0.18
Avail Cap(c_a), veh/h	403	580		674	1331		278	461	390	299	734	622
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.53	0.53	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	34.1	45.6	0.0	38.3	37.7	0.0	32.5	38.9	38.4	31.5	25.3	21.7
Incr Delay (d2), s/veh	1.0	12.0	0.0	16.2	0.1	0.0	0.4	14.1	13.7	42.2	2.7	0.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.0	6.8	0.0	19.1	8.3	0.0	0.4	10.9	8.7	8.9	7.9	1.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	35.1	57.7	0.0	54.5	37.9	0.0	32.9	53.0	52.2	73.8	28.0	22.3
LnGrp LOS	D	E		D	D		C	D	D	E	C	C
Approach Vol, veh/h		639			1258			689			785	
Approach Delay, s/veh		51.2			46.4			52.2			44.0	
Approach LOS		D			D			D			D	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	16.2	31.8	41.0	21.0		48.0	16.0	46.0				
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s	11.7	25.7	36.5	18.1		41.9	13.5	41.1				
Max Q Clear Time (g_c+I1), s	13.7	22.7	36.5	15.9		19.4	11.4	19.8				
Green Ext Time (p_c), s	0.0	1.0	0.0	0.6		2.5	0.1	3.7				

Intersection Summary	
HCM 7th Control Delay, s/veh	47.9
HCM 7th LOS	D

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

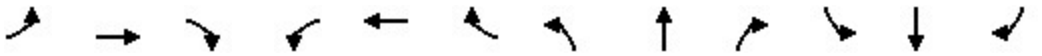
Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	6	684	6	19	663
Future Vol, veh/h	1	6	684	6	19	663
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	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	58	58	95	95	93	93
Heavy Vehicles, %	2	2	3	2	2	3
Mvmt Flow	2	10	720	6	20	713

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1477	723	0	0	726	0
Stage 1	723	-	-	-	-	-
Stage 2	754	-	-	-	-	-
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	139	426	-	-	877	-
Stage 1	480	-	-	-	-	-
Stage 2	465	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	133	426	-	-	877	-
Mov Cap-2 Maneuver	133	-	-	-	-	-
Stage 1	480	-	-	-	-	-
Stage 2	447	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	16.52	0	0.26
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	324	50	-
HCM Lane V/C Ratio	-	-	0.037	0.023	-
HCM Control Delay (s/veh)	-	-	16.5	9.2	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0.1	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	273	762	14	46	1110	193	5	4	12	188	3	251
Future Volume (veh/h)	273	762	14	46	1110	193	5	4	12	188	3	251
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	290	811	15	51	1220	212	7	5	16	204	3	273
Peak Hour Factor	0.94	0.94	0.94	0.91	0.91	0.91	0.75	0.75	0.75	0.92	0.92	0.92
Percent Heavy Veh, %	2	3	2	2	3	2	2	2	2	2	2	2
Cap, veh/h	328	1649	30	299	1308	588	41	40	53	247	3	595
Arrive On Green	0.04	0.15	0.15	0.07	0.74	0.74	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	1781	3541	65	1781	3526	1585	0	105	140	484	7	1585
Grp Volume(v), veh/h	290	404	422	51	1220	212	28	0	0	207	0	273
Grp Sat Flow(s),veh/h/ln	1781	1763	1844	1781	1763	1585	246	0	0	491	0	1585
Q Serve(g_s), s	11.9	23.1	23.1	1.9	31.9	5.2	0.0	0.0	0.0	0.0	0.0	14.3
Cycle Q Clear(g_c), s	11.9	23.1	23.1	1.9	31.9	5.2	41.3	0.0	0.0	41.3	0.0	14.3
Prop In Lane	1.00		0.04	1.00		1.00	0.25		0.57	0.99		1.00
Lane Grp Cap(c), veh/h	328	821	859	299	1308	588	133	0	0	249	0	595
V/C Ratio(X)	0.88	0.49	0.49	0.17	0.93	0.36	0.21	0.00	0.00	0.83	0.00	0.46
Avail Cap(c_a), veh/h	444	1008	1054	318	1490	670	133	0	0	249	0	595
HCM Platoon Ratio	0.33	0.33	0.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.50	0.50	0.50	0.63	0.63	0.63	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	31.6	34.6	34.6	19.9	13.0	9.6	27.5	0.0	0.0	36.6	0.0	25.9
Incr Delay (d2), s/veh	8.2	0.2	0.2	0.2	7.0	0.2	3.6	0.0	0.0	26.3	0.0	2.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.1	10.8	11.3	0.7	5.8	1.5	0.6	0.0	0.0	7.6	0.0	5.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	39.7	34.9	34.8	20.1	20.0	9.8	31.0	0.0	0.0	62.9	0.0	28.4
LnGrp LOS	D	C	C	C	C	A	C			E		C
Approach Vol, veh/h		1116			1483			28			480	
Approach Delay, s/veh		36.1			18.6			31.0			43.3	
Approach LOS		D			B			C			D	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		45.8	8.4	55.7		45.8	18.9	45.3				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		28.5	5.1	62.9		28.5	21.5	46.5				
Max Q Clear Time (g_c+I1), s		43.3	3.9	25.1		43.3	13.9	33.9				
Green Ext Time (p_c), s		0.0	0.0	5.2		0.0	0.5	6.9				

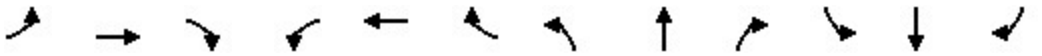
Intersection Summary	
HCM 7th Control Delay, s/veh	28.8
HCM 7th LOS	C

Intersection	
Intersection Delay, s/veh	16.7
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	88	51	101	244	94	12	116	71	99	8	144	42
Future Vol, veh/h	88	51	101	244	94	12	116	71	99	8	144	42
Peak Hour Factor	0.95	0.95	0.95	0.88	0.88	0.88	0.92	0.92	0.92	0.78	0.78	0.78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	93	54	106	277	107	14	126	77	108	10	185	54
Number of Lanes	1	1	0	1	1	0	1	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	3
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	3	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	3	2	2	2
HCM Control Delay, s/veh	14	20	13.2	18.7
HCM LOS	B	C	B	C

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	100%	0%	0%	34%	0%	89%	0%	77%
Vol Right, %	0%	0%	100%	0%	66%	0%	11%	0%	23%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	116	71	99	88	152	244	106	8	186
LT Vol	116	0	0	88	0	244	0	8	0
Through Vol	0	71	0	0	51	0	94	0	144
RT Vol	0	0	99	0	101	0	12	0	42
Lane Flow Rate	126	77	108	93	160	277	120	10	238
Geometry Grp	6	6	6	6	6	6	6	6	6
Degree of Util (X)	0.295	0.17	0.215	0.219	0.334	0.619	0.249	0.024	0.521
Departure Headway (Hd)	8.432	7.919	7.201	8.499	7.513	8.038	7.449	8.546	7.869
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	425	451	496	421	477	449	481	418	455
Service Time	6.209	5.696	4.977	6.278	5.291	5.809	5.219	6.326	5.648
HCM Lane V/C Ratio	0.296	0.171	0.218	0.221	0.335	0.617	0.249	0.024	0.523
HCM Control Delay, s/veh	14.7	12.3	12	13.7	14.1	23.1	12.7	11.5	19
HCM Lane LOS	B	B	B	B	B	C	B	B	C
HCM 95th-tile Q	1.2	0.6	0.8	0.8	1.5	4.1	1	0.1	2.9



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	94	812	29	69	1159	192	63	11	58	419	16	92
Future Volume (veh/h)	94	812	29	69	1159	192	63	11	58	419	16	92
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	97	837	30	73	1233	0	71	12	0	453	0	0
Peak Hour Factor	0.97	0.97	0.97	0.94	0.94	0.94	0.89	0.89	0.89	0.95	0.95	0.95
Percent Heavy Veh, %	2	3	2	2	3	2	2	2	2	2	2	2
Cap, veh/h	121	1446	650	206	1528		403	68		729	0	
Arrive On Green	0.14	0.82	0.82	0.30	0.30	0.00	0.26	0.26	0.00	0.20	0.00	0.00
Sat Flow, veh/h	1781	3526	1585	638	5066	1585	1534	259	1585	3563	0	1585
Grp Volume(v), veh/h	97	837	30	73	1233	0	83	0	0	453	0	0
Grp Sat Flow(s),veh/h/ln	1781	1763	1585	638	1689	1585	1794	0	1585	1781	0	1585
Q Serve(g_s), s	5.8	8.9	0.4	11.1	24.7	0.0	3.9	0.0	0.0	12.7	0.0	0.0
Cycle Q Clear(g_c), s	5.8	8.9	0.4	20.0	24.7	0.0	3.9	0.0	0.0	12.7	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	0.86		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	121	1446	650	206	1528		471	0		729	0	
V/C Ratio(X)	0.80	0.58	0.05	0.35	0.81		0.18	0.00		0.62	0.00	
Avail Cap(c_a), veh/h	170	1715	771	237	1773		471	0		729	0	
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.91	0.91	0.91	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	46.8	6.6	5.9	37.7	35.5	0.0	31.4	0.0	0.0	39.9	0.0	0.0
Incr Delay (d2), s/veh	15.5	0.3	0.0	1.0	2.5	0.0	0.8	0.0	0.0	4.0	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.9	2.0	0.1	1.7	10.0	0.0	1.8	0.0	0.0	6.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	62.3	7.0	5.9	38.8	38.0	0.0	32.2	0.0	0.0	43.8	0.0	0.0
LnGrp LOS	E	A	A	D	D		C			D		
Approach Vol, veh/h		964			1306			83			453	
Approach Delay, s/veh		12.5			38.0			32.2			43.8	
Approach LOS		B			D			C			D	

Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		33.4		49.6		27.0	12.0	37.7				
Change Period (Y+Rc), s		4.5		4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		20.5		53.5		22.5	10.5	38.5				
Max Q Clear Time (g_c+I1), s		5.9		10.9		14.7	7.8	26.7				
Green Ext Time (p_c), s		0.3		6.3		1.1	0.0	6.5				

Intersection Summary	
HCM 7th Control Delay, s/veh	30.0
HCM 7th LOS	C

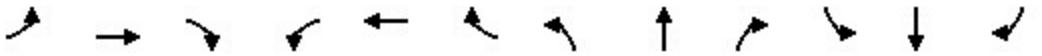
Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Appendix D

No-Build Intersection Operational Analysis



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	85	379	2	189	279	115	9	167	287	221	199	67
Future Volume (veh/h)	85	379	2	189	279	115	9	167	287	221	199	67
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	96	426	0	201	297	0	11	196	338	260	234	79
Peak Hour Factor	0.89	0.89	0.89	0.94	0.94	0.94	0.85	0.85	0.85	0.85	0.85	0.85
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	323	538		317	726		535	799	677	575	1082	917
Arrive On Green	0.06	0.15	0.00	0.04	0.07	0.00	0.43	0.43	0.43	0.10	0.58	0.58
Sat Flow, veh/h	1767	3526	1572	1767	3526	1572	1058	1856	1572	1767	1856	1572
Grp Volume(v), veh/h	96	426	0	201	297	0	11	196	338	260	234	79
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1767	1763	1572	1058	1856	1572	1767	1856	1572
Q Serve(g_s), s	4.1	10.5	0.0	8.2	7.3	0.0	0.5	6.1	14.0	6.9	5.4	2.0
Cycle Q Clear(g_c), s	4.1	10.5	0.0	8.2	7.3	0.0	0.5	6.1	14.0	6.9	5.4	2.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	323	538		317	726		535	799	677	575	1082	917
V/C Ratio(X)	0.30	0.79		0.63	0.41		0.02	0.25	0.50	0.45	0.22	0.09
Avail Cap(c_a), veh/h	342	725		380	999		535	799	677	666	1082	917
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.67	0.67	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	29.4	36.8	0.0	29.1	36.7	0.0	14.8	16.3	18.6	11.0	9.0	8.2
Incr Delay (d2), s/veh	0.5	4.3	0.0	1.7	0.2	0.0	0.1	0.7	2.6	0.6	0.5	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	4.6	0.0	3.7	3.2	0.0	0.1	2.6	5.1	2.5	2.0	0.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	29.9	41.1	0.0	30.8	36.9	0.0	14.8	17.1	21.2	11.5	9.4	8.4
LnGrp LOS	C	D		C	D		B	B	C	B	A	A
Approach Vol, veh/h		522			498			545			573	
Approach Delay, s/veh		39.0			34.5			19.6			10.2	
Approach LOS		D			C			B			B	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	13.7	43.2	14.8	18.2		57.0	10.0	23.0				
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s	13.9	26.1	13.5	18.5		44.5	6.5	25.5				
Max Q Clear Time (g_c+I1), s	8.9	16.0	10.2	12.5		7.4	6.1	9.3				
Green Ext Time (p_c), s	0.3	1.7	0.2	1.3		1.6	0.0	1.5				

Intersection Summary	
HCM 7th Control Delay, s/veh	25.3
HCM 7th LOS	C

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

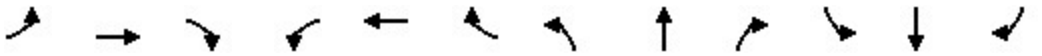
Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	1	327	0	8	402
Future Vol, veh/h	0	1	327	0	8	402
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	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	25	25	87	87	93	93
Heavy Vehicles, %	2	2	3	2	2	3
Mvmt Flow	0	4	376	0	9	432

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	825	376	0	0	376	0
Stage 1	376	-	-	-	-	-
Stage 2	449	-	-	-	-	-
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	342	671	-	-	1183	-
Stage 1	694	-	-	-	-	-
Stage 2	643	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	339	671	-	-	1183	-
Mov Cap-2 Maneuver	339	-	-	-	-	-
Stage 1	694	-	-	-	-	-
Stage 2	637	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	10.4	0	0.16
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	671	35	-
HCM Lane V/C Ratio	-	-	0.006	0.007	-
HCM Control Delay (s/veh)	-	-	10.4	8.1	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	167	754	2	20	615	144	6	3	15	137	1	30
Future Volume (veh/h)	167	754	2	20	615	144	6	3	15	137	1	30
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	186	838	2	22	683	160	12	6	30	165	1	36
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.50	0.50	0.50	0.83	0.83	0.83
Percent Heavy Veh, %	2	3	2	2	3	2	2	2	2	2	2	2
Cap, veh/h	301	1123	3	197	830	373	193	113	426	683	4	817
Arrive On Green	0.13	0.41	0.41	0.05	0.47	0.47	0.52	0.52	0.52	0.52	0.52	0.52
Sat Flow, veh/h	1781	3608	9	1781	3526	1585	277	220	827	1171	8	1585
Grp Volume(v), veh/h	186	409	431	22	683	160	48	0	0	166	0	36
Grp Sat Flow(s),veh/h/ln	1781	1763	1854	1781	1763	1585	1324	0	0	1179	0	1585
Q Serve(g_s), s	6.8	17.7	17.7	0.8	15.1	6.0	0.2	0.0	0.0	0.0	0.0	1.0
Cycle Q Clear(g_c), s	6.8	17.7	17.7	0.8	15.1	6.0	13.6	0.0	0.0	13.3	0.0	1.0
Prop In Lane	1.00		0.00	1.00		1.00	0.25		0.62	0.99		1.00
Lane Grp Cap(c), veh/h	301	549	577	197	830	373	732	0	0	687	0	817
V/C Ratio(X)	0.62	0.75	0.75	0.11	0.82	0.43	0.07	0.00	0.00	0.24	0.00	0.04
Avail Cap(c_a), veh/h	431	793	834	283	1234	555	732	0	0	687	0	817
HCM Platoon Ratio	1.33	1.33	1.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.83	0.83	0.83	0.91	0.91	0.91	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.2	23.4	23.4	25.1	22.2	19.8	11.2	0.0	0.0	13.8	0.0	10.8
Incr Delay (d2), s/veh	1.7	1.9	1.8	0.2	2.7	0.7	0.2	0.0	0.0	0.8	0.0	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	6.2	6.5	0.3	4.5	1.9	0.5	0.0	0.0	2.2	0.0	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	23.9	25.3	25.2	25.3	24.8	20.5	11.4	0.0	0.0	14.6	0.0	10.9
LnGrp LOS	C	C	C	C	C	C	B			B		B
Approach Vol, veh/h		1026			865			48			202	
Approach Delay, s/veh		25.0			24.0			11.4			14.0	
Approach LOS		C			C			B			B	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		50.9	6.6	32.5		50.9	13.4	25.7				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		29.5	6.5	40.5		29.5	15.5	31.5				
Max Q Clear Time (g_c+I1), s		15.6	2.8	19.7		15.3	8.8	17.1				
Green Ext Time (p_c), s		0.1	0.0	4.7		0.9	0.3	4.1				

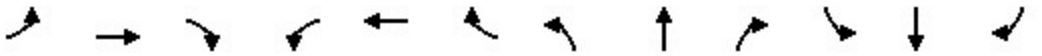
Intersection Summary	
HCM 7th Control Delay, s/veh	23.3
HCM 7th LOS	C

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	30	38	23	108	23	4	14	52	30	1	64	12
Future Vol, veh/h	30	38	23	108	23	4	14	52	30	1	64	12
Peak Hour Factor	0.79	0.79	0.79	0.81	0.81	0.81	0.70	0.70	0.70	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	38	48	29	133	28	5	20	74	43	1	73	14
Number of Lanes	1	1	0	1	1	0	1	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	3
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	3	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	3	2	2	2
HCM Control Delay, s/veh	8.9	10	8.7	9.2
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	100%	0%	0%	62%	0%	85%	0%	84%
Vol Right, %	0%	0%	100%	0%	38%	0%	15%	0%	16%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	14	52	30	30	61	108	27	1	76
LT Vol	14	0	0	30	0	108	0	1	0
Through Vol	0	52	0	0	38	0	23	0	64
RT Vol	0	0	30	0	23	0	4	0	12
Lane Flow Rate	20	74	43	38	77	133	33	1	86
Geometry Grp	6	6	6	6	6	6	6	6	6
Degree of Util (X)	0.034	0.115	0.058	0.064	0.113	0.219	0.049	0.002	0.134
Departure Headway (Hd)	6.079	5.576	4.871	6.049	5.283	5.915	5.31	6.181	5.565
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	586	639	729	589	673	604	670	575	640
Service Time	3.849	3.345	2.64	3.822	3.055	3.683	3.078	3.956	3.34
HCM Lane V/C Ratio	0.034	0.116	0.059	0.065	0.114	0.22	0.049	0.002	0.134
HCM Control Delay, s/veh	9.1	9.1	7.9	9.2	8.7	10.4	8.4	9	9.2
HCM Lane LOS	A	A	A	A	A	B	A	A	A
HCM 95th-tile Q	0.1	0.4	0.2	0.2	0.4	0.8	0.2	0	0.5



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	22	796	11	74	664	64	45	10	67	142	15	45
Future Volume (veh/h)	22	796	11	74	664	64	45	10	67	142	15	45
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	23	829	11	76	678	0	47	10	0	198	0	0
Peak Hour Factor	0.96	0.96	0.96	0.98	0.98	0.98	0.96	0.96	0.96	0.77	0.77	0.77
Percent Heavy Veh, %	2	3	2	2	3	2	2	2	2	2	2	2
Cap, veh/h	43	1419	638	175	1662		367	78		713	0	
Arrive On Green	0.02	0.40	0.40	0.33	0.33	0.00	0.25	0.25	0.00	0.20	0.00	0.00
Sat Flow, veh/h	1781	3526	1585	655	5066	1585	1481	315	1585	3563	0	1585
Grp Volume(v), veh/h	23	829	11	76	678	0	57	0	0	198	0	0
Grp Sat Flow(s),veh/h/ln	1781	1763	1585	655	1689	1585	1796	0	1585	1781	0	1585
Q Serve(g_s), s	1.1	16.5	0.4	10.1	9.3	0.0	2.2	0.0	0.0	4.2	0.0	0.0
Cycle Q Clear(g_c), s	1.1	16.5	0.4	26.6	9.3	0.0	2.2	0.0	0.0	4.2	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	0.82		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	43	1419	638	175	1662		445	0		713	0	
V/C Ratio(X)	0.53	0.58	0.02	0.44	0.41		0.13	0.00		0.28	0.00	
Avail Cap(c_a), veh/h	99	1567	704	182	1717		445	0		713	0	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.78	0.78	0.78	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	43.4	21.0	16.2	37.3	23.4	0.0	26.3	0.0	0.0	30.5	0.0	0.0
Incr Delay (d2), s/veh	7.7	0.4	0.0	1.7	0.2	0.0	0.6	0.0	0.0	1.0	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	6.2	0.1	1.6	3.5	0.0	1.0	0.0	0.0	1.9	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	51.1	21.4	16.2	39.0	23.6	0.0	26.9	0.0	0.0	31.5	0.0	0.0
LnGrp LOS	D	C	B	D	C		C			C		
Approach Vol, veh/h		863			754			57			198	
Approach Delay, s/veh		22.1			25.2			26.9			31.5	
Approach LOS		C			C			C			C	

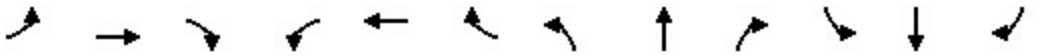
Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		26.8		40.7		22.5	6.7	34.0				
Change Period (Y+Rc), s		4.5		4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		18.5		40.0		18.0	5.0	30.5				
Max Q Clear Time (g_c+I1), s		4.2		18.5		6.2	3.1	28.6				
Green Ext Time (p_c), s		0.2		5.4		0.5	0.0	0.9				

Intersection Summary	
HCM 7th Control Delay, s/veh	24.5
HCM 7th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	191	479	9	669	636	244	17	386	312	299	399	117
Future Volume (veh/h)	191	479	9	669	636	244	17	386	312	299	399	117
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	201	504	0	712	677	0	18	411	332	318	424	124
Peak Hour Factor	0.95	0.95	0.95	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	386	564		653	1304		249	428	363	291	732	620
Arrive On Green	0.11	0.16	0.00	0.11	0.12	0.00	0.23	0.23	0.23	0.12	0.39	0.39
Sat Flow, veh/h	1767	3526	1572	1767	3526	1572	852	1856	1572	1767	1856	1572
Grp Volume(v), veh/h	201	504	0	712	677	0	18	411	332	318	424	124
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1767	1763	1572	852	1856	1572	1767	1856	1572
Q Serve(g_s), s	10.3	15.4	0.0	35.5	19.8	0.0	1.9	24.1	22.6	13.5	19.7	5.7
Cycle Q Clear(g_c), s	10.3	15.4	0.0	35.5	19.8	0.0	3.6	24.1	22.6	13.5	19.7	5.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	386	564		653	1304		249	428	363	291	732	620
V/C Ratio(X)	0.52	0.89		1.09	0.52		0.07	0.96	0.91	1.09	0.58	0.20
Avail Cap(c_a), veh/h	439	577		653	1304		249	428	363	291	732	620
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.47	0.47	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.8	45.3	0.0	39.9	39.1	0.0	34.6	41.8	41.2	29.5	26.1	21.9
Incr Delay (d2), s/veh	1.1	16.0	0.0	52.4	0.2	0.0	0.6	34.4	29.9	80.0	3.3	0.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.3	7.7	0.0	26.0	9.3	0.0	0.4	14.7	11.4	12.0	9.0	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	33.9	61.3	0.0	92.3	39.3	0.0	35.2	76.2	71.1	109.5	29.5	22.6
LnGrp LOS	C	E		F	D		D	E	E	F	C	C
Approach Vol, veh/h		705			1389			761			866	
Approach Delay, s/veh		53.5			66.5			73.0			57.9	
Approach LOS		D			E			E			E	

Timer - Assigned Phs	1	2	3	4		6	7	8
Phs Duration (G+Y+Rc), s	18.0	29.9	40.0	22.1		47.9	16.9	45.2
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5		4.5	4.5	4.5
Max Green Setting (Gmax), s	13.5	25.0	35.5	18.0		43.0	15.7	37.8
Max Q Clear Time (g_c+I1), s	15.5	26.1	37.5	17.4		21.7	12.3	21.8
Green Ext Time (p_c), s	0.0	0.0	0.0	0.2		2.8	0.2	3.8

Intersection Summary	
HCM 7th Control Delay, s/veh	63.3
HCM 7th LOS	E

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

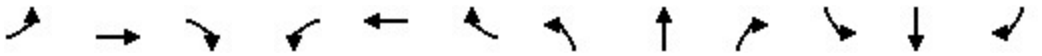
Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	7	755	4	21	732
Future Vol, veh/h	1	7	755	4	21	732
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	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	58	58	95	95	93	93
Heavy Vehicles, %	2	2	3	2	2	3
Mvmt Flow	2	12	795	4	23	787

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1629	797	0	0	799	0
Stage 1	797	-	-	-	-	-
Stage 2	832	-	-	-	-	-
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	112	387	-	-	824	-
Stage 1	444	-	-	-	-	-
Stage 2	427	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	107	387	-	-	824	-
Mov Cap-2 Maneuver	107	-	-	-	-	-
Stage 1	444	-	-	-	-	-
Stage 2	406	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	17.99	0	0.26
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	291	50	-
HCM Lane V/C Ratio	-	-	0.047	0.027	-
HCM Control Delay (s/veh)	-	-	18	9.5	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0.1	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	301	841	15	51	1225	213	6	4	13	208	3	277
Future Volume (veh/h)	301	841	15	51	1225	213	6	4	13	208	3	277
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	320	895	16	56	1346	234	8	5	17	226	3	301
Peak Hour Factor	0.94	0.94	0.94	0.91	0.91	0.91	0.75	0.75	0.75	0.92	0.92	0.92
Percent Heavy Veh, %	2	3	2	2	3	2	2	2	2	2	2	2
Cap, veh/h	357	1817	32	306	1415	636	41	37	48	235	2	519
Arrive On Green	0.05	0.17	0.17	0.07	0.80	0.80	0.33	0.33	0.33	0.33	0.33	0.33
Sat Flow, veh/h	1781	3544	63	1781	3526	1585	0	112	146	520	7	1585
Grp Volume(v), veh/h	320	445	466	56	1346	234	30	0	0	229	0	301
Grp Sat Flow(s),veh/h/ln	1781	1763	1844	1781	1763	1585	258	0	0	527	0	1585
Q Serve(g_s), s	13.9	25.2	25.2	2.0	35.0	4.5	0.0	0.0	0.0	0.0	0.0	17.3
Cycle Q Clear(g_c), s	13.9	25.2	25.2	2.0	35.0	4.5	36.0	0.0	0.0	36.0	0.0	17.3
Prop In Lane	1.00		0.03	1.00		1.00	0.27		0.57	0.99		1.00
Lane Grp Cap(c), veh/h	357	904	946	306	1415	636	126	0	0	238	0	519
V/C Ratio(X)	0.90	0.49	0.49	0.18	0.95	0.37	0.24	0.00	0.00	0.96	0.00	0.58
Avail Cap(c_a), veh/h	429	1029	1076	322	1554	699	126	0	0	238	0	519
HCM Platoon Ratio	0.33	0.33	0.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.41	0.41	0.41	0.58	0.58	0.58	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	35.0	32.7	32.7	18.0	9.9	6.9	29.6	0.0	0.0	41.4	0.0	30.7
Incr Delay (d2), s/veh	9.0	0.2	0.2	0.2	8.2	0.2	4.4	0.0	0.0	49.8	0.0	4.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	10.2	11.8	12.4	0.8	5.4	1.2	0.7	0.0	0.0	9.7	0.0	7.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	44.1	32.9	32.9	18.2	18.2	7.1	34.0	0.0	0.0	91.2	0.0	35.4
LnGrp LOS	D	C	C	B	B	A	C			F		D
Approach Vol, veh/h		1231			1636			30			530	
Approach Delay, s/veh		35.8			16.6			34.0			59.5	
Approach LOS		D			B			C			E	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		40.5	8.6	60.9		40.5	20.8	48.7				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		27.2	5.1	64.2		27.2	20.8	48.5				
Max Q Clear Time (g_c+I1), s		38.0	4.0	27.2		38.0	15.9	37.0				
Green Ext Time (p_c), s		0.0	0.0	6.0		0.0	0.4	7.1				

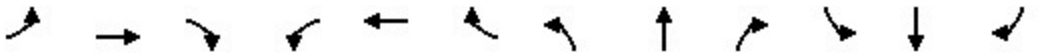
Intersection Summary	
HCM 7th Control Delay, s/veh	30.3
HCM 7th LOS	C

Intersection	
Intersection Delay, s/veh	20.6
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	97	56	112	269	104	13	128	78	109	9	159	46
Future Vol, veh/h	97	56	112	269	104	13	128	78	109	9	159	46
Peak Hour Factor	0.95	0.95	0.95	0.88	0.88	0.88	0.92	0.92	0.92	0.78	0.78	0.78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	102	59	118	306	118	15	139	85	118	12	204	59
Number of Lanes	1	1	0	1	1	0	1	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	3
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	3	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	3	2	2	2
HCM Control Delay, s/veh	15.9	26.2	14.7	23.7
HCM LOS	C	D	B	C

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	100%	0%	0%	33%	0%	89%	0%	78%
Vol Right, %	0%	0%	100%	0%	67%	0%	11%	0%	22%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	128	78	109	97	168	269	117	9	205
LT Vol	128	0	0	97	0	269	0	9	0
Through Vol	0	78	0	0	56	0	104	0	159
RT Vol	0	0	109	0	112	0	13	0	46
Lane Flow Rate	139	85	118	102	177	306	133	12	263
Geometry Grp	6	6	6	6	6	6	6	6	6
Degree of Util (X)	0.35	0.201	0.257	0.26	0.401	0.731	0.296	0.029	0.62
Departure Headway (Hd)	9.062	8.546	7.824	9.153	8.159	8.611	8.02	9.177	8.497
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	397	420	459	393	442	422	448	390	426
Service Time	6.813	6.296	5.573	6.9	5.906	6.354	5.763	6.925	6.244
HCM Lane V/C Ratio	0.35	0.202	0.257	0.26	0.4	0.725	0.297	0.031	0.617
HCM Control Delay, s/veh	16.6	13.4	13.3	15.1	16.3	31.5	14.1	12.2	24.2
HCM Lane LOS	C	B	B	C	C	D	B	B	C
HCM 95th-tile Q	1.5	0.7	1	1	1.9	5.8	1.2	0.1	4.1



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	104	896	32	76	1280	212	70	12	64	463	18	102
Future Volume (veh/h)	104	896	32	76	1280	212	70	12	64	463	18	102
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	107	924	33	81	1362	0	79	13	0	501	0	0
Peak Hour Factor	0.97	0.97	0.97	0.94	0.94	0.94	0.89	0.89	0.89	0.95	0.95	0.95
Percent Heavy Veh, %	2	3	2	2	3	2	2	2	2	2	2	2
Cap, veh/h	131	1549	696	217	1644		374	61		696	0	
Arrive On Green	0.15	0.88	0.88	0.32	0.32	0.00	0.24	0.24	0.00	0.20	0.00	0.00
Sat Flow, veh/h	1781	3526	1585	587	5066	1585	1540	253	1585	3563	0	1585
Grp Volume(v), veh/h	107	924	33	81	1362	0	92	0	0	501	0	0
Grp Sat Flow(s),veh/h/ln	1781	1763	1585	587	1689	1585	1793	0	1585	1781	0	1585
Q Serve(g_s), s	6.4	7.4	0.3	13.1	27.3	0.0	4.5	0.0	0.0	14.5	0.0	0.0
Cycle Q Clear(g_c), s	6.4	7.4	0.3	20.4	27.3	0.0	4.5	0.0	0.0	14.5	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	0.86		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	131	1549	696	217	1644		435	0		696	0	
V/C Ratio(X)	0.81	0.60	0.05	0.37	0.83		0.21	0.00		0.72	0.00	
Avail Cap(c_a), veh/h	157	1721	774	237	1819		435	0		696	0	
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.90	0.90	0.90	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	46.2	4.2	3.8	35.2	34.3	0.0	33.3	0.0	0.0	41.4	0.0	0.0
Incr Delay (d2), s/veh	21.6	0.4	0.0	1.1	3.1	0.0	1.1	0.0	0.0	6.3	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.4	1.5	0.1	1.9	11.1	0.0	2.1	0.0	0.0	6.9	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	67.7	4.6	3.8	36.2	37.4	0.0	34.4	0.0	0.0	47.7	0.0	0.0
LnGrp LOS	E	A	A	D	D		C			D		
Approach Vol, veh/h		1064			1443			92			501	
Approach Delay, s/veh		10.9			37.3			34.4			47.7	
Approach LOS		B			D			C			D	

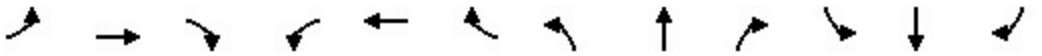
Timer - Assigned Phs	2	4	6	7	8
Phs Duration (G+Y+Rc), s	31.2	52.8	26.0	12.6	40.2
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	21.3	53.7	21.5	9.7	39.5
Max Q Clear Time (g_c+I1), s	6.5	9.4	16.5	8.4	29.3
Green Ext Time (p_c), s	0.3	7.3	0.9	0.0	6.4

Intersection Summary	
HCM 7th Control Delay, s/veh	29.9
HCM 7th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	191	479	9	669	636	244	17	386	312	299	399	117
Future Volume (veh/h)	191	479	9	669	636	244	17	386	312	299	399	117
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	201	504	0	712	677	0	18	411	332	318	424	124
Peak Hour Factor	0.95	0.95	0.95	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	272	584		771	978		321	543	460	379	880	746
Arrive On Green	0.11	0.17	0.00	0.07	0.09	0.00	0.29	0.29	0.29	0.14	0.47	0.47
Sat Flow, veh/h	1767	3526	1572	3428	3526	1572	852	1856	1572	1767	1856	1572
Grp Volume(v), veh/h	201	504	0	712	677	0	18	411	332	318	424	124
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1714	1763	1572	852	1856	1572	1767	1856	1572
Q Serve(g_s), s	11.0	13.9	0.0	20.6	18.6	0.0	1.5	20.1	10.5	12.1	15.6	4.5
Cycle Q Clear(g_c), s	11.0	13.9	0.0	20.6	18.6	0.0	1.5	20.1	10.5	12.1	15.6	4.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	272	584		771	978		321	543	460	379	880	746
V/C Ratio(X)	0.74	0.86		0.92	0.69		0.06	0.76	0.72	0.84	0.48	0.17
Avail Cap(c_a), veh/h	272	635		771	1029		321	543	460	379	880	746
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.46	0.46	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	41.7	40.6	0.0	45.4	41.3	0.0	25.6	32.2	9.8	22.4	17.9	15.0
Incr Delay (d2), s/veh	10.3	11.2	0.0	9.0	0.9	0.0	0.3	9.5	9.4	15.3	1.9	0.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.4	6.7	0.0	10.3	8.8	0.0	0.3	10.0	4.3	6.2	6.7	1.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	52.0	51.8	0.0	54.4	42.1	0.0	25.9	41.7	19.2	37.7	19.8	15.5
LnGrp LOS	D	D		D	D		C	D	B	D	B	B
Approach Vol, veh/h		705			1389			761			866	
Approach Delay, s/veh		51.9			48.4			31.5			25.8	
Approach LOS		D			D			C			C	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	18.2	33.7	27.0	21.1		51.9	15.8	32.3				
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s	13.7	27.8	22.5	18.0		46.0	11.3	29.2				
Max Q Clear Time (g_c+I1), s	14.1	22.1	22.6	15.9		17.6	13.0	20.6				
Green Ext Time (p_c), s	0.0	1.9	0.0	0.6		3.0	0.0	2.7				

Intersection Summary	
HCM 7th Control Delay, s/veh	40.3
HCM 7th LOS	D

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	301	841	15	51	1225	213	6	4	13	208	3	277
Future Volume (veh/h)	301	841	15	51	1225	213	6	4	13	208	3	277
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	320	895	16	56	1346	234	8	5	17	226	3	301
Peak Hour Factor	0.94	0.94	0.94	0.91	0.91	0.91	0.75	0.75	0.75	0.92	0.92	0.92
Percent Heavy Veh, %	2	3	2	2	3	2	2	2	2	2	2	2
Cap, veh/h	348	1778	32	388	1415	636	46	40	53	243	2	513
Arrive On Green	0.28	1.00	1.00	0.08	0.80	0.80	0.32	0.32	0.32	0.32	0.32	0.32
Sat Flow, veh/h	1781	3544	63	1781	3526	1585	0	124	162	529	7	1585
Grp Volume(v), veh/h	320	445	466	56	1346	234	30	0	0	229	0	301
Grp Sat Flow(s),veh/h/ln	1781	1763	1844	1781	1763	1585	286	0	0	536	0	1585
Q Serve(g_s), s	11.5	0.0	0.0	1.8	31.9	4.1	0.0	0.0	0.0	0.0	0.0	15.9
Cycle Q Clear(g_c), s	11.5	0.0	0.0	1.8	31.9	4.1	32.4	0.0	0.0	32.4	0.0	15.9
Prop In Lane	1.00		0.03	1.00		1.00	0.27		0.57	0.99		1.00
Lane Grp Cap(c), veh/h	348	884	925	388	1415	636	138	0	0	245	0	513
V/C Ratio(X)	0.92	0.50	0.50	0.14	0.95	0.37	0.22	0.00	0.00	0.93	0.00	0.59
Avail Cap(c_a), veh/h	432	1007	1053	409	1534	689	138	0	0	245	0	513
HCM Platoon Ratio	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.58	0.58	0.58	0.56	0.56	0.56	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	19.5	0.0	0.0	15.5	9.1	6.3	26.9	0.0	0.0	37.7	0.0	28.2
Incr Delay (d2), s/veh	14.6	0.3	0.2	0.1	8.2	0.2	3.6	0.0	0.0	42.6	0.0	4.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.6	0.1	0.1	0.7	4.9	1.1	0.6	0.0	0.0	8.6	0.0	6.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	34.0	0.3	0.2	15.6	17.2	6.5	30.5	0.0	0.0	80.3	0.0	33.1
LnGrp LOS	C	A	A	B	B	A	C			F		C
Approach Vol, veh/h		1231			1636			30			530	
Approach Delay, s/veh		9.0			15.7			30.5			53.5	
Approach LOS		A			B			C			D	

Timer - Assigned Phs	2	3	4	6	7	8
Phs Duration (G+Y+Rc), s	36.9	8.4	54.7	36.9	18.5	44.6
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	24.3	5.1	57.1	24.3	18.7	43.5
Max Q Clear Time (g_c+I1), s	34.4	3.8	2.0	34.4	13.5	33.9
Green Ext Time (p_c), s	0.0	0.0	6.1	0.0	0.4	6.3

Intersection Summary	
HCM 7th Control Delay, s/veh	19.3
HCM 7th LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	104	896	32	76	1280	212	70	12	64	463	18	102
Future Volume (veh/h)	104	896	32	76	1280	212	70	12	64	463	18	102
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	107	924	33	81	1362	0	79	13	0	501	0	0
Peak Hour Factor	0.97	0.97	0.97	0.94	0.94	0.94	0.89	0.89	0.89	0.95	0.95	0.95
Percent Heavy Veh, %	2	3	2	2	3	2	2	2	2	2	2	2
Cap, veh/h	132	1552	698	221	1625		357	59		688	0	
Arrive On Green	0.15	0.88	0.88	0.32	0.32	0.00	0.23	0.23	0.00	0.19	0.00	0.00
Sat Flow, veh/h	1781	3526	1585	587	5066	1585	1540	253	1585	3563	0	1585
Grp Volume(v), veh/h	107	924	33	81	1362	0	92	0	0	501	0	0
Grp Sat Flow(s),veh/h/ln	1781	1763	1585	587	1689	1585	1793	0	1585	1781	0	1585
Q Serve(g_s), s	5.8	6.6	0.3	11.9	25.0	0.0	4.2	0.0	0.0	13.2	0.0	0.0
Cycle Q Clear(g_c), s	5.8	6.6	0.3	18.5	25.0	0.0	4.2	0.0	0.0	13.2	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	0.86		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	132	1552	698	221	1625		416	0		688	0	
V/C Ratio(X)	0.81	0.60	0.05	0.37	0.84		0.22	0.00		0.73	0.00	
Avail Cap(c_a), veh/h	160	1696	762	236	1753		416	0		688	0	
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.89	0.89	0.89	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	41.9	3.7	3.4	32.2	31.6	0.0	31.1	0.0	0.0	37.9	0.0	0.0
Incr Delay (d2), s/veh	19.8	0.4	0.0	1.0	3.6	0.0	1.2	0.0	0.0	6.7	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.0	1.3	0.1	1.7	10.0	0.0	1.9	0.0	0.0	6.3	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	61.7	4.2	3.4	33.2	35.1	0.0	32.3	0.0	0.0	44.6	0.0	0.0
LnGrp LOS	E	A	A	C	D		C			D		
Approach Vol, veh/h		1064			1443			92			501	
Approach Delay, s/veh		9.9			35.0			32.3			44.6	
Approach LOS		A			D			C			D	

Timer - Assigned Phs	2	4	6	7	8
Phs Duration (G+Y+Rc), s	27.7	48.5	23.8	11.9	36.6
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	19.1	48.1	19.3	9.0	34.6
Max Q Clear Time (g_c+I1), s	6.2	8.6	15.2	7.8	27.0
Green Ext Time (p_c), s	0.3	7.2	0.8	0.0	5.1

Intersection Summary	
HCM 7th Control Delay, s/veh	27.9
HCM 7th LOS	C

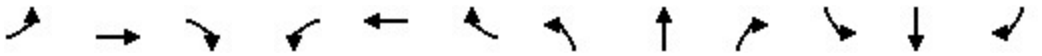
Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Appendix E

Future Intersection Operational Analysis



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	85	381	2	197	284	115	9	167	290	221	199	67
Future Volume (veh/h)	85	381	2	197	284	115	9	167	290	221	199	67
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	96	428	0	210	302	0	11	196	341	260	234	79
Peak Hour Factor	0.89	0.89	0.89	0.94	0.94	0.94	0.85	0.85	0.85	0.85	0.85	0.85
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	326	540		324	742		530	789	668	570	1073	909
Arrive On Green	0.06	0.15	0.00	0.04	0.07	0.00	0.43	0.43	0.43	0.10	0.58	0.58
Sat Flow, veh/h	1767	3526	1572	1767	3526	1572	1058	1856	1572	1767	1856	1572
Grp Volume(v), veh/h	96	428	0	210	302	0	11	196	341	260	234	79
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1767	1763	1572	1058	1856	1572	1767	1856	1572
Q Serve(g_s), s	4.1	10.5	0.0	8.6	7.4	0.0	0.5	6.1	14.3	7.0	5.5	2.0
Cycle Q Clear(g_c), s	4.1	10.5	0.0	8.6	7.4	0.0	0.5	6.1	14.3	7.0	5.5	2.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	326	540		324	742		530	789	668	570	1073	909
V/C Ratio(X)	0.29	0.79		0.65	0.41		0.02	0.25	0.51	0.46	0.22	0.09
Avail Cap(c_a), veh/h	345	725		380	999		530	789	668	660	1073	909
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.68	0.68	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	29.4	36.7	0.0	29.0	36.5	0.0	15.0	16.6	19.0	11.2	9.2	8.4
Incr Delay (d2), s/veh	0.5	4.4	0.0	2.1	0.2	0.0	0.1	0.8	2.8	0.6	0.5	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	4.6	0.0	3.9	3.2	0.0	0.1	2.6	5.2	2.5	2.1	0.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	29.9	41.1	0.0	31.1	36.7	0.0	15.1	17.4	21.8	11.8	9.6	8.6
LnGrp LOS	C	D		C	D		B	B	C	B	A	A
Approach Vol, veh/h		524			512			548			573	
Approach Delay, s/veh		39.0			34.4			20.1			10.5	
Approach LOS		D			C			C			B	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	13.8	42.8	15.2	18.3		56.5	10.0	23.4				
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s	13.9	26.1	13.5	18.5		44.5	6.5	25.5				
Max Q Clear Time (g_c+I1), s	9.0	16.3	10.6	12.5		7.5	6.1	9.4				
Green Ext Time (p_c), s	0.3	1.7	0.2	1.3		1.6	0.0	1.5				

Intersection Summary	
HCM 7th Control Delay, s/veh	25.5
HCM 7th LOS	C

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	0.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	9	327	0	11	402
Future Vol, veh/h	0	9	327	0	11	402
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	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	25	25	87	87	93	93
Heavy Vehicles, %	2	2	3	2	2	3
Mvmt Flow	0	36	376	0	12	432

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	832	376	0	0	376	0
Stage 1	376	-	-	-	-	-
Stage 2	456	-	-	-	-	-
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	339	671	-	-	1183	-
Stage 1	694	-	-	-	-	-
Stage 2	638	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	335	671	-	-	1183	-
Mov Cap-2 Maneuver	335	-	-	-	-	-
Stage 1	694	-	-	-	-	-
Stage 2	630	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	10.67	0	0.22
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	671	48	-
HCM Lane V/C Ratio	-	-	0.054	0.01	-
HCM Control Delay (s/veh)	-	-	10.7	8.1	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	172	754	2	20	615	152	6	3	15	162	1	43
Future Volume (veh/h)	172	754	2	20	615	152	6	3	15	162	1	43
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	191	838	2	22	683	169	12	6	30	195	1	52
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.50	0.50	0.50	0.83	0.83	0.83
Percent Heavy Veh, %	2	3	2	2	3	2	2	2	2	2	2	2
Cap, veh/h	305	1131	3	199	831	374	144	89	305	556	3	813
Arrive On Green	0.13	0.42	0.42	0.05	0.47	0.47	0.51	0.51	0.51	0.51	0.51	0.51
Sat Flow, veh/h	1781	3608	9	1781	3526	1585	183	174	595	929	5	1585
Grp Volume(v), veh/h	191	409	431	22	683	169	48	0	0	196	0	52
Grp Sat Flow(s),veh/h/ln	1781	1763	1854	1781	1763	1585	952	0	0	934	0	1585
Q Serve(g_s), s	6.9	17.6	17.6	0.8	15.0	6.4	0.6	0.0	0.0	0.0	0.0	1.5
Cycle Q Clear(g_c), s	6.9	17.6	17.6	0.8	15.0	6.4	24.9	0.0	0.0	24.5	0.0	1.5
Prop In Lane	1.00		0.00	1.00		1.00	0.25		0.62	0.99		1.00
Lane Grp Cap(c), veh/h	305	553	581	199	831	374	538	0	0	559	0	813
V/C Ratio(X)	0.63	0.74	0.74	0.11	0.82	0.45	0.09	0.00	0.00	0.35	0.00	0.06
Avail Cap(c_a), veh/h	431	793	834	286	1234	555	538	0	0	559	0	813
HCM Platoon Ratio	1.33	1.33	1.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.82	0.82	0.82	0.91	0.91	0.91	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.1	23.1	23.1	25.0	22.2	19.9	12.9	0.0	0.0	16.6	0.0	11.0
Incr Delay (d2), s/veh	1.7	1.8	1.7	0.2	2.6	0.8	0.3	0.0	0.0	1.7	0.0	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.7	6.2	6.5	0.3	4.5	2.0	0.5	0.0	0.0	3.2	0.0	0.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	23.8	25.0	24.9	25.3	24.8	20.7	13.2	0.0	0.0	18.4	0.0	11.2
LnGrp LOS	C	C	C	C	C	C	B			B		B
Approach Vol, veh/h		1031			874			48			248	
Approach Delay, s/veh		24.7			24.0			13.2			16.9	
Approach LOS		C			C			B			B	

Timer - Assigned Phs	2	3	4		6	7	8					
Phs Duration (G+Y+Rc), s	50.7	6.6	32.7		50.7	13.6	25.7					
Change Period (Y+Rc), s	4.5	4.5	4.5		4.5	4.5	4.5					
Max Green Setting (Gmax), s	29.5	6.5	40.5		29.5	15.5	31.5					
Max Q Clear Time (g_c+I1), s	26.9	2.8	19.6		26.5	8.9	17.0					
Green Ext Time (p_c), s	0.0	0.0	4.8		0.4	0.3	4.2					

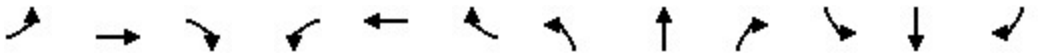
Intersection Summary	
HCM 7th Control Delay, s/veh	23.3
HCM 7th LOS	C

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	32	39	24	108	23	4	14	52	30	1	64	13
Future Vol, veh/h	32	39	24	108	23	4	14	52	30	1	64	13
Peak Hour Factor	0.79	0.79	0.79	0.81	0.81	0.81	0.70	0.70	0.70	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	41	49	30	133	28	5	20	74	43	1	73	15
Number of Lanes	1	1	0	1	1	0	1	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	3
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	3	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	3	2	2	2
HCM Control Delay, s/veh	9	10	8.8	9.2
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	100%	0%	0%	62%	0%	85%	0%	83%
Vol Right, %	0%	0%	100%	0%	38%	0%	15%	0%	17%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	14	52	30	32	63	108	27	1	77
LT Vol	14	0	0	32	0	108	0	1	0
Through Vol	0	52	0	0	39	0	23	0	64
RT Vol	0	0	30	0	24	0	4	0	13
Lane Flow Rate	20	74	43	41	80	133	33	1	88
Geometry Grp	6	6	6	6	6	6	6	6	6
Degree of Util (X)	0.034	0.115	0.058	0.068	0.117	0.22	0.049	0.002	0.135
Departure Headway (Hd)	6.097	5.594	4.89	6.053	5.284	5.931	5.326	6.196	5.573
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	584	637	726	588	673	603	668	574	639
Service Time	3.867	3.364	2.659	3.826	3.056	3.697	3.091	3.973	3.349
HCM Lane V/C Ratio	0.034	0.116	0.059	0.07	0.119	0.221	0.049	0.002	0.138
HCM Control Delay, s/veh	9.1	9.1	8	9.3	8.8	10.4	8.4	9	9.2
HCM Lane LOS	A	A	A	A	A	B	A	A	A
HCM 95th-tile Q	0.1	0.4	0.2	0.2	0.4	0.8	0.2	0	0.5



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	22	821	11	74	672	64	45	10	67	142	16	45
Future Volume (veh/h)	22	821	11	74	672	64	45	10	67	142	16	45
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	23	855	11	76	686	0	47	10	0	199	0	0
Peak Hour Factor	0.96	0.96	0.96	0.98	0.98	0.98	0.96	0.96	0.96	0.77	0.77	0.77
Percent Heavy Veh, %	2	3	2	2	3	2	2	2	2	2	2	2
Cap, veh/h	43	1395	627	177	1628		377	80		713	0	
Arrive On Green	0.03	0.53	0.53	0.32	0.32	0.00	0.25	0.25	0.00	0.20	0.00	0.00
Sat Flow, veh/h	1781	3526	1585	639	5066	1585	1481	315	1585	3563	0	1585
Grp Volume(v), veh/h	23	855	11	76	686	0	57	0	0	199	0	0
Grp Sat Flow(s),veh/h/ln	1781	1763	1585	639	1689	1585	1796	0	1585	1781	0	1585
Q Serve(g_s), s	1.1	15.3	0.3	10.3	9.6	0.0	2.2	0.0	0.0	4.3	0.0	0.0
Cycle Q Clear(g_c), s	1.1	15.3	0.3	25.6	9.6	0.0	2.2	0.0	0.0	4.3	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	0.82		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	43	1395	627	177	1628		457	0		713	0	
V/C Ratio(X)	0.53	0.61	0.02	0.43	0.42		0.12	0.00		0.28	0.00	
Avail Cap(c_a), veh/h	99	1567	704	188	1717		457	0		713	0	
HCM Platoon Ratio	1.33	1.33	1.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.78	0.78	0.78	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	43.0	16.5	13.0	36.7	24.0	0.0	25.8	0.0	0.0	30.5	0.0	0.0
Incr Delay (d2), s/veh	7.7	0.5	0.0	1.6	0.2	0.0	0.6	0.0	0.0	1.0	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	4.9	0.1	1.6	3.6	0.0	1.0	0.0	0.0	1.9	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	50.7	17.0	13.0	38.4	24.1	0.0	26.4	0.0	0.0	31.5	0.0	0.0
LnGrp LOS	D	B	B	D	C		C			C		
Approach Vol, veh/h		889			762			57			199	
Approach Delay, s/veh		17.8			25.6			26.4			31.5	
Approach LOS		B			C			C			C	

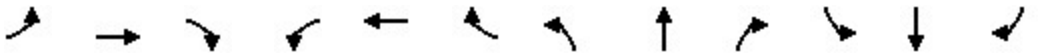
Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		27.4		40.1		22.5	6.7	33.4				
Change Period (Y+Rc), s		4.5		4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		18.5		40.0		18.0	5.0	30.5				
Max Q Clear Time (g_c+I1), s		4.2		17.3		6.3	3.1	27.6				
Green Ext Time (p_c), s		0.2		5.7		0.5	0.0	1.4				

Intersection Summary	
HCM 7th Control Delay, s/veh	22.6
HCM 7th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	191	484	9	674	639	244	17	386	319	299	399	117
Future Volume (veh/h)	191	484	9	674	639	244	17	386	319	299	399	117
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	201	509	0	717	680	0	18	411	339	318	424	124
Peak Hour Factor	0.95	0.95	0.95	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	386	568		653	1308		248	427	361	290	730	619
Arrive On Green	0.11	0.16	0.00	0.11	0.12	0.00	0.23	0.23	0.23	0.12	0.39	0.39
Sat Flow, veh/h	1767	3526	1572	1767	3526	1572	852	1856	1572	1767	1856	1572
Grp Volume(v), veh/h	201	509	0	717	680	0	18	411	339	318	424	124
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1767	1763	1572	852	1856	1572	1767	1856	1572
Q Serve(g_s), s	10.3	15.6	0.0	35.5	19.9	0.0	1.9	24.1	23.3	13.5	19.8	5.7
Cycle Q Clear(g_c), s	10.3	15.6	0.0	35.5	19.9	0.0	3.6	24.1	23.3	13.5	19.8	5.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	386	568		653	1308		248	427	361	290	730	619
V/C Ratio(X)	0.52	0.90		1.10	0.52		0.07	0.96	0.94	1.10	0.58	0.20
Avail Cap(c_a), veh/h	439	577		653	1308		248	427	361	290	730	619
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.47	0.47	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.7	45.2	0.0	39.9	39.1	0.0	34.7	41.9	41.6	29.5	26.2	22.0
Incr Delay (d2), s/veh	1.1	16.5	0.0	55.6	0.2	0.0	0.6	35.4	33.9	81.3	3.4	0.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.3	7.9	0.0	26.6	9.3	0.0	0.4	14.9	12.0	12.1	9.0	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	33.8	61.8	0.0	95.6	39.3	0.0	35.3	77.3	75.5	110.8	29.6	22.7
LnGrp LOS	C	E		F	D		D	E	E	F	C	C
Approach Vol, veh/h		710			1397			768			866	
Approach Delay, s/veh		53.9			68.1			75.5			58.4	
Approach LOS		D			E			E			E	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	18.0	29.8	40.0	22.2		47.8	16.9	45.3				
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s	13.5	25.0	35.5	18.0		43.0	15.7	37.8				
Max Q Clear Time (g_c+I1), s	15.5	26.1	37.5	17.6		21.8	12.3	21.9				
Green Ext Time (p_c), s	0.0	0.0	0.0	0.1		2.8	0.2	3.8				

Intersection Summary	
HCM 7th Control Delay, s/veh	64.7
HCM 7th LOS	E

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

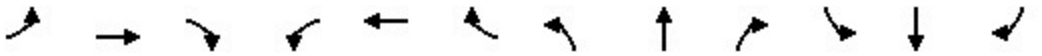
Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	12	755	4	28	732
Future Vol, veh/h	1	12	755	4	28	732
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	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	58	58	95	95	93	93
Heavy Vehicles, %	2	2	3	2	2	3
Mvmt Flow	2	21	795	4	30	787

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1644	797	0	0	799	0
Stage 1	797	-	-	-	-	-
Stage 2	847	-	-	-	-	-
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	110	387	-	-	824	-
Stage 1	444	-	-	-	-	-
Stage 2	420	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	102	387	-	-	824	-
Mov Cap-2 Maneuver	102	-	-	-	-	-
Stage 1	444	-	-	-	-	-
Stage 2	393	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	17.15	0	0.35
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	319	66	-
HCM Lane V/C Ratio	-	-	0.07	0.037	-
HCM Control Delay (s/veh)	-	-	17.2	9.5	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	313	841	15	51	1225	238	6	4	13	227	3	285
Future Volume (veh/h)	313	841	15	51	1225	238	6	4	13	227	3	285
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	333	895	16	56	1346	262	8	5	17	247	3	310
Peak Hour Factor	0.94	0.94	0.94	0.91	0.91	0.91	0.75	0.75	0.75	0.92	0.92	0.92
Percent Heavy Veh, %	2	3	2	2	3	2	2	2	2	2	2	2
Cap, veh/h	369	1843	33	311	1416	637	41	37	48	232	2	507
Arrive On Green	0.05	0.17	0.17	0.07	0.80	0.80	0.32	0.32	0.32	0.32	0.32	0.32
Sat Flow, veh/h	1781	3544	63	1781	3526	1585	0	114	150	522	6	1585
Grp Volume(v), veh/h	333	445	466	56	1346	262	30	0	0	250	0	310
Grp Sat Flow(s),veh/h/ln	1781	1763	1844	1781	1763	1585	264	0	0	529	0	1585
Q Serve(g_s), s	14.7	25.1	25.1	2.0	34.9	5.3	0.0	0.0	0.0	0.0	0.0	18.2
Cycle Q Clear(g_c), s	14.7	25.1	25.1	2.0	34.9	5.3	35.2	0.0	0.0	35.2	0.0	18.2
Prop In Lane	1.00		0.03	1.00		1.00	0.27		0.57	0.99		1.00
Lane Grp Cap(c), veh/h	369	917	959	311	1416	637	126	0	0	234	0	507
V/C Ratio(X)	0.90	0.49	0.49	0.18	0.95	0.41	0.24	0.00	0.00	1.07	0.00	0.61
Avail Cap(c_a), veh/h	429	1029	1076	327	1554	699	126	0	0	234	0	507
HCM Platoon Ratio	0.33	0.33	0.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.40	0.40	0.40	0.57	0.57	0.57	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	35.8	32.3	32.3	17.9	9.9	7.0	29.9	0.0	0.0	42.3	0.0	31.6
Incr Delay (d2), s/veh	9.6	0.2	0.2	0.2	8.1	0.2	4.4	0.0	0.0	77.9	0.0	5.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	10.7	11.8	12.3	0.8	5.3	1.4	0.7	0.0	0.0	11.6	0.0	7.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	45.3	32.4	32.4	18.0	18.0	7.2	34.3	0.0	0.0	120.2	0.0	37.0
LnGrp LOS	D	C	C	B	B	A	C			F		D
Approach Vol, veh/h		1244			1664			30			560	
Approach Delay, s/veh		35.9			16.3			34.3			74.1	
Approach LOS		D			B			C			E	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		39.7	8.6	61.7		39.7	21.6	48.7				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		27.2	5.1	64.2		27.2	20.8	48.5				
Max Q Clear Time (g_c+I1), s		37.2	4.0	27.1		37.2	16.7	36.9				
Green Ext Time (p_c), s		0.0	0.0	6.0		0.0	0.4	7.2				

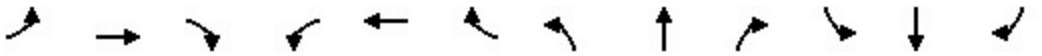
Intersection Summary	
HCM 7th Control Delay, s/veh	32.7
HCM 7th LOS	C

Intersection	
Intersection Delay, s/veh	20.8
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	97	56	112	269	105	13	129	78	109	9	159	48
Future Vol, veh/h	97	56	112	269	105	13	129	78	109	9	159	48
Peak Hour Factor	0.95	0.95	0.95	0.88	0.88	0.88	0.92	0.92	0.92	0.78	0.78	0.78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	102	59	118	306	119	15	140	85	118	12	204	62
Number of Lanes	1	1	0	1	1	0	1	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	3
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	3	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	3	2	2	2
HCM Control Delay, s/veh	15.9	26.4	14.8	24.1
HCM LOS	C	D	B	C

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	100%	0%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	0%	100%	0%	0%	33%	0%	89%	0%	77%
Vol Right, %	0%	0%	100%	0%	67%	0%	11%	0%	23%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	129	78	109	97	168	269	118	9	207
LT Vol	129	0	0	97	0	269	0	9	0
Through Vol	0	78	0	0	56	0	105	0	159
RT Vol	0	0	109	0	112	0	13	0	48
Lane Flow Rate	140	85	118	102	177	306	134	12	265
Geometry Grp	6	6	6	6	6	6	6	6	6
Degree of Util (X)	0.354	0.202	0.258	0.26	0.402	0.733	0.3	0.029	0.627
Departure Headway (Hd)	9.086	8.57	7.847	9.179	8.185	8.632	8.041	9.192	8.506
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	397	419	457	391	440	419	447	390	425
Service Time	6.835	6.318	5.595	6.931	5.937	6.378	5.787	6.943	6.257
HCM Lane V/C Ratio	0.353	0.203	0.258	0.261	0.402	0.73	0.3	0.031	0.624
HCM Control Delay, s/veh	16.8	13.5	13.3	15.1	16.4	31.7	14.2	12.2	24.6
HCM Lane LOS	C	B	B	C	C	D	B	B	C
HCM 95th-tile Q	1.6	0.7	1	1	1.9	5.8	1.2	0.1	4.2



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	104	915	32	76	1305	212	70	13	64	463	18	102
Future Volume (veh/h)	104	915	32	76	1305	212	70	13	64	463	18	102
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	107	943	33	81	1388	0	79	15	0	501	0	0
Peak Hour Factor	0.97	0.97	0.97	0.94	0.94	0.94	0.89	0.89	0.89	0.95	0.95	0.95
Percent Heavy Veh, %	2	3	2	2	3	2	2	2	2	2	2	2
Cap, veh/h	131	1561	702	217	1662		361	68		696	0	
Arrive On Green	0.15	0.89	0.89	0.33	0.33	0.00	0.24	0.24	0.00	0.20	0.00	0.00
Sat Flow, veh/h	1781	3526	1585	576	5066	1585	1509	286	1585	3563	0	1585
Grp Volume(v), veh/h	107	943	33	81	1388	0	94	0	0	501	0	0
Grp Sat Flow(s),veh/h/ln	1781	1763	1585	576	1689	1585	1795	0	1585	1781	0	1585
Q Serve(g_s), s	6.4	7.2	0.3	13.3	27.9	0.0	4.6	0.0	0.0	14.5	0.0	0.0
Cycle Q Clear(g_c), s	6.4	7.2	0.3	20.5	27.9	0.0	4.6	0.0	0.0	14.5	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	0.84		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	131	1561	702	217	1662		429	0		696	0	
V/C Ratio(X)	0.81	0.60	0.05	0.37	0.83		0.22	0.00		0.72	0.00	
Avail Cap(c_a), veh/h	157	1721	774	234	1819		429	0		696	0	
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.90	0.90	0.90	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	46.2	3.9	3.5	34.8	34.2	0.0	33.6	0.0	0.0	41.4	0.0	0.0
Incr Delay (d2), s/veh	21.6	0.5	0.0	1.1	3.3	0.0	1.2	0.0	0.0	6.3	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.4	1.5	0.1	1.9	11.3	0.0	2.2	0.0	0.0	6.9	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	67.7	4.4	3.5	35.9	37.5	0.0	34.8	0.0	0.0	47.7	0.0	0.0
LnGrp LOS	E	A	A	D	D		C			D		
Approach Vol, veh/h		1083			1469			94			501	
Approach Delay, s/veh		10.6			37.4			34.8			47.7	
Approach LOS		B			D			C			D	

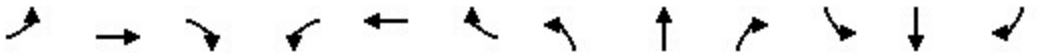
Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		30.8		53.2		26.0	12.6	40.6				
Change Period (Y+Rc), s		4.5		4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		21.3		53.7		21.5	9.7	39.5				
Max Q Clear Time (g_c+I1), s		6.6		9.2		16.5	8.4	29.9				
Green Ext Time (p_c), s		0.3		7.5		0.9	0.0	6.2				

Intersection Summary	
HCM 7th Control Delay, s/veh	29.7
HCM 7th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



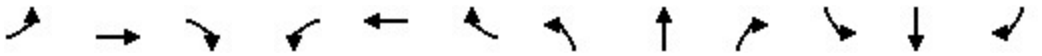
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	191	484	9	674	639	244	17	386	319	299	399	117
Future Volume (veh/h)	191	484	9	674	639	244	17	386	319	299	399	117
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856	1856
Adj Flow Rate, veh/h	201	509	0	717	680	0	18	411	339	318	424	124
Peak Hour Factor	0.95	0.95	0.95	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	286	587		771	954		320	541	458	378	878	744
Arrive On Green	0.12	0.17	0.00	0.07	0.09	0.00	0.29	0.29	0.29	0.14	0.47	0.47
Sat Flow, veh/h	1767	3526	1572	3428	3526	1572	852	1856	1572	1767	1856	1572
Grp Volume(v), veh/h	201	509	0	717	680	0	18	411	339	318	424	124
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1714	1763	1572	852	1856	1572	1767	1856	1572
Q Serve(g_s), s	11.0	14.1	0.0	20.8	18.8	0.0	1.5	20.2	10.8	12.1	15.6	4.5
Cycle Q Clear(g_c), s	11.0	14.1	0.0	20.8	18.8	0.0	1.5	20.2	10.8	12.1	15.6	4.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	286	587		771	954		320	541	458	378	878	744
V/C Ratio(X)	0.70	0.87		0.93	0.71		0.06	0.76	0.74	0.84	0.48	0.17
Avail Cap(c_a), veh/h	286	635		771	1001		320	541	458	378	878	744
HCM Platoon Ratio	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	0.44	0.44	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	41.6	40.6	0.0	45.5	41.8	0.0	25.6	32.3	9.9	22.5	18.0	15.1
Incr Delay (d2), s/veh	7.6	11.5	0.0	9.3	1.0	0.0	0.3	9.7	10.3	15.7	1.9	0.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.2	6.8	0.0	10.4	8.9	0.0	0.3	10.1	4.5	6.3	6.7	1.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	49.1	52.1	0.0	54.8	42.8	0.0	26.0	41.9	20.1	38.2	19.9	15.5
LnGrp LOS	D	D		D	D		C	D	C	D	B	B
Approach Vol, veh/h		710			1397			768			866	
Approach Delay, s/veh		51.3			48.9			31.9			26.0	
Approach LOS		D			D			C			C	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	18.2	33.6	27.0	21.2		51.8	16.6	31.6				
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s	13.7	27.8	22.5	18.0		46.0	12.1	28.4				
Max Q Clear Time (g_c+I1), s	14.1	22.2	22.8	16.1		17.6	13.0	20.8				
Green Ext Time (p_c), s	0.0	1.9	0.0	0.6		3.0	0.0	2.5				

Intersection Summary	
HCM 7th Control Delay, s/veh	40.6
HCM 7th LOS	D

Notes

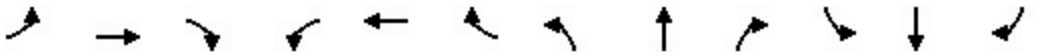
Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	313	841	15	51	1225	238	6	4	13	227	3	285
Future Volume (veh/h)	313	841	15	51	1225	238	6	4	13	227	3	285
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	333	895	16	56	1346	262	8	5	17	247	3	310
Peak Hour Factor	0.94	0.94	0.94	0.91	0.91	0.91	0.75	0.75	0.75	0.92	0.92	0.92
Percent Heavy Veh, %	2	3	2	2	3	2	2	2	2	2	2	2
Cap, veh/h	368	1818	33	334	1408	633	46	40	52	238	2	495
Arrive On Green	0.10	0.34	0.34	0.08	0.80	0.80	0.31	0.31	0.31	0.31	0.31	0.31
Sat Flow, veh/h	1781	3544	63	1781	3526	1585	0	128	168	533	6	1585
Grp Volume(v), veh/h	333	445	466	56	1346	262	30	0	0	250	0	310
Grp Sat Flow(s),veh/h/ln	1781	1763	1844	1781	1763	1585	296	0	0	540	0	1585
Q Serve(g_s), s	13.0	20.0	20.0	1.8	32.5	5.0	0.0	0.0	0.0	0.0	0.0	16.7
Cycle Q Clear(g_c), s	13.0	20.0	20.0	1.8	32.5	5.0	31.2	0.0	0.0	31.2	0.0	16.7
Prop In Lane	1.00		0.03	1.00		1.00	0.27		0.57	0.99		1.00
Lane Grp Cap(c), veh/h	368	904	946	334	1408	633	138	0	0	240	0	495
V/C Ratio(X)	0.90	0.49	0.49	0.17	0.96	0.41	0.22	0.00	0.00	1.04	0.00	0.63
Avail Cap(c_a), veh/h	407	968	1012	355	1498	674	138	0	0	240	0	495
HCM Platoon Ratio	0.67	0.67	0.67	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.57	0.57	0.57	0.56	0.56	0.56	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	29.5	22.5	22.5	16.0	9.3	6.5	27.4	0.0	0.0	39.0	0.0	29.4
Incr Delay (d2), s/veh	14.2	0.2	0.2	0.1	9.0	0.2	3.6	0.0	0.0	69.1	0.0	5.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	9.6	8.5	8.9	0.7	5.1	1.3	0.6	0.0	0.0	10.6	0.0	6.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	43.6	22.8	22.8	16.1	18.3	6.8	31.0	0.0	0.0	108.2	0.0	35.3
LnGrp LOS	D	C	C	B	B	A	C			F		D
Approach Vol, veh/h		1244			1664			30			560	
Approach Delay, s/veh		28.3			16.4			31.0			67.8	
Approach LOS		C			B			C			E	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		35.7	8.4	55.8		35.7	19.8	44.4				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		26.5	5.1	54.9		26.5	17.5	42.5				
Max Q Clear Time (g_c+I1), s		33.2	3.8	22.0		33.2	15.0	34.5				
Green Ext Time (p_c), s		0.0	0.0	5.9		0.0	0.3	5.5				

Intersection Summary												
HCM 7th Control Delay, s/veh			29.0									
HCM 7th LOS			C									



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	104	915	32	76	1305	212	70	13	64	463	18	102
Future Volume (veh/h)	104	915	32	76	1305	212	70	13	64	463	18	102
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	107	943	33	81	1388	0	79	15	0	501	0	0
Peak Hour Factor	0.97	0.97	0.97	0.94	0.94	0.94	0.89	0.89	0.89	0.95	0.95	0.95
Percent Heavy Veh, %	2	3	2	2	3	2	2	2	2	2	2	2
Cap, veh/h	132	1574	708	225	1657		340	65		688	0	
Arrive On Green	0.15	0.89	0.89	0.33	0.33	0.00	0.23	0.23	0.00	0.19	0.00	0.00
Sat Flow, veh/h	1781	3526	1585	576	5066	1585	1509	286	1585	3563	0	1585
Grp Volume(v), veh/h	107	943	33	81	1388	0	94	0	0	501	0	0
Grp Sat Flow(s),veh/h/ln	1781	1763	1585	576	1689	1585	1795	0	1585	1781	0	1585
Q Serve(g_s), s	5.8	6.1	0.2	12.0	25.4	0.0	4.3	0.0	0.0	13.2	0.0	0.0
Cycle Q Clear(g_c), s	5.8	6.1	0.2	18.2	25.4	0.0	4.3	0.0	0.0	13.2	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	0.84		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	132	1574	708	225	1657		405	0		688	0	
V/C Ratio(X)	0.81	0.60	0.05	0.36	0.84		0.23	0.00		0.73	0.00	
Avail Cap(c_a), veh/h	160	1720	774	240	1788		405	0		688	0	
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.88	0.88	0.88	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	41.9	3.3	3.0	31.4	31.2	0.0	31.7	0.0	0.0	37.9	0.0	0.0
Incr Delay (d2), s/veh	19.6	0.4	0.0	1.0	3.5	0.0	1.3	0.0	0.0	6.7	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.0	1.2	0.1	1.6	10.2	0.0	2.0	0.0	0.0	6.3	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	61.5	3.7	3.0	32.3	34.6	0.0	33.0	0.0	0.0	44.6	0.0	0.0
LnGrp LOS	E	A	A	C	C		C			D		
Approach Vol, veh/h		1083			1469			94			501	
Approach Delay, s/veh		9.4			34.5			33.0			44.6	
Approach LOS		A			C			C			D	

Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		27.0		49.2		23.8	11.9	37.2				
Change Period (Y+Rc), s		4.5		4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		18.4		48.8		19.3	9.0	35.3				
Max Q Clear Time (g_c+I1), s		6.3		8.1		15.2	7.8	27.4				
Green Ext Time (p_c), s		0.3		7.4		0.8	0.0	5.3				

Intersection Summary												
HCM 7th Control Delay, s/veh			27.4									
HCM 7th LOS			C									

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [NBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Henry County Water Authority
Engineering Division

June 21, 2024

Re: Water and Sewer Services - Availability

Proposed Development:	**Townhomes**
Property Information:	**Hudson Bridge Road (Parcel No. 032-01026000)**
	LL 21; District 6; 20.37+/- acres
Proposed Zoning:	**Multi-Family Residential**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

Water service can be made available to the property described above by way of a line extension, as illustrated on the Conceptual Site Plan at the developer's expense. A fire flow test calculated in the area revealed the following data:

Static:	110	psi
Residual:	95	psi
Flow	1130	gpm
Calculated Flow @ 20 psi:	2973	gpm

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

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

Additionally, the private system option will require easement acquisition, inspection indicating the system meets HCWA standards, and conveying the existing private extension to HCWA at the developer's expense.

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

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

This letter was prepared with information submitted to HCWA on a Site Plan dated 06/11/2024 prepared by Moore Bass Consulting, Inc.

Digitally signed
by Scott Sage, P.E.
Date: 2024.06.21
09:12:38 -04'00'

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

City of Stockbridge

AGENDA ITEM

MEETING DATE

SEPTEMBER 9, 2024

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

VARIANCE CASE #VR-2024-03: Variance Request #1. To consider a request to reduce the required front yard setbacks of proposed townhome lots from the required 50 feet to 20 feet as part of a townhome development containing 140 units on 20.37 +/- acres. The applicant is Lennar Georgia, LLC.

BACKGROUND INFORMATION:

The applicant has also applied for Comp. Plan Amend. Case #CP-2024-01, Rezoning Case #RZ-2024-01, & Variance Case #VR-2024-03: Variance Request #2 (reduction in the side yard setbacks).

Staff Recommendation--Denial of reduction to 20 feet; approval of reduction to 30 feet.
Planning Commission Recommendation on 05/16/24--N/A; application not yet submitted.
City Council Action on 06/10/24--N/A; application not yet submitted.
Planning Commission Recommendation on 08/15/24--Automatic denial since CP-2024-01 was denied.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

VARIANCE CASE #VR-2024-03: Variance Request #1.

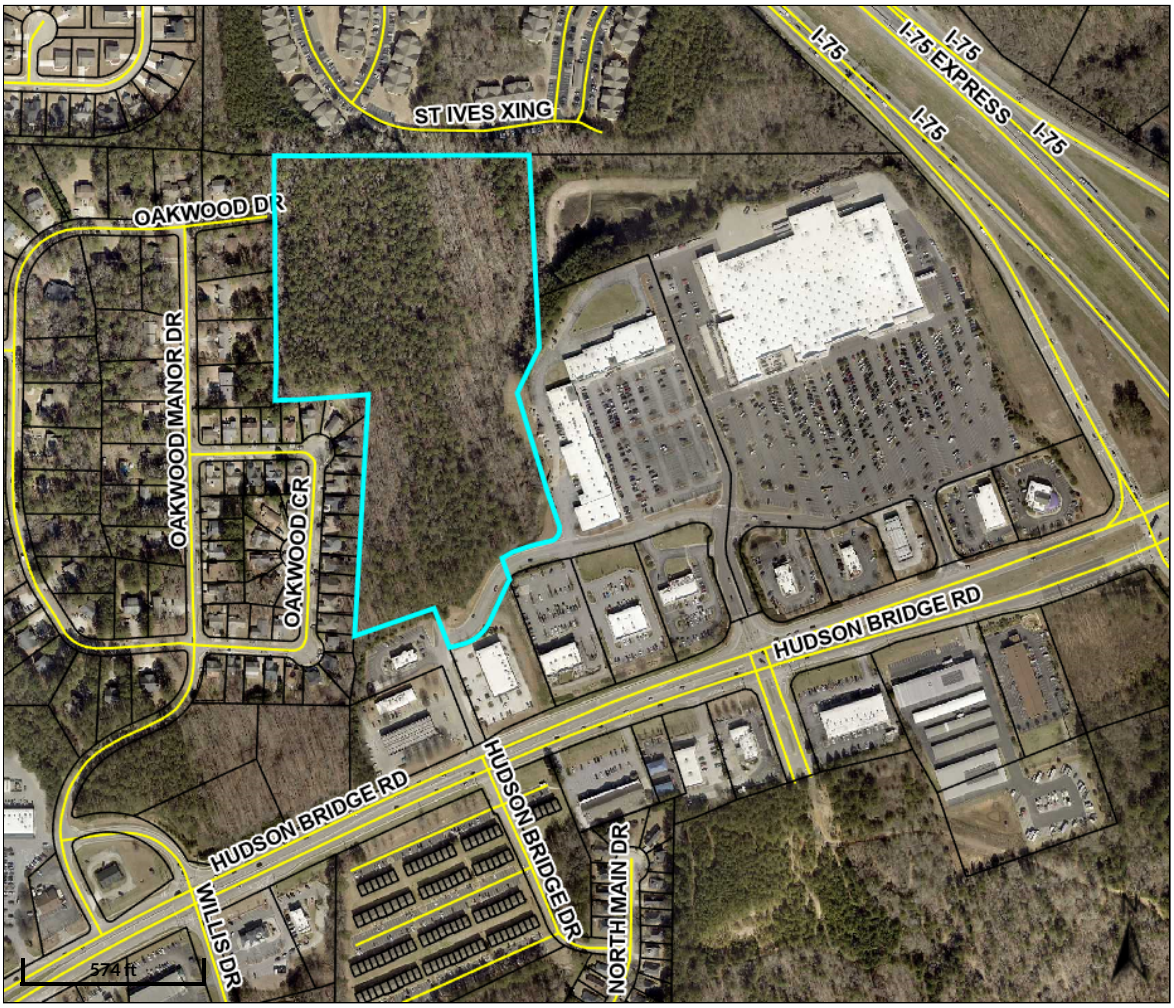
BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

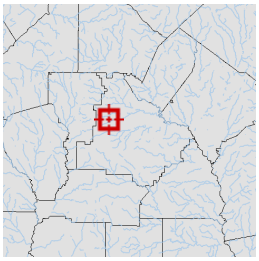
DENIAL OF FRONT YARD SETBACK REDUCTION TO 20 FEET, BUT APPROVAL FOR 30 FEET.

Staff Signature_____

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	032-01026000	**Class**	C	**Owner**	MOUNT ZION	**Land**	$1.12019e+006			
Property		**Acreage**	20.367	**Address**	48 LLC	**Value:**				
Address					1 WOODY	**Building**	$0	**Last 2 Sales**		
District	City/Stockbridge				TRAIL	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					MABLETON	**Misc**	$0	4/29/2022	$556,000	OTHER	U
					GA 30126	**Value:**		11/1/2010	$0	CORPORATE	U
						Total	$1120185				
						Value:					

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

Date created: 4/23/2024
Last Data Uploaded: 4/22/2024 9:15:03 PM

Developed by Schneider GEOSPATIAL

Presentations for CP-2024-01, RZ-2024-01, VR-2024-03

Mayor and Council: September 9, 2024

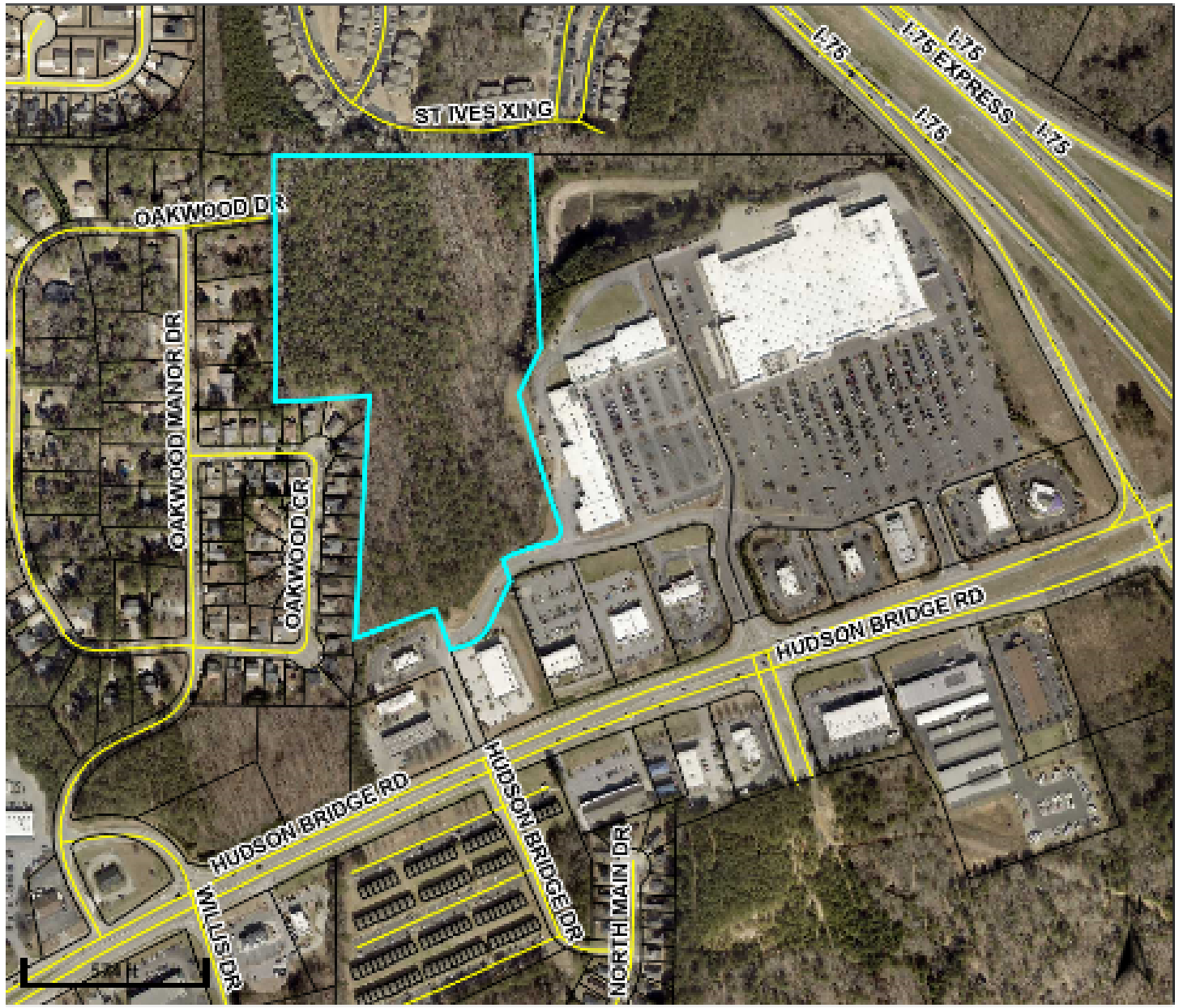
Stockbridge

Where Community Connects

Case Facts

- Applicant: Lennar Georgia, c/o Battle Law, P.C.
- Owner: Mount Zion 48, LLC.
- Number of Proposed Units Per Acre: 6.87 units per acre
- Address of Property: Hudson Bridge Drive
- Number of Acres: 20.367 acres
- Project Characteristics: Vacant land; mostly wooded. The eastern portion of site contains steep topography, wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback as part of a nearby stream. Site includes a portion of Hudson Bridge Drive, which was granted an easement.
- Current Future Land Use Designation: Medium-Density Mixed-Use.
- Current Zoning of Property: C-2 (General Commercial)
- Sign Posting: July 16, 2024

AERIAL PHOTO OF SUBJECT PROPERTY





Aerial Photo with Site Plan

STREET VIEW OF SOUTHWEST CORNER OF SITE



STREET VIEW OF SITE TOWARD SOUTHEAST CORNER



PROPERTY AND ZONING HISTORY

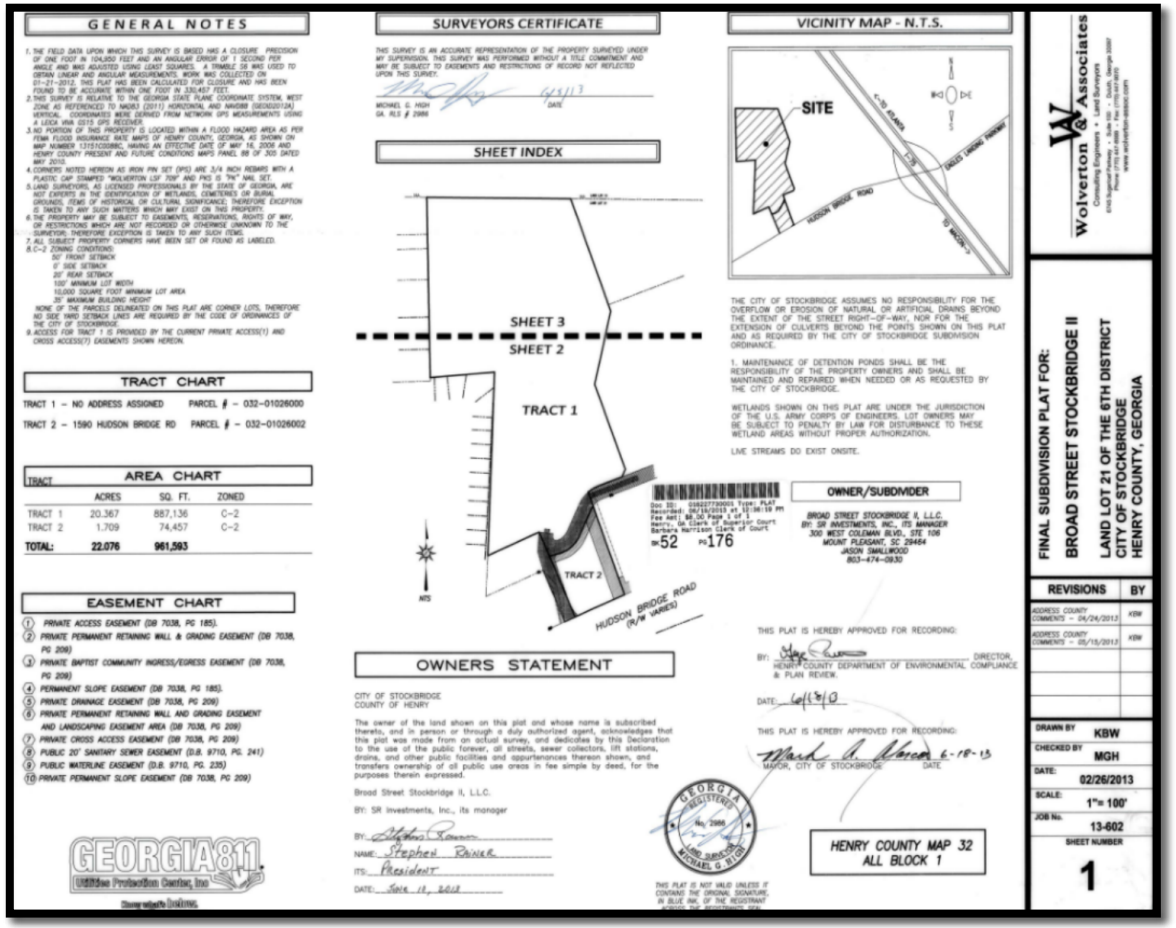


Walmart Master Development Plan and DRI

The subject property was originally a part of a Master Development Plan (Centre @ Stockbridge) with a Wal-Mart Supercenter as a mixed-used development for a total of 70.16 acres. The entire property was annexed by the City of Stockbridge in 2002. The subject site as a part of the Master Plan was described as "Tract 2." Tracts 1 and 2 were annexed as C-2 (Commercial – Medium Density) and C-3 (Heavy Commercial). Tracts 1 and 2 were further subdivided on February 4, 2004, creating a "new" Tract 2 as a part of the Walmart Development. The original Tract 2 would become a "stand-alone" parcel for future development. The Master Development Plan initially allowed the subject site to have access from Hudson Bridge Road, but outparcels were later created, and this removed the site's access to Hudson Bridge Road. A Development of Regional Impact Analysis (DRI #481) was completed on the Master Development Plan, including the subject site, on November 21, 2003, and a Development Agreement was also prepared. Per the DRI for the entire Plan area, "The site shall be mixed-use and contain a minimum of 200 residential units and a maximum of 343,500 square feet of commercial/office/retail space." However, DRI officials have stated that DRI conditions have no effect after ten years.

Previous Parcel Split and Easement Creation

Wolverton & Associates of Duluth, Georgia created a series of drawings on February 26, 2013 as part of a Final Subdivision Plat for Broad Street Stockbridge II, LLC. It showed that the subject property was split into two Tracts, with Tract 1 representing the current boundaries of the site and Tract 2 being cut off from the site. This resulted the Tract 1 (the current site) losing its access from Hudson Bridge Drive. However, ten easements were created along and adjacent to Hudson Bridge Drive, including an easement to allow a portion of Hudson Bridge Drive which is a private street, and which is actually contained within the boundaries of the subject site, to be used by the public for access to the surrounding commercial properties. The fact that this portion of Hudson Bridge Drive is located within the site boundaries is confirmed today by the aerial photo of the site from the Henry County Tax Assessors' records.



PROPOSED DEVELOPMENT INFORMATION



Development Information

- **Project Size**: The applicant has submitted a site plan which was prepared by Moore Bass Consulting on 02/29/24, representing Sheet #A3551.0010-SP1. Its title is "Hudson Bridge Townhomes; Stockbridge, GA." According to an inset box, entitled "Site Data", on the site plan, the applicant proposes to build 140 fee simple townhomes, including 101 smaller units and 39 larger units, at a density of 6.87 units per acre. The applicant would be required to designate at least 15 percent of the total site area as open space, and the applicant would substantially exceed that amount by designating about 41 percent of the site area as open space (8.37 acres of the total site area of 20.367 acres). The impervious area would be 10.0 acres, comprising 49 percent of the total site area. Forty-one (41) off-street parking spaces would be provided, which would meet the requirements. However, the required front and side yard setbacks would not be met for the requested MFR district, as is shown in the table below. The applicant has submitted a variance application to request the reduction in the front yard setbacks of the townhome lots from the MFR District's required 50 feet to 20 feet, and to reduce the side yard setbacks (between townhome buildings) from the required 20 feet to 10 feet. The analysis of the merits of these variance requests are presented in the Staff Report for Variance Case #VR-2024-03.

- **Site Plan Design:** The submitted site plan shows that the development site would have two accesses, including the main entrance off Hudson Bridge Drive and a secondary access at Oakwood Drive to the northwest. A swimming pool, clubhouse, and guest parking would be provided near the main entrance, and a detention pond would be situated near the pool. No mail kiosk has been shown. The project entrance street would make a loop toward the rear of the property, where three other guest parking lots and an unspecified small amenity would be provided. A second detention pond would be located at the northeast rear of the property. Landscaped buffering would surround the property, although there is no indication of buffer widths. The Buffer Area Standards within Section 4.6.3A of the Stockbridge UDC requires the provision of a 25-foot zoning buffer between multifamily developments and single-family-zoned districts. Thus, this buffer should be provided along the western boundary of the property. A 50-foot undisturbed stream buffer would be designated along the eastern side of the property. No walking trails or dog parks have been indicated on the site plan.

- **Utilities Facilities**: The applicant received a letter from the Henry County Water Authority, which was dated June 21, 2024, in response to the applicant's submitted application for a water and sewer availability letter. The findings and requirements of the Authority's letter are listed below, which the developer would need to comply with if RZ-2024-01 is approved.

1. Water service could be made available to the property via a water line extension.

2. Sewage treatment and sewer line capacity are available for the property, but the developer would be required to pay for an offsite sanitary sewer line extension, including the acquisition of easements, to meet the Authority's standards, and then to convey that extension to the Authority.

3. The specifications above would be effective for 365 days from the date of the letter (June 21, 2024), and any deviation in zoning that would increase the project density or usage would void the letter and require a re-evaluation.

Development Information (cont.)

- **Traffic Impact Study:** The applicant submitted a Traffic Impact Study to the Planning & Zoning Office on June 21, 2024. It was prepared for Moore Bass Consulting, Inc. by SEI Engineering, Inc., in collaboration with Acampora Traffic, LLC. The study evaluated existing traffic conditions within the vicinity of the subject property, used a standard growth factor to make projections on future traffic conditions in the vicinity if the proposed development does not occur (the "no-build" scenario). After that, the study made traffic projections based on anticipated future traffic conditions plus the expected addition of new traffic from the proposed townhome development, and also considering the effects of the completion of various planned road improvements to be made by Georgia DOT in the vicinity. Traffic counts were collected at five intersections near the subject property on May 30, 2024, when area schools were in recess. The counts were taken during the morning (7-9 AM) and afternoon (4-6 PM) peak hours. The study stated that acceptable traffic conditions were found at all of the traffic count locations. In the no-build scenario, most of the intersections that were studied appeared to operate in a satisfactory manner, except for the afternoon peak hour for the intersection of Hudson Bridge Drive at Hudson Bridge Road, as well as Hudson Bridge Road at Flippen Road, which would both operate at Level of Service E. This situation could be improved by adding a second westbound turn lane toward Flippen Road. Additional roadway pavement is already available for such purpose, so it only needs to be restriped (in conjunction with alterations to the timing of the traffic signal at the intersection of Hudson Bridge Road and Flippen Road). The study recommended that this improvement take place whether or not the proposed townhomes are built. The Traffic Impact Study projected that the proposed 140 townhomes on the subject property would generate 1,016 trips per weekday, including 67 trips during the morning peak hour and 80 trips during the afternoon peak hour. These data are presented in the table below, with a further breakdown of the numbers of AM and PM trips being generated going in and out of the proposed development. Future traffic operations in the vicinity, with the addition of trips from the proposed townhome development, would have "a slight deterioration in operations at each study intersection." As with the no-build scenario, the intersections of Hudson Bridge Drive with Flippen Road and with Hudson Bridge Drive would operate at Level of Service E during the PM peak hour if the townhomes are built. But since the Hudson Bridge Road/Hudson Bridge Drive Intersection features a side street which would operate poorly only for the southbound direction during the PM peak hour, the Study did not recommend that any traffic improvements be made, especially since drivers at that intersection would have the option of travelling to the traffic signal at the Hudson Bridge Road / Western Parallel Connector Intersection to make turns. The addition of a westbound left-turn lane from Hudson Bridge Road to Flippen Road was recommended, whether or not the townhomes are developed.

Development Information (cont.)

- **<u>Townhome Lots, Buildings, and Designs:</u>** An inset on the applicant's site plan shows that the proposed townhome lots would have a depth of 100 feet. The smaller townhome lots would be 20 feet wide and would be located toward the rear of the property, while the larger townhome lots would be 24 feet wide and would be located at the front of the property. The requested MFR zoning district requires front yard setbacks of 50 feet, but the townhome lots drawings show distances of only 20 feet from the fronts of the buildings to the right-of-way lines. For this reason, the applicant has requested a variance to reduce the front yard setbacks to only 20 feet. The MFR district also requires a minimum spacing of 20 feet between townhome buildings, but the applicant has requested a variance to reduce the side yard setbacks of the townhome lots to 10 feet. The proposed townhome renderings from the applicant, which are shown below, indicate that the smaller townhome buildings would have one-car garages and the larger townhome buildings would have two-car garages.

PROPOSED SITE PLAN

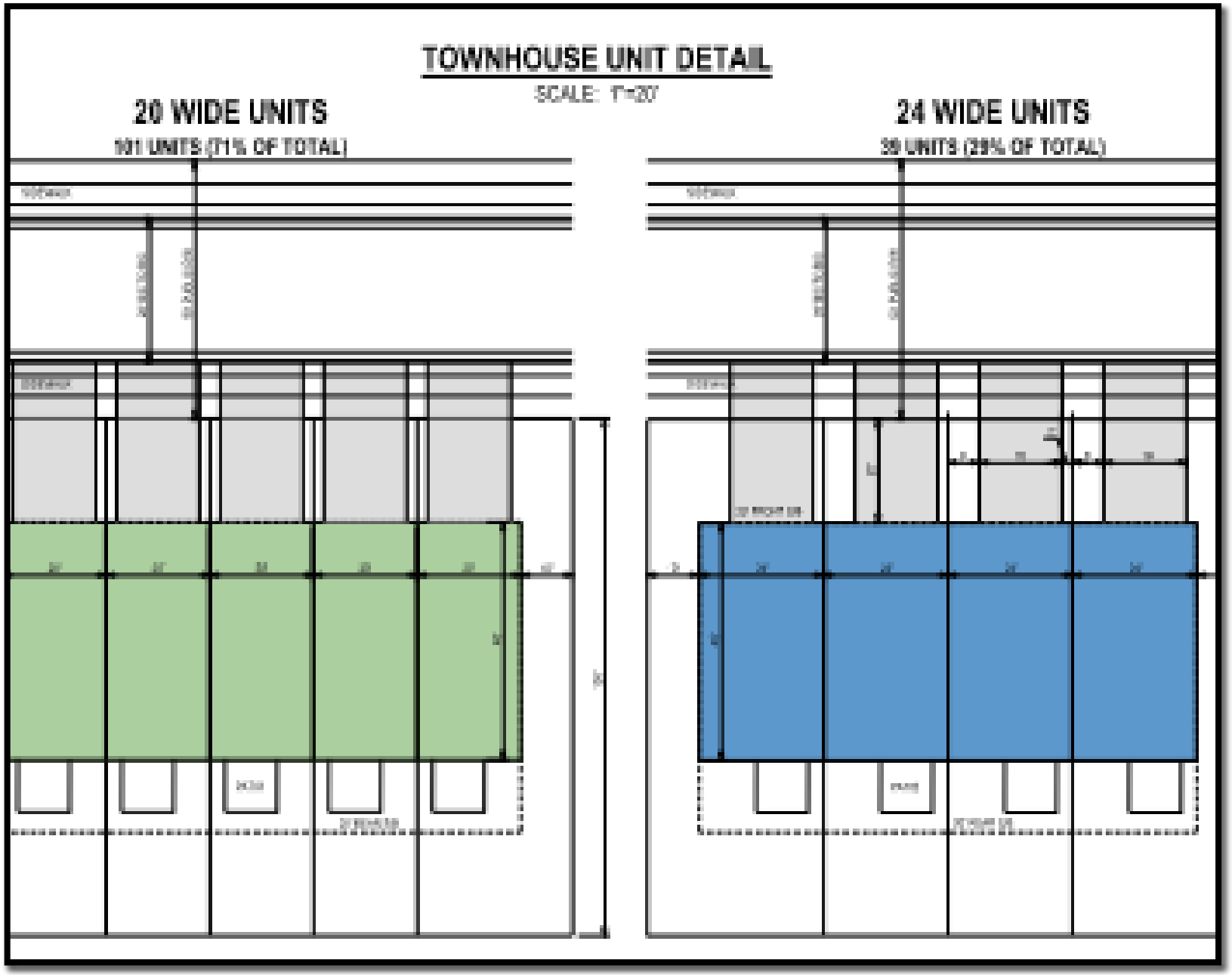


Smaller Townhome Buildings (20 Feet Wide) with One-Car Garages:



Larger Townhome Buildings (24 Feet Wide) with Two-Car Garages:





PROPOSED SITE PLAN – TOWNHOME LOT DETAILS

- All 140 townhome lots would be 100 feet deep. There would be 101 larger lots (71% of the total) and 39 smaller lots (29% of the total). The larger townhome units would be 24 feet wide and have two-car garages, while the smaller townhome units would be 20 feet wide and have one-car garages.

Presentation for CP-2024-01



MEDIUM-DENSITY RESIDENTIAL (4-7.99 UNITS/ACRE)

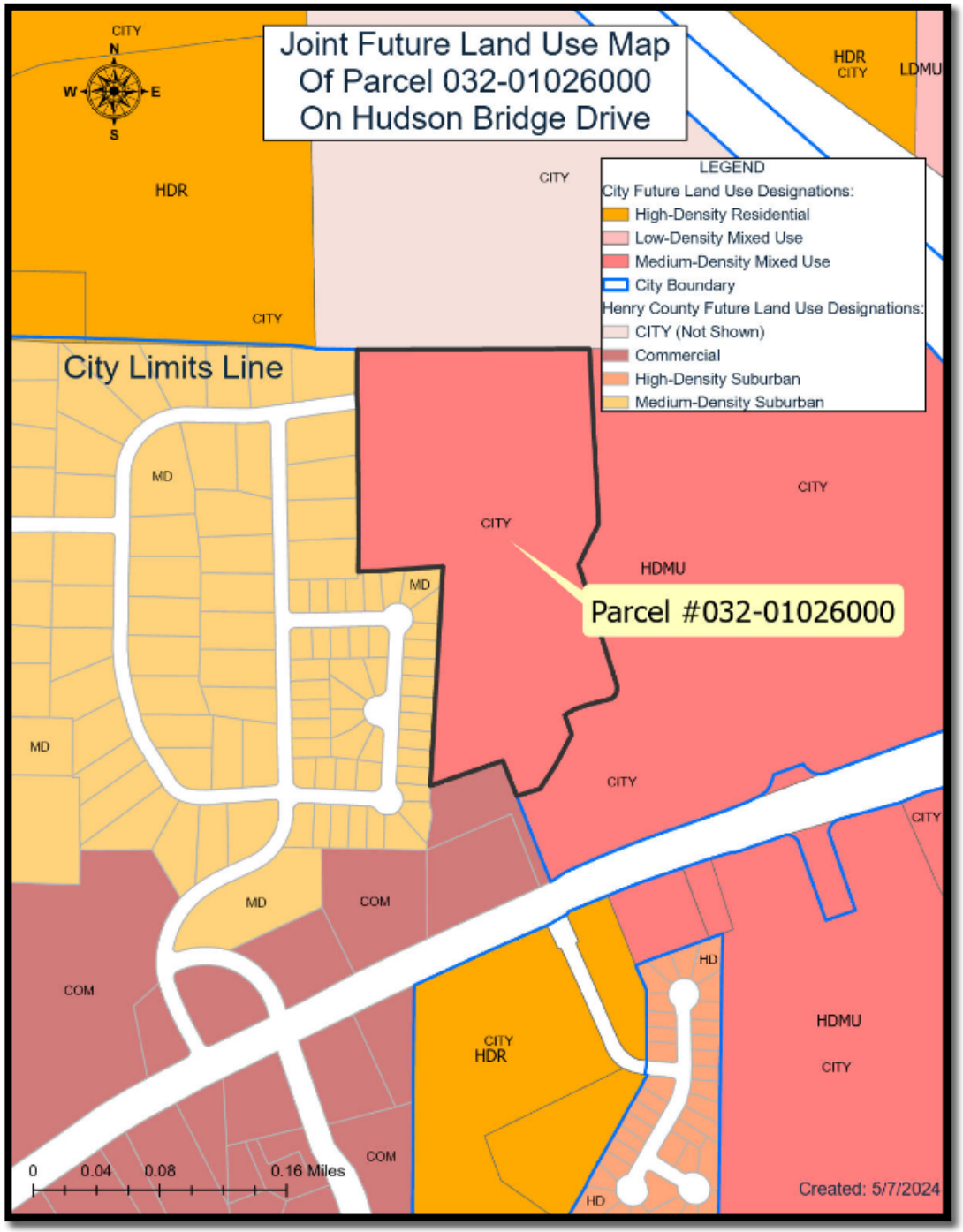
This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.

Applicant's Request

The applicant requests a Comprehensive Plan Amendment to change the subject property's future land use designation from Medium-Density Mixed-Use to Medium-Density Residential to allow for the construction of a 140-unit townhome development. The current land use designation of Medium-Density Mixed-Use is incompatible with the applicant's requested rezoning of the property to MFR (Multiple-Family Residential).

The current land use designation of Medium-Density Mixed-Use is incompatible with the applicant's requested rezoning of the property to MFR (Multiple-Family Residential).

2024 CITY OF STOCKBRIDGE FUTURE LAND USE MAP



SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	St. Ives Apartments St. Margrit Subdivision	High Density Residential
Property to the South	Commercial uses fronting onto Hudson Bridge Road, including J & J Liquor and Western Union. Hudson Bridge Townhomes	Medium Density Mixed Use; High Density Residential
Property to the East	Adjacent shopping center	Medium Density Mixed Use
Property to the West	Oakwood Village Subdivision Oakwood Manor Subdivision	Medium-Density Residential (Henry County Future Land Use Map) Medium-Density Residential (Henry County Future Land Use Map)

SURROUNDING LAND USE DENSITIES

Name of Subdivision	Units	Estimate Density Per Acres
St. Ives Apartments	19	1 unit per acre
St. Margrit Subdivision	54	3 units per acre
Hudson Bridge Townhomes	13	1 unit per acre
Oakwood Village Subdivision	45	4.5 units per acre
Oakwood Manor	41	1 unit per acre
Lennar Georgia, LLC.	**140**	**6.87 units per acre**

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the City, and the proposed townhome development would help to meet that need. The companion Future Land Use Map shows a future land use designation for the subject property of "Medium-Density Mixed-Use", which is intended for commercial areas or mixed-use developments containing mostly commercial uses. But since the applicant only proposes to include residential uses, the current land use designation of Medium-Density Mixed-Use would not be consistent with the Comprehensive Plan. The applicant has therefore requested a Comprehensive Plan amendment, via Case #CP-2024-01, to change the property's future land use designation to Medium-Density Residential for an exclusive residential development, which allows densities of 4 to 7.99 units per acre. This would include the applicant's proposed density of 6.87 units per acre.

2. **Relation to the Zoning of the Property:** Although the applicant's requested MFR zoning would be consistent with the property's current Medium-Density Mixed-Use future land use designation, a change to Medium-Density Residential would be more appropriate since the proposed development would only contain a residential use and no commercial uses. Further, the Medium-Density Residential specifies a density range of 4 to 7.99 units per acre, which would be appropriate for the proposed development's density of 6.87 units per acre.

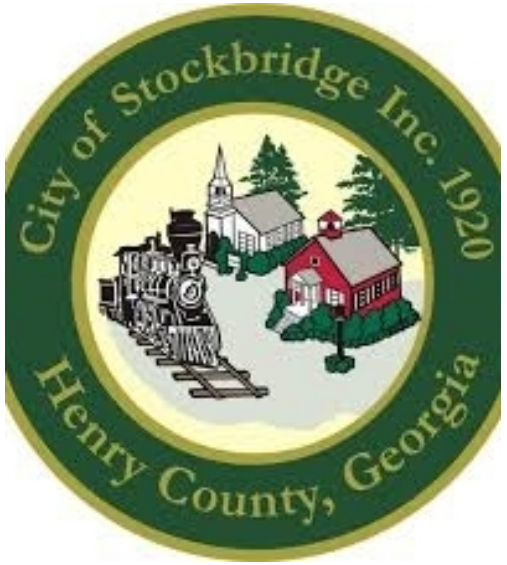
3. **Suitability of the Site's Location:** The proposed 'Medium-Density Residential' future land use designation would be compatible with the adjacent Medium-Density Residential designation of the Oakwood Manor Subdivision to the west. Furthermore, the requested MFR rezoning of the property, which calls for multifamily uses, would be compatible with the Oakwood Manor Subdivision's Henry County zoning of 'RM' (Residential Multifamily).

4. **Maintaining the Current Land Use Designation:** Due to the location of the subject property adjacent to major commercial uses along a major commercial corridor, as well as the large size of the property, it is unlikely that the types of uses that are intended for areas having the Medium-Density Mixed-Use designation would be developed on this property. Those uses include "two to three story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums."

Staff Recommendation

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment for Parcel #032-01026000 on the north side of Hudson Bridge Drive, via CP-2024-01, would be necessary and desirable for the subject property, in conjunction with the requested rezoning of the property to MFR via RZ-2024-01, to allow for the proposed townhome development. Therefore, the Planning and Zoning staff recommends the **APPROVAL** of CP-2024-01.

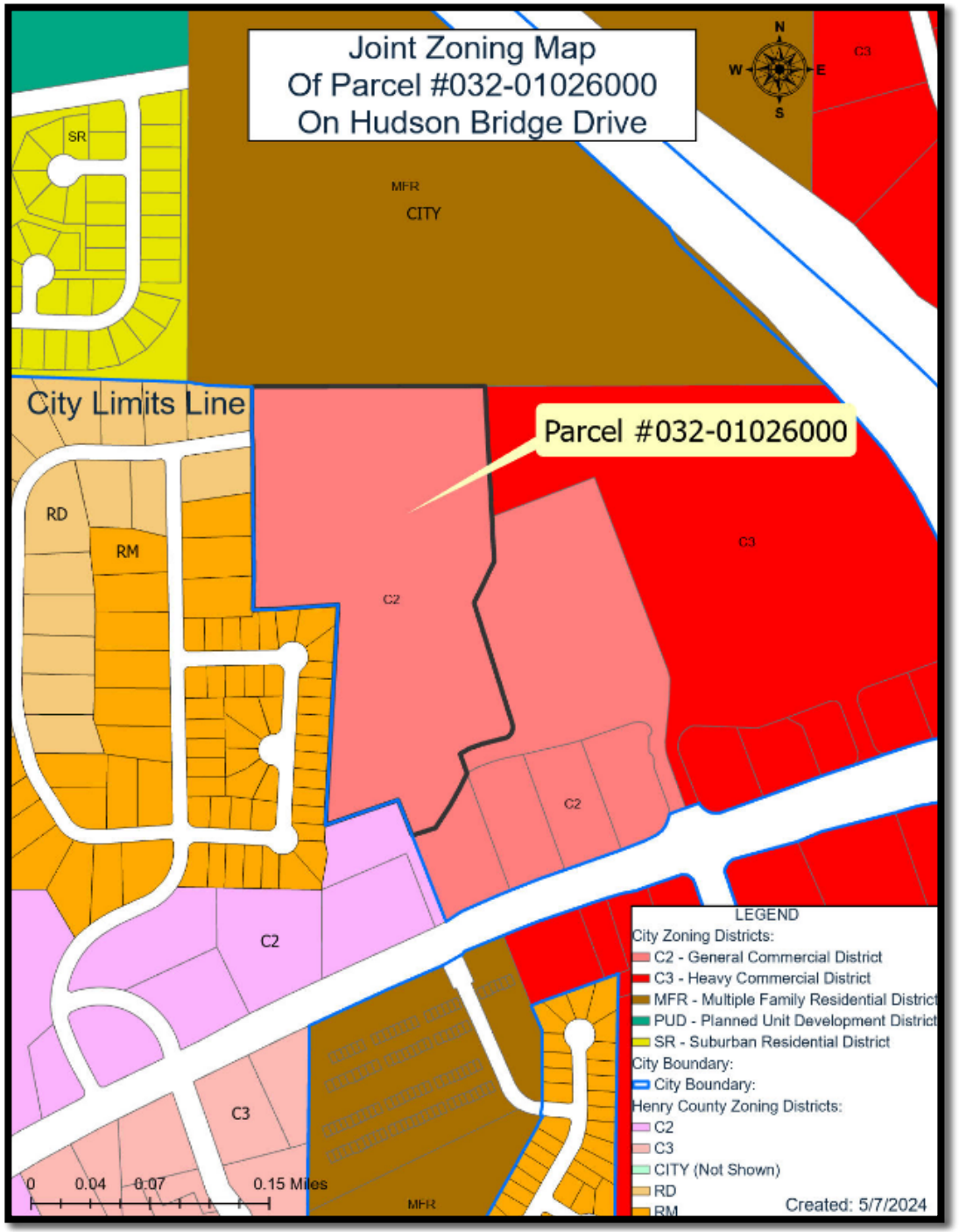
Presentation for RZ-2024-01



Applicant's Request

Rezone from 'C-2' (General Commercial) to 'MFR' (Multiple Family Residential) to allow for the development of a townhome community with 140 units.

2024 CITY OF STOCKBRIDGE ZONING MAP



PARKWAY MIXED-USE OVERLAY DISTRICT MAP



Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the City, and the proposed townhome development would help to meet that need. The companion Future Land Use Map shows a future land use designation for the subject property of "Medium-Density Mixed-Use", to include both residential and commercial uses. But since the applicant only proposes to include residential uses, the applicant has requested a Comprehensive Plan amendment application, comprising Case #CP-2024-01, to change the property's future land use designation to Medium-Density Residential, which allows densities of 4 to 7.99 units per acre, which includes the applicant's proposed density of 6.87 units per acre. The consistency of the proposed development with the Comprehensive Plan is further discussed within the staff report for CP-2024-01.

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 rezoning of the subject property to the requested 'MFR' (Multiple Family Residential) district is necessary because the proposed townhome development is not permissible under the property's existing C-2 zoning. The MFR district permits townhome development, as does the PMU (Parkway Mixed-Use Overlay District), wherein the property lies. Although the intent of the MFR district is for new developments to be located on streets having a classification of 'collector' or higher, and Hudson Bridge Drive is only a local street, the property is located in close proximity to Hudson Bridge Road, an arterial road with a signalized intersection near the property. Further, the subject property is part of the Walmart Master Plan area, and the property originally extended to Hudson Bridge Road but was later subdivided into two tracts, thereby removing its direct access to Hudson Bridge Road.

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 subject property has remained vacant even after the Walmart Master Development Plan was prepared in 2003. A restrictive covenant was imposed by the Baptist Retirement Communities of Georgia on the subject property to prohibit the development of retail uses. Yet, even after its expiration in 2008, no retail development has taken place on the site, despite its permissible C-2 zoning. This suggests that the immediate vicinity may have already reached its saturation point for retail uses. Although the C-2 district also allows other types of non-retail commercial uses, many of them are not permitted in the PMU district. Further, even if they were allowed, such uses most likely would need to have direct frontage onto Hudson Bridge Road to attract customer traffic, which the subject site does not offer. Existing commercial uses to the south and east of the site would have access to potential new customers from the proposed townhome development, thereby increasing their business revenues. In addition, the new townhome residents would have convenient access to the adjacent commercial uses within the Walmart and Centre@ Stockbridge Shopping Center.

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 eastern portion of the subject site contains steep topography, wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback as part of a nearby stream. The developer should take appropriate steps to protect this environmentally-sensitive area, and to facilitate drainage.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

5. **The impacts of the proposed development upon adjacent property owners, should the request be granted:** To protect the residents of the existing Oakwood Manor Subdivision to the west, the secondary access that is shown at the northwest corner of the site, onto Oakwood Drive, it is recommended that the secondary access be designated for emergency access only, with a locked gate. To meet the requirements of the Buffer Area Standards in Section 4.6.3 of the UDC, a 25-foot-wide zoning buffer should be provided along the western property line, plus a fence and tall trees. The proposed development is likely to be a positive impact on the adjacent commercial businesses, whereby the new townhome residents could represent new customers at those businesses, thereby bringing additional revenues to the businesses.

6. **The potential impact of the rezoning on City infrastructure, including the water and sewage system:** The applicant obtained a letter from the Henry County Water Authority, which was dated June 21, 2024. While water service could be made available with a water line extension, the developer would need to pay for an offsite sanitary sewer line extension, including the acquisition of easements, and then convey that extension to the Authority. Further, if any zoning or site plan changes occurred within 365 days of the date of the letter, then the specifications of the letter would be void and a re-evaluation would be required. The developer would therefore need to meet the stated requirements upon any approval of the rezoning of the subject property.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** The submitted site plan shows that the proposed development would have two accesses. The main access would be via Hudson Bridge Drive at the southern end of the property, which is an internal, private street supporting the Walmart and Centre@Stockbridge Shopping Center. Several easements were previously created to facilitate the site's access from the existing traffic signal at Hudson Bridge Road. The Development Agreement governing Tract 1 (Walmart development) stated that the City acknowledged that the use of the created easement along Hudson Bridge Drive for access into the subject site could also serve as the means for access to Hudson Bridge Road. Traffic from the site would be able to utilize two nearby traffic signals on Hudson Bridge Road. The closest one is located at Hudson Bridge Drive, adjacent to the existing QuikTrip store and Taco Bell restaurant; and the second one is located at the Walmart driveway entrance. The two traffic signals would facilitate turning movements. A paved sidewalk is present along Hudson Bridge Drive, which would facilitate pedestrian travel to the surrounding retail stores. The submitted site plan also shows the provision of a secondary access to the northwest, to connect with Oakwood Drive. However, to prevent any adverse traffic impacts on the adjacent Oakwood Manor Subdivision, this should be designated as an emergency access only, with a gate. The applicant submitted a Traffic Impact Study, which was prepared on June 20, 2024. Traffic counts were taken on May 30, 2024 at five nearby intersections, when area schools were in recess. The findings of the Study indicated that traffic conditions are acceptable at most of the intersections, and that they would only have a "slight deterioration" if the proposed townhomes were constructed on the subject property. Although the Hudson Bridge Drive/Flippen Road Intersection would operate at Level of Service E, with or without the townhomes, this could be improved if an additional westbound, left-turn lane were to be provided in the westbound approach to the intersection. Extra pavement is already available for this improvement, and it only needs to be restriped, along with modifications begin made to the signal timing at that intersection. While southbound traffic from the proposed development would incur substantial delays on Hudson Bridge Drive during the afternoon peak hour, drivers could lessen their delays by instead using the traffic signal at the Hudson Bridge Drive/Western Parallel Connector. The Study therefore did not recommend that any other traffic improvements be made.

AM Peak, Going In	AM Peak, Going Out	AM Peak, Total	PM Peak, Going In	PM Peak, Going Out	PM Peak, Total	24-Hour 2-Way Total
17	50	67	47	33	80	1,016

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

8. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan**: The Walmart Master Plan called for a multifamily development containing at least 200 units, but the proposed development would have only 140 units. Townhomes would be an appropriate usage of the property in serving as a transition between the lower-density single-family residential subdivision to the west and the adjacent retail uses to the east. Further, the proposed MFR district would be compatible with the RM Henry County zoning which exists on about half of the acreage of the adjacent Oakwood Village Subdivision. Adequate access is available via Hudson Bridge Drive, the existing easements, and the two traffic signals off Hudson Bridge Road. Residents would benefit from being able to walk to many of the stores, and the stores could benefit from the business which the townhome residents would provide.

9. **The ability of the subject land to be developed as it is presently zoned:** Although the subject property could be developed for commercial uses under its existing C-2 zoning due to the presence of numerous surrounding retail businesses, this may not be realistic for the reasons that are listed below. Conversely, this Analysis has shown that the proposed townhomes would be a reasonable use. The intent of the restrictive covenant by the Baptist Retirement Communities of Georgia was for the subject property to be prohibited from retail use.

- Despite the property's location in the midst of numerous retail businesses, it has not been developed with additional retail uses, even after the expiration of the restrictive covenant.
- Although some type of non-retail commercial uses could be built on the property, this is unlikely to happen since such uses would probably need direct access to Hudson Bridge Road for visibility, which the subject property lacks.
- The presence of the steep topography, stream, and buffer areas in the eastern portion of the site would eliminate needed land which might be needed for required parking to serve a retail or non-retail commercial business.

Staff Recommendation

The Planning and Zoning Staff recommends that the applicant's request to rezone the subject property from 'C-2' (General Commercial) to 'MFR' (Multiple Family Residential) via RZ-2024-01 to allow for the development of a townhome community be **APPROVED WITH CONDITIONS**. Such approval should be contingent upon the developer meeting the following nine (9) zoning conditions:

1. **Comprehensive Plan Amendment** – This requested rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2024-01, to change the subject property's land use designation from Medium-Density Mixed-Use to Medium-Density Residential, is approved before, or simultaneously with, the approval of RZ-2024-01.

2. **Site Plan**:
   - **a)** **Revised Site Plan** -- The subject property shall be developed according to a revised site plan which is similar to, but including the required variances, to the site plan which was prepared by Moore Bass Consulting on 02/29/24, representing Sheet #A3551.0010-SP1. Its title is "Hudson Bridge Townhomes; Stockbridge, GA." Any major deviations in the number of residential units, the density, or the overall site design shall require City Council approval.
   - **b)** **Site Accesses**—This shall be a gated community, with both site accesses having gates plus flock cameras for security purposes. In addition, the proposed secondary access to Oakwood Drive shall be reserved for use by emergency vehicles only. All of this information shall be noted on the site plan.
   - **c)** **Internal Streets** – All internal streets shall be of widths that are acceptable to the Fire Marshal
   - **d)** **Internal Sidewalks** – All internal streets shall have sidewalks on both sides of the streets, which are at least eight (8) feet wide.
   - **e)** **Amenities and Related Facilities** – The revised site plan shall include a mail kiosk, an 8-foot-wide multi-use path or walking trail, and a dog park, plus appropriate additional amenities for a community of this size, such as a grill area, a playground, a shuffleboard court, a tennis court, a pickleball court, etc.
   - **f)** **Central Trash Facility** -- The revised site plan shall indicate the location of one or more central trash facilities
   - **g)** **Bedroom Information** -- The revised site plan shall provide a breakdown of the number of units by the number of bedrooms, as well as the sizes of the bedrooms (for parking space requirements).
   - **h)** **Parking** – Sufficient parking shall be provided to meet the requirements of the Unified Development Code (UDC).
   - **i)** **Western Buffer, Fence, and Tall Trees** – The developer shall provide the required 25-foot zoning buffer along the western side of the property, adjacent to the Oakwood Manor Subdivision, along with the installation of a fence and tall trees

3. **One-Car Garage Townhome Units:**
   - a) Only 20 percent of the total townhome units shall have one-car garages.
   - b) All one-car garage units shall have full brick elevations.

4. **External Sidewalk** -The existing sidewalk along Hudson Bridge Drive shall be extended into the main project entrance.

5. **Water and Sewer Facilities** -- The developer shall comply with all requirements of the Henry County Water Authority in providing adequate water and sewer facilities to the subject site to serve the proposed townhome development.

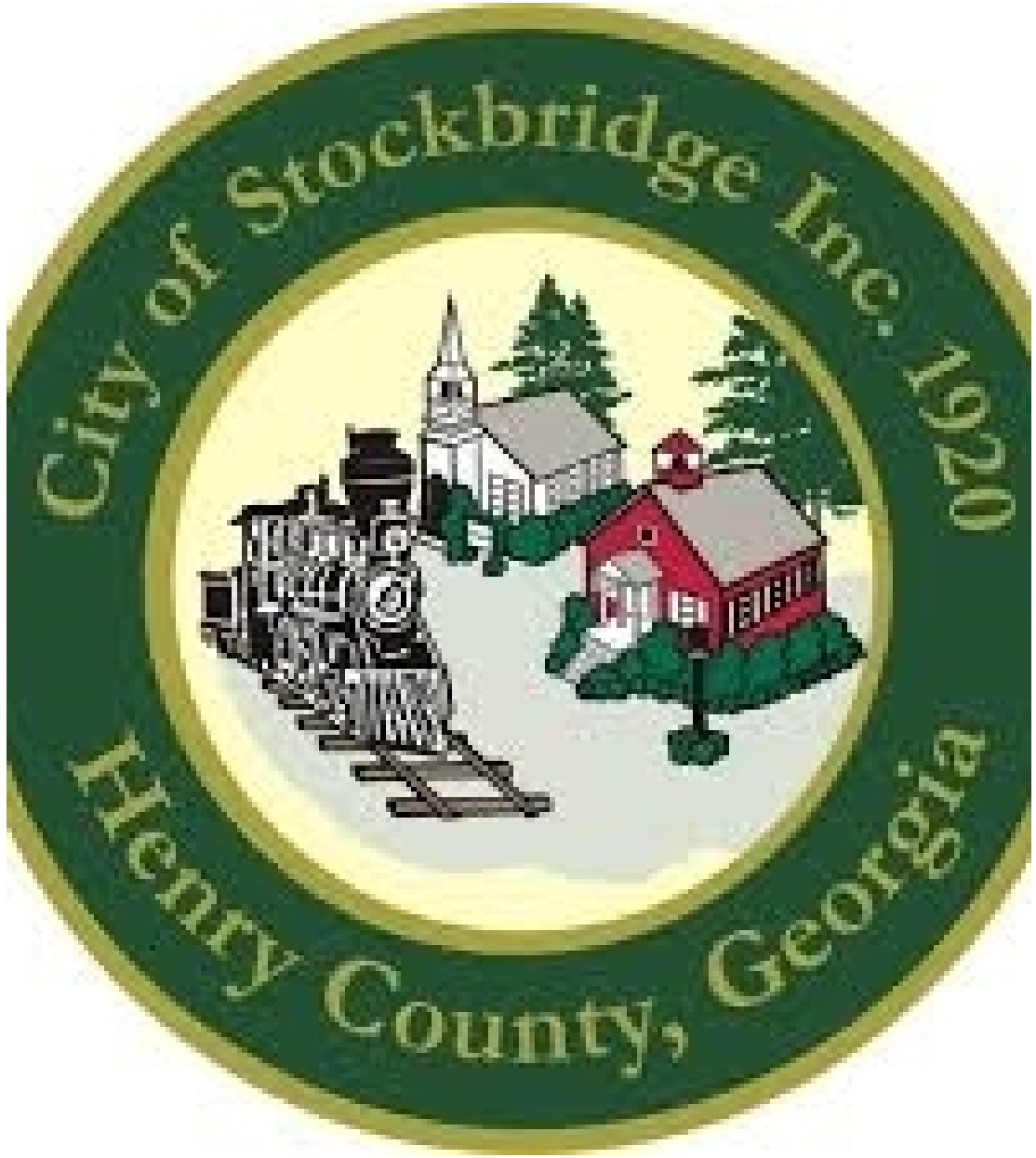
Staff Recommendation (cont.)

6. **Environmental Site Preservation** - The developer shall preserve the sensitive environmental features of the site, including the slopes, creek, stream buffer areas, and retaining wall, along the eastern side of the site.

7. **Easements** - The developer shall comply with the specifications of all easement agreements pertaining to the portion of Hudson Bridge Drive which lies within and adjacent to the subject property.

8. **Property Maintenance** - A townhome association shall be established, or a property management company shall be secured, for the purpose of maintaining all common areas of the site.

Presentation for VR-2024-03



Applicant's Request

The applicant has submitted a variance application to request the reduction in the front yard setbacks of the townhome lots from the MFR District's required 50 feet to 20 feet, and to reduce the side yard setbacks (between townhome buildings) from the required 20 feet to 10 feet.

Required Versus Proposed Setbacks in the Requested MFR District

MFR District Setback Requirements:	**Proposed Setbacks:**	**Meets MFR Requirements ?**
Front Yard Setbacks – 50 feet	Front Yard Setbacks – 20 feet	No
Side Yard Setbacks – 20 feet	Side Yard Setbacks – 10 feet	No
Rear Yard Setbacks – 20 feet	Rear Yard Setbacks – 20 feet	Yes

Staff Analysis (Section 10.1.3 of The Unified Development Code) for Variance Request #1

1. **Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district:** The subject property does have an unusual shape, and the presence of a creek, wetlands, and a steep drop-off in the southeastern corner of the property make certain areas of the property unbuildable. This limits the remaining available land on which to build, resulting in fewer units being built than would otherwise be the case. However, the applicant's application has not stated why such a large reduction in the front yard setbacks is needed for each lot—from 50 feet down to 20 feet. From the "Townhouse Detail" inset drawing on the submitted site plan, it appears that there would be only about 5 feet between the proposed 20-foot driveway setback and the sidewalk. Since standard parking spaces are 20 feet long, parked vehicles could protrude into that 5-foot area, which could be undesirable for pedestrians.

2. **A literal interpretation of the provisions of this unified development code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district:** While the Stockbridge City Council has approved reductions in the front yard setbacks of the townhome lots for other properties in the MFR district, in the past five years, the City Council has not approved any variances for a front yard setback reduction down to just 20 feet. Reductions down to 25 feet have been granted only a few times. Further, an ordinance is currently pending before the Stockbridge City Council to make revisions to the MFR district regulations. Included within that ordinance is a staff recommendation that the required front yard setbacks within the MFR district be at least 30 feet. The applicant has not provided any justification for reducing the front yard setbacks to less than 30 feet.

3. **Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district:** Since the requested front-yard variance reduction would be down to only 20 feet, this would be a greater reduction than has been granted for other properties in MFR districts in the City. The granting of Variance Request #1 would therefore cause the applicant to enjoy a special privilege, with no apparent urgent need being given to do so, in terms of the design of the proposed development.

4. **The variance will be consistent with the purposes and intent of this unified development code, will be compatible with uses on neighboring properties, and will serve the public welfare:** There is no apparent reason for granting a front-yard setback reduction down to 20 feet, thus its consistency with the purposes and intent of the UDC cannot be determined. Further, such a reduction would not be compatible with the single-family neighboring properties to the west, in the Oakwood Manor Subdivision, and any potential benefits to the public welfare are unknown.

5. **The extraordinary circumstances are not the result of actions of the applicant:** The physical characteristics of the subject property (the presence of a creek, floodplain areas, and steep topography) are not the result of any actions of the applicant. Their presence, though, does not automatically justify a front-yard setback variance reduction down to 20 feet.

6. **The variance is the minimum relief that will allow the legal use of the land, building or structure:** Without the granting of Variance Request #1, the land could still be used for building a smaller townhome development with larger but fewer townhome lots.

7. **The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district:** The applicant is not requesting the granting of Variance Request #1 to allow any types of uses on the existing vacant land that are prohibited within the applicant's requested MFR zoning district.

Staff Analysis (Section 10.1.3 of The Unified Development Code) for Variance Request #2

1. **Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district:** The subject property does have an unusual shape, and the presence of a creek, wetlands, and a steep drop-off in the southeastern corner of the property make certain areas of the property unbuildable. This limits the remaining available land on which to build, resulting in fewer units being built than would otherwise be the case. However, the applicant's application has not stated why the reduction in the side-yard setbacks would be needed. Presumably, it would just be to allow more townhome units to be built on the property.

2. **A literal interpretation of the provisions of this unified development code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district:** Within the past five years, the Stockbridge City Council has approved reductions in the side yard setbacks of townhome lots for other properties in the MFR district. However, the applicant has not demonstrated why any side-yard setback reductions are needed in designing the proposed development.

3. **Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district:** The granting of Variance Request #2 may not be viewed as a special privilege, compared to owners of other properties within the MFR zoning district, since other property owners have been granted similar variance requests.

4. **The variance will be consistent with the purposes and intent of this unified development code, will be compatible with uses on neighboring properties, and will serve the public welfare:** There is no apparent reason for granting a side-yard setback reduction down to 10 feet from the required 15 feet, thus its consistency with the purposes and intent of the UDC cannot be determined. However, this reduction of only 5 feet would not be significant, and no potential detriments to the public welfare have been identified.

5. **The extraordinary circumstances are not the result of actions of the applicant:** The physical characteristics of the subject property (the presence of a creek, floodplain areas, and steep topography) are not the result of any actions of the applicant. Their presence, though, does not automatically justify a side-yard setback variance reduction down to 10 feet. However, no apparent harm in doing so has been identified.

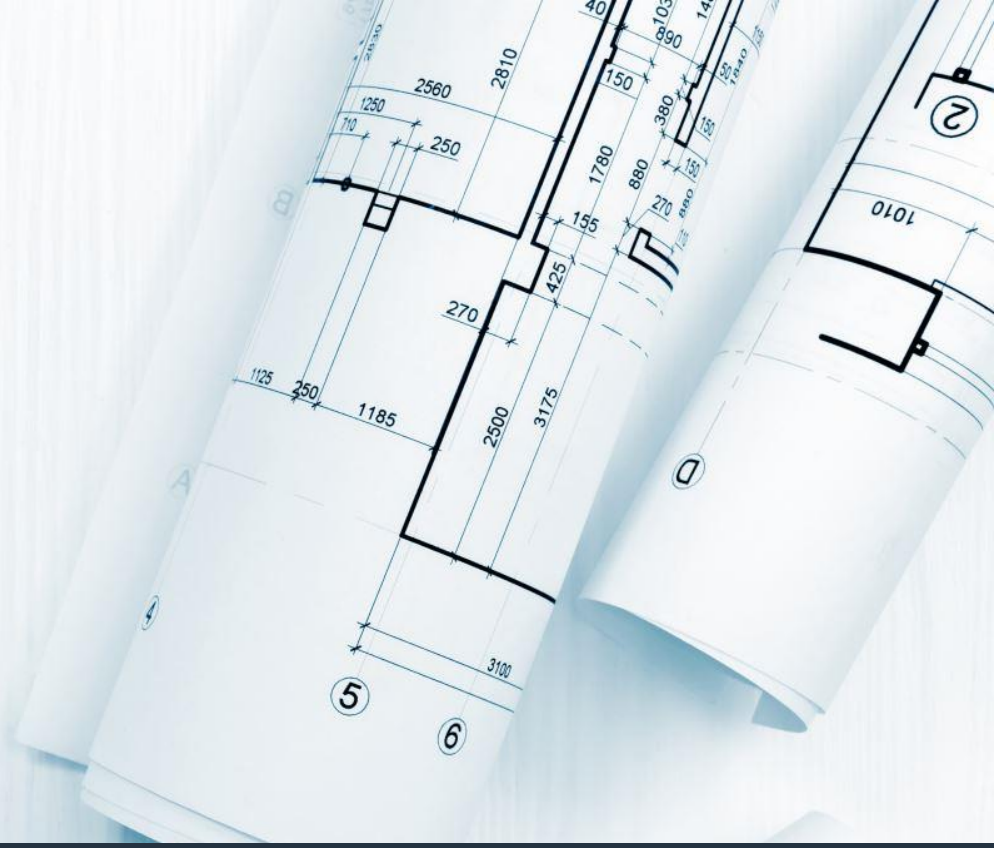
6. **The variance is the minimum relief that will allow the legal use of the land, building or structure:** Without the granting of Variance Request #2, the land could still be used for building a smaller townhome development with larger but fewer townhome lots

7. **The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district:** The applicant is not requesting the granting of Variance Request #2 to allow any types of uses on the existing vacant land that are prohibited within the applicant's requested MFR zoning district.

Staff Recommendation

1. **Variance Request #1:**
   a) The **denial** of the applicant's request to reduce the front yard setbacks of the townhome lots from the required 50 feet down to only 20 feet in the MFR zoning district.
   b) b. The **approval** of a reduction in the front yard setbacks of the townhome lots to 30 feet.
2. **Variance Request #2**: **Approval** of this request to reduce the side yard setbacks from the required 15 feet to 10 feet for the proposed townhome lots.

Battle Law



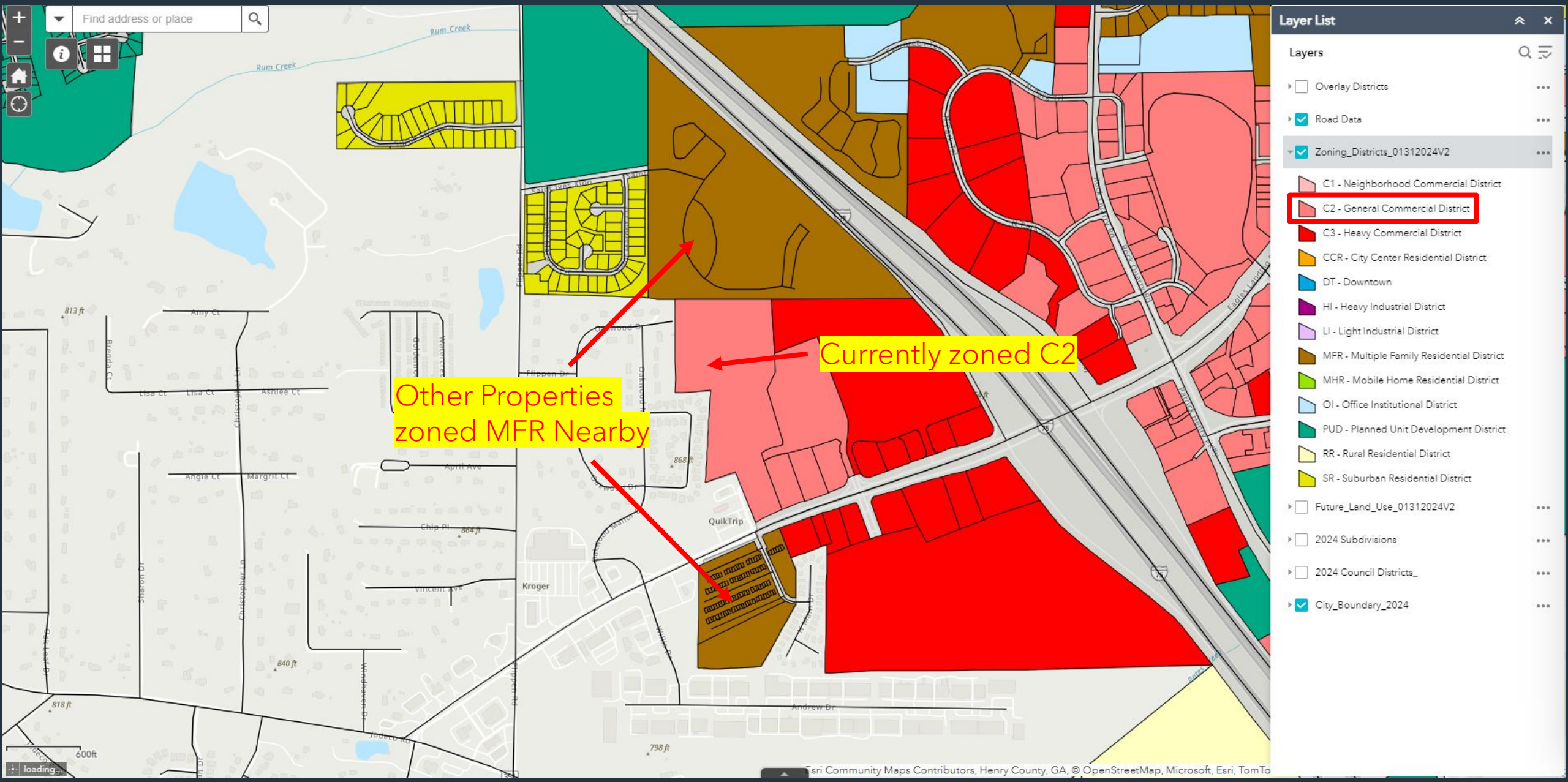
HUDSON BRIDGE DRIVE

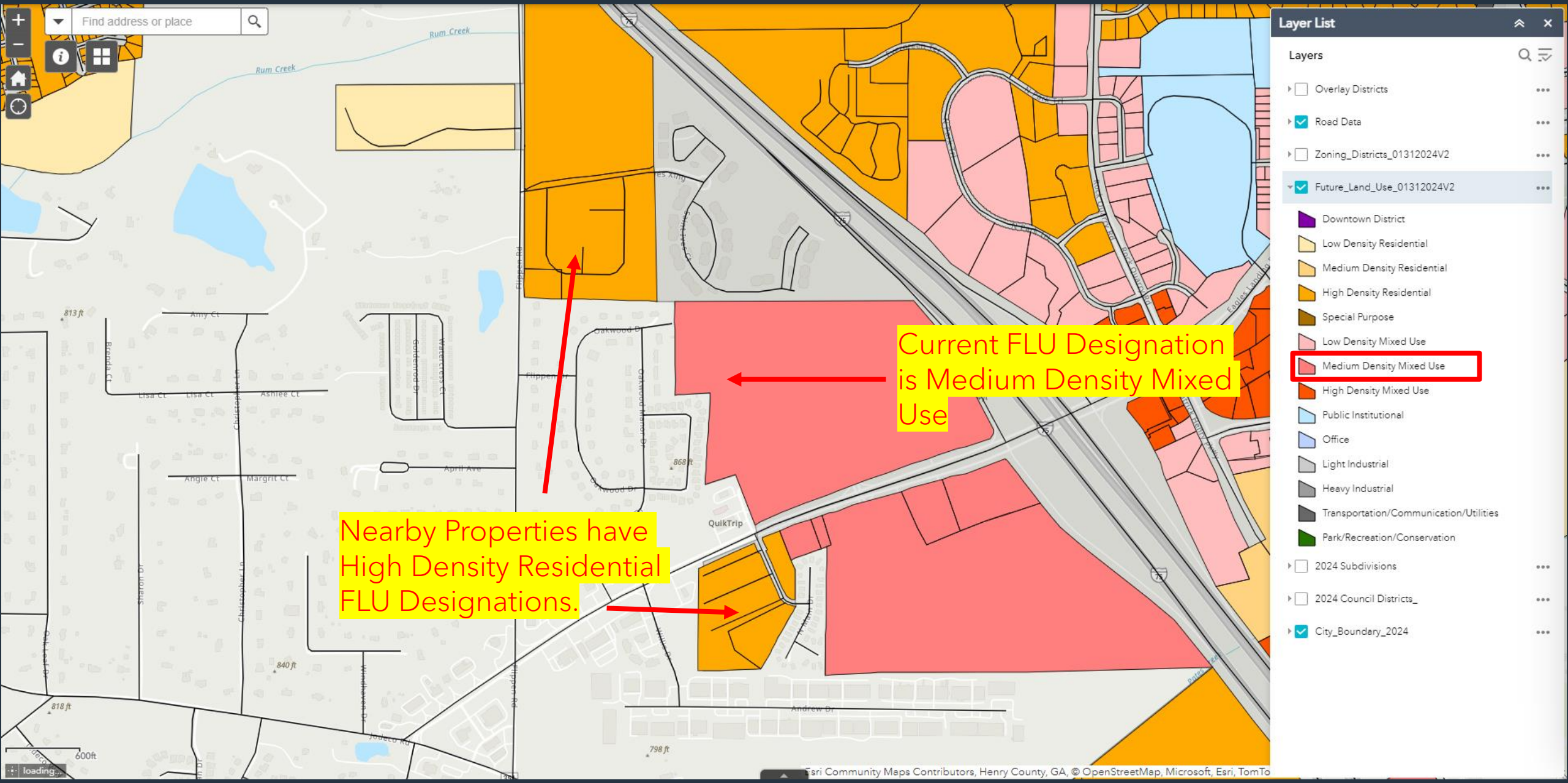
Proposal to allow for 140 Townhomes

OVERVIEW OF REQUESTS

- Future Land Use Amendment from Medium Density Mixed-Use to Medium Density Residential.
- Rezoning from General Commercial to Multi-Family Residential.
- Variance to reduce the front yard setback from 50 feet to 20 feet.
- Variance to reduce the side yard setback between buildings from 15 feet to 10 feet.


WalMart
Hudson Bridge Road
QT and
Taco Bell
Apartments
Preach Radio
St. Ives Crossing
Playground
Buffalo Transportation
and Logistics
Tri County Pediatrics
GABINOS
MEXICAN GRILL
Chastain Mechanical
Solutions
Quality Inn
Women's Imaging
Specialists | Eagles...
BNR Drywall
Temporarily closed
Oodles of schnoodles
dog grooming salon
Massage Envy
Chick-fil-A
Mellow Mushroom
Stockbridge
Hudson Bridge Dr
Family Orthodontics
Stockbridge
Spectrum Store
Super 8 by Wyndham
Stockbridge
QuikTrip
Extra Space Storage
Express Oil Change
& Tire Engineers
Inner Beauty Day Spa
Kroger
Watercress Ct
April Ave
Chip Pl
Vincent Ave
Oakwood Dr
Flippen Dr
Flippen Rd
Oakwood Manor Dr
Oakwood Ct
Hudson Bridge Rd
Hudson Bridge Dr
Willis Dr
Hudson Bridge Ct
N Main Dr
N Park Trail
Killeann Blvd
N Park Pl
N Park Ct
Rock Quarry Rd
St Margrit Ct
St Ives Ct
Gabrielle Ct
Turnstone Rd
Fenrod Dr
Watercress Dr
Layers
Google
3D


Find address or place
Rum Creek
Rum Creek
Currently zoned C2
Other Properties
zoned MFR Nearby
QuikTrip
Kroger
Layer List
Layers
Overlay Districts
Road Data
Zoning_Districts_01312024V2
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
Future_Land_Use_01312024V2
2024 Subdivisions
2024 Council Districts_
City_Boundary_2024
600ft
loading...
Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTo


Find address or place
Rum Creek
Current FLU Designation is Medium Density Mixed Use
Nearby Properties have High Density Residential FLU Designations.
QuikTrip
Layer List
Layers
Overlay Districts
Road Data
Zoning_Districts_01312024V2
Future_Land_Use_01312024V2
Downtown District
Low Density Residential
Medium Density Residential
High Density Residential
Special Purpose
Low Density Mixed Use
Medium Density Mixed Use
High Density Mixed Use
Public Institutional
Office
Light Industrial
Heavy Industrial
Transportation/Communication/Utilities
Park/Recreation/Conservation
2024 Subdivisions
2024 Council Districts_
City_Boundary_2024
600ft
loading...
Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTo



SITE DATA

PROJECT NAME	HUDSON BRIDGE TOWNHOMES		
SITE AREA	20.37 AC.		
TAX ID	032-01026000		
CURRENT ZONING	C-2		
PROPOSED ZONING	MFR		
PROPOSED USE	UNIT SIZE	SETBACKS	QUANTITY
FEE SIMPLE TOWNHOMES	20' WIDE	FRONT: 20', SIDE: 10', REAR: 20'	101 UNITS
FEE SIMPLE TOWNHOMES	24' WIDE	FRONT: 20', SIDE: 10', REAR: 20'	39 UNITS
		TOTAL	140 UNITS
PROPOSED DENSITY	140 UNITS / 20.37 AC.	6.87 UNITS PER ACRE	
OPEN SPACE PROVIDED	PROPOSED OVERALL OPEN SPACE		8.37 AC.
	PROPOSED OVERALL OPEN SPACE AREA AS A % OF SITE		41.1%
IMPERVIOUS AREA	10.0 AC. (49 % OF TOTAL SITE AREA)		
OFF-STREET PARKING PROVIDED:	41 SPACES		

SITE DATA


MB
Hudson Bridge Townhomes
Axon View 01


MB
Hudson Bridge Townhomes
Amenity and Kiosk View 03


The Great Lounge
Hudson Bridge Townhomes
Amenity and Kiosk View 02


Hudson Bridge Townhomes
20’ Wide Townhomes View 02

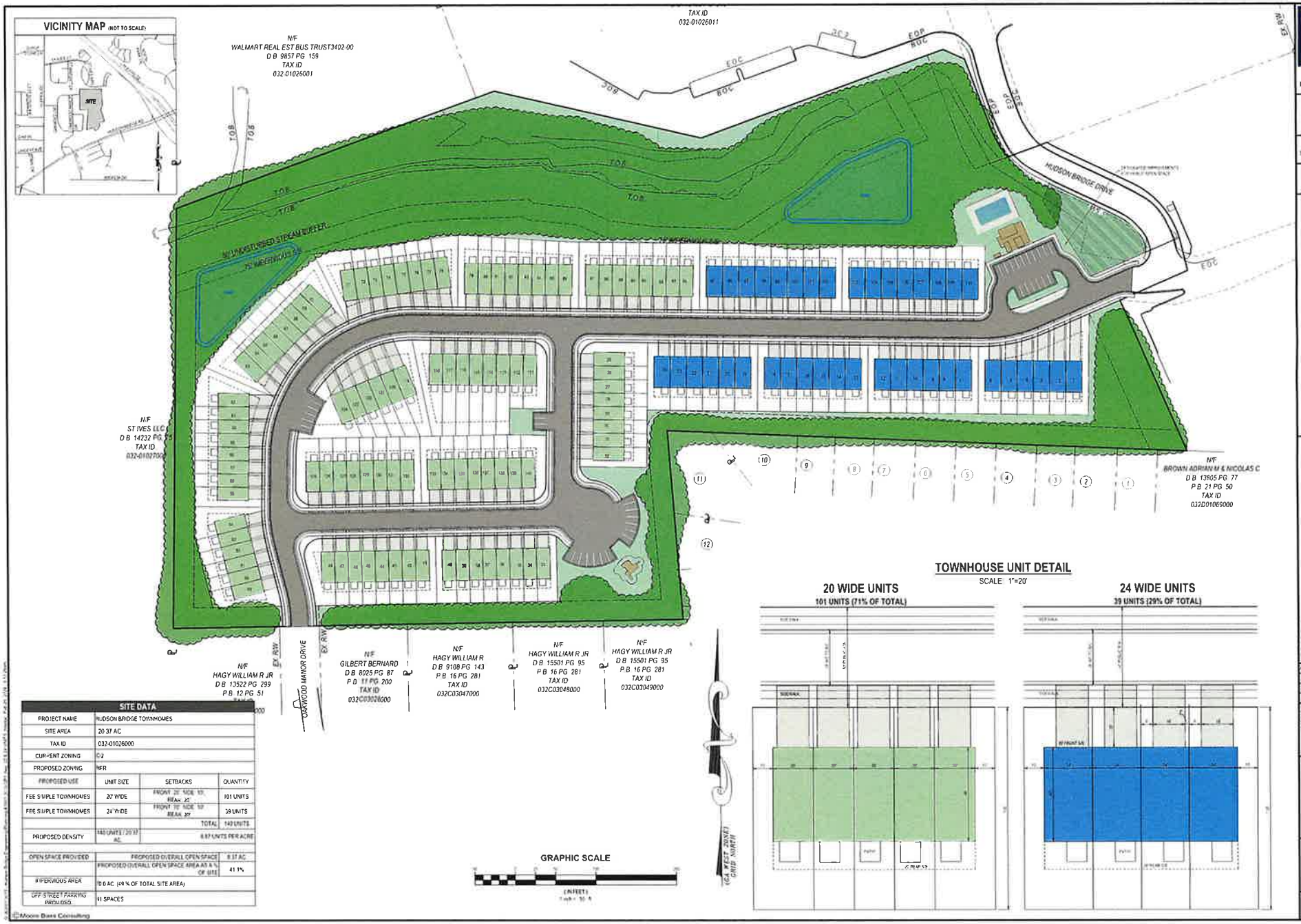




Lennar Homes Hudson Bridge Project Renderings







SITE DATA			
PROJECT NAME	HUDSON BRIDGE TOWNHOMES		
SITE AREA	20 37 AC		
TAX ID	032-01026000		
CURRENT ZONING	C2		
PROPOSED ZONING	MFR		
PROPOSED USE	UNIT SIZE	SETBACKS	QUANTITY
FEE SIMPLE TOWNHOMES	20' WIDE	FRONT 25' SIDE 10' REAR 20'	101 UNITS
FEE SIMPLE TOWNHOMES	24' WIDE	FRONT 25' SIDE 10' REAR 20'	39 UNITS
		TOTAL	140 UNITS
PROPOSED DENSITY	140 UNITS / 20 37 AC		6 87 UNITS PER ACRE
OPEN SPACE PROVIDED	PROPOSED OVERALL OPEN SPACE		8 37 AC
	PROPOSED OVERALL OPEN SPACE AREA AS A % OF SITE		41 1%
IMPERVIOUS AREA	10 0 AC (48 % OF TOTAL SITE AREA)		
OFF STREET PARKING PROVIDED	41 SPACES		

©Moore Bass Consulting

Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770 914 9394

PROJECT NAME: HUDSON BRIDGE TOWNHOMES STOCKBRIDGE, GA
CLIENT NAME: LENNAR GEORGIA, LLC
REVISIONS
A3551.0010.SP1
DATE 12/3/2020
CONTRACT #
DESIGN BY SJM
SEAL
SHEET TITLE: SITE PLAN
SHEET 1.0



TOWNHOUSE UNIT DETAIL

SCALE 1"=20'



SITE DATA			
PROJECT NAME	HUDSON BRIDGE TOWNHOMES		
SITE AREA	20 37 AC		
TAX ID	032-01026000		
CURRENT ZONING	C-2		
PROPOSED ZONING	MFR		
PROPOSED USE	UNIT SIZE	SETBACKS	QUANTITY
FEE SIMPLE TOWNHOMES	20' WIDE	FRONT 20' SIDE 10' REAR 20'	101 UNITS
FEE SIMPLE TOWNHOMES	24' WIDE	FRONT 20' SIDE 10' REAR 20'	39 UNITS
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PROPOSED DENSITY	140 UNITS / 20 37 AC		6 87 UNITS PER ACRE
OPEN SPACE PROVIDED	PROPOSED OVERALL OPEN SPACE		8 37 AC
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IMPERVIOUS AREA	10 0 AC (49 % OF TOTAL SITE AREA)		
OFF-STREET PARKING PROVIDED	41 SPACES		

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• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770 914 9394

PROJECT NAME: HUDSON BRIDGE TOWNHOMES STOCKBRIDGE, GA

CLIENT NAME: LENNAR GEORGIA, LLC

REVISIONS

A3551.0810-SP1

DATE: 02/26/2024

CONTRACT #

DRAWN BY: SDM

SEAL

SHEET TITLE: SITE PLAN

SHEET: 1.0


Flippen Rd
St. Ives Crossing Apartments
St Ives Ct
Rock Quarry Rd
N Park Ct
75
Walmart Supercenter
Mellow Mushroom Stockbridge
Hudson Bridge Dr
Oakwood Dr
Oakwood Manor Dr
Firehouse Subs Hudson Bridge
J&J Liquor
McDonald's
Hudson Bridge Rd
Kroger
N Main Dr
Flippen Rd
Hudson Bridge Veterinary
Willis Dr

Variance Application

City of Stockbridge, Georgia

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

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

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

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

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

MEETING LOCATIONS—All Planning Commission meetings are held @6:30 p.m.
All meetings are held in the Council Chamber at City Hall.

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

VARIANCE APPLICATION CHECKLIST

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

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

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

APPLICATION CHECKLIST

DOCUMENTS AND QUANTITIES REQUIRED

ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK √
1.	PRE-APPLICATION REVIEW FORM	1 Digital, 1 Hard Copy	
2.	APPLICATION FORM	1 Digital, 1 Hard Copy	
3.	LEGAL DESCRIPTIONS	1 Digital, 1 Hard Copy	
4.	SITE PLAN & SURVEY	1 Digital Copy – 4 hard Copies	
5.	DEVELOPMENT RENDERINGS AND ELEVATIONS	1 Digital Copy – 1 Hard Copy	
6.	LETTERS OF INTENT	1 Digital, 1 Hard Copy	
7.	ADJACENT PROPERTY OWNERS/NEIGHBORHOOD ASSOCIATION LETTERS	1 Digital, 1 Hard Copy	
8.	DEPARTMENTAL SIGN-OFF LETTERS	1 Digital, 1 Hard Copy	
9.	DISCLOSURE FORM	1 Digital, 1 Hard Copy	

Re: Hudson Bridge Road

Chat | Files | Details | Scheduling Assistant | Recap | **Attendance** | Meeting Whiteboard | Breakout rooms | Q&A

Join | Close

Wednesday, January 24, 2024 9:57 AM - 10:52 AM

Download

7	9:57 AM - 10:52 AM	54m 13s	49m 4s
Attended	Start and end time	Meeting duration	Average attendance time

Participants

Name	First join	Last leave	In-meeting duration	Role
Michele Battle mlb@battlelawpc.com	10:01 AM	10:52 AM	50m 21s	Organizer
SM Steve Moore smoore@moorebass.com	10:00 AM	10:52 AM	51m 40s	Presenter
RE Raven Eatmon reatmon@stockbridgega.org	10:02 AM	10:52 AM	50m 1s	Presenter
FP Frank Potts frank.potts@lennar.com	10:02 AM	10:52 AM	50m 3s	Presenter
RA Ryan Anderson randerson@stockbridgega.org	10:02 AM	10:52 AM	49m 47s	Presenter
EA Elton Alexander (Guest)	10:06 AM	10:52 AM	45m 51s	Presenter
RR Rosalynd Rawls rrawls@stockbridgega.org	10:06 AM	10:52 AM	45m 48s	Presenter

City of Stockbridge Planning and Zoning Division
Variance Application

Name of Applicant: Lennar Georgia LLC c/o Battle Law, P.C. Phone: 770-670-2757 Date: 5/14/2024

Address Applicant: 11560 Great Oaks Way, Suite 100 Fax _____ Pager/Cell # _____

City: Alpharetta State: GA Zip: 30022 E-mail: frank.potts@lennar.com

Name of Agent: Battle Law, P.C. Phone: 404-601-7616 ext. 1 Date: 5/14/2024

Address Agent: 3562 Habersham at Northlake Fax _____ Pager/Cell # _____

City: Tucker State: GA Zip: 30084 E-mail: mlb@battlelawpc.com

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

Variance(s) being requested: Reduce front yard setback from 50 feet to 20 feet.

Reduce side yard setback between buildings from 15 feet to 10 feet.

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

Michele Battle
Acknowledgement

Address of Property: _____

Nearest intersection to the property: Hudson Bridge Road and Hudson Bridge Drive
(Street Address)

Size of Tract: 20.367 acre(s), Land Lot Number(s): _____, District(s): _____

Property Tax Parcel Number(s): 032-01026000 **(Required)**

Witness' Signature

Joseph Hall
Printed Name of Witness

Ashley Roby McClintock
Notary

Signature of Applicant

Lennar Georgia LLC by: Tom Bowers
Printed Name of Applicant

Signature of Agent

NOTARY STAMP:

ASHLEY ROBY MCCLINTOCK
NOTARY PUBLIC
FORSYTH COUNTY, GA
MY COMMISSION EXPIRES
JANUARY 16 2027

(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

Applicant Campaign Disclosure Form

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

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

Yes_____No X

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

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

We certify that the foregoing information is true and correct, this 20th day of March, 2024.

Tom Bowers
Applicant's Name - Printed

Tom B
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 20th day of March, 2024

Sandy M Kidd
Notary Public

SANDY M KIDD
COBB County
Notary Public
Expires 07-30-2027
STATE OF GEORGIA

* 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 _____

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

SURENDER V Kumar

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 22nd day of March 2024

Notary Public

LEVI REECE
NOTARY PUBLIC
My Commission Expires
06-30-2026
COBB COUNTY, GEORGIA

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

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at Hudson Bridge Road and Hudson Bridge Dri [address], with Parcel Number 032-01026000 which is the subject of this application.

Name of Property Owner: MOUNT ZION 48 LLC

Property Owner's Address: 1 WOODY TRAIL MABLETON, GA 30126

Telephone: 770-265-6934 E-mail: SVKUMAR99@hotmail.com

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

Signature: Surender V Kumar Date: 3-22-24

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

Name(s) of Applicant(s): Lennar Georgia, LLC

Company/law firm (if applicable): Battle Law PC

Telephone, E-Mail, & Address: (404) 745-0045, mlb@battlelawpc.com

3562 Habersham at Northlake Rd Tucker, GA 30084

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

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

3-22-24
Date

Levi Reece
Signature of Notary Public

Levi Reece
Printed Name of Notary Public

3/22/24
Date

Notary Public's Seal or Stamp:



Battle Law

STATEMENT OF INTENT

and

Other Materials Required by
The City of Stockbridge Zoning Ordinance
For
A Variance to
Reduce the Front Yard Setback from 50 Feet to 20 Feet and Reduce the Side Yard Setback Between Buildings from 15 Feet to 10 Feet

of

Lennar Georgia LLC
c/o Battle Law, P.C.

for

+/-20.367 Acres of Land
Being Near Hudson Bridge Road and Hudson Bridge Drive
City of Stockbridge, Georgia, and
Parcel No. 032-01026000

Submitted for Applicant by:

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

Battle Law

I. LETTER OF INTENT

Lennar Georgia LLC (the "Applicant") is seeking to develop on +/- 20.367 acres of land being Tax Parcel No. 032-01026000, having frontage on Hudson Bridge Drive (the "Subject Property") with townhomes. The Applicant is seeking a variance of the Subject Property to reduce the front yard setback from fifty (50) feet to twenty (20) feet and reduce the side yard setback between buildings from fifteen (15) feet to ten (10) feet.

This document serves as a statement of intent analysis of the criteria under the City of Stockbridge Zoning Ordinance. It contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. CITY OF STOCKBRIDGE VARIANCE CRITERIA

Under the City of Stockbridge's Zoning Ordinance, a variance may be granted only upon a finding by the mayor and city council that all of the following conditions are met:

A. *Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due to its size, shape, or topography that are not found on other properties in the same zoning district;*

The Subject Property is both encumbered by a stream along the eastern side, and has an odd shape that makes development difficult. The combination of these two extraordinary circumstances combine to create a hardship on the Applicant. The variance requests will allow the Applicant to enjoy rights enjoyed by others in the same zoning district by enabling the Applicant to build outside of the stream buffer and take advantage of the available space after considering the subject property's complex shape.

B. *A literal interpretation of the provisions of this unified development code would deprive the Applicant of rights commonly enjoyed by owners of other properties located in the same zoning district;*

A literal interpretation of the provisions of this code would deprive the Applicant of rights commonly enjoyed by owners of properties in the same zoning district. Several other townhome developers have requested the same variances the Applicant requests today and have received them. Furthermore, those other developers have sought rezonings to the zoning district the Applicant is seeking. So, those other developers enjoy rights the Applicant would not enjoy should this variance application be denied. On the other hand, should this variance application be approved, the Applicant would enjoy similar rights to other developers in the same zoning district.

C. *Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district;*

The variance request will not confer upon the property owner any special privileges that are denied to other property owners in the same zoning district. As discussed above, other developers in the same zoning district have sought the same variances the Applicant is seeking today. Those other developers enjoy the benefits of the variances. Therefore, granting this variance request will grant the Applicant rights enjoyed by other developers rather than conferring a special right not enjoyed by others.

D. *The variance will be consistent with the purpose and intent of this unified development code, will be compatible with uses on neighboring properties, and will serve the public welfare;*

The variance will be consistent with the purpose and intent of this unified development code and will be compatible with uses on neighboring properties.

E. *The extraordinary circumstances are not the result of actions of the Applicant;*

The shape of the Subject Property and the existence of the stream buffer are not the results of the Applicant's actions.

F. *The variance is the minimum relief that will allow the legal use of the land, building or structure; and*

The variance is the minimum relief that will allow the legal use of the land.

G. *The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district.*

The variance request is not one that would permit a use of land, buildings, or structures that is prohibited in the zoning district. This variance request accompanies a comprehensive land use amendment and a Rezoning application that will allow for the proposed townhomes. The variance request does not seek to allow the use.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a variance to reduce the front yard setback from fifty (50) feet to twenty (20) feet and reduce the side yard setback between buildings from fifteen (15) feet to ten (10) feet be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

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

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

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

A refusal by the City of Stockbridge City Council to amend the land use, grant the variance, and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Variance of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

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

A refusal to allow the land use amendment and/or variance in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning

Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

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

Michele L. Battle, Esq.
Attorney for the Applicant

20' AND 24' WIDE ATTACHED TOWNHOMES
140 UNITS

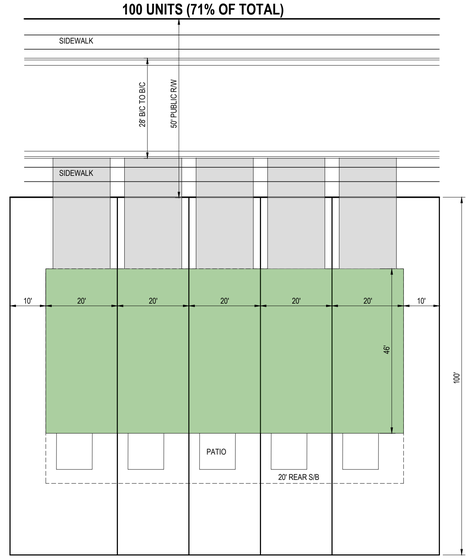


TOWNHOUSE UNIT DETAIL

SCALE: 1"=20'

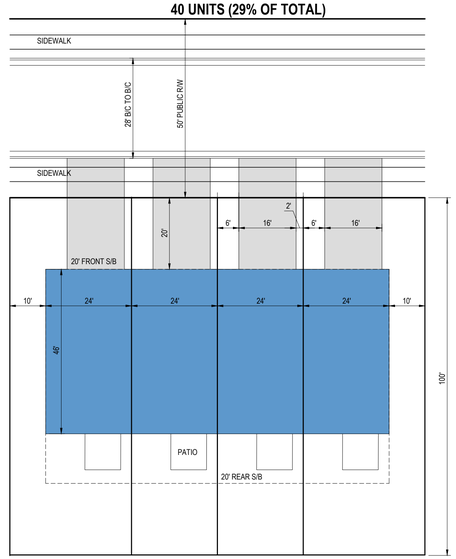
20 WIDE UNITS

100 UNITS (71% OF TOTAL)



24 WIDE UNITS

40 UNITS (29% OF TOTAL)



(GA WEST ZONE) GRID NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: HUDSON BRIDGE TOWNHOMES STOCKBRIDGE, GA

CLIENT NAME: LENNAR

REVISIONS

A3551.0010-SP1

DATE 12-20-2023

CONTRACT #

DRAWN BY SDM

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

SHEET TITLE

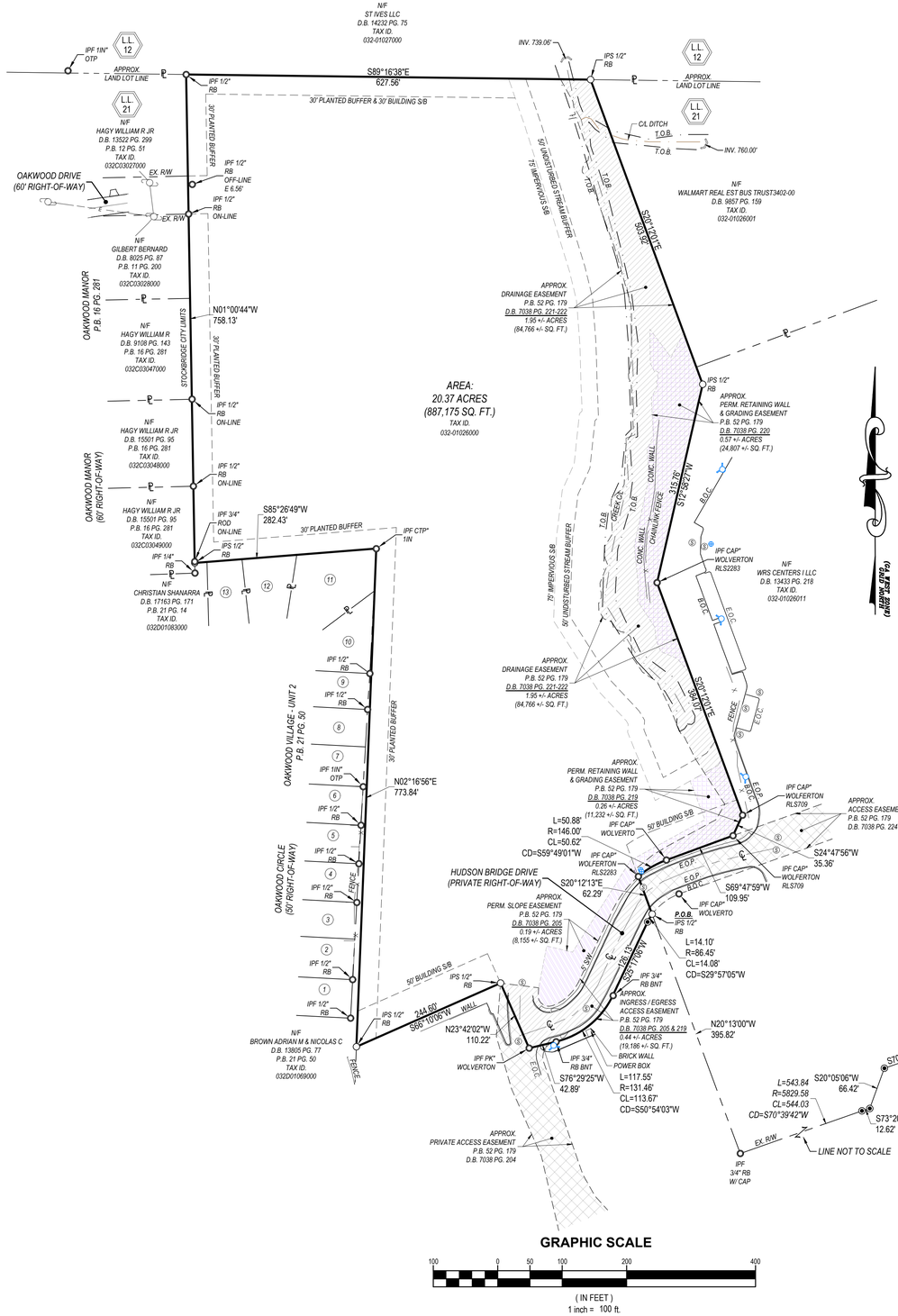
CONCEPTUAL SITE PLAN

SHEET 1

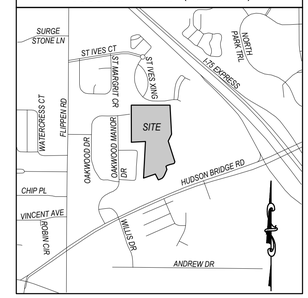
Q:\A3551.0010 - Hudson Bridge\Engineering\Planning\A3551.0010-SP1.dwg, 22 & 24 UNITS, smoore, Jan 18, 2024 - 11:35:32am

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

BOUNDARY SURVEY FOR:
MT. ZION 48, LLC
LAND LOT 21 ~ 6TH DISTRICT
HENRY COUNTY, GEORGIA



VICINITY MAP (NOT TO SCALE)



REFERENCES

1. FINAL SUBDIVISION PLAT EASEMENTS RECORDED IN PLAT BOOK 52, PAGE 176-179 PER HENRY COUNTY RECORDS.
2. LIMITED WARRANTY DEED RECORDED IN DEED BOOK 11917, PAGE 266-269 PER HENRY COUNTY RECORDS.
3. PERMANENT RETAINING WALL & GRADING EASEMENT RECORDED IN DEED BOOK 7038, PAGE 219 PER HENRY COUNTY RECORDS.
4. DRAINAGE EASEMENT RECORDED IN DEED BOOK 7038, PAGE 221-222 PER HENRY COUNTY RECORDS.
5. ACCESS EASEMENT RECORDED IN DEED BOOK 7038, PAGE 224 PER HENRY COUNTY RECORDS.
6. PERMANENT RETAINING WALL AND GRADING EASEMENT RECORDED IN DEED BOOK 7038, PAGE 220 PER HENRY COUNTY RECORDS.
7. INGRESS / EGRESS ACCESS EASEMENT EASEMENT RECORDED IN DEED BOOK 7038, PAGE 205 & 219 PER HENRY COUNTY RECORDS.
8. PERMANENT SLOPE EASEMENT RECORDED IN DEED BOOK 7038, PAGE 205 PER HENRY COUNTY RECORDS.
9. ACCESS EASEMENT RECORDED IN DEED BOOK 7038, PAGE 204 PER HENRY COUNTY RECORDS.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0088D EFFECTIVE DATE OCTOBER 6TH, 2016, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR TIMOTHY M. WORLEY DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY TIMOTHY M. WORLEY IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983(1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHIMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 49,634 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT, "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,240,152 FEET" THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S6 ROBOTIC TOTAL STATION & CHAMPION TKO ROVER GPS UNIT. THE FIELDWORK WAS COMPLETED MARCH 21ST, 2022 ON THIS PROJECT.

LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT.	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND
-E-	OVERHEAD POWER LINE		IRON PIN SET
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
	PROPERTY LINE		SINGLE WING CATCH BASIN (SWCB)
	CENTERLINE		DOUBLE WING CATCH BASIN (DWCB)
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)
			LINE NOT TO SCALE

GEORGIA SURVEY CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TIMOTHY M. WORLEY
REGISTERED LAND SURVEYOR #3360 (tworley@moorebass.com)

DATE: 3/31/22

ADJOINERS CHART

NUMBER	OWNER	D.B. & PG.	P.B. & PG.	TAX ID.
1	CALLAHAN TIMOTHY J & TONDA L	15369-196	21-50	032D01070000
2	LEVY MILLICENT	14038-104	21-50	032D01071000
3	WHISNANT DANNY R	13821-321	21-50	032D01072000
4	BAXTER GALEN C & COLLEEN N	14104-293	21-14	032D01073000
5	EASLEY SHARON P & ROBIN L	8215-268	21-50	032D01074000
6	TURNER VIRGINIA N	7838-292	21-14	032D01075000
7	AUGUSTINE MARIE E	12287-255	21-50	032D01076000
8	BERNUY FRANCISCO	60160-96	21-50	032D01077000
9	THE IRA CLUB FBO CHRISTOPHER ALLEN & KIMBERLY	15610-300	21-14	032D01078000
10	CENTRIC LLC	13289-206	21-50	032D01079000
11	MOTON MELBA & NATHANIEL JR	17525-293	21-14	032D01080000
12	TRICON SFR 2020-2 BORROWER LLC	17632-95	21-14	032D01081000
13	TAH 2017-1 BORROWER LLC	15420-17	21-14	032D01082000

Moore Bass Consulting, Inc.
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• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
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TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: HUDSON BRIDGE HENRY COUNTY, GEORGIA

CLIENT NAME: MT. ZION 48, LLC 1720 PEACHTREE STREET, SUITE 150, ATLANTA, GEORGIA 30309

REVISIONS

A3846.0001_BND

DATE 3-31-2022
CONTRACT # A3846.0001
DRAWN BY TMW, DC

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY 3-31-22

SHEET TITLE: BOUNDARY SURVEY

SHEET 1 OF 1

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Henry County Water Authority
Engineering Division

December 2, 2022

Re: Water and Sewer Services - Availability

Proposed Development:	**Apartment Complex**
Property Information:	**Hudson Bridge Road Parcel No. 032-01026000**
	LL 21; District 6; 20.37+/- acres
Proposed Zoning:	**MFR**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

Water service can be made available to the property described above by way of a line extension, as illustrated on the Conceptual Site Plan at the developer's expense. A fire flow test calculated in the area revealed the following data:

Static:	110	psi
Residual:	95	psi
Flow	1130	gpm
Calculated Flow @ 20 psi:	2973	gpm

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

Sewage **treatment** and sewer line **capacity** are available for the property. ***However, installation of a private lift-station (proposed to be located on the developer's site), associated force main and gravity sewer main extension will be necessary at the developer's expense.***

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

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

This letter was prepared with information submitted to HCWA on a Conceptual Site Plan dated 08/24/2022 prepared by Moore Bass Consulting, Inc.

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





TO: City of Stockbridge Mayor and City Council
City of Stockbridge Planning Commission

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

CC: Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: August 15, 2024

SUBJECT: **Staff Report for Variance Case #VR-2024-03--Parcel #032-01026000 on Hudson Bridge Drive, in Council District 5**

I. PURPOSE

To consider a variance application (Variance Case #VR-2024-03) by Lennar Georgia, LLC, c/o Battle Law, P.C, to request the granting of two variances for Parcel #032-01026000 on Hudson Bridge Drive to allow for the development of a townhome community with 140 units. Mount Zion 48, LLC is the current owner of the property, and it contains approximately 20.367 acres. In Variance Request #1, the applicant requests that the front yard setbacks of the townhome lots be reduced from the required 50 feet in the MFR district to 20 feet. In Variance Request #2, the applicant requests that the side yard setbacks of the townhome lots (between townhome buildings) be reduced from the required 15 feet to 10 feet.

The applicant has also submitted two other applications for the subject property. For Comprehensive Plan Amendment Case #CP-2024-01, the applicant requests that the property's future land use designation be changed from Medium-Density Mixed-Use to Medium-Density Residential. For Rezoning Case #RZ-2024-01, the applicant requests that the property be rezoned from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential).

An aerial photo of the subject property is shown after the Case Facts (Table 1) below.

II. CASE FACTS (Table 1)

DESCRIPTIVE FACTOR	FINDINGS
Proposed Development:	Townhome community with 140 fee simple units.
Parcel Identification:	032-01026000 (no address).
Parcel Acreage:	+/- 20.367 acres.
Land District and Land Lot:	District 6, Land Lot 21.
Applicant:	Lennar Georgia, c/o Battle Law, P.C.
Owner:	Mount Zion 48, LLC.
Current City Zoning:	C-2 and Parkway Mixed-Use Overlay District.
Surrounding Zoning:	• North—MFR (Multiple Family Residential). • Northwest—SR (Suburban Residential). • East—C-2 & C-3 (General Commercial & Heavy Commercial). • South—C-2 (General Commercial). • Southeast—C-2 & C-3 (General Commercial & Heavy Commercial). • West—Outside of the City. Zoned 'RD' & 'RM' (Residential-Duplex & Residential-Multifamily) by Henry County. • Southwest—Outside of the City. Zoned 'C-2' (General Commercial) by Henry County.
City Land Use Designation:	Medium-Density Mixed-Use.
Current Use:	Vacant.
Surrounding Land Uses:	• North—St. Ives Apartments. • Northwest—St. Margrit Subdivision. • East—Walmart and adjacent Centre @ Stockbridge Shopping Center. • South—Commercial uses fronting onto Hudson Bridge Road, including J & J Liquor and Western Union. • Southeast—Retail uses (Taco Bell and QuikTrip) outside the City, with access from Hudson Bridge Dr. • West—Oakwood Village Subdivision, outside City).
Property Location:	To the rear of 1590 Hudson Bridge Road. Property has no access to any public street. Access exists from Hudson Bridge Drive, an internal street for the adjacent Centre @ Stockbridge shopping center, which includes Walmart. A portion of this street actually is part of the subject property.
Property Conditions:	Vacant land; mostly wooded. The eastern portion of site contains steep topography, wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback as part of a nearby stream. Site includes a portion of Hudson Bridge Drive, which was granted an easement.

AERIAL PHOTO OF SUBJECT PROPERTY



III. PROPERTY AND ZONING HISTORY

A. Restrictive Covenant. The subject property was previously owned by Baptist Retirement Communities of Georgia, who sold it in 2005. Before doing so, a restrictive covenant, dated April 26, 2004, was prepared and filed with the Henry County Superior Court (in Book 7028, Page 237). It prohibited the use of the subject property for retail uses. This restriction expired, however, on March 31, 2008.

B. Walmart Master Development Plan and DRI. The subject property was originally a part of a Master Development Plan (Centre @ Stockbridge) with a Wal-Mart Supercenter as a mixed-used development for a total of 70.16 acres. The entire property was annexed by the City of Stockbridge in 2002. The subject site as a part of the Master Plan was described as "Tract 2." Tracts 1 and 2 were annexed as C-2 (Commercial – Medium Density) and C-3 (Heavy Commercial). Tracts 1 and 2 were further subdivided on

February 4, 2004, creating a "new" Tract 2 as a part of the Walmart Development. The original Tract 2 would become a "stand-alone" parcel for future development. The Master

Development Plan initially allowed the subject site to have access from Hudson Bridge Road, but outparcels were later created, and this removed the site's access to Hudson Bridge Road. A Development of Regional Impact Analysis (DRI #481) was completed on the Master Development Plan, including the subject site, on November 21, 2003, and a Development Agreement was also prepared. Per the DRI for the entire Plan area, "The site shall be mixed-use and contain a minimum of 200 residential units and a maximum of 343,500 square feet of commercial/office/retail space." However, DRI officials have stated that DRI conditions have no effect after ten years.

C. Previous Parcel Split and Easement Creation. Wolverton & Associates of Duluth, Georgia created a series of drawings on February 26, 2013 as part of a Final Subdivision Plat for Broad Street Stockbridge II, LLC. It showed that the subject property was split into two Tracts, with Tract 1 representing the current boundaries of the site and Tract 2 being cut off from the site. This resulted the Tract 1 (the current site) losing its access from Hudson Bridge Drive. However, ten easements were created along and adjacent to

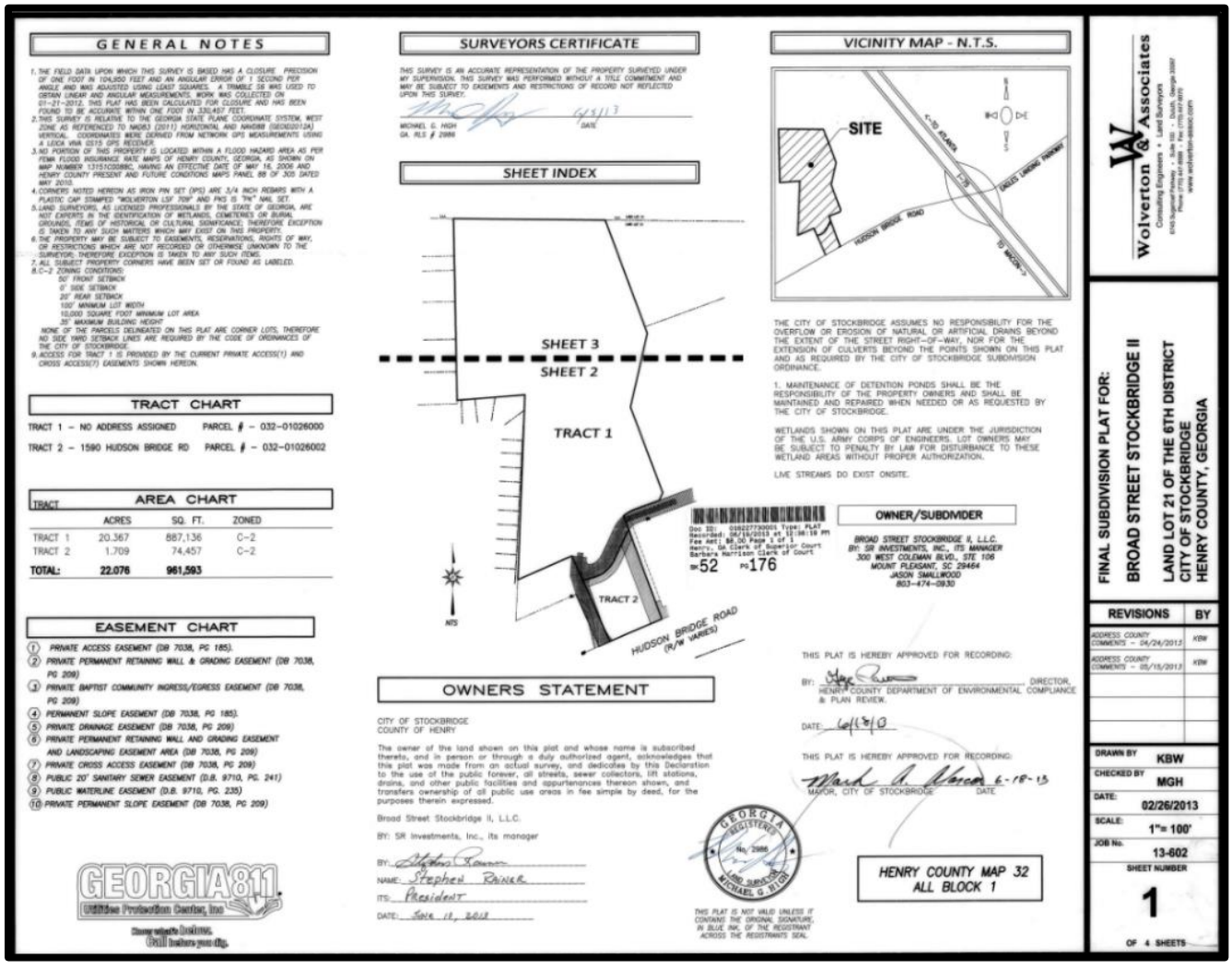
WALMART MASTER DEVELOPMENT PLAN AREA



Hudson Bridge Drive, including an easement to allow a portion of Hudson Bridge Drive, which is a private street, and which is actually contained within the boundaries of the subject site, to be used by the public for access to the surrounding commercial properties. The fact that this portion of Hudson Bridge Drive is located within the site boundaries is confirmed today by the aerial photo of the site from the Henry County Tax Assessors' records.

D. Recent Zoning Activity: RZ-2019-04 and RZ-2020-01 by TPA Residential. A rezoning of the subject property from C-2 (General Commercial) to MUND (Mixed-Use Neighborhood Development) was sought by TPA Residential (c/o Falcon Design Consultants, LLC) in 2019 via RZ-2019-04 to allow for a mixed-use development to contain 118 townhomes plus small commercial uses. The Planning and Zoning Staff, as well as the Planning Commission (at their September 14, 2019 meeting) both recommended the approval of this case, with conditions. However, at the subsequent City Council meeting on October 14, 2019, the applicant announced that he wanted to withdraw his application. TPA Residential returned to the City with a revised rezoning application via RZ-2020-01. This time, the applicant wanted to build a purely residential development, containing 147 townhomes only. GRTA determined that an updated DRI review was not required since the proposed density would be less than what the Walmart Master Development Plan called for. The Staff recommended approval with conditions, as did the Planning Commission at its June 25, 2020 meeting; but the City Council denied the case at its meeting on July 13, 2020.

PREVIOUS PARCEL SPLIT AND EASEMENT CREATION



E. Recent Zoning Activity: RZ-2022-08 by Carter Acquisitions. In 2022, a new developer, Carter Acquisitions, LLC, c/o Battle Law, PC, sought to rezone the subject property via RZ-2022-08 from C-2 to MFR (Multiple Family Residential) to allow for the development of a townhome community containing 330 units. The proposed density was 16.2 units per acre, which exceeded the allowable density of 16.0 units per acre for the proposed High-Density Residential future land use designation. The applicant needed to reduce the number of units by eliminating four units to meet the maximum allowable density. But the applicant never returned with a new site plan having a reduced density. After an extended period of time, the applicant withdrew their application, along with Comprehensive Plan Amendment application #CP-2022-07.

STREET VIEW OF SOUTHWEST CORNER OF SITE

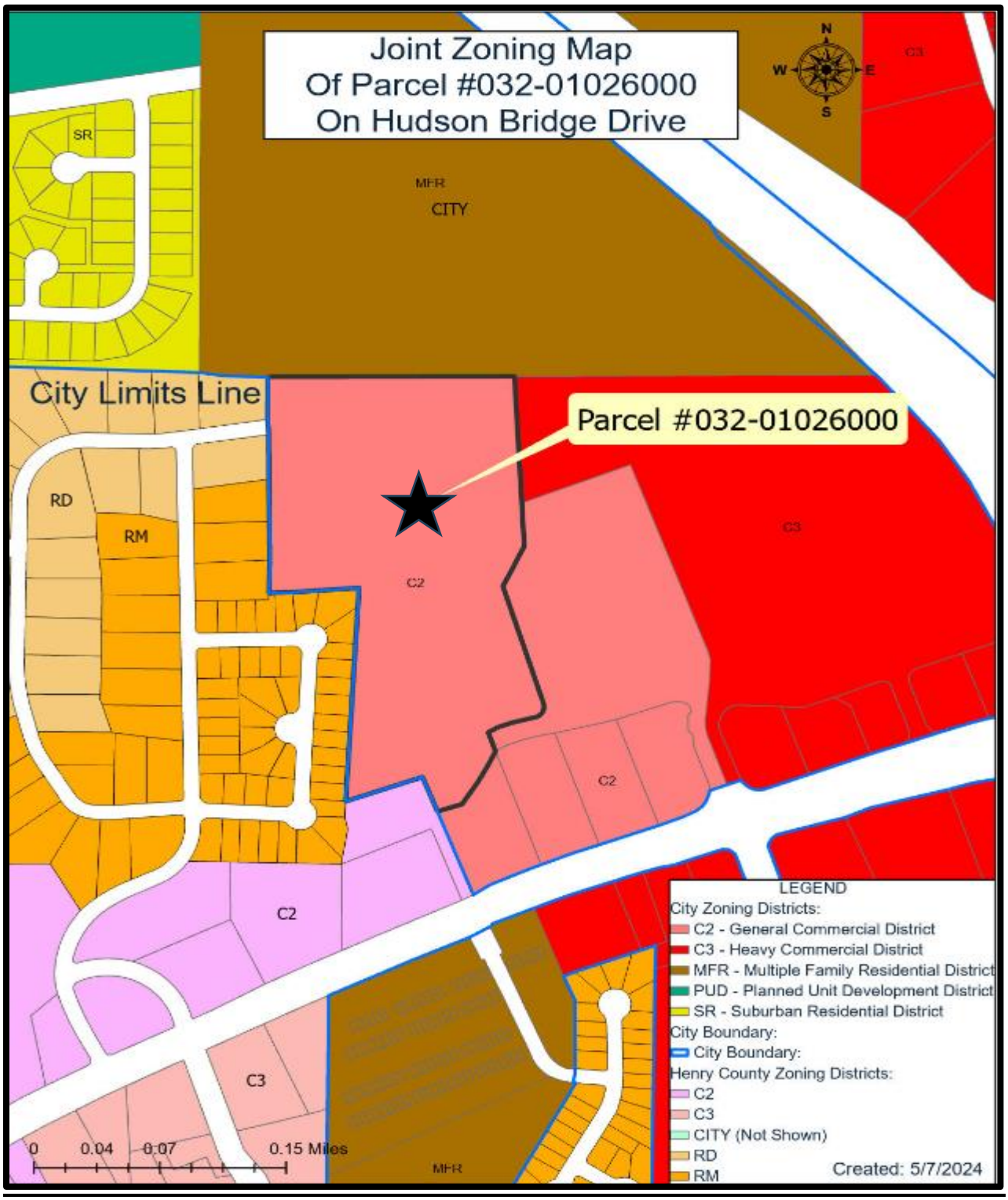


STREET VIEW OF SITE TOWARD SOUTHEAST CORNER

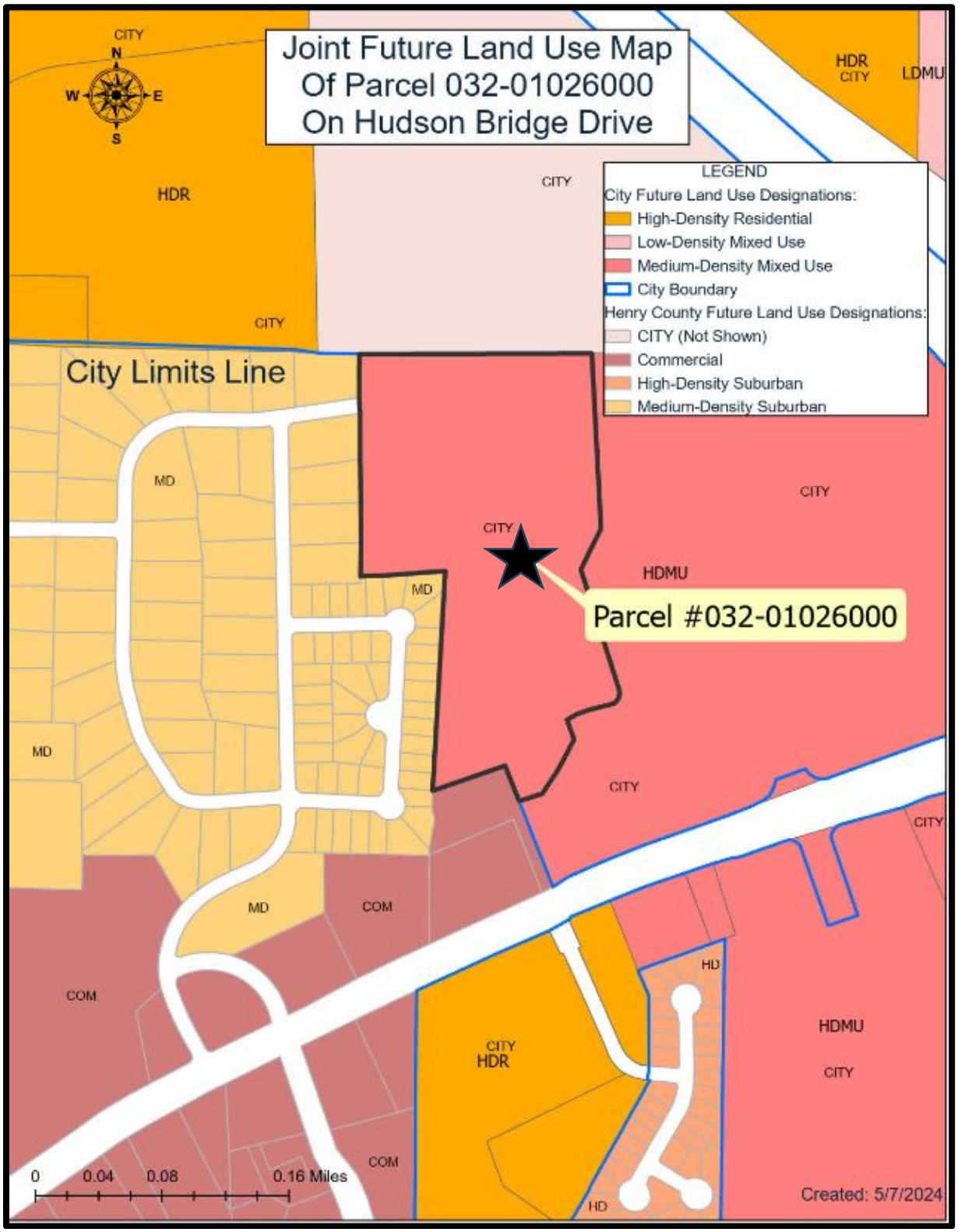


Shown below are the Zoning Map, the Future Land Use Map, and the Boundary Survey for the subject property.

2024 CITY OF STOCKBRIDGE ZONING MAP

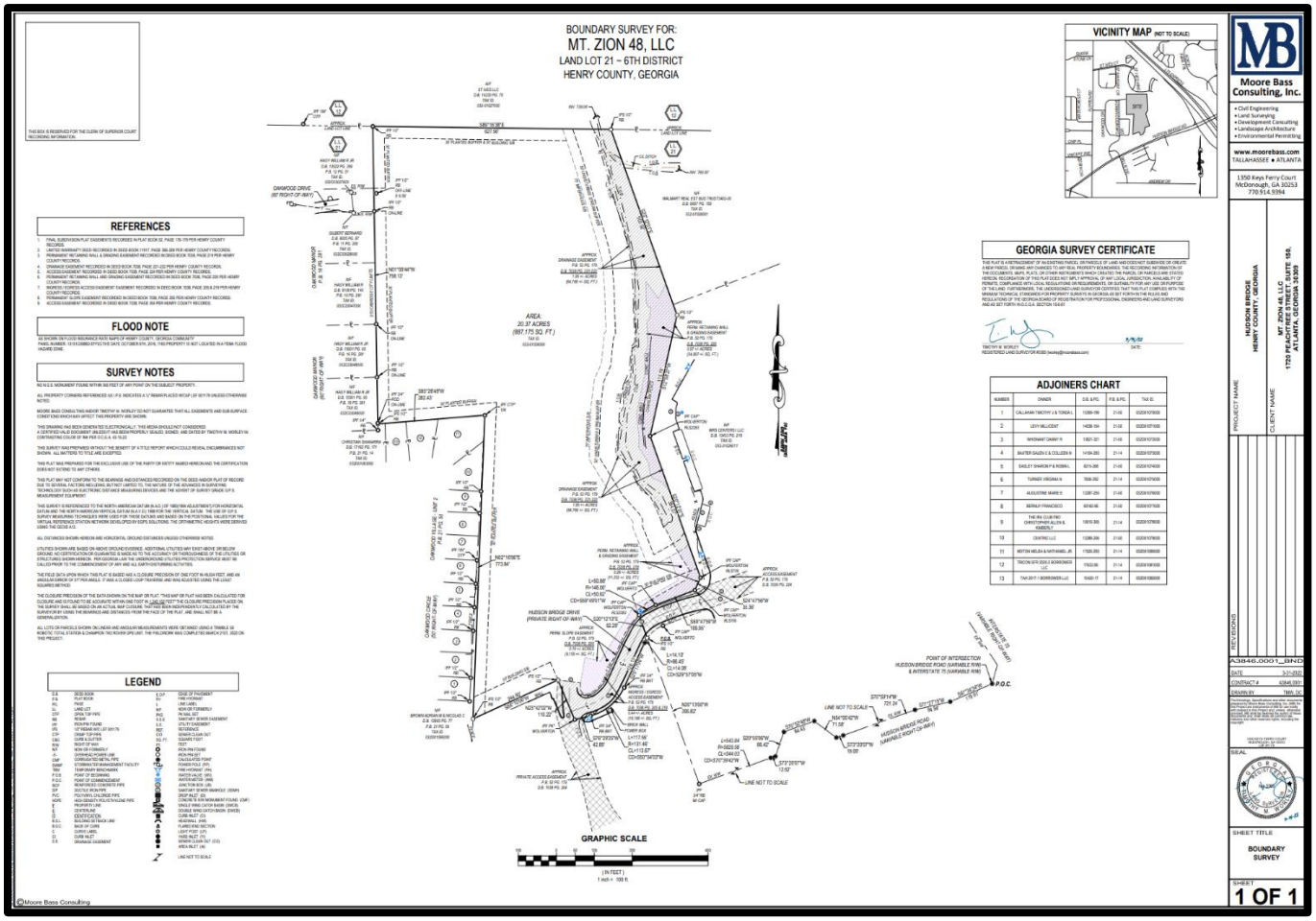


2024 CITY OF STOCKBRIDGE FUTURE LAND USE MAP



BOUNDARY SURVEY

Hudson Bridge Drive is located at the southern end of the property.



PROPOSED DEVELOPMENT

A. Project Size. The applicant has submitted a site plan which was prepared by Moore Bass Consulting on 02/29/24, representing Sheet #A3551.0010-SP1. Its title is "Hudson Bridge Townhomes; Stockbridge, GA." According to an inset box, entitled "Site Data", on the site plan, the applicant proposes to build 140 fee simple townhomes, including 101 smaller units and 39 larger units, at a density of 6.87 units per acre. The applicant would be required to designate at least 15 percent of the total site area as open space, and the applicant would substantially exceed that amount by designating about 41 percent of the site area as open space (8.37 acres of the total site area of 20.367 acres). The impervious area would be 10.0 acres, comprising 49 percent of the total site area. Forty-one (41) off-street parking spaces would be provided, which would meet the requirements. However, the required front and side yard setbacks would not be met for the requested MFR district, as is shown in the table below. The applicant has submitted a variance application to

request the reduction in the front yard setbacks of the townhome lots from the MFR District's required 50 feet to 20 feet, and to reduce the side yard setbacks (between townhome buildings) from the required 20 feet to 10 feet. The analysis of the merits of these variance requests are presented in the Staff Report for Variance Case #VR-2024-03.

Table 2--Required Versus Proposed Setbacks in the Requested MFR District

MFR District Setback Requirements:	Proposed Setbacks:	Meets MFR Requirements?
Front Yard Setbacks – 50 feet	Front Yard Setbacks – 20 feet	No
Side Yard Setbacks – 20 feet	Side Yard Setbacks – 10 feet	No
Rear Yard Setbacks – 20 feet	Rear Yard Setbacks – 20 feet	Yes

B. Site Plan Design. The submitted site plan shows that the development site would have two accesses, including the main entrance off Hudson Bridge Drive and a secondary access at Oakwood Drive to the northwest. A swimming pool, clubhouse, and guest parking would be provided near the main entrance, and a detention pond would be situated near the pool. No mail kiosk has been shown. The project entrance street would make a loop toward the rear of the property, where three other guest parking lots and an unspecified small amenity would be provided. A second detention pond would be located at the northeast rear of the property. Landscaped buffering would surround the property, although there is no indication of buffer widths. The Buffer Area Standards within Section 4.6.3A of the Stockbridge UDC requires the provision of a 25-foot zoning buffer between multifamily developments and single-family-zoned districts. Thus, this buffer should be provided along the western boundary of the property. A 50-foot undisturbed stream buffer would be designated along the eastern side of the property. No walking trails or dog parks have been indicated on the site plan.

C. Utilities Facilities. The applicant received a letter from the Henry County Water Authority, which was dated June 21, 2024, in response to the applicant's submitted application for a water and sewer availability letter. The findings and requirements of the Authority's letter are listed below, which the developer would need to comply with if RZ-2024-01 is approved.

1. Water service could be made available to the property via a water line extension.
2. Sewage treatment and sewer line capacity are available for the property, but the developer would be required to pay for an offsite sanitary sewer line extension, including the acquisition of easements, to meet the Authority's standards, and then to convey that extension to the Authority.
3. The specifications above would be effective for 365 days from the date of the letter (June 21, 2024), and any deviation in zoning that would increase the project density or usage would void the letter and require a re-evaluation.

D. Traffic Impact Study. The applicant submitted a Traffic Impact Study to the Planning & Zoning Office on June 21, 2024. It was prepared for Moore Bass Consulting, Inc. by

SEI Engineering, Inc., in collaboration with Acampora Traffic, LLC. Findings of the Study are presented in the Staff Report for RZ-2024-01. The conclusion of the Study was that the proposed development would only slightly increase traffic volumes within the vicinity of the subject property, and that no additional traffic improvements would be needed.

E. Townhome Lots, Buildings, and Designs. An inset on the applicant's site plan shows that the proposed townhome lots would have a depth of 100 feet. The smaller townhome lots would be 20 feet wide and would be located toward the rear of the property, while the larger townhome lots would be 24 feet wide and would be located at the front of the property. The requested MFR zoning district requires front yard setbacks of 50 feet, but the townhome lots drawings show distances of only 20 feet from the fronts of the buildings to the right-of-way lines. For this reason, the applicant has requested a variance to reduce the front yard setbacks to only 20 feet. The MFR district also requires a minimum spacing of 20 feet between townhome buildings, but the applicant has requested a variance to reduce the side yard setbacks of the townhome lots to 10 feet. The proposed townhome renderings from the applicant, which are shown below, indicate that the smaller townhome buildings would have one-car garages and the larger townhome buildings would have two-car garages.

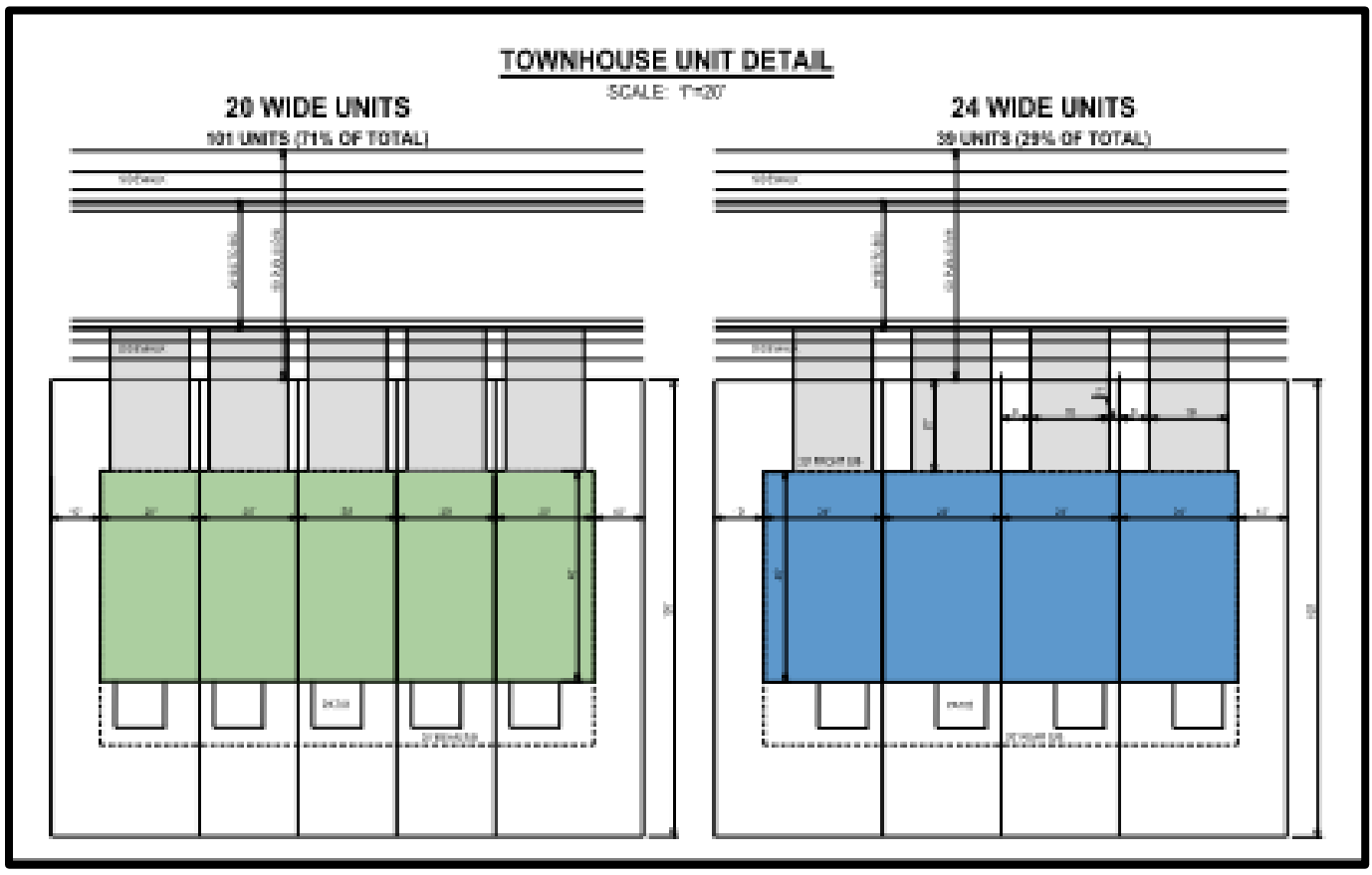
PROPOSED SITE PLAN -- FULL SHEET (View from the South)



AERIAL PHOTO OF THE VICINITY, OVERLAIN BY THE SITE PLAN



PROPOSED SITE PLAN – TOWNHOME LOT DETAILS



NOTES: All 140 townhome lots would be 100 feet deep. There would be 101 larger lots (71% of the total) and 39 smaller lots (29% of the total). The larger townhome units would be 24 feet wide and have two-car garages, while the smaller townhome units would be 20 feet wide and have one-car garages.

RENDERINGS OF PROPOSED TOWNHOME BUILDINGS

Smaller Townhome Buildings (20 Feet Wide) with One-Car Garages:



Larger Townhome Buildings (24 Feet Wide) with Two-Car Garages:



IV. ANALYSES OF VARIANCE REQUESTS

Section 10.1.3 of the Stockbridge Unified Development Code (UDE) lists the criteria which are to be considered for deciding variances. A variance may be granted only upon a finding by the Mayor and City Council that all of eight identified conditions would be met. These eight conditions will be discussed in the analysis below for each of the applicant's two requested variances.

1. Analysis of Variance Request #1. For Variance Request #1, the applicant requests that the front yard setbacks of the townhome lots be reduced from the required 50 feet in the MFR district to 20 feet.

Criterion "A"-- *Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district.*

The subject property does have an unusual shape, and the presence of a creek, wetlands, and a steep drop-off in the southeastern corner of the property make certain areas of the property unbuildable. This limits the remaining available land on which to build, resulting in fewer units being built than would otherwise be the case. However, the applicant's application has not stated why such a large reduction in the front yard setbacks is needed for each lot—from 50 feet down to 20 feet. From the "Townhouse Detail" inset drawing on the submitted site plan, it appears that there would be only about 5 feet between the proposed 20-foot driveway setback and the sidewalk. Since standard parking spaces are 20 feet long, parked vehicles could protrude into that 5-foot area, which could be undesirable for pedestrians.

Criterion "B"— *A literal interpretation of the provisions of this unified development code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.*

While the Stockbridge City Council has approved reductions in the front yard setbacks of the townhome lots for other properties in the MFR district, in the past five years, the City Council has not approved any variances for a front yard setback reduction down to just 20 feet. Reductions down to 25 feet have been granted only a few times. Further, an ordinance is currently pending before the Stockbridge City Council to make revisions to the MFR district regulations. Included within that ordinance is a staff recommendation that the required front yard setbacks within the MFR district be at least 30 feet. The applicant has not provided any justification for reducing the front yard setbacks to less than 30 feet.

Criterion "C"— Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district.

Since the requested front-yard variance reduction would be down to only 20 feet, this would be a greater reduction than has been granted for other properties in MFR districts

in the City. The granting of Variance Request #1 would therefore cause the applicant to enjoy a special privilege, with no apparent urgent need being given to do so, in terms of the design of the proposed development.

Criterion "D"—*The variance will be consistent with the purposes and intent of this unified development code, will be compatible with uses on neighboring properties, and will serve the public welfare.*

There is no apparent reason for granting a front-yard setback reduction down to 20 feet, thus its consistency with the purposes and intent of the UDC cannot be determined. Further, such a reduction would not be compatible with the single-family neighboring properties to the west, in the Oakwood Manor Subdivision, and any potential benefits to the public welfare are unknown.

Criterion "E"—*The extraordinary circumstances are not the result of actions of the applicant.*

The physical characteristics of the subject property (the presence of a creek, floodplain areas, and steep topography) are not the result of any actions of the applicant. Their presence, though, does not automatically justify a front-yard setback variance reduction down to 20 feet.

Criterion "F"—*The variance is the minimum relief that will allow the legal use of the land, building or structure.*

Without the granting of Variance Request #1, the land could still be used for building a smaller townhome development with larger but fewer townhome lots.

Criterion "G"--*The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district.*

The applicant is not requesting the granting of Variance Request #1 to allow any types of uses on the existing vacant land that are prohibited within the applicant's requested MFR zoning district.

2. Analysis of Variance Request #2. For Variance Request #2, the applicant requests that the side yard setbacks of the townhome lots be reduced from the required 15 feet to 10 feet.

Criterion "A"-- *Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district.*

The subject property does have an unusual shape, and the presence of a creek, wetlands, and a steep drop-off in the southeastern corner of the property make certain areas of the

property unbuildable. This limits the remaining available land on which to build, resulting in fewer units being built than would otherwise be the case. However, the applicant's application has not stated why the reduction in the side-yard setbacks would be needed. Presumably, it would just be to allow more townhome units to be built on the property.

Criterion "B"— *A literal interpretation of the provisions of this unified development code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.*

Within the past five years, the Stockbridge City Council has approved reductions in the side yard setbacks of townhome lots for other properties in the MFR district. However, the applicant has not demonstrated why any side-yard setback reductions are needed in designing the proposed development.

Criterion "C"—*Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district.*

The granting of Variance Request #2 may not be viewed as a special privilege, compared to owners of other properties within the MFR zoning district, since other property owners have been granted similar variance requests.

Criterion "D"—*The variance will be consistent with the purposes and intent of this unified development code, will be compatible with uses on neighboring properties, and will serve the public welfare.*

There is no apparent reason for granting a side-yard setback reduction down to 10 feet from the required 15 feet, thus its consistency with the purposes and intent of the UDC cannot be determined. However, this reduction of only 5 feet would not be significant, and no potential detriments to the public welfare have been identified.

Criterion "E"—*The extraordinary circumstances are not the result of actions of the applicant.*

The physical characteristics of the subject property (the presence of a creek, floodplain areas, and steep topography) are not the result of any actions of the applicant. Their presence, though, does not automatically justify a side-yard setback variance reduction down to 10 feet. However, no apparent harm in doing so has been identified.

Criterion "F"— *The variance is the minimum relief that will allow the legal use of the land, building or structure.*

Without the granting of Variance Request #2, the land could still be used for building a smaller townhome development with larger but fewer townhome lots.

Criterion "G"-- *The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district.*

The applicant is not requesting the granting of Variance Request #2 to allow any types of uses on the existing vacant land that are prohibited within the applicant's requested MFR zoning district.

V. CONCLUSIONS

The applicant has cited a general need for setback reductions on the subject property due to the unusual shape of the property, as well as the presence of a creek, floodplains, and steep topography. The granting of the two requested variances would presumably allow a greater number of townhomes to be built on the property. But the specific justifications for the requested variances, in terms of designing the site plan, have not been given. For Variance Request #1, the applicant is requesting a greater front-yard setback reduction (down to only 20 feet) than has been granted to any other MFR district applicants within the past five years. For Variance Request #2, the requested side-yard setback reduction would not be significant, and although no specific justification has been given by the applicant for doing so, no evident harm in granting this request has been identified, either.

VI. RECOMMENDATIONS

1. **For Variance Request #1,** the Planning & Zoning Staff makes two recommendations, as follows:

   a. The **denial** of the applicant's request to reduce the front yard setbacks of the townhome lots from the required 50 feet down to only 20 feet in the MFR zoning district.
   b. The **approval** of a reduction in the front yard setbacks of the townhome lots to 30 feet.

2. **For Variance Request #2,** the Planning & Zoning Staff recommends the **approval** of this request to reduce the side yard setbacks from the required 15 feet to 10 feet for the proposed townhome lots.

City of Stockbridge

AGENDA ITEM

MEETING DATE

SEPTEMBER 9, 2024

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

VARIANCE CASE #VR-2024-03: Variance Request #2. To consider a request to reduce the required side yard setbacks of proposed townhome lots from the required 15 feet to 10 feet as part of a townhome development containing 140 units on 20.37 +/- acres. The applicant is Lennar Georgia, LLC.

BACKGROUND INFORMATION:

The applicant has also applied for Comp. Plan Amend. Case #CP-2024-01, Rezoning Case #RZ-2024-01, & Variance Case #VR-2024-03: Variance Request #1 (reduction in the front yard setbacks).

Staff Recommendation--Approval.
Planning Commission Recommendation on 05/16/24--N/A; application not yet submitted.
City Council Action on 06/10/24--N/A; application not yet submitted.
Planning Commission Recommendation on 08/15/24--Automatic denial since CP-2024-01 was denied.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

VARIANCE CASE #VR-2024-03: Variance Request #1.

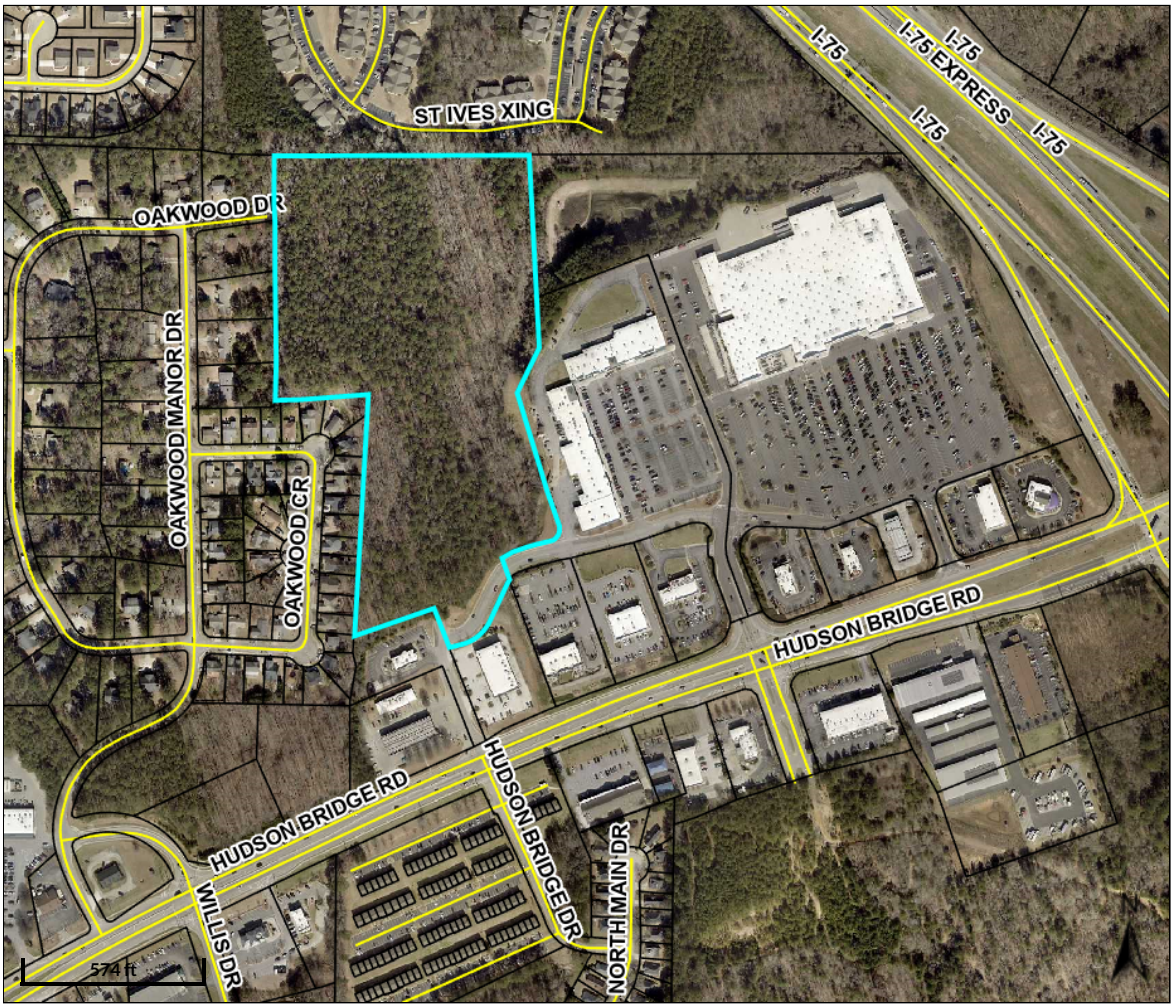
BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

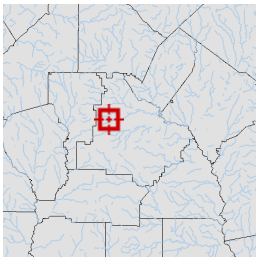
DENIAL OF FRONT YARD SETBACK REDUCTION TO 20 FEET, BUT APPROVAL FOR 30 FEET.

Staff Signature_____

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	032-01026000	**Class**	C	**Owner**	MOUNT ZION	**Land**	$1.12019e+006			
Property		**Acreage**	20.367	**Address**	48 LLC	**Value:**				
Address					1 WOODY	**Building**	$0	**Last 2 Sales**		
District	City/Stockbridge				TRAIL	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					MABLETON	**Misc**	$0	4/29/2022	$556,000	OTHER	U
					GA 30126	**Value:**		11/1/2010	$0	CORPORATE	U
						Total	$1120185				
						Value:					

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

Date created: 4/23/2024
Last Data Uploaded: 4/22/2024 9:15:03 PM

Developed by Schneider GEOSPATIAL

Presentations for CP-2024-01, RZ-2024-01, VR-2024-03

Mayor and Council: September 9, 2024

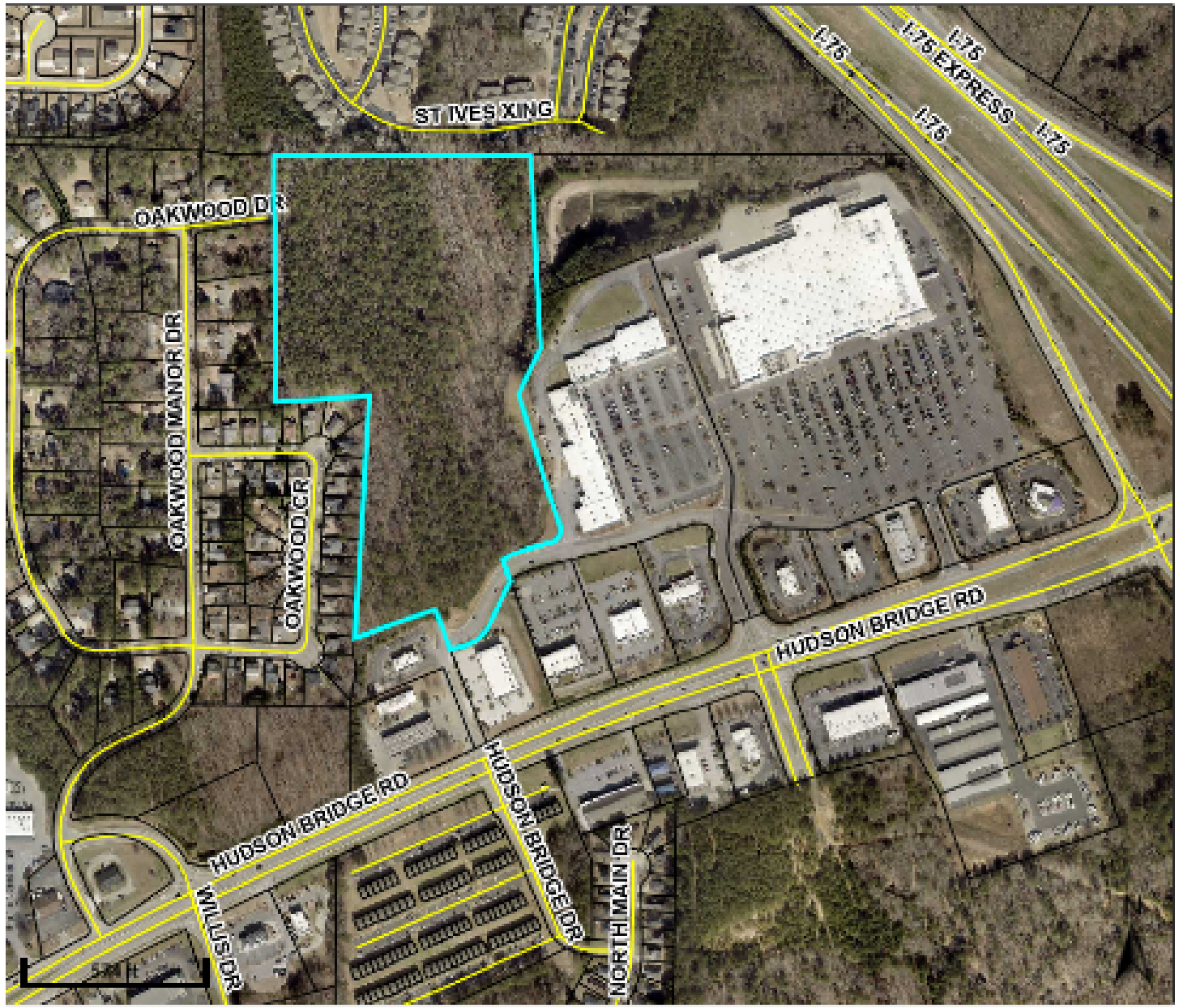
Stockbridge

Where Community Connects

Case Facts

- Applicant: Lennar Georgia, c/o Battle Law, P.C.
- Owner: Mount Zion 48, LLC.
- Number of Proposed Units Per Acre: 6.87 units per acre
- Address of Property: Hudson Bridge Drive
- Number of Acres: 20.367 acres
- Project Characteristics: Vacant land; mostly wooded. The eastern portion of site contains steep topography, wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback as part of a nearby stream. Site includes a portion of Hudson Bridge Drive, which was granted an easement.
- Current Future Land Use Designation: Medium-Density Mixed-Use.
- Current Zoning of Property: C-2 (General Commercial)
- Sign Posting: July 16, 2024

AERIAL PHOTO OF SUBJECT PROPERTY





Aerial Photo with Site Plan

STREET VIEW OF SOUTHWEST CORNER OF SITE



STREET VIEW OF SITE TOWARD SOUTHEAST CORNER



PROPERTY AND ZONING HISTORY

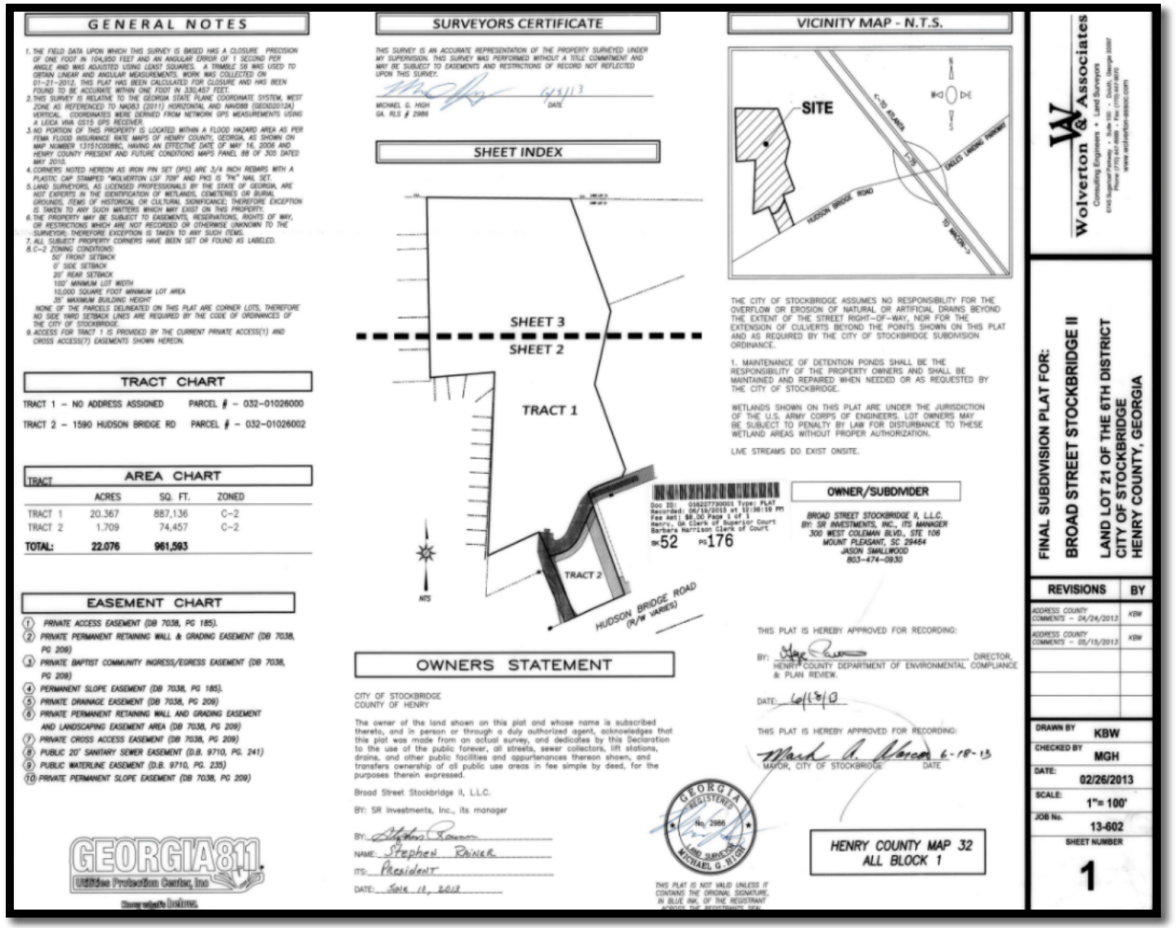


Walmart Master Development Plan and DRI

The subject property was originally a part of a Master Development Plan (Centre @ Stockbridge) with a Wal-Mart Supercenter as a mixed-used development for a total of 70.16 acres. The entire property was annexed by the City of Stockbridge in 2002. The subject site as a part of the Master Plan was described as "Tract 2." Tracts 1 and 2 were annexed as C-2 (Commercial – Medium Density) and C-3 (Heavy Commercial). Tracts 1 and 2 were further subdivided on February 4, 2004, creating a "new" Tract 2 as a part of the Walmart Development. The original Tract 2 would become a "stand-alone" parcel for future development. The Master Development Plan initially allowed the subject site to have access from Hudson Bridge Road, but outparcels were later created, and this removed the site's access to Hudson Bridge Road. A Development of Regional Impact Analysis (DRI #481) was completed on the Master Development Plan, including the subject site, on November 21, 2003, and a Development Agreement was also prepared. Per the DRI for the entire Plan area, "The site shall be mixed-use and contain a minimum of 200 residential units and a maximum of 343,500 square feet of commercial/office/retail space." However, DRI officials have stated that DRI conditions have no effect after ten years.

Previous Parcel Split and Easement Creation

Wolverton & Associates of Duluth, Georgia created a series of drawings on February 26, 2013 as part of a Final Subdivision Plat for Broad Street Stockbridge II, LLC. It showed that the subject property was split into two Tracts, with Tract 1 representing the current boundaries of the site and Tract 2 being cut off from the site. This resulted the Tract 1 (the current site) losing its access from Hudson Bridge Drive. However, ten easements were created along and adjacent to Hudson Bridge Drive, including an easement to allow a portion of Hudson Bridge Drive which is a private street, and which is actually contained within the boundaries of the subject site, to be used by the public for access to the surrounding commercial properties. The fact that this portion of Hudson Bridge Drive is located within the site boundaries is confirmed today by the aerial photo of the site from the Henry County Tax Assessors' records.



PROPOSED DEVELOPMENT INFORMATION



Development Information

- **Project Size**: The applicant has submitted a site plan which was prepared by Moore Bass Consulting on 02/29/24, representing Sheet #A3551.0010-SP1. Its title is "Hudson Bridge Townhomes; Stockbridge, GA." According to an inset box, entitled "Site Data", on the site plan, the applicant proposes to build 140 fee simple townhomes, including 101 smaller units and 39 larger units, at a density of 6.87 units per acre. The applicant would be required to designate at least 15 percent of the total site area as open space, and the applicant would substantially exceed that amount by designating about 41 percent of the site area as open space (8.37 acres of the total site area of 20.367 acres). The impervious area would be 10.0 acres, comprising 49 percent of the total site area. Forty-one (41) off-street parking spaces would be provided, which would meet the requirements. However, the required front and side yard setbacks would not be met for the requested MFR district, as is shown in the table below. The applicant has submitted a variance application to request the reduction in the front yard setbacks of the townhome lots from the MFR District's required 50 feet to 20 feet, and to reduce the side yard setbacks (between townhome buildings) from the required 20 feet to 10 feet. The analysis of the merits of these variance requests are presented in the Staff Report for Variance Case #VR-2024-03.

- **Site Plan Design:** The submitted site plan shows that the development site would have two accesses, including the main entrance off Hudson Bridge Drive and a secondary access at Oakwood Drive to the northwest. A swimming pool, clubhouse, and guest parking would be provided near the main entrance, and a detention pond would be situated near the pool. No mail kiosk has been shown. The project entrance street would make a loop toward the rear of the property, where three other guest parking lots and an unspecified small amenity would be provided. A second detention pond would be located at the northeast rear of the property. Landscaped buffering would surround the property, although there is no indication of buffer widths. The Buffer Area Standards within Section 4.6.3A of the Stockbridge UDC requires the provision of a 25-foot zoning buffer between multifamily developments and single-family-zoned districts. Thus, this buffer should be provided along the western boundary of the property. A 50-foot undisturbed stream buffer would be designated along the eastern side of the property. No walking trails or dog parks have been indicated on the site plan.

- **Utilities Facilities**: The applicant received a letter from the Henry County Water Authority, which was dated June 21, 2024, in response to the applicant's submitted application for a water and sewer availability letter. The findings and requirements of the Authority's letter are listed below, which the developer would need to comply with if RZ-2024-01 is approved.

1. Water service could be made available to the property via a water line extension.

2. Sewage treatment and sewer line capacity are available for the property, but the developer would be required to pay for an offsite sanitary sewer line extension, including the acquisition of easements, to meet the Authority's standards, and then to convey that extension to the Authority.

3. The specifications above would be effective for 365 days from the date of the letter (June 21, 2024), and any deviation in zoning that would increase the project density or usage would void the letter and require a re-evaluation.

Development Information (cont.)

- **Traffic Impact Study:** The applicant submitted a Traffic Impact Study to the Planning & Zoning Office on June 21, 2024. It was prepared for Moore Bass Consulting, Inc. by SEI Engineering, Inc., in collaboration with Acampora Traffic, LLC. The study evaluated existing traffic conditions within the vicinity of the subject property, used a standard growth factor to make projections on future traffic conditions in the vicinity if the proposed development does not occur (the "no-build" scenario). After that, the study made traffic projections based on anticipated future traffic conditions plus the expected addition of new traffic from the proposed townhome development, and also considering the effects of the completion of various planned road improvements to be made by Georgia DOT in the vicinity. Traffic counts were collected at five intersections near the subject property on May 30, 2024, when area schools were in recess. The counts were taken during the morning (7-9 AM) and afternoon (4-6 PM) peak hours. The study stated that acceptable traffic conditions were found at all of the traffic count locations. In the no-build scenario, most of the intersections that were studied appeared to operate in a satisfactory manner, except for the afternoon peak hour for the intersection of Hudson Bridge Drive at Hudson Bridge Road, as well as Hudson Bridge Road at Flippen Road, which would both operate at Level of Service E. This situation could be improved by adding a second westbound turn lane toward Flippen Road. Additional roadway pavement is already available for such purpose, so it only needs to be restriped (in conjunction with alterations to the timing of the traffic signal at the intersection of Hudson Bridge Road and Flippen Road). The study recommended that this improvement take place whether or not the proposed townhomes are built. The Traffic Impact Study projected that the proposed 140 townhomes on the subject property would generate 1,016 trips per weekday, including 67 trips during the morning peak hour and 80 trips during the afternoon peak hour. These data are presented in the table below, with a further breakdown of the numbers of AM and PM trips being generated going in and out of the proposed development. Future traffic operations in the vicinity, with the addition of trips from the proposed townhome development, would have "a slight deterioration in operations at each study intersection." As with the no-build scenario, the intersections of Hudson Bridge Drive with Flippen Road and with Hudson Bridge Drive would operate at Level of Service E during the PM peak hour if the townhomes are built. But since the Hudson Bridge Road/Hudson Bridge Drive Intersection features a side street which would operate poorly only for the southbound direction during the PM peak hour, the Study did not recommend that any traffic improvements be made, especially since drivers at that intersection would have the option of travelling to the traffic signal at the Hudson Bridge Road / Western Parallel Connector Intersection to make turns. The addition of a westbound left-turn lane from Hudson Bridge Road to Flippen Road was recommended, whether or not the townhomes are developed.

Development Information (cont.)

- **<u>Townhome Lots, Buildings, and Designs:</u>** An inset on the applicant's site plan shows that the proposed townhome lots would have a depth of 100 feet. The smaller townhome lots would be 20 feet wide and would be located toward the rear of the property, while the larger townhome lots would be 24 feet wide and would be located at the front of the property. The requested MFR zoning district requires front yard setbacks of 50 feet, but the townhome lots drawings show distances of only 20 feet from the fronts of the buildings to the right-of-way lines. For this reason, the applicant has requested a variance to reduce the front yard setbacks to only 20 feet. The MFR district also requires a minimum spacing of 20 feet between townhome buildings, but the applicant has requested a variance to reduce the side yard setbacks of the townhome lots to 10 feet. The proposed townhome renderings from the applicant, which are shown below, indicate that the smaller townhome buildings would have one-car garages and the larger townhome buildings would have two-car garages.

PROPOSED SITE PLAN

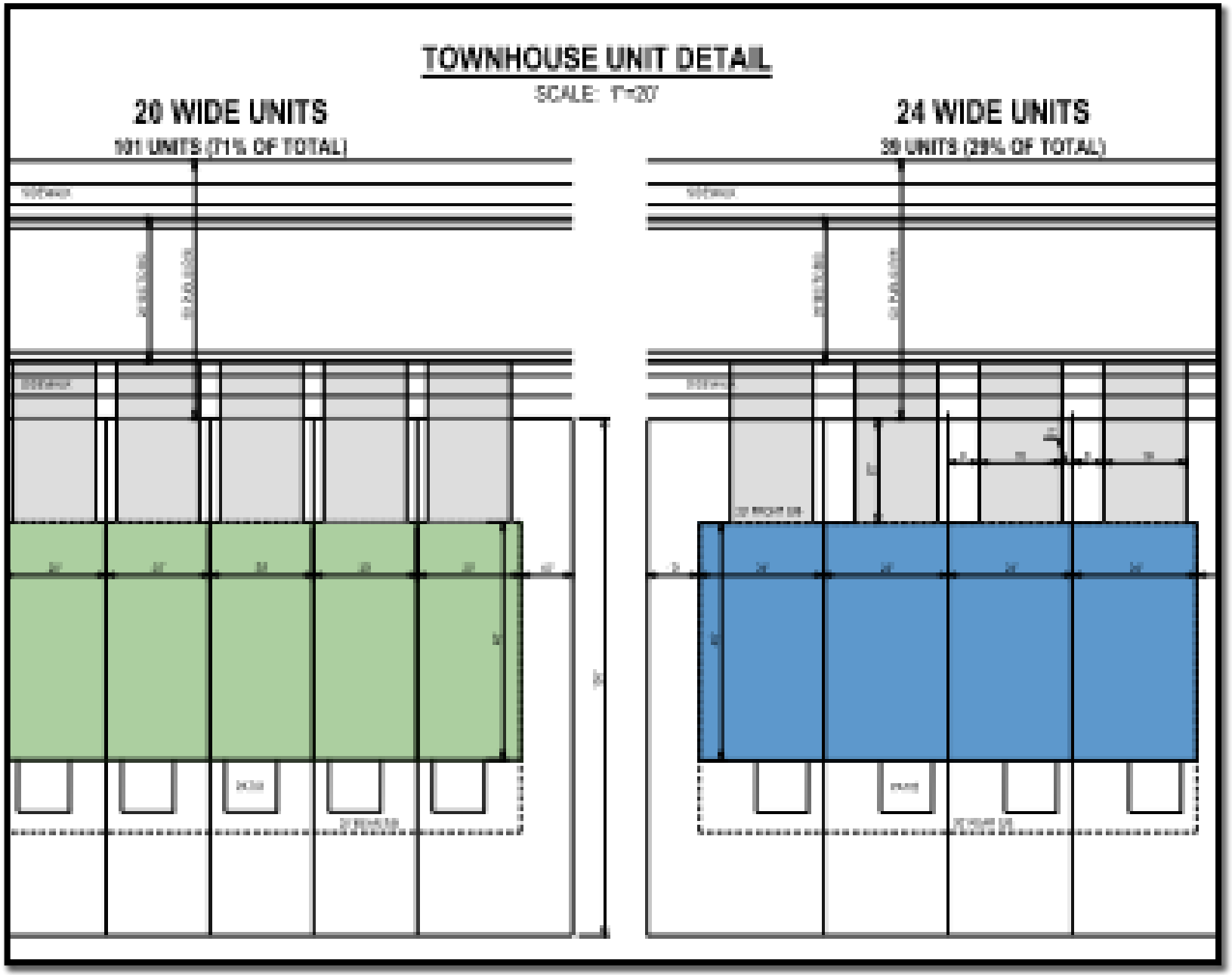


Smaller Townhome Buildings (20 Feet Wide) with One-Car Garages:



Larger Townhome Buildings (24 Feet Wide) with Two-Car Garages:





PROPOSED SITE PLAN – TOWNHOME LOT DETAILS

- All 140 townhome lots would be 100 feet deep. There would be 101 larger lots (71% of the total) and 39 smaller lots (29% of the total). The larger townhome units would be 24 feet wide and have two-car garages, while the smaller townhome units would be 20 feet wide and have one-car garages.

Presentation for CP-2024-01



MEDIUM-DENSITY RESIDENTIAL (4-7.99 UNITS/ACRE)

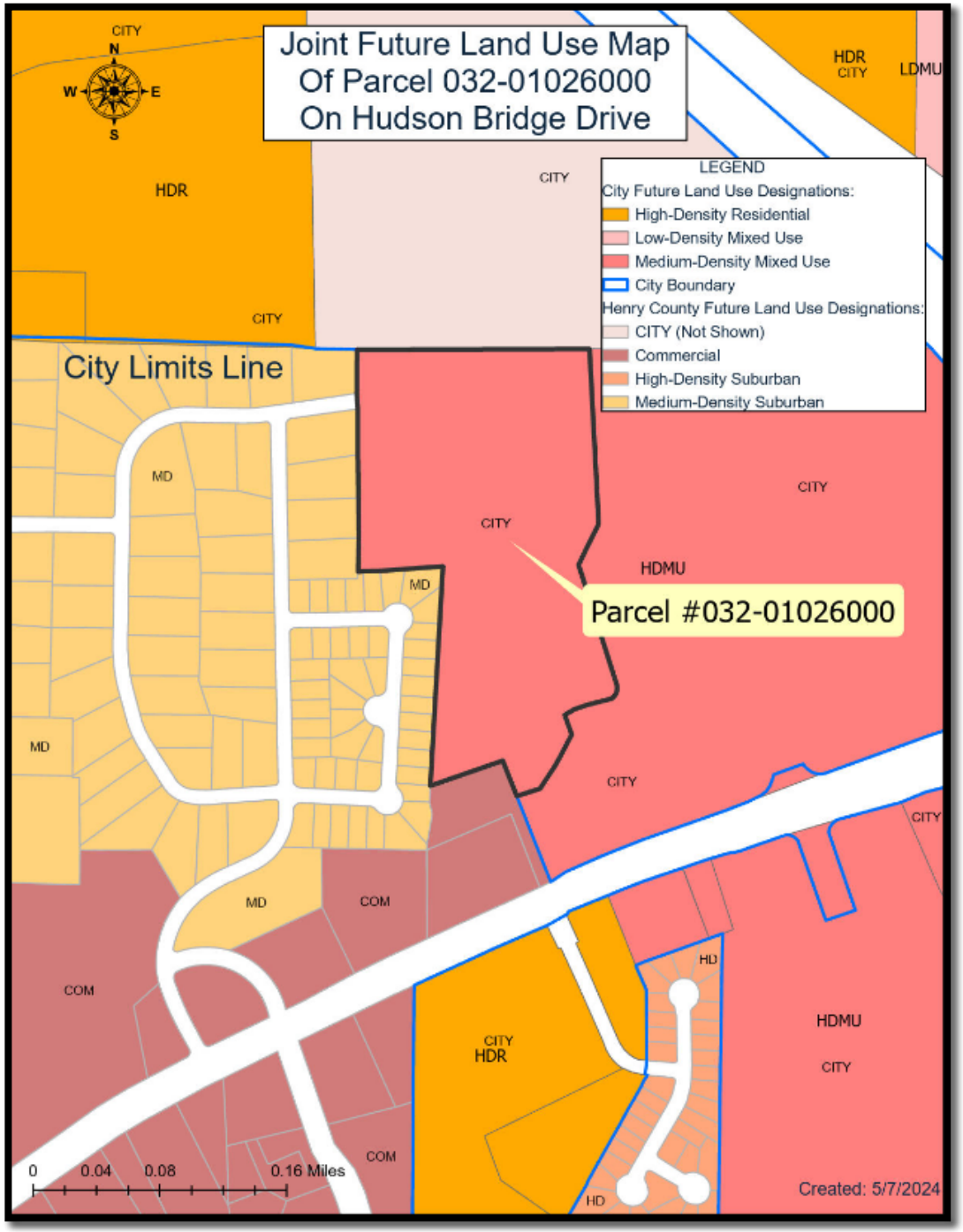
This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.

Applicant's Request

The applicant requests a Comprehensive Plan Amendment to change the subject property's future land use designation from Medium-Density Mixed-Use to Medium-Density Residential to allow for the construction of a 140-unit townhome development. The current land use designation of Medium-Density Mixed-Use is incompatible with the applicant's requested rezoning of the property to MFR (Multiple-Family Residential).

The current land use designation of Medium-Density Mixed-Use is incompatible with the applicant's requested rezoning of the property to MFR (Multiple-Family Residential).

2024 CITY OF STOCKBRIDGE FUTURE LAND USE MAP



SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	St. Ives Apartments St. Margrit Subdivision	High Density Residential
Property to the South	Commercial uses fronting onto Hudson Bridge Road, including J & J Liquor and Western Union. Hudson Bridge Townhomes	Medium Density Mixed Use; High Density Residential
Property to the East	Adjacent shopping center	Medium Density Mixed Use
Property to the West	Oakwood Village Subdivision Oakwood Manor Subdivision	Medium-Density Residential (Henry County Future Land Use Map) Medium-Density Residential (Henry County Future Land Use Map)

SURROUNDING LAND USE DENSITIES

Name of Subdivision	Units	Estimate Density Per Acres
St. Ives Apartments	19	1 unit per acre
St. Margrit Subdivision	54	3 units per acre
Hudson Bridge Townhomes	13	1 unit per acre
Oakwood Village Subdivision	45	4.5 units per acre
Oakwood Manor	41	1 unit per acre
Lennar Georgia, LLC.	**140**	**6.87 units per acre**

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the City, and the proposed townhome development would help to meet that need. The companion Future Land Use Map shows a future land use designation for the subject property of "Medium-Density Mixed-Use", which is intended for commercial areas or mixed-use developments containing mostly commercial uses. But since the applicant only proposes to include residential uses, the current land use designation of Medium-Density Mixed-Use would not be consistent with the Comprehensive Plan. The applicant has therefore requested a Comprehensive Plan amendment, via Case #CP-2024-01, to change the property's future land use designation to Medium-Density Residential for an exclusive residential development, which allows densities of 4 to 7.99 units per acre. This would include the applicant's proposed density of 6.87 units per acre.

2. **Relation to the Zoning of the Property:** Although the applicant's requested MFR zoning would be consistent with the property's current Medium-Density Mixed-Use future land use designation, a change to Medium-Density Residential would be more appropriate since the proposed development would only contain a residential use and no commercial uses. Further, the Medium-Density Residential specifies a density range of 4 to 7.99 units per acre, which would be appropriate for the proposed development's density of 6.87 units per acre.

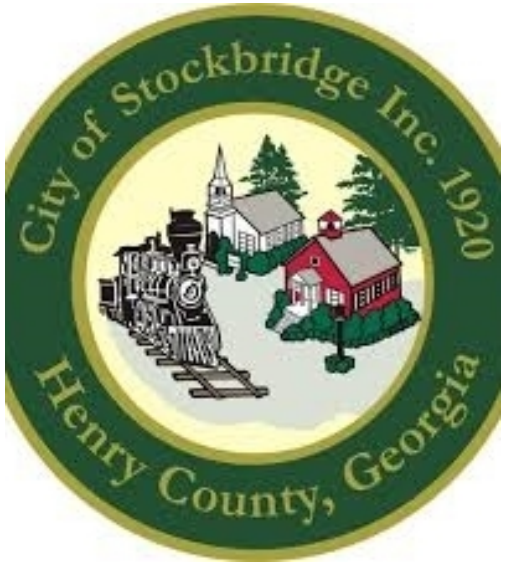
3. **Suitability of the Site's Location:** The proposed 'Medium-Density Residential' future land use designation would be compatible with the adjacent Medium-Density Residential designation of the Oakwood Manor Subdivision to the west. Furthermore, the requested MFR rezoning of the property, which calls for multifamily uses, would be compatible with the Oakwood Manor Subdivision's Henry County zoning of 'RM' (Residential Multifamily).

4. **Maintaining the Current Land Use Designation:** Due to the location of the subject property adjacent to major commercial uses along a major commercial corridor, as well as the large size of the property, it is unlikely that the types of uses that are intended for areas having the Medium-Density Mixed-Use designation would be developed on this property. Those uses include "two to three story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums."

Staff Recommendation

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment for Parcel #032-01026000 on the north side of Hudson Bridge Drive, via CP-2024-01, would be necessary and desirable for the subject property, in conjunction with the requested rezoning of the property to MFR via RZ-2024-01, to allow for the proposed townhome development. Therefore, the Planning and Zoning staff recommends the **APPROVAL** of CP-2024-01.

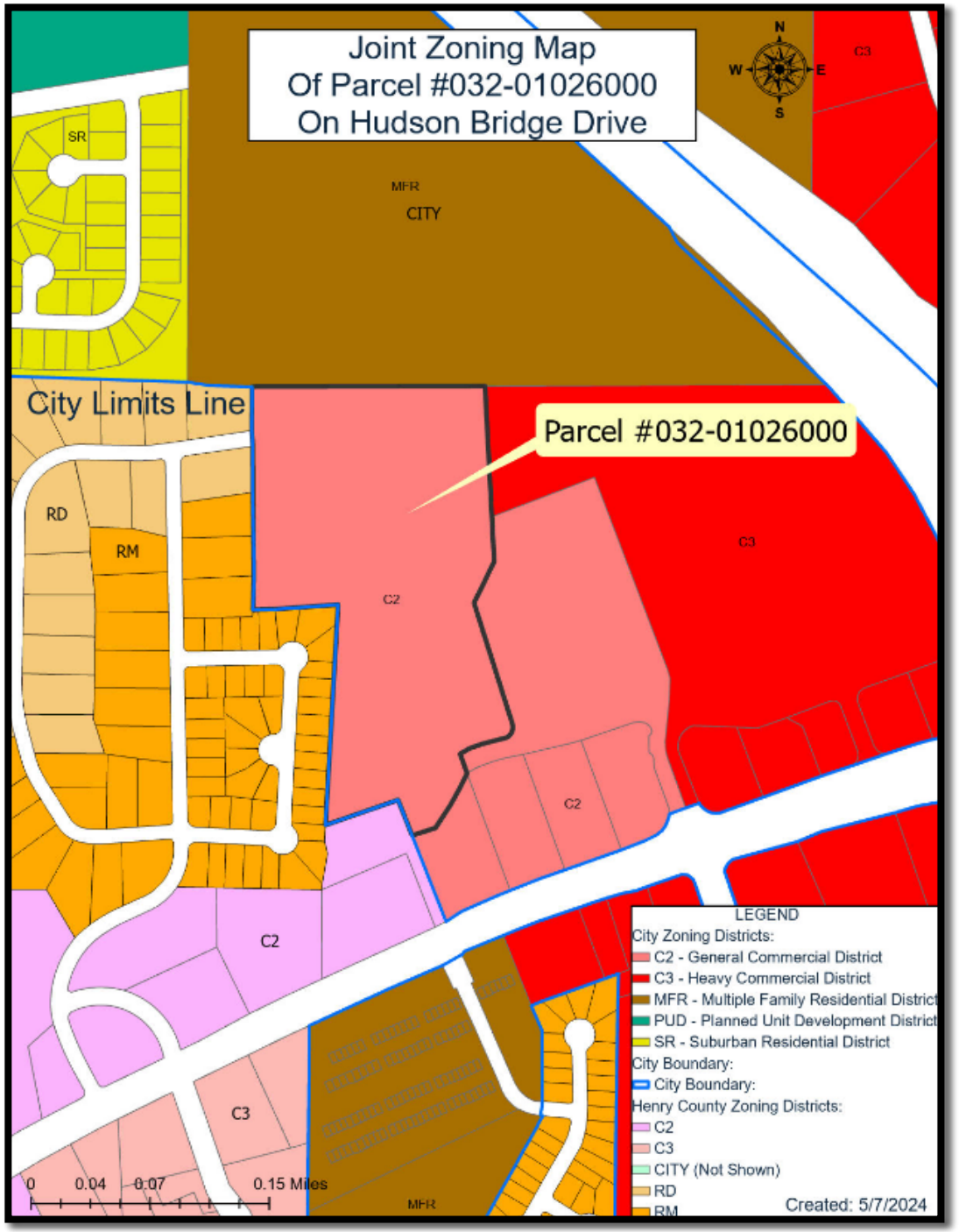
Presentation for RZ-2024-01



Applicant's Request

Rezone from 'C-2' (General Commercial) to 'MFR' (Multiple Family Residential) to allow for the development of a townhome community with 140 units.

2024 CITY OF STOCKBRIDGE ZONING MAP



PARKWAY MIXED-USE OVERLAY DISTRICT MAP



Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the City, and the proposed townhome development would help to meet that need. The companion Future Land Use Map shows a future land use designation for the subject property of "Medium-Density Mixed-Use", to include both residential and commercial uses. But since the applicant only proposes to include residential uses, the applicant has requested a Comprehensive Plan amendment application, comprising Case #CP-2024-01, to change the property's future land use designation to Medium-Density Residential, which allows densities of 4 to 7.99 units per acre, which includes the applicant's proposed density of 6.87 units per acre. The consistency of the proposed development with the Comprehensive Plan is further discussed within the staff report for CP-2024-01.

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 rezoning of the subject property to the requested 'MFR' (Multiple Family Residential) district is necessary because the proposed townhome development is not permissible under the property's existing C-2 zoning. The MFR district permits townhome development, as does the PMU (Parkway Mixed-Use Overlay District), wherein the property lies. Although the intent of the MFR district is for new developments to be located on streets having a classification of 'collector' or higher, and Hudson Bridge Drive is only a local street, the property is located in close proximity to Hudson Bridge Road, an arterial road with a signalized intersection near the property. Further, the subject property is part of the Walmart Master Plan area, and the property originally extended to Hudson Bridge Road but was later subdivided into two tracts, thereby removing its direct access to Hudson Bridge Road.

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 subject property has remained vacant even after the Walmart Master Development Plan was prepared in 2003. A restrictive covenant was imposed by the Baptist Retirement Communities of Georgia on the subject property to prohibit the development of retail uses. Yet, even after its expiration in 2008, no retail development has taken place on the site, despite its permissible C-2 zoning. This suggests that the immediate vicinity may have already reached its saturation point for retail uses. Although the C-2 district also allows other types of non-retail commercial uses, many of them are not permitted in the PMU district. Further, even if they were allowed, such uses most likely would need to have direct frontage onto Hudson Bridge Road to attract customer traffic, which the subject site does not offer. Existing commercial uses to the south and east of the site would have access to potential new customers from the proposed townhome development, thereby increasing their business revenues. In addition, the new townhome residents would have convenient access to the adjacent commercial uses within the Walmart and Centre@ Stockbridge Shopping Center.

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 eastern portion of the subject site contains steep topography, wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback as part of a nearby stream. The developer should take appropriate steps to protect this environmentally-sensitive area, and to facilitate drainage.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

5. **The impacts of the proposed development upon adjacent property owners, should the request be granted:** To protect the residents of the existing Oakwood Manor Subdivision to the west, the secondary access that is shown at the northwest corner of the site, onto Oakwood Drive, it is recommended that the secondary access be designated for emergency access only, with a locked gate. To meet the requirements of the Buffer Area Standards in Section 4.6.3 of the UDC, a 25-foot-wide zoning buffer should be provided along the western property line, plus a fence and tall trees. The proposed development is likely to be a positive impact on the adjacent commercial businesses, whereby the new townhome residents could represent new customers at those businesses, thereby bringing additional revenues to the businesses.

6. **The potential impact of the rezoning on City infrastructure, including the water and sewage system:** The applicant obtained a letter from the Henry County Water Authority, which was dated June 21, 2024. While water service could be made available with a water line extension, the developer would need to pay for an offsite sanitary sewer line extension, including the acquisition of easements, and then convey that extension to the Authority. Further, if any zoning or site plan changes occurred within 365 days of the date of the letter, then the specifications of the letter would be void and a re-evaluation would be required. The developer would therefore need to meet the stated requirements upon any approval of the rezoning of the subject property.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** The submitted site plan shows that the proposed development would have two accesses. The main access would be via Hudson Bridge Drive at the southern end of the property, which is an internal, private street supporting the Walmart and Centre@Stockbridge Shopping Center. Several easements were previously created to facilitate the site's access from the existing traffic signal at Hudson Bridge Road. The Development Agreement governing Tract 1 (Walmart development) stated that the City acknowledged that the use of the created easement along Hudson Bridge Drive for access into the subject site could also serve as the means for access to Hudson Bridge Road. Traffic from the site would be able to utilize two nearby traffic signals on Hudson Bridge Road. The closest one is located at Hudson Bridge Drive, adjacent to the existing QuikTrip store and Taco Bell restaurant; and the second one is located at the Walmart driveway entrance. The two traffic signals would facilitate turning movements. A paved sidewalk is present along Hudson Bridge Drive, which would facilitate pedestrian travel to the surrounding retail stores. The submitted site plan also shows the provision of a secondary access to the northwest, to connect with Oakwood Drive. However, to prevent any adverse traffic impacts on the adjacent Oakwood Manor Subdivision, this should be designated as an emergency access only, with a gate. The applicant submitted a Traffic Impact Study, which was prepared on June 20, 2024. Traffic counts were taken on May 30, 2024 at five nearby intersections, when area schools were in recess. The findings of the Study indicated that traffic conditions are acceptable at most of the intersections, and that they would only have a "slight deterioration" if the proposed townhomes were constructed on the subject property. Although the Hudson Bridge Drive/Flippen Road Intersection would operate at Level of Service E, with or without the townhomes, this could be improved if an additional westbound, left-turn lane were to be provided in the westbound approach to the intersection. Extra pavement is already available for this improvement, and it only needs to be restriped, along with modifications begin made to the signal timing at that intersection. While southbound traffic from the proposed development would incur substantial delays on Hudson Bridge Drive during the afternoon peak hour, drivers could lessen their delays by instead using the traffic signal at the Hudson Bridge Drive/Western Parallel Connector. The Study therefore did not recommend that any other traffic improvements be made.

AM Peak, Going In	AM Peak, Going Out	AM Peak, Total	PM Peak, Going In	PM Peak, Going Out	PM Peak, Total	24-Hour 2-Way Total
17	50	67	47	33	80	1,016

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

8. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan**: The Walmart Master Plan called for a multifamily development containing at least 200 units, but the proposed development would have only 140 units. Townhomes would be an appropriate usage of the property in serving as a transition between the lower-density single-family residential subdivision to the west and the adjacent retail uses to the east. Further, the proposed MFR district would be compatible with the RM Henry County zoning which exists on about half of the acreage of the adjacent Oakwood Village Subdivision. Adequate access is available via Hudson Bridge Drive, the existing easements, and the two traffic signals off Hudson Bridge Road. Residents would benefit from being able to walk to many of the stores, and the stores could benefit from the business which the townhome residents would provide.

9. **The ability of the subject land to be developed as it is presently zoned:** Although the subject property could be developed for commercial uses under its existing C-2 zoning due to the presence of numerous surrounding retail businesses, this may not be realistic for the reasons that are listed below. Conversely, this Analysis has shown that the proposed townhomes would be a reasonable use. The intent of the restrictive covenant by the Baptist Retirement Communities of Georgia was for the subject property to be prohibited from retail use.

- Despite the property's location in the midst of numerous retail businesses, it has not been developed with additional retail uses, even after the expiration of the restrictive covenant.
- Although some type of non-retail commercial uses could be built on the property, this is unlikely to happen since such uses would probably need direct access to Hudson Bridge Road for visibility, which the subject property lacks.
- The presence of the steep topography, stream, and buffer areas in the eastern portion of the site would eliminate needed land which might be needed for required parking to serve a retail or non-retail commercial business.

Staff Recommendation

The Planning and Zoning Staff recommends that the applicant's request to rezone the subject property from 'C-2' (General Commercial) to 'MFR' (Multiple Family Residential) via RZ-2024-01 to allow for the development of a townhome community be **APPROVED WITH CONDITIONS**. Such approval should be contingent upon the developer meeting the following nine (9) zoning conditions:

1. **Comprehensive Plan Amendment** – This requested rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2024-01, to change the subject property's land use designation from Medium-Density Mixed-Use to Medium-Density Residential, is approved before, or simultaneously with, the approval of RZ-2024-01.

2. **Site Plan**:
   - **a)** **Revised Site Plan** -- The subject property shall be developed according to a revised site plan which is similar to, but including the required variances, to the site plan which was prepared by Moore Bass Consulting on 02/29/24, representing Sheet #A3551.0010-SP1. Its title is "Hudson Bridge Townhomes; Stockbridge, GA." Any major deviations in the number of residential units, the density, or the overall site design shall require City Council approval.
   - **b)** **Site Accesses**—This shall be a gated community, with both site accesses having gates plus flock cameras for security purposes. In addition, the proposed secondary access to Oakwood Drive shall be reserved for use by emergency vehicles only. All of this information shall be noted on the site plan.
   - **c)** **Internal Streets** – All internal streets shall be of widths that are acceptable to the Fire Marshal
   - **d)** **Internal Sidewalks** – All internal streets shall have sidewalks on both sides of the streets, which are at least eight (8) feet wide.
   - **e)** **Amenities and Related Facilities** – The revised site plan shall include a mail kiosk, an 8-foot-wide multi-use path or walking trail, and a dog park, plus appropriate additional amenities for a community of this size, such as a grill area, a playground, a shuffleboard court, a tennis court, a pickleball court, etc.
   - **f)** **Central Trash Facility** -- The revised site plan shall indicate the location of one or more central trash facilities
   - **g)** **Bedroom Information** -- The revised site plan shall provide a breakdown of the number of units by the number of bedrooms, as well as the sizes of the bedrooms (for parking space requirements).
   - **h)** **Parking** – Sufficient parking shall be provided to meet the requirements of the Unified Development Code (UDC).
   - **i)** **Western Buffer, Fence, and Tall Trees** – The developer shall provide the required 25-foot zoning buffer along the western side of the property, adjacent to the Oakwood Manor Subdivision, along with the installation of a fence and tall trees

3. **One-Car Garage Townhome Units:**
   - a) Only 20 percent of the total townhome units shall have one-car garages.
   - b) All one-car garage units shall have full brick elevations.

4. **External Sidewalk** -The existing sidewalk along Hudson Bridge Drive shall be extended into the main project entrance.

5. **Water and Sewer Facilities** -- The developer shall comply with all requirements of the Henry County Water Authority in providing adequate water and sewer facilities to the subject site to serve the proposed townhome development.

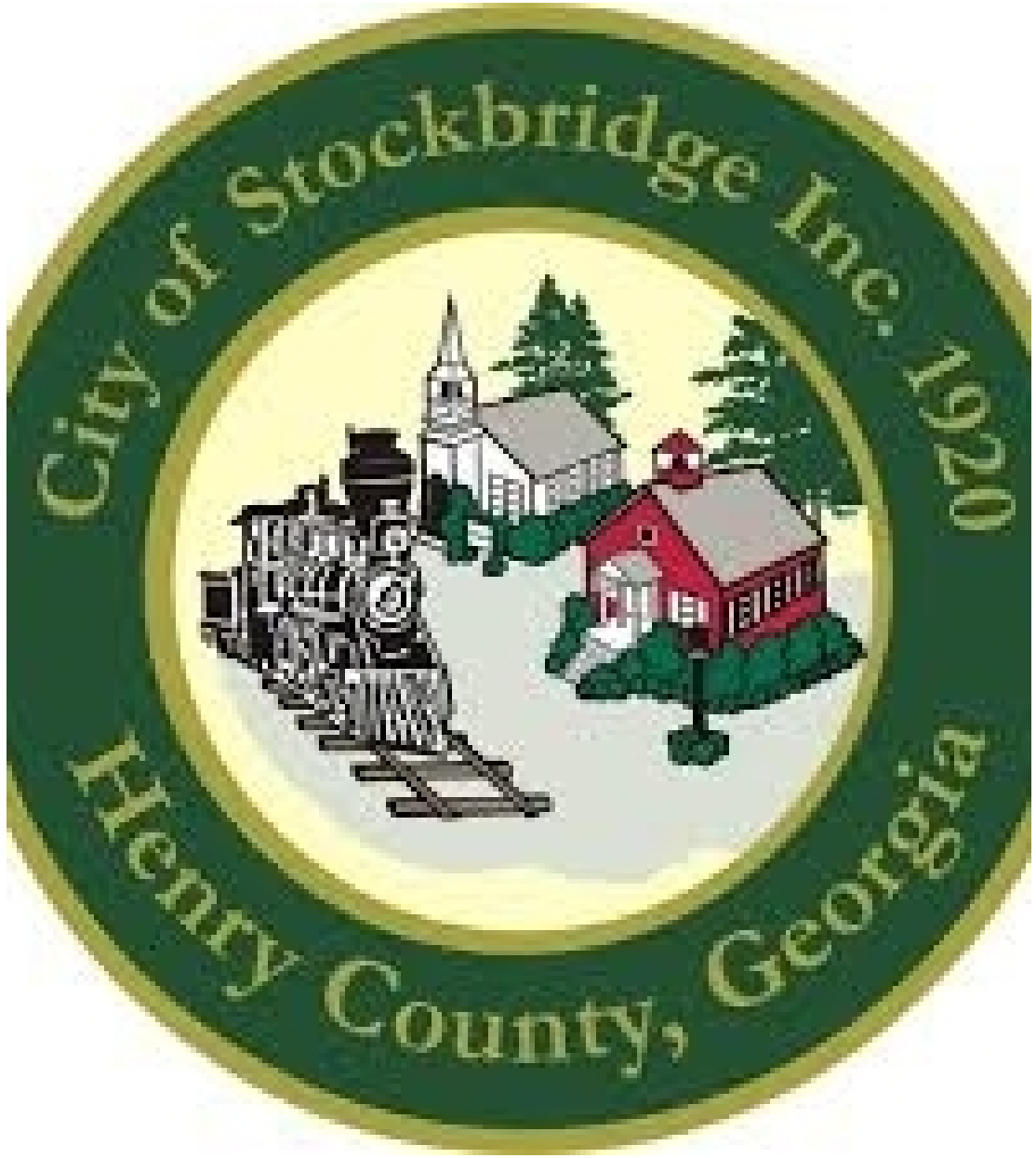
Staff Recommendation (cont.)

6. **Environmental Site Preservation** - The developer shall preserve the sensitive environmental features of the site, including the slopes, creek, stream buffer areas, and retaining wall, along the eastern side of the site.

7. **Easements** - The developer shall comply with the specifications of all easement agreements pertaining to the portion of Hudson Bridge Drive which lies within and adjacent to the subject property.

8. **Property Maintenance** - A townhome association shall be established, or a property management company shall be secured, for the purpose of maintaining all common areas of the site.

Presentation for VR-2024-03



Applicant's Request

The applicant has submitted a variance application to request the reduction in the front yard setbacks of the townhome lots from the MFR District's required 50 feet to 20 feet, and to reduce the side yard setbacks (between townhome buildings) from the required 20 feet to 10 feet.

Required Versus Proposed Setbacks in the Requested MFR District

MFR District Setback Requirements:	**Proposed Setbacks:**	**Meets MFR Requirements ?**
Front Yard Setbacks – 50 feet	Front Yard Setbacks – 20 feet	No
Side Yard Setbacks – 20 feet	Side Yard Setbacks – 10 feet	No
Rear Yard Setbacks – 20 feet	Rear Yard Setbacks – 20 feet	Yes

Staff Analysis (Section 10.1.3 of The Unified Development Code) for Variance Request #1

1. **Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district:** The subject property does have an unusual shape, and the presence of a creek, wetlands, and a steep drop-off in the southeastern corner of the property make certain areas of the property unbuildable. This limits the remaining available land on which to build, resulting in fewer units being built than would otherwise be the case. However, the applicant's application has not stated why such a large reduction in the front yard setbacks is needed for each lot—from 50 feet down to 20 feet. From the "Townhouse Detail" inset drawing on the submitted site plan, it appears that there would be only about 5 feet between the proposed 20-foot driveway setback and the sidewalk. Since standard parking spaces are 20 feet long, parked vehicles could protrude into that 5-foot area, which could be undesirable for pedestrians.

2. **A literal interpretation of the provisions of this unified development code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district:** While the Stockbridge City Council has approved reductions in the front yard setbacks of the townhome lots for other properties in the MFR district, in the past five years, the City Council has not approved any variances for a front yard setback reduction down to just 20 feet. Reductions down to 25 feet have been granted only a few times. Further, an ordinance is currently pending before the Stockbridge City Council to make revisions to the MFR district regulations. Included within that ordinance is a staff recommendation that the required front yard setbacks within the MFR district be at least 30 feet. The applicant has not provided any justification for reducing the front yard setbacks to less than 30 feet.

3. **Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district:** Since the requested front-yard variance reduction would be down to only 20 feet, this would be a greater reduction than has been granted for other properties in MFR districts in the City. The granting of Variance Request #1 would therefore cause the applicant to enjoy a special privilege, with no apparent urgent need being given to do so, in terms of the design of the proposed development.

4. **The variance will be consistent with the purposes and intent of this unified development code, will be compatible with uses on neighboring properties, and will serve the public welfare:** There is no apparent reason for granting a front-yard setback reduction down to 20 feet, thus its consistency with the purposes and intent of the UDC cannot be determined. Further, such a reduction would not be compatible with the single-family neighboring properties to the west, in the Oakwood Manor Subdivision, and any potential benefits to the public welfare are unknown.

5. **The extraordinary circumstances are not the result of actions of the applicant:** The physical characteristics of the subject property (the presence of a creek, floodplain areas, and steep topography) are not the result of any actions of the applicant. Their presence, though, does not automatically justify a front-yard setback variance reduction down to 20 feet.

6. **The variance is the minimum relief that will allow the legal use of the land, building or structure:** Without the granting of Variance Request #1, the land could still be used for building a smaller townhome development with larger but fewer townhome lots.

7. **The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district:** The applicant is not requesting the granting of Variance Request #1 to allow any types of uses on the existing vacant land that are prohibited within the applicant's requested MFR zoning district.

Staff Analysis (Section 10.1.3 of The Unified Development Code) for Variance Request #2

1. **Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district:** The subject property does have an unusual shape, and the presence of a creek, wetlands, and a steep drop-off in the southeastern corner of the property make certain areas of the property unbuildable. This limits the remaining available land on which to build, resulting in fewer units being built than would otherwise be the case. However, the applicant's application has not stated why the reduction in the side-yard setbacks would be needed. Presumably, it would just be to allow more townhome units to be built on the property.

2. **A literal interpretation of the provisions of this unified development code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district:** Within the past five years, the Stockbridge City Council has approved reductions in the side yard setbacks of townhome lots for other properties in the MFR district. However, the applicant has not demonstrated why any side-yard setback reductions are needed in designing the proposed development.

3. **Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district:** The granting of Variance Request #2 may not be viewed as a special privilege, compared to owners of other properties within the MFR zoning district, since other property owners have been granted similar variance requests.

4. **The variance will be consistent with the purposes and intent of this unified development code, will be compatible with uses on neighboring properties, and will serve the public welfare:** There is no apparent reason for granting a side-yard setback reduction down to 10 feet from the required 15 feet, thus its consistency with the purposes and intent of the UDC cannot be determined. However, this reduction of only 5 feet would not be significant, and no potential detriments to the public welfare have been identified.

5. **The extraordinary circumstances are not the result of actions of the applicant:** The physical characteristics of the subject property (the presence of a creek, floodplain areas, and steep topography) are not the result of any actions of the applicant. Their presence, though, does not automatically justify a side-yard setback variance reduction down to 10 feet. However, no apparent harm in doing so has been identified.

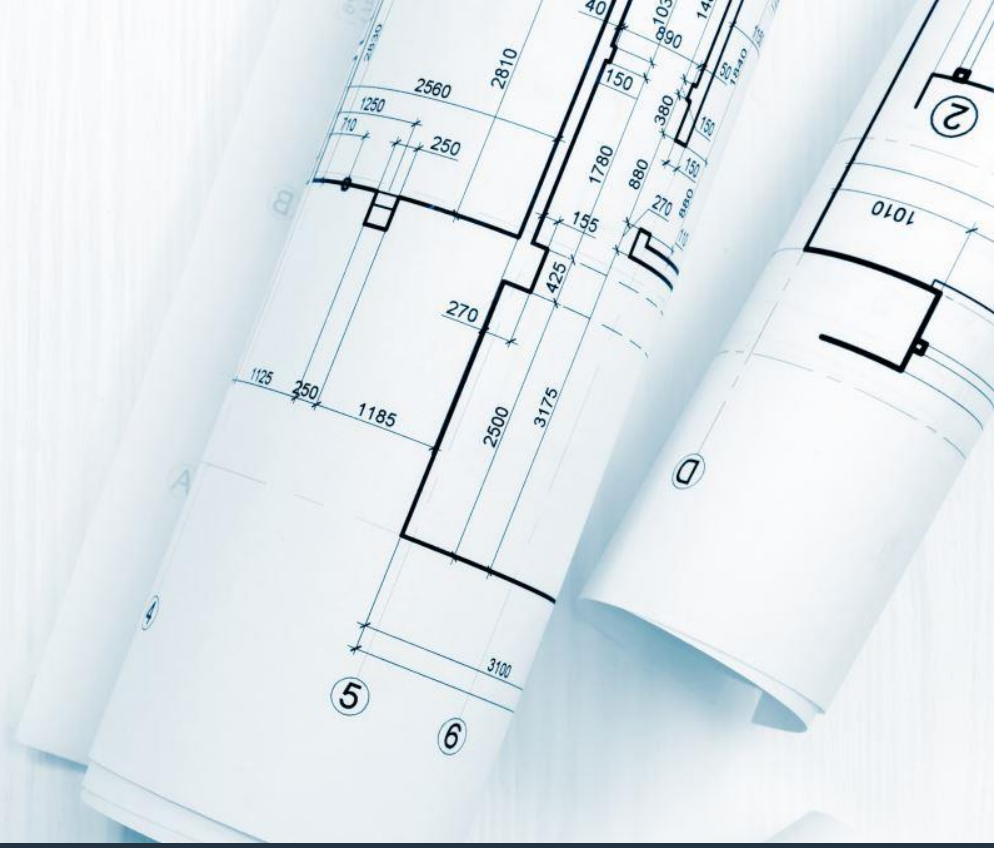
6. **The variance is the minimum relief that will allow the legal use of the land, building or structure:** Without the granting of Variance Request #2, the land could still be used for building a smaller townhome development with larger but fewer townhome lots

7. **The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district:** The applicant is not requesting the granting of Variance Request #2 to allow any types of uses on the existing vacant land that are prohibited within the applicant's requested MFR zoning district.

Staff Recommendation

1. **Variance Request #1:**
   a) The **denial** of the applicant's request to reduce the front yard setbacks of the townhome lots from the required 50 feet down to only 20 feet in the MFR zoning district.
   b) b. The **approval** of a reduction in the front yard setbacks of the townhome lots to 30 feet.
2. **Variance Request #2**: **Approval** of this request to reduce the side yard setbacks from the required 15 feet to 10 feet for the proposed townhome lots.

Battle Law



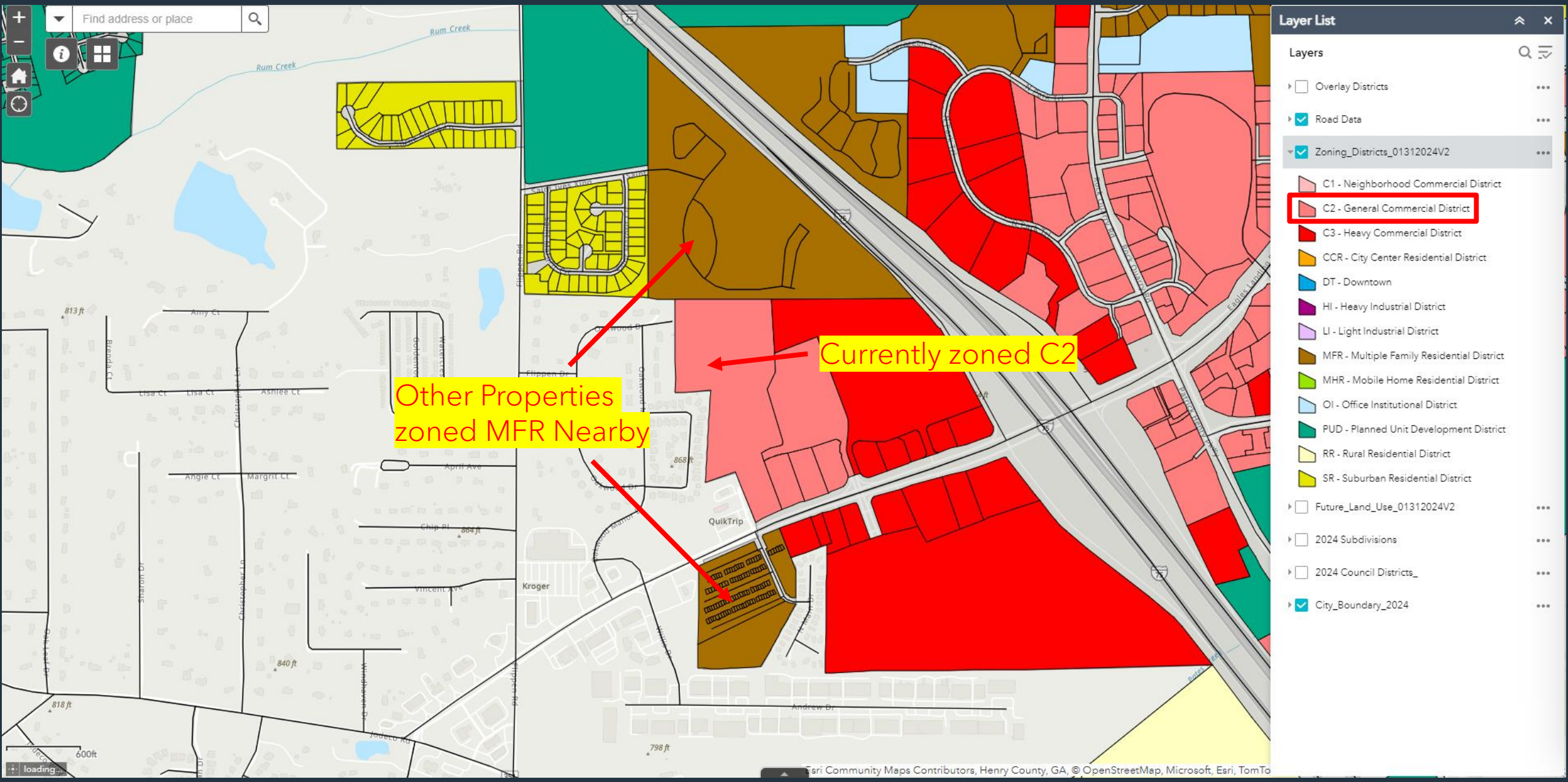
HUDSON BRIDGE DRIVE

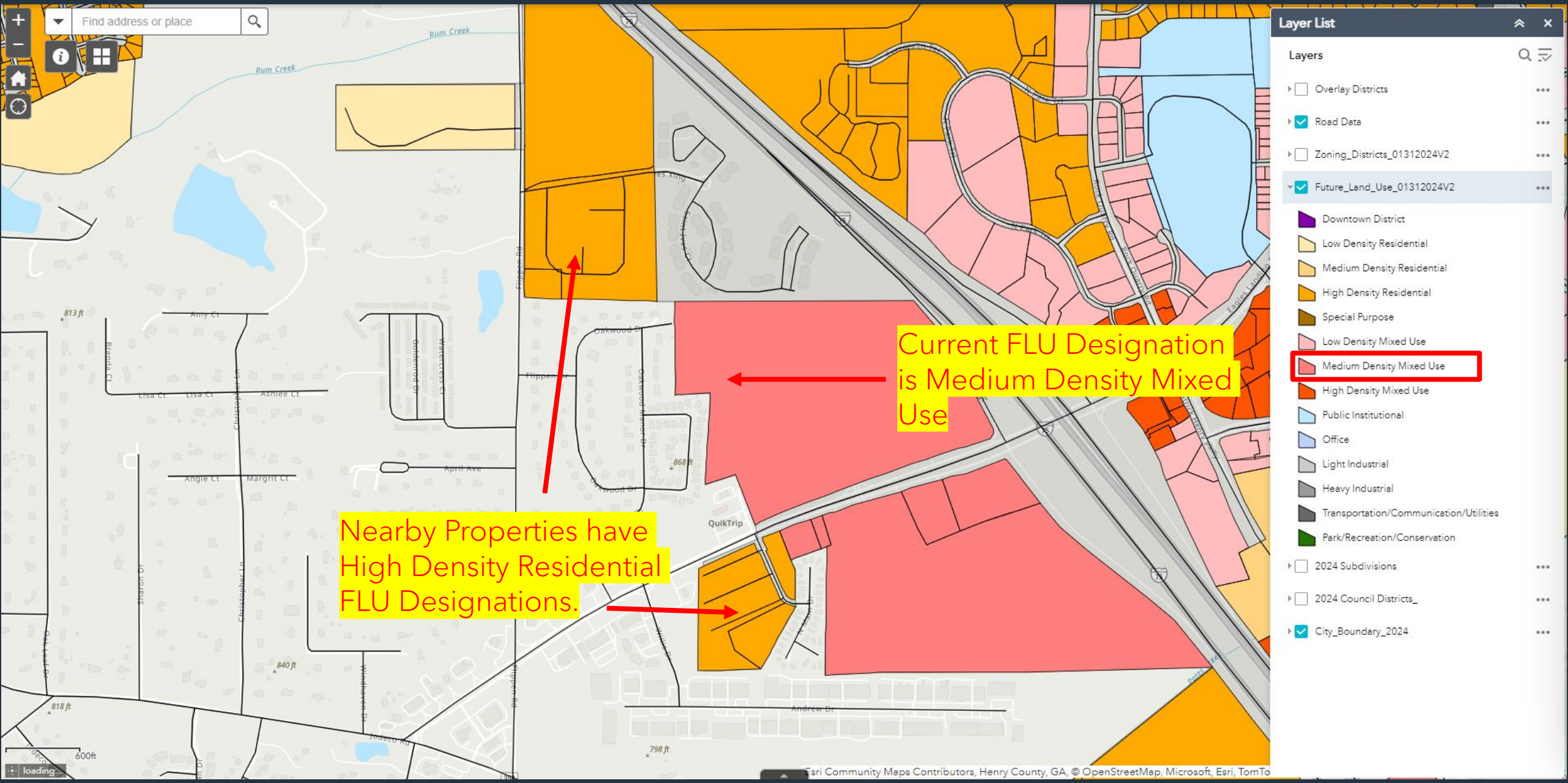
Proposal to allow for 140 Townhomes

OVERVIEW OF REQUESTS

- Future Land Use Amendment from Medium Density Mixed-Use to Medium Density Residential.
- Rezoning from General Commercial to Multi-Family Residential.
- Variance to reduce the front yard setback from 50 feet to 20 feet.
- Variance to reduce the side yard setback between buildings from 15 feet to 10 feet.


WalMart
Hudson Bridge Road
QT and
Taco Bell
Apartments
Preach Radio
St. Ives Crossing
Playground
Buffalo Transportation
and Logistics
Tri County Pediatrics
GABINOS
MEXICAN GRILL
Chastain Mechanical
Solutions
Quality Inn
Women's Imaging
Specialists | Eagles...
BNR Drywall
Temporarily closed
Oodles of schnoodles
dog grooming salon
Massage Envy
Chick-fil-A
Mellow Mushroom
Stockbridge
Hudson Bridge Dr
Family Orthodontics
Stockbridge
Spectrum Store
Super 8 by Wyndham
Stockbridge
QuikTrip
Extra Space Storage
Express Oil Change
& Tire Engineers
Inner Beauty Day Spa
Kroger
Watercress Ct
April Ave
Chip Pl
Vincent Ave
Oakwood Dr
Flippen Dr
Flippen Rd
Oakwood Manor Dr
Oakwood Ct
Hudson Bridge Rd
Hudson Bridge Dr
Willis Dr
Hudson Bridge Ct
N Main Dr
N Park Trail
Killeann Blvd
N Park Pl
N Park Ct
Rock Quarry Rd
St Margrit Ct
St Ives Ct
Gabrielle Ct
Turnstone Rd
Fenrod Dr
Watercress Dr
Layers
Google
3D


Find address or place
Rum Creek
Rum Creek
Currently zoned C2
Other Properties
zoned MFR Nearby
QuikTrip
Kroger
Layer List
Layers
Overlay Districts
Road Data
Zoning_Districts_01312024V2
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
Future_Land_Use_01312024V2
2024 Subdivisions
2024 Council Districts_
City_Boundary_2024
600ft
loading...
Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTo


Find address or place
Rum Creek
Current FLU Designation is Medium Density Mixed Use
Nearby Properties have High Density Residential FLU Designations.
QuikTrip
Layer List
Layers
Overlay Districts
Road Data
Zoning_Districts_01312024V2
Future_Land_Use_01312024V2
Downtown District
Low Density Residential
Medium Density Residential
High Density Residential
Special Purpose
Low Density Mixed Use
Medium Density Mixed Use
High Density Mixed Use
Public Institutional
Office
Light Industrial
Heavy Industrial
Transportation/Communication/Utilities
Park/Recreation/Conservation
2024 Subdivisions
2024 Council Districts_
City_Boundary_2024
600ft
loading...
Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTo



SITE DATA

PROJECT NAME	HUDSON BRIDGE TOWNHOMES		
SITE AREA	20.37 AC.		
TAX ID	032-01026000		
CURRENT ZONING	C-2		
PROPOSED ZONING	MFR		
PROPOSED USE	UNIT SIZE	SETBACKS	QUANTITY
FEE SIMPLE TOWNHOMES	20' WIDE	FRONT: 20', SIDE: 10', REAR: 20'	101 UNITS
FEE SIMPLE TOWNHOMES	24' WIDE	FRONT: 20', SIDE: 10', REAR: 20'	39 UNITS
		TOTAL	140 UNITS
PROPOSED DENSITY	140 UNITS / 20.37 AC.	6.87 UNITS PER ACRE	
OPEN SPACE PROVIDED	PROPOSED OVERALL OPEN SPACE		8.37 AC.
	PROPOSED OVERALL OPEN SPACE AREA AS A % OF SITE		41.1%
IMPERVIOUS AREA	10.0 AC. (49 % OF TOTAL SITE AREA)		
OFF-STREET PARKING PROVIDED:	41 SPACES		

SITE DATA


MB
Hudson Bridge Townhomes
Axon View 01


MB
Hudson Bridge Townhomes
Amenity and Kiosk View 03


The Great Lounge
Hudson Bridge Townhomes
Amenity and Kiosk View 02


Hudson Bridge Townhomes
20’ Wide Townhomes View 02

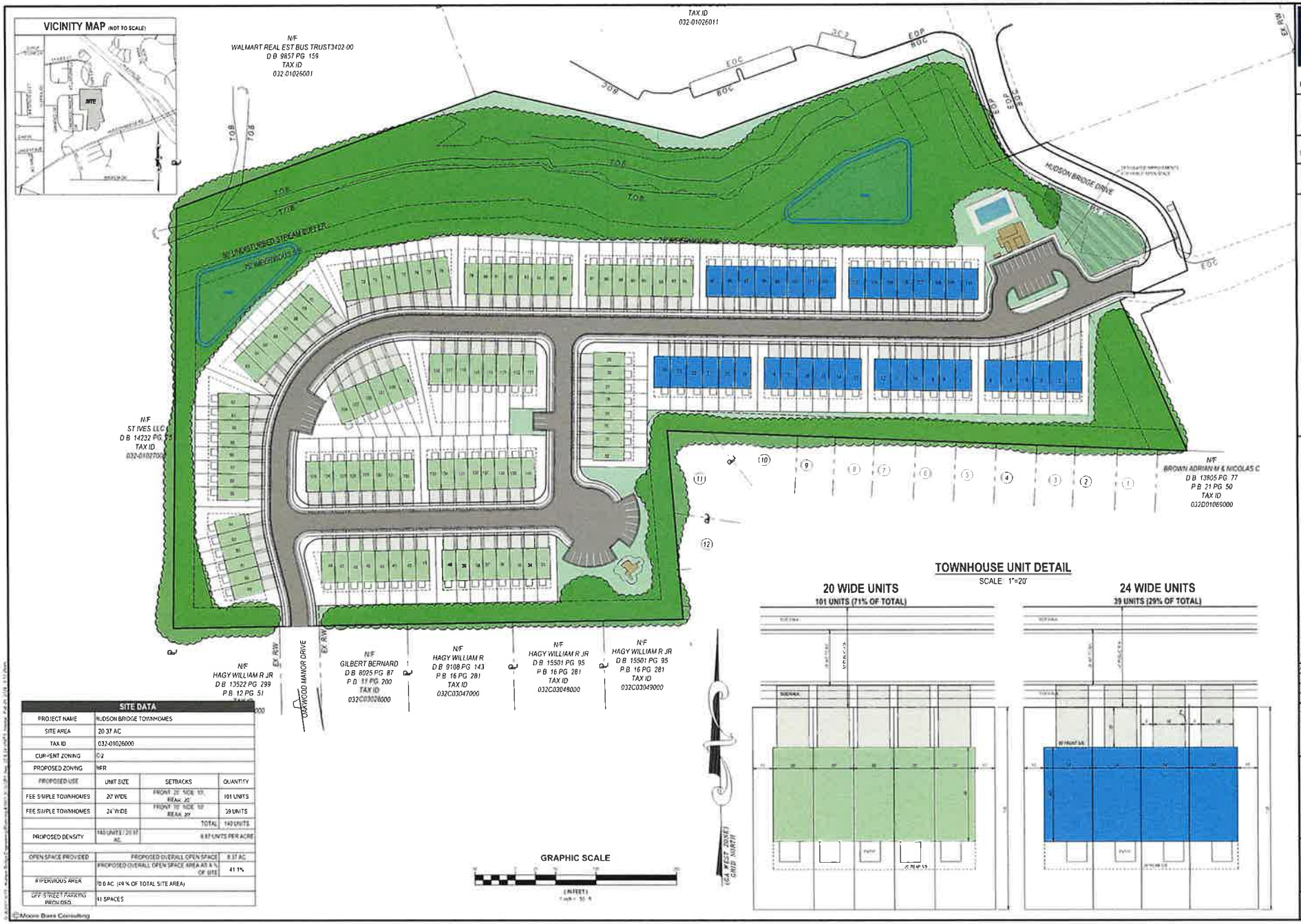




Lennar Homes Hudson Bridge Project Renderings







SITE DATA			
PROJECT NAME	HUDSON BRIDGE TOWNHOMES		
SITE AREA	20 37 AC		
TAX ID	032-01026000		
CURRENT ZONING	C2		
PROPOSED ZONING	MFR		
PROPOSED USE	UNIT SIZE	SETBACKS	QUANTITY
FEE SIMPLE TOWNHOMES	20' WIDE	FRONT 25' SIDE 10' REAR 20'	101 UNITS
FEE SIMPLE TOWNHOMES	24' WIDE	FRONT 25' SIDE 10' REAR 20'	39 UNITS
		TOTAL	140 UNITS
PROPOSED DENSITY	140 UNITS / 20 37 AC		6 87 UNITS PER ACRE
OPEN SPACE PROVIDED	PROPOSED OVERALL OPEN SPACE		8 37 AC
	PROPOSED OVERALL OPEN SPACE AREA AS A % OF SITE		41 1%
IMPERVIOUS AREA	10 0 AC (48 % OF TOTAL SITE AREA)		
OFF STREET PARKING PROVIDED	41 SPACES		

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• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770 914 9394

PROJECT NAME: HUDSON BRIDGE TOWNHOMES STOCKBRIDGE, GA
CLIENT NAME: LENNAR GEORGIA, LLC
REVISIONS
A3551.0010.SP1
DATE 12/3/2020
CONTRACT #
DESIGN BY SJM
SEAL
SHEET TITLE: SITE PLAN
SHEET 1.0



TOWNHOUSE UNIT DETAIL

SCALE 1"=20'



SITE DATA			
PROJECT NAME	HUDSON BRIDGE TOWNHOMES		
SITE AREA	20 37 AC		
TAX ID	032-01026000		
CURRENT ZONING	C-2		
PROPOSED ZONING	MFR		
PROPOSED USE	UNIT SIZE	SETBACKS	QUANTITY
FEE SIMPLE TOWNHOMES	20' WIDE	FRONT 20' SIDE 10' REAR 20'	101 UNITS
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OFF-STREET PARKING PROVIDED	41 SPACES		

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• Landscape Architecture
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TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770 914 9394

PROJECT NAME: HUDSON BRIDGE TOWNHOMES STOCKBRIDGE, GA

CLIENT NAME: LENNAR GEORGIA, LLC

REVISIONS

A3551.0810-SP1

DATE: 02/26/2024

CONTRACT #

DRAWN BY: SDM

SEAL

SHEET TITLE: SITE PLAN

SHEET: 1.0


Flippen Rd
St. Ives Crossing Apartments
St Ives Ct
Rock Quarry Rd
N Park Ct
75
Walmart Supercenter
Mellow Mushroom Stockbridge
Hudson Bridge Dr
Oakwood Dr
Oakwood Manor Dr
Firehouse Subs Hudson Bridge
J&J Liquor
McDonald's
Hudson Bridge Rd
Kroger
N Main Dr
Flippen Rd
Hudson Bridge Veterinary
Willis Dr

Variance Application

City of Stockbridge, Georgia

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

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

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

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

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

MEETING LOCATIONS—All Planning Commission meetings are held @6:30 p.m.
All meetings are held in the Council Chamber at City Hall.

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

VARIANCE APPLICATION CHECKLIST

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

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

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

APPLICATION CHECKLIST

DOCUMENTS AND QUANTITIES REQUIRED

ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK √
1.	PRE-APPLICATION REVIEW FORM	1 Digital, 1 Hard Copy	
2.	APPLICATION FORM	1 Digital, 1 Hard Copy	
3.	LEGAL DESCRIPTIONS	1 Digital, 1 Hard Copy	
4.	SITE PLAN & SURVEY	1 Digital Copy – 4 hard Copies	
5.	DEVELOPMENT RENDERINGS AND ELEVATIONS	1 Digital Copy – 1 Hard Copy	
6.	LETTERS OF INTENT	1 Digital, 1 Hard Copy	
7.	ADJACENT PROPERTY OWNERS/NEIGHBORHOOD ASSOCIATION LETTERS	1 Digital, 1 Hard Copy	
8.	DEPARTMENTAL SIGN-OFF LETTERS	1 Digital, 1 Hard Copy	
9.	DISCLOSURE FORM	1 Digital, 1 Hard Copy	

Re: Hudson Bridge Road

Chat | Files | Details | Scheduling Assistant | Recap | **Attendance** | Meeting Whiteboard | Breakout rooms | Q&A

Join | Close

Wednesday, January 24, 2024 9:57 AM - 10:52 AM

Download

7	9:57 AM - 10:52 AM	54m 13s	49m 4s
Attended	Start and end time	Meeting duration	Average attendance time

Participants

Name	First join	Last leave	In-meeting duration	Role
Michele Battle mlb@battlelawpc.com	10:01 AM	10:52 AM	50m 21s	Organizer
SM Steve Moore smoore@moorebass.com	10:00 AM	10:52 AM	51m 40s	Presenter
RE Raven Eatmon reatmon@stockbridgega.org	10:02 AM	10:52 AM	50m 1s	Presenter
FP Frank Potts frank.potts@lennar.com	10:02 AM	10:52 AM	50m 3s	Presenter
RA Ryan Anderson randerson@stockbridgega.org	10:02 AM	10:52 AM	49m 47s	Presenter
EA Elton Alexander (Guest)	10:06 AM	10:52 AM	45m 51s	Presenter
RR Rosalynd Rawls rrawls@stockbridgega.org	10:06 AM	10:52 AM	45m 48s	Presenter

City of Stockbridge Planning and Zoning Division
Variance Application

Name of Applicant: Lennar Georgia LLC c/o Battle Law, P.C. Phone: 770-670-2757 Date: 5/14/2024

Address Applicant: 11560 Great Oaks Way, Suite 100 Fax _____ Pager/Cell # _____

City: Alpharetta State: GA Zip: 30022 E-mail: frank.potts@lennar.com

Name of Agent: Battle Law, P.C. Phone: 404-601-7616 ext. 1 Date: 5/14/2024

Address Agent: 3562 Habersham at Northlake Fax _____ Pager/Cell # _____

City: Tucker State: GA Zip: 30084 E-mail: mlb@battlelawpc.com

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

Variance(s) being requested: Reduce front yard setback from 50 feet to 20 feet.

Reduce side yard setback between buildings from 15 feet to 10 feet.

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

Michele Battle
Acknowledgement

Address of Property: _____

Nearest intersection to the property: Hudson Bridge Road and Hudson Bridge Drive
(Street Address)

Size of Tract: 20.367 acre(s), Land Lot Number(s): _____, District(s): _____

Property Tax Parcel Number(s): 032-01026000 **(Required)**

Witness' Signature

Joseph Hall
Printed Name of Witness

Ashley Roby McClintock
Notary

Signature of Applicant

Lennar Georgia LLC by: Tom Bowers
Printed Name of Applicant

Signature of Agent

NOTARY STAMP:

ASHLEY ROBY MCCLINTOCK
NOTARY PUBLIC
FORSYTH COUNTY, GA
MY COMMISSION EXPIRES
JANUARY 16 2027

(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

Applicant Campaign Disclosure Form

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

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

Yes_____No X

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

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

We certify that the foregoing information is true and correct, this 20th day of March, 2024.

Tom Bowers
Applicant's Name - Printed

Tom B
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 20th day of March, 2024

Sandy M Kidd
Notary Public

SANDY M KIDD
COBB County
Notary Public
Expires 07-30-2027
STATE OF GEORGIA

* 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 _____

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

SURENDER V Kumar

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 22nd day of March 2024

Notary Public

LEVI REECE
NOTARY PUBLIC
My Commission Expires
06-30-2026
COBB COUNTY, GEORGIA

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

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at Hudson Bridge Road and Hudson Bridge Dri [address], with Parcel Number 032-01026000 which is the subject of this application.

Name of Property Owner: MOUNT ZION 48 LLC

Property Owner's Address: 1 WOODY TRAIL MABLETON, GA 30126

Telephone: 770-265-6934 E-mail: SVKUMAR99@hotmail.com

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

Signature: Surender V Kumar Date: 3-22-24

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

Name(s) of Applicant(s): Lennar Georgia, LLC

Company/law firm (if applicable): Battle Law PC

Telephone, E-Mail, & Address: (404) 745-0045, mlb@battlelawpc.com

3562 Habersham at Northlake Rd Tucker, GA 30084

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

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

3-22-24
Date

Levi Reece
Signature of Notary Public

Levi Reece
Printed Name of Notary Public

3/22/24
Date

Notary Public's Seal or Stamp:



Battle Law

STATEMENT OF INTENT

and

Other Materials Required by
The City of Stockbridge Zoning Ordinance
For
A Variance to
Reduce the Front Yard Setback from 50 Feet to 20 Feet and Reduce the Side Yard Setback Between Buildings from 15 Feet to 10 Feet

of

Lennar Georgia LLC
c/o Battle Law, P.C.

for

+/-20.367 Acres of Land
Being Near Hudson Bridge Road and Hudson Bridge Drive
City of Stockbridge, Georgia, and
Parcel No. 032-01026000

Submitted for Applicant by:

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

Battle Law

I. LETTER OF INTENT

Lennar Georgia LLC (the "Applicant") is seeking to develop on +/- 20.367 acres of land being Tax Parcel No. 032-01026000, having frontage on Hudson Bridge Drive (the "Subject Property") with townhomes. The Applicant is seeking a variance of the Subject Property to reduce the front yard setback from fifty (50) feet to twenty (20) feet and reduce the side yard setback between buildings from fifteen (15) feet to ten (10) feet.

This document serves as a statement of intent analysis of the criteria under the City of Stockbridge Zoning Ordinance. It contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. CITY OF STOCKBRIDGE VARIANCE CRITERIA

Under the City of Stockbridge's Zoning Ordinance, a variance may be granted only upon a finding by the mayor and city council that all of the following conditions are met:

A. *Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due to its size, shape, or topography that are not found on other properties in the same zoning district;*

The Subject Property is both encumbered by a stream along the eastern side, and has an odd shape that makes development difficult. The combination of these two extraordinary circumstances combine to create a hardship on the Applicant. The variance requests will allow the Applicant to enjoy rights enjoyed by others in the same zoning district by enabling the Applicant to build outside of the stream buffer and take advantage of the available space after considering the subject property's complex shape.

B. *A literal interpretation of the provisions of this unified development code would deprive the Applicant of rights commonly enjoyed by owners of other properties located in the same zoning district;*

A literal interpretation of the provisions of this code would deprive the Applicant of rights commonly enjoyed by owners of properties in the same zoning district. Several other townhome developers have requested the same variances the Applicant requests today and have received them. Furthermore, those other developers have sought rezonings to the zoning district the Applicant is seeking. So, those other developers enjoy rights the Applicant would not enjoy should this variance application be denied. On the other hand, should this variance application be approved, the Applicant would enjoy similar rights to other developers in the same zoning district.

C. *Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district;*

The variance request will not confer upon the property owner any special privileges that are denied to other property owners in the same zoning district. As discussed above, other developers in the same zoning district have sought the same variances the Applicant is seeking today. Those other developers enjoy the benefits of the variances. Therefore, granting this variance request will grant the Applicant rights enjoyed by other developers rather than conferring a special right not enjoyed by others.

D. *The variance will be consistent with the purpose and intent of this unified development code, will be compatible with uses on neighboring properties, and will serve the public welfare;*

The variance will be consistent with the purpose and intent of this unified development code and will be compatible with uses on neighboring properties.

E. *The extraordinary circumstances are not the result of actions of the Applicant;*

The shape of the Subject Property and the existence of the stream buffer are not the results of the Applicant's actions.

F. *The variance is the minimum relief that will allow the legal use of the land, building or structure; and*

The variance is the minimum relief that will allow the legal use of the land.

G. *The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district.*

The variance request is not one that would permit a use of land, buildings, or structures that is prohibited in the zoning district. This variance request accompanies a comprehensive land use amendment and a Rezoning application that will allow for the proposed townhomes. The variance request does not seek to allow the use.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a variance to reduce the front yard setback from fifty (50) feet to twenty (20) feet and reduce the side yard setback between buildings from fifteen (15) feet to ten (10) feet be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

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

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

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

A refusal by the City of Stockbridge City Council to amend the land use, grant the variance, and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Variance of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

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

A refusal to allow the land use amendment and/or variance in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning

Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

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

Michele L. Battle, Esq.
Attorney for the Applicant

20' AND 24' WIDE ATTACHED TOWNHOMES
140 UNITS

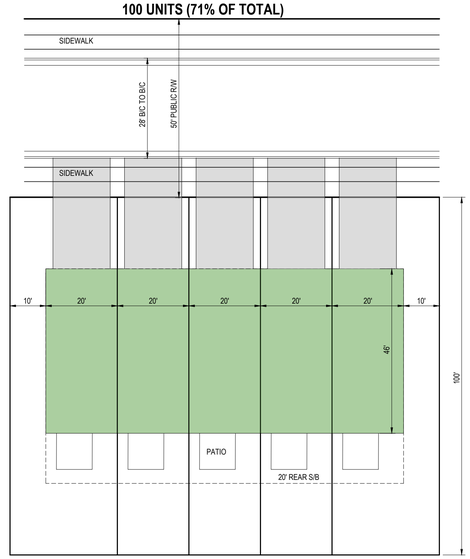


TOWNHOUSE UNIT DETAIL

SCALE: 1"=20'

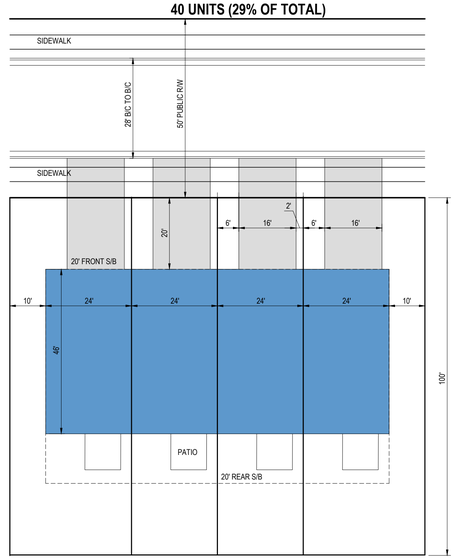
20 WIDE UNITS

100 UNITS (71% OF TOTAL)



24 WIDE UNITS

40 UNITS (29% OF TOTAL)



(GA WEST ZONE) GRID NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

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TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: HUDSON BRIDGE TOWNHOMES STOCKBRIDGE, GA

CLIENT NAME: LENNAR

REVISIONS

A3551.0010-SP1

DATE 12-20-2023

CONTRACT #

DRAWN BY SDM

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

SHEET TITLE

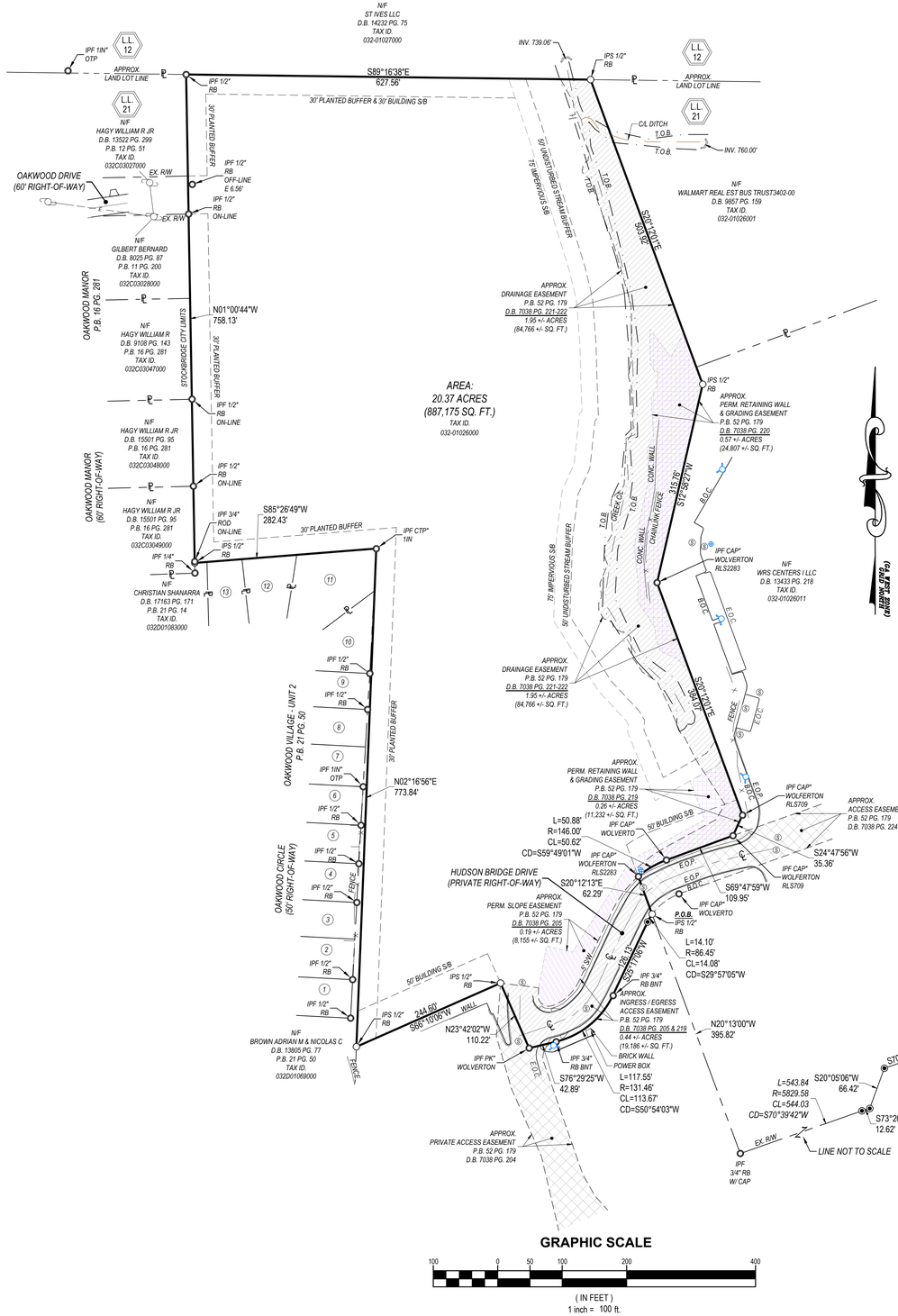
CONCEPTUAL SITE PLAN

SHEET 1

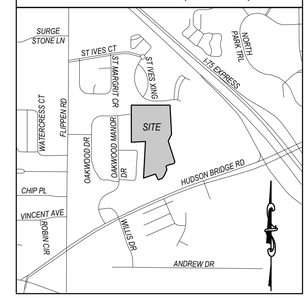
Q:\A3551.0010 - Hudson Bridge\Engineering\Planning\A3551.0010-SP1.dwg, 22 & 24 UNITS, smoore, Jan 18, 2024 - 11:35:32am

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

BOUNDARY SURVEY FOR:
MT. ZION 48, LLC
LAND LOT 21 ~ 6TH DISTRICT
HENRY COUNTY, GEORGIA



VICINITY MAP (NOT TO SCALE)



REFERENCES

1. FINAL SUBDIVISION PLAT EASEMENTS RECORDED IN PLAT BOOK 52, PAGE 176-179 PER HENRY COUNTY RECORDS.
2. LIMITED WARRANTY DEED RECORDED IN DEED BOOK 11917, PAGE 266-269 PER HENRY COUNTY RECORDS.
3. PERMANENT RETAINING WALL & GRADING EASEMENT RECORDED IN DEED BOOK 7038, PAGE 219 PER HENRY COUNTY RECORDS.
4. DRAINAGE EASEMENT RECORDED IN DEED BOOK 7038, PAGE 221-222 PER HENRY COUNTY RECORDS.
5. ACCESS EASEMENT RECORDED IN DEED BOOK 7038, PAGE 224 PER HENRY COUNTY RECORDS.
6. PERMANENT RETAINING WALL AND GRADING EASEMENT RECORDED IN DEED BOOK 7038, PAGE 220 PER HENRY COUNTY RECORDS.
7. INGRESS / EGRESS ACCESS EASEMENT EASEMENT RECORDED IN DEED BOOK 7038, PAGE 205 & 219 PER HENRY COUNTY RECORDS.
8. PERMANENT SLOPE EASEMENT RECORDED IN DEED BOOK 7038, PAGE 205 PER HENRY COUNTY RECORDS.
9. ACCESS EASEMENT RECORDED IN DEED BOOK 7038, PAGE 204 PER HENRY COUNTY RECORDS.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0088D EFFECTIVE DATE OCTOBER 6TH, 2016, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR TIMOTHY M. WORLEY DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY TIMOTHY M. WORLEY IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983(1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHIMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 49,634 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT, "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,240,152 FEET" THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S6 ROBOTIC TOTAL STATION & CHAMPION TKO ROVER GPS UNIT. THE FIELDWORK WAS COMPLETED MARCH 21ST, 2022 ON THIS PROJECT.

LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT.	FEET
N/F	NOW OR FORMERLY		IRON PIN FOUND
-E-	OVERHEAD POWER LINE		IRON PIN SET
CMP	CORRUGATED METAL PIPE		CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY		POWER POLE (PP)
TBM	TEMPORARY BENCHMARK		FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING		WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT		WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE		JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE		SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE		DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CONCRETE R/W MONUMENT FOUND (CMF)
	PROPERTY LINE		SINGLE WING CATCH BASIN (SWCB)
	CENTERLINE		DOUBLE WING CATCH BASIN (DWCB)
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT (CO)
			AREA INLET (AI)
			LINE NOT TO SCALE

GEORGIA SURVEY CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TIMOTHY M. WORLEY
REGISTERED LAND SURVEYOR #3360 (tworley@moorebass.com)

DATE: 3/31/22

ADJOINERS CHART

NUMBER	OWNER	D.B. & PG.	P.B. & PG.	TAX ID.
1	CALLAHAN TIMOTHY J & TONDA L	15369-196	21-50	032D01070000
2	LEVY MILLICENT	14038-104	21-50	032D01071000
3	WHISNANT DANNY R	13821-321	21-50	032D01072000
4	BAXTER GALEN C & COLLEEN N	14104-293	21-14	032D01073000
5	EASLEY SHARON P & ROBIN L	8215-268	21-50	032D01074000
6	TURNER VIRGINIA N	7838-292	21-14	032D01075000
7	AUGUSTINE MARIE E	12287-255	21-50	032D01076000
8	BERNUY FRANCISCO	60160-96	21-50	032D01077000
9	THE IRA CLUB FBO CHRISTOPHER ALLEN & KIMBERLY	15610-300	21-14	032D01078000
10	CENTRIC LLC	13289-206	21-50	032D01079000
11	MOTON MELBA & NATHANIEL JR	17525-293	21-14	032D01080000
12	TRICON SFR 2020-2 BORROWER LLC	17632-95	21-14	032D01081000
13	TAH 2017-1 BORROWER LLC	15420-17	21-14	032D01082000

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• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
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TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: HUDSON BRIDGE HENRY COUNTY, GEORGIA

CLIENT NAME: MT. ZION 48, LLC 1720 PEACHTREE STREET, SUITE 150, ATLANTA, GEORGIA 30309

REVISIONS

A3846.0001_BND

DATE 3-31-2022
CONTRACT # A3846.0001
DRAWN BY TMW, DC

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

GEORGIA REGISTERED No. 3360 LAND SURVEYOR TIMOTHY M. WORLEY 3-31-22

SHEET TITLE: BOUNDARY SURVEY

SHEET 1 OF 1

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Henry County Water Authority
Engineering Division

December 2, 2022

Re: Water and Sewer Services - Availability

Proposed Development:	**Apartment Complex**
Property Information:	**Hudson Bridge Road Parcel No. 032-01026000**
	LL 21; District 6; 20.37+/- acres
Proposed Zoning:	**MFR**
Sewer Basin:	**Walnut Creek**
Watershed Basin:	**Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

Water service can be made available to the property described above by way of a line extension, as illustrated on the Conceptual Site Plan at the developer's expense. A fire flow test calculated in the area revealed the following data:

Static:	110	psi
Residual:	95	psi
Flow	1130	gpm
Calculated Flow @ 20 psi:	2973	gpm

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

Sewage **treatment** and sewer line **capacity** are available for the property. ***However, installation of a private lift-station (proposed to be located on the developer's site), associated force main and gravity sewer main extension will be necessary at the developer's expense.***

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

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

This letter was prepared with information submitted to HCWA on a Conceptual Site Plan dated 08/24/2022 prepared by Moore Bass Consulting, Inc.

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





TO: City of Stockbridge Mayor and City Council
City of Stockbridge Planning Commission

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

CC: Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: August 15, 2024

SUBJECT: **Staff Report for Variance Case #VR-2024-03--Parcel #032-01026000 on Hudson Bridge Drive, in Council District 5**

I. PURPOSE

To consider a variance application (Variance Case #VR-2024-03) by Lennar Georgia, LLC, c/o Battle Law, P.C, to request the granting of two variances for Parcel #032-01026000 on Hudson Bridge Drive to allow for the development of a townhome community with 140 units. Mount Zion 48, LLC is the current owner of the property, and it contains approximately 20.367 acres. In Variance Request #1, the applicant requests that the front yard setbacks of the townhome lots be reduced from the required 50 feet in the MFR district to 20 feet. In Variance Request #2, the applicant requests that the side yard setbacks of the townhome lots (between townhome buildings) be reduced from the required 15 feet to 10 feet.

The applicant has also submitted two other applications for the subject property. For Comprehensive Plan Amendment Case #CP-2024-01, the applicant requests that the property's future land use designation be changed from Medium-Density Mixed-Use to Medium-Density Residential. For Rezoning Case #RZ-2024-01, the applicant requests that the property be rezoned from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential).

An aerial photo of the subject property is shown after the Case Facts (Table 1) below.

II. CASE FACTS (Table 1)

DESCRIPTIVE FACTOR	FINDINGS
Proposed Development:	Townhome community with 140 fee simple units.
Parcel Identification:	032-01026000 (no address).
Parcel Acreage:	+/- 20.367 acres.
Land District and Land Lot:	District 6, Land Lot 21.
Applicant:	Lennar Georgia, c/o Battle Law, P.C.
Owner:	Mount Zion 48, LLC.
Current City Zoning:	C-2 and Parkway Mixed-Use Overlay District.
Surrounding Zoning:	• North—MFR (Multiple Family Residential). • Northwest—SR (Suburban Residential). • East—C-2 & C-3 (General Commercial & Heavy Commercial). • South—C-2 (General Commercial). • Southeast—C-2 & C-3 (General Commercial & Heavy Commercial). • West—Outside of the City. Zoned 'RD' & 'RM' (Residential-Duplex & Residential-Multifamily) by Henry County. • Southwest—Outside of the City. Zoned 'C-2' (General Commercial) by Henry County.
City Land Use Designation:	Medium-Density Mixed-Use.
Current Use:	Vacant.
Surrounding Land Uses:	• North—St. Ives Apartments. • Northwest—St. Margrit Subdivision. • East—Walmart and adjacent Centre @ Stockbridge Shopping Center. • South—Commercial uses fronting onto Hudson Bridge Road, including J & J Liquor and Western Union. • Southeast—Retail uses (Taco Bell and QuikTrip) outside the City, with access from Hudson Bridge Dr. • West—Oakwood Village Subdivision, outside City).
Property Location:	To the rear of 1590 Hudson Bridge Road. Property has no access to any public street. Access exists from Hudson Bridge Drive, an internal street for the adjacent Centre @ Stockbridge shopping center, which includes Walmart. A portion of this street actually is part of the subject property.
Property Conditions:	Vacant land; mostly wooded. The eastern portion of site contains steep topography, wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback as part of a nearby stream. Site includes a portion of Hudson Bridge Drive, which was granted an easement.

AERIAL PHOTO OF SUBJECT PROPERTY



III. PROPERTY AND ZONING HISTORY

A. Restrictive Covenant. The subject property was previously owned by Baptist Retirement Communities of Georgia, who sold it in 2005. Before doing so, a restrictive covenant, dated April 26, 2004, was prepared and filed with the Henry County Superior Court (in Book 7028, Page 237). It prohibited the use of the subject property for retail uses. This restriction expired, however, on March 31, 2008.

B. Walmart Master Development Plan and DRI. The subject property was originally a part of a Master Development Plan (Centre @ Stockbridge) with a Wal-Mart Supercenter as a mixed-used development for a total of 70.16 acres. The entire property was annexed by the City of Stockbridge in 2002. The subject site as a part of the Master Plan was described as "Tract 2." Tracts 1 and 2 were annexed as C-2 (Commercial – Medium Density) and C-3 (Heavy Commercial). Tracts 1 and 2 were further subdivided on

February 4, 2004, creating a "new" Tract 2 as a part of the Walmart Development. The original Tract 2 would become a "stand-alone" parcel for future development. The Master

Development Plan initially allowed the subject site to have access from Hudson Bridge Road, but outparcels were later created, and this removed the site's access to Hudson Bridge Road. A Development of Regional Impact Analysis (DRI #481) was completed on the Master Development Plan, including the subject site, on November 21, 2003, and a Development Agreement was also prepared. Per the DRI for the entire Plan area, "The site shall be mixed-use and contain a minimum of 200 residential units and a maximum of 343,500 square feet of commercial/office/retail space." However, DRI officials have stated that DRI conditions have no effect after ten years.

C. Previous Parcel Split and Easement Creation. Wolverton & Associates of Duluth, Georgia created a series of drawings on February 26, 2013 as part of a Final Subdivision Plat for Broad Street Stockbridge II, LLC. It showed that the subject property was split into two Tracts, with Tract 1 representing the current boundaries of the site and Tract 2 being cut off from the site. This resulted the Tract 1 (the current site) losing its access from Hudson Bridge Drive. However, ten easements were created along and adjacent to

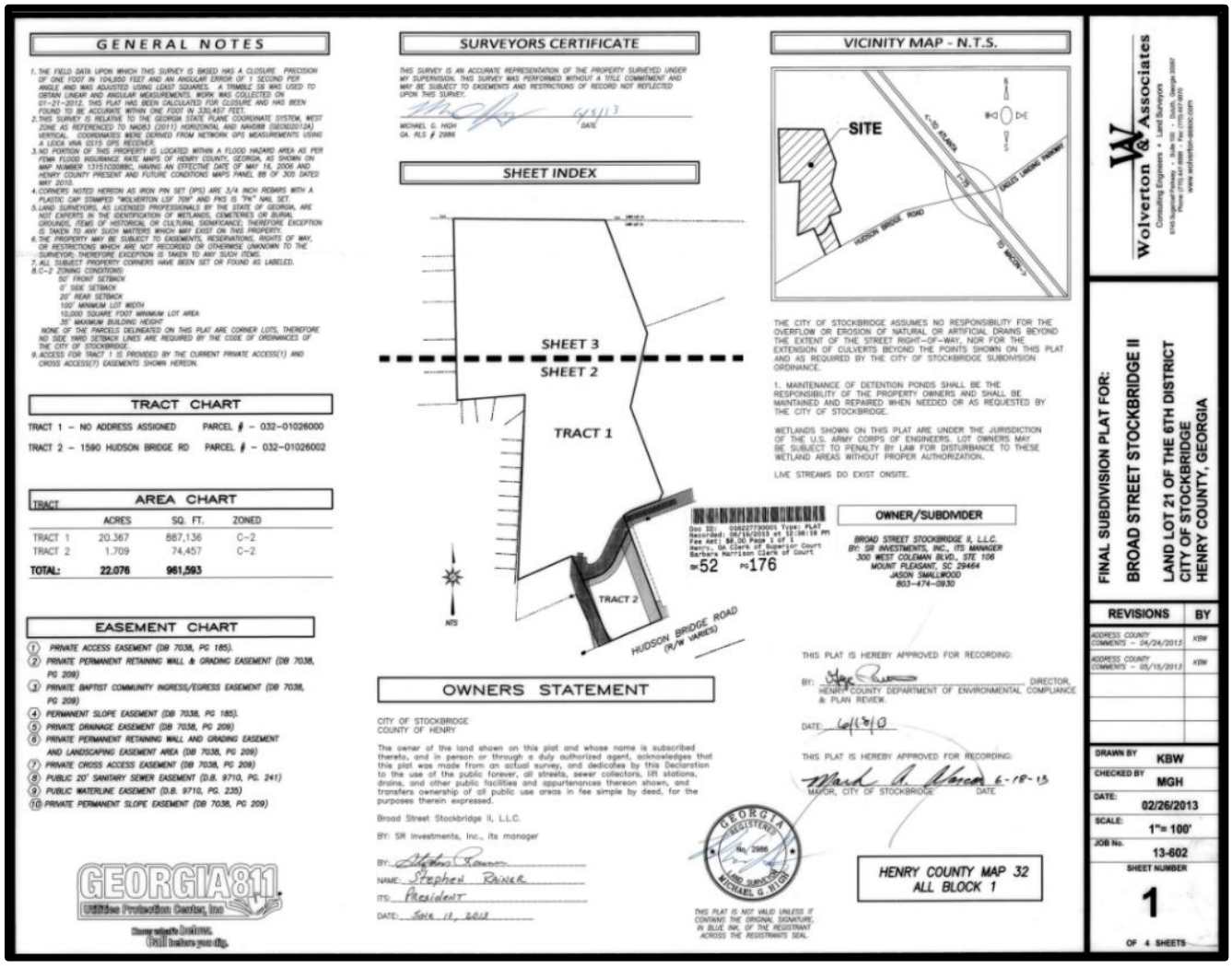
WALMART MASTER DEVELOPMENT PLAN AREA



Hudson Bridge Drive, including an easement to allow a portion of Hudson Bridge Drive, which is a private street, and which is actually contained within the boundaries of the subject site, to be used by the public for access to the surrounding commercial properties. The fact that this portion of Hudson Bridge Drive is located within the site boundaries is confirmed today by the aerial photo of the site from the Henry County Tax Assessors' records.

D. Recent Zoning Activity: RZ-2019-04 and RZ-2020-01 by TPA Residential. A rezoning of the subject property from C-2 (General Commercial) to MUND (Mixed-Use Neighborhood Development) was sought by TPA Residential (c/o Falcon Design Consultants, LLC) in 2019 via RZ-2019-04 to allow for a mixed-use development to contain 118 townhomes plus small commercial uses. The Planning and Zoning Staff, as well as the Planning Commission (at their September 14, 2019 meeting) both recommended the approval of this case, with conditions. However, at the subsequent City Council meeting on October 14, 2019, the applicant announced that he wanted to withdraw his application. TPA Residential returned to the City with a revised rezoning application via RZ-2020-01. This time, the applicant wanted to build a purely residential development, containing 147 townhomes only. GRTA determined that an updated DRI review was not required since the proposed density would be less than what the Walmart Master Development Plan called for. The Staff recommended approval with conditions, as did the Planning Commission at its June 25, 2020 meeting; but the City Council denied the case at its meeting on July 13, 2020.

PREVIOUS PARCEL SPLIT AND EASEMENT CREATION



E. Recent Zoning Activity: RZ-2022-08 by Carter Acquisitions. In 2022, a new developer, Carter Acquisitions, LLC, c/o Battle Law, PC, sought to rezone the subject property via RZ-2022-08 from C-2 to MFR (Multiple Family Residential) to allow for the development of a townhome community containing 330 units. The proposed density was 16.2 units per acre, which exceeded the allowable density of 16.0 units per acre for the proposed High-Density Residential future land use designation. The applicant needed to reduce the number of units by eliminating four units to meet the maximum allowable density. But the applicant never returned with a new site plan having a reduced density. After an extended period of time, the applicant withdrew their application, along with Comprehensive Plan Amendment application #CP-2022-07.

STREET VIEW OF SOUTHWEST CORNER OF SITE

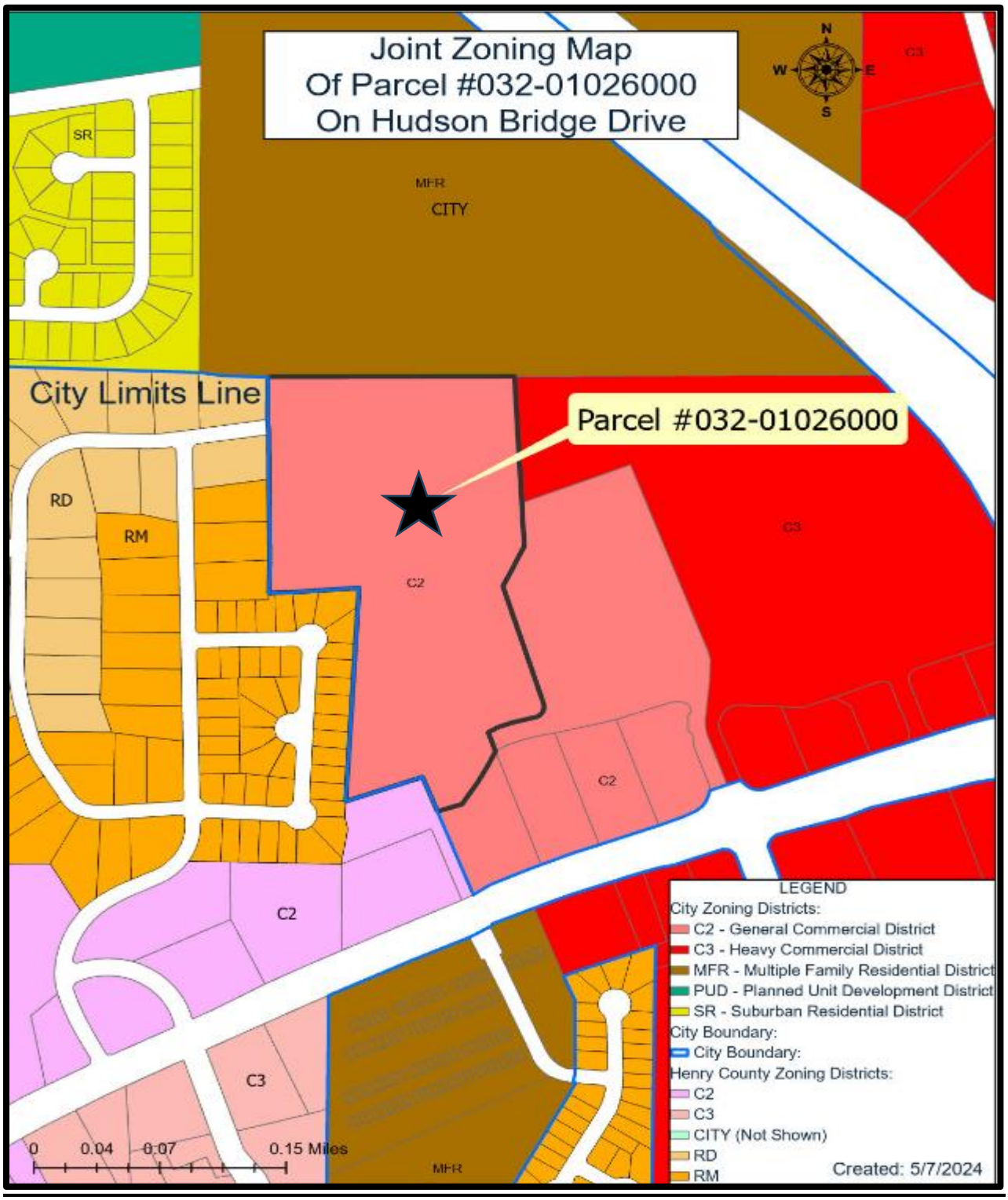


STREET VIEW OF SITE TOWARD SOUTHEAST CORNER

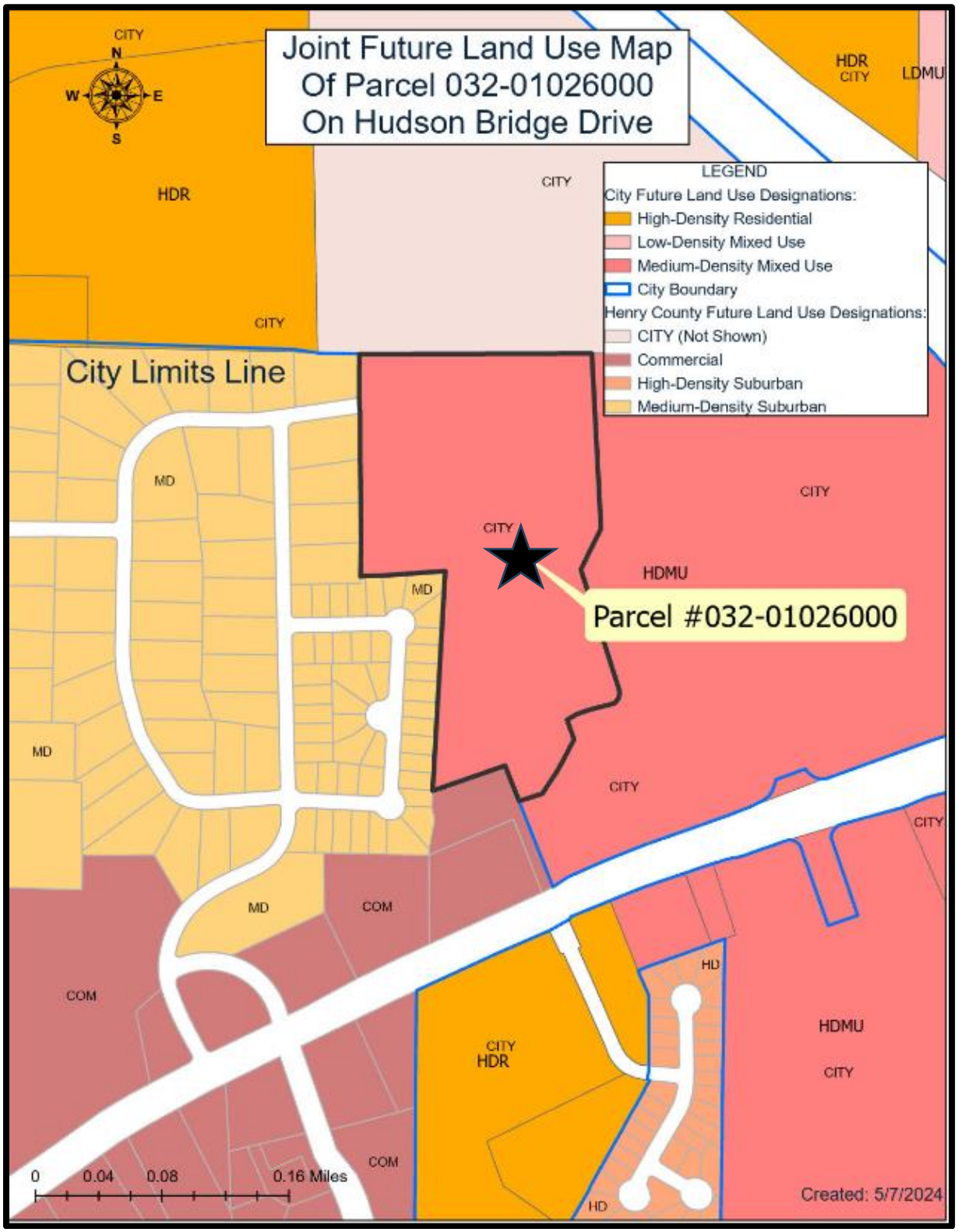


Shown below are the Zoning Map, the Future Land Use Map, and the Boundary Survey for the subject property.

2024 CITY OF STOCKBRIDGE ZONING MAP

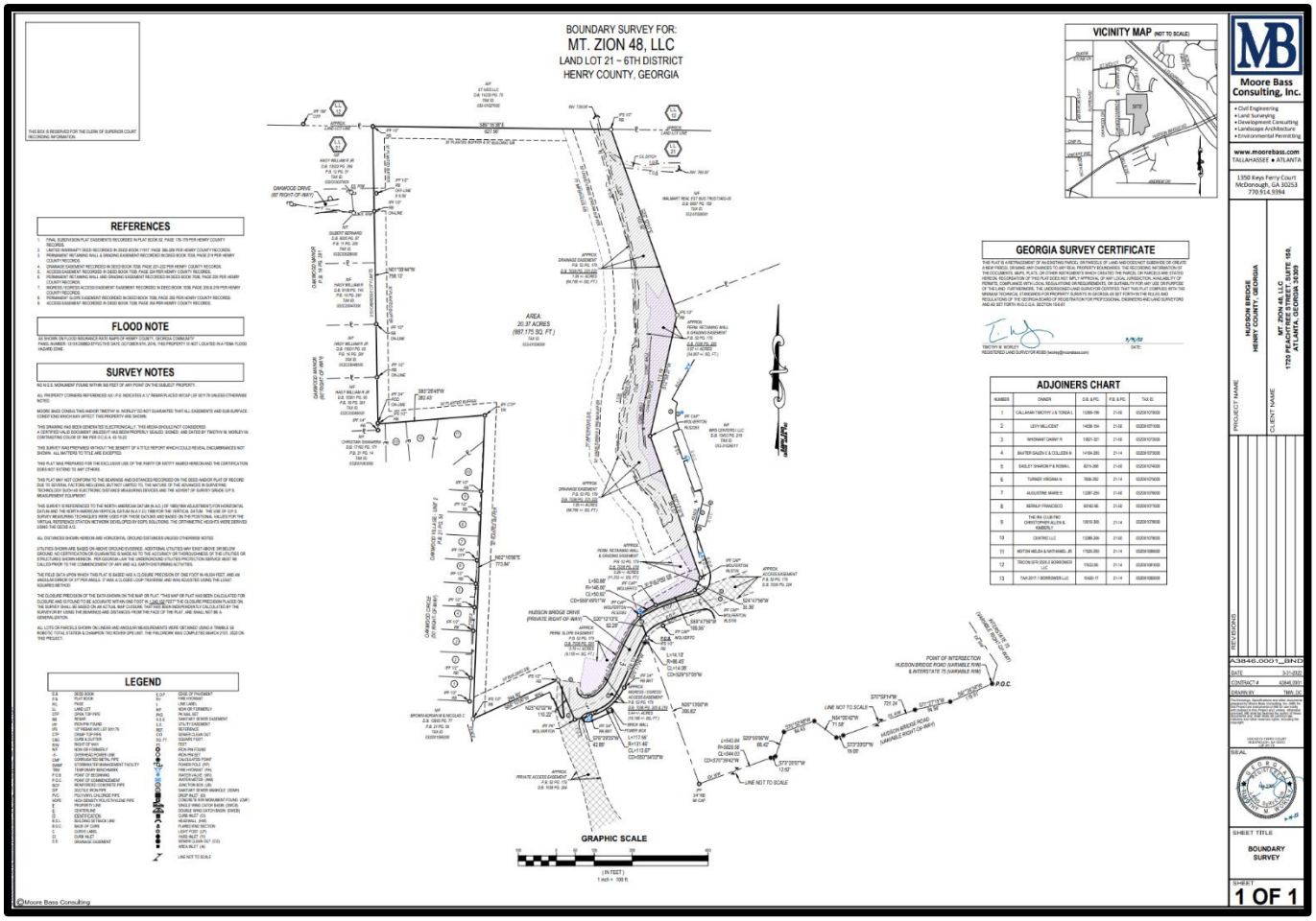


2024 CITY OF STOCKBRIDGE FUTURE LAND USE MAP



BOUNDARY SURVEY

Hudson Bridge Drive is located at the southern end of the property.



PROPOSED DEVELOPMENT

A. Project Size. The applicant has submitted a site plan which was prepared by Moore Bass Consulting on 02/29/24, representing Sheet #A3551.0010-SP1. Its title is "Hudson Bridge Townhomes; Stockbridge, GA." According to an inset box, entitled "Site Data", on the site plan, the applicant proposes to build 140 fee simple townhomes, including 101 smaller units and 39 larger units, at a density of 6.87 units per acre. The applicant would be required to designate at least 15 percent of the total site area as open space, and the applicant would substantially exceed that amount by designating about 41 percent of the site area as open space (8.37 acres of the total site area of 20.367 acres). The impervious area would be 10.0 acres, comprising 49 percent of the total site area. Forty-one (41) off-street parking spaces would be provided, which would meet the requirements. However, the required front and side yard setbacks would not be met for the requested MFR district, as is shown in the table below. The applicant has submitted a variance application to

request the reduction in the front yard setbacks of the townhome lots from the MFR District's required 50 feet to 20 feet, and to reduce the side yard setbacks (between townhome buildings) from the required 20 feet to 10 feet. The analysis of the merits of these variance requests are presented in the Staff Report for Variance Case #VR-2024-03.

Table 2--Required Versus Proposed Setbacks in the Requested MFR District

MFR District Setback Requirements:	Proposed Setbacks:	Meets MFR Requirements?
Front Yard Setbacks – 50 feet	Front Yard Setbacks – 20 feet	No
Side Yard Setbacks – 20 feet	Side Yard Setbacks – 10 feet	No
Rear Yard Setbacks – 20 feet	Rear Yard Setbacks – 20 feet	Yes

B. Site Plan Design. The submitted site plan shows that the development site would have two accesses, including the main entrance off Hudson Bridge Drive and a secondary access at Oakwood Drive to the northwest. A swimming pool, clubhouse, and guest parking would be provided near the main entrance, and a detention pond would be situated near the pool. No mail kiosk has been shown. The project entrance street would make a loop toward the rear of the property, where three other guest parking lots and an unspecified small amenity would be provided. A second detention pond would be located at the northeast rear of the property. Landscaped buffering would surround the property, although there is no indication of buffer widths. The Buffer Area Standards within Section 4.6.3A of the Stockbridge UDC requires the provision of a 25-foot zoning buffer between multifamily developments and single-family-zoned districts. Thus, this buffer should be provided along the western boundary of the property. A 50-foot undisturbed stream buffer would be designated along the eastern side of the property. No walking trails or dog parks have been indicated on the site plan.

C. Utilities Facilities. The applicant received a letter from the Henry County Water Authority, which was dated June 21, 2024, in response to the applicant's submitted application for a water and sewer availability letter. The findings and requirements of the Authority's letter are listed below, which the developer would need to comply with if RZ-2024-01 is approved.

1. Water service could be made available to the property via a water line extension.
2. Sewage treatment and sewer line capacity are available for the property, but the developer would be required to pay for an offsite sanitary sewer line extension, including the acquisition of easements, to meet the Authority's standards, and then to convey that extension to the Authority.
3. The specifications above would be effective for 365 days from the date of the letter (June 21, 2024), and any deviation in zoning that would increase the project density or usage would void the letter and require a re-evaluation.

D. Traffic Impact Study. The applicant submitted a Traffic Impact Study to the Planning & Zoning Office on June 21, 2024. It was prepared for Moore Bass Consulting, Inc. by

SEI Engineering, Inc., in collaboration with Acampora Traffic, LLC. Findings of the Study are presented in the Staff Report for RZ-2024-01. The conclusion of the Study was that the proposed development would only slightly increase traffic volumes within the vicinity of the subject property, and that no additional traffic improvements would be needed.

E. Townhome Lots, Buildings, and Designs. An inset on the applicant's site plan shows that the proposed townhome lots would have a depth of 100 feet. The smaller townhome lots would be 20 feet wide and would be located toward the rear of the property, while the larger townhome lots would be 24 feet wide and would be located at the front of the property. The requested MFR zoning district requires front yard setbacks of 50 feet, but the townhome lots drawings show distances of only 20 feet from the fronts of the buildings to the right-of-way lines. For this reason, the applicant has requested a variance to reduce the front yard setbacks to only 20 feet. The MFR district also requires a minimum spacing of 20 feet between townhome buildings, but the applicant has requested a variance to reduce the side yard setbacks of the townhome lots to 10 feet. The proposed townhome renderings from the applicant, which are shown below, indicate that the smaller townhome buildings would have one-car garages and the larger townhome buildings would have two-car garages.

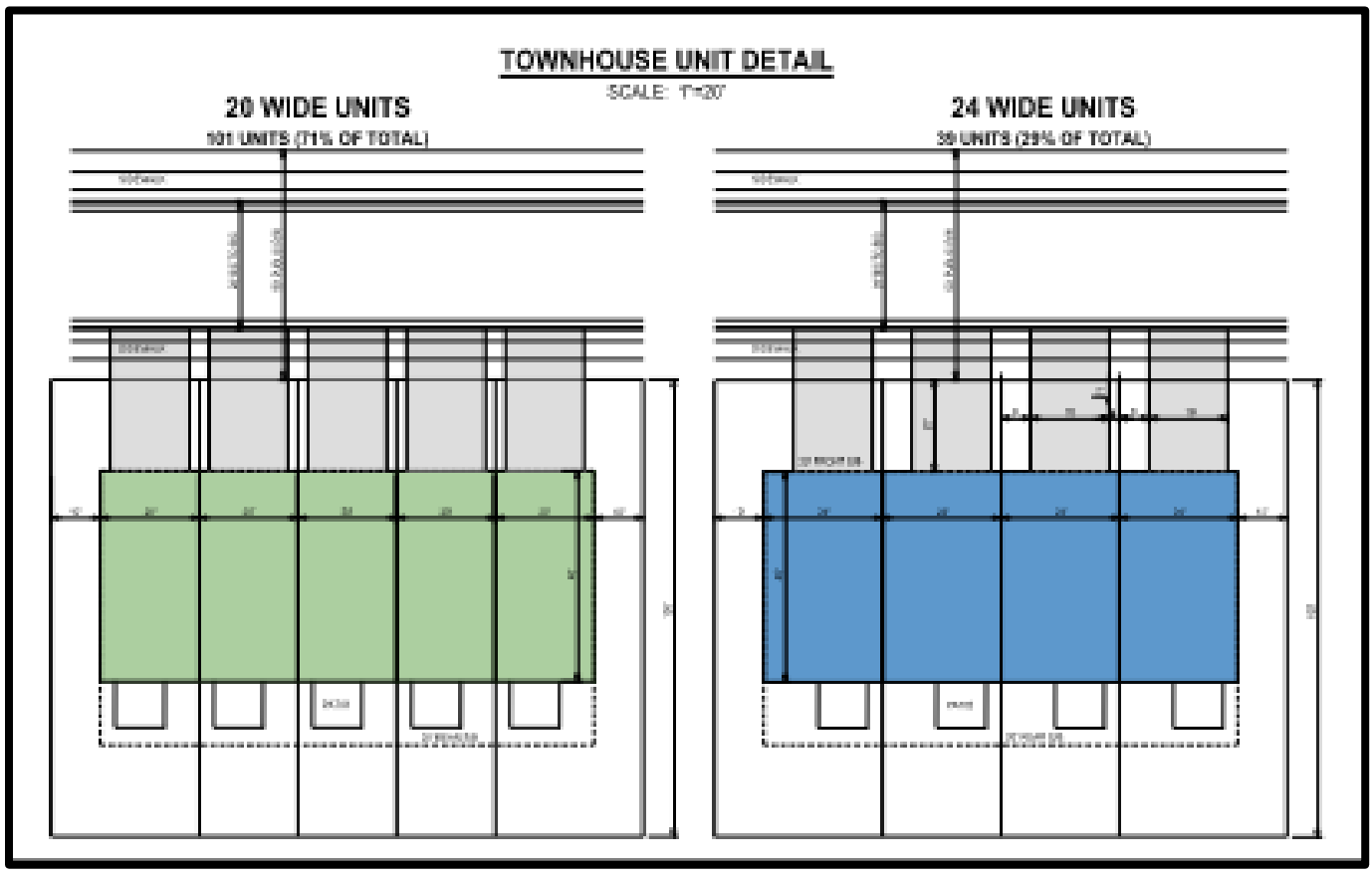
PROPOSED SITE PLAN -- FULL SHEET (View from the South)



AERIAL PHOTO OF THE VICINITY, OVERLAIN BY THE SITE PLAN



PROPOSED SITE PLAN – TOWNHOME LOT DETAILS



NOTES: All 140 townhome lots would be 100 feet deep. There would be 101 larger lots (71% of the total) and 39 smaller lots (29% of the total). The larger townhome units would be 24 feet wide and have two-car garages, while the smaller townhome units would be 20 feet wide and have one-car garages.

RENDERINGS OF PROPOSED TOWNHOME BUILDINGS

Smaller Townhome Buildings (20 Feet Wide) with One-Car Garages:



Larger Townhome Buildings (24 Feet Wide) with Two-Car Garages:



IV. ANALYSES OF VARIANCE REQUESTS

Section 10.1.3 of the Stockbridge Unified Development Code (UDE) lists the criteria which are to be considered for deciding variances. A variance may be granted only upon a finding by the Mayor and City Council that all of eight identified conditions would be met. These eight conditions will be discussed in the analysis below for each of the applicant's two requested variances.

1. Analysis of Variance Request #1. For Variance Request #1, the applicant requests that the front yard setbacks of the townhome lots be reduced from the required 50 feet in the MFR district to 20 feet.

Criterion "A"-- *Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district.*

The subject property does have an unusual shape, and the presence of a creek, wetlands, and a steep drop-off in the southeastern corner of the property make certain areas of the property unbuildable. This limits the remaining available land on which to build, resulting in fewer units being built than would otherwise be the case. However, the applicant's application has not stated why such a large reduction in the front yard setbacks is needed for each lot—from 50 feet down to 20 feet. From the "Townhouse Detail" inset drawing on the submitted site plan, it appears that there would be only about 5 feet between the proposed 20-foot driveway setback and the sidewalk. Since standard parking spaces are 20 feet long, parked vehicles could protrude into that 5-foot area, which could be undesirable for pedestrians.

Criterion "B"— *A literal interpretation of the provisions of this unified development code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.*

While the Stockbridge City Council has approved reductions in the front yard setbacks of the townhome lots for other properties in the MFR district, in the past five years, the City Council has not approved any variances for a front yard setback reduction down to just 20 feet. Reductions down to 25 feet have been granted only a few times. Further, an ordinance is currently pending before the Stockbridge City Council to make revisions to the MFR district regulations. Included within that ordinance is a staff recommendation that the required front yard setbacks within the MFR district be at least 30 feet. The applicant has not provided any justification for reducing the front yard setbacks to less than 30 feet.

Criterion "C"— Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district.

Since the requested front-yard variance reduction would be down to only 20 feet, this would be a greater reduction than has been granted for other properties in MFR districts

in the City. The granting of Variance Request #1 would therefore cause the applicant to enjoy a special privilege, with no apparent urgent need being given to do so, in terms of the design of the proposed development.

Criterion "D"—*The variance will be consistent with the purposes and intent of this unified development code, will be compatible with uses on neighboring properties, and will serve the public welfare.*

There is no apparent reason for granting a front-yard setback reduction down to 20 feet, thus its consistency with the purposes and intent of the UDC cannot be determined. Further, such a reduction would not be compatible with the single-family neighboring properties to the west, in the Oakwood Manor Subdivision, and any potential benefits to the public welfare are unknown.

Criterion "E"—*The extraordinary circumstances are not the result of actions of the applicant.*

The physical characteristics of the subject property (the presence of a creek, floodplain areas, and steep topography) are not the result of any actions of the applicant. Their presence, though, does not automatically justify a front-yard setback variance reduction down to 20 feet.

Criterion "F"—*The variance is the minimum relief that will allow the legal use of the land, building or structure.*

Without the granting of Variance Request #1, the land could still be used for building a smaller townhome development with larger but fewer townhome lots.

Criterion "G"--*The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district.*

The applicant is not requesting the granting of Variance Request #1 to allow any types of uses on the existing vacant land that are prohibited within the applicant's requested MFR zoning district.

2. Analysis of Variance Request #2. For Variance Request #2, the applicant requests that the side yard setbacks of the townhome lots be reduced from the required 15 feet to 10 feet.

Criterion "A"-- *Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district.*

The subject property does have an unusual shape, and the presence of a creek, wetlands, and a steep drop-off in the southeastern corner of the property make certain areas of the

property unbuildable. This limits the remaining available land on which to build, resulting in fewer units being built than would otherwise be the case. However, the applicant's application has not stated why the reduction in the side-yard setbacks would be needed. Presumably, it would just be to allow more townhome units to be built on the property.

Criterion "B"— *A literal interpretation of the provisions of this unified development code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.*

Within the past five years, the Stockbridge City Council has approved reductions in the side yard setbacks of townhome lots for other properties in the MFR district. However, the applicant has not demonstrated why any side-yard setback reductions are needed in designing the proposed development.

Criterion "C"—*Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district.*

The granting of Variance Request #2 may not be viewed as a special privilege, compared to owners of other properties within the MFR zoning district, since other property owners have been granted similar variance requests.

Criterion "D"—*The variance will be consistent with the purposes and intent of this unified development code, will be compatible with uses on neighboring properties, and will serve the public welfare.*

There is no apparent reason for granting a side-yard setback reduction down to 10 feet from the required 15 feet, thus its consistency with the purposes and intent of the UDC cannot be determined. However, this reduction of only 5 feet would not be significant, and no potential detriments to the public welfare have been identified.

Criterion "E"—*The extraordinary circumstances are not the result of actions of the applicant.*

The physical characteristics of the subject property (the presence of a creek, floodplain areas, and steep topography) are not the result of any actions of the applicant. Their presence, though, does not automatically justify a side-yard setback variance reduction down to 10 feet. However, no apparent harm in doing so has been identified.

Criterion "F"— *The variance is the minimum relief that will allow the legal use of the land, building or structure.*

Without the granting of Variance Request #2, the land could still be used for building a smaller townhome development with larger but fewer townhome lots.

Criterion "G"-- *The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district.*

The applicant is not requesting the granting of Variance Request #2 to allow any types of uses on the existing vacant land that are prohibited within the applicant's requested MFR zoning district.

V. CONCLUSIONS

The applicant has cited a general need for setback reductions on the subject property due to the unusual shape of the property, as well as the presence of a creek, floodplains, and steep topography. The granting of the two requested variances would presumably allow a greater number of townhomes to be built on the property. But the specific justifications for the requested variances, in terms of designing the site plan, have not been given. For Variance Request #1, the applicant is requesting a greater front-yard setback reduction (down to only 20 feet) than has been granted to any other MFR district applicants within the past five years. For Variance Request #2, the requested side-yard setback reduction would not be significant, and although no specific justification has been given by the applicant for doing so, no evident harm in granting this request has been identified, either.

VI. RECOMMENDATIONS

1. **For Variance Request #1,** the Planning & Zoning Staff makes two recommendations, as follows:

   a. The **denial** of the applicant's request to reduce the front yard setbacks of the townhome lots from the required 50 feet down to only 20 feet in the MFR zoning district.
   b. The **approval** of a reduction in the front yard setbacks of the townhome lots to 30 feet.

2. **For Variance Request #2,** the Planning & Zoning Staff recommends the **approval** of this request to reduce the side yard setbacks from the required 15 feet to 10 feet for the proposed townhome lots.

City of Stockbridge

AGENDA ITEM

MEETING DATE

SEPTEMBER 9, 2024

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-06 for 2612 Highway 42 North & Parcel #069-01009000 to change the property's future land use designation from " Low-Density Mixed-Use to Medium-Density Residential to allow for the construction of a townhome development with 100 units. The applicant is LI Route 23, LLC and the agent is George Harper of Paramount Engineering. The property contains two parcels, with 13.64 +/- total acres

BACKGROUND INFORMATION:

Companion Applications--Rezoning Case #RZ-2024-06 and Variance Case #VR-2024-02.

Staff Recommendation--Approval.
Planning Commission Recommendation on 08/15/24--Approval by a split vote, with the Vice-Chairman casting the tie-breaking vote for approval.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-06.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL.

Staff Signature_____

Henry County, GA





Legend

- Parcels
- Roads

Parcel ID	070-01001000	**Class**	C	**Owner**	LI ROUTE 23 LLC	**Land Value:**	$202,500
Property Address	2612 HIGHWAY 42 N	**Acreage**	3.0	**Address**	2680 HWY 42 N MCDONOUGH GA 30253	**Building Value:**	$0
District	City/Stockbridge					**Misc Value:**	$0
						Total Value:	$202,500

Last 2 Sales

Date	Price	Reason	Qual
5/25/2017	$0	CORPORATE	U
4/28/2017	$360,000	CONTIGUOUS PROPERTY	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: 7/1/2024
Last Data Uploaded: 7/1/2024 1:45:40 AM

Developed by Schneider GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	069-01009000	**Class**	C	**Owner**	LI ROUTE 23 LLC	**Land Value:**	$671,600				
Property Address		**Acreage**	9.95	**Address**	2680 HWY 42 N MCDONOUGH GA 30253	**Building Value:**	$0	**Last 2 Sales**			
District	City/Stockbridge					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$671,600	5/25/2017	$0	CORPORATE	U
								4/28/2017	$360,000	CONTIGUOUS PROPERTY	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: 7/1/2024
Last Data Uploaded: 7/1/2024 1:45:40 AM

Developed by Schneider GEOSPATIAL

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 149,245 FEET.

EQUIPMENT USED ROBOTIC GEOMAX ZOOM 90 & SPECTRA GEOSPATIAL SP85 GPS UNIT

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.

PANEL# 13151C0089D & 13151C0093D DATED 10/6/2016

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
O/IPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCUTRE (RISER)
DI	DROP INLET
W	WATER METER
-W-	WATERLINE
-SS-	SANITARY SEWER LINE
-OVP-	OVERHEAD POWERLINE
-UFO-	UNDERGROUND FIBER OPTICS
-G-	GASLINE
-LS-	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

GRID NORTH
GA WEST

N/F LI HWY. 42 LLC DB15189 PG64

CHAIN LINK FENCE

N65°19'04"E 804.28'

NOTE:
EXISTING INFRASTRUCTURES WERE NOT LOCATED ON THIS SURVEY

PARCEL ID# 069-01009000
N/F
LI ROUTE 23 LLC.
DB:15263 PG:150
TRACT ONE &
TRACT TWO
AREA
10.61 acres

APPROX. L.L.L.
DISTRICT LINE
11TH DISTRICT
7TH DISTRICT

GA POWER COMPANY 100FT EASEMENT

LAKESIDE S/D LOT 113 PB35 PG 151
LAKESIDE S/D LOT 115 PB35 PG 151
LAKESIDE S/D LOT 116 PB35 PG 151
LAKESIDE S/D LOT 117 PB35 PG 151
LAKESIDE S/D LOT 118 PB35 PG 151

S30°55'37"E 498.89'

BRANNAN'S WALK S/D LOT 36 PB26 PG 187
BRANNAN'S WALK S/D LOT 35 PB26 PG 187
BRANNAN'S WALK S/D LOT 34 PB26 PG 187
BRANNAN'S WALK S/D LOT 15 PB26 PG 187
BRANNAN'S WALK S/D LOT 14 PB26 PG 187
BRANNAN'S WALK S/D LOT 13 PB26 PG 187
BRANNAN'S WALK S/D LOT 12 PB26 PG 187
BRANNAN'S WALK S/D LOT 11 PB26 PG 187
BRANNAN'S WALK S/D LOT 10 PB26 PG 187
BRANNAN'S WALK S/D LOT 9 PB26 PG 187
BRANNAN'S WALK S/D LOT 8 PB26 PG 187

WOOD FENCE OVER 10.6'
PERGOLA OVER 3.85'
WOOD FENCE OVER 5.7'
IPF ½"REBW/ CAP P.O.B. DB15190 PG296

S65°50'01"W 546.17'
WOOD FENCE OVER 13.2'
WOOD FENCE OVER 20.0'
WOOD FENCE OVER 16.8'
WOOD FENCE OVER 8.2'
S23°25'46"E 70.24'
CHK-WIRE FENCE
WOOD FENCE OVER 5.6'
SHED OVER 1.2'
S23°25'46"E 282.09'
WOOD FENCE OVER 10.6'
PERGOLA OVER 3.85'
WOOD FENCE OVER 5.7'
CHK-WIRE FENCE

N23°25'46"W 616.56'
IPF ½"REBW/ CAP P.O.R. DB15190 PG296
BRANNAN RD. 80FT. R/W

P.O.R. DETAIL

PARCEL ID# 070-01001000
N/F
LI ROUTE 23 LLC.
DB:15263 PG:150
TRACT THREE
AREA
3.03 acres

N/F LI ROUTE 23 LLC. DB:15263 PG:150
S66°38'37"W 424.24'
N66°38'37"E 424.24'

N1°46'22"W 431.05'
N1°40'31"W 131.92'
N65°46'56"E 18.44'
S65°51'54"W 477.21'
N/F ST. LUKE LUTHERAN CHURCH OF HENRY CO. INC. DB15190 PG296
BLOCK SHED
CHK-WIRE FENCE
IPF ½"REBW/ CAP
807.81' TO BRANNAN RD. AS PER D.B. 13263, PGS. 152-153
616.56'

CURB INLET
CB
UGCB
FH
W/V
CDNC. ISLAND
SIDW
ASPHALT
PARKVIEW PL.
PP
CMF
STORM PIPE
SR 23/42 R/W VARIES
C1

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	290.47	2650.09	290.31	N16°36'23"W

GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 06/28/2024
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREON.

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A.Section 15-6-67.

GEORGIA PROFESSIONAL No. 2642 LAND SURVEYOR ANGEL M. MARRERO

06/30/2024

A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

60' 0' 60' 120'
Scale: 1" =60'

REV.	DESCRIPTION	DATE

SOUTHSIDE SURVEYING & PLANNING LSF000831
#155 WESTRIDGE PKWY SUITE 212 MCDONOUGH, GA 30253 Phone: (770) 320-8009
1/1

RETRACEMENT SURVEY FOR:
LI ROUTE 23 LLC.
Land Lot 1 7TH Dist. Land Lot 1 & 2 11TH Dist.
CITY OF STOCKBRIDGE Henry County, GA

Drawn By: AMM
Scale: 1"=60'
Dwg No: 2-240640A
Date: 06/30/2024

Presentations for CP-2024-06, RZ-2024-06, VR-2024-02

Mayor and Council: September 9, 2024

Stockbridge

Where Community Connects

Case Facts

Applicant: LI Route 23, LLC.

Owner: LI Route 23, LLC.

Agent: George Harper (Paramount Engineering)

Number of Proposed Units Per Acre: 7.33 units per acre

Address of Property: 2612 Highway 42 North; 069-01009000

Number of Acres:13.64 +/- acres

Project Characteristics: The site is currently vacant and wooded with an existing deceleration lane and entrance on the right.

Current Future Land Use Designation: Low-Density Mixed-Use

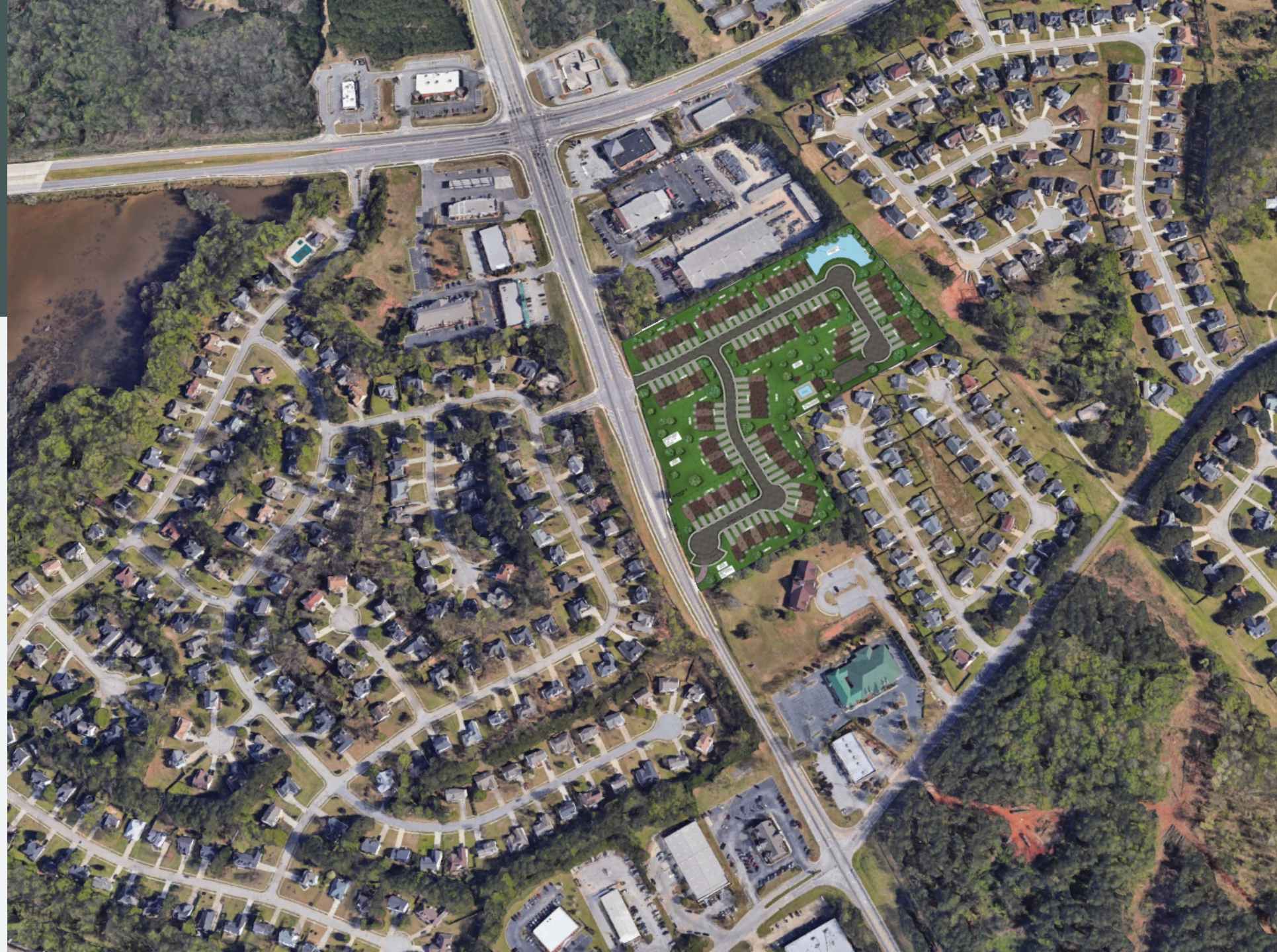
Current Zoning of Property:C-2 (General Commercial)

Sign Posting: July 16, 2024

VICINITY MAP



Aerial Photo with Site Plan



Site Visit on July 16, 2024



Site Visit on July 16, 2024



Site Visit on July 16, 2024



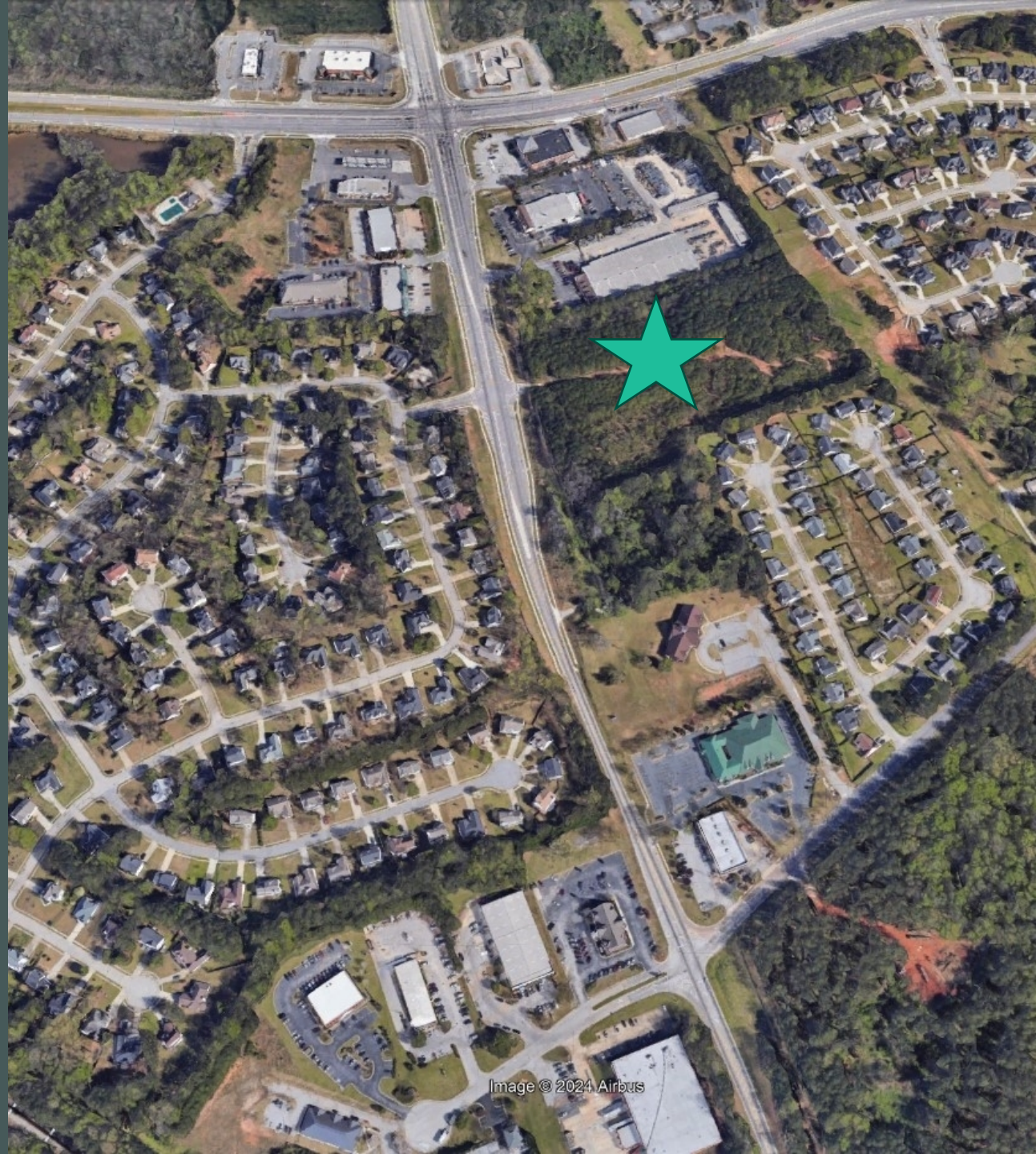
Site Visit on July 16, 2024



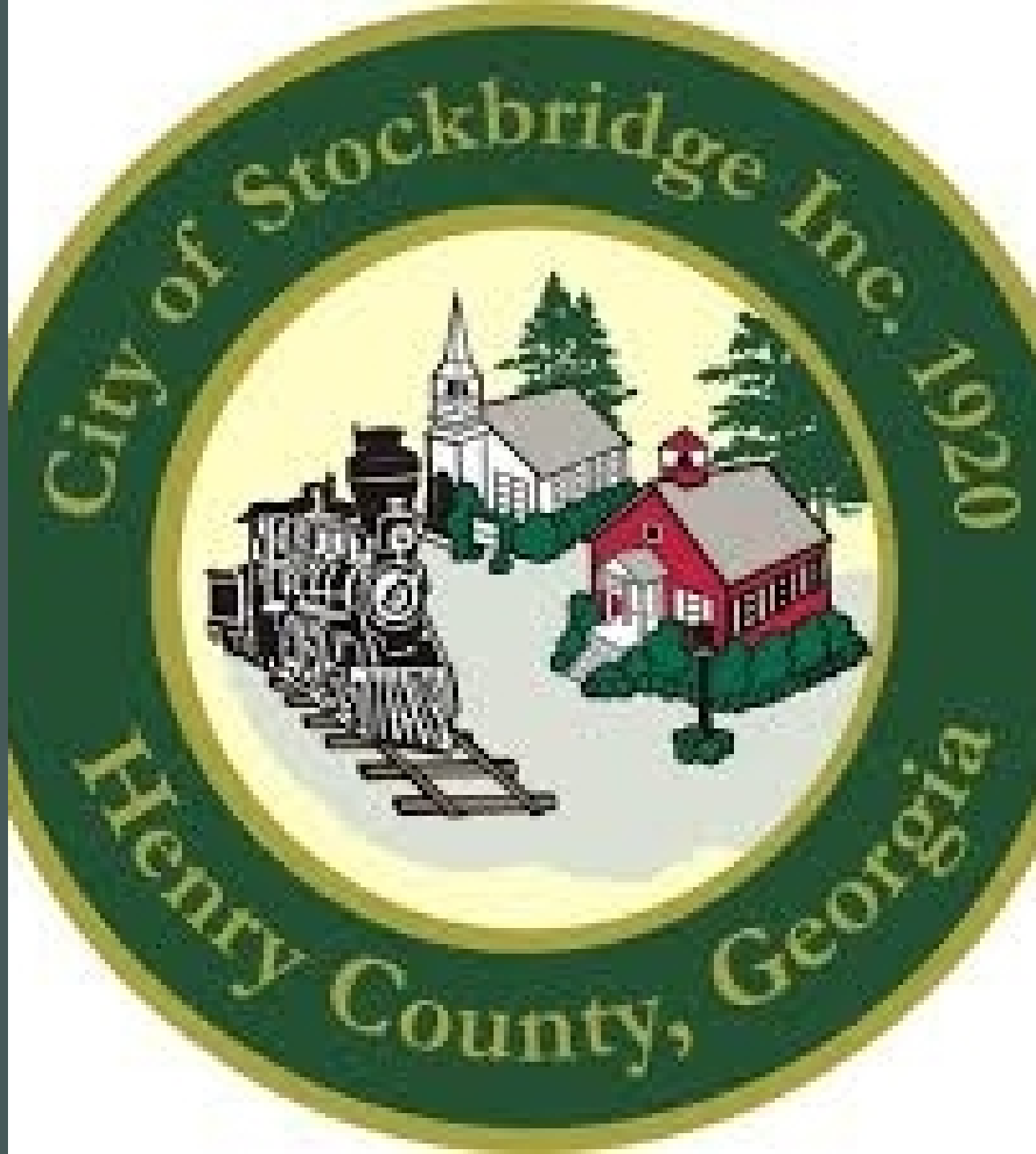
Zoning History of Property

The larger parcel was rezoned from RA (Residential-Agricultural) to C-2 (General Commercial) on May 6, 1997, as part of a larger property.

In addition, the existing deceleration lane at the subject property was completed in 2002.

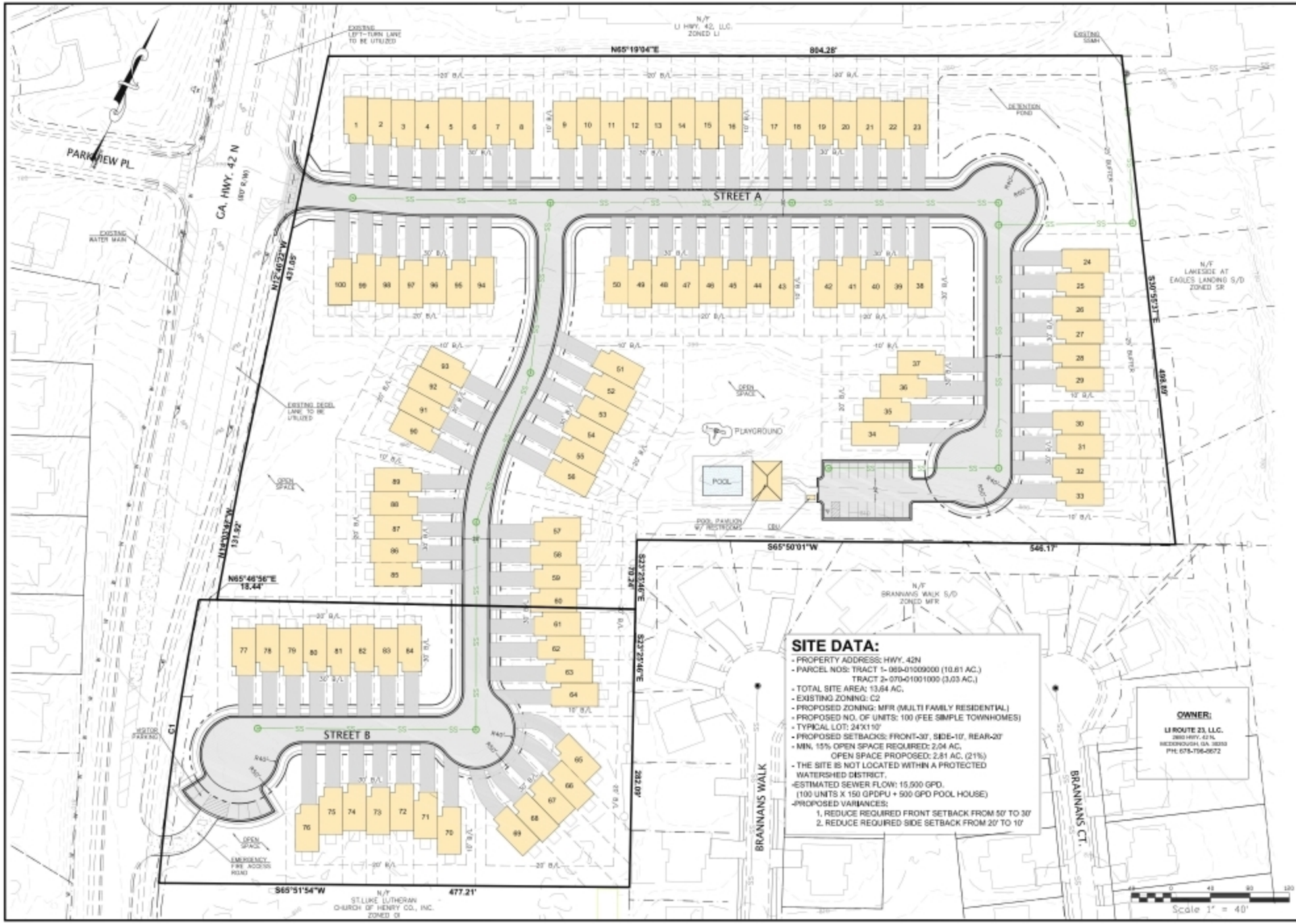


PROPOSED DEVELOPMENT INFORMATION



Development Information

The applicant, LI Route 23, LLC., is proposing to build a townhome development with 100 units with a density of 7 units per acre on the eastern side of Highway 42 North and south of Eagles Landing Parkway. The size of the proposed townhomes is 24’ (H) x 110 (W), which is 2,640 square feet. The proposed townhome development will include the following amenities: pool, pool pavilion with restrooms, a playground, a community mailbox, and 2.81 acres of open space. The proposed townhome development will also include six parking spaces for the visitors and 19 parking spaces close to the pool area. The proposed townhome development will include a 25-foot buffer along the eastern boundary line adjacent to the Lakeside at Eagles Landing subdivision. In addition, the proposed development will be gated, and will include a five-foot sidewalk on both sides of the internal streets. The proposed townhome development will utilize the existing deceleration lane located on Highway 42 North and will install an emergency access road on Highway 42 North. In addition, the proposed townhome development will have main access from the Parkview Place subdivision .



Paramount ENGINEERING, INC
111 E. BROAD ST.
NEWNAN, GA. 30263
PH: (770-473-9576
georgs@paramountengineering.com

GEORGIA No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV:	DATE:	DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES

SHEET: REZONING SITE PLAN

LL 1 — 7TH DISTRICT — CITY OF STOCKBRIDGE

DATE: 06-10-24 — DRAWN BY: GPH — SCALE: 1" = 40'

SHEET 1

Development Data Summary for Site Plan of Highway 42 Townhomes

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: TRACT 1- 069-01009000 (10.61 AC.)
  TRACT 2- 070-01001000 (3.03 AC.)
- TOTAL SITE AREA: 13.64 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- MIN. 15% OPEN SPACE REQUIRED: 2.04 AC.
  OPEN SPACE PROPOSED: 2.81 AC. (21%)
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:

1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'





Presentation for CP-2024-06

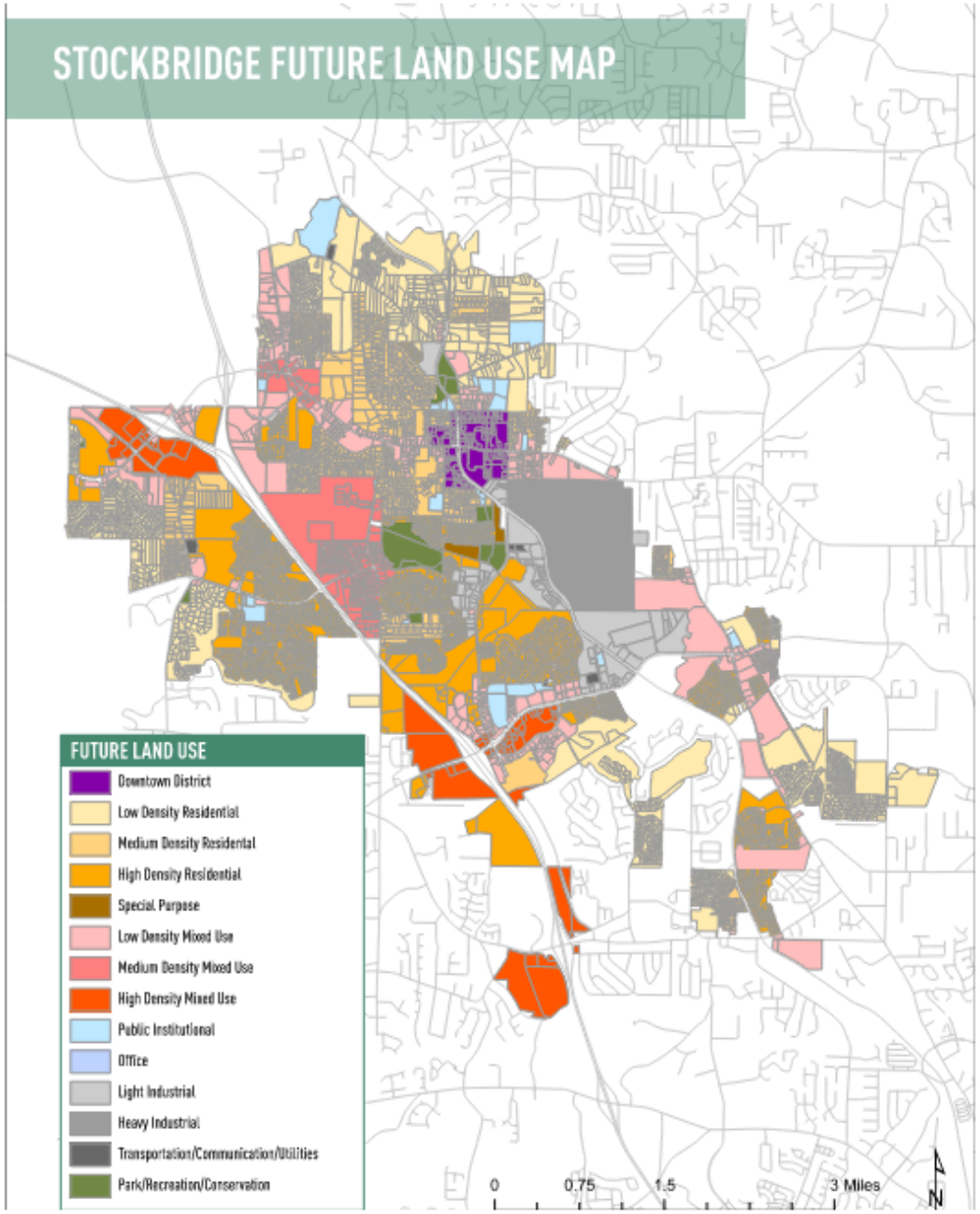


Applicant's Request

Change the current future land use designation from Low-Density Mixed-Use to Medium-Density Residential to allow for the construction of a townhome development.

Currently, the two parcels have a current future land use designation of Low-Density Mixed-Use, which is not compatible with the requested MFR (Multiple-Family Residential) zoning district. Therefore, the applicant has requested to change the future land use designation from Low-Density Mixed-Use to Medium-Density Residential. Page 49 of the 2024 Comprehensive Plan provides a list of compatible zoning districts, which includes the requested MFR (Multiple-Family Residential) zoning district.

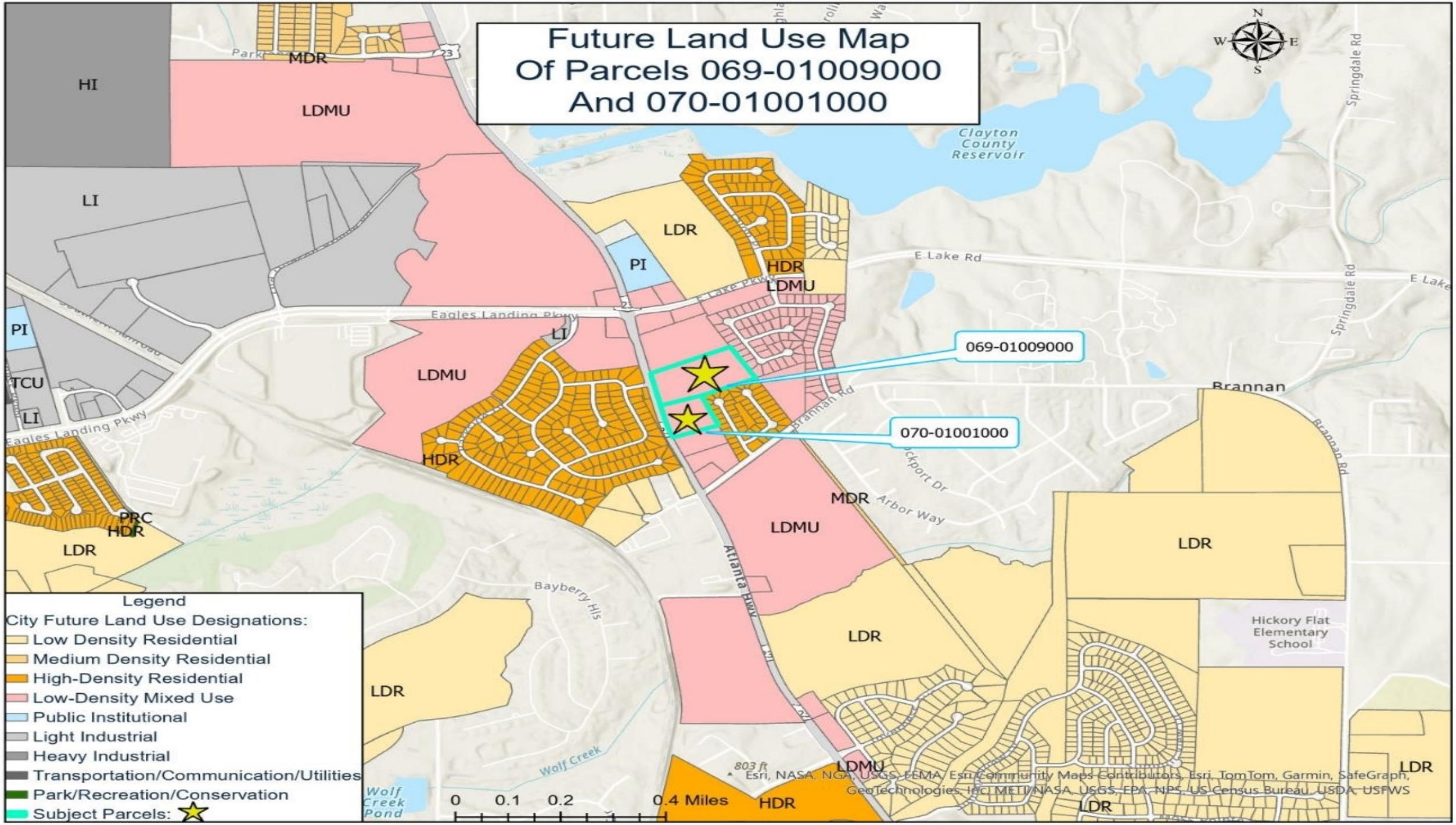
Compatible Zoning: Planned Unit Development (PUD) is compatible in all districts.



CITY OF STOCKBRIDGE COMPREHENSIVE PLAN (2024)

MEDIUM-DENSITY RESIDENTIAL (4-7.99 UNITS/ACRE)

This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.

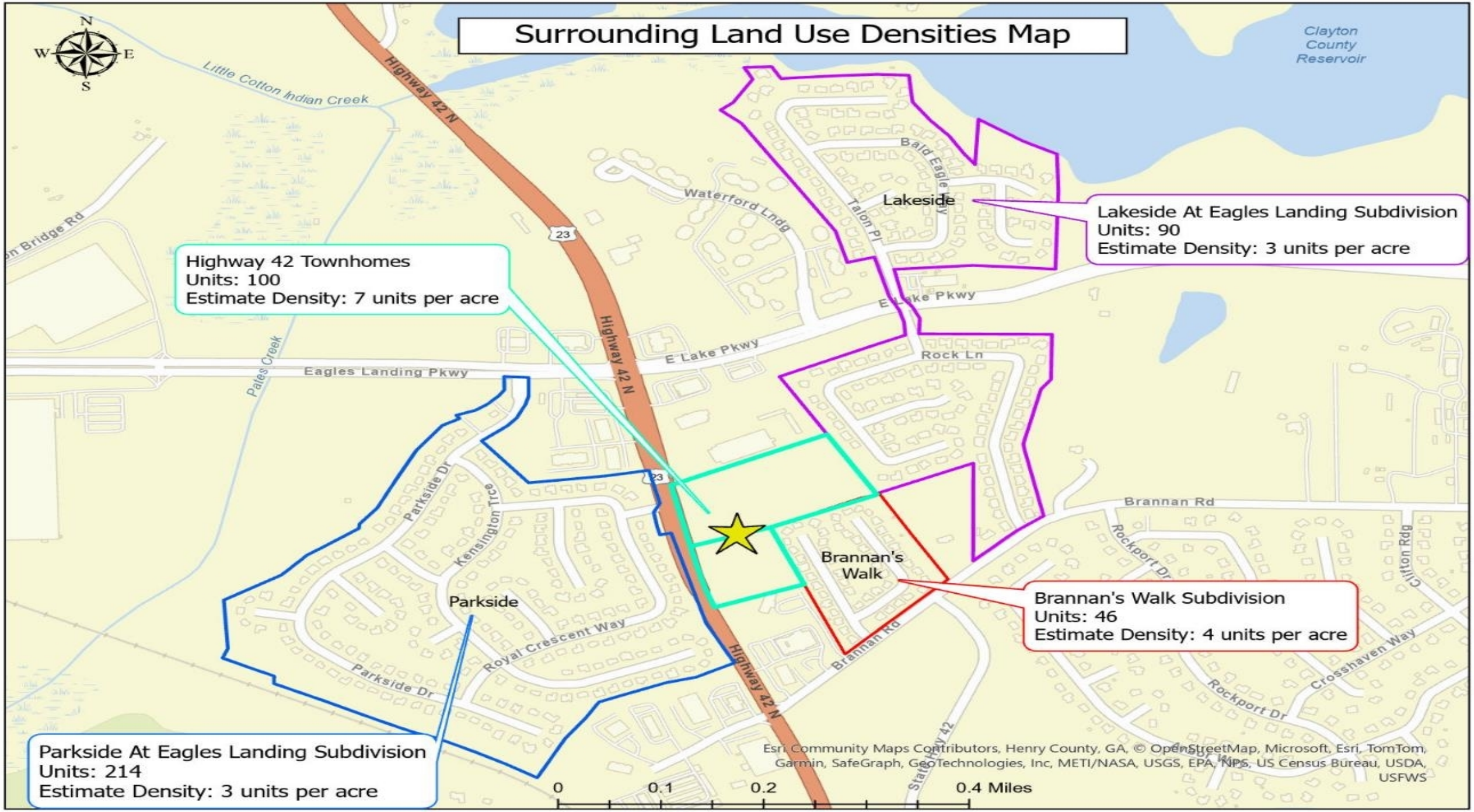

Future Land Use Map
Of Parcels 069-01009000
And 070-01001000
069-01009000
070-01001000
HI
LDMU
LI
PI
LDR
HDR
MDR
TCU
PRC
Clayton County Reservoir
E Lake Rd
Springdale Rd
Eagles Landing Pkwy
Brannan
Brannan Rd
Arbor Way
Atlanta Hwy
Bayberry Hls
Wolf Creek
Wolf Creek Pond
Hickory Flat Elementary School
803 ft
0 0.1 0.2 0.4 Miles
Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
Legend
City Future Land Use Designations:
Low Density Residential
Medium Density Residential
High-Density Residential
Low-Density Mixed Use
Public Institutional
Light Industrial
Heavy Industrial
Transportation/Communication/Utilities
Park/Recreation/Conservation
Subject Parcels:

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	C & C Fence Elite Collision CVS Eagles Peak Shopping Center	Low Density Mixed Use
Property to the South	St Luke Lutheran Church Cannon-Cleveland Funeral Directors	Low Density Mixed Use
Property to the East	Brannan's Walk Lakeside At Eagle's Landing	Low-Density Mixed-Use High Density Residential
Property to the West	Parkside at Eagle's Landing Parkside Plaza Parkside Office Plaza Marathon Gas Station	High Density Residential Low-Density Mixed-Use Low-Density Mixed-Use Low-Density Mixed-Use

SURROUNDING LAND USE DENSITIES (ESTIMATE)

Name of Subdivision/Development	Units	Estimate Density Per Acres
Brannan's Walk	46	4 units per acre
Lakeside At Eagle's Landing	90	3 units per acre
Parkside at Eagle's Landing	214	3 units per acre
Highway 42 Townhomes	**100**	**7 units per acre**


Surrounding Land Use Densities Map
N
W
E
S
Clayton County Reservoir
Little Cotton Indian Creek
Highway 42 N
23
Waterford Lndg
Bald Eagle Way
Talon Pl
Lakeside
Lakeside At Eagles Landing Subdivision
Units: 90
Estimate Density: 3 units per acre
Highway 42 Townhomes
Units: 100
Estimate Density: 7 units per acre
E Lake Pkwy
Rock Ln
Eagles Landing Pkwy
Pates Creek
Parkside Dr
Kensington Trce
Brannan Rd
Rockport Dr
Clifton Rdg
Brannan's Walk
Brannan's Walk Subdivision
Units: 46
Estimate Density: 4 units per acre
Parkside
Royal Crescent Way
Crosshaven Way
Parkside At Eagles Landing Subdivision
Units: 214
Estimate Density: 3 units per acre
State Hwy 42
Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
0
0.1
0.2
0.4 Miles

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. Consistency with the Comprehensive Plan:

Currently, the two parcels have a current future land use designation of Low-Density Mixed-Use, which is not compatible with the requested MFR (Multiple-Family Residential) zoning district. Therefore, the applicant has requested to change the future land use designation from Low-Density Mixed-Use to Medium-Density Residential. Page 49 of the 2024 Comprehensive Plan provides a list of compatible zoning districts, which includes the requested MFR (Multiple-Family Residential) zoning district.

The City of Stockbridge 2024 Comprehensive Plan states that the future land use designation of Medium-Density Residential are for properties that have a density range of 4 to 7.99 units per acre. Since the proposed townhome development has a density of 7.33 units per acre, it meets the required density range of the Medium-Density Residential future land use designation. In addition, the proposed townhome development meets the intent of the Medium-Density Residential future land use designation, which states on Page 49

“This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.”

Community Goals and Policies (pg. 42-44)	**To provide a variety of housing choices to suit the changing needs and lifestyles of City residents. (Housing Goal)**
	Provide a mixture of housing options to attract young professionals, singles, and small families. (Housing Policy)
	To attract new, diverse residents (Population Goal)

Community Goals and Policies (page 42-44)	
	Maintain a family friendly environment and focus on attracting and retaining young adults. (Population Policy)
	To establish land use designations that meet the needs of the City and are consistent with the new UDC. (Future Land Use Goal)

Staff Analysis (Section 9.2.7 of The Unified Development Code)

2. **Relation to the Zoning of the Property:** In addition to the requested future land use designation of Medium-Density Residential, the applicant is requesting to rezone the two parcels from C-2 (General Commercial) to MFR (Multiple-Family Residential). Page 49 of the 2024 Comprehensive Plan provides a list of compatible zoning districts, which includes the requested MFR (Multiple-Family Residential) zoning district.

3. **Suitability of the Site's Location:** The applicant is currently proposing 100 units on 13.64 acres with a density rate of 7.33 dwelling units per acre. Regarding the surrounding densities of the vicinity of the area, the development has a higher density than the nearby subdivisions, which ranges from 3 to 4 units per acre. The proposed townhome meets the required density range of the Medium-Density Residential future land use designation.

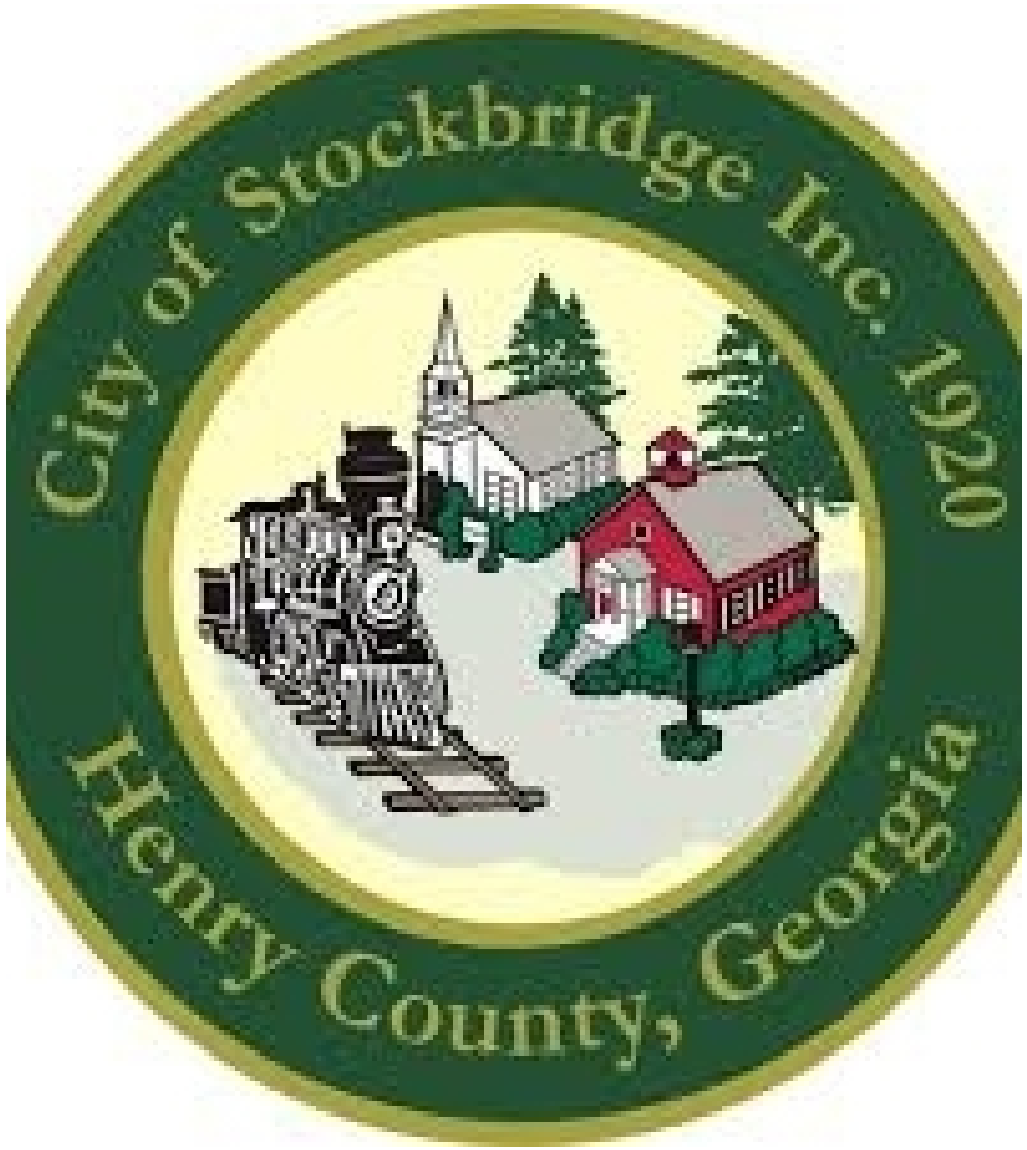
Staff Analysis (Section 9.2.7 of The Unified Development Code)

4. **<u>Maintaining the Current Land Use Designation</u>:** Although the two parcels have a current future land use designation of Low-Density Mixed Use, the proposed future land use designation of Medium-Density Residential would be more appropriate for the two parcels due to the surrounding future land use designations of both High Density Residential and Low Density Residential. The proposed Medium-Density Residential will also support a variety of housing choices, which includes the proposed townhomes. By adopting a Medium-Density Residential designation, the parcels would serve as a great transition between these differing densities, fostering a more balanced community.

Staff Recommendation

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2024-06 is consistent with the 2024 Comprehensive Plan in conjunction with the requested rezoning of RZ-2024-06 to change the zoning district from C-2 (General Commercial) to MFR (Multiple-Family Residential), and with the requested variances of VR-2024-02. Therefore, the Planning and Zoning staff recommends **APPROVAL.**

Presentation for RZ-2024-06

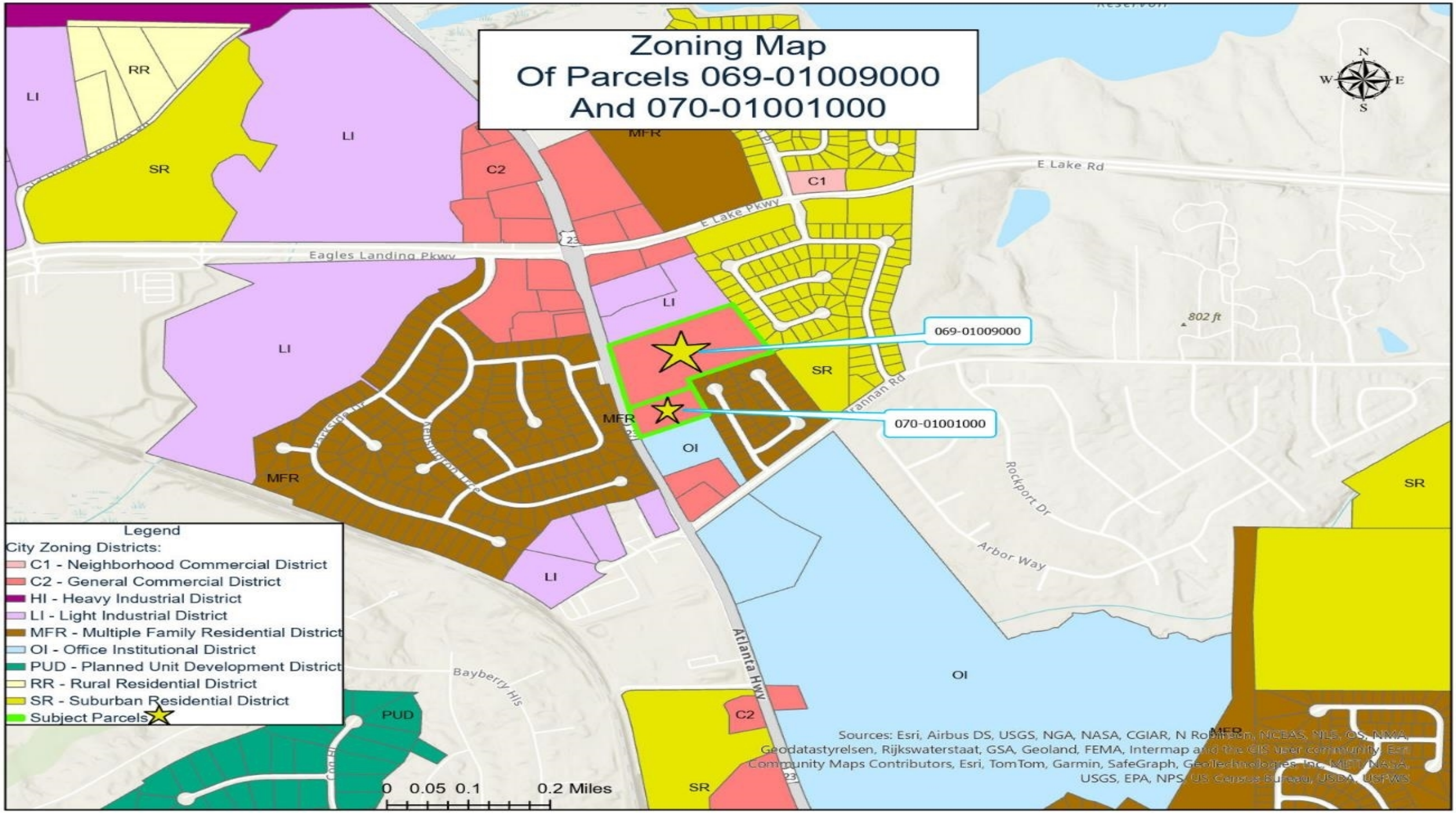


Applicant's Request

Rezone from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential) to allow for the construction of a townhome development.

Currently, the two parcels are zoned C-2 (General Commercial). However, the C-2 zoning district provides a list of permitted uses, which does not include townhomes. Therefore, the applicant has requested to rezone the two parcels from C-2 (General Commercial) to MFR (Multiple-Family Residential). Section 2.4.4. of the Stockbridge Unified Development Code provides a list of permitted uses, which includes townhomes.




Zoning Map
Of Parcels 069-01009000
And 070-01001000
069-01009000
070-01001000
E Lake Rd
E Lake Pkwy
Eagles Landing Pkwy
Atlanta Hwy
Rockport Dr
Arbor Way
Bayberry Hls
802 ft
RR
LI
SR
C2
C1
MFR
OI
PUD
Legend
City Zoning Districts:
C1 - Neighborhood Commercial District
C2 - General Commercial District
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
Subject Parcels
0 0.05 0.1 0.2 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS


Overlay Map
Of Parcels 069-01009000
And 070-01001000
Clayton County Reservoir
Little Cotton Indian Creek
Old Hudson Bridge Rd
Waterford Lndg
Talon Pl
E Lake Rd
E Lake Pkwy
Eagles Landing Pkwy
23
069-01009000
070-01001000
802 ft
Parkside Dr
Rockport Dr
Arbor Way
State Hwy 42
Atlanta Hwy
Wolf Creek
Bayberry Hls
Cog Hl
N
S
W
E
Legend
Overlay Districts:
Downtown Village
Parkway Mixed Use
Subject Parcels:
0 0.07 0.15 0.3 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan**: The two parcels currently have a future land use designation of Low-Density Mixed-Use, which is not compatible with the requested zoning of the MFR (Multiple-Family Residential) zoning district. Therefore, the applicant has requested a Comprehensive Plan Amendment to change the current future land use designation from Low-Density Mixed-Use to Medium-Density Residential. Page 49 of the 2024 Comprehensive Plan provides a list of zoning districts that are compatible with the requested Medium Density Residential future land use designation, which includes the proposed MFR (Multiple-Family Residential) zoning district. Furthermore, the proposed density of 7.33 units per acre meets the required range of the requested future land use designation of Medium-Density Residential which is 4 to 7.99 units per acre. In addition, the proposed townhomes meet the intent of the requested future land use designation of Medium-Density Residential, which states that it is “intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.”

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code:** The proposed townhome development meets the purpose and intent of the Stockbridge Unified Development Code. Section 1.4 of the Stockbridge Unified Development Code provides a list of objectives to accomplish which is (I) Encourage the most appropriate and best use of land, buildings, and other structures throughout the city. The two parcels are currently part of the Parkway Mixed-Use Overlay District. The proposed townhome development meets the overall purpose and intent of the Parkway Mixed-Use Overlay District. Section 2.5.2 of the Stockbridge Unified Development Code provides a list of objectives, which includes the following: (1.) To promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play, and (8) To encourage innovative development projects that set standards for landscaping, open space, community design, and public amenities. Section 2.4.4 of the Stockbridge Unified Development Code provides a list of permitted uses that are found in the requested MFR zoning district, which includes townhomes. The requested townhome development meets the intent of the requested MFR zoning district, which is found in Section 2.4.4 A of the Stockbridge Unified Development Code: “The intent of the Multiple Family Residential District is to allow the development of multiple family residences served by public water and sewer systems. The provisions that regulate this land use district provides for the development of residential neighborhoods in a high-density urban development environment with access provided on streets that are classified as collector streets of higher.” Furthermore, the two parcels have frontage on Highway 42 North, which is considered a minor arterial road according to the GDOT Functional Road Classification, which aligns with Section 2.4.4. A of the Stockbridge Unified Development Code. Section 2.4.4. of the Stockbridge Unified Development Code states that “The city should promote an average density of fourteen (14) dwelling units per acre or higher.” Since the proposed density of the proposed townhomes is 7.33 units per acre, it would meet the allowable density of the requested MFR zoning district.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

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 from C-2 (General Commercial) to MFR (Multiple-Family Residential) will have a positive effect on the vicinity of the area in various ways. The addition of the proposed townhomes will provide an alternative type of housing for first-time homebuyers who are interested in buying townhomes. The vicinity of the area is surrounded by subdivisions that lack townhomes, creating an area that is dominated by single-family homes. Thus, the addition of the proposed townhomes creates a variety of choices for homebuyers. The addition of the townhome development would further align with the intent of the 2024 Comprehensive Plan, which recommends high-density developments within the city limits of Stockbridge. The addition of the proposed townhomes can benefit the surrounding businesses in the vicinity of the area. The proposed townhomes could result in the increase of customers for the nearby shopping center.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

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 site appears to be suitable for the proposed townhomes. Any issues with regard to the physical conditions of the subject property will be addressed during the plan review process. In addition, any issues regarding the buffering, topography, drainage, access, and the size and shape of the subject properties will be addressed during the plan review process.

5. **The impact upon adjacent property owners should the request be granted:** Currently, the two parcels are currently undeveloped, However, the addition of the proposed townhomes could result in a minimal increase of traffic on Highway 42 North. According to the Georgia Department of Transportation Traffic Data Counts, the average daily count on Highway 42 North was 17,200 in 2023. The proposed townhomes will not have any access to the adjacent subdivisions. In addition, a 25-foot buffer would be provided adjacent to the nearby Lakeside at Eagles Landing subdivision, which will ensure privacy for the nearby homeowners.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

6. **The potential impact of the rezoning on City infrastructure including water and sewage system**: A letter from the Henry County Water Authority dated July 11, 2024, states that water and sewer service is provided at this location.

7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** The subject property has frontage on Highway 42, which is considered a minor arterial road. The townhome development will utilize the existing deceleration lane that is located on Highway 42 North and will also have main access on Parkview Place. While the addition of townhomes might slightly increase traffic on Highway 42 North, the increase is expected to be minimal. Given the current average daily traffic count of 17,200, the additional traffic from the townhomes is unlikely to significantly affect congestion.

8. **The merits of the requested change in zoning are relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan:** The applicant's request to rezone the subject properties from C-2 (General Commercial) to MFR (Multiple-Family Residential) aligns with the overall intent of the Stockbridge Unified Development Code. Furthermore, the proposed townhome development meets the policies and goals of the 2024 Comprehensive Plan. In addition, the proposed townhome development meets the overall intent of both the MFR (Multiple-Family Residential) zoning district and the Parkway Mixed-Use Overlay District.

9. **The ability of the subject land to be developed as it is presently zoned:** The two parcels are currently zoned C-2 (General Commercial). Therefore, any land use that is permitted under Section 2.4.9. of the Stockbridge Unified Development Code could be developed on the subject properties.

Staff Recommendation

Staff recommends **APPROVAL** with the following conditions:

1. Flock cameras will be located at the entrance of the proposed townhome development.
2. A 25-foot buffer shall be established alongside the northern and southern portion of the subject property.
3. A mandatory HOA shall be established.
4. The units shall not exceed 100 units.
5. The rental shall not exceed 10% of the proposed townhome development.
6. A mail kiosk shall be established.
7. The renderings shown with the submitted application on July 1, 2024 shall be followed. (The brick is shown on the front and the side is showing hardi-plank siding.)

Presentation for VR-2024-02



Applicant's Request

The applicant submitted two variances (VR-2024-02) on the subject property which are as follows:

1. **Variance Request #1**:reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet
2. **Variance Request #2:** reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet.



MFR District Standards (Section 2.4.4 of the Stockbridge Unified Development Code)

MFR Requirement	Request From Applicant
Front Yard Setback: 50 feet	**Front Yard Setback: 30 feet**
Side Yard Setback: 15 feet	**Side Yard Setback: 10 feet**

Staff Analysis (Section 10.1.3 of The Unified Development Code)

1. **Extraordinary and exceptional circumstances pertaining to the particular piece of property exist due to its size, shape, or topography that are not found on other properties in the same zoning district:** Section 10.1.1 A of the Unified Development Code states that “A variance may be granted where owing to special conditions, a literal enforcement of the provisions of this unified development code will in an individual case result in unnecessary hardship.” Therefore, since the staff is currently reviewing the MFR building standards, the staff is in support of reducing the front yard setback from 50 feet to 30 feet. Staff has reviewed the MFR building standards and therefore is in support of the side yard reduction from the required 15 feet to 10 feet.

2. **A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district:** The applicant may be deprived of the opportunity to develop a townhome community with lot sizes comparable to those in other recently approved MFR (Multi-Family Residential) districts.

3. **Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district:** Granting the requested variances would not confer any special privileges upon the property owner. Furthermore, the denial of the requested variances would force the developer to unfairly comply with the same standards in the developing the proposed site, even though the proposed characteristics of the subject property would make it very difficult to do, thus creating an unnecessary hardship for the developer itself.

Staff Analysis (Section 10.1.3 of The Unified Development Code)

4. **The variance will be consistent with the purposes and intent of this Unified Development Code, will be compatible with uses on neighboring properties, and will serve the public welfare. A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district:** The requested variance would be consistent with the overall purpose and intent of the Unified Development Code by encouraging the most appropriate land use on the subject property.

5. **The extraordinary circumstances are not the result of actions by the applicant**: The physical conditions of the subject property, which were not created by the applicant, are currently limiting the applicant's ability to develop the property for reasonable use.

6. **The variance is the minimum relief that will allow the legal use of the land, building or structure:** The subject property remains developable under the current C-2 (General Commercial District) zoning designation. However, while townhomes could be constructed under the applicant's requested MFR (Multi-Family Residential) zoning district, the developer would face significant constraints without the reduction of both front and side yard setbacks. These constraints would hinder the creation of a site plan that allows for the construction of a sufficient number of units to ensure economic feasibility.

7. **The variance is not a request to permit the use of land, buildings or structures that is prohibited in the same zoning district**: The MFR zoning districts provide a list of permitted uses, which includes townhomes.

Staff Recommendation

Based on the Staff analysis above, the Planning and Zoning Staff therefore recommends **APPROVAL** for the following variances:

1. **Variance Request #1:** reduce the front yard setback of the townhome lots from the required 50 feet to 30 feet **(APPROVAL)**
2. **Variance Request #2:** reduce the side yard setback of the townhome lots, between buildings, from the required 15 feet to 10 feet. **(APPROVAL)**

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant LI ROUTE 23, LLC. Phone: 678-796-8672 Date: 07-01-24

Address of Applicant: 2680 HWY. 42 N. Cell #

City: MCDONOUGH State: GA Zip: 30253 E-mail:

Name of Agent George Harper- Paramount Eng. Phone: 770-473-9576 Date: 07-01-24

Address of Agent: 11 E. Broad St. Cell #

City: Newnan State: GA Zip: 30263 E-mail: george@paramountengineering.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

FROM: LOW DENSITY MIXED USE

TO: MEDIUM DENSITY RESIDENTIAL

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

_____ **(Acknowledgement)**

Property Address: HWY 42 N.

Nearest intersection to the property: Parkview Place

Size of Tract: 13.64 acre(s). Land Lot Number(s): 1 & 2 . District(s): 7,11

Property Tax Parcel Number(s):
069-01009000, 070-01001000 **(Required)**

Witness' Signature

Signature of Applicant

Printed Name of Witness

Printed Name of Applicant

Notary

Signature of Agent

Notary Seal:

SHARON MOORE NOTARY PUBLIC MERIWETHER COUNTY, GEORGIA

Notary expires 12/29/24

(For Office Use Only)

Total Amount Paid $ Check # Credit Card # *(FEES ARE NON-REFUNDABLE)*

Application checked by: Date:

Pre-application meeting: Date:

Planning Commission Decision:

Mayor/City Council Decision:

Planning Director's Signature: Date:

Survey Written Description
Parcel ID #069-01009000 & 070-01001000
#2612 SR 23/42N

All that tract or parcel of land lying and being in Land Lots 1 and 2 of the 11th District and Land Lot1 of the 7th District of Henry County, Georgia (City of Stockbridge Ga.) and being more particularly described as follows:

Commencing at the existing Intersection of The Northerly R/W of Brannan Road (80' R/W), and The Westerly Boundary Line of Brannan's Walk Subdivision (Plat Book 26, Pg. 187); Thence N 23°25'46" W a distance of 616.56' to an IPF (1/2" rebar w/cap), this point being **THE POINT OF BEGINNING (P.O.B):**

FROM THE POINT OF BEGINNING (P.O.B):

Thence S 65°51'54" W a distance of 477.21' to an IPF (1/2" rebar w/cap), this point also being 807.81' along existing R/W of S/R42 to Brannan Rd. (D.B. 15263, Pgs. 150-153) ; Thence around a curve to the right (C-1) having a radius of 2,650.09' a length of 290.47' a chord bearing of N 06°36'23" W a distance of 290.31' to an IPs (1/2" rebar); Thence N 65°46'56" E a distance of 18.44' to a CMF (concrete monument found); Thence N 14°03'47" W a distance of 131.92' to a CMF (concrete monument found); Thence N 12°46'22" W a distance of 431.05' to an IPS (1/2" rebar); Thence N 65°19'04"E a distance of 804.28' an IPF (1/2" rebar);); Thence S 30°55'57" E a distance of 498.89' to an IPF (1/2" rebar)); Thence S 65°50'01" W a distance of 546.17' to an IPS (1/2" rebar); Thence S 23°25'46"E a distance of 282.09' to a point, this point being **THE POINT OF BEGINNING (P.O.B).**

Containing 13.64 acres

Together with all easements recorded or unrecorded.

N/F
LI HWY. 42, LLC.
ZONED LI

EXISTING
LEFT-TURN LANE
TO BE UTILIZED

N65°19'04"E 804.28'

EXISTING
SSMH

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING
WATER MAIN

N12°46'22"W 431.05'

EXISTING DECEL
LANE TO BE
UTILIZED

STREET A

DETENTION
POND

25' BUFFER

R40'
R50'

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'37"E 498.89'

OPEN
SPACE

PLAYGROUND

POOL

POOL PAVILION
W/ RESTROOMS

CBU

N14°03'42"W 131.92'

N65°46'56"E 18.44'

S65°50'01"W 546.17'

S23°25'46"E 70.24'

S23°25'46"E 282.09'

N/F
BRANNANS WALK S/D
ZONED MFR

BRANNANS WALK

BRANNANS CT.

STREET B

VISITOR
PARKING

C1

OPEN
SPACE

EMERGENCY
FIRE ACCESS
ROAD

S65°51'54"W 477.21'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: TRACT 1- 069-01009000 (10.61 AC.)
  TRACT 2- 070-01001000 (3.03 AC.)
- TOTAL SITE AREA: 13.64 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- MIN. 15% OPEN SPACE REQUIRED: 2.04 AC.
  OPEN SPACE PROPOSED: 2.81 AC. (21%)
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.
-ESTIMATED SEWER FLOW: 15,500 GPD.
  (100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)
-PROPOSED VARIANCES:
  1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
  2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

OWNER:
LI ROUTE 23, LLC.
2680 HWY. 42 N.
MCDONOUGH, GA. 30253
PH: 678-796-8672

Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
11 E. BROAD ST.
NEWNAN, GA. 30263
george@paramountengineering.com

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV. | DATE: | DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES
SHEET: REZONING SITE PLAN
LL 1
7TH DISTRICT
CITY OF STOCKBRIDGE
DATE: 06-10-24
DRAWN BY: GPH
SCALE: 1" = 40'

SHEET
1

N/F
LI HWY. 42, LLC.
ZONED LI

N65°19'01"E 803.91'

EXISTING SSMH

SS SS SS

DETENTION POND

25' BUFFER

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING WATER MAIN

N12°52'20"W 431.00'

STREET A

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'38"E 498.49'

EXISTING DECEL & LEFT TURN LANE TO BE UTILIZED

OPEN SPACE

PLAYGROUND

POOL

POOL PAVILION W/ RESTROOMS

CBU

N14°09'45"W 131.96'

N65°40'58"E 18.44'

N14°49'11"W 141.52'

VISITOR PARKING

STREET B

N17°53'13"W 148.97'

EMERGENCY FIRE ACCESS ROAD

S65°51'26"W 476.79'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

S65°47'29"W 546.39'

N/F
BRANNANS WALK S/D
ZONED MFR

S23°26'42"E 352.43'

BRANNANS WALK

BRANNANS CT.

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: 069-01009000, 070-01001000
- TOTAL SITE AREA: 12.95 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:
1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

40 0 40 80 120
Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
george@paramountengineering.com
11 E. BROAD ST.
NEWNAN, GA. 30263

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV.	DATE:	DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES

SHEET: REZONING SITE PLAN

LL 1 | 7TH DISTRICT | CITY OF STOCKBRIDGE

DATE: 06-10-24 | DRAWN BY: GPH | SCALE: 1" = 40'

SHEET 1

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 149,245 FEET.

EQUIPMENT USED ROBOTIC GEOMAX ZOOM 90 & SPECTRA GEOSPATIAL SP85 GPS UNIT

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.

PANEL# 13151C0089D & 13151C0093D DATED 10/6/2016

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
O/IPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCUTRE (RISER)
DI	DROP INLET
W	WATER METER
-W-	WATERLINE
-SS-	SANITARY SEWER LINE
-OVP-	OVERHEAD POWERLINE
-UFO-	UNDERGROUND FIBER OPTICS
-G-	GASLINE
-LS-	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

GRID NORTH
GA WEST

N/F LI HWY. 42 LLC DB15189 PG64

CHAIN LINK FENCE

N65°19'04"E 804.28'

NOTE:
EXISTING INFRASTRUCTURES WERE NOT LOCATED ON THIS SURVEY

PARCEL ID# 069-01009000
N/F
LI ROUTE 23 LLC.
DB:15263 PG:150
TRACT ONE &
TRACT TWO
AREA
10.61 acres

APPROX. L.L.L.
DISTRICT LINE
11TH DISTRICT
7TH DISTRICT

GA POWER COMPANY 100FT EASEMENT

LAKESIDE S/D LOT 113 PB35 PG 151
LAKESIDE S/D LOT 115 PB35 PG 151
LAKESIDE S/D LOT 116 PB35 PG 151
LAKESIDE S/D LOT 117 PB35 PG 151
LAKESIDE S/D LOT 118 PB35 PG 151

S30°55'37"E 498.89'

BRANNAN'S WALK S/D LOT 36 PB26 PG 187
BRANNAN'S WALK S/D LOT 35 PB26 PG 187
BRANNAN'S WALK S/D LOT 34 PB26 PG 187
BRANNAN'S WALK S/D LOT 15 PB26 PG 187
BRANNAN'S WALK S/D LOT 14 PB26 PG 187
BRANNAN'S WALK S/D LOT 13 PB26 PG 187
BRANNAN'S WALK S/D LOT 12 PB26 PG 187
BRANNAN'S WALK S/D LOT 11 PB26 PG 187
BRANNAN'S WALK S/D LOT 10 PB26 PG 187
BRANNAN'S WALK S/D LOT 9 PB26 PG 187
BRANNAN'S WALK S/D LOT 8 PB26 PG 187

WOOD FENCE OVER 10.6'
PERGOLA OVER 3.85'
WOOD FENCE OVER 5.7'
IPF ½"REBW/ CAP P.O.B. DB15190 PG296

S65°50'01"W 546.17'
WOOD FENCE OVER 13.2'
WOOD FENCE OVER 20.0'
WOOD FENCE OVER 16.8'
WOOD FENCE OVER 8.2'
S23°25'46"E 70.24'
CHK-WIRE FENCE
WOOD FENCE OVER 5.6'
SHED OVER 1.2'
S23°25'46"E 282.09'
WOOD FENCE OVER 10.6'
PERGOLA OVER 3.85'
WOOD FENCE OVER 5.7'
CHK-WIRE FENCE

N23°25'46"W 616.56'
IPF ½"REBW/ CAP P.O.R. DB15190 PG296
BRANNAN RD. 80FT. R/W

P.O.R. DETAIL

PARCEL ID# 070-01001000
N/F
LI ROUTE 23 LLC.
DB:15263 PG:150
TRACT THREE
AREA
3.03 acres

N/F LI ROUTE 23 LLC. DB:15263 PG:150
S66°38'37"W 424.24'
N66°38'37"E 424.24'

N1°46'22"W 431.05'
N1°40'31"W 131.92'
N65°46'56"E 18.44'
S65°51'54"W 477.21'
N/F ST. LUKE LUTHERAN CHURCH OF HENRY CO. INC. DB15190 PG296
BLOCK SHED
CHK-WIRE FENCE
IPF ½"REBW/ CAP
807.81' TO BRANNAN RD. AS PER D.B. 13263, PGS. 152-153
616.56'

CURB INLET
CB
UGCB
FH
W/V
CDNC. ISLAND
SIDW
ASPHALT
PARKVIEW PL.
PP
CMF
STORM PIPE
SR 23/42 R/W VARIES
C1

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	290.47	2650.09	290.31	N16°36'23"W

GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 06/28/2024
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREON.

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A.Section 15-6-67.

GEORGIA PROFESSIONAL No. 2642 LAND SURVEYOR ANGEL M. MARRERO

06/30/2024

A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

60' 0' 60' 120'
Scale: 1" =60'

REV.	DESCRIPTION	DATE

SOUTHSIDE SURVEYING & PLANNING LSF000831
#155 WESTRIDGE PKWY SUITE 212 MCDONOUGH, GA 30253 Phone: (770) 320-8009
1/1

RETRACEMENT SURVEY FOR:
LI ROUTE 23 LLC.
Land Lot 1 7TH Dist. Land Lot 1 & 2 11TH Dist.
CITY OF STOCKBRIDGE Henry County, GA

Drawn By: AMM
Scale: 1"=60'
Dwg No: 2-240640A
Date: 06/30/2024





Paramount
ENGINEERING, LLC

July 1, 2024

City of Stockbridge
Community Development Dept.
4602 North Henry Blvd.
Stockbridge, GA. 30281

Re: Letter of Intent- Rezoning for Hwy. 42 Townhomes

To Whom It May Concern:

This letter is in reference to the rezoning application for the Hwy. 42 Townhomes located on Hwy. 42N in Stockbridge, Georgia. The application is requesting the parcels 069-01009000 & 070-01001000 located at Hwy. 42N. from C2 to MFR for the development of a 100 unit fee simple style townhome subdivision.

If you have any questions feel free to call me at (770) 473-9576.

Sincerely,



George P. Harper III, P.E.

Paramount
ENGINEERING, LLC

June 17, 2024

Henry County Water Authority
Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA. 30253

Re: Letter of Intent- Water & Sewer Availability for Hwy. 42 Townhomes

To Whom It May Concern:

This letter is in reference to the water and sewer availability application for the Hwy. 42 Townhomes located on Hwy. 42N in Stockbridge, Georgia. The application is requesting water and sewer availability for the development of a 100 unit fee simple style townhome subdivision. The application to the City of Stockbridge is to rezone the property from C2 to MFR. The project is scheduled to begin construction within the next 8 months.

If you have any questions feel free to call me at (770) 473-9576.

Sincerely,

George P. Harper III, P.E.

Applicant Campaign Disclosure Form

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

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

Yes ☐ No ☑

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

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

We certify that the foregoing information is true and correct, this 1 day of July 2024

George Harper

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 1 day of July 2024

SHARON MOORE NOTARY PUBLIC HENRY COUNTY GEORGIA

Notary Public

My Commission expires 12/29/24

* 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
N/A	N/A	N/A

We certify that the foregoing information is true and correct, this 25th day of June, 2024

Linda C Clark
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 25 day of June 2024

ADRIA SMALLWOOD NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 10/18/2027

Adria Smallwood
Notary Public

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

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at Hwy 42 N. [address], with Parcel Number 069-01009000 & 070-01001000, which is the subject of this application.

Name of Property Owner: LI Route 23, LLC.

Property Owner's Address: 2680 Hwy. 42 N, McDonough, GA. 30253

Telephone: 678-796-8672 E-mail: linda@lindswd8.com

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

Signature: [signature] Date: 06/25/2024

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

Name(s) of Applicant(s): George Harper

Company/law firm (if applicable): Paramount Engineering, Inc.

Telephone, E-Mail, & Address: 11 E. Broad St., Newnan, GA. 30263 Ph: 770-473-9576

Email: george@paramountengineering.com

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

[signature]

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

06/25/2024
Date

[signature]

Signature of Notary Public

Adria Smallwood

Printed Name of Notary Public

6/25/2024
Date

Notary Public's Seal or Stamp:

ADRIA SMALLWOOD NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 10/18/2027

TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: August 15, 2024 (Planning Commission)

September 9, 2024 (Mayor and Council)

Subject: CP-2024-06 for 2612 Highway 42 North; #069-01009000

I. PURPOSE

Consider a Comprehensive Plan Amendment application to change the current future land use designation of two parcels that are located on the eastern side of Highway 42 North and south of Eagles Landing Parkway from Low-Density Mixed-Use to Medium-Density Residential to allow for the construction of a townhome development. The applicant is LI Route 23, LLC and the agent is George Harper of Paramount Engineering. The property contains two parcels, as are listed below, with 13.64 +/- total acres within the Stockbridge City Limits.

- Parcel #069-01009000 – Contains 10.61 +/- acres in Land Lots 1 & 2 of Districts 7 & 11.
- Parcel #070-01001000 (2612 Highway 42 North) — Contains 3.03 +/- acres In Land Lot 1 of District 7.

The applicant also simultaneously submitted two other applications to the City of Stockbridge as are listed below:

- **Rezoning (RZ-2024-06)** – The applicant requests to rezone the two parcels from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential).
- **Variance (VR-2024-02)** – The applicant submitted two variances on the subject property which are as follows:
    1. **Variance Request #1:** reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet
    2. **Variance Request #2:** reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet.

II. Background

Proposed Development	Townhome development with 100 units
Site Address	2612 Highway 42 North; 069-01009000
Parcel Identification	#069-01009000; #070-01001000
Parcel Acreage	13.64 +/- acres
Applicant	LI Route 23, LLC
Agent	George Harper of Paramount Engineering
Owner	LI Route 23, LLC
Current Future Land Use Designation	Low-Density Mixed-Use
Proposed Future Land Use Designation	Medium-Density Residential
Number of Proposed Units Per Acre	7.33 units per acre
Current Use	The site is currently vacant and wooded with an existing deceleration lane and entrance on the right.

SURROUNDING LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	C & C Fence Elite Collision CVS Eagles Peak Shopping Center	Low-Density Mixed-Use

Property to the South	St Luke Lutheran Church Cannon-Cleveland Funeral Directors	Low-Density Mixed-Use
Property to the East	Brannan's Walk Lakeside At Eagle's Landing	Low-Density Mixed-Use High Density Residential
Property to the West	Parkside at Eagle's Landing Parkside Plaza Parkside Office Plaza Marathon Gas Station	High Density Residential Low-Density Mixed-Use Low-Density Mixed-Use Low-Density Mixed-Use

SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Units	Estimate Density Per Acres
Brannan's Walk	46	4 units per acre
Lakeside At Eagle's Landing	90	3 units per acre
Parkside at Eagle's Landing	214	3 units per acre
Highway 42 Townhomes	**100**	**7 units per acre**

III. Findings of Facts

1. The applicant has requested to rezone the two parcels from C-2 (General Commercial) to MFR (Multiple-Family Residential).

2. The applicant submitted two variances (VR-2024-02) on the subject property which are as follows:

a) **Variance Request #1**: reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet

b) **Variance Request #2**: reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet.

3. The surrounding land use designations that are in the vicinity of the area are as follows: Low Density Mixed Use and High Density Residential.

4. The two parcels are part of the Parkway Mixed-Use Overlay District.

5. The existing deceleration lane at the subject property was completed in 2002.

6. The larger parcel was rezoned from RA (Residential-Agricultural) to C-2 (General Commercial) on May 6, 1997, as part of a larger property.

IV. Maps, Site Plan, and Renderings

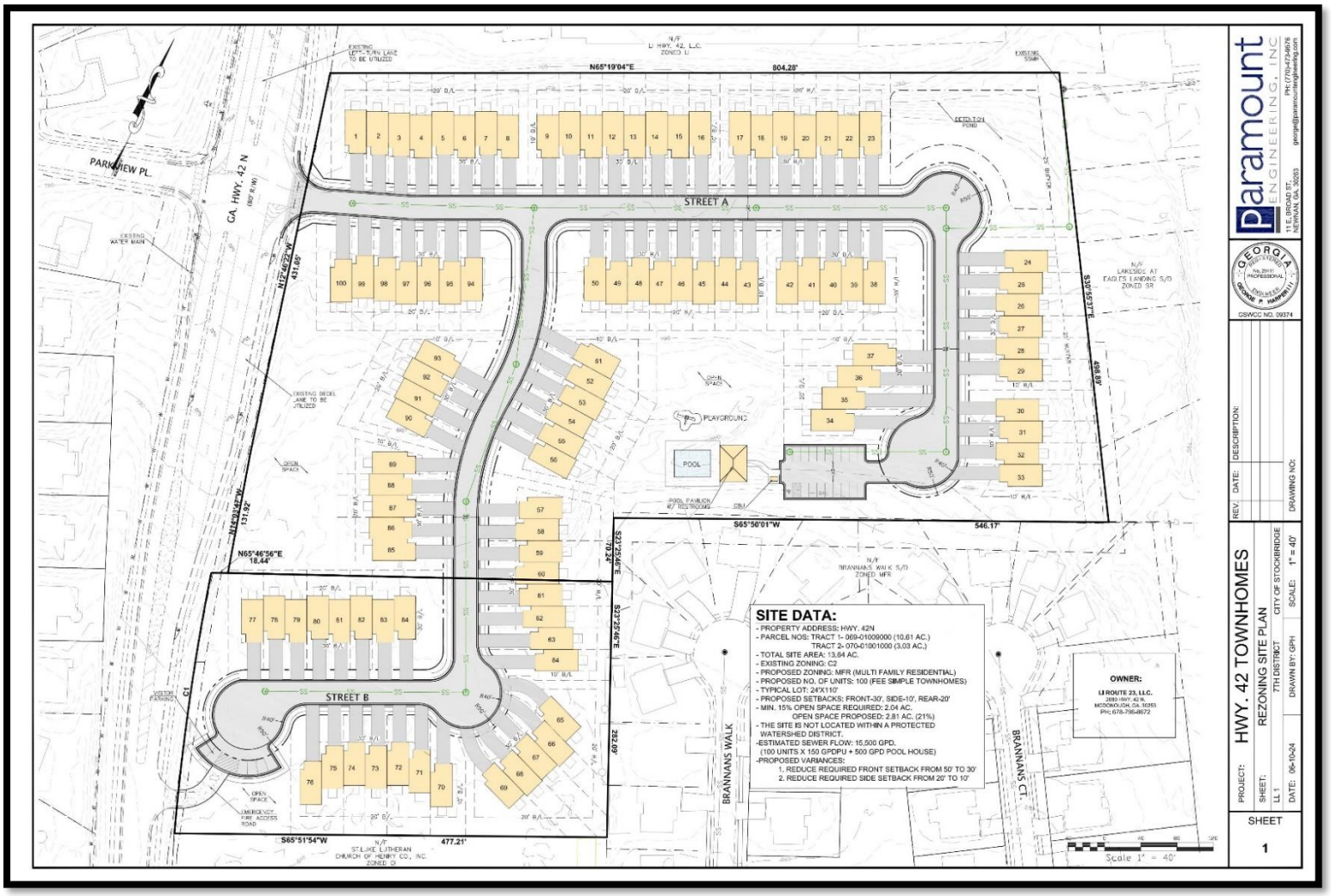
Vicinity Map of 2612 Highway 42 North; 069-01009000



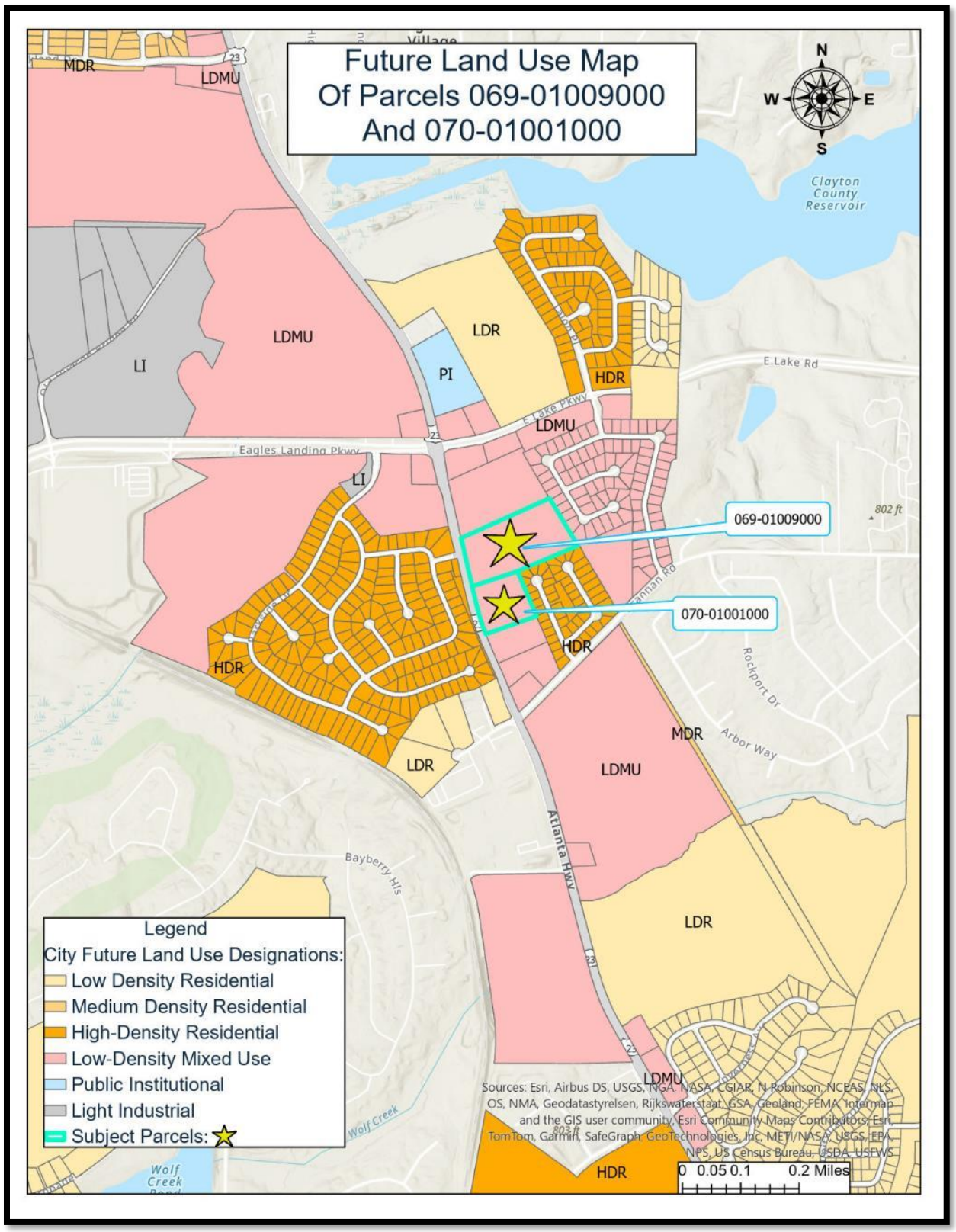
Aerial Photo with Site Plan



Site Plan of Highway 42 Townhomes



Future Land Use Map of 2612 Highway 42 North; 069-01009000



Surrounding Land Use Density Map for 2612 Highway 42 North; 069-01009000



V. Analysis

Project Description

The applicant, LI Route 23, LLC., is proposing to build a townhome development with 100 units with a density of 7 units per acre on the eastern side of Highway 42 North and south of Eagles Landing Parkway. The size of the proposed townhomes is 24' (H) x 110 (W), which is 2,640 square feet. The proposed townhome development will include the following amenities: pool, pool pavilion with restrooms, a playground, a community mailbox, and 2.81 acres of open space. The proposed townhome development will also include six parking spaces for the visitors and 19 parking spaces close to the pool area. The proposed townhome development will include a 25-foot buffer along the eastern boundary line adjacent to the Lakeside at Eagles Landing subdivision. In addition, the proposed development will be gated, and will include a five-foot sidewalk on both sides of the internal streets. The proposed townhome development will utilize the existing deceleration lane located on Highway 42 North and will install an emergency access road on Highway 42 North. In addition, the proposed townhome development will have main access from the Parkview Place subdivision.

Currently, the two parcels have a current future land use designation of Low-Density Mixed-Use, which is not compatible with the requested MFR (Multiple-Family Residential) zoning district. Therefore, the applicant has requested to change the future land use designation from Low-Density Mixed-Use to Medium-Density Residential. Page 49 of the 2024 Comprehensive Plan provides a list of compatible zoning districts, which includes the requested MFR (Multiple-Family Residential) zoning district.

Staff Analysis

The applicant requests a **Comprehensive Plan Amendment** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.7):**

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

Currently, the two parcels have a current future land use designation of Low-Density Mixed-Use, which is not compatible with the requested MFR (Multiple-Family Residential) zoning district. Therefore, the applicant has requested to change the future land use designation from Low-Density Mixed-Use to Medium-Density Residential. Page 49 of the 2024 Comprehensive Plan provides a list of compatible zoning districts, which includes the requested MFR (Multiple-Family Residential) zoning district.

The City of Stockbridge 2024 Comprehensive Plan states that the future land use designation of Medium-Density Residential are for properties that have a density range of 4 to 7.99 units per acre. Since the proposed townhome development has a density of 7.33 units per acre, it meets the required density range of the Medium-Density Residential future land use designation. In addition, the proposed townhome development meets the intent of the Medium-Density Residential future land use

designation, which states on Page 49

- "This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments."

Lastly, the proposed townhome development is consistent with the policy goals of the 2024 Comprehensive Plan on pages 42-44 that are listed below:

Community Goals and Policies (page 42-44)	To provide a variety of housing choices to suit the changing needs and lifestyles of City residents. **(Housing Goal)**
	Provide a mixture of housing options to attract young professionals, singles, and small families. **(Housing Policy)**
	To attract new, diverse residents **(Population Goal)**
	Maintain a family friendly environment and focus on attracting and retaining young adults. **(Population Policy)**
	To establish land use designations that meet the needs of the City and are consistent with the new UDC. **(Future Land Use Goal)**

2. Relation to the Zoning of the Property.

In addition to the requested future land use designation of Medium-Density Residential, the applicant is requesting to rezone the two parcels from C-2 (General Commercial) to MFR (Multiple-Family Residential) Page 49 of the 2024 Comprehensive Plan provides a list of compatible zoning districts, which includes the requested MFR

(Multiple-Family Residential) zoning district.

3. Suitability of the Site's Location.

The applicant is currently proposing 100 units on 13.64 acres with a density rate of 7.33 dwelling units per acre. Regarding the surrounding densities of the vicinity of the area, the development has a higher density than the nearby subdivisions, which ranges from 3 to 4 units per acre. The proposed townhome meets the required density range of the Medium-Density Residential future land use designation.

In addition, the development would be suitable for the vicinity of the area since the area lacks townhomes. It would provide an alternative type of housing for first-time homebuyers who are interested in buying townhomes

4. Maintaining the Current Land Use Designation.

Although the two parcels have a current future land use designation of Low-Density Mixed Use, the proposed future land use designation of Medum-Density Residential would be more appropriate for the two parcels due to the surrounding future land use designations of both High Density Residential and Low Density Residential. The proposed Medum-Density Residential will also support a variety of housing choices, which includes the proposed townhomes.

By adopting a Medium-Density Residential designation, the parcels would serve as a great transition between these differing densities, fostering a more balanced community.

IV. STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2024-06 would be necessary and desirable for the subject property in conjunction with the requested rezoning of RZ-2024-06 to change the zoning district from C-2 (General Commercial) to MFR (Multiple-Family Residential), and with the requested variances of VR-2024-02. Therefore, the Planning and Zoning staff recommends **APPROVAL**.

Paramount
ENGINEERING, LLC

July 1, 2024

City of Stockbridge
Community Development Dept.
4602 North Henry Blvd.
Stockbridge, GA. 30281

Re: Letter of Intent- Rezoning for Hwy. 42 Townhomes

To Whom It May Concern:

This letter is in reference to the rezoning application for the Hwy. 42 Townhomes located on Hwy. 42N in Stockbridge, Georgia. The application is requesting the parcels 069-01009000 & 070-01001000 located at Hwy. 42N. from C2 to MFR for the development of a 100 unit fee simple style townhome subdivision.

If you have any questions feel free to call me at (770) 473-9576.

Sincerely,



George P. Harper III, P.E.





N/F
LI HWY. 42, LLC.
ZONED LI

N65°19'01"E 803.91'

EXISTING SSMH

SS SS SS

DETENTION POND

25' BUFFER

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING WATER MAIN

N12°52'20"W 431.00'

STREET A

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'38"E 498.49'

EXISTING DECEL & LEFT TURN LANE TO BE UTILIZED

OPEN SPACE

PLAYGROUND

POOL

POOL PAVILION W/ RESTROOMS

CBU

N14°09'45"W 131.96'

N65°40'58"E 18.44'

N14°49'11"W 141.52'

VISITOR PARKING

STREET B

N17°53'13"W 148.97'

EMERGENCY FIRE ACCESS ROAD

S65°51'26"W 476.79'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

S65°47'29"W 546.39'

N/F
BRANNANS WALK S/D
ZONED MFR

S23°26'42"E 352.43'

BRANNANS WALK

BRANNANS CT.

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: 069-01009000, 070-01001000
- TOTAL SITE AREA: 12.95 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:
1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

40 0 40 80 120
Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
george@paramountengineering.com
11 E. BROAD ST.
NEWNAN, GA. 30263

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV.	DATE:	DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES

SHEET: REZONING SITE PLAN

LL 1 | 7TH DISTRICT | CITY OF STOCKBRIDGE

DATE: 06-10-24 | DRAWN BY: GPH | SCALE: 1" = 40'

SHEET 1

N/F
LI HWY. 42, LLC.
ZONED LI

EXISTING
LEFT-TURN LANE
TO BE UTILIZED

N65°19'04"E 804.28'

EXISTING
SSMH

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING
WATER MAIN

N12°46'22"W 431.05'

EXISTING DECEL
LANE TO BE
UTILIZED

STREET A

DETENTION
POND

25' BUFFER

R40'
R50'

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'37"E 498.89'

OPEN
SPACE

PLAYGROUND

POOL

POOL PAVILION
W/ RESTROOMS

CBU

N14°03'42"W 131.92'

N65°46'56"E 18.44'

S65°50'01"W 546.17'

S23°25'46"E 70.24'

S23°25'46"E 282.09'

N/F
BRANNANS WALK S/D
ZONED MFR

BRANNANS WALK

BRANNANS CT.

STREET B

VISITOR
PARKING

C1

OPEN
SPACE

EMERGENCY
FIRE ACCESS
ROAD

S65°51'54"W 477.21'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: TRACT 1- 069-01009000 (10.61 AC.)
  TRACT 2- 070-01001000 (3.03 AC.)
- TOTAL SITE AREA: 13.64 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- MIN. 15% OPEN SPACE REQUIRED: 2.04 AC.
  OPEN SPACE PROPOSED: 2.81 AC. (21%)
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.
-ESTIMATED SEWER FLOW: 15,500 GPD.
  (100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)
-PROPOSED VARIANCES:
  1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
  2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

OWNER:
LI ROUTE 23, LLC.
2680 HWY. 42 N.
MCDONOUGH, GA. 30253
PH: 678-796-8672

Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
11 E. BROAD ST.
NEWNAN, GA. 30263
george@paramountengineering.com

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV. | DATE: | DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES
SHEET: REZONING SITE PLAN
LL 1
7TH DISTRICT
CITY OF STOCKBRIDGE
DATE: 06-10-24
DRAWN BY: GPH
SCALE: 1" = 40'

SHEET
1

N/F
LI HWY. 42, LLC.
ZONED LI

N65°19'01"E 803.91'

EXISTING SSMH

SS SS SS

DETENTION POND

25' BUFFER

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING WATER MAIN

N12°52'20"W 431.00'

STREET A

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'38"E 498.49'

EXISTING DECEL & LEFT TURN LANE TO BE UTILIZED

OPEN SPACE

PLAYGROUND

POOL

POOL PAVILION W/ RESTROOMS

CBU

N14°09'45"W 131.96'

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VISITOR PARKING

STREET B

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EMERGENCY FIRE ACCESS ROAD

S65°51'26"W 476.79'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

S65°47'29"W 546.39'

N/F
BRANNANS WALK S/D
ZONED MFR

S23°26'42"E 352.43'

BRANNANS WALK

BRANNANS CT.

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-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:
1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

40 0 40 80 120
Scale 1" = 40'

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11 E. BROAD ST.
NEWNAN, GA. 30263

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV.	DATE:	DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES

SHEET: REZONING SITE PLAN

LL 1 | 7TH DISTRICT | CITY OF STOCKBRIDGE

DATE: 06-10-24 | DRAWN BY: GPH | SCALE: 1" = 40'

SHEET 1

City of Stockbridge

AGENDA ITEM

MEETING DATE

SEPTEMBER 9, 2024

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2024-06 to rezone property at 2612 Highway 42 North & Parcel #069-01009000 from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential) to allow for the construction of a townhome development with 100 units. The applicant is LI Route 23, LLC and the agent is George Harper of Paramount Engineering. The property contains two parcels, with 13.64 +/- total acres

BACKGROUND INFORMATION:

Companion Applications--Comprehensive Plan Amendment Case #CP-2024-06 & Variance Case #VR-2024-02.

Staff Recommendation--Approval.
Planning Commission Recommendation on 08/15/24--Approval by a split vote, with the Vice-Chairman casting the tie-breaking vote for approval.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-06.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL.

Staff Signature_____

Henry County, GA





Legend

- Parcels
- Roads

Parcel ID	070-01001000	**Class**	C	**Owner**	LI ROUTE 23 LLC	**Land Value:**	$202,500
Property Address	2612 HIGHWAY 42 N	**Acreage**	3.0	**Address**	2680 HWY 42 N MCDONOUGH GA 30253	**Building Value:**	$0
District	City/Stockbridge					**Misc Value:**	$0
						Total Value:	$202,500

Last 2 Sales

Date	Price	Reason	Qual
5/25/2017	$0	CORPORATE	U
4/28/2017	$360,000	CONTIGUOUS PROPERTY	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: 7/1/2024
Last Data Uploaded: 7/1/2024 1:45:40 AM

Developed by Schneider GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	069-01009000	**Class**	C	**Owner**	LI ROUTE 23 LLC	**Land Value:**	$671,600				
Property Address		**Acreage**	9.95	**Address**	2680 HWY 42 N MCDONOUGH GA 30253	**Building Value:**	$0	**Last 2 Sales**			
District	City/Stockbridge					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$671,600	5/25/2017	$0	CORPORATE	U
								4/28/2017	$360,000	CONTIGUOUS PROPERTY	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: 7/1/2024
Last Data Uploaded: 7/1/2024 1:45:40 AM

Developed by Schneider GEOSPATIAL

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 149,245 FEET.

EQUIPMENT USED ROBOTIC GEOMAX ZOOM 90 & SPECTRA GEOSPATIAL SP85 GPS UNIT

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.

PANEL# 13151C0089D & 13151C0093D DATED 10/6/2016

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
O/IPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCUTRE (RISER)
DI	DROP INLET
W	WATER METER
-W-	WATERLINE
-SS-	SANITARY SEWER LINE
-OVP-	OVERHEAD POWERLINE
-UFO-	UNDERGROUND FIBER OPTICS
-G-	GASLINE
-LS-	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

GRID NORTH
GA WEST

N/F LI HWY. 42 LLC DB15189 PG64

CHAIN LINK FENCE

N65°19'04"E 804.28'

NOTE:
EXISTING INFRASTRUCTURES WERE NOT LOCATED ON THIS SURVEY

PARCEL ID# 069-01009000
N/F
LI ROUTE 23 LLC.
DB:15263 PG:150
TRACT ONE &
TRACT TWO
AREA
10.61 acres

APPROX. L.L.L.
DISTRICT LINE
11TH DISTRICT
7TH DISTRICT

GA POWER COMPANY 100FT EASEMENT

LAKESIDE S/D LOT 113 PB35 PG 151
LAKESIDE S/D LOT 115 PB35 PG 151
LAKESIDE S/D LOT 116 PB35 PG 151
LAKESIDE S/D LOT 117 PB35 PG 151
LAKESIDE S/D LOT 118 PB35 PG 151

S30°55'37"E 498.89'

BRANNAN'S WALK S/D LOT 36 PB26 PG 187
BRANNAN'S WALK S/D LOT 35 PB26 PG 187
BRANNAN'S WALK S/D LOT 34 PB26 PG 187
BRANNAN'S WALK S/D LOT 15 PB26 PG 187
BRANNAN'S WALK S/D LOT 14 PB26 PG 187
BRANNAN'S WALK S/D LOT 13 PB26 PG 187
BRANNAN'S WALK S/D LOT 12 PB26 PG 187
BRANNAN'S WALK S/D LOT 11 PB26 PG 187
BRANNAN'S WALK S/D LOT 10 PB26 PG 187
BRANNAN'S WALK S/D LOT 9 PB26 PG 187
BRANNAN'S WALK S/D LOT 8 PB26 PG 187

WOOD FENCE OVER 10.6'
PERGOLA OVER 3.85'
WOOD FENCE OVER 5.7'
IPF ½"REBW/ CAP P.O.B. DB15190 PG296

S65°50'01"W 546.17'
WOOD FENCE OVER 13.2'
WOOD FENCE OVER 20.0'
WOOD FENCE OVER 16.8'
WOOD FENCE OVER 8.2'
S23°25'46"E 70.24'
CHK-WIRE FENCE
WOOD FENCE OVER 5.6'
SHED OVER 1.2'
S23°25'46"E 282.09'
WOOD FENCE OVER 10.6'
PERGOLA OVER 3.85'
WOOD FENCE OVER 5.7'
CHK-WIRE FENCE

N23°25'46"W 616.56'
IPF ½"REBW/ CAP P.O.R. DB15190 PG296
BRANNAN RD. 80FT. R/W

P.O.R. DETAIL

PARCEL ID# 070-01001000
N/F
LI ROUTE 23 LLC.
DB:15263 PG:150
TRACT THREE
AREA
3.03 acres

N/F LI ROUTE 23 LLC. DB:15263 PG:150
S66°38'37"W 424.24'
N66°38'37"E 424.24'

N1°46'22"W 431.05'
N1°40'31"W 131.92'
N65°46'56"E 18.44'
S65°51'54"W 477.21'
N/F ST. LUKE LUTHERAN CHURCH OF HENRY CO. INC. DB15190 PG296
BLOCK SHED
CHK-WIRE FENCE
IPF ½"REBW/ CAP
807.81' TO BRANNAN RD. AS PER D.B. 13263, PGS. 152-153
616.56'

CURB INLET
CB
UGCB
FH
W/V
CDNC. ISLAND
SIDW
ASPHALT
PARKVIEW PL.
PP
CMF
STORM PIPE
SR 23/42 R/W VARIES
C1

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	290.47	2650.09	290.31	N16°36'23"W

GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 06/28/2024
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREON.

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A.Section 15-6-67.

GEORGIA PROFESSIONAL No. 2642 LAND SURVEYOR ANGEL M. MARRERO

06/30/2024

A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

60' 0' 60' 120'
Scale: 1" =60'

REV.	DESCRIPTION	DATE

SOUTHSIDE SURVEYING & PLANNING LSF000831
#155 WESTRIDGE PKWY SUITE 212 MCDONOUGH, GA 30253 Phone: (770) 320-8009
1/1

RETRACEMENT SURVEY FOR:
LI ROUTE 23 LLC.
Land Lot 1 7TH Dist. Land Lot 1 & 2 11TH Dist.
CITY OF STOCKBRIDGE Henry County, GA

Drawn By: AMM
Scale: 1"=60'
Dwg No: 2-240640A
Date: 06/30/2024

Presentations for CP-2024-06, RZ-2024-06, VR-2024-02

Mayor and Council: September 9, 2024

Stockbridge

Where Community Connects

Case Facts

Applicant: LI Route 23, LLC.

Owner: LI Route 23, LLC.

Agent: George Harper (Paramount Engineering)

Number of Proposed Units Per Acre: 7.33 units per acre

Address of Property: 2612 Highway 42 North; 069-01009000

Number of Acres:13.64 +/- acres

Project Characteristics: The site is currently vacant and wooded with an existing deceleration lane and entrance on the right.

Current Future Land Use Designation: Low-Density Mixed-Use

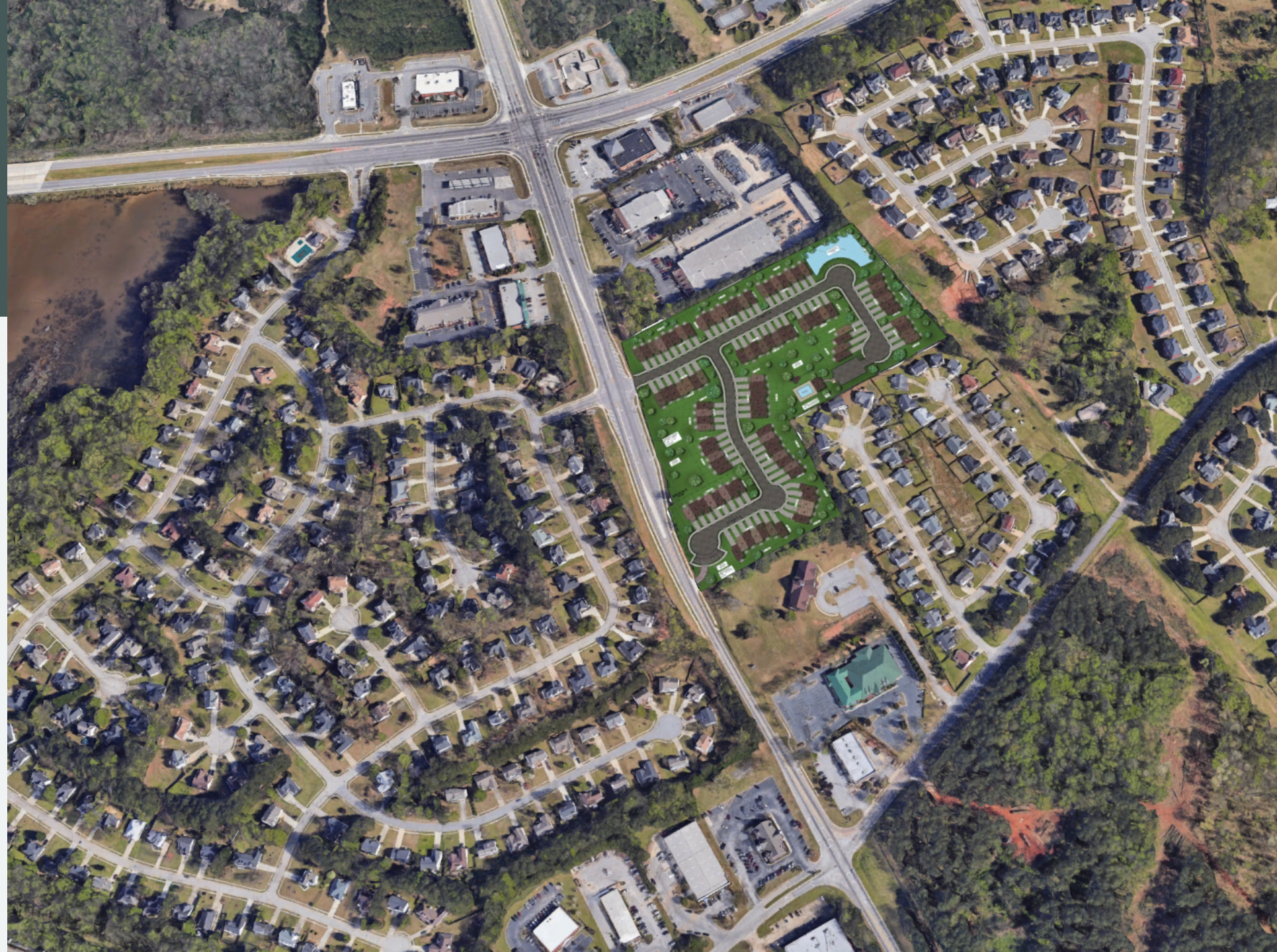
Current Zoning of Property:C-2 (General Commercial)

Sign Posting: July 16, 2024

VICINITY MAP



Aerial Photo with Site Plan



Site Visit on July 16, 2024



Site Visit on July 16, 2024



Site Visit on July 16, 2024



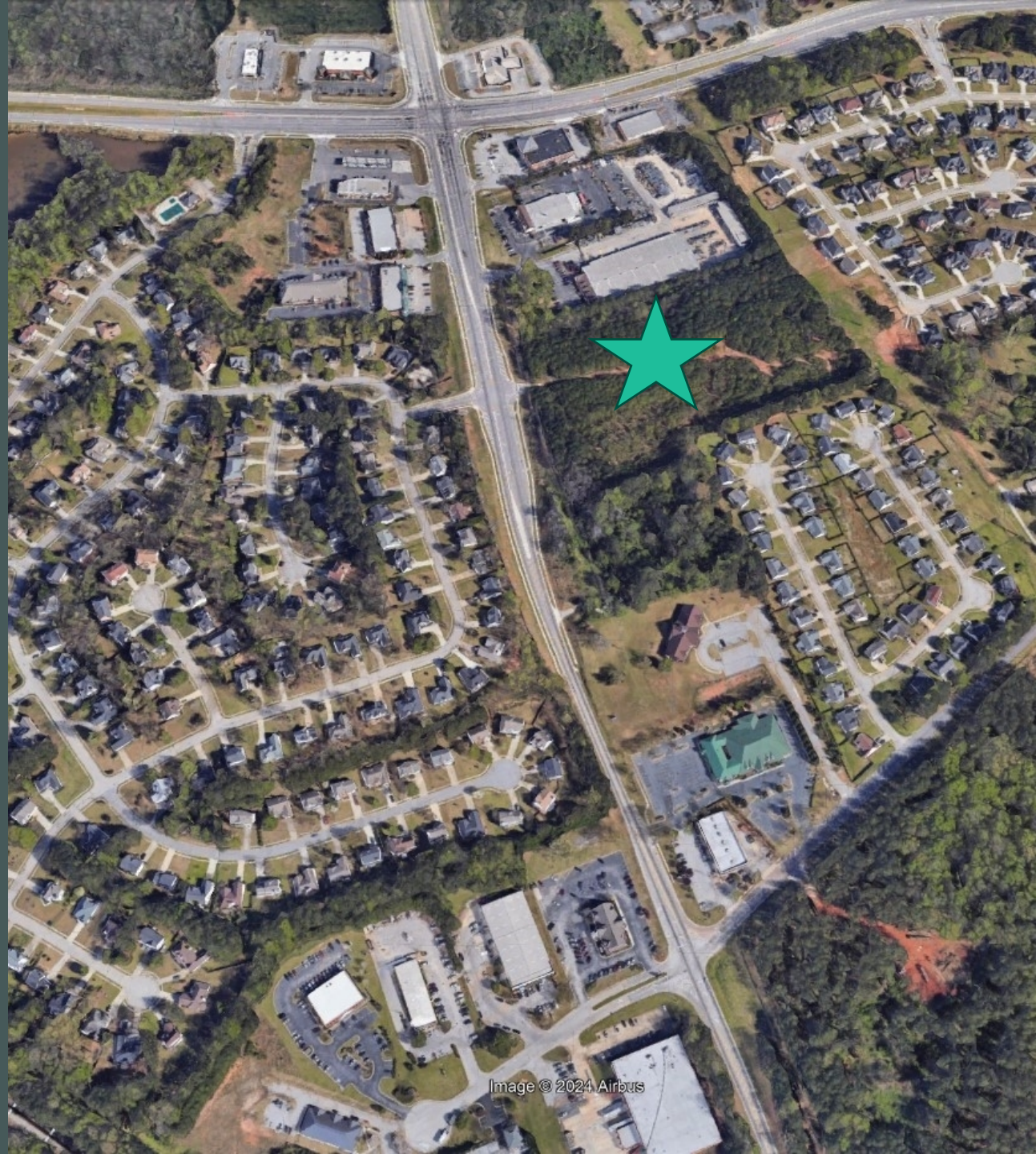
Site Visit on July 16, 2024



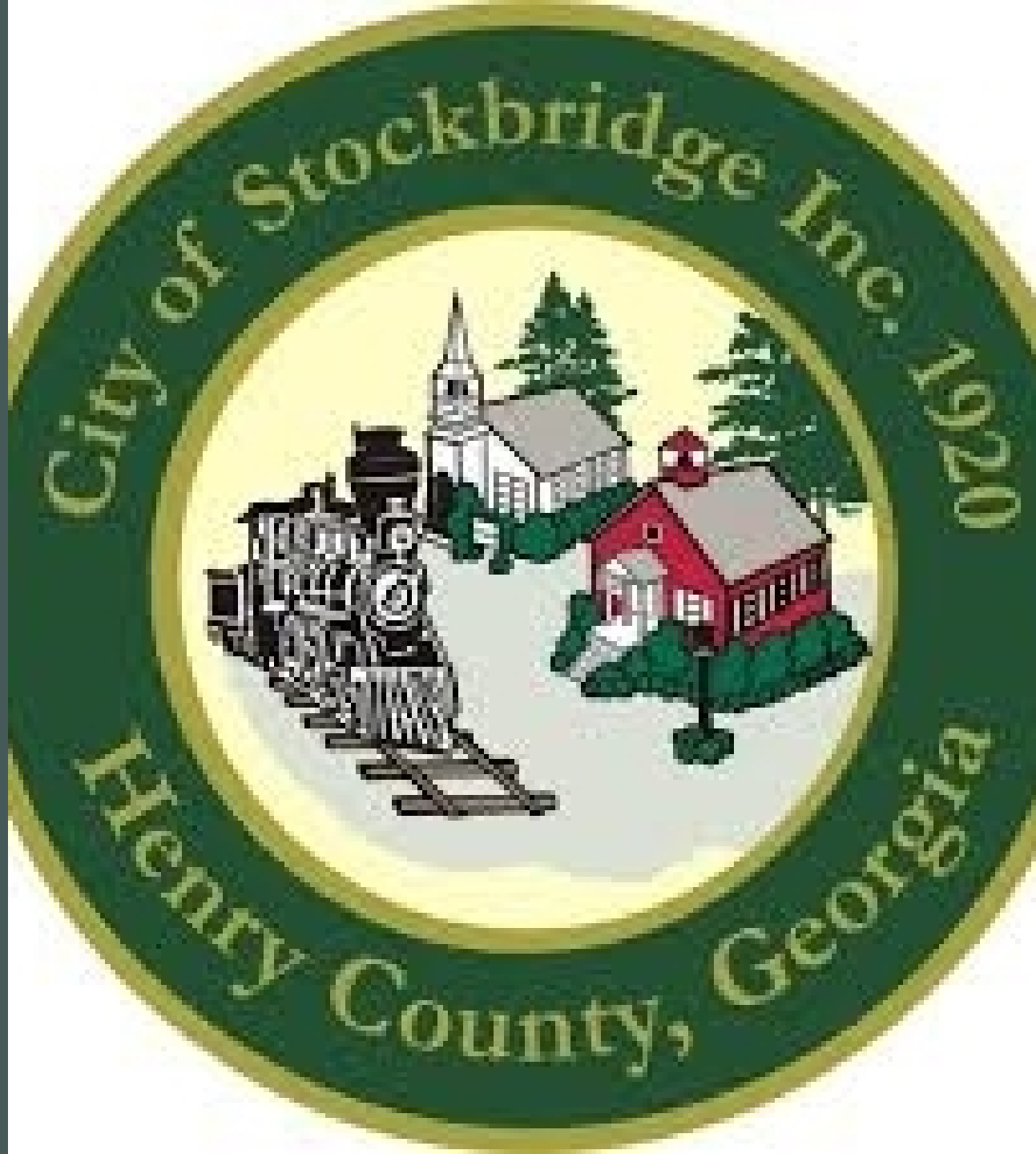
Zoning History of Property

The larger parcel was rezoned from RA (Residential-Agricultural) to C-2 (General Commercial) on May 6, 1997, as part of a larger property.

In addition, the existing deceleration lane at the subject property was completed in 2002.

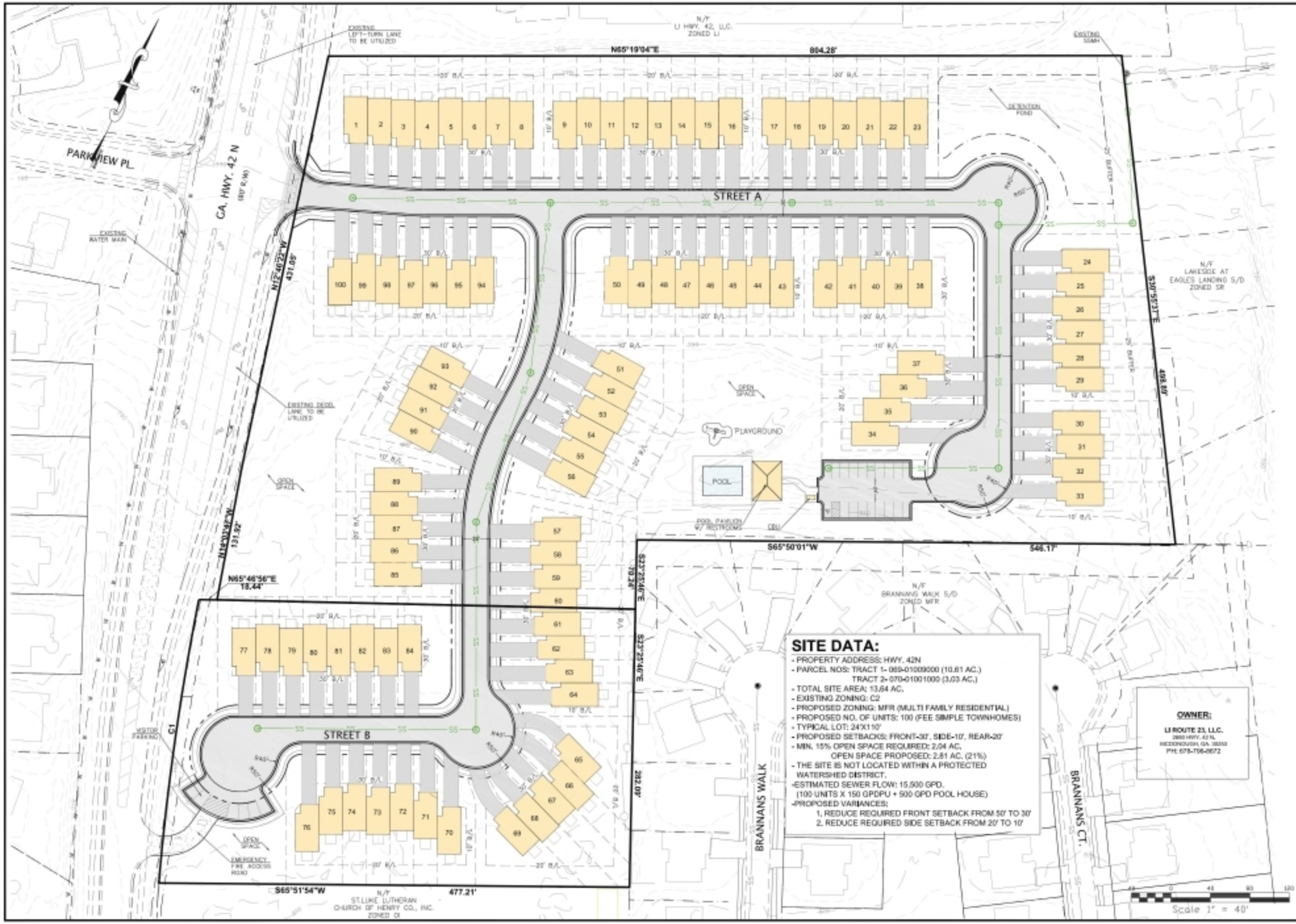


PROPOSED DEVELOPMENT INFORMATION



Development Information

The applicant, LI Route 23, LLC., is proposing to build a townhome development with 100 units with a density of 7 units per acre on the eastern side of Highway 42 North and south of Eagles Landing Parkway. The size of the proposed townhomes is 24’ (H) x 110 (W), which is 2,640 square feet. The proposed townhome development will include the following amenities: pool, pool pavilion with restrooms, a playground, a community mailbox, and 2.81 acres of open space. The proposed townhome development will also include six parking spaces for the visitors and 19 parking spaces close to the pool area. The proposed townhome development will include a 25-foot buffer along the eastern boundary line adjacent to the Lakeside at Eagles Landing subdivision. In addition, the proposed development will be gated, and will include a five-foot sidewalk on both sides of the internal streets. The proposed townhome development will utilize the existing deceleration lane located on Highway 42 North and will install an emergency access road on Highway 42 North. In addition, the proposed townhome development will have main access from the Parkview Place subdivision .



Paramount ENGINEERING, INC
111 E. BROAD ST.
NEWNAN, GA. 30263
PH: (770-473-9576
georgs@paramountengineering.com

GEORGIA No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV:	DATE:	DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES

SHEET: REZONING SITE PLAN

LL 1 — 7TH DISTRICT — CITY OF STOCKBRIDGE

DATE: 06-10-24 — DRAWN BY: GPH — SCALE: 1" = 40'

SHEET 1

Development Data Summary for Site Plan of Highway 42 Townhomes

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: TRACT 1- 069-01009000 (10.61 AC.)
  TRACT 2- 070-01001000 (3.03 AC.)
- TOTAL SITE AREA: 13.64 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- MIN. 15% OPEN SPACE REQUIRED: 2.04 AC.
  OPEN SPACE PROPOSED: 2.81 AC. (21%)
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:

1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'





Presentation for CP-2024-06

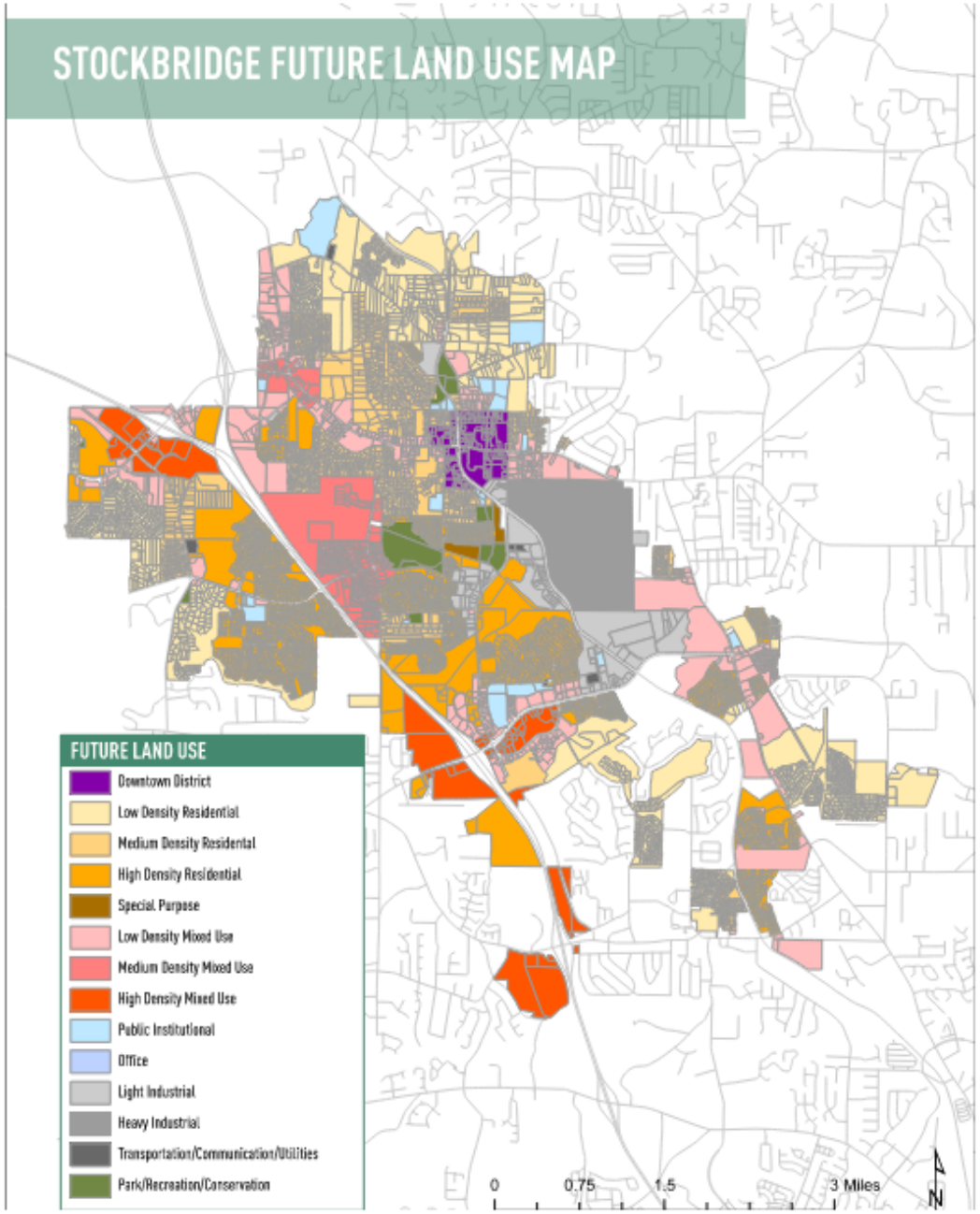


Applicant's Request

Change the current future land use designation from Low-Density Mixed-Use to Medium-Density Residential to allow for the construction of a townhome development.

Currently, the two parcels have a current future land use designation of Low-Density Mixed-Use, which is not compatible with the requested MFR (Multiple-Family Residential) zoning district. Therefore, the applicant has requested to change the future land use designation from Low-Density Mixed-Use to Medium-Density Residential. Page 49 of the 2024 Comprehensive Plan provides a list of compatible zoning districts, which includes the requested MFR (Multiple-Family Residential) zoning district.

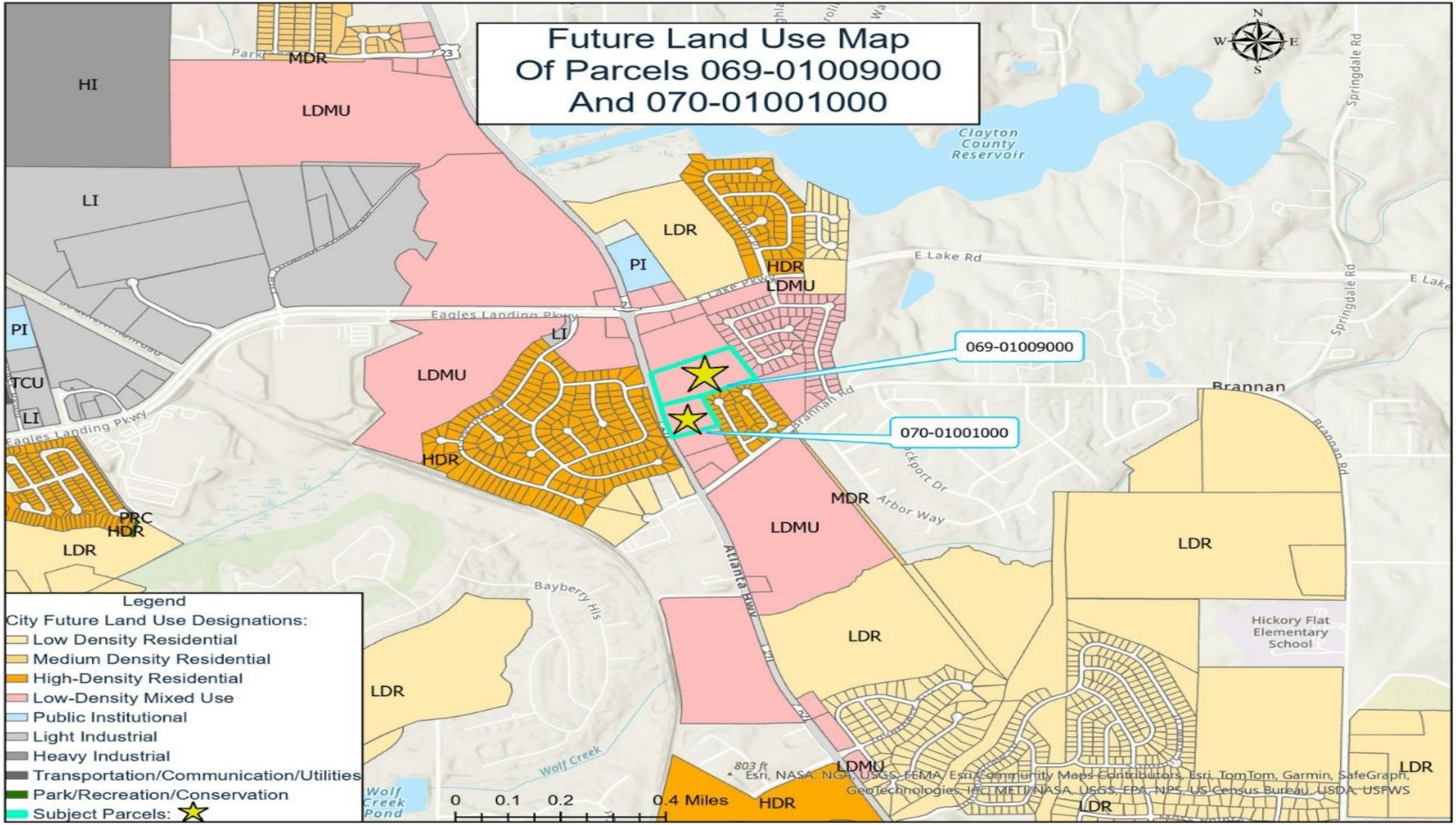
Compatible Zoning: Planned Unit Development (PUD) is compatible in all districts.



CITY OF STOCKBRIDGE COMPREHENSIVE PLAN (2024)

MEDIUM-DENSITY RESIDENTIAL (4-7.99 UNITS/ACRE)

This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.

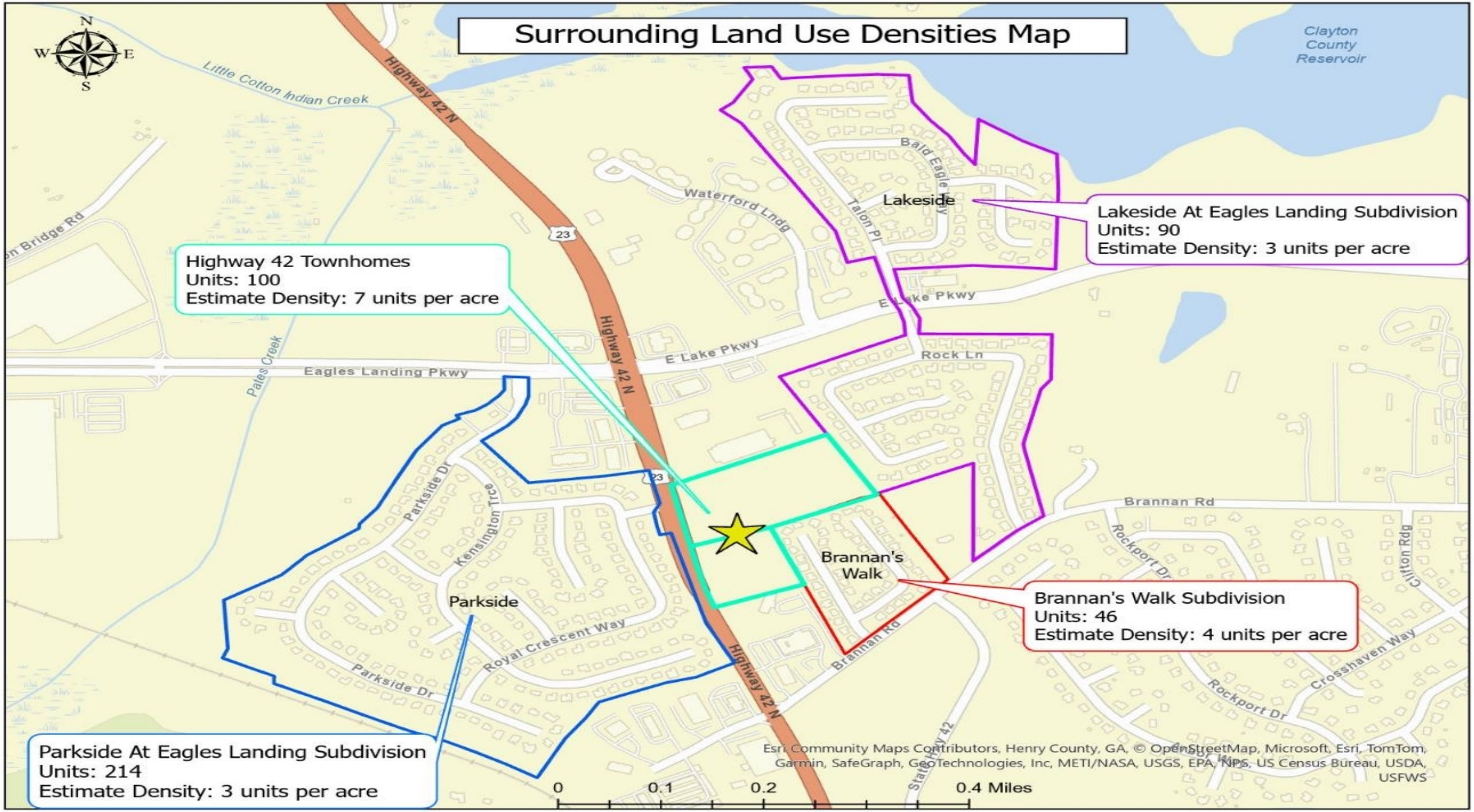

Future Land Use Map
Of Parcels 069-01009000
And 070-01001000
069-01009000
070-01001000
HI
LDMU
LI
PI
LDR
HDR
MDR
TCU
PRC
Clayton County Reservoir
E Lake Rd
Springdale Rd
Eagles Landing Pkwy
Brannan
Brannan Rd
Arbor Way
Atlanta Hwy
Bayberry Hls
Wolf Creek
Wolf Creek Pond
Hickory Flat Elementary School
803 ft
0 0.1 0.2 0.4 Miles
Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
Legend
City Future Land Use Designations:
Low Density Residential
Medium Density Residential
High-Density Residential
Low-Density Mixed Use
Public Institutional
Light Industrial
Heavy Industrial
Transportation/Communication/Utilities
Park/Recreation/Conservation
Subject Parcels:

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	C & C Fence Elite Collision CVS Eagles Peak Shopping Center	Low Density Mixed Use
Property to the South	St Luke Lutheran Church Cannon-Cleveland Funeral Directors	Low Density Mixed Use
Property to the East	Brannan's Walk Lakeside At Eagle's Landing	Low-Density Mixed-Use High Density Residential
Property to the West	Parkside at Eagle's Landing Parkside Plaza Parkside Office Plaza Marathon Gas Station	High Density Residential Low-Density Mixed-Use Low-Density Mixed-Use Low-Density Mixed-Use

SURROUNDING LAND USE DENSITIES (ESTIMATE)

Name of Subdivision/Development	Units	Estimate Density Per Acres
Brannan's Walk	46	4 units per acre
Lakeside At Eagle's Landing	90	3 units per acre
Parkside at Eagle's Landing	214	3 units per acre
Highway 42 Townhomes	**100**	**7 units per acre**


Surrounding Land Use Densities Map
N
W
E
S
Clayton County Reservoir
Little Cotton Indian Creek
Highway 42 N
23
Waterford Lndg
Bald Eagle Way
Talon Pl
Lakeside
Lakeside At Eagles Landing Subdivision
Units: 90
Estimate Density: 3 units per acre
Highway 42 Townhomes
Units: 100
Estimate Density: 7 units per acre
E Lake Pkwy
Rock Ln
Eagles Landing Pkwy
Pates Creek
Parkside Dr
Kensington Trce
Brannan Rd
Rockport Dr
Clifton Rdg
Brannan's Walk
Brannan's Walk Subdivision
Units: 46
Estimate Density: 4 units per acre
Parkside
Royal Crescent Way
Crosshaven Way
Parkside At Eagles Landing Subdivision
Units: 214
Estimate Density: 3 units per acre
State Hwy 42
Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
0
0.1
0.2
0.4 Miles

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. Consistency with the Comprehensive Plan:

Currently, the two parcels have a current future land use designation of Low-Density Mixed-Use, which is not compatible with the requested MFR (Multiple-Family Residential) zoning district. Therefore, the applicant has requested to change the future land use designation from Low-Density Mixed-Use to Medium-Density Residential. Page 49 of the 2024 Comprehensive Plan provides a list of compatible zoning districts, which includes the requested MFR (Multiple-Family Residential) zoning district.

The City of Stockbridge 2024 Comprehensive Plan states that the future land use designation of Medium-Density Residential are for properties that have a density range of 4 to 7.99 units per acre. Since the proposed townhome development has a density of 7.33 units per acre, it meets the required density range of the Medium-Density Residential future land use designation. In addition, the proposed townhome development meets the intent of the Medium-Density Residential future land use designation, which states on Page 49

“This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.”

Community Goals and Policies (pg. 42-44)	**To provide a variety of housing choices to suit the changing needs and lifestyles of City residents. (Housing Goal)**
	Provide a mixture of housing options to attract young professionals, singles, and small families. (Housing Policy)
	To attract new, diverse residents (Population Goal)

Community Goals and Policies (page 42-44)	
	Maintain a family friendly environment and focus on attracting and retaining young adults. (Population Policy)
	To establish land use designations that meet the needs of the City and are consistent with the new UDC. (Future Land Use Goal)

Staff Analysis (Section 9.2.7 of The Unified Development Code)

2. **Relation to the Zoning of the Property:** In addition to the requested future land use designation of Medium-Density Residential, the applicant is requesting to rezone the two parcels from C-2 (General Commercial) to MFR (Multiple-Family Residential). Page 49 of the 2024 Comprehensive Plan provides a list of compatible zoning districts, which includes the requested MFR (Multiple-Family Residential) zoning district.

3. **Suitability of the Site's Location:** The applicant is currently proposing 100 units on 13.64 acres with a density rate of 7.33 dwelling units per acre. Regarding the surrounding densities of the vicinity of the area, the development has a higher density than the nearby subdivisions, which ranges from 3 to 4 units per acre. The proposed townhome meets the required density range of the Medium-Density Residential future land use designation.

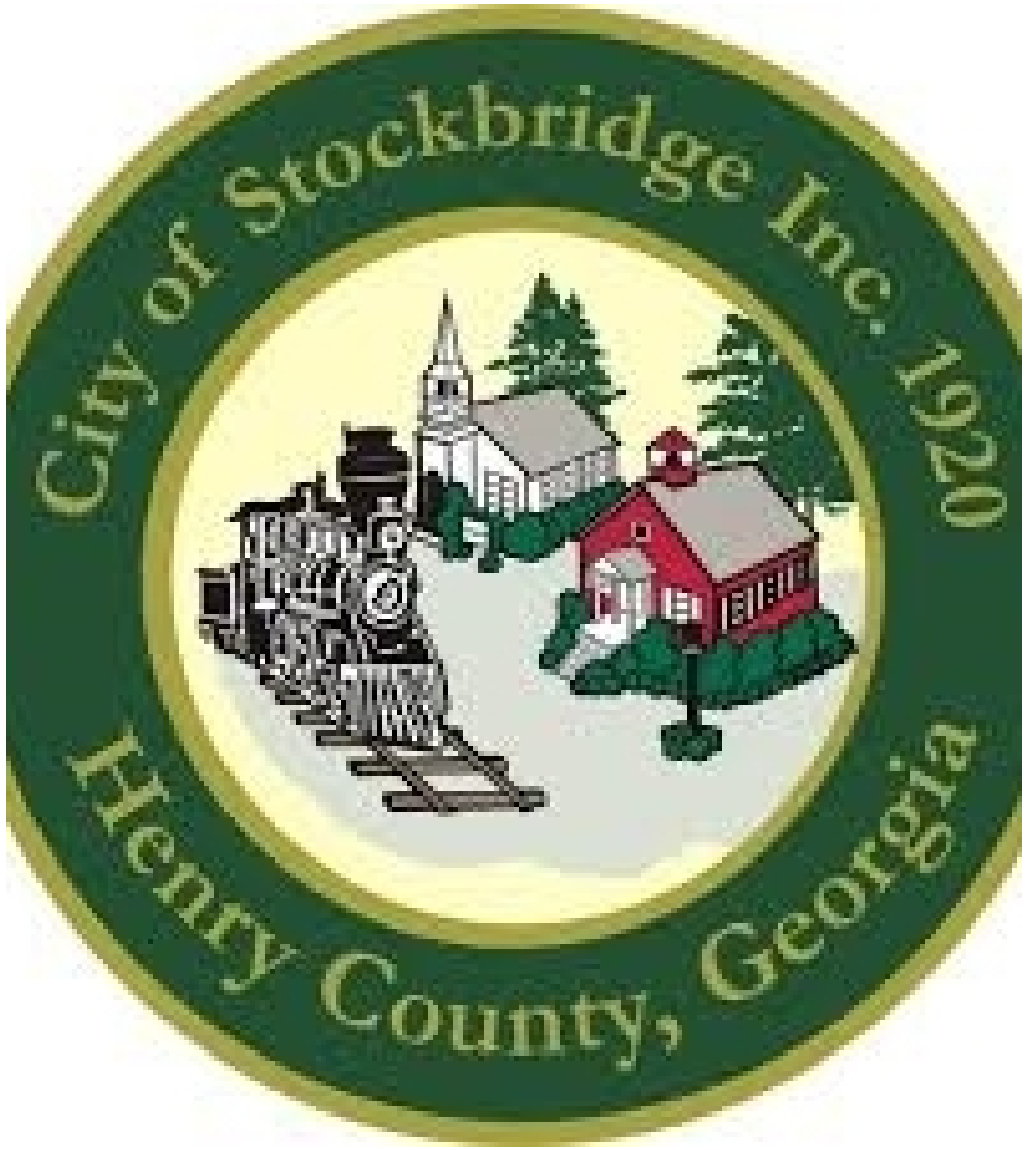
Staff Analysis (Section 9.2.7 of The Unified Development Code)

4. **<u>Maintaining the Current Land Use Designation</u>:** Although the two parcels have a current future land use designation of Low-Density Mixed Use, the proposed future land use designation of Medium-Density Residential would be more appropriate for the two parcels due to the surrounding future land use designations of both High Density Residential and Low Density Residential. The proposed Medium-Density Residential will also support a variety of housing choices, which includes the proposed townhomes. By adopting a Medium-Density Residential designation, the parcels would serve as a great transition between these differing densities, fostering a more balanced community.

Staff Recommendation

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2024-06 is consistent with the 2024 Comprehensive Plan in conjunction with the requested rezoning of RZ-2024-06 to change the zoning district from C-2 (General Commercial) to MFR (Multiple-Family Residential), and with the requested variances of VR-2024-02. Therefore, the Planning and Zoning staff recommends **APPROVAL.**

Presentation for RZ-2024-06

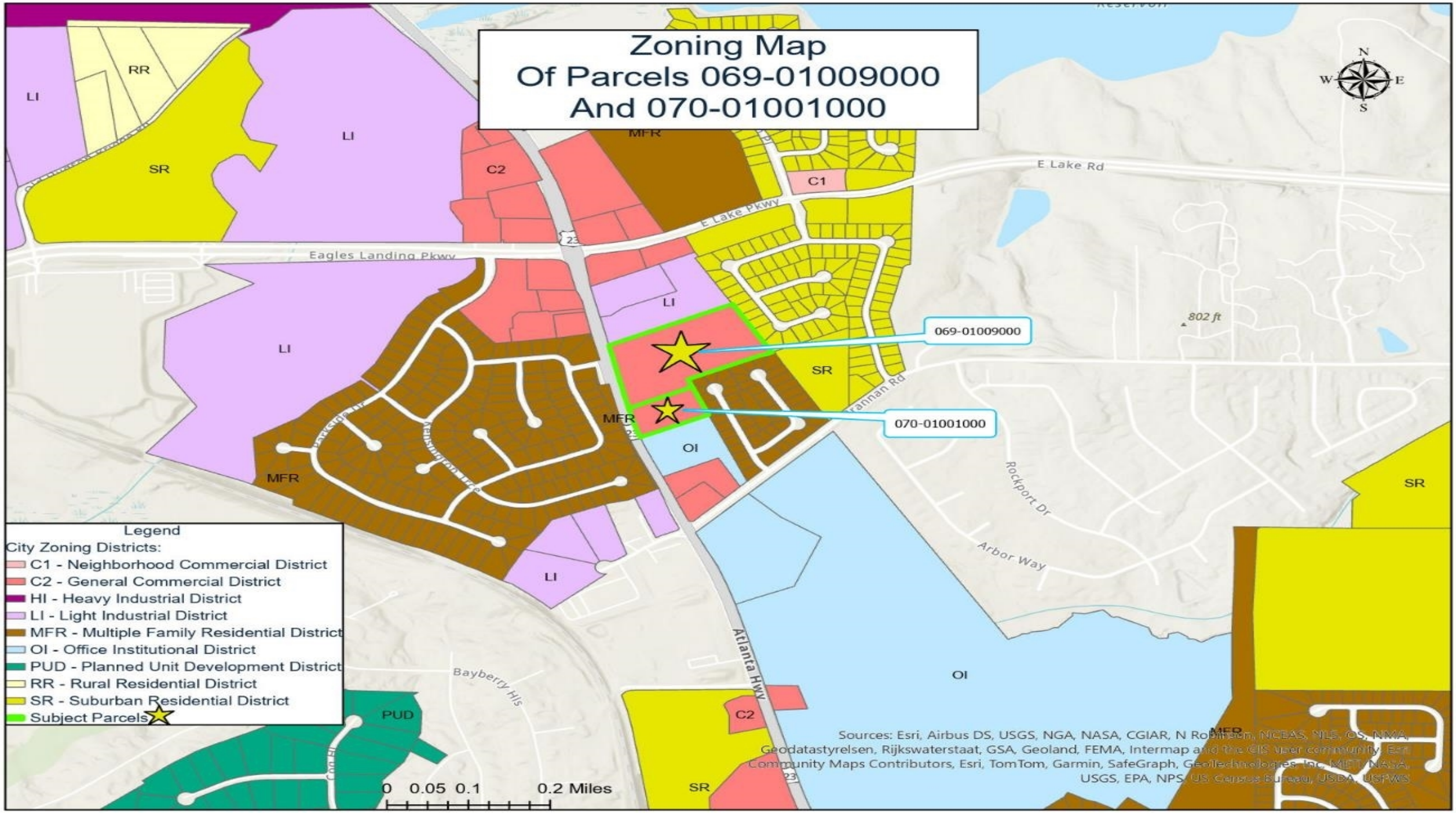


Applicant's Request

Rezone from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential) to allow for the construction of a townhome development.

Currently, the two parcels are zoned C-2 (General Commercial). However, the C-2 zoning district provides a list of permitted uses, which does not include townhomes. Therefore, the applicant has requested to rezone the two parcels from C-2 (General Commercial) to MFR (Multiple-Family Residential). Section 2.4.4. of the Stockbridge Unified Development Code provides a list of permitted uses, which includes townhomes.




Zoning Map
Of Parcels 069-01009000
And 070-01001000
069-01009000
070-01001000
E Lake Rd
E Lake Pkwy
Eagles Landing Pkwy
Atlanta Hwy
Rockport Dr
Arbor Way
Bayberry Hls
802 ft
RR
LI
SR
C2
C1
MFR
OI
PUD
Legend
City Zoning Districts:
C1 - Neighborhood Commercial District
C2 - General Commercial District
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
Subject Parcels
0 0.05 0.1 0.2 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS


Overlay Map
Of Parcels 069-01009000
And 070-01001000
Clayton County Reservoir
Little Cotton Indian Creek
Old Hudson Bridge Rd
Waterford Lndg
Talon Pl
E Lake Rd
E Lake Pkwy
Eagles Landing Pkwy
23
069-01009000
070-01001000
802 ft
Parkside Dr
Rockport Dr
Arbor Way
State Hwy 42
Atlanta Hwy
Wolf Creek
Bayberry Hls
Cog Hl
N
S
W
E
Legend
Overlay Districts:
Downtown Village
Parkway Mixed Use
Subject Parcels:
0 0.07 0.15 0.3 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan**: The two parcels currently have a future land use designation of Low-Density Mixed-Use, which is not compatible with the requested zoning of the MFR (Multiple-Family Residential) zoning district. Therefore, the applicant has requested a Comprehensive Plan Amendment to change the current future land use designation from Low-Density Mixed-Use to Medium-Density Residential. Page 49 of the 2024 Comprehensive Plan provides a list of zoning districts that are compatible with the requested Medium Density Residential future land use designation, which includes the proposed MFR (Multiple-Family Residential) zoning district. Furthermore, the proposed density of 7.33 units per acre meets the required range of the requested future land use designation of Medium-Density Residential which is 4 to 7.99 units per acre. In addition, the proposed townhomes meet the intent of the requested future land use designation of Medium-Density Residential, which states that it is “intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.”

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code:** The proposed townhome development meets the purpose and intent of the Stockbridge Unified Development Code. Section 1.4 of the Stockbridge Unified Development Code provides a list of objectives to accomplish which is (I) Encourage the most appropriate and best use of land, buildings, and other structures throughout the city. The two parcels are currently part of the Parkway Mixed-Use Overlay District. The proposed townhome development meets the overall purpose and intent of the Parkway Mixed-Use Overlay District. Section 2.5.2 of the Stockbridge Unified Development Code provides a list of objectives, which includes the following: (1.) To promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play, and (8) To encourage innovative development projects that set standards for landscaping, open space, community design, and public amenities. Section 2.4.4 of the Stockbridge Unified Development Code provides a list of permitted uses that are found in the requested MFR zoning district, which includes townhomes. The requested townhome development meets the intent of the requested MFR zoning district, which is found in Section 2.4.4 A of the Stockbridge Unified Development Code: “The intent of the Multiple Family Residential District is to allow the development of multiple family residences served by public water and sewer systems. The provisions that regulate this land use district provides for the development of residential neighborhoods in a high-density urban development environment with access provided on streets that are classified as collector streets of higher.” Furthermore, the two parcels have frontage on Highway 42 North, which is considered a minor arterial road according to the GDOT Functional Road Classification, which aligns with Section 2.4.4. A of the Stockbridge Unified Development Code. Section 2.4.4. of the Stockbridge Unified Development Code states that “The city should promote an average density of fourteen (14) dwelling units per acre or higher.” Since the proposed density of the proposed townhomes is 7.33 units per acre, it would meet the allowable density of the requested MFR zoning district.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

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 from C-2 (General Commercial) to MFR (Multiple-Family Residential) will have a positive effect on the vicinity of the area in various ways. The addition of the proposed townhomes will provide an alternative type of housing for first-time homebuyers who are interested in buying townhomes. The vicinity of the area is surrounded by subdivisions that lack townhomes, creating an area that is dominated by single-family homes. Thus, the addition of the proposed townhomes creates a variety of choices for homebuyers. The addition of the townhome development would further align with the intent of the 2024 Comprehensive Plan, which recommends high-density developments within the city limits of Stockbridge. The addition of the proposed townhomes can benefit the surrounding businesses in the vicinity of the area. The proposed townhomes could result in the increase of customers for the nearby shopping center.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

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 site appears to be suitable for the proposed townhomes. Any issues with regard to the physical conditions of the subject property will be addressed during the plan review process. In addition, any issues regarding the buffering, topography, drainage, access, and the size and shape of the subject properties will be addressed during the plan review process.

5. **The impact upon adjacent property owners should the request be granted:** Currently, the two parcels are currently undeveloped, However, the addition of the proposed townhomes could result in a minimal increase of traffic on Highway 42 North. According to the Georgia Department of Transportation Traffic Data Counts, the average daily count on Highway 42 North was 17,200 in 2023. The proposed townhomes will not have any access to the adjacent subdivisions. In addition, a 25-foot buffer would be provided adjacent to the nearby Lakeside at Eagles Landing subdivision, which will ensure privacy for the nearby homeowners.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

6. **The potential impact of the rezoning on City infrastructure including water and sewage system**: A letter from the Henry County Water Authority dated July 11, 2024, states that water and sewer service is provided at this location.

7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** The subject property has frontage on Highway 42, which is considered a minor arterial road. The townhome development will utilize the existing deceleration lane that is located on Highway 42 North and will also have main access on Parkview Place. While the addition of townhomes might slightly increase traffic on Highway 42 North, the increase is expected to be minimal. Given the current average daily traffic count of 17,200, the additional traffic from the townhomes is unlikely to significantly affect congestion.

8. **The merits of the requested change in zoning are relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan:** The applicant's request to rezone the subject properties from C-2 (General Commercial) to MFR (Multiple-Family Residential) aligns with the overall intent of the Stockbridge Unified Development Code. Furthermore, the proposed townhome development meets the policies and goals of the 2024 Comprehensive Plan. In addition, the proposed townhome development meets the overall intent of both the MFR (Multiple-Family Residential) zoning district and the Parkway Mixed-Use Overlay District.

9. **The ability of the subject land to be developed as it is presently zoned:** The two parcels are currently zoned C-2 (General Commercial). Therefore, any land use that is permitted under Section 2.4.9. of the Stockbridge Unified Development Code could be developed on the subject properties.

Staff Recommendation

Staff recommends **APPROVAL** with the following conditions:

1. Flock cameras will be located at the entrance of the proposed townhome development.
2. A 25-foot buffer shall be established alongside the northern and southern portion of the subject property.
3. A mandatory HOA shall be established.
4. The units shall not exceed 100 units.
5. The rental shall not exceed 10% of the proposed townhome development.
6. A mail kiosk shall be established.
7. The renderings shown with the submitted application on July 1, 2024 shall be followed. (The brick is shown on the front and the side is showing hardi-plank siding.)

Presentation for VR-2024-02



Applicant's Request

The applicant submitted two variances (VR-2024-02) on the subject property which are as follows:

1. **Variance Request #1**:reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet
2. **Variance Request #2:** reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet.



MFR District Standards (Section 2.4.4 of the Stockbridge Unified Development Code)

MFR Requirement	Request From Applicant
Front Yard Setback: 50 feet	**Front Yard Setback: 30 feet**
Side Yard Setback: 15 feet	**Side Yard Setback: 10 feet**

Staff Analysis (Section 10.1.3 of The Unified Development Code)

1. **Extraordinary and exceptional circumstances pertaining to the particular piece of property exist due to its size, shape, or topography that are not found on other properties in the same zoning district:** Section 10.1.1 A of the Unified Development Code states that “A variance may be granted where owing to special conditions, a literal enforcement of the provisions of this unified development code will in an individual case result in unnecessary hardship.” Therefore, since the staff is currently reviewing the MFR building standards, the staff is in support of reducing the front yard setback from 50 feet to 30 feet. Staff has reviewed the MFR building standards and therefore is in support of the side yard reduction from the required 15 feet to 10 feet.

2. **A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district:** The applicant may be deprived of the opportunity to develop a townhome community with lot sizes comparable to those in other recently approved MFR (Multi-Family Residential) districts.

3. **Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district:** Granting the requested variances would not confer any special privileges upon the property owner. Furthermore, the denial of the requested variances would force the developer to unfairly comply with the same standards in the developing the proposed site, even though the proposed characteristics of the subject property would make it very difficult to do, thus creating an unnecessary hardship for the developer itself.

Staff Analysis (Section 10.1.3 of The Unified Development Code)

4. **The variance will be consistent with the purposes and intent of this Unified Development Code, will be compatible with uses on neighboring properties, and will serve the public welfare. A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district:** The requested variance would be consistent with the overall purpose and intent of the Unified Development Code by encouraging the most appropriate land use on the subject property.

5. **The extraordinary circumstances are not the result of actions by the applicant**: The physical conditions of the subject property, which were not created by the applicant, are currently limiting the applicant's ability to develop the property for reasonable use.

6. **The variance is the minimum relief that will allow the legal use of the land, building or structure:** The subject property remains developable under the current C-2 (General Commercial District) zoning designation. However, while townhomes could be constructed under the applicant's requested MFR (Multi-Family Residential) zoning district, the developer would face significant constraints without the reduction of both front and side yard setbacks. These constraints would hinder the creation of a site plan that allows for the construction of a sufficient number of units to ensure economic feasibility.

7. **The variance is not a request to permit the use of land, buildings or structures that is prohibited in the same zoning district**: The MFR zoning districts provide a list of permitted uses, which includes townhomes.

Staff Recommendation

Based on the Staff analysis above, the Planning and Zoning Staff therefore recommends **APPROVAL** for the following variances:

1. **Variance Request #1:** reduce the front yard setback of the townhome lots from the required 50 feet to 30 feet **(APPROVAL)**
2. **Variance Request #2:** reduce the side yard setback of the townhome lots, between buildings, from the required 15 feet to 10 feet. **(APPROVAL)**

Paramount
ENGINEERING, LLC

July 1, 2024

City of Stockbridge
Community Development Dept.
4602 North Henry Blvd.
Stockbridge, GA. 30281

Re: Letter of Intent- Rezoning for Hwy. 42 Townhomes

To Whom It May Concern:

This letter is in reference to the rezoning application for the Hwy. 42 Townhomes located on Hwy. 42N in Stockbridge, Georgia. The application is requesting the parcels 069-01009000 & 070-01001000 located at Hwy. 42N. from C2 to MFR for the development of a 100 unit fee simple style townhome subdivision.

If you have any questions feel free to call me at (770) 473-9576.

Sincerely,



George P. Harper III, P.E.





N/F
LI HWY. 42, LLC.
ZONED LI

N65°19'01"E 803.91'

EXISTING SSMH

SS SS SS

DETENTION POND

25' BUFFER

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING WATER MAIN

N12°52'20"W 431.00'

STREET A

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'38"E 498.49'

EXISTING DECEL & LEFT TURN LANE TO BE UTILIZED

OPEN SPACE

PLAYGROUND

POOL

POOL PAVILION W/ RESTROOMS

CBU

N14°09'45"W 131.96'

N65°40'58"E 18.44'

N14°49'11"W 141.52'

VISITOR PARKING

STREET B

N17°53'13"W 148.97'

EMERGENCY FIRE ACCESS ROAD

S65°51'26"W 476.79'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

S65°47'29"W 546.39'

N/F
BRANNANS WALK S/D
ZONED MFR

S23°26'42"E 352.43'

BRANNANS WALK

BRANNANS CT.

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: 069-01009000, 070-01001000
- TOTAL SITE AREA: 12.95 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:
1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

40 0 40 80 120
Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
george@paramountengineering.com
11 E. BROAD ST.
NEWNAN, GA. 30263

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV.	DATE:	DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES

SHEET: REZONING SITE PLAN

LL 1 | 7TH DISTRICT | CITY OF STOCKBRIDGE

DATE: 06-10-24 | DRAWN BY: GPH | SCALE: 1" = 40'

SHEET 1

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant: LI ROUTE 23, LLC. Phone: 678-796-8672 Date: 07-01-24

Address Applicant: 2680 HWY. 42N. Fax Cell #

City: MCDONOUGH State: GA Zip: 30253 E-mail:

Name of Agent George Harper- Paramount Eng. Phone: 770-473-9576 Date: 06-21-24

Address Agent: 11 E. Broad St. Fax Cell #

City: Newnan State: GA Zip: 30263 E-mail: george@paramountengineering.c

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

Rezoning being requested

Rezone Parcel Nos. 069-01009000 & 07-01001000

from C2 to MFR

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

Address of Property: Hwy. 42 N.

Nearest intersection to the property: Parkview Place
(Street Address)

Size of Tract: 13.64 AC. acre(s), Land Lot Number(s): 1 & 2, District(s): 7th & 11th.

Property Tax Parcel Number(s): 069-01009000 & 07-01001000 **(Required)**

Witness' Signature

Robbie L. Moore
Printed Name of Witness

Notary

Signature of Applicant

Printed Name of Applicant

Signature of Agent

NOTARY STAMP:

ADRIA SMALLWOOD NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 10/18/2027

(For Office Use Only)

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

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

Pre-application meeting:_____Date:_____

Planning Commission Decision:_____

City Council Decision:_____

Community Development Director's Signature:_____Date:_____

Survey Written Description
Parcel ID #069-01009000 & 070-01001000
#2612 SR 23/42N

All that tract or parcel of land lying and being in Land Lots 1 and 2 of the 11th District and Land Lot1 of the 7th District of Henry County, Georgia (City of Stockbridge Ga.) and being more particularly described as follows:

Commencing at the existing Intersection of The Northerly R/W of Brannan Road (80' R/W), and The Westerly Boundary Line of Brannan's Walk Subdivision (Plat Book 26, Pg. 187); Thence N 23°25'46" W a distance of 616.56' to an IPF (1/2" rebar w/cap), this point being **THE POINT OF BEGINNING (P.O.B):**

FROM THE POINT OF BEGINNING (P.O.B):

Thence S 65°51'54" W a distance of 477.21' to an IPF (1/2" rebar w/cap), this point also being 807.81' along existing R/W of S/R42 to Brannan Rd. (D.B. 15263, Pgs. 150-153) ; Thence around a curve to the right (C-1) having a radius of 2,650.09' a length of 290.47' a chord bearing of N 06°36'23" W a distance of 290.31' to an IPs (1/2" rebar); Thence N 65°46'56" E a distance of 18.44' to a CMF (concrete monument found); Thence N 14°03'47" W a distance of 131.92' to a CMF (concrete monument found); Thence N 12°46'22" W a distance of 431.05' to an IPS (1/2" rebar); Thence N 65°19'04"E a distance of 804.28' an IPF (1/2" rebar);); Thence S 30°55'57" E a distance of 498.89' to an IPF (1/2" rebar)); Thence S 65°50'01" W a distance of 546.17' to an IPS (1/2" rebar); Thence S 23°25'46"E a distance of 282.09' to a point, this point being **THE POINT OF BEGINNING (P.O.B).**

Containing 13.64 acres

Together with all easements recorded or unrecorded.

N/F
LI HWY. 42, LLC.
ZONED LI

EXISTING
LEFT-TURN LANE
TO BE UTILIZED

N65°19'04"E 804.28'

EXISTING
SSMH

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING
WATER MAIN

N12°46'22"W 431.05'

EXISTING DECEL
LANE TO BE
UTILIZED

STREET A

DETENTION
POND

25' BUFFER

R40'
R50'

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'37"E 498.89'

OPEN
SPACE

PLAYGROUND

POOL

POOL PAVILION
W/ RESTROOMS

CBU

N14°03'42"W 131.92'

N65°46'56"E 18.44'

S65°50'01"W 546.17'

S23°25'46"E 70.24'

S23°25'46"E 282.09'

N/F
BRANNANS WALK S/D
ZONED MFR

BRANNANS WALK

BRANNANS CT.

STREET B

VISITOR
PARKING

C1

OPEN
SPACE

EMERGENCY
FIRE ACCESS
ROAD

S65°51'54"W 477.21'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: TRACT 1- 069-01009000 (10.61 AC.)
  TRACT 2- 070-01001000 (3.03 AC.)
- TOTAL SITE AREA: 13.64 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- MIN. 15% OPEN SPACE REQUIRED: 2.04 AC.
  OPEN SPACE PROPOSED: 2.81 AC. (21%)
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.
-ESTIMATED SEWER FLOW: 15,500 GPD.
  (100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)
-PROPOSED VARIANCES:
  1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
  2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

OWNER:
LI ROUTE 23, LLC.
2680 HWY. 42 N.
MCDONOUGH, GA. 30253
PH: 678-796-8672

Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
11 E. BROAD ST.
NEWNAN, GA. 30263
george@paramountengineering.com

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV. | DATE: | DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES
SHEET: REZONING SITE PLAN
LL 1
7TH DISTRICT
CITY OF STOCKBRIDGE
DATE: 06-10-24
DRAWN BY: GPH
SCALE: 1" = 40'

SHEET
1

N/F
LI HWY. 42, LLC.
ZONED LI

N65°19'01"E 803.91'

EXISTING SSMH

SS SS SS

DETENTION POND

25' BUFFER

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING WATER MAIN

N12°52'20"W 431.00'

STREET A

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'38"E 498.49'

EXISTING DECEL & LEFT TURN LANE TO BE UTILIZED

OPEN SPACE

PLAYGROUND

POOL

POOL PAVILION W/ RESTROOMS

CBU

N14°09'45"W 131.96'

N65°40'58"E 18.44'

N14°49'11"W 141.52'

VISITOR PARKING

STREET B

N17°53'13"W 148.97'

EMERGENCY FIRE ACCESS ROAD

S65°51'26"W 476.79'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

S65°47'29"W 546.39'

N/F
BRANNANS WALK S/D
ZONED MFR

S23°26'42"E 352.43'

BRANNANS WALK

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(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:
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2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

40 0 40 80 120
Scale 1" = 40'

Paramount ENGINEERING, INC
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george@paramountengineering.com
11 E. BROAD ST.
NEWNAN, GA. 30263

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV.	DATE:	DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES

SHEET: REZONING SITE PLAN

LL 1 | 7TH DISTRICT | CITY OF STOCKBRIDGE

DATE: 06-10-24 | DRAWN BY: GPH | SCALE: 1" = 40'

SHEET 1

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 149,245 FEET.

EQUIPMENT USED ROBOTIC GEOMAX ZOOM 90 & SPECTRA GEOSPATIAL SP85 GPS UNIT

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.

PANEL# 13151C0089D & 13151C0093D DATED 10/6/2016

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
O/IPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCUTRE (RISER)
DI	DROP INLET
W	WATER METER
-W-	WATERLINE
-SS-	SANITARY SEWER LINE
-OVP-	OVERHEAD POWERLINE
-UFO-	UNDERGROUND FIBER OPTICS
-G-	GASLINE
-LS-	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

GRID NORTH
GA WEST

N/F LI HWY. 42 LLC DB15189 PG64

CHAIN LINK FENCE

N65°19'04"E 804.28'

NOTE:
EXISTING INFRASTRUCTURES WERE NOT LOCATED ON THIS SURVEY

PARCEL ID# 069-01009000
N/F
LI ROUTE 23 LLC.
DB:15263 PG:150
TRACT ONE &
TRACT TWO
AREA
10.61 acres

APPROX. L.L.L.
DISTRICT LINE
11TH DISTRICT
7TH DISTRICT

GA POWER COMPANY 100FT EASEMENT

LAKESIDE S/D LOT 113 PB35 PG 151
LAKESIDE S/D LOT 115 PB35 PG 151
LAKESIDE S/D LOT 116 PB35 PG 151
LAKESIDE S/D LOT 117 PB35 PG 151
LAKESIDE S/D LOT 118 PB35 PG 151

S30°55'37"E 498.89'

BRANNAN'S WALK S/D LOT 36 PB26 PG 187
BRANNAN'S WALK S/D LOT 35 PB26 PG 187
BRANNAN'S WALK S/D LOT 34 PB26 PG 187
BRANNAN'S WALK S/D LOT 15 PB26 PG 187
BRANNAN'S WALK S/D LOT 14 PB26 PG 187
BRANNAN'S WALK S/D LOT 13 PB26 PG 187
BRANNAN'S WALK S/D LOT 12 PB26 PG 187
BRANNAN'S WALK S/D LOT 11 PB26 PG 187
BRANNAN'S WALK S/D LOT 10 PB26 PG 187
BRANNAN'S WALK S/D LOT 9 PB26 PG 187
BRANNAN'S WALK S/D LOT 8 PB26 PG 187

WOOD FENCE OVER 10.6'
PERGOLA OVER 3.85'
WOOD FENCE OVER 5.7'
IPF ½"REBW/ CAP P.O.B. DB15190 PG296

S65°50'01"W 546.17'
WOOD FENCE OVER 13.2'
WOOD FENCE OVER 20.0'
WOOD FENCE OVER 16.8'
WOOD FENCE OVER 8.2'
S23°25'46"E 70.24'
CHK-WIRE FENCE
WOOD FENCE OVER 5.6'
SHED OVER 1.2'
S23°25'46"E 282.09'
WOOD FENCE OVER 10.6'
PERGOLA OVER 3.85'
WOOD FENCE OVER 5.7'
CHK-WIRE FENCE

N23°25'46"W 616.56'
IPF ½"REBW/ CAP P.O.R. DB15190 PG296
BRANNAN RD. 80FT. R/W

P.O.R. DETAIL

PARCEL ID# 070-01001000
N/F
LI ROUTE 23 LLC.
DB:15263 PG:150
TRACT THREE
AREA
3.03 acres

N/F LI ROUTE 23 LLC. DB:15263 PG:150
S66°38'37"W 424.24'
N66°38'37"E 424.24'

N1°46'22"W 431.05'
N1°40'31"W 131.92'
N65°46'56"E 18.44'
S65°51'54"W 477.21'
N/F ST. LUKE LUTHERAN CHURCH OF HENRY CO. INC. DB15190 PG296
BLOCK SHED
CHK-WIRE FENCE
IPF ½"REBW/ CAP
807.81' TO BRANNAN RD. AS PER D.B. 13263, PGS. 152-153
616.56'

CURB INLET
CB
UGCB
FH
W/V
CDNC. ISLAND
SIDW
ASPHALT
PARKVIEW PL.
PP
CMF
STORM PIPE
SR 23/42 R/W VARIES
C1

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	290.47	2650.09	290.31	N16°36'23"W

GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 06/28/2024
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREON.

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A.Section 15-6-67.

GEORGIA PROFESSIONAL No. 2642 LAND SURVEYOR ANGEL M. MARRERO

06/30/2024

A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

60' 0' 60' 120'
Scale: 1" =60'

REV.	DESCRIPTION	DATE

SOUTHSIDE SURVEYING & PLANNING LSF000831
#155 WESTRIDGE PKWY SUITE 212 MCDONOUGH, GA 30253 Phone: (770) 320-8009
1/1

RETRACEMENT SURVEY FOR:
LI ROUTE 23 LLC.
Land Lot 1 7TH Dist. Land Lot 1 & 2 11TH Dist.
CITY OF STOCKBRIDGE Henry County, GA

Drawn By: AMM
Scale: 1"=60'
Dwg No: 2-240640A
Date: 06/30/2024





Paramount
ENGINEERING, LLC

July 1, 2024

City of Stockbridge
Community Development Dept.
4602 North Henry Blvd.
Stockbridge, GA. 30281

Re: Letter of Intent- Rezoning for Hwy. 42 Townhomes

To Whom It May Concern:

This letter is in reference to the rezoning application for the Hwy. 42 Townhomes located on Hwy. 42N in Stockbridge, Georgia. The application is requesting the parcels 069-01009000 & 070-01001000 located at Hwy. 42N. from C2 to MFR for the development of a 100 unit fee simple style townhome subdivision.

If you have any questions feel free to call me at (770) 473-9576.

Sincerely,



George P. Harper III, P.E.

Paramount
ENGINEERING, LLC

June 17, 2024

Henry County Water Authority
Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA. 30253

Re: Letter of Intent- Water & Sewer Availability for Hwy. 42 Townhomes

To Whom It May Concern:

This letter is in reference to the water and sewer availability application for the Hwy. 42 Townhomes located on Hwy. 42N in Stockbridge, Georgia. The application is requesting water and sewer availability for the development of a 100 unit fee simple style townhome subdivision. The application to the City of Stockbridge is to rezone the property from C2 to MFR. The project is scheduled to begin construction within the next 8 months.

If you have any questions feel free to call me at (770) 473-9576.

Sincerely,

George P. Harper III, P.E.

Applicant Campaign Disclosure Form

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

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

Yes ☐ No ☑

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

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

We certify that the foregoing information is true and correct, this 1 day of July 2024

George Harper

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 1 day of July 2024

SHARON MOORE NOTARY PUBLIC HENRY COUNTY GEORGIA

Notary Public

My Commission expires 12/29/24

* 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
N/A	N/A	N/A

We certify that the foregoing information is true and correct, this 25th day of June, 2024

Linda C Clark
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 25 day of June 2024

ADRIA SMALLWOOD NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 10/18/2027

Adria Smallwood
Notary Public

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

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at Hwy 42 N. [address], with Parcel Number 069-01009000 & 070-01001000, which is the subject of this application.

Name of Property Owner: LI Route 23, LLC.

Property Owner's Address: 2680 Hwy. 42 N, McDonough, GA. 30253

Telephone: 678-796-8672 E-mail: linda@lindswd8.com

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

Signature: [signature] Date: 06/25/2024

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

Name(s) of Applicant(s): George Harper

Company/law firm (if applicable): Paramount Engineering, Inc.

Telephone, E-Mail, & Address: 11 E. Broad St., Newnan, GA. 30263 Ph: 770-473-9576

Email: george@paramountengineering.com

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

[signature]

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

06/25/2024
Date

[signature]

Signature of Notary Public

Adria Smallwood

Printed Name of Notary Public

6/25/2024
Date

Notary Public's Seal or Stamp:

ADRIA SMALLWOOD NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 10/18/2027

Stockbridge
Where Community Connects

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: August 15, 2024 (Planning Commission)

September 9, 2024 (Mayor and Council)

Subject: #RZ-2024-06 For 2612 Highway 42 North and Parcel # 069-01009000

I. PURPOSE

To consider a rezoning request to rezone two parcels on the east side of Highway 42 North and south of Eagles Landing Parkway, from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential) to allow for the construction of a townhome development. The applicant is LI Route 23, LLC and the agent is George Harper of Paramount Engineering. The property contains two parcels, as are listed below, with 13.64 +/- total acres within the Stockbridge City Limits.

- Parcel #069-01009000 – Contains 10.61 +/- acres in Land Lots 1 & 2 of Districts 7 & 11.
- Parcel #070-01001000 (2612 Highway 42 North) — Contains 3.03 +/- acres In Land Lot 1 of District 7.

The applicant also simultaneously submitted two other applications to the City of Stockbridge as are listed below:

- **Comprehensive Plan Amendment (CP-2024-06)** – The applicant requests to change the current future land use designation from Low-Density Mixed-Use to Medium-Density Residential.
- **Variance (VR-2024-02)** – The applicant submitted two variances on the subject property which are as follows:

    1. **Variance Request #1:** reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet

    2. **Variance Request #2:** reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet.

II. Background

Proposed Development	Townhome development with 100 units
Site Address	2612 Highway 42 North; 069-01009000
Parcel Identification	#069-01009000; #070-01001000
Parcel Acreage	13.64 +/- acres
Applicant	LI Route 23, LLC
Agent:	George Harper of Paramount Engineering
Owner:	LI Route 23, LLC
Current Zoning	C-2 (General Commercial)
Current Use	The site is currently vacant and wooded with an existing deceleration lane and entrance on the right.

SURROUNDING LAND USE AND ZONING

Location	Existing Zoning	Existing Land Use
Property to the North	C & C Fence	LI (Light Industrial District)
	Elite Collision	LI (Light Industrial District)
	CVS	C-2 (General Commercial)
	Eagles Peak Shopping Center	C-2 (General Commercial)

Property to the South	St Luke Lutheran Church Cannon-Cleveland Funeral Directors	OI (Office Institutional) C-2 (General Commercial)
Property to the East	Brannan's Walk Lakeside At Eagle's Landing	MFR (Multiple-Family Residential) SR (Suburban Residential)
Property to the West	Parkside at Eagle's Landing Parkside Plaza Parkside Office Plaza Marathon Gas Station	MFR (Multiple-Family Residential) C-2 (General Commercial) C-2 (General Commercial) C-2 (General Commercial)

III. Finding of Facts

1. The vicinity of the area is both commercial and residential with the following zoning districts: LI (Light Industrial District), SR (Suburban Residential), MFR (Multiple-Family Residential), O-I (Office Institutional), and C-2 (General Commercial).

2. The larger parcel was rezoned from RA (Residential-Agricultural) to C-2 (General Commercial) on May 6, 1997, as part of a larger property.

3. The existing deceleration lane at the subject property was completed in 2002.

4. The applicant has requested a Comprehensive Plan Amendment (CP-2024-06) to change the future land use designation from Low-Density Mixed-Use to Medium-Density Residential.

5. The applicant submitted two variances (VR-2024-02) on the subject property which are as follows:

    a) **Variance Request #1**: reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet

    b) **Variance Request #2**: reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet.

6. The two parcels are part of the Parkway Mixed-Use Overlay District.

7. The subject property has frontage on Highway 42 North, which is considered a minor arterial

road.

IV. Maps, Site Plan, and Renderings

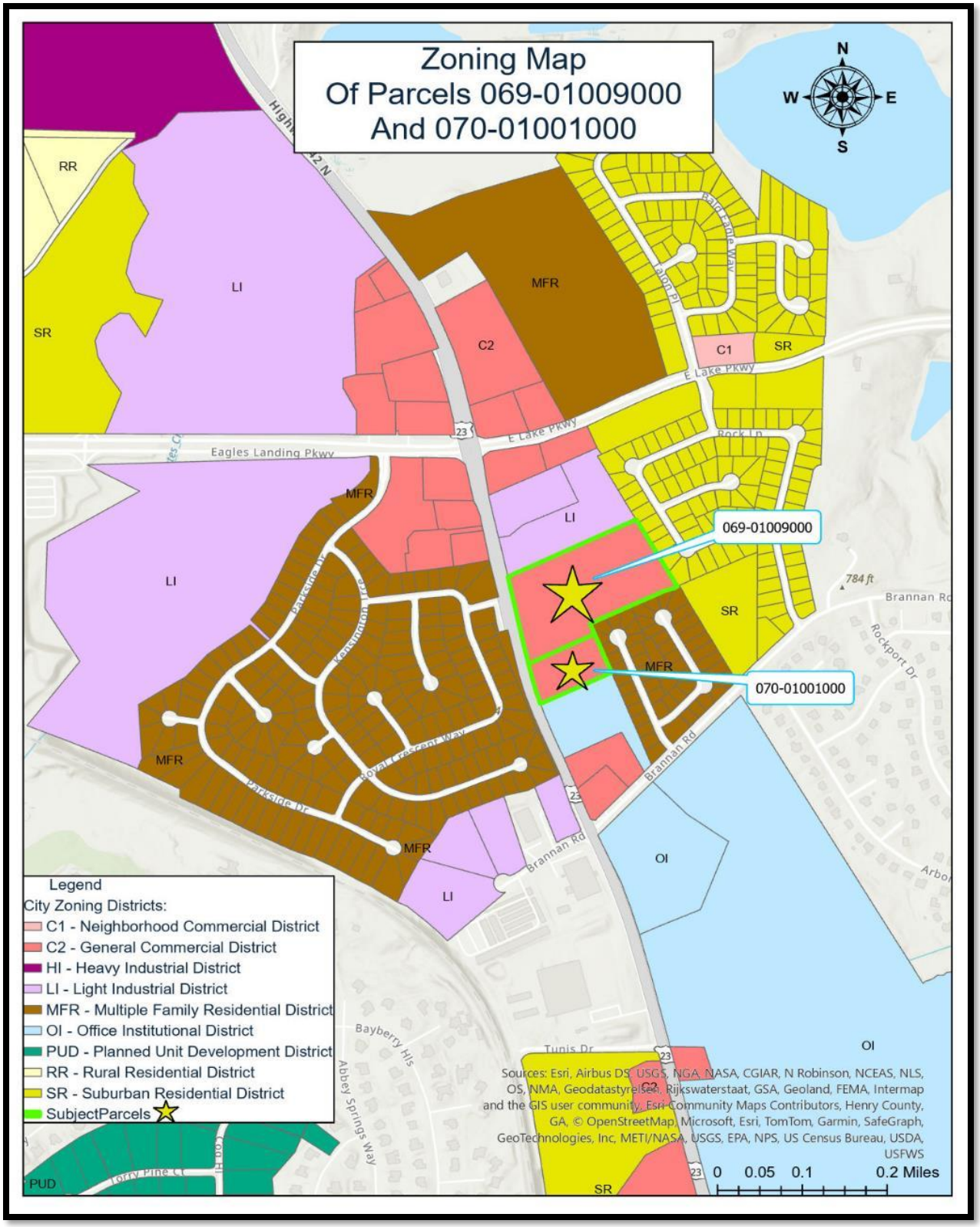
Vicinity Map



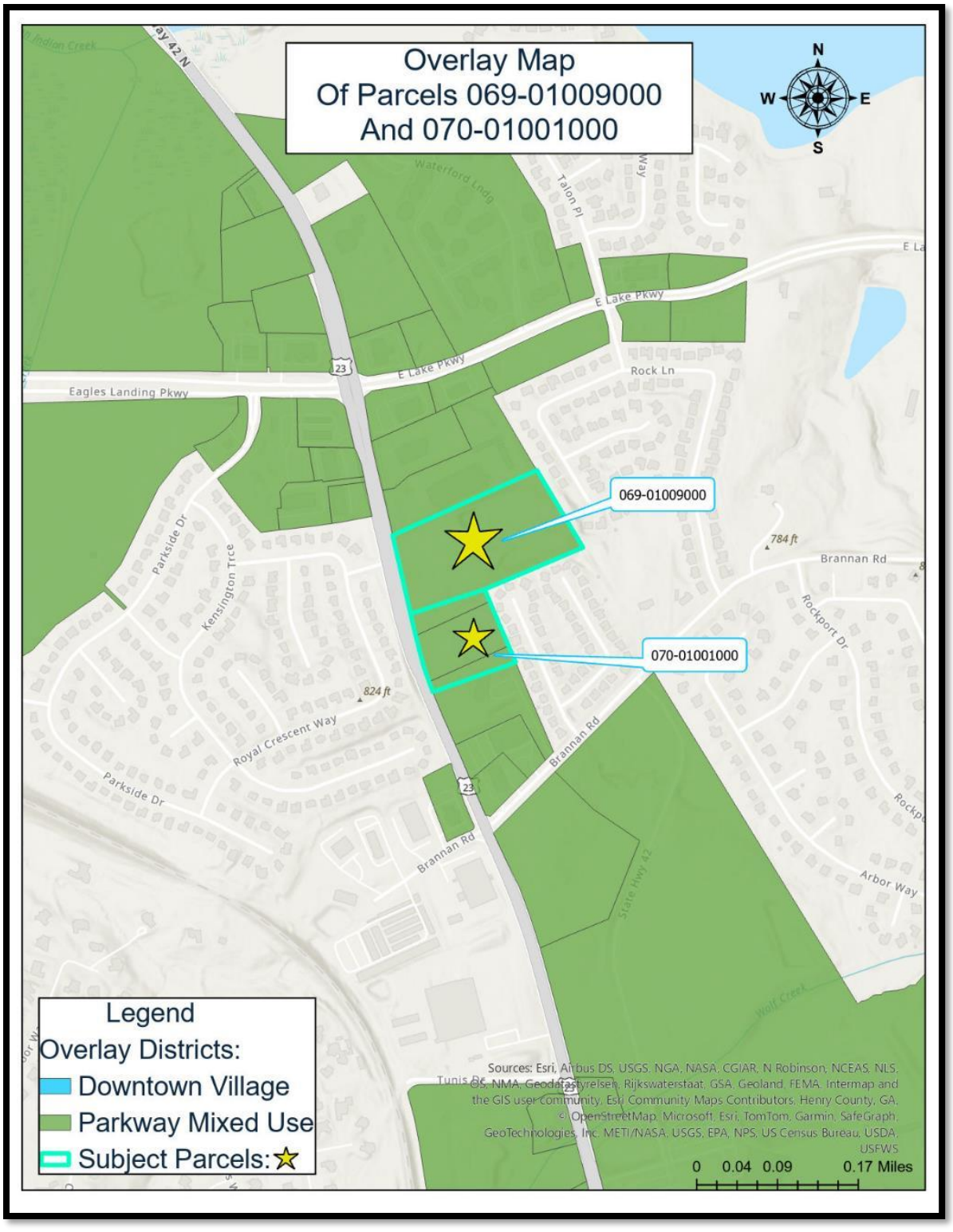
Aerial Photo with Site Plan



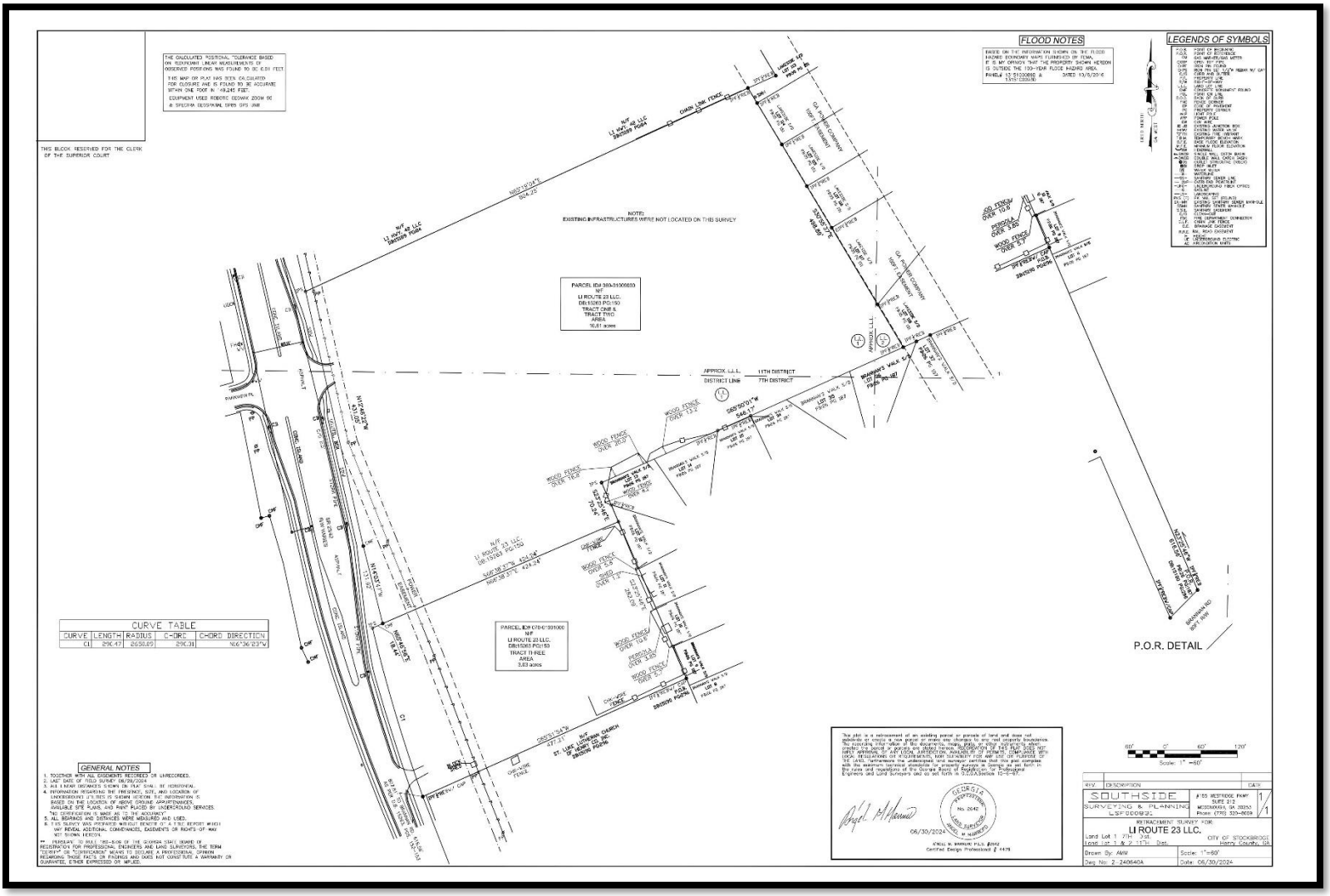
Zoning Map of 2612 Highway 42 North; 069-01009000



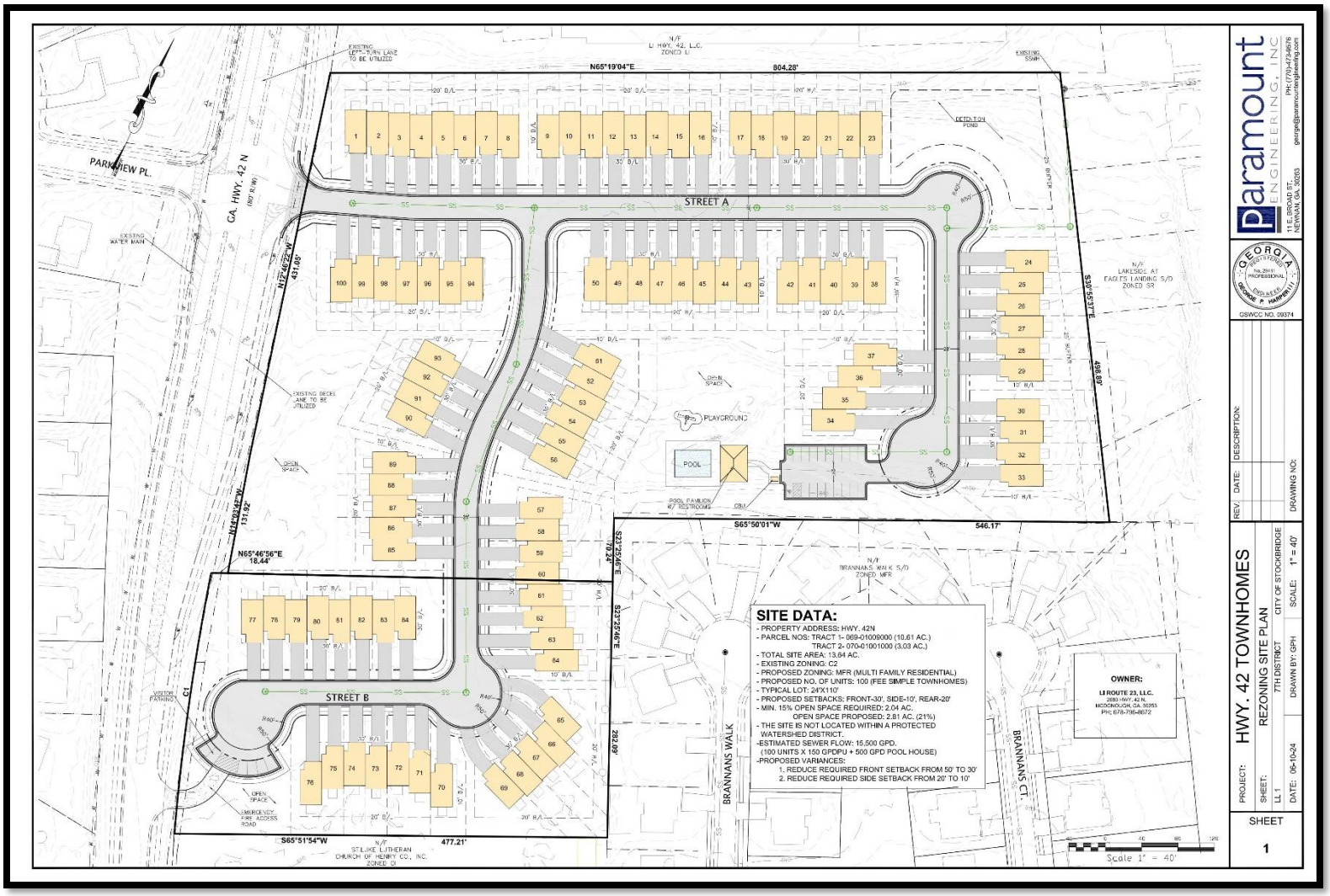
Location of 2612 Highway 42 North and 069-01009000 in the Parkway Mixed Use Overlay District



Survey of 2612 Highway 42 North; 069-01009000



Site Plan of Highway 42 Townhomes



Development Data Information of Highway 42 Townhomes

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: TRACT 1- 069-01009000 (10.61 AC.)
  TRACT 2- 070-01001000 (3.03 AC.)
- TOTAL SITE AREA: 13.64 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- MIN. 15% OPEN SPACE REQUIRED: 2.04 AC.
  OPEN SPACE PROPOSED: 2.81 AC. (21%)
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:

1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

Renderings of Highway 42 Townhomes





V. Analysis

Project Description

The applicant, LI Route 23, LLC., is proposing to build a townhome development with 100 units with a density of 7 units per acre on the eastern side of Highway 42 North and south of Eagles Landing Parkway. The size of the proposed townhomes is 24' (H) x 110 (W), which is 2,640 square feet. The proposed townhome development will include the following amenities: pool, pool pavilion with restrooms, a playground, a community mailbox, and 2.81 acres of open space. The proposed townhome development will also include six parking spaces for the visitors and 19 parking spaces close to the pool area. The proposed townhome development will include a 25-foot buffer along the eastern boundary line adjacent to the Lakeside at Eagles Landing subdivision. In addition, the proposed development will be gated, and will include a five-foot sidewalk on both sides of the internal streets. The proposed townhome development will utilize the existing deceleration lane located on Highway 42 North and will install an emergency access road on Highway 42 North. In addition, the proposed townhome development will have main access from the Parkview Place subdivision.

Currently, the two parcels are zoned C-2 (General Commercial). However, the C-2 zoning district provides a list of permitted uses, which does not include townhomes. Therefore, the applicant has requested to rezone the two parcels from C-2 (General Commercial) to MFR (Multiple-Family Residential). Section 2.4.4. of the Stockbridge Unified Development Code provides a list of permitted uses, which includes townhomes.

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.1 C):**

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

ANALYSIS OF REQUEST

1. **Consistency with the Comprehensive Plan.**

   The two parcels currently have a future land use designation of Low-Density Mixed-Use, which is not compatible with the requested zoning of the MFR (Multiple-Family Residential) zoning district. Therefore, the applicant has requested a Comprehensive Plan Amendment to change the current future land use designation from Low-Density Mixed-Use to Medium-Density Residential.

   Page 49 of the 2024 Comprehensive Plan provides a list of zoning districts that are compatible with the requested Medium Density Residential future land use designation, which includes the proposed MFR (Multiple-Family Residential) zoning district. Furthermore, the proposed density of 7.33 units per acre meets the required range of the requested future land use designation

of Medium-Density Residential which is 4 to 7.99 units per acre. In addition, the proposed townhomes meet the intent of the requested future land use designation of Medium-Density Residential, which states that it is "intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments."

2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

The proposed townhome development meets the purpose and intent of the Stockbridge Unified Development Code. Section 1.4 of the Stockbridge Unified Development Code provides a list of objectives to accomplish which is listed below:

I. Encourage the most appropriate and best use of land, buildings, and other structures throughout the city.

The two parcels are currently part of the Parkway Mixed-Use Overlay District. The proposed townhome development meets the overall purpose and intent of the Parkway Mixed-Use Overlay District. Section 2.5.2 of the Stockbridge Unified Development Code provides a list of objectives, which includes the following:

1. To promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play.

8. To encourage innovative development projects that set standards for landscaping, open space, community design, and public amenities.

Section 2.4.4 of the Stockbridge Unified Development Code provides a list of permitted uses that are found in the requested MFR zoning district, which includes townhomes. The requested townhome development meets the intent of the requested MFR zoning district, which is found in Section 2.4.4 A of the Stockbridge Unified Development Code:

- "The intent of the Multiple Family Residential District is to allow the development of multiple family residences served by public water and sewer systems. The provisions that regulate this land use district provides for the development of residential neighborhoods in a high-density urban development environment with access provided on streets that are classified as collector streets of higher."

Furthermore, the two parcels have frontage on Highway 42 North, which is considered a minor arterial road according to the GDOT Functional Road Classification, which aligns with Section 2.4.4. A of the Stockbridge Unified Development Code. Section 2.4.4. of the Stockbridge Unified Development Code states that "The city should promote an average density of fourteen (14) dwelling units per acre or higher." Since the proposed density of the proposed townhomes is 7.33 units per acre, it would meet the allowable density of the requested MFR zoning district.

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 from C-2 (General Commercial) to MFR (Multiple-Family Residential) will have a positive effect on the vicinity of the area in various ways. The addition of the proposed townhomes will provide an alternative type of housing for first-time homebuyers who are interested in buying townhomes. The vicinity of the area is surrounded by subdivisions that lack townhomes, creating an area that is dominated by single-family homes. Thus, the addition of the proposed townhomes creates a variety of choices for homebuyers. The addition of the townhome development would further align with the intent of the 2024 Comprehensive Plan, which recommends high-density developments within the city limits of Stockbridge.

The addition of the proposed townhomes can benefit the surrounding businesses in the vicinity of the area. The proposed townhomes could result in the increase of customers for the nearby shopping center.

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 site appears to be suitable for the proposed townhomes. Any issues with regard to the physical conditions of the subject property will be addressed during the plan review process. In addition, any issues regarding the buffering, topography, drainage, access, and the size and shape of the subject properties will be addressed during the plan review process.

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

Currently, the two parcels are currently undeveloped, However, the addition of the proposed townhomes could result in a minimal increase of traffic on Highway 42 North. According to the Georgia Department of Transportation Traffic Data Counts, the average daily count on Highway 42 North was 17,200 in 2023. The proposed townhomes will not have any access to the adjacent subdivisions. In addition, a 25-foot buffer would be provided adjacent to the nearby Lakeside at Eagles Landing subdivision, which will ensure privacy for the nearby homeowners.

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

A letter from the Henry County Water Authority dated July 11, 2024, states that water and sewer service is provided at this location.

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

The subject property has frontage on Highway 42, which is considered a minor arterial road. The townhome development will utilize the existing deceleration lane that is located on Highway 42 North and will also have main access on Parkview Place. While the addition of townhomes might slightly increase traffic on Highway 42 North, the increase is expected to be minimal. Given the current average daily traffic count of 17,200, the additional traffic from the

townhomes is unlikely to significantly affect congestion.

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

   The applicant's request to rezone the subject properties from C-2 (General Commercial) to MFR (Multiple-Family Residential) aligns with the overall intent of the Stockbridge Unified Development Code. Furthermore, the proposed townhome development meets the policies and goals of the 2024 Comprehensive Plan. In addition, the proposed townhome development meets the overall intent of both the MFR (Multiple-Family Residential) zoning district and the Parkway Mixed-Use Overlay District.

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

   The two parcels are currently zoned C-2 (General Commercial). Therefore, any land use that is permitted under Section 2.4.9. of the Stockbridge Unified Development Code could be developed on the subject properties.

VI. STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

1. Flock cameras will be located at the entrance of the proposed townhome development.
2. A 25 foot buffer shall be established alongside the northern and southern portion of the subject property.
3. A mandatory HOA shall be established.
4. The units shall not exceed 100 units.
5. The rental shall not exceed 10% of the proposed townhome development.
6. A mail kiosk shall be established.
7. The renderings shown with the submitted application on July 1, 2024 shall be followed. (The brick is shown on the front and the side is showing hardi-plank siding.)

N/F
LI HWY. 42, LLC.
ZONED LI

EXISTING
LEFT-TURN LANE
TO BE UTILIZED

N65°19'04"E 804.28'

EXISTING
SSMH

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING
WATER MAIN

N12°46'22"W 431.05'

EXISTING DECEL
LANE TO BE
UTILIZED

STREET A

DETENTION
POND

25' BUFFER

R40'
R50'

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'37"E 498.89'

OPEN
SPACE

PLAYGROUND

POOL

POOL PAVILION
W/ RESTROOMS

CBU

N14°03'42"W 131.92'

N65°46'56"E 18.44'

S65°50'01"W 546.17'

S23°25'46"E 70.24'

S23°25'46"E 282.09'

N/F
BRANNANS WALK S/D
ZONED MFR

BRANNANS WALK

BRANNANS CT.

STREET B

VISITOR
PARKING

C1

OPEN
SPACE

EMERGENCY
FIRE ACCESS
ROAD

S65°51'54"W 477.21'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: TRACT 1- 069-01009000 (10.61 AC.)
  TRACT 2- 070-01001000 (3.03 AC.)
- TOTAL SITE AREA: 13.64 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- MIN. 15% OPEN SPACE REQUIRED: 2.04 AC.
  OPEN SPACE PROPOSED: 2.81 AC. (21%)
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.
-ESTIMATED SEWER FLOW: 15,500 GPD.
  (100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)
-PROPOSED VARIANCES:
  1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
  2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

OWNER:
LI ROUTE 23, LLC.
2680 HWY. 42 N.
MCDONOUGH, GA. 30253
PH: 678-796-8672

Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
11 E. BROAD ST.
NEWNAN, GA. 30263
george@paramountengineering.com

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV. | DATE: | DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES
SHEET: REZONING SITE PLAN
LL 1
7TH DISTRICT
CITY OF STOCKBRIDGE
DATE: 06-10-24
DRAWN BY: GPH
SCALE: 1" = 40'

SHEET
1

N/F
LI HWY. 42, LLC.
ZONED LI

N65°19'01"E 803.91'

EXISTING SSMH

SS SS SS

DETENTION POND

25' BUFFER

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING WATER MAIN

N12°52'20"W 431.00'

STREET A

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'38"E 498.49'

EXISTING DECEL & LEFT TURN LANE TO BE UTILIZED

OPEN SPACE

PLAYGROUND

POOL

POOL PAVILION W/ RESTROOMS

CBU

N14°09'45"W 131.96'

N65°40'58"E 18.44'

N14°49'11"W 141.52'

VISITOR PARKING

STREET B

N17°53'13"W 148.97'

EMERGENCY FIRE ACCESS ROAD

S65°51'26"W 476.79'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

S65°47'29"W 546.39'

N/F
BRANNANS WALK S/D
ZONED MFR

S23°26'42"E 352.43'

BRANNANS WALK

BRANNANS CT.

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: 069-01009000, 070-01001000
- TOTAL SITE AREA: 12.95 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:
1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

40 0 40 80 120
Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
george@paramountengineering.com
11 E. BROAD ST.
NEWNAN, GA. 30263

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV.	DATE:	DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES

SHEET: REZONING SITE PLAN

LL 1 | 7TH DISTRICT | CITY OF STOCKBRIDGE

DATE: 06-10-24 | DRAWN BY: GPH | SCALE: 1" = 40'

SHEET 1

Paramount
ENGINEERING, LLC

June 17, 2024

Henry County Water Authority
Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA. 30253

Re: Letter of Intent- Water & Sewer Availability for Hwy. 42 Townhomes

To Whom It May Concern:

This letter is in reference to the water and sewer availability application for the Hwy. 42 Townhomes located on Hwy. 42N in Stockbridge, Georgia. The application is requesting water and sewer availability for the development of a 100 unit fee simple style townhome subdivision. The application to the City of Stockbridge is to rezone the property from C2 to MFR. The project is scheduled to begin construction within the next 8 months.

If you have any questions feel free to call me at (770) 473-9576.

Sincerely,

George P. Harper III, P.E.

City of Stockbridge

AGENDA ITEM

MEETING DATE

SEPTEMBER 9, 2024

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

VARIANCE CASE #VR-2024-02: Variance Request #1 for property at 2612 Highway 42 North & Parcel #069-01009000 to grant a variance to reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet to allow for the construction of a townhome development with 100 units. The applicant is LI Route 23, LLC and the agent is George Harper of Paramount Engineering. The property contains two parcels, with 13.64 +/- total acres

BACKGROUND INFORMATION:

Companion Applications--Comprehensive Plan Amendment Case #CP-2024-06, Rezoning Case #RZ-2024-02, and Variance Case #VR-2024-02: Variance Request #2 (for the reduction of the side yard setbacks).

Staff Recommendation--Approval.
Planning Commission Recommendation on 08/15/24--Denial by a split vote, with the Vice-Chairman casting the tie-breaking vote for denial.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

VARIANCE CASE #VR-2024-02: Variance Request #1.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL.

Staff Signature_____

Henry County, GA





Legend

- Parcels
- Roads

Parcel ID	070-01001000	**Class**	C	**Owner**	LI ROUTE 23 LLC	**Land Value:**	$202,500
Property Address	2612 HIGHWAY 42 N	**Acreage**	3.0	**Address**	2680 HWY 42 N MCDONOUGH GA 30253	**Building Value:**	$0
District	City/Stockbridge					**Misc Value:**	$0
						Total Value:	$202,500

Last 2 Sales

Date	Price	Reason	Qual
5/25/2017	$0	CORPORATE	U
4/28/2017	$360,000	CONTIGUOUS PROPERTY	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: 7/1/2024
Last Data Uploaded: 7/1/2024 1:45:40 AM

Developed by Schneider GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	069-01009000	**Class**	C	**Owner**	LI ROUTE 23 LLC	**Land Value:**	$671,600				
Property Address		**Acreage**	9.95	**Address**	2680 HWY 42 N MCDONOUGH GA 30253	**Building Value:**	$0	**Last 2 Sales**			
District	City/Stockbridge					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$671,600	5/25/2017	$0	CORPORATE	U
								4/28/2017	$360,000	CONTIGUOUS PROPERTY	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: 7/1/2024
Last Data Uploaded: 7/1/2024 1:45:40 AM

Developed by Schneider GEOSPATIAL

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 149,245 FEET.

EQUIPMENT USED ROBOTIC GEOMAX ZOOM 90 & SPECTRA GEOSPATIAL SP85 GPS UNIT

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.

PANEL# 13151C0089D & 13151C0093D DATED 10/6/2016

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
O/IPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCUTRE (RISER)
DI	DROP INLET
W	WATER METER
-W-	WATERLINE
-SS-	SANITARY SEWER LINE
-OVP-	OVERHEAD POWERLINE
-UFO-	UNDERGROUND FIBER OPTICS
-G-	GASLINE
-LS-	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

GRID NORTH
GA WEST

N/F LI HWY. 42 LLC DB15189 PG64

CHAIN LINK FENCE

N65°19'04"E 804.28'

NOTE:
EXISTING INFRASTRUCTURES WERE NOT LOCATED ON THIS SURVEY

PARCEL ID# 069-01009000
N/F
LI ROUTE 23 LLC.
DB:15263 PG:150
TRACT ONE &
TRACT TWO
AREA
10.61 acres

APPROX. L.L.L.
DISTRICT LINE
11TH DISTRICT
7TH DISTRICT

GA POWER COMPANY 100FT EASEMENT

LAKESIDE S/D LOT 113 PB35 PG 151
LAKESIDE S/D LOT 115 PB35 PG 151
LAKESIDE S/D LOT 116 PB35 PG 151
LAKESIDE S/D LOT 117 PB35 PG 151
LAKESIDE S/D LOT 118 PB35 PG 151

S30°55'37"E 498.89'

BRANNAN'S WALK S/D LOT 36 PB26 PG 187
BRANNAN'S WALK S/D LOT 35 PB26 PG 187
BRANNAN'S WALK S/D LOT 34 PB26 PG 187
BRANNAN'S WALK S/D LOT 15 PB26 PG 187
BRANNAN'S WALK S/D LOT 14 PB26 PG 187
BRANNAN'S WALK S/D LOT 13 PB26 PG 187
BRANNAN'S WALK S/D LOT 12 PB26 PG 187
BRANNAN'S WALK S/D LOT 11 PB26 PG 187
BRANNAN'S WALK S/D LOT 10 PB26 PG 187
BRANNAN'S WALK S/D LOT 9 PB26 PG 187
BRANNAN'S WALK S/D LOT 8 PB26 PG 187

WOOD FENCE OVER 10.6'
PERGOLA OVER 3.85'
WOOD FENCE OVER 5.7'
IPF ½"REBW/ CAP P.O.B. DB15190 PG296

S65°50'01"W 546.17'
WOOD FENCE OVER 13.2'
WOOD FENCE OVER 20.0'
WOOD FENCE OVER 16.8'
WOOD FENCE OVER 8.2'
S23°25'46"E 70.24'
CHK-WIRE FENCE
WOOD FENCE OVER 5.6'
SHED OVER 1.2'
S23°25'46"E 282.09'
WOOD FENCE OVER 10.6'
PERGOLA OVER 3.85'
WOOD FENCE OVER 5.7'
CHK-WIRE FENCE

N23°25'46"W 616.56'
IPF ½"REBW/ CAP P.O.R. DB15190 PG296
BRANNAN RD. 80FT. R/W

P.O.R. DETAIL

PARCEL ID# 070-01001000
N/F
LI ROUTE 23 LLC.
DB:15263 PG:150
TRACT THREE
AREA
3.03 acres

N/F LI ROUTE 23 LLC. DB:15263 PG:150
S66°38'37"W 424.24'
N66°38'37"E 424.24'

N1°46'22"W 431.05'
N1°40'31"W 131.92'
N65°46'56"E 18.44'
S65°51'54"W 477.21'
N/F ST. LUKE LUTHERAN CHURCH OF HENRY CO. INC. DB15190 PG296
BLOCK SHED
CHK-WIRE FENCE
IPF ½"REBW/ CAP
807.81' TO BRANNAN RD. AS PER D.B. 13263, PGS. 152-153
616.56'

CURB INLET
CB
UGCB
FH
W/V
CDNC. ISLAND
SIDW
ASPHALT
PARKVIEW PL.
PP
CMF
STORM PIPE
SR 23/42 R/W VARIES
C1

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	290.47	2650.09	290.31	N16°36'23"W

GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 06/28/2024
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREON.

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A.Section 15-6-67.

GEORGIA PROFESSIONAL No. 2642 LAND SURVEYOR ANGEL M. MARRERO

06/30/2024

A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

60' 0' 60' 120'
Scale: 1" =60'

REV.	DESCRIPTION	DATE

SOUTHSIDE SURVEYING & PLANNING LSF000831
#155 WESTRIDGE PKWY SUITE 212 MCDONOUGH, GA 30253 Phone: (770) 320-8009
1/1

RETRACEMENT SURVEY FOR:
LI ROUTE 23 LLC.
Land Lot 1 7TH Dist. Land Lot 1 & 2 11TH Dist.
CITY OF STOCKBRIDGE Henry County, GA

Drawn By: AMM
Scale: 1"=60'
Dwg No: 2-240640A
Date: 06/30/2024

Presentations for CP-2024-06, RZ-2024-06, VR-2024-02

Mayor and Council: September 9, 2024

Stockbridge

Where Community Connects

Case Facts

Applicant: LI Route 23, LLC.

Owner: LI Route 23, LLC.

Agent: George Harper (Paramount Engineering)

Number of Proposed Units Per Acre: 7.33 units per acre

Address of Property: 2612 Highway 42 North; 069-01009000

Number of Acres:13.64 +/- acres

Project Characteristics: The site is currently vacant and wooded with an existing deceleration lane and entrance on the right.

Current Future Land Use Designation: Low-Density Mixed-Use

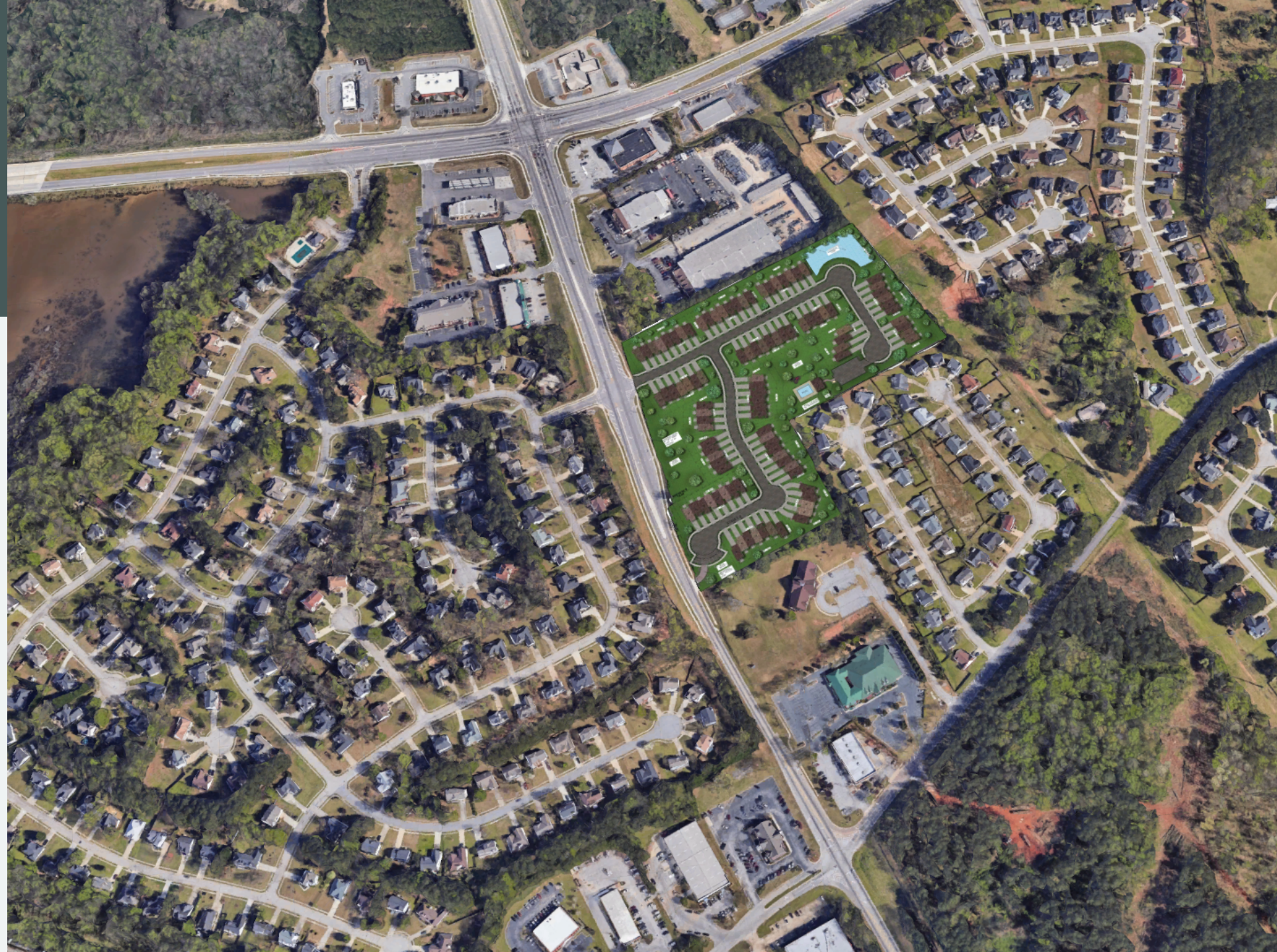
Current Zoning of Property:C-2 (General Commercial)

Sign Posting: July 16, 2024

VICINITY MAP



Aerial Photo with Site Plan



Site Visit on July 16, 2024



Site Visit on July 16, 2024



Site Visit on July 16, 2024



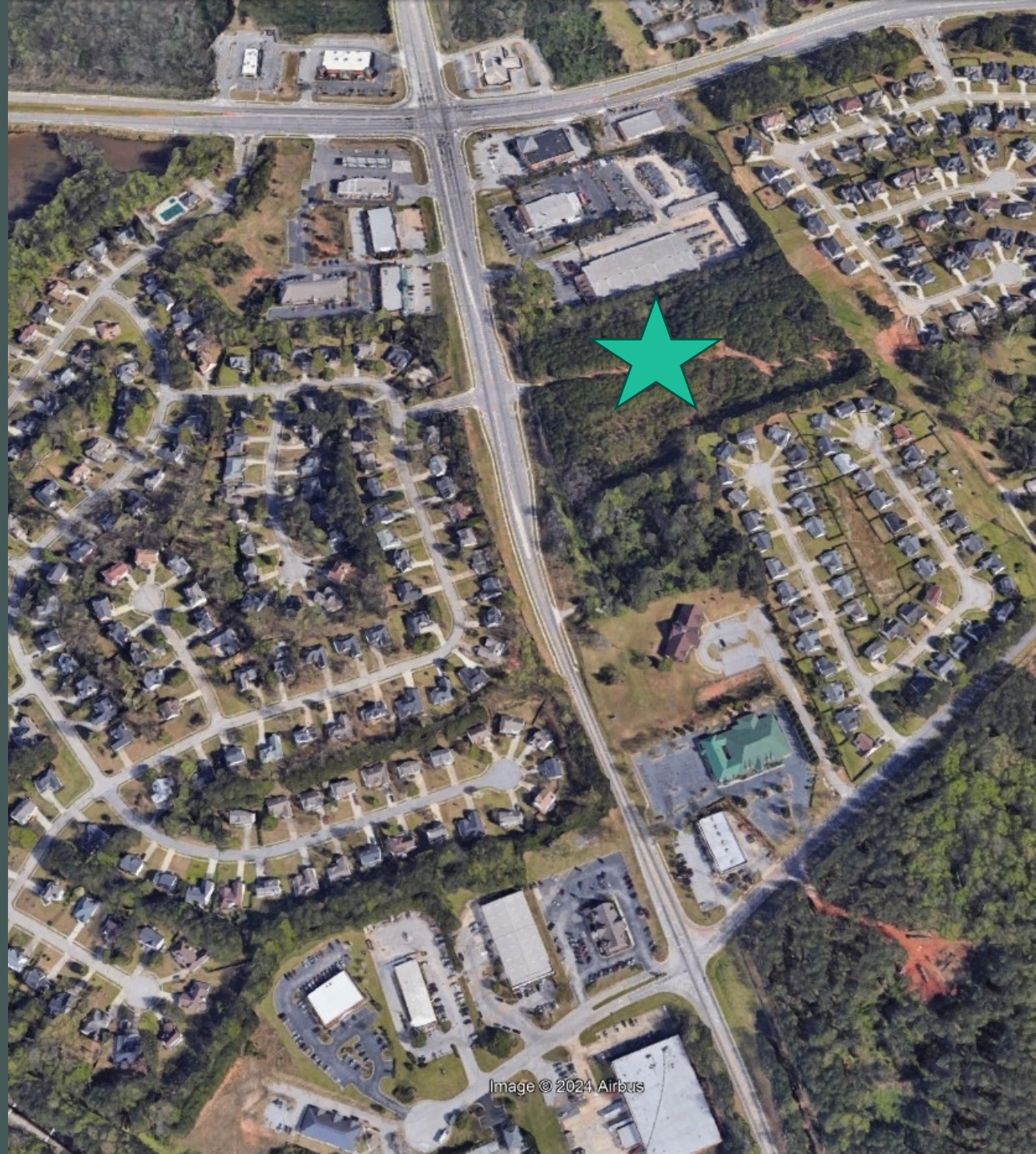
Site Visit on July 16, 2024



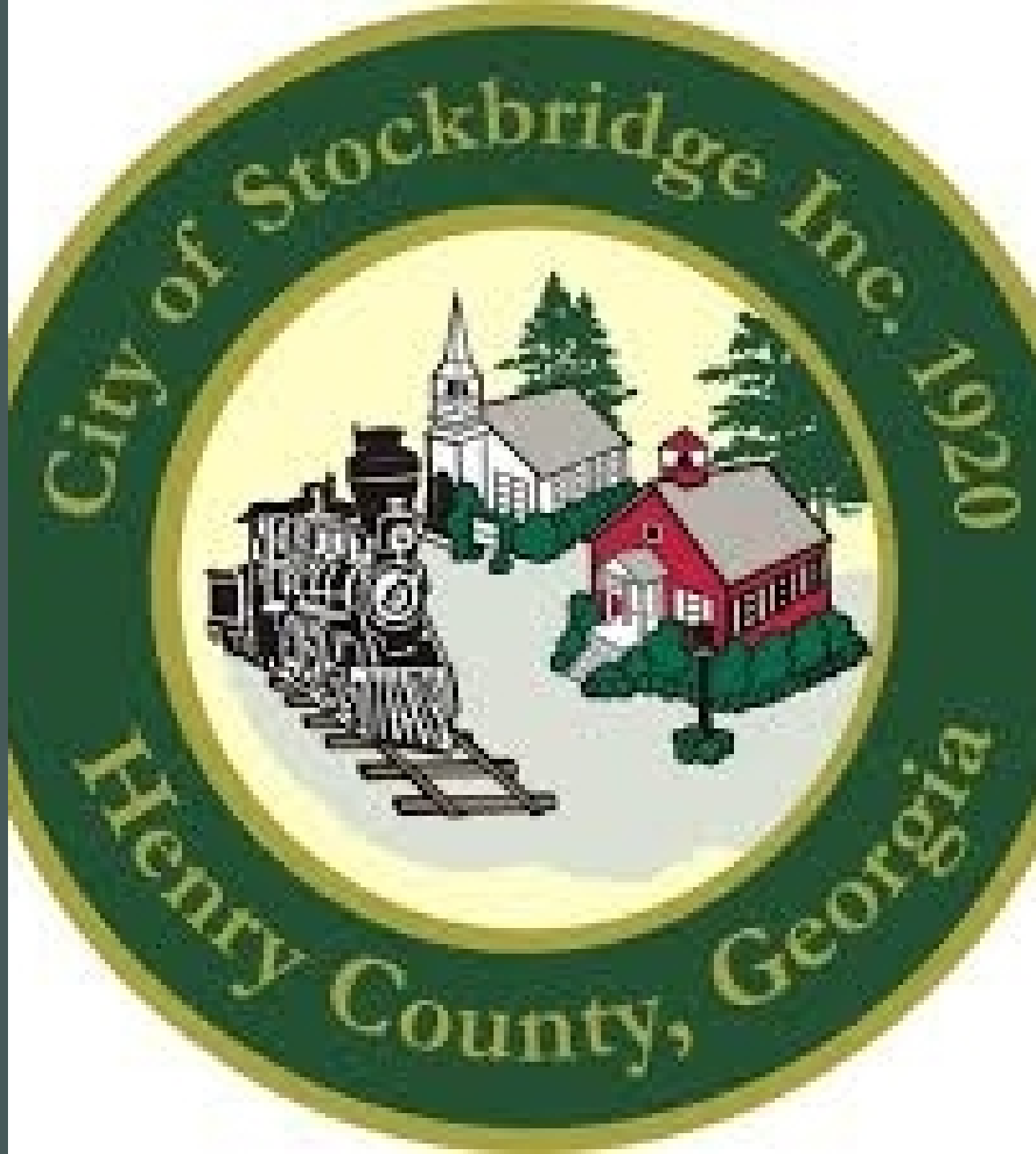
Zoning History of Property

The larger parcel was rezoned from RA (Residential-Agricultural) to C-2 (General Commercial) on May 6, 1997, as part of a larger property.

In addition, the existing deceleration lane at the subject property was completed in 2002.

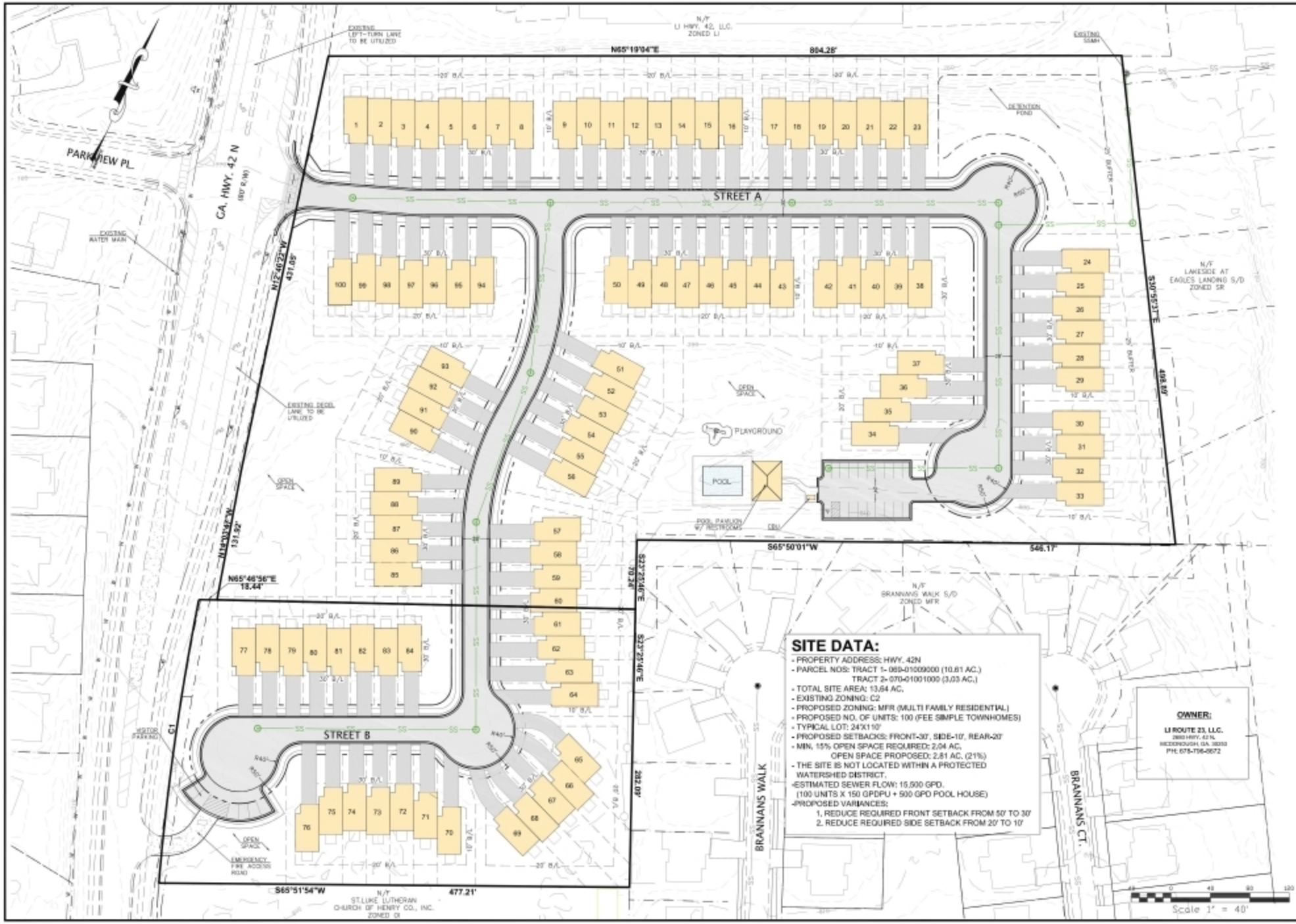


PROPOSED DEVELOPMENT INFORMATION



Development Information

The applicant, LI Route 23, LLC., is proposing to build a townhome development with 100 units with a density of 7 units per acre on the eastern side of Highway 42 North and south of Eagles Landing Parkway. The size of the proposed townhomes is 24’ (H) x 110 (W), which is 2,640 square feet. The proposed townhome development will include the following amenities: pool, pool pavilion with restrooms, a playground, a community mailbox, and 2.81 acres of open space. The proposed townhome development will also include six parking spaces for the visitors and 19 parking spaces close to the pool area. The proposed townhome development will include a 25-foot buffer along the eastern boundary line adjacent to the Lakeside at Eagles Landing subdivision. In addition, the proposed development will be gated, and will include a five-foot sidewalk on both sides of the internal streets. The proposed townhome development will utilize the existing deceleration lane located on Highway 42 North and will install an emergency access road on Highway 42 North. In addition, the proposed townhome development will have main access from the Parkview Place subdivision .



Paramount ENGINEERING, INC
111 E. BROAD ST.
NEWNAN, GA. 30263
PH: (770-473-9576
georgs@paramountengineering.com

GEORGIA No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV:	DATE:	DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES

SHEET: REZONING SITE PLAN

LL 1 — 7TH DISTRICT — CITY OF STOCKBRIDGE

DATE: 06-10-24 — DRAWN BY: GPH — SCALE: 1" = 40'

SHEET 1

Development Data Summary for Site Plan of Highway 42 Townhomes

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: TRACT 1- 069-01009000 (10.61 AC.)
  TRACT 2- 070-01001000 (3.03 AC.)
- TOTAL SITE AREA: 13.64 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- MIN. 15% OPEN SPACE REQUIRED: 2.04 AC.
  OPEN SPACE PROPOSED: 2.81 AC. (21%)
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:

1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'





Presentation for CP-2024-06

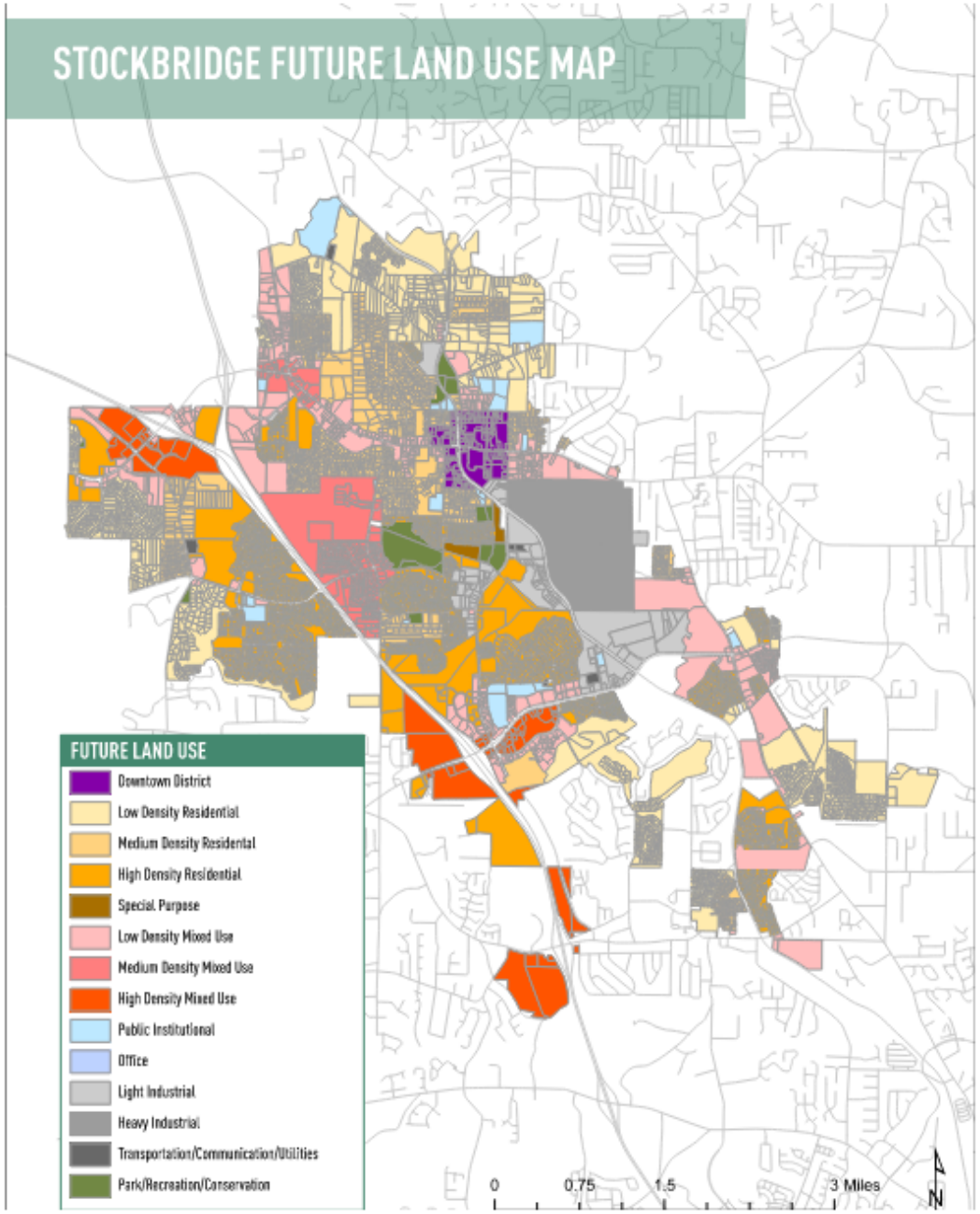


Applicant's Request

Change the current future land use designation from Low-Density Mixed-Use to Medium-Density Residential to allow for the construction of a townhome development.

Currently, the two parcels have a current future land use designation of Low-Density Mixed-Use, which is not compatible with the requested MFR (Multiple-Family Residential) zoning district. Therefore, the applicant has requested to change the future land use designation from Low-Density Mixed-Use to Medium-Density Residential. Page 49 of the 2024 Comprehensive Plan provides a list of compatible zoning districts, which includes the requested MFR (Multiple-Family Residential) zoning district.

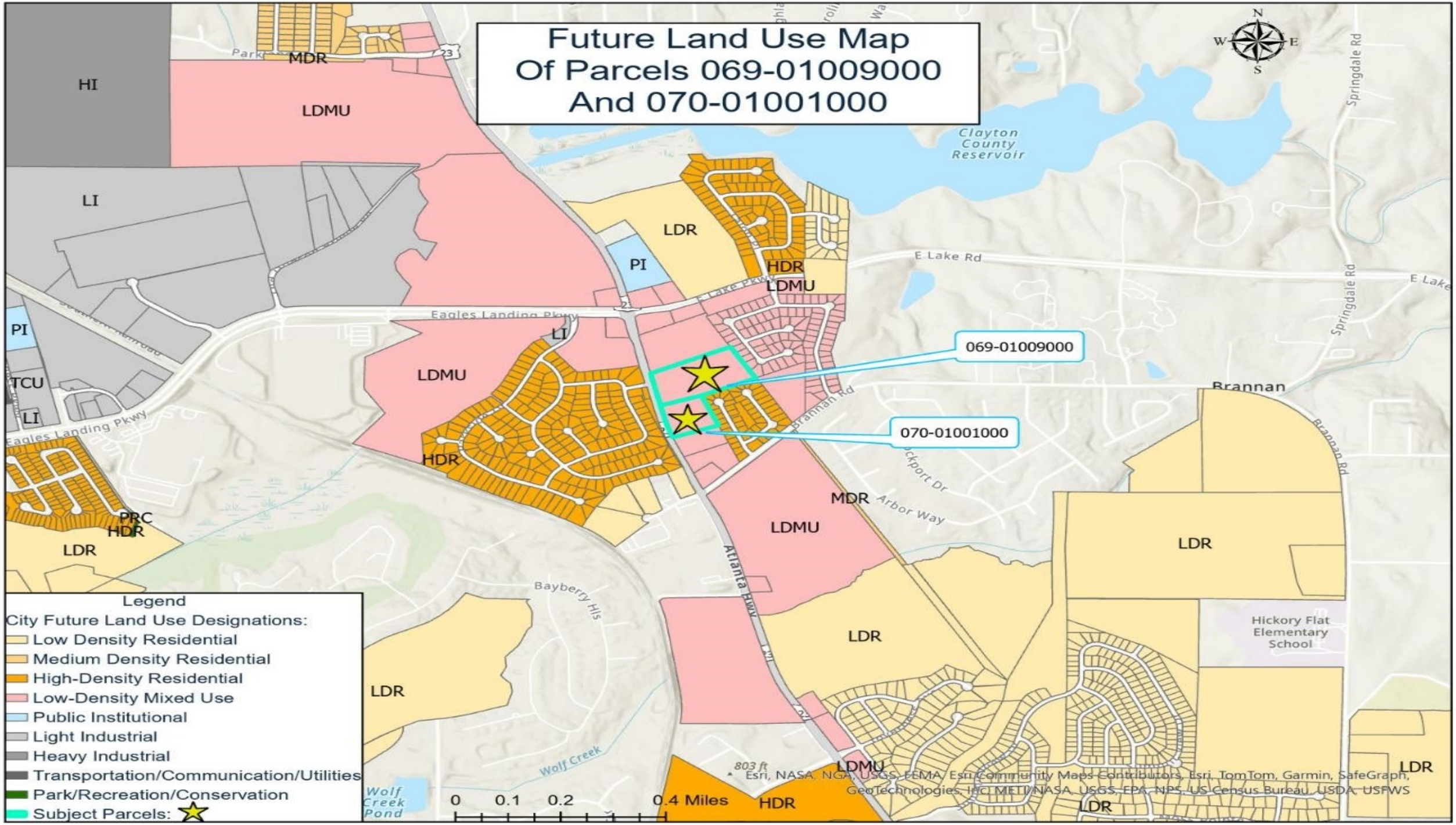
Compatible Zoning: Planned Unit Development (PUD) is compatible in all districts.



CITY OF STOCKBRIDGE COMPREHENSIVE PLAN (2024)

MEDIUM-DENSITY RESIDENTIAL (4-7.99 UNITS/ACRE)

This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.

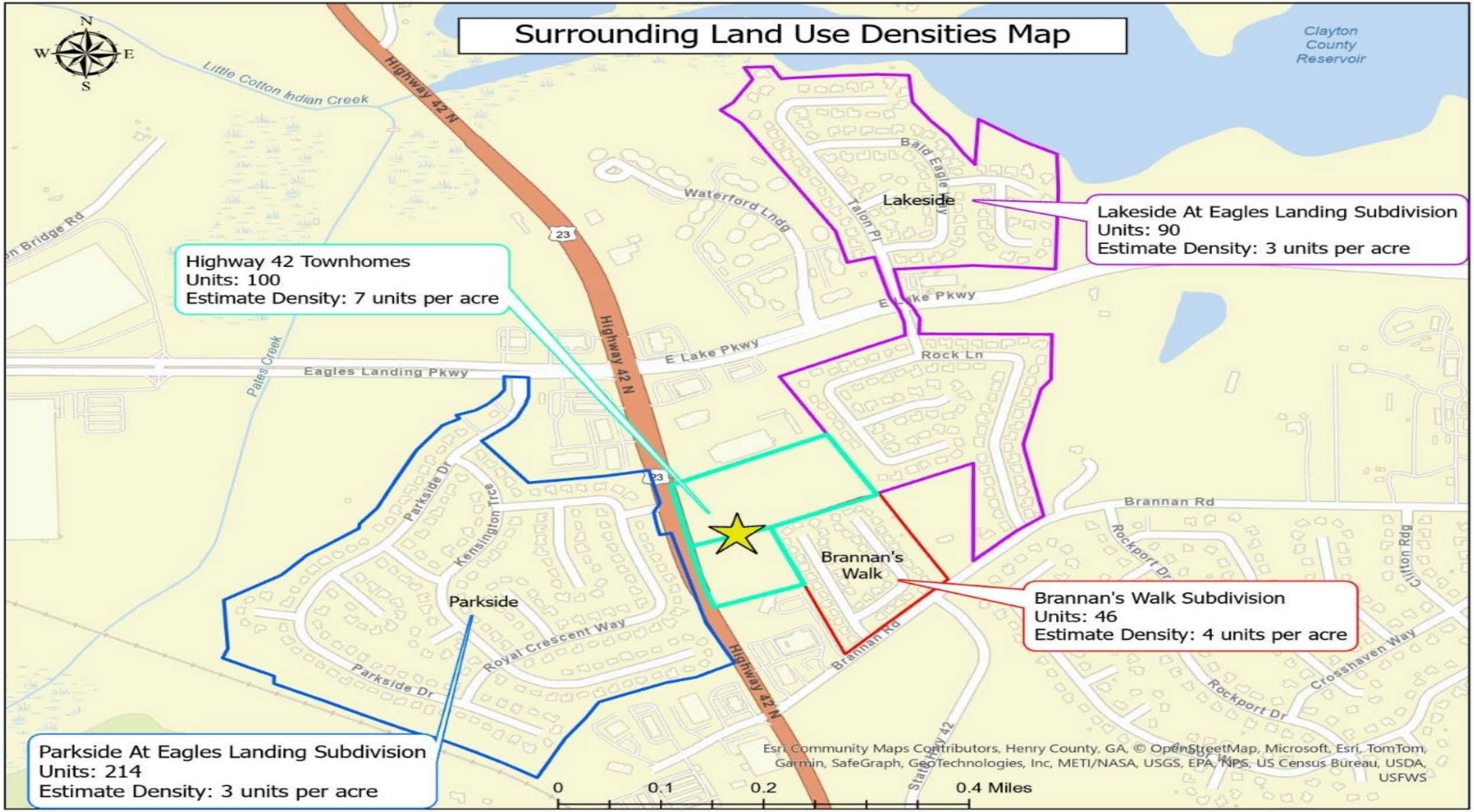

Future Land Use Map
Of Parcels 069-01009000
And 070-01001000
069-01009000
070-01001000
HI
LDMU
LI
PI
LDR
HDR
MDR
TCU
PRC
Clayton County Reservoir
E Lake Rd
Springdale Rd
Eagles Landing Pkwy
Brannan
Brannan Rd
Arbor Way
Atlanta Hwy
Bayberry Hls
Wolf Creek
Wolf Creek Pond
Hickory Flat Elementary School
803 ft
0 0.1 0.2 0.4 Miles
Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
Legend
City Future Land Use Designations:
Low Density Residential
Medium Density Residential
High-Density Residential
Low-Density Mixed Use
Public Institutional
Light Industrial
Heavy Industrial
Transportation/Communication/Utilities
Park/Recreation/Conservation
Subject Parcels:

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	C & C Fence Elite Collision CVS Eagles Peak Shopping Center	Low Density Mixed Use
Property to the South	St Luke Lutheran Church Cannon-Cleveland Funeral Directors	Low Density Mixed Use
Property to the East	Brannan's Walk Lakeside At Eagle's Landing	Low-Density Mixed-Use High Density Residential
Property to the West	Parkside at Eagle's Landing Parkside Plaza Parkside Office Plaza Marathon Gas Station	High Density Residential Low-Density Mixed-Use Low-Density Mixed-Use Low-Density Mixed-Use

SURROUNDING LAND USE DENSITIES (ESTIMATE)

Name of Subdivision/Development	Units	Estimate Density Per Acres
Brannan's Walk	46	4 units per acre
Lakeside At Eagle's Landing	90	3 units per acre
Parkside at Eagle's Landing	214	3 units per acre
Highway 42 Townhomes	**100**	**7 units per acre**


Surrounding Land Use Densities Map
N
W
E
S
Clayton County Reservoir
Little Cotton Indian Creek
Highway 42 N
23
Waterford Lndg
Bald Eagle Way
Talon Pl
Lakeside
Lakeside At Eagles Landing Subdivision
Units: 90
Estimate Density: 3 units per acre
Highway 42 Townhomes
Units: 100
Estimate Density: 7 units per acre
E Lake Pkwy
Rock Ln
Eagles Landing Pkwy
Pates Creek
Parkside Dr
Kensington Trce
Brannan Rd
Rockport Dr
Clifton Rdg
Brannan's Walk
Brannan's Walk Subdivision
Units: 46
Estimate Density: 4 units per acre
Parkside
Royal Crescent Way
Crosshaven Way
Parkside At Eagles Landing Subdivision
Units: 214
Estimate Density: 3 units per acre
State Hwy 42
Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
0
0.1
0.2
0.4 Miles

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. Consistency with the Comprehensive Plan:

Currently, the two parcels have a current future land use designation of Low-Density Mixed-Use, which is not compatible with the requested MFR (Multiple-Family Residential) zoning district. Therefore, the applicant has requested to change the future land use designation from Low-Density Mixed-Use to Medium-Density Residential. Page 49 of the 2024 Comprehensive Plan provides a list of compatible zoning districts, which includes the requested MFR (Multiple-Family Residential) zoning district.

The City of Stockbridge 2024 Comprehensive Plan states that the future land use designation of Medium-Density Residential are for properties that have a density range of 4 to 7.99 units per acre. Since the proposed townhome development has a density of 7.33 units per acre, it meets the required density range of the Medium-Density Residential future land use designation. In addition, the proposed townhome development meets the intent of the Medium-Density Residential future land use designation, which states on Page 49

“This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.”

Community Goals and Policies (pg. 42-44)	**To provide a variety of housing choices to suit the changing needs and lifestyles of City residents. (Housing Goal)**
	Provide a mixture of housing options to attract young professionals, singles, and small families. (Housing Policy)
	To attract new, diverse residents (Population Goal)

Community Goals and Policies (page 42-44)	
	Maintain a family friendly environment and focus on attracting and retaining young adults. (Population Policy)
	To establish land use designations that meet the needs of the City and are consistent with the new UDC. (Future Land Use Goal)

Staff Analysis (Section 9.2.7 of The Unified Development Code)

2. **Relation to the Zoning of the Property:** In addition to the requested future land use designation of Medium-Density Residential, the applicant is requesting to rezone the two parcels from C-2 (General Commercial) to MFR (Multiple-Family Residential). Page 49 of the 2024 Comprehensive Plan provides a list of compatible zoning districts, which includes the requested MFR (Multiple-Family Residential) zoning district.

3. **Suitability of the Site's Location:** The applicant is currently proposing 100 units on 13.64 acres with a density rate of 7.33 dwelling units per acre. Regarding the surrounding densities of the vicinity of the area, the development has a higher density than the nearby subdivisions, which ranges from 3 to 4 units per acre. The proposed townhome meets the required density range of the Medium-Density Residential future land use designation.

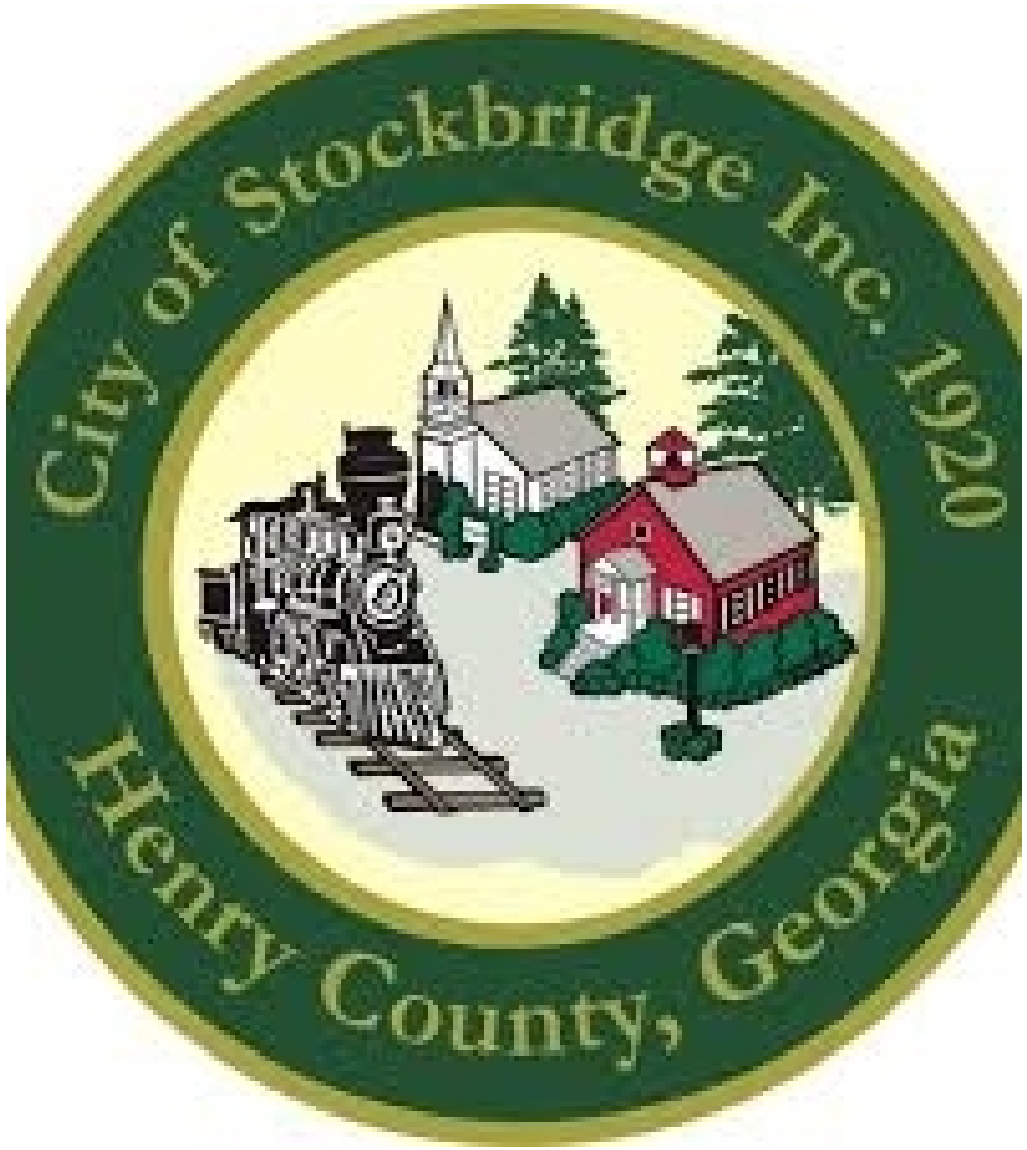
Staff Analysis (Section 9.2.7 of The Unified Development Code)

4. **<u>Maintaining the Current Land Use Designation</u>:** Although the two parcels have a current future land use designation of Low-Density Mixed Use, the proposed future land use designation of Medium-Density Residential would be more appropriate for the two parcels due to the surrounding future land use designations of both High Density Residential and Low Density Residential. The proposed Medium-Density Residential will also support a variety of housing choices, which includes the proposed townhomes. By adopting a Medium-Density Residential designation, the parcels would serve as a great transition between these differing densities, fostering a more balanced community.

Staff Recommendation

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2024-06 is consistent with the 2024 Comprehensive Plan in conjunction with the requested rezoning of RZ-2024-06 to change the zoning district from C-2 (General Commercial) to MFR (Multiple-Family Residential), and with the requested variances of VR-2024-02. Therefore, the Planning and Zoning staff recommends **APPROVAL.**

Presentation for RZ-2024-06

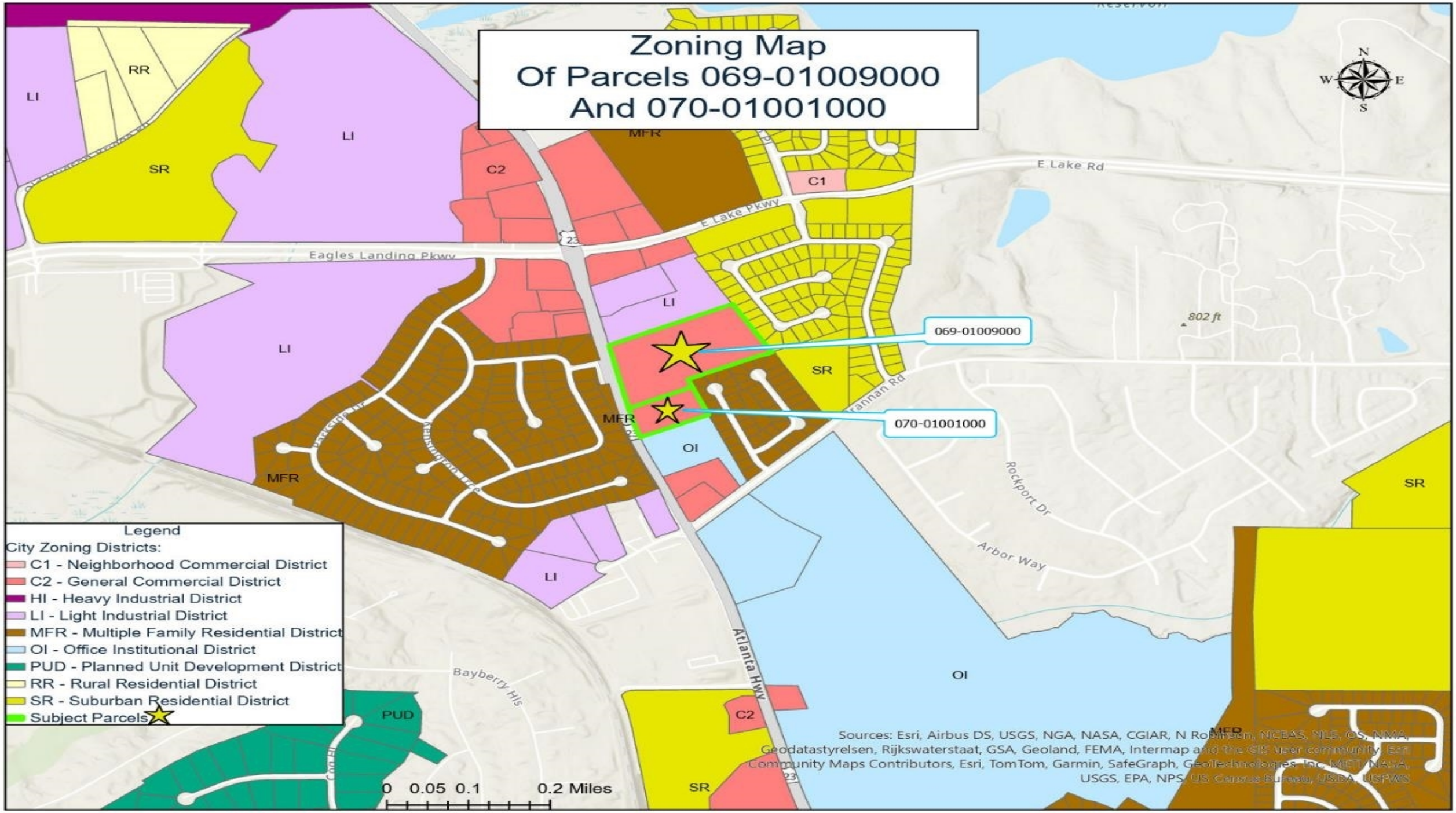


Applicant's Request

Rezone from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential) to allow for the construction of a townhome development.

Currently, the two parcels are zoned C-2 (General Commercial). However, the C-2 zoning district provides a list of permitted uses, which does not include townhomes. Therefore, the applicant has requested to rezone the two parcels from C-2 (General Commercial) to MFR (Multiple-Family Residential). Section 2.4.4. of the Stockbridge Unified Development Code provides a list of permitted uses, which includes townhomes.




Zoning Map
Of Parcels 069-01009000
And 070-01001000
069-01009000
070-01001000
E Lake Rd
E Lake Pkwy
Eagles Landing Pkwy
Atlanta Hwy
Rockport Dr
Arbor Way
Bayberry Hls
802 ft
RR
LI
SR
C2
C1
MFR
OI
PUD
Legend
City Zoning Districts:
C1 - Neighborhood Commercial District
C2 - General Commercial District
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
Subject Parcels
0 0.05 0.1 0.2 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS


Overlay Map
Of Parcels 069-01009000
And 070-01001000
Clayton County Reservoir
Little Cotton Indian Creek
Old Hudson Bridge Rd
Waterford Lndg
Talon Pl
E Lake Rd
E Lake Pkwy
Eagles Landing Pkwy
23
069-01009000
070-01001000
802 ft
Parkside Dr
Rockport Dr
Arbor Way
State Hwy 42
Atlanta Hwy
Wolf Creek
Bayberry Hls
Cog Hl
N
S
W
E
Legend
Overlay Districts:
Downtown Village
Parkway Mixed Use
Subject Parcels:
0 0.07 0.15 0.3 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan**: The two parcels currently have a future land use designation of Low-Density Mixed-Use, which is not compatible with the requested zoning of the MFR (Multiple-Family Residential) zoning district. Therefore, the applicant has requested a Comprehensive Plan Amendment to change the current future land use designation from Low-Density Mixed-Use to Medium-Density Residential. Page 49 of the 2024 Comprehensive Plan provides a list of zoning districts that are compatible with the requested Medium Density Residential future land use designation, which includes the proposed MFR (Multiple-Family Residential) zoning district. Furthermore, the proposed density of 7.33 units per acre meets the required range of the requested future land use designation of Medium-Density Residential which is 4 to 7.99 units per acre. In addition, the proposed townhomes meet the intent of the requested future land use designation of Medium-Density Residential, which states that it is “intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.”

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code:** The proposed townhome development meets the purpose and intent of the Stockbridge Unified Development Code. Section 1.4 of the Stockbridge Unified Development Code provides a list of objectives to accomplish which is (I) Encourage the most appropriate and best use of land, buildings, and other structures throughout the city. The two parcels are currently part of the Parkway Mixed-Use Overlay District. The proposed townhome development meets the overall purpose and intent of the Parkway Mixed-Use Overlay District. Section 2.5.2 of the Stockbridge Unified Development Code provides a list of objectives, which includes the following: (1.) To promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play, and (8) To encourage innovative development projects that set standards for landscaping, open space, community design, and public amenities. Section 2.4.4 of the Stockbridge Unified Development Code provides a list of permitted uses that are found in the requested MFR zoning district, which includes townhomes. The requested townhome development meets the intent of the requested MFR zoning district, which is found in Section 2.4.4 A of the Stockbridge Unified Development Code: “The intent of the Multiple Family Residential District is to allow the development of multiple family residences served by public water and sewer systems. The provisions that regulate this land use district provides for the development of residential neighborhoods in a high-density urban development environment with access provided on streets that are classified as collector streets of higher.” Furthermore, the two parcels have frontage on Highway 42 North, which is considered a minor arterial road according to the GDOT Functional Road Classification, which aligns with Section 2.4.4. A of the Stockbridge Unified Development Code. Section 2.4.4. of the Stockbridge Unified Development Code states that “The city should promote an average density of fourteen (14) dwelling units per acre or higher.” Since the proposed density of the proposed townhomes is 7.33 units per acre, it would meet the allowable density of the requested MFR zoning district.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

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 from C-2 (General Commercial) to MFR (Multiple-Family Residential) will have a positive effect on the vicinity of the area in various ways. The addition of the proposed townhomes will provide an alternative type of housing for first-time homebuyers who are interested in buying townhomes. The vicinity of the area is surrounded by subdivisions that lack townhomes, creating an area that is dominated by single-family homes. Thus, the addition of the proposed townhomes creates a variety of choices for homebuyers. The addition of the townhome development would further align with the intent of the 2024 Comprehensive Plan, which recommends high-density developments within the city limits of Stockbridge. The addition of the proposed townhomes can benefit the surrounding businesses in the vicinity of the area. The proposed townhomes could result in the increase of customers for the nearby shopping center.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

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 site appears to be suitable for the proposed townhomes. Any issues with regard to the physical conditions of the subject property will be addressed during the plan review process. In addition, any issues regarding the buffering, topography, drainage, access, and the size and shape of the subject properties will be addressed during the plan review process.

5. **The impact upon adjacent property owners should the request be granted:** Currently, the two parcels are currently undeveloped, However, the addition of the proposed townhomes could result in a minimal increase of traffic on Highway 42 North. According to the Georgia Department of Transportation Traffic Data Counts, the average daily count on Highway 42 North was 17,200 in 2023. The proposed townhomes will not have any access to the adjacent subdivisions. In addition, a 25-foot buffer would be provided adjacent to the nearby Lakeside at Eagles Landing subdivision, which will ensure privacy for the nearby homeowners.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

6. **The potential impact of the rezoning on City infrastructure including water and sewage system**: A letter from the Henry County Water Authority dated July 11, 2024, states that water and sewer service is provided at this location.

7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** The subject property has frontage on Highway 42, which is considered a minor arterial road. The townhome development will utilize the existing deceleration lane that is located on Highway 42 North and will also have main access on Parkview Place. While the addition of townhomes might slightly increase traffic on Highway 42 North, the increase is expected to be minimal. Given the current average daily traffic count of 17,200, the additional traffic from the townhomes is unlikely to significantly affect congestion.

8. **The merits of the requested change in zoning are relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan:** The applicant's request to rezone the subject properties from C-2 (General Commercial) to MFR (Multiple-Family Residential) aligns with the overall intent of the Stockbridge Unified Development Code. Furthermore, the proposed townhome development meets the policies and goals of the 2024 Comprehensive Plan. In addition, the proposed townhome development meets the overall intent of both the MFR (Multiple-Family Residential) zoning district and the Parkway Mixed-Use Overlay District.

9. **The ability of the subject land to be developed as it is presently zoned:** The two parcels are currently zoned C-2 (General Commercial). Therefore, any land use that is permitted under Section 2.4.9. of the Stockbridge Unified Development Code could be developed on the subject properties.

Staff Recommendation

Staff recommends **APPROVAL** with the following conditions:

1. Flock cameras will be located at the entrance of the proposed townhome development.
2. A 25-foot buffer shall be established alongside the northern and southern portion of the subject property.
3. A mandatory HOA shall be established.
4. The units shall not exceed 100 units.
5. The rental shall not exceed 10% of the proposed townhome development.
6. A mail kiosk shall be established.
7. The renderings shown with the submitted application on July 1, 2024 shall be followed. (The brick is shown on the front and the side is showing hardi-plank siding.)

Presentation for VR-2024-02



Applicant's Request

The applicant submitted two variances (VR-2024-02) on the subject property which are as follows:

1. **Variance Request #1**:reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet
2. **Variance Request #2:** reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet.



MFR District Standards (Section 2.4.4 of the Stockbridge Unified Development Code)

MFR Requirement	Request From Applicant
Front Yard Setback: 50 feet	**Front Yard Setback: 30 feet**
Side Yard Setback: 15 feet	**Side Yard Setback: 10 feet**

Staff Analysis (Section 10.1.3 of The Unified Development Code)

1. **Extraordinary and exceptional circumstances pertaining to the particular piece of property exist due to its size, shape, or topography that are not found on other properties in the same zoning district:** Section 10.1.1 A of the Unified Development Code states that “A variance may be granted where owing to special conditions, a literal enforcement of the provisions of this unified development code will in an individual case result in unnecessary hardship.” Therefore, since the staff is currently reviewing the MFR building standards, the staff is in support of reducing the front yard setback from 50 feet to 30 feet. Staff has reviewed the MFR building standards and therefore is in support of the side yard reduction from the required 15 feet to 10 feet.

2. **A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district:** The applicant may be deprived of the opportunity to develop a townhome community with lot sizes comparable to those in other recently approved MFR (Multi-Family Residential) districts.

3. **Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district:** Granting the requested variances would not confer any special privileges upon the property owner. Furthermore, the denial of the requested variances would force the developer to unfairly comply with the same standards in the developing the proposed site, even though the proposed characteristics of the subject property would make it very difficult to do, thus creating an unnecessary hardship for the developer itself.

Staff Analysis (Section 10.1.3 of The Unified Development Code)

4. **The variance will be consistent with the purposes and intent of this Unified Development Code, will be compatible with uses on neighboring properties, and will serve the public welfare. A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district:** The requested variance would be consistent with the overall purpose and intent of the Unified Development Code by encouraging the most appropriate land use on the subject property.

5. **The extraordinary circumstances are not the result of actions by the applicant**: The physical conditions of the subject property, which were not created by the applicant, are currently limiting the applicant's ability to develop the property for reasonable use.

6. **The variance is the minimum relief that will allow the legal use of the land, building or structure:** The subject property remains developable under the current C-2 (General Commercial District) zoning designation. However, while townhomes could be constructed under the applicant's requested MFR (Multi-Family Residential) zoning district, the developer would face significant constraints without the reduction of both front and side yard setbacks. These constraints would hinder the creation of a site plan that allows for the construction of a sufficient number of units to ensure economic feasibility.

7. **The variance is not a request to permit the use of land, buildings or structures that is prohibited in the same zoning district**: The MFR zoning districts provide a list of permitted uses, which includes townhomes.

Staff Recommendation

Based on the Staff analysis above, the Planning and Zoning Staff therefore recommends **APPROVAL** for the following variances:

1. **Variance Request #1:** reduce the front yard setback of the townhome lots from the required 50 feet to 30 feet **(APPROVAL)**
2. **Variance Request #2:** reduce the side yard setback of the townhome lots, between buildings, from the required 15 feet to 10 feet. **(APPROVAL)**

Paramount
ENGINEERING, LLC

July 1, 2024

City of Stockbridge
Community Development Dept.
4602 North Henry Blvd.
Stockbridge, GA. 30281

Re: Letter of Intent- Rezoning for Hwy. 42 Townhomes

To Whom It May Concern:

This letter is in reference to the rezoning application for the Hwy. 42 Townhomes located on Hwy. 42N in Stockbridge, Georgia. The application is requesting the parcels 069-01009000 & 070-01001000 located at Hwy. 42N. from C2 to MFR for the development of a 100 unit fee simple style townhome subdivision.

If you have any questions feel free to call me at (770) 473-9576.

Sincerely,



George P. Harper III, P.E.





N/F
LI HWY. 42, LLC.
ZONED LI

N65°19'01"E 803.91'

EXISTING SSMH

SS SS SS

DETENTION POND

25' BUFFER

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING WATER MAIN

N12°52'20"W 431.00'

STREET A

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'38"E 498.49'

EXISTING DECEL & LEFT TURN LANE TO BE UTILIZED

OPEN SPACE

PLAYGROUND

POOL

POOL PAVILION W/ RESTROOMS

CBU

N14°09'45"W 131.96'

N65°40'58"E 18.44'

N14°49'11"W 141.52'

VISITOR PARKING

STREET B

N17°53'13"W 148.97'

EMERGENCY FIRE ACCESS ROAD

S65°51'26"W 476.79'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

S65°47'29"W 546.39'

N/F
BRANNANS WALK S/D
ZONED MFR

S23°26'42"E 352.43'

BRANNANS WALK

BRANNANS CT.

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: 069-01009000, 070-01001000
- TOTAL SITE AREA: 12.95 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:
1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

40 0 40 80 120
Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
george@paramountengineering.com
11 E. BROAD ST.
NEWNAN, GA. 30263

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV.	DATE:	DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES

SHEET: REZONING SITE PLAN

LL 1 | 7TH DISTRICT | CITY OF STOCKBRIDGE

DATE: 06-10-24 | DRAWN BY: GPH | SCALE: 1" = 40'

SHEET 1

N/F
LI HWY. 42, LLC.
ZONED LI

EXISTING
LEFT-TURN LANE
TO BE UTILIZED

N65°19'04"E 804.28'

EXISTING
SSMH

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING
WATER MAIN

N12°46'22"W 431.05'

EXISTING DECEL
LANE TO BE
UTILIZED

STREET A

DETENTION
POND

25' BUFFER

R40'
R50'

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'37"E 498.89'

OPEN
SPACE

PLAYGROUND

POOL

POOL PAVILION
W/ RESTROOMS

CBU

N14°03'42"W 131.92'

N65°46'56"E 18.44'

S65°50'01"W 546.17'

S23°25'46"E 70.24'

S23°25'46"E 282.09'

N/F
BRANNANS WALK S/D
ZONED MFR

BRANNANS WALK

BRANNANS CT.

STREET B

VISITOR
PARKING

C1

OPEN
SPACE

EMERGENCY
FIRE ACCESS
ROAD

S65°51'54"W 477.21'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: TRACT 1- 069-01009000 (10.61 AC.)
  TRACT 2- 070-01001000 (3.03 AC.)
- TOTAL SITE AREA: 13.64 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- MIN. 15% OPEN SPACE REQUIRED: 2.04 AC.
  OPEN SPACE PROPOSED: 2.81 AC. (21%)
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.
-ESTIMATED SEWER FLOW: 15,500 GPD.
  (100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)
-PROPOSED VARIANCES:
  1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
  2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

OWNER:
LI ROUTE 23, LLC.
2680 HWY. 42 N.
MCDONOUGH, GA. 30253
PH: 678-796-8672

Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
11 E. BROAD ST.
NEWNAN, GA. 30263
george@paramountengineering.com

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV. | DATE: | DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES
SHEET: REZONING SITE PLAN
LL 1
7TH DISTRICT
CITY OF STOCKBRIDGE
DATE: 06-10-24
DRAWN BY: GPH
SCALE: 1" = 40'

SHEET
1

N/F
LI HWY. 42, LLC.
ZONED LI

N65°19'01"E 803.91'

EXISTING SSMH

SS SS SS

DETENTION POND

25' BUFFER

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING WATER MAIN

N12°52'20"W 431.00'

STREET A

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'38"E 498.49'

EXISTING DECEL & LEFT TURN LANE TO BE UTILIZED

OPEN SPACE

PLAYGROUND

POOL

POOL PAVILION W/ RESTROOMS

CBU

N14°09'45"W 131.96'

N65°40'58"E 18.44'

N14°49'11"W 141.52'

VISITOR PARKING

STREET B

N17°53'13"W 148.97'

EMERGENCY FIRE ACCESS ROAD

S65°51'26"W 476.79'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

S65°47'29"W 546.39'

N/F
BRANNANS WALK S/D
ZONED MFR

S23°26'42"E 352.43'

BRANNANS WALK

BRANNANS CT.

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: 069-01009000, 070-01001000
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- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:
1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

40 0 40 80 120
Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
george@paramountengineering.com
11 E. BROAD ST.
NEWNAN, GA. 30263

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV.	DATE:	DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES

SHEET: REZONING SITE PLAN

LL 1 | 7TH DISTRICT | CITY OF STOCKBRIDGE

DATE: 06-10-24 | DRAWN BY: GPH | SCALE: 1" = 40'

SHEET 1

City of Stockbridge Planning and Zoning Division
Variance Application

Name of Applicant: LI ROUTE 20, LLC. Phone: 678-796-8672 Date: 07-01-24

Address Applicant: 2680 HWY. 42 N. Fax _____ Pager/Cell #: _____

City: MCDONOUGH State: GA Zip: 30253 E-mail: _____

Name of Agent: George Harper- Paramount Eng. Phone: 770-473-9576 Date: 06-21-24

Address Agent: 11 E. Broad St. Fax _____ Pager/Cell #: _____

City: Newnan State: GA Zip: 30263 E-mail: george@paramountengineering.com

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

Variance(s) being requested: Ch.2.4.4(c)- Front Setback reduction
from 50' to 30' & side setback reduction from 15' to 10' (to match the min. 20' between buildings)

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

Acknowledgement

Address of Property: HWY. 42 N.

Nearest intersection to the property: Hwy 42 N. & Parkview Place
(Street Address)

Size of Tract: 13.64 AC. acre(s), Land Lot Number(s): 1 & 2, District(s): 7th & 11th

Property Tax Parcel Number(s): 069-01009000 & 07-01001000 **(Required)**

Witness' Signature

Robert L. Moore
Printed Name of Witness

Adria Smallwood
Notary

Signature of Applicant

Linda C Hart
Printed Name of Applicant

Adria Smallwood
Signature of Agent

NOTARY STAMP:

ADRIA SMALLWOOD
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 10/18/2027

(For Office Use Only)

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

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

Pre-application meeting:_____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature:_____ Date: _____

Survey Written Description
Parcel ID #069-01009000 & 070-01001000
#2612 SR 23/42N

All that tract or parcel of land lying and being in Land Lots 1 and 2 of the 11th District and Land Lot1 of the 7th District of Henry County, Georgia (City of Stockbridge Ga.) and being more particularly described as follows:

Commencing at the existing Intersection of The Northerly R/W of Brannan Road (80' R/W), and The Westerly Boundary Line of Brannan's Walk Subdivision (Plat Book 26, Pg. 187); Thence N 23°25'46" W a distance of 616.56' to an IPF (1/2" rebar w/cap), this point being **THE POINT OF BEGINNING (P.O.B):**

FROM THE POINT OF BEGINNING (P.O.B):

Thence S 65°51'54" W a distance of 477.21' to an IPF (1/2" rebar w/cap), this point also being 807.81' along existing R/W of S/R42 to Brannan Rd. (D.B. 15263, Pgs. 150-153) ; Thence around a curve to the right (C-1) having a radius of 2,650.09' a length of 290.47' a chord bearing of N 06°36'23" W a distance of 290.31' to an IPs (1/2" rebar); Thence N 65°46'56" E a distance of 18.44' to a CMF (concrete monument found); Thence N 14°03'47" W a distance of 131.92' to a CMF (concrete monument found); Thence N 12°46'22" W a distance of 431.05' to an IPS (1/2" rebar); Thence N 65°19'04"E a distance of 804.28' an IPF (1/2" rebar);); Thence S 30°55'57" E a distance of 498.89' to an IPF (1/2" rebar)); Thence S 65°50'01" W a distance of 546.17' to an IPS (1/2" rebar); Thence S 23°25'46"E a distance of 282.09' to a point, this point being **THE POINT OF BEGINNING (P.O.B).**

Containing 13.64 acres

Together with all easements recorded or unrecorded.

N/F
LI HWY. 42, LLC.
ZONED LI

EXISTING
LEFT-TURN LANE
TO BE UTILIZED

N65°19'04"E 804.28'

EXISTING
SSMH

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING
WATER MAIN

N12°46'22"W 431.05'

EXISTING DECEL
LANE TO BE
UTILIZED

STREET A

DETENTION
POND

25' BUFFER

R40'
R50'

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'37"E 498.89'

OPEN
SPACE

PLAYGROUND

POOL

POOL PAVILION
W/ RESTROOMS

CBU

N14°03'42"W 131.92'

N65°46'56"E 18.44'

S65°50'01"W 546.17'

S23°25'46"E 70.24'

S23°25'46"E 282.09'

N/F
BRANNANS WALK S/D
ZONED MFR

BRANNANS WALK

BRANNANS CT.

STREET B

VISITOR
PARKING

C1

OPEN
SPACE

EMERGENCY
FIRE ACCESS
ROAD

S65°51'54"W 477.21'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: TRACT 1- 069-01009000 (10.61 AC.)
  TRACT 2- 070-01001000 (3.03 AC.)
- TOTAL SITE AREA: 13.64 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- MIN. 15% OPEN SPACE REQUIRED: 2.04 AC.
  OPEN SPACE PROPOSED: 2.81 AC. (21%)
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.
-ESTIMATED SEWER FLOW: 15,500 GPD.
  (100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)
-PROPOSED VARIANCES:
  1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
  2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

OWNER:
LI ROUTE 23, LLC.
2680 HWY. 42 N.
MCDONOUGH, GA. 30253
PH: 678-796-8672

Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
11 E. BROAD ST.
NEWNAN, GA. 30263
george@paramountengineering.com

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV. | DATE: | DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES
SHEET: REZONING SITE PLAN
LL 1
7TH DISTRICT
CITY OF STOCKBRIDGE
DATE: 06-10-24
DRAWN BY: GPH
SCALE: 1" = 40'

SHEET
1

N/F
LI HWY. 42, LLC.
ZONED LI

N65°19'01"E 803.91'

EXISTING SSMH

SS SS SS

DETENTION POND

25' BUFFER

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING WATER MAIN

N12°52'20"W 431.00'

STREET A

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'38"E 498.49'

EXISTING DECEL & LEFT TURN LANE TO BE UTILIZED

OPEN SPACE

PLAYGROUND

POOL

POOL PAVILION W/ RESTROOMS

CBU

N14°09'45"W 131.96'

N65°40'58"E 18.44'

N14°49'11"W 141.52'

VISITOR PARKING

STREET B

N17°53'13"W 148.97'

EMERGENCY FIRE ACCESS ROAD

S65°51'26"W 476.79'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

S65°47'29"W 546.39'

N/F
BRANNANS WALK S/D
ZONED MFR

S23°26'42"E 352.43'

BRANNANS WALK

BRANNANS CT.

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: 069-01009000, 070-01001000
- TOTAL SITE AREA: 12.95 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:
1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

40 0 40 80 120
Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
george@paramountengineering.com
11 E. BROAD ST.
NEWNAN, GA. 30263

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV.	DATE:	DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES

SHEET: REZONING SITE PLAN

LL 1 | 7TH DISTRICT | CITY OF STOCKBRIDGE

DATE: 06-10-24 | DRAWN BY: GPH | SCALE: 1" = 40'

SHEET 1

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 149,245 FEET.

EQUIPMENT USED ROBOTIC GEOMAX ZOOM 90 & SPECTRA GEOSPATIAL SP85 GPS UNIT

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.

PANEL# 13151C0089D & 13151C0093D DATED 10/6/2016

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
O/IPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCUTRE (RISER)
DI	DROP INLET
W	WATER METER
-W-	WATERLINE
-SS-	SANITARY SEWER LINE
-OVP-	OVERHEAD POWERLINE
-UFO-	UNDERGROUND FIBER OPTICS
-G-	GASLINE
-LS-	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

GRID NORTH
GA WEST

N/F LI HWY. 42 LLC DB15189 PG64

CHAIN LINK FENCE

N65°19'04"E 804.28'

NOTE:
EXISTING INFRASTRUCTURES WERE NOT LOCATED ON THIS SURVEY

PARCEL ID# 069-01009000
N/F
LI ROUTE 23 LLC.
DB:15263 PG:150
TRACT ONE &
TRACT TWO
AREA
10.61 acres

APPROX. L.L.L.
DISTRICT LINE
11TH DISTRICT
7TH DISTRICT

GA POWER COMPANY 100FT EASEMENT

LAKESIDE S/D LOT 113 PB35 PG 151
LAKESIDE S/D LOT 115 PB35 PG 151
LAKESIDE S/D LOT 116 PB35 PG 151
LAKESIDE S/D LOT 117 PB35 PG 151
LAKESIDE S/D LOT 118 PB35 PG 151

S30°55'37"E 498.89'

BRANNAN'S WALK S/D LOT 36 PB26 PG 187
BRANNAN'S WALK S/D LOT 35 PB26 PG 187
BRANNAN'S WALK S/D LOT 34 PB26 PG 187
BRANNAN'S WALK S/D LOT 15 PB26 PG 187
BRANNAN'S WALK S/D LOT 14 PB26 PG 187
BRANNAN'S WALK S/D LOT 13 PB26 PG 187
BRANNAN'S WALK S/D LOT 12 PB26 PG 187
BRANNAN'S WALK S/D LOT 11 PB26 PG 187
BRANNAN'S WALK S/D LOT 10 PB26 PG 187
BRANNAN'S WALK S/D LOT 9 PB26 PG 187
BRANNAN'S WALK S/D LOT 8 PB26 PG 187

WOOD FENCE OVER 10.6'
PERGOLA OVER 3.85'
WOOD FENCE OVER 5.7'
IPF ½"REBW/ CAP P.O.B. DB15190 PG296

S65°50'01"W 546.17'
WOOD FENCE OVER 13.2'
WOOD FENCE OVER 20.0'
WOOD FENCE OVER 16.8'
WOOD FENCE OVER 8.2'
S23°25'46"E 70.24'
CHK-WIRE FENCE
WOOD FENCE OVER 5.6'
SHED OVER 1.2'
S23°25'46"E 282.09'
WOOD FENCE OVER 10.6'
PERGOLA OVER 3.85'
WOOD FENCE OVER 5.7'
CHK-WIRE FENCE

N23°25'46"W 616.56'
IPF ½"REBW/ CAP P.O.R. DB15190 PG296
BRANNAN RD. 80FT. R/W

P.O.R. DETAIL

PARCEL ID# 070-01001000
N/F
LI ROUTE 23 LLC.
DB:15263 PG:150
TRACT THREE
AREA
3.03 acres

N/F LI ROUTE 23 LLC. DB:15263 PG:150
S66°38'37"W 424.24'
N66°38'37"E 424.24'

N1°46'22"W 431.05'
N1°40'31"W 131.92'
N65°46'56"E 18.44'
S65°51'54"W 477.21'
N/F ST. LUKE LUTHERAN CHURCH OF HENRY CO. INC. DB15190 PG296
BLOCK SHED
CHK-WIRE FENCE
IPF ½"REBW/ CAP
807.81' TO BRANNAN RD. AS PER D.B. 13263, PGS. 152-153
616.56'

CURB INLET
CB
UGCB
FH
W/V
CDNC. ISLAND
SIDW
ASPHALT
PARKVIEW PL.
PP
CMF
STORM PIPE
SR 23/42 R/W VARIES
C1

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	290.47	2650.09	290.31	N16°36'23"W

GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 06/28/2024
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREON.

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A.Section 15-6-67.

GEORGIA PROFESSIONAL No. 2642 LAND SURVEYOR ANGEL M. MARRERO

06/30/2024

A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

60' 0' 60' 120'
Scale: 1" =60'

REV.	DESCRIPTION	DATE

SOUTHSIDE SURVEYING & PLANNING LSF000831
#155 WESTRIDGE PKWY SUITE 212 MCDONOUGH, GA 30253 Phone: (770) 320-8009
1/1

RETRACEMENT SURVEY FOR:
LI ROUTE 23 LLC.
Land Lot 1 7TH Dist. Land Lot 1 & 2 11TH Dist.
CITY OF STOCKBRIDGE Henry County, GA

Drawn By: AMM
Scale: 1"=60'
Dwg No: 2-240640A
Date: 06/30/2024

Paramount
ENGINEERING, LLC

July 1, 2024

City of Stockbridge
Community Development Dept.
4602 North Henry Blvd.
Stockbridge, GA. 30281

Re: Letter of Intent- Rezoning for Hwy. 42 Townhomes

To Whom It May Concern:

This letter is in reference to the rezoning application for the Hwy. 42 Townhomes located on Hwy. 42N in Stockbridge, Georgia. The application is requesting the parcels 069-01009000 & 070-01001000 located at Hwy. 42N. from C2 to MFR for the development of a 100 unit fee simple style townhome subdivision.

If you have any questions feel free to call me at (770) 473-9576.

Sincerely,



George P. Harper III, P.E.

Paramount
ENGINEERING, LLC

June 17, 2024

Henry County Water Authority
Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA. 30253

Re: Letter of Intent- Water & Sewer Availability for Hwy. 42 Townhomes

To Whom It May Concern:

This letter is in reference to the water and sewer availability application for the Hwy. 42 Townhomes located on Hwy. 42N in Stockbridge, Georgia. The application is requesting water and sewer availability for the development of a 100 unit fee simple style townhome subdivision. The application to the City of Stockbridge is to rezone the property from C2 to MFR. The project is scheduled to begin construction within the next 8 months.

If you have any questions feel free to call me at (770) 473-9576.

Sincerely,

George P. Harper III, P.E.

Applicant Campaign Disclosure Form

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

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

Yes ☐ No ☑

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

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

We certify that the foregoing information is true and correct, this 1 day of July 2024

George Harper

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 1 day of July 2024

SHARON MOORE NOTARY PUBLIC HENRY COUNTY GEORGIA

Notary Public

My Commission expires 12/29/24

* 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
N/A	N/A	N/A

We certify that the foregoing information is true and correct, this 25th day of June, 2024

Linda C Clark
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 25 day of June 2024

ADRIA SMALLWOOD NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 10/18/2027

Adria Smallwood
Notary Public

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

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at Hwy 42 N. [address], with Parcel Number 069-01009000 & 070-01001000, which is the subject of this application.

Name of Property Owner: LI Route 23, LLC.

Property Owner's Address: 2680 Hwy. 42 N, McDonough, GA. 30253

Telephone: 678-796-8672 E-mail: linda@lindswd8.com

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

Signature: [signature] Date: 06/25/2024

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

Name(s) of Applicant(s): George Harper

Company/law firm (if applicable): Paramount Engineering, Inc.

Telephone, E-Mail, & Address: 11 E. Broad St., Newnan, GA. 30263 Ph: 770-473-9576

Email: george@paramountengineering.com

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

[signature]

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

06/25/2024
Date

[signature]

Signature of Notary Public

Adria Smallwood

Printed Name of Notary Public

6/25/2024
Date

Notary Public's Seal or Stamp:

ADRIA SMALLWOOD NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 10/18/2027

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: June 20, 2024 (Planning Commission)

July 8, 2024 (Mayor and Council)

Subject: #VR-2024-02 For 2612 Highway 42 North and Parcel # 069-01009000

I. PURPOSE

To consider a variance application by LI Route 23, LLC to allow for the allow for the construction of a townhome development with 100 units. The property is 13.64 +/- total acres within the Stockbridge City Limits.

The applicant is requesting two variances from the MFR (Multiple-Family Residential). development regulations found in Section 2.4.4 of the Stockbridge Unified Development Code. These variances are as follows:

1. **Variance Request #1:** reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet

2. **Variance Request #2:** reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet.

The applicant also simultaneously submitted two other applications to the City of Stockbridge which are listed below:

- **Comprehensive Plan Amendment (CP-2024-06)** – The applicant requests to change the current future land use designation from Low-Density Mixed-Use to Medium-Density Residential.

- **Rezoning (RZ-2024-06)** – The applicant requests to rezone the two parcels from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential).

II. Background

Proposed Development	Townhome development with 100 units
Site Address	2612 Highway 42 North; 069-01009000
Parcel Identification	#069-01009000; #070-01001000
Parcel Acreage	13.64 +/- acres
Applicant	LI Route 23, LLC
Agent:	George Harper of Paramount Engineering
Owner:	LI Route 23, LLC
Current Zoning	C-2 (General Commercial)
Current Use	The site is currently vacant and wooded with an existing deceleration lane and entrance on the right.

III. Finding of Facts

1. The applicant has requested to rezone the two parcels from C-2 (General Commercial) to MFR (Multiple-Family Residential).

2. The vicinity of the area is both commercial and residential with the following zoning districts: LI (Light Industrial District), SR (Suburban Residential), MFR (Multiple-Family Residential), O-I (Office Institutional), and C-2 (General Commercial).

3. The surrounding land use designations that are in the vicinity of the area are as follows: Low Density Mixed Use and High Density Residential.
4. The two parcels are part of the Parkway Mixed-Use Overlay District.

5. The existing deceleration lane at the subject property was completed in 2002.

6. The larger parcel was rezoned from RA (Residential-Agricultural) to C-2 (General Commercial) on May 6, 1997, as part of a larger property.

IV. Maps, Site Plan, and Renderings

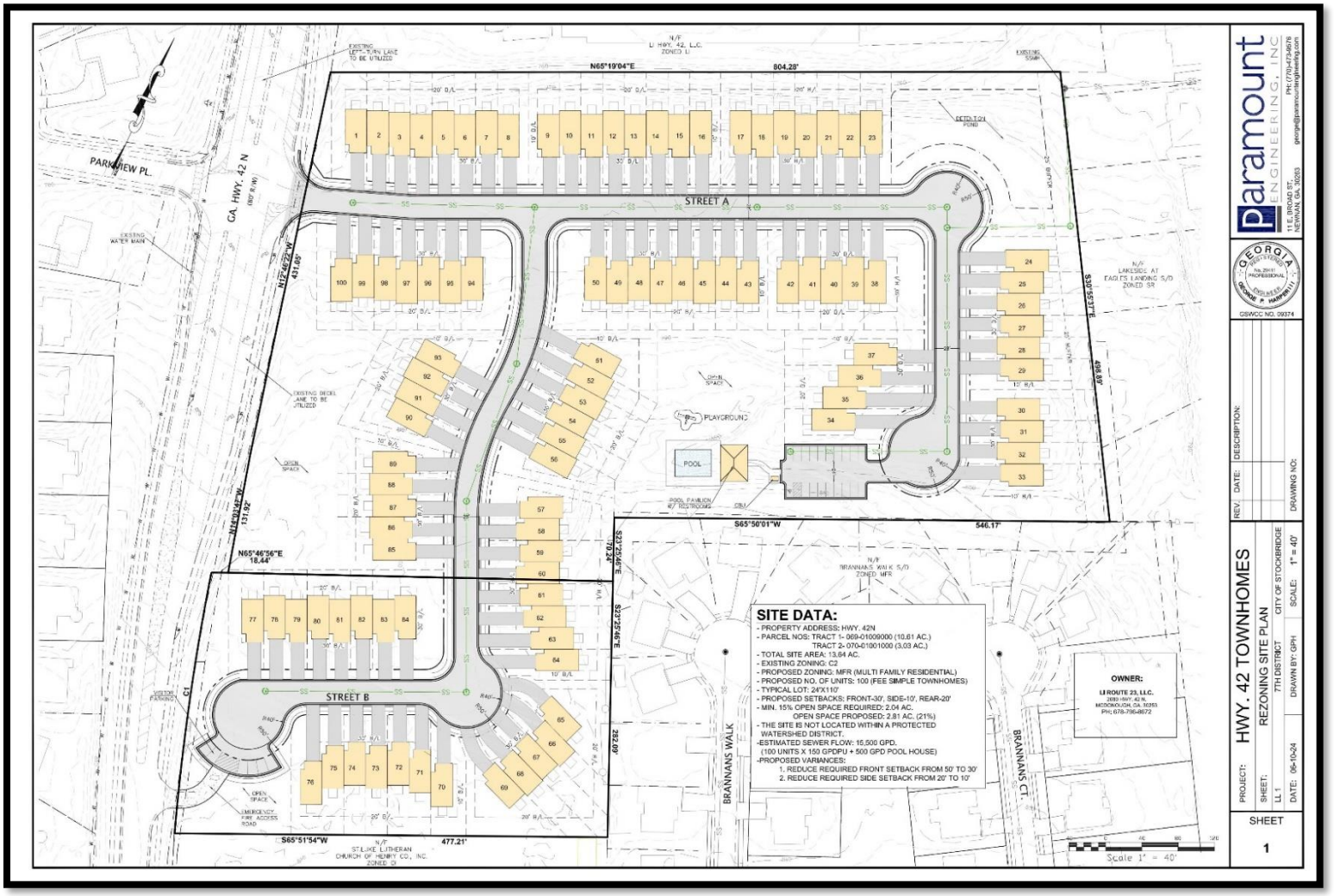
Vicinity Map of 2612 Highway 42 North; 069-01009000



Aerial Photo with Site Plan



Site Plan of Highway 42 Townhomes



Development Data Information of Highway 42 Townhomes

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: TRACT 1- 069-01009000 (10.61 AC.)
  TRACT 2- 070-01001000 (3.03 AC.)
- TOTAL SITE AREA: 13.64 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- MIN. 15% OPEN SPACE REQUIRED: 2.04 AC.
  OPEN SPACE PROPOSED: 2.81 AC. (21%)
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:

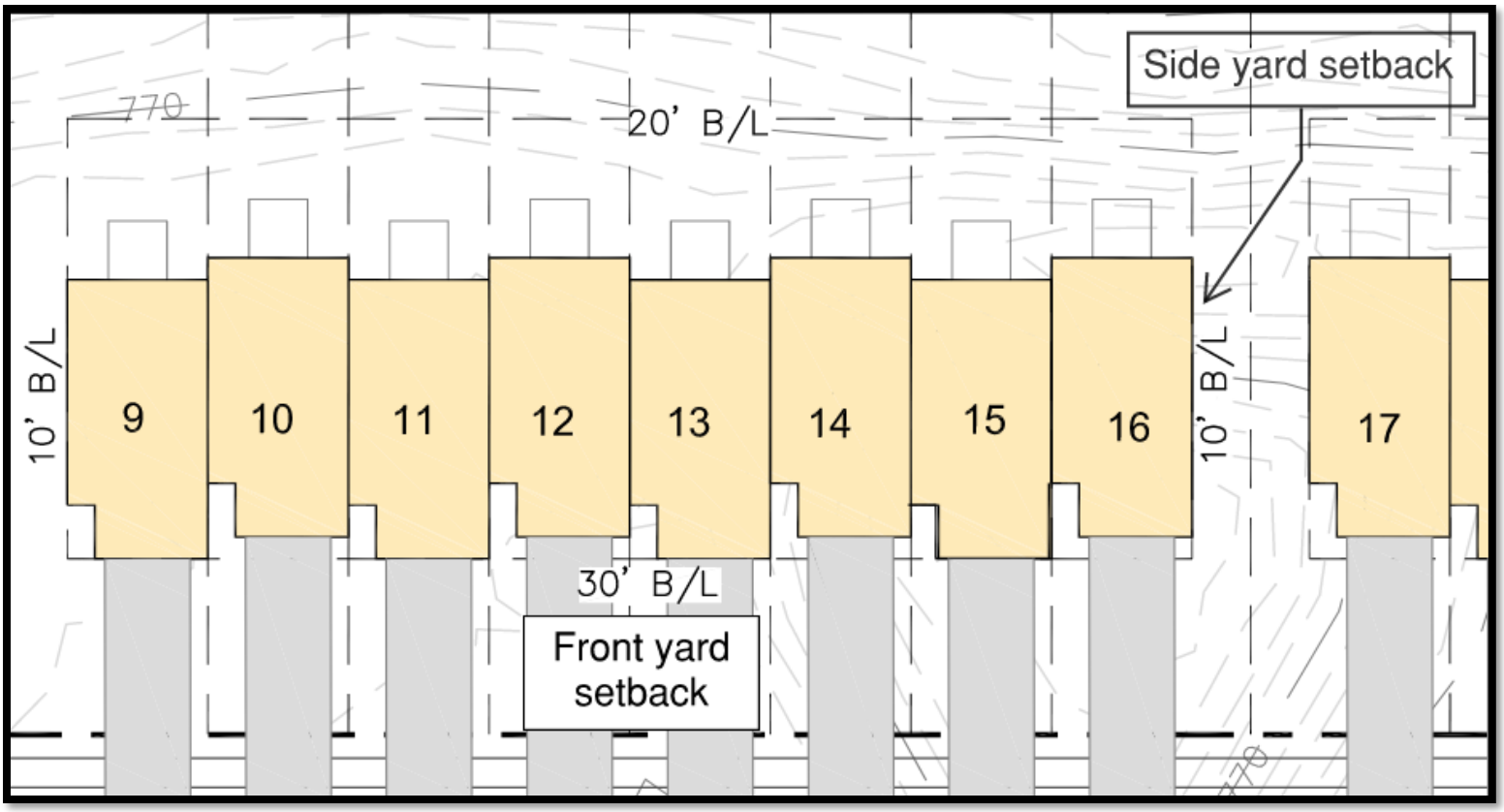
1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

Renderings of Highway 42 Townhomes





Setbacks as shown on Proposed Site Plan



V. Analysis

Project Description

The applicant, LI Route 23, LLC., is proposing to build a townhome development with 100 units with a density of 7 units per acre on the eastern side of Highway 42 North and south of Eagles Landing Parkway. The size of the proposed townhomes is 24' (H) x 110 (W), which is 2,640 square feet. The proposed townhome development will include the following amenities: pool, pool pavilion with restrooms, a playground, a community mailbox, and 2.81 acres of open space. The proposed townhome development will also include six parking spaces for the visitors and 19 parking spaces close to the pool area. The proposed townhome development will include a 25-foot buffer along the eastern boundary line adjacent to the Lakeside at Eagles Landing subdivision. In addition, the proposed development will be gated, and will include a five-foot sidewalk on both sides of the internal streets. The proposed townhome development will utilize the existing deceleration lane located on Highway 42 North and will install an emergency access road on Highway 42 North. In addition, the proposed townhome development will have main access from the Parkview Place subdivision.

The applicant is requesting two variances (VR-2024-02) from the MFR development regulations found in Section 2.4.4 of the Stockbridge Unified Development Code. These variances, are as follows:

a. **Variance Request #1**: reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet

b. **Variance Request #2**: reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet.

MFR District Standards

MFR Requirement	Request From Applicant
Front Yard Setback: 50 feet	**Front Yard Setback: 30 feet**
Side Yard Setback: 15 feet	**Side Yard Setback: 10 feet**

Staff Analysis

The applicant requests a **variance** under the City of Stockbridge Unified Development Code Section **(Sec. 10.1). The Planning Commission and the City Council shall consider the weight and merits of each of the following factors before granting variances:**

Section 10.1.1.

A. A variance may be granted where owning to special conditions, a literal enforcement of the provisions of this Unified Development Code will result in an individual case result in unnecessary hardship.

B. A variance shall observe the spirit of this Unified Development Code, secure public safety and welfare, and deliver substantial justice.

C. The existence of a nonconforming use on adjacent or nearby property shall not constitute a justification for granting a variance.

D. The Planning Commission shall make recommendations to the Mayor and City Council which shall have the authority to render a decision on a variance application pursuant to the public notice and hearing requirements set forth in Chapter 9.

E. A variance may not be granted for a use specifically prohibited by the Unified Development Code. A variance is intended to compensate for a shortfall in a dimension of property that would prevent the property from complying with a site design standard. Variances may only be granted following a review of an application against the **criteria** listed below:

ANALYSIS OF REQUEST (Section 10.1.3)

A variance may be granted only upon a finding by the Mayor and City Council that all the following conditions are met.

1. **Extraordinary and exceptional circumstances pertaining to the particular piece of property exist due to its size, shape, or topography that are not found on other properties in the same zoning district.**

   Section 10.1.1 A of the Unified Development Code states that "A variance may be granted where owing to special conditions, a literal enforcement of the provisions of this unified development code will in an individual case result in unnecessary hardship." Therefore, since the staff is currently reviewing the MFR building standards, the staff is in support of reducing the front yard setback from 50 feet to 30 feet. Staff has reviewed the MFR building standards and therefore is in support of the side yard reduction from the required 15 feet to 10 feet.

2. **A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.**

   The applicant may be deprived of the opportunity to develop a townhome community with lot sizes comparable to those in other recently approved MFR (Multi-Family Residential) districts.

3. **Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district.**

   Granting the requested variances would not confer any special privileges upon the property owner. Furthermore, the denial of the requested variances would force the developer to unfairly comply with the same standards in the developing the proposed site, even though the proposed characteristics of the subject property would make it very difficult to do, thus creating an unnecessary hardship for the developer itself

4. **The variance will be consistent with the purposes and intent of this Unified Development Code, will be compatible with uses on neighboring properties, and will serve the public welfare.**

   The requested variance would be consistent with the overall purpose and intent of the Unified Development Code by encouraging the most appropriate land use on the subject property.

5. **The extraordinary circumstances are not the result of actions by the applicant.**

   The physical conditions of the subject property, which were not created by the applicant, are currently limiting the applicant's ability to develop the property for reasonable use.

6. **The variance is the minimum relief that will allow the legal use of the land, building or structure.**

   The subject property remains developable under the current C-2 (General Commercial District) zoning designation. However, while townhomes could be constructed under the applicant's requested MFR (Multi-Family Residential) zoning district, the developer would face significant constraints without the reduction of both front and side yard setbacks. These constraints would hinder the creation of a site plan that allows for the construction of a sufficient number of units to ensure economic feasibility.

7. **The variance is not a request to permit the use of land, buildings or structures that is prohibited in the same zoning district.**

   The MFR zoning districts provide a list of permitted uses, which includes townhomes.

VI. STAFF RECOMMENDATION

Based on the Staff analysis above, the Planning and Zoning Staff therefore recommends approval for the following variances:

1. **Variance Request #1**: reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet **(APPROVAL)**

2. **Variance Request #2**: reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet. **(APPROVAL)**

City of Stockbridge

AGENDA ITEM

MEETING DATE

SEPTEMBER 9, 2024

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

VARIANCE CASE #VR-2024-02: Variance Request #2 for property at 2612 Highway 42 North & Parcel #069-01009000 to grant a variance to reduce the side yard setbacks of the proposed townhome lots from the required 15 feet to 10 feet to allow for the construction of a townhome development with 100 units. The applicant is LI Route 23, LLC and the agent is George Harper of Paramount Engineering. The property contains two parcels, with 13.64 +/- total acres

BACKGROUND INFORMATION:

Companion Applications--Comprehensive Plan Amendment Case #CP-2024-06, Rezoning Case #RZ-2024-02, and Variance Case #VR-2024-02: Variance Request #1 (for the reduction of the front yard setbacks).

Staff Recommendation--Approval.
Planning Commission Recommendation on 08/15/24--Unanimous Approval.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

VARIANCE CASE #VR-2024-02: Variance Request #2.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL.

Staff Signature_____

Henry County, GA





Legend

- Parcels
- Roads

Parcel ID	070-01001000	**Class**	C	**Owner**	LI ROUTE 23 LLC	**Land Value:**	$202,500
Property Address	2612 HIGHWAY 42 N	**Acreage**	3.0	**Address**	2680 HWY 42 N MCDONOUGH GA 30253	**Building Value:**	$0
District	City/Stockbridge					**Misc Value:**	$0
						Total Value:	$202,500

Last 2 Sales

Date	Price	Reason	Qual
5/25/2017	$0	CORPORATE	U
4/28/2017	$360,000	CONTIGUOUS PROPERTY	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: 7/1/2024
Last Data Uploaded: 7/1/2024 1:45:40 AM

Developed by Schneider GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	069-01009000	**Class**	C	**Owner**	LI ROUTE 23 LLC	**Land Value:**	$671,600				
Property Address		**Acreage**	9.95	**Address**	2680 HWY 42 N MCDONOUGH GA 30253	**Building Value:**	$0	**Last 2 Sales**			
District	City/Stockbridge					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$671,600	5/25/2017	$0	CORPORATE	U
								4/28/2017	$360,000	CONTIGUOUS PROPERTY	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: 7/1/2024
Last Data Uploaded: 7/1/2024 1:45:40 AM

Developed by Schneider GEOSPATIAL

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 149,245 FEET.

EQUIPMENT USED ROBOTIC GEOMAX ZOOM 90 & SPECTRA GEOSPATIAL SP85 GPS UNIT

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.

PANEL# 13151C0089D & 13151C0093D DATED 10/6/2016

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
O/IPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCUTRE (RISER)
DI	DROP INLET
W	WATER METER
-W-	WATERLINE
-SS-	SANITARY SEWER LINE
-OVP-	OVERHEAD POWERLINE
-UFO-	UNDERGROUND FIBER OPTICS
-G-	GASLINE
-LS-	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

GRID NORTH
GA WEST

N/F LI HWY. 42 LLC DB15189 PG64

CHAIN LINK FENCE

N65°19'04"E 804.28'

NOTE:
EXISTING INFRASTRUCTURES WERE NOT LOCATED ON THIS SURVEY

PARCEL ID# 069-01009000
N/F
LI ROUTE 23 LLC.
DB:15263 PG:150
TRACT ONE &
TRACT TWO
AREA
10.61 acres

APPROX. L.L.L.
DISTRICT LINE
11TH DISTRICT
7TH DISTRICT

GA POWER COMPANY 100FT EASEMENT

LAKESIDE S/D LOT 113 PB35 PG 151
LAKESIDE S/D LOT 115 PB35 PG 151
LAKESIDE S/D LOT 116 PB35 PG 151
LAKESIDE S/D LOT 117 PB35 PG 151
LAKESIDE S/D LOT 118 PB35 PG 151

S30°55'37"E 498.89'

BRANNAN'S WALK S/D LOT 36 PB26 PG 187
BRANNAN'S WALK S/D LOT 35 PB26 PG 187
BRANNAN'S WALK S/D LOT 34 PB26 PG 187
BRANNAN'S WALK S/D LOT 15 PB26 PG 187
BRANNAN'S WALK S/D LOT 14 PB26 PG 187
BRANNAN'S WALK S/D LOT 13 PB26 PG 187
BRANNAN'S WALK S/D LOT 12 PB26 PG 187
BRANNAN'S WALK S/D LOT 11 PB26 PG 187
BRANNAN'S WALK S/D LOT 10 PB26 PG 187
BRANNAN'S WALK S/D LOT 9 PB26 PG 187
BRANNAN'S WALK S/D LOT 8 PB26 PG 187

WOOD FENCE OVER 10.6'
PERGOLA OVER 3.85'
WOOD FENCE OVER 5.7'
IPF ½"REBW/ CAP P.O.B. DB15190 PG296

S65°50'01"W 546.17'
WOOD FENCE OVER 13.2'
WOOD FENCE OVER 20.0'
WOOD FENCE OVER 16.8'
WOOD FENCE OVER 8.2'
S23°25'46"E 70.24'
CHK-WIRE FENCE
WOOD FENCE OVER 5.6'
SHED OVER 1.2'
S23°25'46"E 282.09'
WOOD FENCE OVER 10.6'
PERGOLA OVER 3.85'
WOOD FENCE OVER 5.7'
CHK-WIRE FENCE

N23°25'46"W 616.56'
IPF ½"REBW/ CAP P.O.R. DB15190 PG296
BRANNAN RD. 80FT. R/W

P.O.R. DETAIL

PARCEL ID# 070-01001000
N/F
LI ROUTE 23 LLC.
DB:15263 PG:150
TRACT THREE
AREA
3.03 acres

N/F LI ROUTE 23 LLC. DB:15263 PG:150
S66°38'37"W 424.24'
N66°38'37"E 424.24'

N1°46'22"W 431.05'
N1°40'31"W 131.92'
N65°46'56"E 18.44'
S65°51'54"W 477.21'
N/F ST. LUKE LUTHERAN CHURCH OF HENRY CO. INC. DB15190 PG296
BLOCK SHED
CHK-WIRE FENCE
IPF ½"REBW/ CAP
807.81' TO BRANNAN RD. AS PER D.B. 13263, PGS. 152-153
616.56'

CURB INLET
CB
UGCB
FH
W/V
CDNC. ISLAND
SIDW
ASPHALT
PARKVIEW PL.
PP
CMF
STORM PIPE
SR 23/42 R/W VARIES
C1

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	290.47	2650.09	290.31	N16°36'23"W

GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 06/28/2024
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREON.

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A.Section 15-6-67.

GEORGIA PROFESSIONAL No. 2642 LAND SURVEYOR ANGEL M. MARRERO

06/30/2024

A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

60' 0' 60' 120'
Scale: 1" =60'

REV.	DESCRIPTION	DATE

SOUTHSIDE SURVEYING & PLANNING LSF000831
#155 WESTRIDGE PKWY SUITE 212 MCDONOUGH, GA 30253 Phone: (770) 320-8009
1/1

RETRACEMENT SURVEY FOR:
LI ROUTE 23 LLC.
Land Lot 1 7TH Dist. Land Lot 1 & 2 11TH Dist.
CITY OF STOCKBRIDGE Henry County, GA

Drawn By: AMM
Scale: 1"=60'
Dwg No: 2-240640A
Date: 06/30/2024

Presentations for CP-2024-06, RZ-2024-06, VR-2024-02

Mayor and Council: September 9, 2024

Stockbridge

Where Community Connects

Case Facts

Applicant: LI Route 23, LLC.

Owner: LI Route 23, LLC.

Agent: George Harper (Paramount Engineering)

Number of Proposed Units Per Acre: 7.33 units per acre

Address of Property: 2612 Highway 42 North; 069-01009000

Number of Acres:13.64 +/- acres

Project Characteristics: The site is currently vacant and wooded with an existing deceleration lane and entrance on the right.

Current Future Land Use Designation: Low-Density Mixed-Use

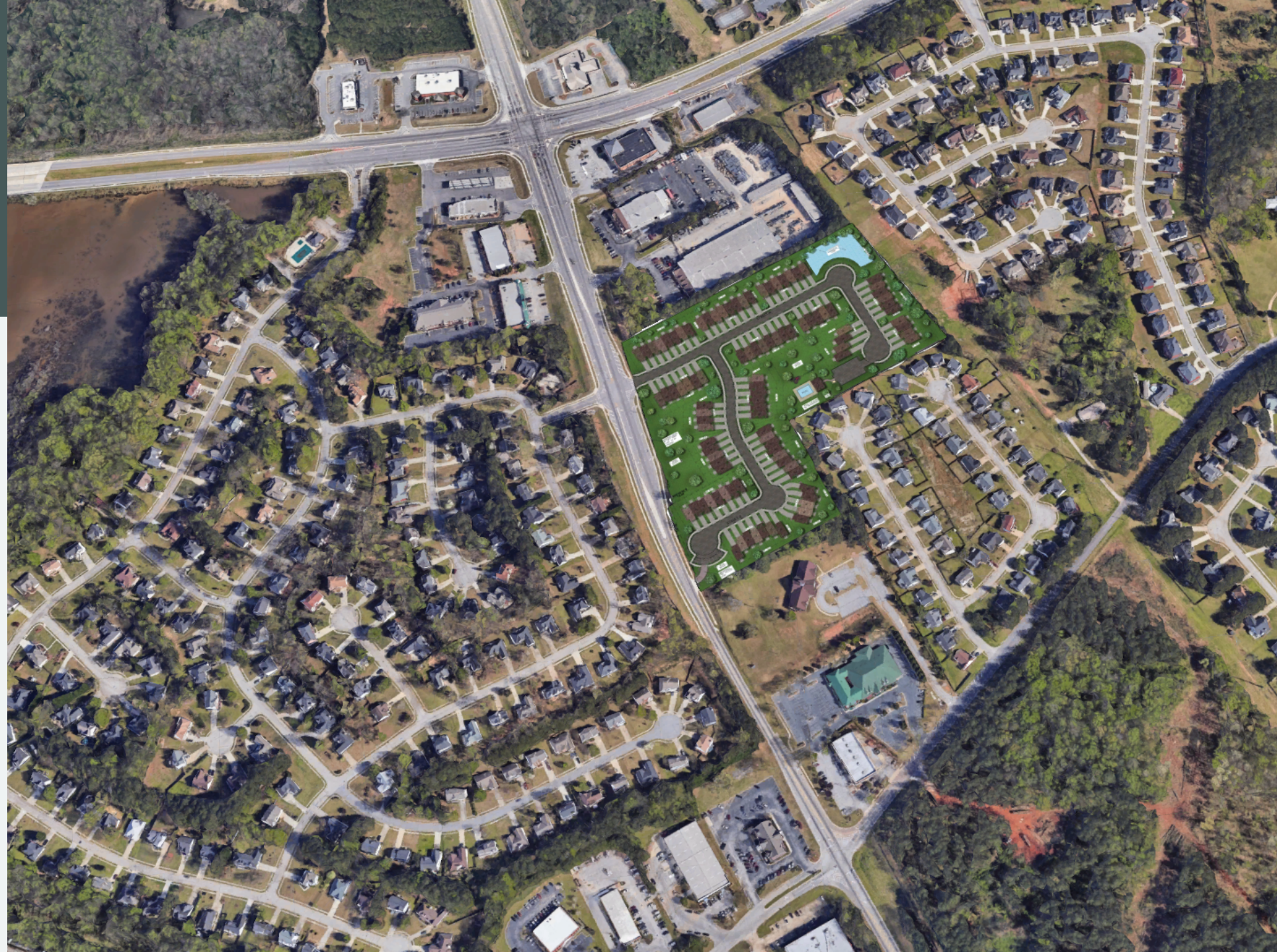
Current Zoning of Property:C-2 (General Commercial)

Sign Posting: July 16, 2024

VICINITY MAP



Aerial Photo with Site Plan



Site Visit on July 16, 2024



Site Visit on July 16, 2024



Site Visit on July 16, 2024



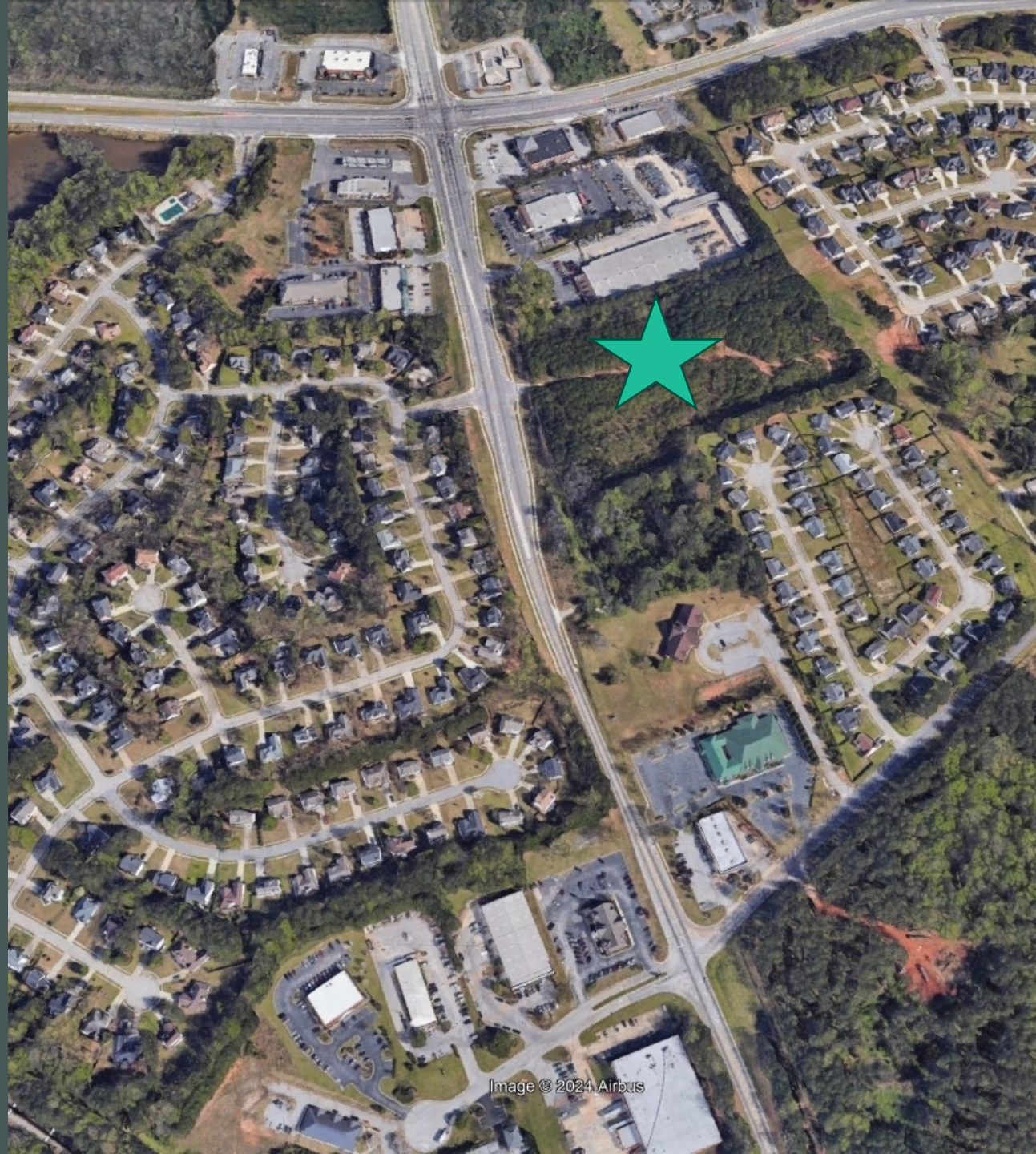
Site Visit on July 16, 2024



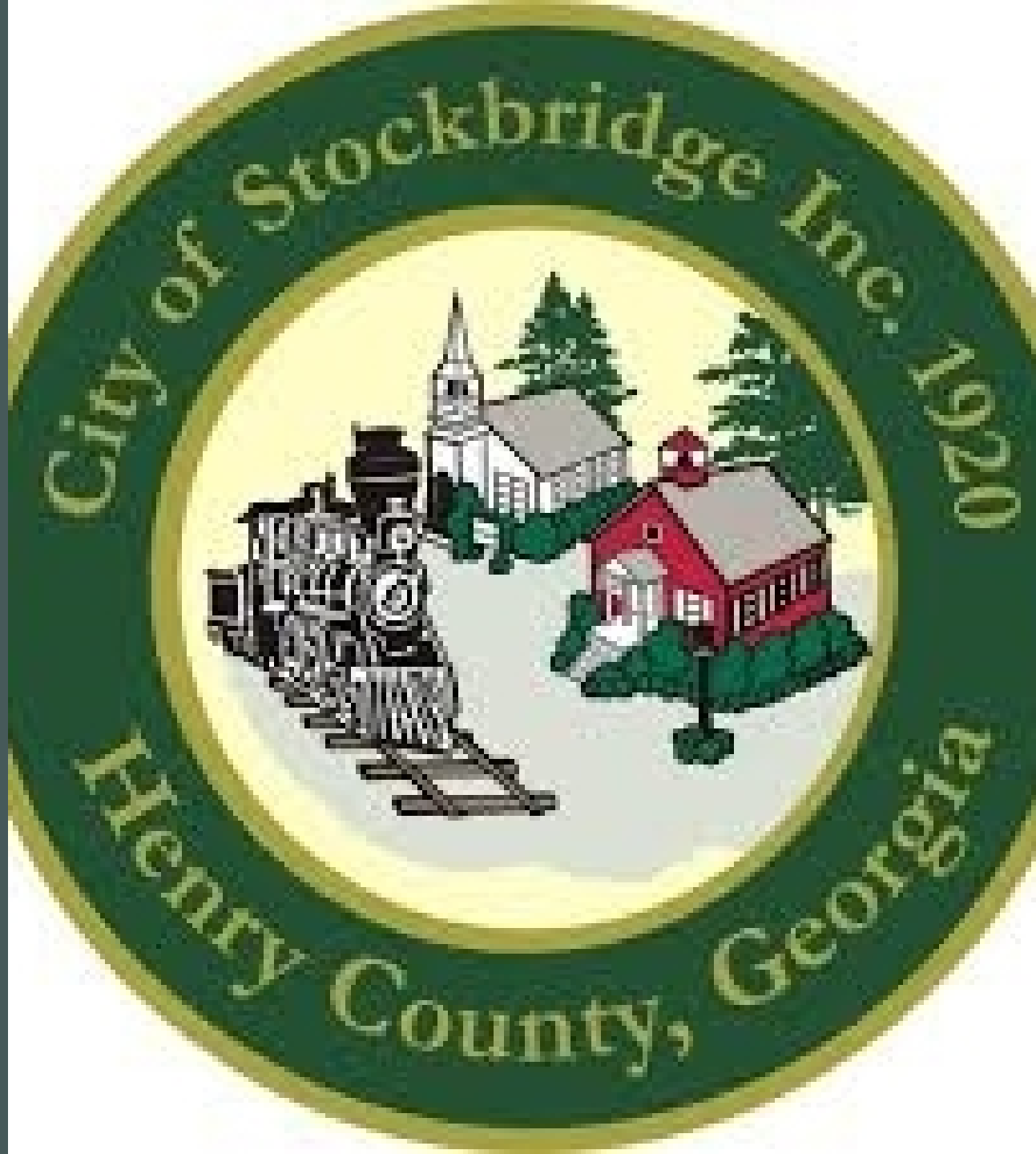
Zoning History of Property

The larger parcel was rezoned from RA (Residential-Agricultural) to C-2 (General Commercial) on May 6, 1997, as part of a larger property.

In addition, the existing deceleration lane at the subject property was completed in 2002.

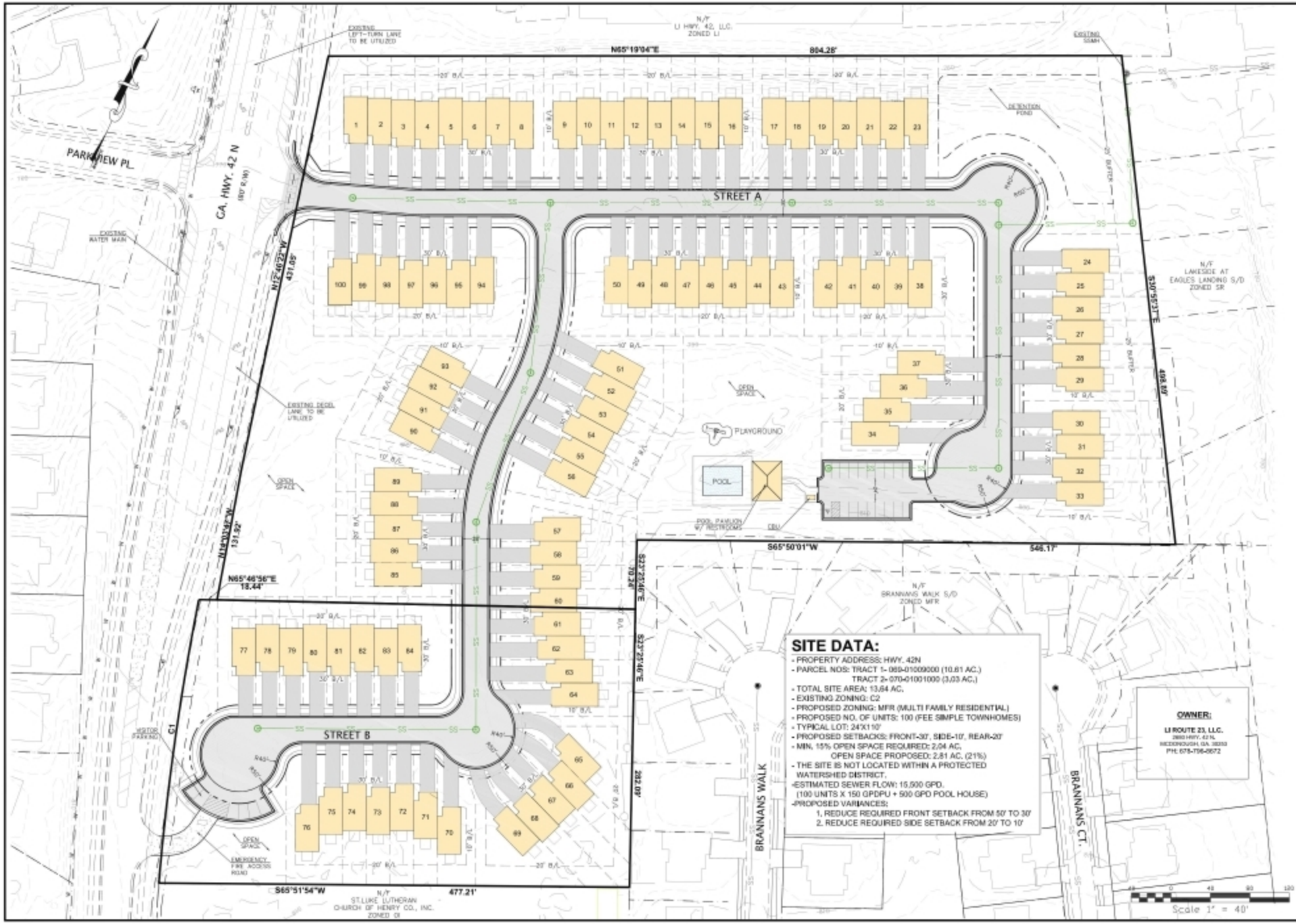


PROPOSED DEVELOPMENT INFORMATION



Development Information

The applicant, LI Route 23, LLC., is proposing to build a townhome development with 100 units with a density of 7 units per acre on the eastern side of Highway 42 North and south of Eagles Landing Parkway. The size of the proposed townhomes is 24’ (H) x 110 (W), which is 2,640 square feet. The proposed townhome development will include the following amenities: pool, pool pavilion with restrooms, a playground, a community mailbox, and 2.81 acres of open space. The proposed townhome development will also include six parking spaces for the visitors and 19 parking spaces close to the pool area. The proposed townhome development will include a 25-foot buffer along the eastern boundary line adjacent to the Lakeside at Eagles Landing subdivision. In addition, the proposed development will be gated, and will include a five-foot sidewalk on both sides of the internal streets. The proposed townhome development will utilize the existing deceleration lane located on Highway 42 North and will install an emergency access road on Highway 42 North. In addition, the proposed townhome development will have main access from the Parkview Place subdivision .



Paramount ENGINEERING, INC
111 E. BROAD ST.
NEWNAN, GA. 30263
PH: (770-473-9576
georgs@paramountengineering.com

GEORGIA No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV:	DATE:	DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES

SHEET: REZONING SITE PLAN

LL 1 — 7TH DISTRICT — CITY OF STOCKBRIDGE

DATE: 06-10-24 — DRAWN BY: GPH — SCALE: 1" = 40'

SHEET 1

Development Data Summary for Site Plan of Highway 42 Townhomes

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: TRACT 1- 069-01009000 (10.61 AC.)
  TRACT 2- 070-01001000 (3.03 AC.)
- TOTAL SITE AREA: 13.64 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- MIN. 15% OPEN SPACE REQUIRED: 2.04 AC.
  OPEN SPACE PROPOSED: 2.81 AC. (21%)
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:

1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'





Presentation for CP-2024-06

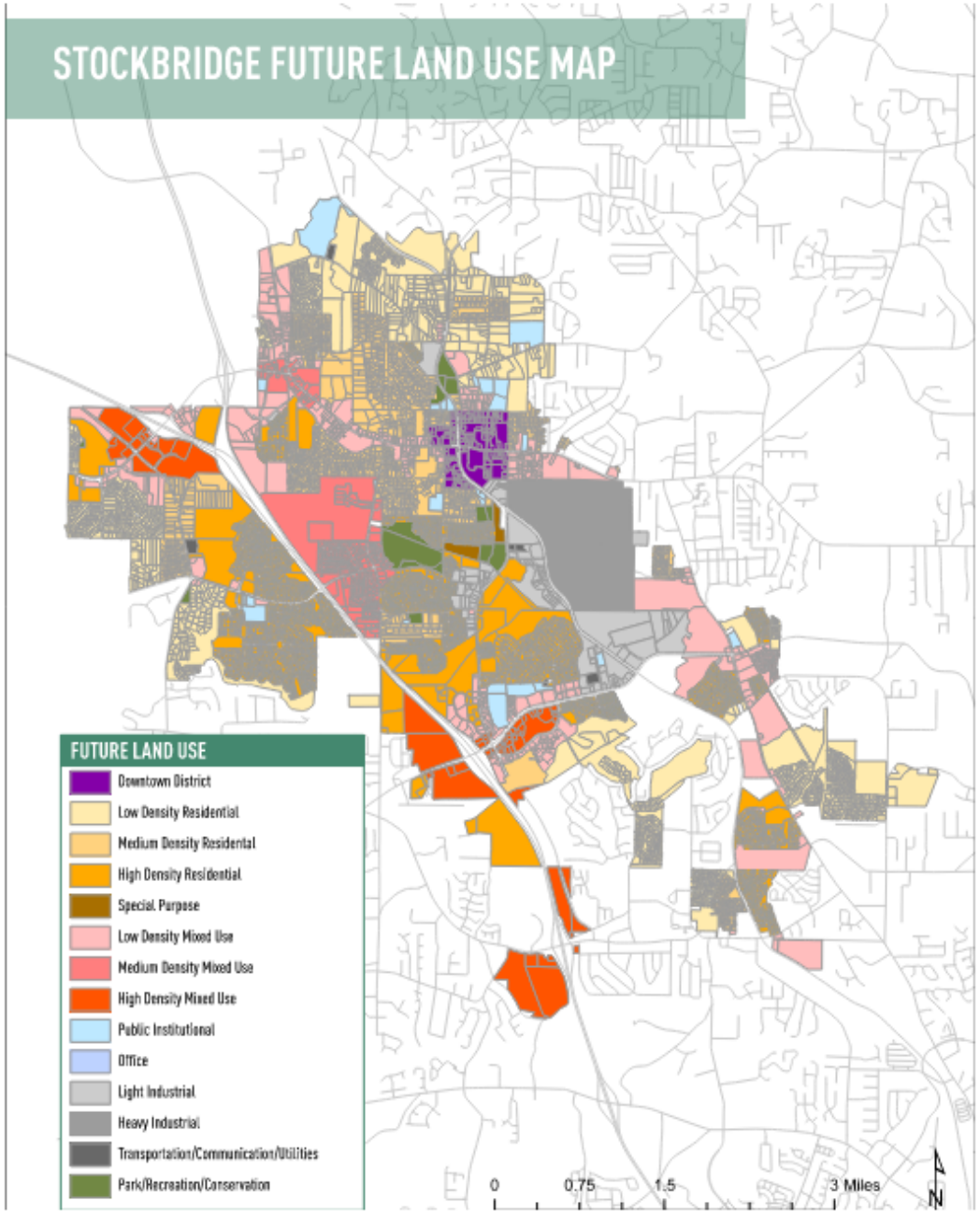


Applicant's Request

Change the current future land use designation from Low-Density Mixed-Use to Medium-Density Residential to allow for the construction of a townhome development.

Currently, the two parcels have a current future land use designation of Low-Density Mixed-Use, which is not compatible with the requested MFR (Multiple-Family Residential) zoning district. Therefore, the applicant has requested to change the future land use designation from Low-Density Mixed-Use to Medium-Density Residential. Page 49 of the 2024 Comprehensive Plan provides a list of compatible zoning districts, which includes the requested MFR (Multiple-Family Residential) zoning district.

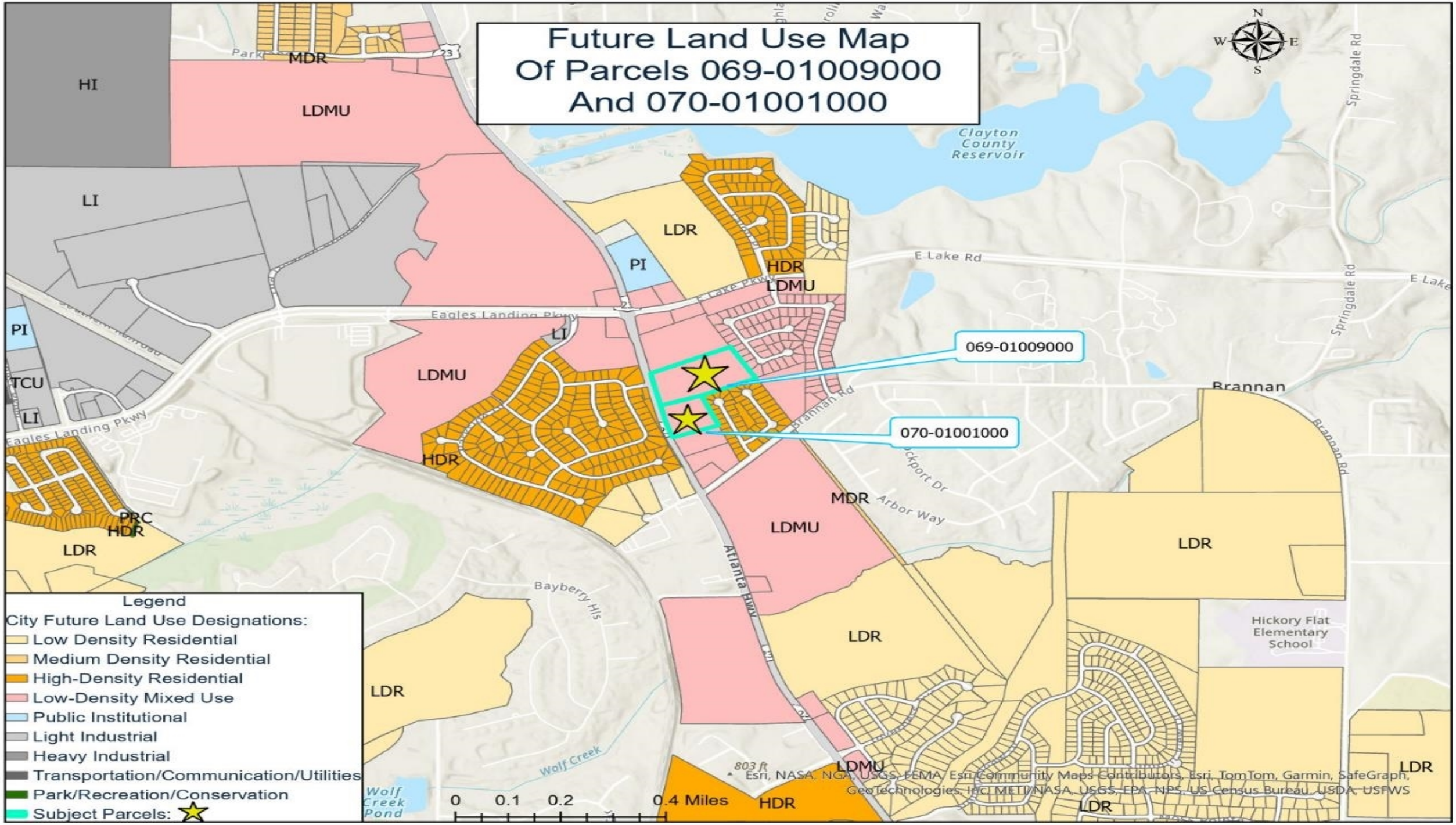
Compatible Zoning: Planned Unit Development (PUD) is compatible in all districts.



CITY OF STOCKBRIDGE COMPREHENSIVE PLAN (2024)

MEDIUM-DENSITY RESIDENTIAL (4-7.99 UNITS/ACRE)

This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.

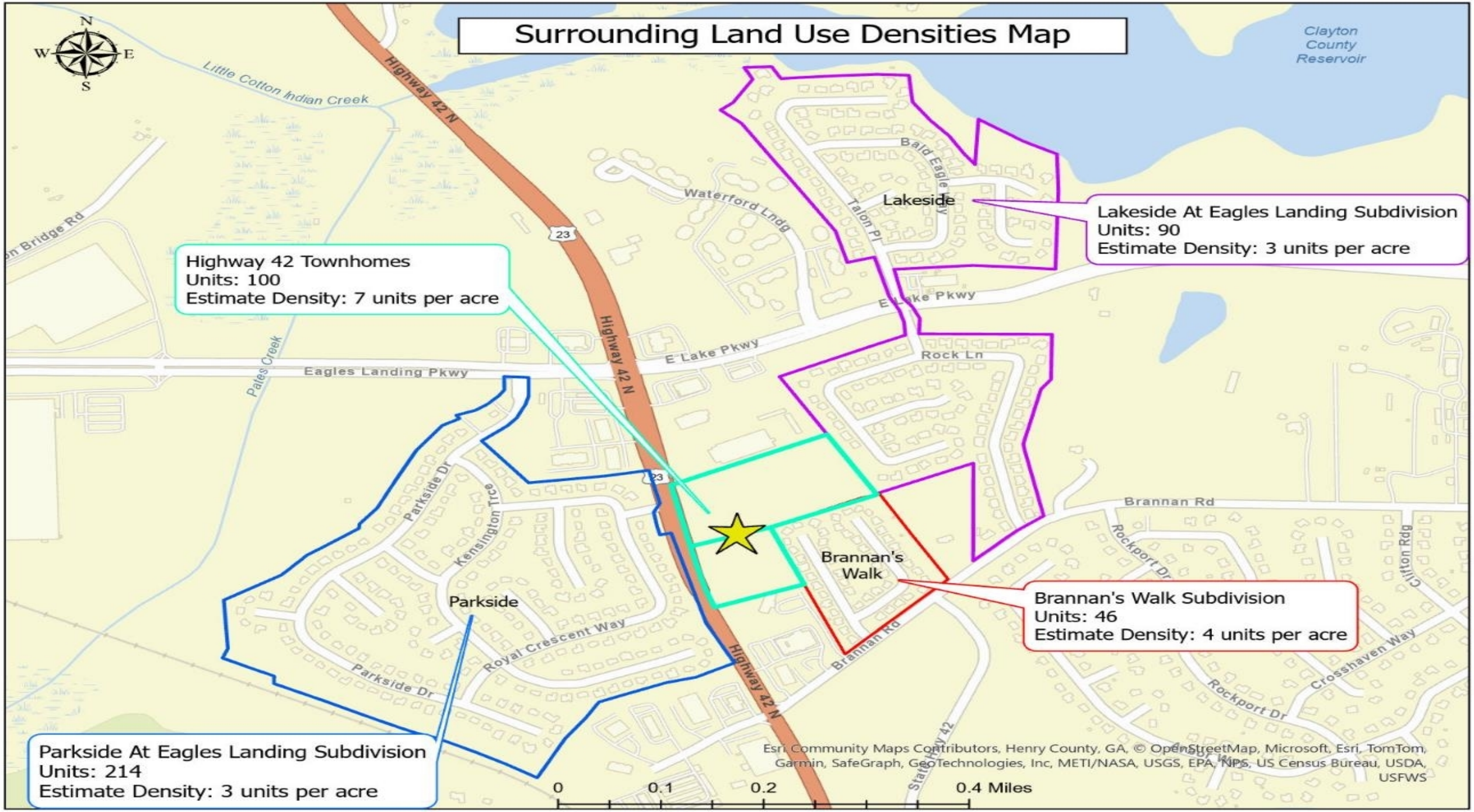

Future Land Use Map
Of Parcels 069-01009000
And 070-01001000
069-01009000
070-01001000
HI
LDMU
LI
PI
LDR
HDR
MDR
TCU
PRC
Clayton County Reservoir
E Lake Rd
Springdale Rd
Eagles Landing Pkwy
Brannan
Brannan Rd
Arbor Way
Atlanta Hwy
Bayberry Hls
Wolf Creek
Wolf Creek Pond
Hickory Flat Elementary School
803 ft
0 0.1 0.2 0.4 Miles
Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
Legend
City Future Land Use Designations:
Low Density Residential
Medium Density Residential
High-Density Residential
Low-Density Mixed Use
Public Institutional
Light Industrial
Heavy Industrial
Transportation/Communication/Utilities
Park/Recreation/Conservation
Subject Parcels:

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	C & C Fence Elite Collision CVS Eagles Peak Shopping Center	Low Density Mixed Use
Property to the South	St Luke Lutheran Church Cannon-Cleveland Funeral Directors	Low Density Mixed Use
Property to the East	Brannan's Walk Lakeside At Eagle's Landing	Low-Density Mixed-Use High Density Residential
Property to the West	Parkside at Eagle's Landing Parkside Plaza Parkside Office Plaza Marathon Gas Station	High Density Residential Low-Density Mixed-Use Low-Density Mixed-Use Low-Density Mixed-Use

SURROUNDING LAND USE DENSITIES (ESTIMATE)

Name of Subdivision/Development	Units	Estimate Density Per Acres
Brannan's Walk	46	4 units per acre
Lakeside At Eagle's Landing	90	3 units per acre
Parkside at Eagle's Landing	214	3 units per acre
Highway 42 Townhomes	**100**	**7 units per acre**


Surrounding Land Use Densities Map
N
W
E
S
Clayton County Reservoir
Little Cotton Indian Creek
Highway 42 N
23
Waterford Lndg
Bald Eagle Way
Talon Pl
Lakeside
Lakeside At Eagles Landing Subdivision
Units: 90
Estimate Density: 3 units per acre
Highway 42 Townhomes
Units: 100
Estimate Density: 7 units per acre
E Lake Pkwy
Rock Ln
Eagles Landing Pkwy
Pates Creek
Parkside Dr
Kensington Trce
Brannan Rd
Rockport Dr
Clifton Rdg
Brannan's Walk
Brannan's Walk Subdivision
Units: 46
Estimate Density: 4 units per acre
Parkside
Royal Crescent Way
Crosshaven Way
Parkside At Eagles Landing Subdivision
Units: 214
Estimate Density: 3 units per acre
State Hwy 42
Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
0
0.1
0.2
0.4 Miles

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. Consistency with the Comprehensive Plan:

Currently, the two parcels have a current future land use designation of Low-Density Mixed-Use, which is not compatible with the requested MFR (Multiple-Family Residential) zoning district. Therefore, the applicant has requested to change the future land use designation from Low-Density Mixed-Use to Medium-Density Residential. Page 49 of the 2024 Comprehensive Plan provides a list of compatible zoning districts, which includes the requested MFR (Multiple-Family Residential) zoning district.

The City of Stockbridge 2024 Comprehensive Plan states that the future land use designation of Medium-Density Residential are for properties that have a density range of 4 to 7.99 units per acre. Since the proposed townhome development has a density of 7.33 units per acre, it meets the required density range of the Medium-Density Residential future land use designation. In addition, the proposed townhome development meets the intent of the Medium-Density Residential future land use designation, which states on Page 49

“This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.”

Community Goals and Policies (pg. 42-44)	**To provide a variety of housing choices to suit the changing needs and lifestyles of City residents. (Housing Goal)**
	Provide a mixture of housing options to attract young professionals, singles, and small families. (Housing Policy)
	To attract new, diverse residents (Population Goal)

Community Goals and Policies (page 42-44)	
	Maintain a family friendly environment and focus on attracting and retaining young adults. (Population Policy)
	To establish land use designations that meet the needs of the City and are consistent with the new UDC. (Future Land Use Goal)

Staff Analysis (Section 9.2.7 of The Unified Development Code)

2. **Relation to the Zoning of the Property:** In addition to the requested future land use designation of Medium-Density Residential, the applicant is requesting to rezone the two parcels from C-2 (General Commercial) to MFR (Multiple-Family Residential). Page 49 of the 2024 Comprehensive Plan provides a list of compatible zoning districts, which includes the requested MFR (Multiple-Family Residential) zoning district.

3. **Suitability of the Site's Location:** The applicant is currently proposing 100 units on 13.64 acres with a density rate of 7.33 dwelling units per acre. Regarding the surrounding densities of the vicinity of the area, the development has a higher density than the nearby subdivisions, which ranges from 3 to 4 units per acre. The proposed townhome meets the required density range of the Medium-Density Residential future land use designation.

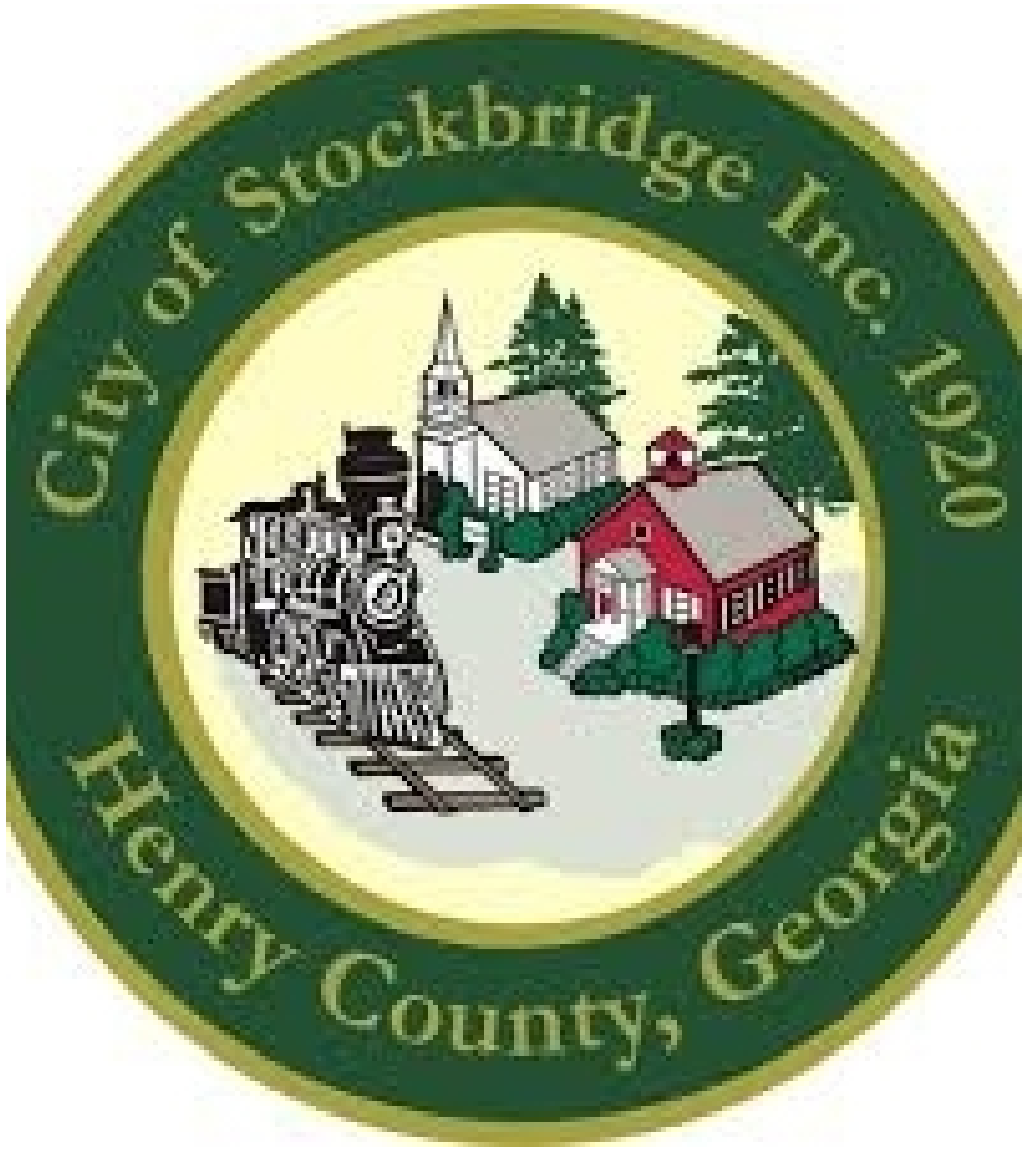
Staff Analysis (Section 9.2.7 of The Unified Development Code)

4. **<u>Maintaining the Current Land Use Designation</u>:** Although the two parcels have a current future land use designation of Low-Density Mixed Use, the proposed future land use designation of Medium-Density Residential would be more appropriate for the two parcels due to the surrounding future land use designations of both High Density Residential and Low Density Residential. The proposed Medium-Density Residential will also support a variety of housing choices, which includes the proposed townhomes. By adopting a Medium-Density Residential designation, the parcels would serve as a great transition between these differing densities, fostering a more balanced community.

Staff Recommendation

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2024-06 is consistent with the 2024 Comprehensive Plan in conjunction with the requested rezoning of RZ-2024-06 to change the zoning district from C-2 (General Commercial) to MFR (Multiple-Family Residential), and with the requested variances of VR-2024-02. Therefore, the Planning and Zoning staff recommends **APPROVAL.**

Presentation for RZ-2024-06

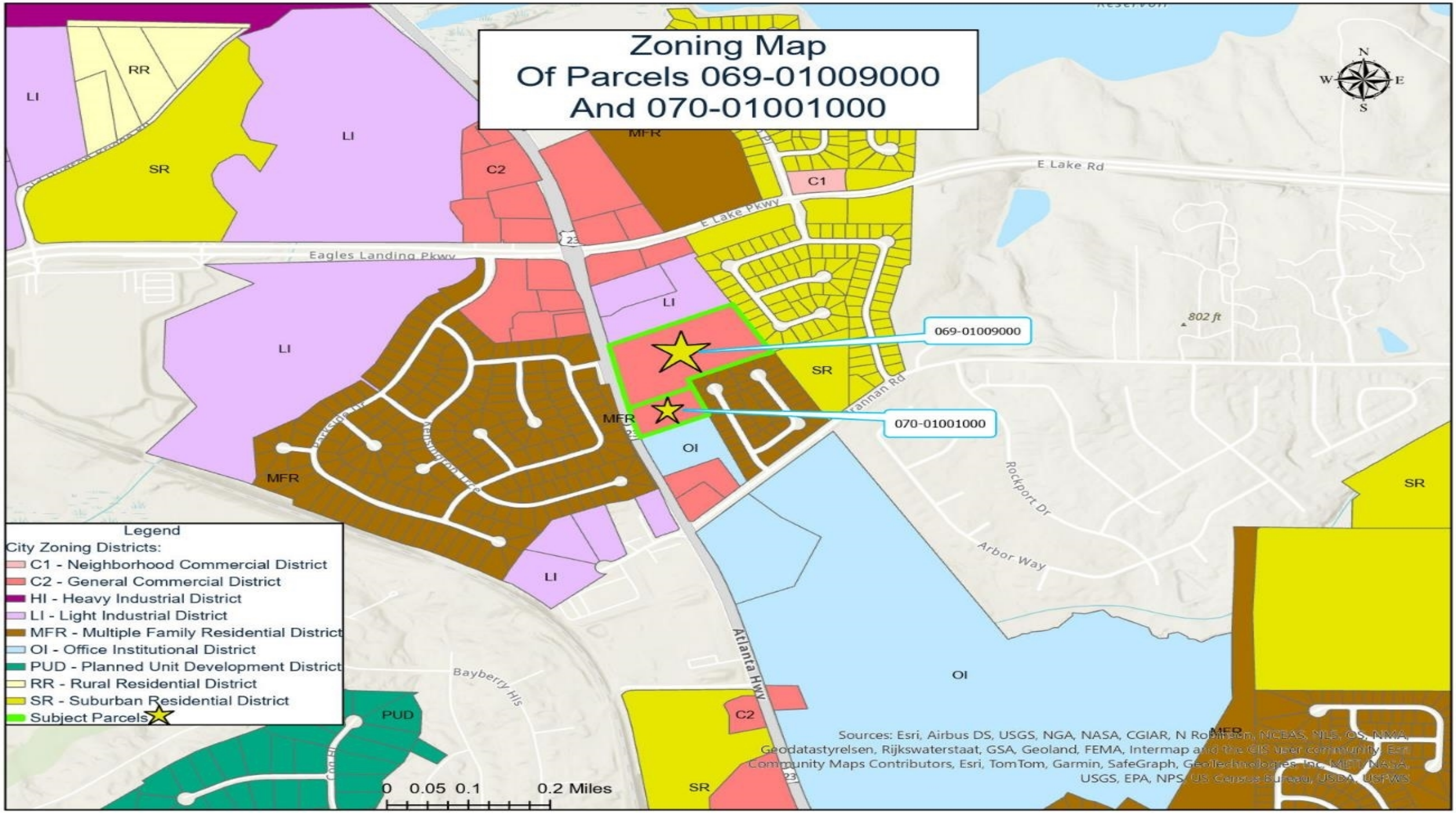


Applicant's Request

Rezone from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential) to allow for the construction of a townhome development.

Currently, the two parcels are zoned C-2 (General Commercial). However, the C-2 zoning district provides a list of permitted uses, which does not include townhomes. Therefore, the applicant has requested to rezone the two parcels from C-2 (General Commercial) to MFR (Multiple-Family Residential). Section 2.4.4. of the Stockbridge Unified Development Code provides a list of permitted uses, which includes townhomes.




Zoning Map
Of Parcels 069-01009000
And 070-01001000
069-01009000
070-01001000
E Lake Rd
E Lake Pkwy
Eagles Landing Pkwy
Atlanta Hwy
Rockport Dr
Arbor Way
Bayberry Hls
802 ft
RR
LI
SR
C2
C1
MFR
OI
PUD
Legend
City Zoning Districts:
C1 - Neighborhood Commercial District
C2 - General Commercial District
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
Subject Parcels
0 0.05 0.1 0.2 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS


Overlay Map
Of Parcels 069-01009000
And 070-01001000
Clayton County Reservoir
Little Cotton Indian Creek
Old Hudson Bridge Rd
Waterford Lndg
Talon Pl
E Lake Rd
E Lake Pkwy
Eagles Landing Pkwy
23
069-01009000
070-01001000
802 ft
Parkside Dr
Rockport Dr
Arbor Way
State Hwy 42
Atlanta Hwy
Wolf Creek
Bayberry Hls
Cog Hl
N
S
W
E
Legend
Overlay Districts:
Downtown Village
Parkway Mixed Use
Subject Parcels:
0 0.07 0.15 0.3 Miles
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan**: The two parcels currently have a future land use designation of Low-Density Mixed-Use, which is not compatible with the requested zoning of the MFR (Multiple-Family Residential) zoning district. Therefore, the applicant has requested a Comprehensive Plan Amendment to change the current future land use designation from Low-Density Mixed-Use to Medium-Density Residential. Page 49 of the 2024 Comprehensive Plan provides a list of zoning districts that are compatible with the requested Medium Density Residential future land use designation, which includes the proposed MFR (Multiple-Family Residential) zoning district. Furthermore, the proposed density of 7.33 units per acre meets the required range of the requested future land use designation of Medium-Density Residential which is 4 to 7.99 units per acre. In addition, the proposed townhomes meet the intent of the requested future land use designation of Medium-Density Residential, which states that it is “intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.”

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code:** The proposed townhome development meets the purpose and intent of the Stockbridge Unified Development Code. Section 1.4 of the Stockbridge Unified Development Code provides a list of objectives to accomplish which is (I) Encourage the most appropriate and best use of land, buildings, and other structures throughout the city. The two parcels are currently part of the Parkway Mixed-Use Overlay District. The proposed townhome development meets the overall purpose and intent of the Parkway Mixed-Use Overlay District. Section 2.5.2 of the Stockbridge Unified Development Code provides a list of objectives, which includes the following: (1.) To promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play, and (8) To encourage innovative development projects that set standards for landscaping, open space, community design, and public amenities. Section 2.4.4 of the Stockbridge Unified Development Code provides a list of permitted uses that are found in the requested MFR zoning district, which includes townhomes. The requested townhome development meets the intent of the requested MFR zoning district, which is found in Section 2.4.4 A of the Stockbridge Unified Development Code: “The intent of the Multiple Family Residential District is to allow the development of multiple family residences served by public water and sewer systems. The provisions that regulate this land use district provides for the development of residential neighborhoods in a high-density urban development environment with access provided on streets that are classified as collector streets of higher.” Furthermore, the two parcels have frontage on Highway 42 North, which is considered a minor arterial road according to the GDOT Functional Road Classification, which aligns with Section 2.4.4. A of the Stockbridge Unified Development Code. Section 2.4.4. of the Stockbridge Unified Development Code states that “The city should promote an average density of fourteen (14) dwelling units per acre or higher.” Since the proposed density of the proposed townhomes is 7.33 units per acre, it would meet the allowable density of the requested MFR zoning district.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

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 from C-2 (General Commercial) to MFR (Multiple-Family Residential) will have a positive effect on the vicinity of the area in various ways. The addition of the proposed townhomes will provide an alternative type of housing for first-time homebuyers who are interested in buying townhomes. The vicinity of the area is surrounded by subdivisions that lack townhomes, creating an area that is dominated by single-family homes. Thus, the addition of the proposed townhomes creates a variety of choices for homebuyers. The addition of the townhome development would further align with the intent of the 2024 Comprehensive Plan, which recommends high-density developments within the city limits of Stockbridge. The addition of the proposed townhomes can benefit the surrounding businesses in the vicinity of the area. The proposed townhomes could result in the increase of customers for the nearby shopping center.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

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 site appears to be suitable for the proposed townhomes. Any issues with regard to the physical conditions of the subject property will be addressed during the plan review process. In addition, any issues regarding the buffering, topography, drainage, access, and the size and shape of the subject properties will be addressed during the plan review process.

5. **The impact upon adjacent property owners should the request be granted:** Currently, the two parcels are currently undeveloped, However, the addition of the proposed townhomes could result in a minimal increase of traffic on Highway 42 North. According to the Georgia Department of Transportation Traffic Data Counts, the average daily count on Highway 42 North was 17,200 in 2023. The proposed townhomes will not have any access to the adjacent subdivisions. In addition, a 25-foot buffer would be provided adjacent to the nearby Lakeside at Eagles Landing subdivision, which will ensure privacy for the nearby homeowners.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

6. **The potential impact of the rezoning on City infrastructure including water and sewage system**: A letter from the Henry County Water Authority dated July 11, 2024, states that water and sewer service is provided at this location.

7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** The subject property has frontage on Highway 42, which is considered a minor arterial road. The townhome development will utilize the existing deceleration lane that is located on Highway 42 North and will also have main access on Parkview Place. While the addition of townhomes might slightly increase traffic on Highway 42 North, the increase is expected to be minimal. Given the current average daily traffic count of 17,200, the additional traffic from the townhomes is unlikely to significantly affect congestion.

8. **The merits of the requested change in zoning are relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan:** The applicant's request to rezone the subject properties from C-2 (General Commercial) to MFR (Multiple-Family Residential) aligns with the overall intent of the Stockbridge Unified Development Code. Furthermore, the proposed townhome development meets the policies and goals of the 2024 Comprehensive Plan. In addition, the proposed townhome development meets the overall intent of both the MFR (Multiple-Family Residential) zoning district and the Parkway Mixed-Use Overlay District.

9. **The ability of the subject land to be developed as it is presently zoned:** The two parcels are currently zoned C-2 (General Commercial). Therefore, any land use that is permitted under Section 2.4.9. of the Stockbridge Unified Development Code could be developed on the subject properties.

Staff Recommendation

Staff recommends **APPROVAL** with the following conditions:

1. Flock cameras will be located at the entrance of the proposed townhome development.
2. A 25-foot buffer shall be established alongside the northern and southern portion of the subject property.
3. A mandatory HOA shall be established.
4. The units shall not exceed 100 units.
5. The rental shall not exceed 10% of the proposed townhome development.
6. A mail kiosk shall be established.
7. The renderings shown with the submitted application on July 1, 2024 shall be followed. (The brick is shown on the front and the side is showing hardi-plank siding.)

Presentation for VR-2024-02



Applicant's Request

The applicant submitted two variances (VR-2024-02) on the subject property which are as follows:

1. **Variance Request #1**:reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet
2. **Variance Request #2:** reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet.



MFR District Standards (Section 2.4.4 of the Stockbridge Unified Development Code)

MFR Requirement	Request From Applicant
Front Yard Setback: 50 feet	**Front Yard Setback: 30 feet**
Side Yard Setback: 15 feet	**Side Yard Setback: 10 feet**

Staff Analysis (Section 10.1.3 of The Unified Development Code)

1. **Extraordinary and exceptional circumstances pertaining to the particular piece of property exist due to its size, shape, or topography that are not found on other properties in the same zoning district:** Section 10.1.1 A of the Unified Development Code states that “A variance may be granted where owing to special conditions, a literal enforcement of the provisions of this unified development code will in an individual case result in unnecessary hardship.” Therefore, since the staff is currently reviewing the MFR building standards, the staff is in support of reducing the front yard setback from 50 feet to 30 feet. Staff has reviewed the MFR building standards and therefore is in support of the side yard reduction from the required 15 feet to 10 feet.

2. **A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district:** The applicant may be deprived of the opportunity to develop a townhome community with lot sizes comparable to those in other recently approved MFR (Multi-Family Residential) districts.

3. **Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district:** Granting the requested variances would not confer any special privileges upon the property owner. Furthermore, the denial of the requested variances would force the developer to unfairly comply with the same standards in the developing the proposed site, even though the proposed characteristics of the subject property would make it very difficult to do, thus creating an unnecessary hardship for the developer itself.

Staff Analysis (Section 10.1.3 of The Unified Development Code)

4. **The variance will be consistent with the purposes and intent of this Unified Development Code, will be compatible with uses on neighboring properties, and will serve the public welfare. A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district:** The requested variance would be consistent with the overall purpose and intent of the Unified Development Code by encouraging the most appropriate land use on the subject property.

5. **The extraordinary circumstances are not the result of actions by the applicant**: The physical conditions of the subject property, which were not created by the applicant, are currently limiting the applicant's ability to develop the property for reasonable use.

6. **The variance is the minimum relief that will allow the legal use of the land, building or structure:** The subject property remains developable under the current C-2 (General Commercial District) zoning designation. However, while townhomes could be constructed under the applicant's requested MFR (Multi-Family Residential) zoning district, the developer would face significant constraints without the reduction of both front and side yard setbacks. These constraints would hinder the creation of a site plan that allows for the construction of a sufficient number of units to ensure economic feasibility.

7. **The variance is not a request to permit the use of land, buildings or structures that is prohibited in the same zoning district**: The MFR zoning districts provide a list of permitted uses, which includes townhomes.

Staff Recommendation

Based on the Staff analysis above, the Planning and Zoning Staff therefore recommends **APPROVAL** for the following variances:

1. **Variance Request #1:** reduce the front yard setback of the townhome lots from the required 50 feet to 30 feet **(APPROVAL)**
2. **Variance Request #2:** reduce the side yard setback of the townhome lots, between buildings, from the required 15 feet to 10 feet. **(APPROVAL)**

Paramount
ENGINEERING, LLC

July 1, 2024

City of Stockbridge
Community Development Dept.
4602 North Henry Blvd.
Stockbridge, GA. 30281

Re: Letter of Intent- Rezoning for Hwy. 42 Townhomes

To Whom It May Concern:

This letter is in reference to the rezoning application for the Hwy. 42 Townhomes located on Hwy. 42N in Stockbridge, Georgia. The application is requesting the parcels 069-01009000 & 070-01001000 located at Hwy. 42N. from C2 to MFR for the development of a 100 unit fee simple style townhome subdivision.

If you have any questions feel free to call me at (770) 473-9576.

Sincerely,



George P. Harper III, P.E.





N/F
LI HWY. 42, LLC.
ZONED LI

N65°19'01"E 803.91'

EXISTING SSMH

SS SS SS

DETENTION POND

25' BUFFER

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING WATER MAIN

N12°52'20"W 431.00'

STREET A

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'38"E 498.49'

EXISTING DECEL & LEFT TURN LANE TO BE UTILIZED

OPEN SPACE

PLAYGROUND

POOL

POOL PAVILION W/ RESTROOMS

CBU

N14°09'45"W 131.96'

N65°40'58"E 18.44'

N14°49'11"W 141.52'

VISITOR PARKING

STREET B

N17°53'13"W 148.97'

EMERGENCY FIRE ACCESS ROAD

S65°51'26"W 476.79'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

S65°47'29"W 546.39'

N/F
BRANNANS WALK S/D
ZONED MFR

S23°26'42"E 352.43'

BRANNANS WALK

BRANNANS CT.

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: 069-01009000, 070-01001000
- TOTAL SITE AREA: 12.95 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:
1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

40 0 40 80 120
Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
george@paramountengineering.com
11 E. BROAD ST.
NEWNAN, GA. 30263

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV.	DATE:	DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES

SHEET: REZONING SITE PLAN

LL 1 | 7TH DISTRICT | CITY OF STOCKBRIDGE

DATE: 06-10-24 | DRAWN BY: GPH | SCALE: 1" = 40'

SHEET 1

N/F
LI HWY. 42, LLC.
ZONED LI

EXISTING
LEFT-TURN LANE
TO BE UTILIZED

N65°19'04"E 804.28'

EXISTING
SSMH

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING
WATER MAIN

N12°46'22"W 431.05'

EXISTING DECEL
LANE TO BE
UTILIZED

STREET A

DETENTION
POND

25' BUFFER

R40'
R50'

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'37"E 498.89'

OPEN
SPACE

PLAYGROUND

POOL

POOL PAVILION
W/ RESTROOMS

CBU

N14°03'42"W 131.92'

N65°46'56"E 18.44'

S65°50'01"W 546.17'

S23°25'46"E 70.24'

S23°25'46"E 282.09'

N/F
BRANNANS WALK S/D
ZONED MFR

BRANNANS WALK

BRANNANS CT.

STREET B

VISITOR
PARKING

C1

OPEN
SPACE

EMERGENCY
FIRE ACCESS
ROAD

S65°51'54"W 477.21'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: TRACT 1- 069-01009000 (10.61 AC.)
  TRACT 2- 070-01001000 (3.03 AC.)
- TOTAL SITE AREA: 13.64 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- MIN. 15% OPEN SPACE REQUIRED: 2.04 AC.
  OPEN SPACE PROPOSED: 2.81 AC. (21%)
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.
-ESTIMATED SEWER FLOW: 15,500 GPD.
  (100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)
-PROPOSED VARIANCES:
  1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
  2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

OWNER:
LI ROUTE 23, LLC.
2680 HWY. 42 N.
MCDONOUGH, GA. 30253
PH: 678-796-8672

Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
11 E. BROAD ST.
NEWNAN, GA. 30263
george@paramountengineering.com

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV. | DATE: | DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES
SHEET: REZONING SITE PLAN
LL 1
7TH DISTRICT
CITY OF STOCKBRIDGE
DATE: 06-10-24
DRAWN BY: GPH
SCALE: 1" = 40'

SHEET
1

N/F
LI HWY. 42, LLC.
ZONED LI

N65°19'01"E 803.91'

EXISTING SSMH

SS SS SS

DETENTION POND

25' BUFFER

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING WATER MAIN

N12°52'20"W 431.00'

STREET A

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'38"E 498.49'

EXISTING DECEL & LEFT TURN LANE TO BE UTILIZED

OPEN SPACE

PLAYGROUND

POOL

POOL PAVILION W/ RESTROOMS

CBU

N14°09'45"W 131.96'

N65°40'58"E 18.44'

N14°49'11"W 141.52'

VISITOR PARKING

STREET B

N17°53'13"W 148.97'

EMERGENCY FIRE ACCESS ROAD

S65°51'26"W 476.79'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

S65°47'29"W 546.39'

N/F
BRANNANS WALK S/D
ZONED MFR

S23°26'42"E 352.43'

BRANNANS WALK

BRANNANS CT.

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: 069-01009000, 070-01001000
- TOTAL SITE AREA: 12.95 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:
1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

40 0 40 80 120
Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
george@paramountengineering.com
11 E. BROAD ST.
NEWNAN, GA. 30263

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV.	DATE:	DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES

SHEET: REZONING SITE PLAN

LL 1 | 7TH DISTRICT | CITY OF STOCKBRIDGE

DATE: 06-10-24 | DRAWN BY: GPH | SCALE: 1" = 40'

SHEET 1

City of Stockbridge Planning and Zoning Division
Variance Application

Name of Applicant: LI ROUTE 20, LLC. Phone: 678-796-8672 Date: 07-01-24

Address Applicant: 2680 HWY. 42 N. Fax _____ Pager/Cell #: _____

City: MCDONOUGH State: GA Zip: 30253 E-mail: _____

Name of Agent: George Harper- Paramount Eng. Phone: 770-473-9576 Date: 06-21-24

Address Agent: 11 E. Broad St. Fax _____ Pager/Cell #: _____

City: Newnan State: GA Zip: 30263 E-mail: george@paramountengineering.com

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

Variance(s) being requested: Ch.2.4.4(c)- Front Setback reduction
from 50' to 30' & side setback reduction from 15' to 10' (to match the min. 20' between buildings)

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

Acknowledgement

Address of Property: HWY. 42 N.

Nearest intersection to the property: Hwy 42 N. & Parkview Place
(Street Address)

Size of Tract: 13.64 AC. acre(s), Land Lot Number(s): 1 & 2, District(s): 7th & 11th

Property Tax Parcel Number(s): 069-01009000 & 07-01001000 **(Required)**

Witness' Signature

Robert L. Moore
Printed Name of Witness

Adria Smallwood
Notary

Signature of Applicant

Linda C Hart
Printed Name of Applicant

Adria Smallwood
Signature of Agent

NOTARY STAMP:

ADRIA SMALLWOOD
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 10/18/2027

(For Office Use Only)

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

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

Pre-application meeting:_____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature:_____ Date: _____

Survey Written Description
Parcel ID #069-01009000 & 070-01001000
#2612 SR 23/42N

All that tract or parcel of land lying and being in Land Lots 1 and 2 of the 11th District and Land Lot1 of the 7th District of Henry County, Georgia (City of Stockbridge Ga.) and being more particularly described as follows:

Commencing at the existing Intersection of The Northerly R/W of Brannan Road (80' R/W), and The Westerly Boundary Line of Brannan's Walk Subdivision (Plat Book 26, Pg. 187); Thence N 23°25'46" W a distance of 616.56' to an IPF (1/2" rebar w/cap), this point being **THE POINT OF BEGINNING (P.O.B):**

FROM THE POINT OF BEGINNING (P.O.B):

Thence S 65°51'54" W a distance of 477.21' to an IPF (1/2" rebar w/cap), this point also being 807.81' along existing R/W of S/R42 to Brannan Rd. (D.B. 15263, Pgs. 150-153) ; Thence around a curve to the right (C-1) having a radius of 2,650.09' a length of 290.47' a chord bearing of N 06°36'23" W a distance of 290.31' to an IPs (1/2" rebar); Thence N 65°46'56" E a distance of 18.44' to a CMF (concrete monument found); Thence N 14°03'47" W a distance of 131.92' to a CMF (concrete monument found); Thence N 12°46'22" W a distance of 431.05' to an IPS (1/2" rebar); Thence N 65°19'04"E a distance of 804.28' an IPF (1/2" rebar);); Thence S 30°55'57" E a distance of 498.89' to an IPF (1/2" rebar)); Thence S 65°50'01" W a distance of 546.17' to an IPS (1/2" rebar); Thence S 23°25'46"E a distance of 282.09' to a point, this point being **THE POINT OF BEGINNING (P.O.B).**

Containing 13.64 acres

Together with all easements recorded or unrecorded.

N/F
LI HWY. 42, LLC.
ZONED LI

EXISTING
LEFT-TURN LANE
TO BE UTILIZED

N65°19'04"E 804.28'

EXISTING
SSMH

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING
WATER MAIN

N12°46'22"W 431.05'

EXISTING DECEL
LANE TO BE
UTILIZED

STREET A

DETENTION
POND

25' BUFFER

R40'
R50'

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'37"E 498.89'

OPEN
SPACE

PLAYGROUND

POOL

POOL PAVILION
W/ RESTROOMS

CBU

N14°03'42"W 131.92'

N65°46'56"E 18.44'

S65°50'01"W 546.17'

S23°25'46"E 70.24'

S23°25'46"E 282.09'

N/F
BRANNANS WALK S/D
ZONED MFR

BRANNANS WALK

BRANNANS CT.

STREET B

VISITOR
PARKING

C1

OPEN
SPACE

EMERGENCY
FIRE ACCESS
ROAD

S65°51'54"W 477.21'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: TRACT 1- 069-01009000 (10.61 AC.)
  TRACT 2- 070-01001000 (3.03 AC.)
- TOTAL SITE AREA: 13.64 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- MIN. 15% OPEN SPACE REQUIRED: 2.04 AC.
  OPEN SPACE PROPOSED: 2.81 AC. (21%)
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.
-ESTIMATED SEWER FLOW: 15,500 GPD.
  (100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)
-PROPOSED VARIANCES:
  1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
  2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

OWNER:
LI ROUTE 23, LLC.
2680 HWY. 42 N.
MCDONOUGH, GA. 30253
PH: 678-796-8672

Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
11 E. BROAD ST.
NEWNAN, GA. 30263
george@paramountengineering.com

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV. | DATE: | DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES
SHEET: REZONING SITE PLAN
LL 1
7TH DISTRICT
CITY OF STOCKBRIDGE
DATE: 06-10-24
DRAWN BY: GPH
SCALE: 1" = 40'

SHEET
1

N/F
LI HWY. 42, LLC.
ZONED LI

N65°19'01"E 803.91'

EXISTING SSMH

SS SS SS

DETENTION POND

25' BUFFER

PARKVIEW PL.

GA. HWY. 42 N
(80' R/W)

EXISTING WATER MAIN

N12°52'20"W 431.00'

STREET A

N/F
LAKESIDE AT
EAGLES LANDING S/D
ZONED SR

S30°55'38"E 498.49'

EXISTING DECEL & LEFT TURN LANE TO BE UTILIZED

OPEN SPACE

PLAYGROUND

POOL

POOL PAVILION W/ RESTROOMS

CBU

N14°09'45"W 131.96'

N65°40'58"E 18.44'

N14°49'11"W 141.52'

VISITOR PARKING

STREET B

N17°53'13"W 148.97'

EMERGENCY FIRE ACCESS ROAD

S65°51'26"W 476.79'

N/F
ST.LUKE LUTHERAN
CHURCH OF HENRY CO., INC.
ZONED OI

S65°47'29"W 546.39'

N/F
BRANNANS WALK S/D
ZONED MFR

S23°26'42"E 352.43'

BRANNANS WALK

BRANNANS CT.

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: 069-01009000, 070-01001000
- TOTAL SITE AREA: 12.95 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:
1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

40 0 40 80 120
Scale 1" = 40'

Paramount ENGINEERING, INC
PH: (770)-473-9576
george@paramountengineering.com
11 E. BROAD ST.
NEWNAN, GA. 30263

GEORGIA REGISTERED No. 29411 PROFESSIONAL ENGINEER GEORGE P. HARPER III

GSWCC NO. 09374

REV.	DATE:	DESCRIPTION:

DRAWING NO:

PROJECT: HWY. 42 TOWNHOMES

SHEET: REZONING SITE PLAN

LL 1 | 7TH DISTRICT | CITY OF STOCKBRIDGE

DATE: 06-10-24 | DRAWN BY: GPH | SCALE: 1" = 40'

SHEET 1

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 149,245 FEET.

EQUIPMENT USED ROBOTIC GEOMAX ZOOM 90 & SPECTRA GEOSPATIAL SP85 GPS UNIT

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.

PANEL# 13151C0089D & 13151C0093D DATED 10/6/2016

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
O/IPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCUTRE (RISER)
DI	DROP INLET
W	WATER METER
-W-	WATERLINE
-SS-	SANITARY SEWER LINE
-OVP-	OVERHEAD POWERLINE
-UFO-	UNDERGROUND FIBER OPTICS
-G-	GASLINE
-LS-	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

GRID NORTH
GA WEST

N/F LI HWY. 42 LLC DB15189 PG64

CHAIN LINK FENCE

N65°19'04"E 804.28'

NOTE:
EXISTING INFRASTRUCTURES WERE NOT LOCATED ON THIS SURVEY

PARCEL ID# 069-01009000
N/F
LI ROUTE 23 LLC.
DB:15263 PG:150
TRACT ONE &
TRACT TWO
AREA
10.61 acres

APPROX. L.L.L.
DISTRICT LINE
11TH DISTRICT
7TH DISTRICT

GA POWER COMPANY 100FT EASEMENT

LAKESIDE S/D LOT 113 PB35 PG 151
LAKESIDE S/D LOT 115 PB35 PG 151
LAKESIDE S/D LOT 116 PB35 PG 151
LAKESIDE S/D LOT 117 PB35 PG 151
LAKESIDE S/D LOT 118 PB35 PG 151

S30°55'37"E 498.89'

BRANNAN'S WALK S/D LOT 36 PB26 PG 187
BRANNAN'S WALK S/D LOT 35 PB26 PG 187
BRANNAN'S WALK S/D LOT 34 PB26 PG 187
BRANNAN'S WALK S/D LOT 15 PB26 PG 187
BRANNAN'S WALK S/D LOT 14 PB26 PG 187
BRANNAN'S WALK S/D LOT 13 PB26 PG 187
BRANNAN'S WALK S/D LOT 12 PB26 PG 187
BRANNAN'S WALK S/D LOT 11 PB26 PG 187
BRANNAN'S WALK S/D LOT 10 PB26 PG 187
BRANNAN'S WALK S/D LOT 9 PB26 PG 187
BRANNAN'S WALK S/D LOT 8 PB26 PG 187

WOOD FENCE OVER 10.6'
PERGOLA OVER 3.85'
WOOD FENCE OVER 5.7'
IPF ½"REBW/ CAP P.O.B. DB15190 PG296

S65°50'01"W 546.17'
WOOD FENCE OVER 13.2'
WOOD FENCE OVER 20.0'
WOOD FENCE OVER 16.8'
WOOD FENCE OVER 8.2'
S23°25'46"E 70.24'
CHK-WIRE FENCE
WOOD FENCE OVER 5.6'
SHED OVER 1.2'
S23°25'46"E 282.09'
WOOD FENCE OVER 10.6'
PERGOLA OVER 3.85'
WOOD FENCE OVER 5.7'
CHK-WIRE FENCE

N23°25'46"W 616.56'
IPF ½"REBW/ CAP P.O.R. DB15190 PG296
BRANNAN RD. 80FT. R/W

P.O.R. DETAIL

PARCEL ID# 070-01001000
N/F
LI ROUTE 23 LLC.
DB:15263 PG:150
TRACT THREE
AREA
3.03 acres

N/F LI ROUTE 23 LLC. DB:15263 PG:150
S66°38'37"W 424.24'
N66°38'37"E 424.24'

N1°46'22"W 431.05'
N1°40'31"W 131.92'
N65°46'56"E 18.44'
S65°51'54"W 477.21'
N/F ST. LUKE LUTHERAN CHURCH OF HENRY CO. INC. DB15190 PG296
BLOCK SHED
CHK-WIRE FENCE
IPF ½"REBW/ CAP
807.81' TO BRANNAN RD. AS PER D.B. 13263, PGS. 152-153
616.56'

CURB INLET
CB
UGCB
FH
W/V
CDNC. ISLAND
SIDW
ASPHALT
PARKVIEW PL.
PP
CMF
STORM PIPE
SR 23/42 R/W VARIES
C1

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	290.47	2650.09	290.31	N16°36'23"W

GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 06/28/2024
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREON.

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A.Section 15-6-67.

GEORGIA PROFESSIONAL No. 2642 LAND SURVEYOR ANGEL M. MARRERO

06/30/2024

A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

60' 0' 60' 120'
Scale: 1" =60'

REV.	DESCRIPTION	DATE

SOUTHSIDE SURVEYING & PLANNING LSF000831
#155 WESTRIDGE PKWY SUITE 212 MCDONOUGH, GA 30253 Phone: (770) 320-8009
1/1

RETRACEMENT SURVEY FOR:
LI ROUTE 23 LLC.
Land Lot 1 7TH Dist. Land Lot 1 & 2 11TH Dist.
CITY OF STOCKBRIDGE Henry County, GA

Drawn By: AMM
Scale: 1"=60'
Dwg No: 2-240640A
Date: 06/30/2024

Paramount
ENGINEERING, LLC

July 1, 2024

City of Stockbridge
Community Development Dept.
4602 North Henry Blvd.
Stockbridge, GA. 30281

Re: Letter of Intent- Rezoning for Hwy. 42 Townhomes

To Whom It May Concern:

This letter is in reference to the rezoning application for the Hwy. 42 Townhomes located on Hwy. 42N in Stockbridge, Georgia. The application is requesting the parcels 069-01009000 & 070-01001000 located at Hwy. 42N. from C2 to MFR for the development of a 100 unit fee simple style townhome subdivision.

If you have any questions feel free to call me at (770) 473-9576.

Sincerely,



George P. Harper III, P.E.

Paramount
ENGINEERING, LLC

June 17, 2024

Henry County Water Authority
Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA. 30253

Re: Letter of Intent- Water & Sewer Availability for Hwy. 42 Townhomes

To Whom It May Concern:

This letter is in reference to the water and sewer availability application for the Hwy. 42 Townhomes located on Hwy. 42N in Stockbridge, Georgia. The application is requesting water and sewer availability for the development of a 100 unit fee simple style townhome subdivision. The application to the City of Stockbridge is to rezone the property from C2 to MFR. The project is scheduled to begin construction within the next 8 months.

If you have any questions feel free to call me at (770) 473-9576.

Sincerely,

George P. Harper III, P.E.

Applicant Campaign Disclosure Form

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

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

Yes ☐ No ☑

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

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

We certify that the foregoing information is true and correct, this 1 day of July 2024

George Harper

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 1 day of July 2024

SHARON MOORE NOTARY PUBLIC HENRY COUNTY GEORGIA

Notary Public

My Commission expires 12/29/24

* 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
N/A	N/A	N/A

We certify that the foregoing information is true and correct, this 25th day of June, 2024

Linda C Clark
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 25 day of June 2024

ADRIA SMALLWOOD NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 10/18/2027

Adria Smallwood
Notary Public

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

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at Hwy 42 N. [address], with Parcel Number 069-01009000 & 070-01001000, which is the subject of this application.

Name of Property Owner: LI Route 23, LLC.

Property Owner's Address: 2680 Hwy. 42 N, McDonough, GA. 30253

Telephone: 678-796-8672 E-mail: linda@lindswd8.com

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

Signature: [signature] Date: 06/25/2024

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

Name(s) of Applicant(s): George Harper

Company/law firm (if applicable): Paramount Engineering, Inc.

Telephone, E-Mail, & Address: 11 E. Broad St., Newnan, GA. 30263 Ph: 770-473-9576

Email: george@paramountengineering.com

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

[signature]

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

06/25/2024
Date

[signature]

Signature of Notary Public

Adria Smallwood

Printed Name of Notary Public

6/25/2024
Date

Notary Public's Seal or Stamp:

ADRIA SMALLWOOD NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES 10/18/2027

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: June 20, 2024 (Planning Commission)

July 8, 2024 (Mayor and Council)

Subject: #VR-2024-02 For 2612 Highway 42 North and Parcel # 069-01009000

I. PURPOSE

To consider a variance application by LI Route 23, LLC to allow for the allow for the construction of a townhome development with 100 units. The property is 13.64 +/- total acres within the Stockbridge City Limits.

The applicant is requesting two variances from the MFR (Multiple-Family Residential). development regulations found in Section 2.4.4 of the Stockbridge Unified Development Code. These variances are as follows:

1. **Variance Request #1:** reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet

2. **Variance Request #2:** reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet.

The applicant also simultaneously submitted two other applications to the City of Stockbridge which are listed below:

- **Comprehensive Plan Amendment (CP-2024-06)** – The applicant requests to change the current future land use designation from Low-Density Mixed-Use to Medium-Density Residential.

- **Rezoning (RZ-2024-06)** – The applicant requests to rezone the two parcels from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential).

II. Background

Proposed Development	Townhome development with 100 units
Site Address	2612 Highway 42 North; 069-01009000
Parcel Identification	#069-01009000; #070-01001000
Parcel Acreage	13.64 +/- acres
Applicant	LI Route 23, LLC
Agent:	George Harper of Paramount Engineering
Owner:	LI Route 23, LLC
Current Zoning	C-2 (General Commercial)
Current Use	The site is currently vacant and wooded with an existing deceleration lane and entrance on the right.

III. Finding of Facts

1. The applicant has requested to rezone the two parcels from C-2 (General Commercial) to MFR (Multiple-Family Residential).

2. The vicinity of the area is both commercial and residential with the following zoning districts: LI (Light Industrial District), SR (Suburban Residential), MFR (Multiple-Family Residential), O-I (Office Institutional), and C-2 (General Commercial).

3. The surrounding land use designations that are in the vicinity of the area are as follows: Low Density Mixed Use and High Density Residential.
4. The two parcels are part of the Parkway Mixed-Use Overlay District.

5. The existing deceleration lane at the subject property was completed in 2002.

6. The larger parcel was rezoned from RA (Residential-Agricultural) to C-2 (General Commercial) on May 6, 1997, as part of a larger property.

IV. Maps, Site Plan, and Renderings

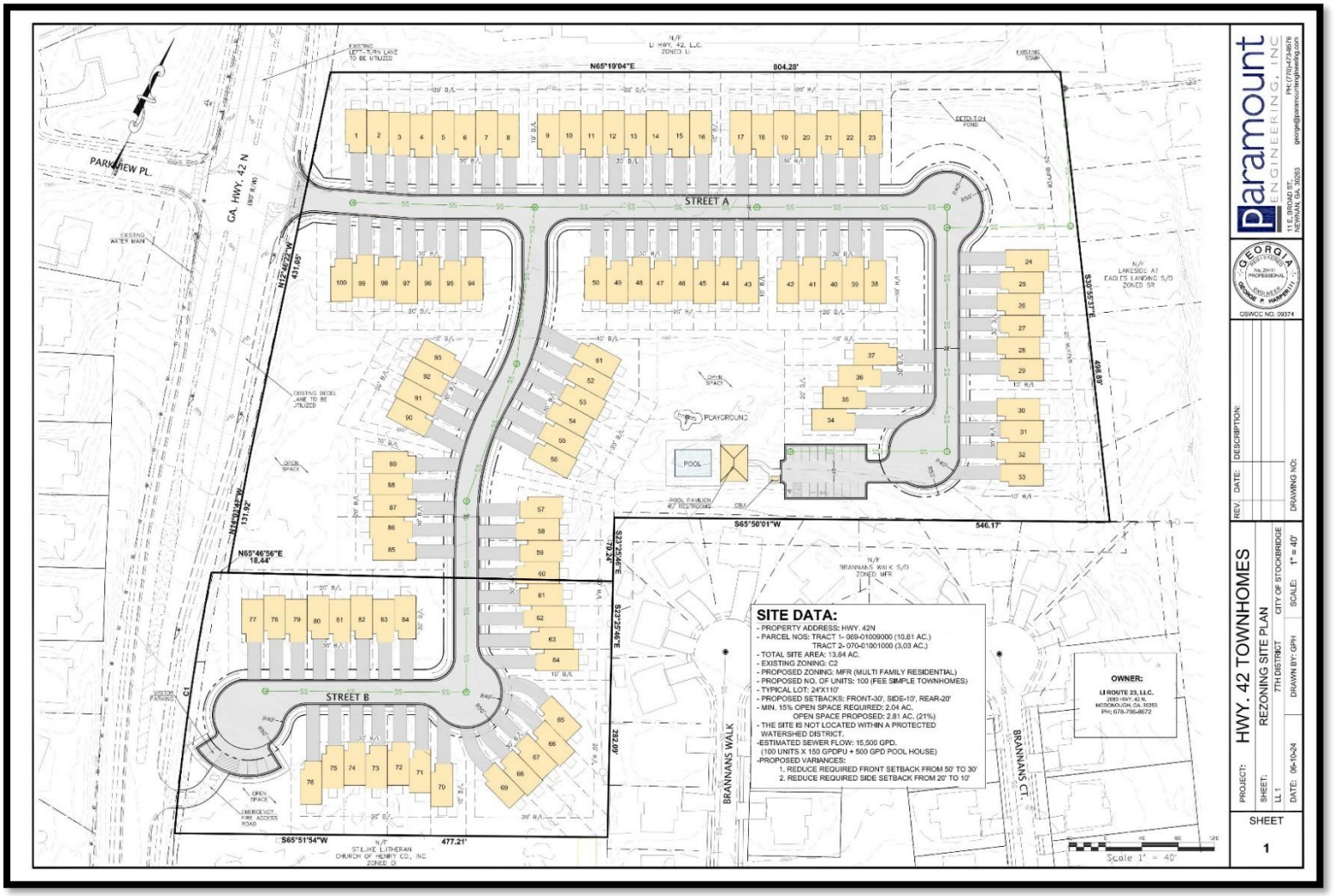
Vicinity Map of 2612 Highway 42 North; 069-01009000



Aerial Photo with Site Plan



Site Plan of Highway 42 Townhomes



Development Data Information of Highway 42 Townhomes

SITE DATA:

- PROPERTY ADDRESS: HWY. 42N
- PARCEL NOS: TRACT 1- 069-01009000 (10.61 AC.)
  TRACT 2- 070-01001000 (3.03 AC.)
- TOTAL SITE AREA: 13.64 AC.
- EXISTING ZONING: C2
- PROPOSED ZONING: MFR (MULTI FAMILY RESIDENTIAL)
- PROPOSED NO. OF UNITS: 100 (FEE SIMPLE TOWNHOMES)
- TYPICAL LOT: 24'X110'
- PROPOSED SETBACKS: FRONT-30', SIDE-10', REAR-20'
- MIN. 15% OPEN SPACE REQUIRED: 2.04 AC.
  OPEN SPACE PROPOSED: 2.81 AC. (21%)
- THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

-ESTIMATED SEWER FLOW: 15,500 GPD.
(100 UNITS X 150 GPDPU + 500 GPD POOL HOUSE)

-PROPOSED VARIANCES:

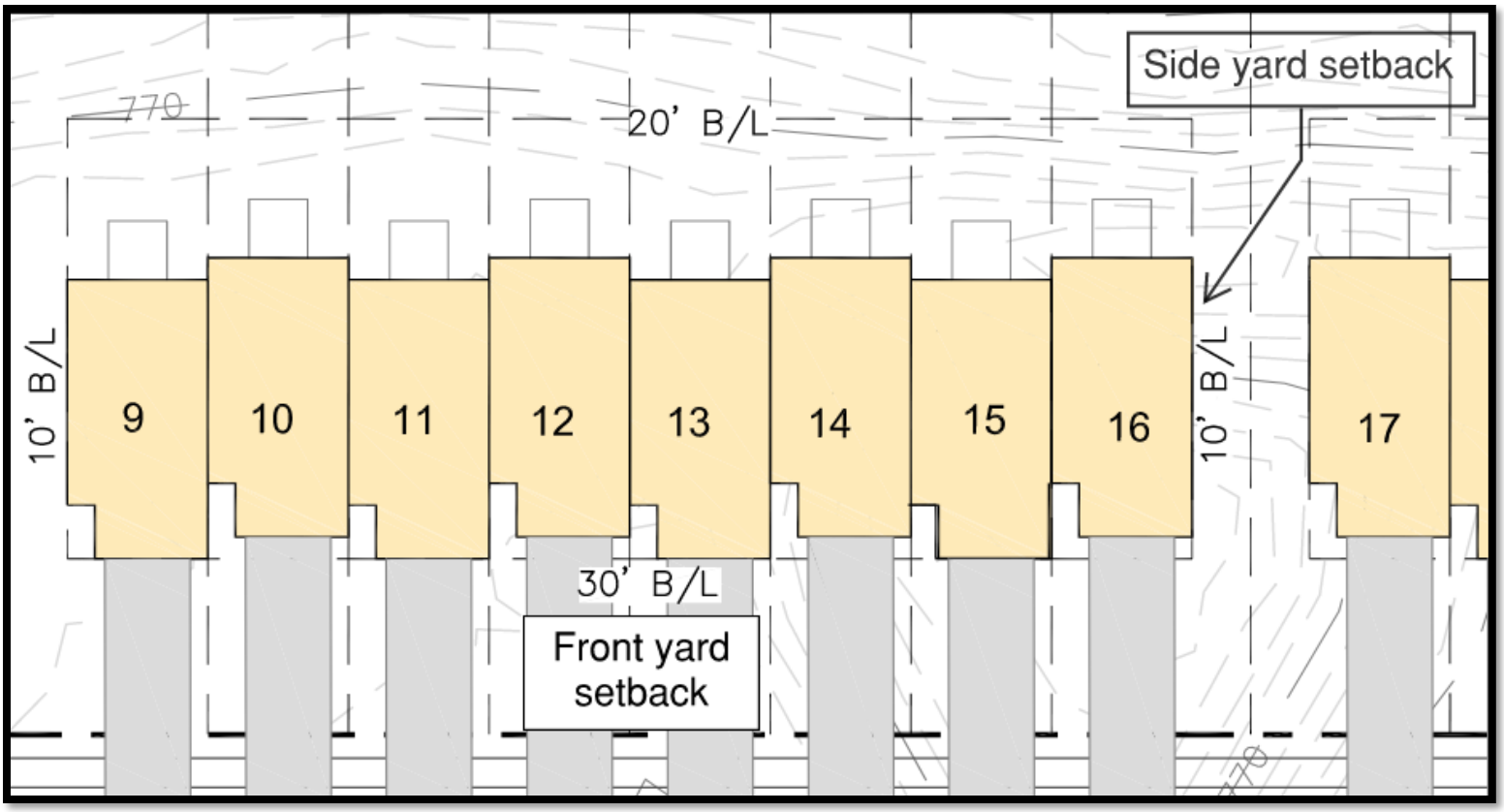
1. REDUCE REQUIRED FRONT SETBACK FROM 50' TO 30'
2. REDUCE REQUIRED SIDE SETBACK FROM 20' TO 10'

Renderings of Highway 42 Townhomes





Setbacks as shown on Proposed Site Plan



V. Analysis

Project Description

The applicant, LI Route 23, LLC., is proposing to build a townhome development with 100 units with a density of 7 units per acre on the eastern side of Highway 42 North and south of Eagles Landing Parkway. The size of the proposed townhomes is 24' (H) x 110 (W), which is 2,640 square feet. The proposed townhome development will include the following amenities: pool, pool pavilion with restrooms, a playground, a community mailbox, and 2.81 acres of open space. The proposed townhome development will also include six parking spaces for the visitors and 19 parking spaces close to the pool area. The proposed townhome development will include a 25-foot buffer along the eastern boundary line adjacent to the Lakeside at Eagles Landing subdivision. In addition, the proposed development will be gated, and will include a five-foot sidewalk on both sides of the internal streets. The proposed townhome development will utilize the existing deceleration lane located on Highway 42 North and will install an emergency access road on Highway 42 North. In addition, the proposed townhome development will have main access from the Parkview Place subdivision.

The applicant is requesting two variances (VR-2024-02) from the MFR development regulations found in Section 2.4.4 of the Stockbridge Unified Development Code. These variances, are as follows:

a. **Variance Request #1**: reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet

b. **Variance Request #2**: reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet.

MFR District Standards

MFR Requirement	Request From Applicant
Front Yard Setback: 50 feet	**Front Yard Setback: 30 feet**
Side Yard Setback: 15 feet	**Side Yard Setback: 10 feet**

Staff Analysis

The applicant requests a **variance** under the City of Stockbridge Unified Development Code Section **(Sec. 10.1). The Planning Commission and the City Council shall consider the weight and merits of each of the following factors before granting variances:**

Section 10.1.1.

A. A variance may be granted where owning to special conditions, a literal enforcement of the provisions of this Unified Development Code will result in an individual case result in unnecessary hardship.

B. A variance shall observe the spirit of this Unified Development Code, secure public safety and welfare, and deliver substantial justice.

C. The existence of a nonconforming use on adjacent or nearby property shall not constitute a justification for granting a variance.

D. The Planning Commission shall make recommendations to the Mayor and City Council which shall have the authority to render a decision on a variance application pursuant to the public notice and hearing requirements set forth in Chapter 9.

E. A variance may not be granted for a use specifically prohibited by the Unified Development Code. A variance is intended to compensate for a shortfall in a dimension of property that would prevent the property from complying with a site design standard. Variances may only be granted following a review of an application against the **criteria** listed below:

ANALYSIS OF REQUEST (Section 10.1.3)

A variance may be granted only upon a finding by the Mayor and City Council that all the following conditions are met.

1. **Extraordinary and exceptional circumstances pertaining to the particular piece of property exist due to its size, shape, or topography that are not found on other properties in the same zoning district.**

   Section 10.1.1 A of the Unified Development Code states that "A variance may be granted where owing to special conditions, a literal enforcement of the provisions of this unified development code will in an individual case result in unnecessary hardship." Therefore, since the staff is currently reviewing the MFR building standards, the staff is in support of reducing the front yard setback from 50 feet to 30 feet. Staff has reviewed the MFR building standards and therefore is in support of the side yard reduction from the required 15 feet to 10 feet.

2. **A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.**

   The applicant may be deprived of the opportunity to develop a townhome community with lot sizes comparable to those in other recently approved MFR (Multi-Family Residential) districts.

3. **Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district.**

   Granting the requested variances would not confer any special privileges upon the property owner. Furthermore, the denial of the requested variances would force the developer to unfairly comply with the same standards in the developing the proposed site, even though the proposed characteristics of the subject property would make it very difficult to do, thus creating an unnecessary hardship for the developer itself

4. **The variance will be consistent with the purposes and intent of this Unified Development Code, will be compatible with uses on neighboring properties, and will serve the public welfare.**

   The requested variance would be consistent with the overall purpose and intent of the Unified Development Code by encouraging the most appropriate land use on the subject property.

5. **The extraordinary circumstances are not the result of actions by the applicant.**

   The physical conditions of the subject property, which were not created by the applicant, are currently limiting the applicant's ability to develop the property for reasonable use.

6. **The variance is the minimum relief that will allow the legal use of the land, building or structure.**

   The subject property remains developable under the current C-2 (General Commercial District) zoning designation. However, while townhomes could be constructed under the applicant's requested MFR (Multi-Family Residential) zoning district, the developer would face significant constraints without the reduction of both front and side yard setbacks. These constraints would hinder the creation of a site plan that allows for the construction of a sufficient number of units to ensure economic feasibility.

7. **The variance is not a request to permit the use of land, buildings or structures that is prohibited in the same zoning district.**

   The MFR zoning districts provide a list of permitted uses, which includes townhomes.

VI. STAFF RECOMMENDATION

Based on the Staff analysis above, the Planning and Zoning Staff therefore recommends approval for the following variances:

1. **Variance Request #1**: reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet **(APPROVAL)**

2. **Variance Request #2**: reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet. **(APPROVAL)**

City of Stockbridge

AGENDA ITEM

MEETING DATE

September 9, 2024

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

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works

ITEM/PROJECT/EVENT:

Country Club Drive Safety Improvement Project is included in the City's TSPLOST Capital Improvement Program.

BACKGROUND INFORMATION:

Traffic Signal Plans will be prepared by NV5 for the intersection of Patrick Henry Parkway and Country Club Drive. These plans will include ADA ramps, crosswalks (street print), pedestrian poles and concrete islands. Black powdered coated mast arms (if possible) will be proposed at the intersection. Falcon Design Consultants, LLC will provide project plans and contract documents with technical specifications that include the signal plan along with the construction of 8' to 10' wide concrete sidewalks, ADA compatible, filling in the gap between Eagles Pointe Pkwy and Village Center Pkwy (approximately 600 l.f.). A new sidewalk is to be constructed adjacent to the existing concrete curb including all required grading and walls, utility relocations and any necessary storm drainage improvements.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. N/A

- [x] FINANCIAL IMPACT [ ] N/A

AMOUNT $

$88,000.00

ATTACHMENTS: [x]

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature_____

FALCON DESIGN

"ENGINEERING * LAND PLANNING * SURVEYING *
"CONSTRUCTION MANAGEMENT * LANDSCAPE ARCHITECTURE"
WWW.FDC-LLC.COM

Task Order FDC 2024.07

To:	City of Stockbridge 4640 North Henry Blvd. Stockbridge, GA 30281	Date:	July 31, 2024
		From:	Falcon Design Consultants, LLC
Attn:	Mr. Frederick Gardiner, City Manager		

Project: **Country Club Drive – Traffic and Pedestrian Safety Improvements**

TO No.: **FDC 2024.07**

Background Information

Falcon Design Consultants, LLC has prepared this task order (TO) to assist the City of Stockbridge with designing a traffic signal and sidewalks.

Project Description

Traffic Signal Plans will be prepared by NV5 for the intersection of Patrick Henry Parkway and Country Club Drive. These plans will include ADA ramps, crosswalks (street print), pedestrian poles and concrete islands. Black powdered coated mast arms (if possible) will be proposed at the intersection. FDC will provide project plans and contract documents with technical specifications that include the signal plan along with the construction of 8' to 10' wide concrete sidewalks, ADA compatible, filling in the gap between Eagles Pointe Pkwy and Village Center Pkwy (approximately 600 l.f.). A new sidewalk is to be constructed adjacent to the existing concrete curb including all required grading and walls, utility relocations and any necessary storm drainage improvements.

Task – A. Underground Utility Locate:

- Underground utility performed by Utility Marking or approved alternate as a subconsultant to FDC.

Task – B. Topographic Survey:

- Work to include topographic survey using LIDAR Technology and field run survey as needed.
- Survey will locate all identified utilities, existing infrastructure, all related structures.

Task – C. Right-of-Way Resolution:

- FDC will resolve issues related to existing right-of-way and adjacent properties to generate any required easements and/or property acquisitions.
    - Actual exhibits for easements or property acquisition, with legal descriptions, will be generated as needed for a standard fee of $500/per exhibit.

Task – D. Traffic Study:

- Traffic study to include signal warrant analysis and ICE study by NV5.
- New 12 hour turning movement counts will be collected.

Task -E. Civil Plans:

- Develop complete construction plans to be utilized for the construction and bidding of the project with all necessary project related information and details.
- Civil design of intersection, crosswalks, etc.
- Design includes approximately 600 lf of new sidewalk to fill in a gap between Eagles Pointe Pkwy and Village Center Pkwy. Sidewalk will be 8' to 10' in width.

Task – F. Traffic Signal Plans:

- Signal plans to be prepared by NV5.
- Includes Interconnect plans if required.

Task – G. Bid Documents:

- Develop compete Contract Documents and Technical Specifications for the construction and bidding of the project with the City's Procurement Department oversight and direction.

Task – H. Construction Administration:

- Construction phase services and coordination.
- Construction observation, as needed.
- Submittal reviews.
- Process pay requests and change orders.
- Construction meetings.
- Develop end of project punch list/and closeout documents.

Fee Estimate

The budget below includes staff time and expenses necessary to perform the scope of work outlined above. This budget is for the scope of work referenced above.

Design Services:	Estimated Budget
A. Underground Utility Locate:	**$4,000.00**
B. Topographic Survey:	**$5,000.00**
C. Right-of-Way Resolution:	**$5,000.00**
D. Traffic Study (If Needed):	**$8,000.00**
E. Civil Plans:	**$45,000.00**
F. Traffic Signal Plans:	**$15,000.00**
G. Bid Documents:	**$6,000.00**
Total:	**$88,000.00**

H. Construction Administration: (3% of Total Base Bid)

FALCON DESIGN

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"CONSTRUCTION MANAGEMENT * LANDSCAPE ARCHITECTURE"
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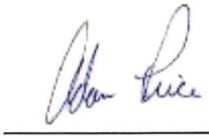
Task Order FDC 2024.07

Additional services, which are not included in this task order as defined by the scope of work, will be treated as extra work. The Owner will be given notice of any additional services requested by the Owner's Staff to complete the project.

Authorized:
As our authorization to proceed with the scope of work, schedule and fee structure outlined herein, please sign in the space provided below and return one copy to this office for our records.

Authorized by: _____ Title: **City Manager**

Print Name: Mr. Frederick Gardiner Date: _____

Authorized by:  Title: Managing Partner

Print Name: Adam L. Price, P.E. Date: 7/31/2024


EAGLES POINT PK
PATRICK HENRY PK