



City of Stockbridge
Bringing People
Together

STOCKBRIDGE CITY COUNCIL

Mayor Judy Neal

Mayor Pro Tem Anthony S. Ford

Councilman Elton Alexander

Councilman John Blount

Councilwoman LaKeisha Gantt

Councilwoman Neat Robinson

CITY MANAGER

CITY CLERK

Vanessa Holiday

DEPUTY CLERK

Randi Rainey

CITY ATTORNEY

Michael Williams

**Council Meeting
Agenda**

September 11, 2017 6:00 PM



Council Chamber 2nd Floor

4640 N. Henry Blvd.

Stockbridge, GA 30281

Website: www.cityofstockbridge.com

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

MONDAY, SEPTEMBER 11, 2017 6:00 PM

Mayor & City Council

Judy Neal, Mayor
Anthony S. Ford, Mayor Pro Tem
Elton Alexander, Councilman
John Blount, Councilman
LaKeisha Gantt, Councilwoman
Neat Robinson, Councilwoman

Administration

Vanessa Holiday, City Clerk
Randi Rainey, Deputy City Clerk
Michael Williams, City Attorney

- I. Call to Order**
- II. Invocation- Pastor Jose Hernandez of Casa Betel**
- III. Pledge of Allegiance**
- | | | |
|-----------------------|----------------|---------------|
| IV. Roll Call | Present | Absent |
| Mayor Pro Tem Ford | _____ | _____ |
| Mayor Neal | _____ | _____ |
| Councilman Alexander | _____ | _____ |
| Councilman Blount | _____ | _____ |
| Councilwoman Gantt | _____ | _____ |
| Councilwoman Robinson | _____ | _____ |
- V. Adoption of the Agenda**
- VI. Adoption of Minutes of the Council Meeting of 7/10/2017, Work Session Meeting of 7/25/2017 and Special Called Meeting of 7/26/2017**

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.

OLD BUSINESS

Item # 1 - Request for FY2017 Budget Amendment in the amount of \$10,000 for Dues, Registration Fees and Travel Expenses for Youth Council and Chaperones to attend Youth Council in Charlotte, N.C.

Presented by: Councilwoman Robinson

NEW BUSINESS

Item # 2 - Council Consideration to approve vendor selection for City's Janitorial Services

Presented by: Donald Riley

Item # 3 - Council Consideration to approve moving forward with RFP for a City Architect

Presented by: Decius Aaron

Item # 4 - Council Consideration to approve Noel in November Partnership w/ Connecting Henry authorizing use of Merle Manders Conference Center Saturday, November 18, 2017

Presented by: Councilman Blount

DISCUSSION

Item # 5 - Council Discussion- Landscape Ordinance Update

Presented by: Camilla Moore

Item # 6 - Council Discussion- Highway Corridor Overlay Update

Presented by: Camilla Moore

Item # 7 - Council Discussion- Stockbridge Public Access TV

Presented by: Councilman Alexander

CITY MANAGER'S COMMENTS

COUNCIL'S COMMENTS

Councilman Alexander

Councilman Blount

Mayor Pro Tem Ford

Councilwoman Gantt

Councilwoman Robinson

MAYOR'S COMMENTS

Mayor Judy Neal

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ANNOUNCEMENT OF UPCOMING MEETINGS & EVENTS

All meetings will be held at City Hall unless otherwise noted. Meeting dates and times are subject to change. Please check the city's website www.cityofstockbridge.com or contact City Hall offices at 770.389-7900 for information.

UPCOMING OFFICIAL CITY MEETINGS/EVENTS/ANNOUNCEMENTS

Meeting will be held at City Hall unless otherwise noted. Meeting dates and times are subject to change. Please visit the city's website www.cityofstockbridge.com, Facebook page or contact City Hall offices at 770.389-7900 for updates and detailed information.

- Final 2017 Food Truck Tasty Tuesday, September 12, 2017 from 5:30 – 9:00 P.M. ***(New Location) Clark Park 111 Davis Rd. Stockbridge**
- Keep Stockbridge Together Meeting, Tuesday, September 12, 2017 at 7:00 P.M. at Windsong Plantation Clubhouse.
- Hwy. 138 Overlay Guidelines Stakeholder Meeting Tuesday, September 19, 2017 at 6:30 p.m. Ted Strickland Community Center 130 M L King, Sr. Heritage Trail, Stockbridge.
- Keep Stockbridge Together Meeting, Wednesday, September 20, 2017 at 7:00 .PM at City Hall (Avian Forest will hold their HOA meeting at City Hall).
- Planning Commission Special Called Meeting, Thursday, September 21, 2017 at 6:00 P.M., City Hall.
- Work Session Meeting, Tuesday, September 26, 2017 at 6:00 P.M. at City Hall.
- Hwy. 138 Overlay Guidelines Public Hearing Tuesday, September 26, 2017 at 6:30 p.m. at City Hall.
- Keep Stockbridge Together Meeting, Wednesday, September 27, 2017 at 3:00 P.M. City Hall.
- Bridgefest 2017 featuring Hispanifest – Saturday, September 30th pm on the City Hall lawn from 2:00 P.M. – 10:00 P.M.

UPCOMING CIVIC EVENTS

Team Henry County Walk to End Alzheimer's, Saturday, September 30, 2017 Alexander park, McDonough, GA Registration begins at 8:00 A.M. <http://www.henrycountywalk2endalz.org/>

Motion to Adjourn.

CITY OF STOCKBRIDGE

BUDGET AMENDMENT

NUMBER 2017 - 005

DATE 08/29/2017

[illegible]

~~This amendment is to add funding for the trip to the National League of Cities convention.~~

Entered

Approved _____

YOUTH COUNCIL									
NLC Trip Budget									
as of 8/25/17									
	November								
Meals/Snacks	600.00	3 dinners \$30, 3 breakfasts \$15, 2 lunches \$20 (They are feeding the kids lunch every day, and dinner/breakfast on Friday)							
Lodging (6 rooms/3 nights)	3,500.00	(using lowest rate provided by Convention hotels)							
Transportation (Rental/Gas/Parking)	700.00								
Registration Costs	2,040.00	(8 youth delegates and 4 chaperones at \$170 each, however every sixth registration must be free - TBD)							
Misc	1,000.00	(only if needed: office supplies, first aid, unforeseen contingency)							
Total	7,840.00								
Budgeted for Macon/Bibb Conference	-2,000.00								
Additional amount needed	5,840.00								
Additional Matters for City Council Consideration Only:									
NLC Member Dues	1,861.00								
Fee per elected official	450.00	(first time attendee fee)							
Council may wish to consider a budget amendment of \$10,000 to cover the cost of (a) the Youth Council Trip; (b) the annual NLC dues; and (c) the fee and costs for a few Council members to attend the City Summit. This would leave approximately \$4,160 to cover (b) and (c).									

Preparing Tomorrow's Leaders Today

A Guide to Creating Youth Councils



 **GEORGIA
MUNICIPAL
ASSOCIATION**



CHATHAM COUNTY

Chatham County has three separate Youth Programs. Tybee Island's program is for elementary school age, City of Savannah is for Middle School Age and Chatham County is for High School Age

Chatham County Youth Commission

Van Johnson
Councilmember, Savannah
(912) 652-7964

youthcommission@chathamcounty.org

When was your Youth Council started?
1992

What is the age range of your group?
15-18

How many members do you have?
50

Describe your selection process.
Students are recommended by public and private high school principals and counselors. They are interviewed by current participants and then must complete a 100 hour summer candidacy program before they are accepted into the program.

What is your annual budget?
\$50,000

Which city department is responsible for overseeing the council?
Human Resources

How are you funded?
County Commission

How often does the Youth Council meet?
Every two weeks

Where does the Youth Council meet?
Commission Chambers

Please describe the duties and activities of your Youth Council.

Observe, evaluate, and stay abreast of programs and services available to youth in Chatham County;

Make recommendations to the Chatham County Commission and other agencies as to strengthening existing services and/or expanding services to meet unmet needs;

Make feasibility and/or funding recommendations to the Chatham County Commission where requested and appropriate;

Be responsive to concerns of youth in Chatham County;

Inform and suggest to the Chatham County Commission ways to make policy youth oriented;

Create a climate of public awareness and responsibility for meeting the needs of Chatham County youth;

Interact with Youth of other cities, counties, states and countries to develop new ideas for programs.

Provide youth services and programming where necessary and appropriate.

Submit to the Chatham County Commission, and make available to the general public, an annual report of the activities of the Commission.

Does your group act as an advisory committee for your County Commission?

Yes

Does your group participate in overnight events?

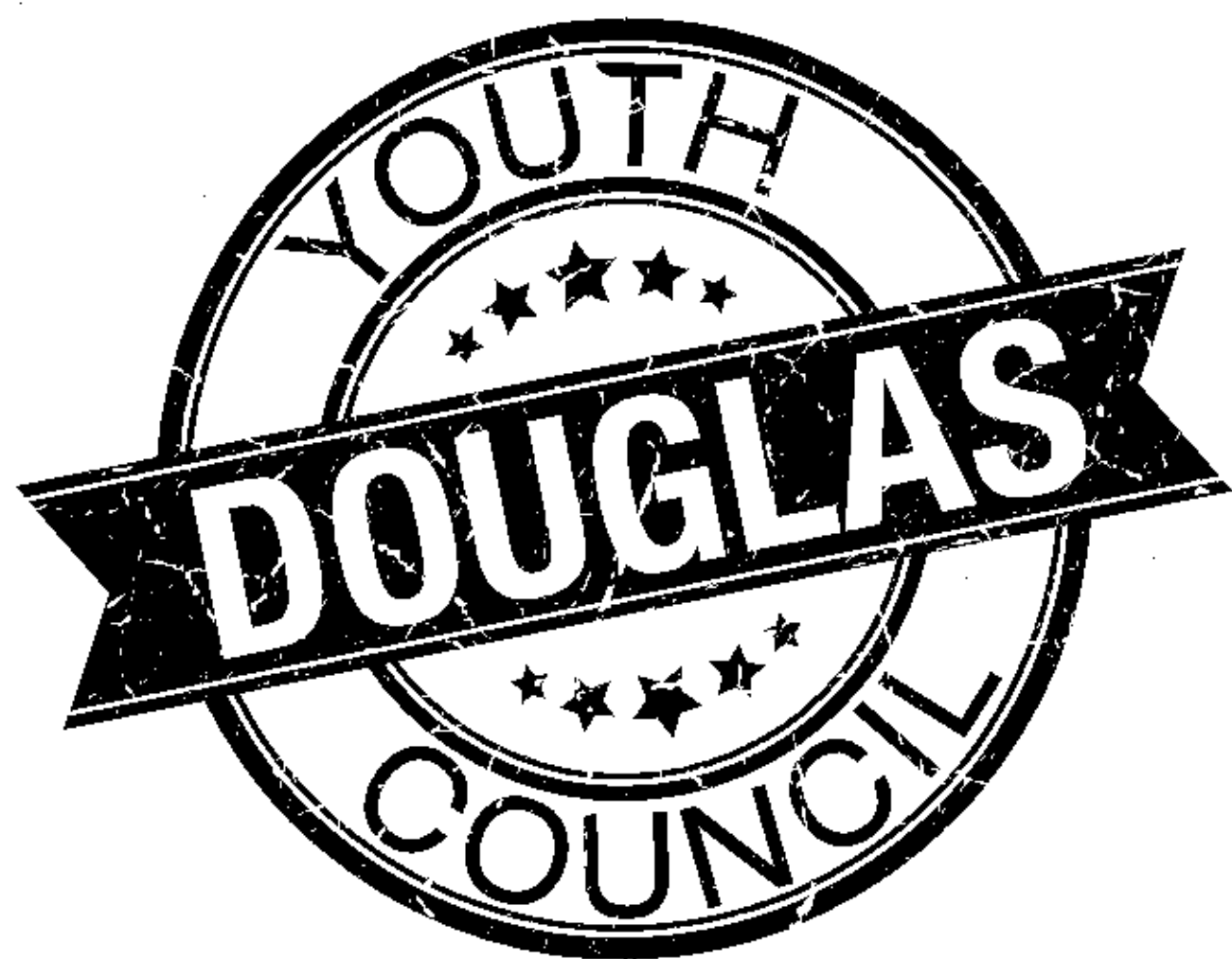
Yes

Do you have any words of advice you'd like to share with cities considering the establishment of a youth council?

Yes - Engage in deliberate conversation & consultation with those cities & communities that have successful programs.

Do you have a specific event that your group has participated in that you'd like to describe in 250 words or less?

GMA Mayors' Day in Atlanta and the National League of Cities Conferences in Washington D.C. and other locations.



DOUGLAS

Douglas Mayor's Youth Council

Georgia Henderson

City Clerk

(912)-383-0277

ghenderson@cityofdouglas.com

When was your Youth Council started?

Pending approval by Mayor & Commission, hopefully by the end of June 2017

What is the age range of your group?

High School 9th - 12th, age not to exceed 19

How many members do you have?

Nine

Describe your selection process.

Participants must be students of a Coffee County public, private, or home school and will seat up to nine members, serving a two-year term or until out of high school. Membership is open to 9th - 12th grade students, age not to exceed 19, and is based on the selection criteria as follows; Application: Extracurricular Activity; Leadership Skills and Ability; Community Involvement; Recommendations; Interest in MYC Essay; Interview

What is your annual budget?

Starting Budget \$2,500 (first year)

Which city department is responsible for overseeing the council?

Order of Rank: Public Information, City Clerk, City Manager

How are you funded? City's General Fund and community donations

How often does the Youth Council meet? Monthly

Where does the Youth Council meet?

City Hall

Please describe the duties and activities of your Youth Council.

• To meet on a monthly basis to advise local government officials and to be viewed as an essential part of the local government structure. (Have a seat on

the City Board of Commissioners.)

• To initiate and foster leadership among youth through education and outreach.

• To reach out to youth so that they understand governmental processes.

• To develop healthy citizen habits for the future of the community.

• To produce productive youth and community ownership.

• To serve as a catalyst to improve the well-being of youth.

• To collaborate with other youth agencies to address youth related issues and concerns.

• To unite youth to bring about positive change within their community.

• To actively involve youth on policy issues affecting them.

• To broaden the scope of youth leadership in city government and Coffee County School districts affairs

• To promote experiential learning on the functions of city government

• To promote public awareness of the strengths and abilities of youth.

• To actively involve youth in planning, developing and implementing social, cultural and recreational activities that are drug and alcohol free.

• To maximize the voices and opinions of the youth of Douglas and Coffee County by establishing a monthly Teen Summit television show, with a purpose to focus on the successes and problems that affect youth.

Does your group act as an advisory committee for your City Council?

Yes

Does your group participate in overnight events?

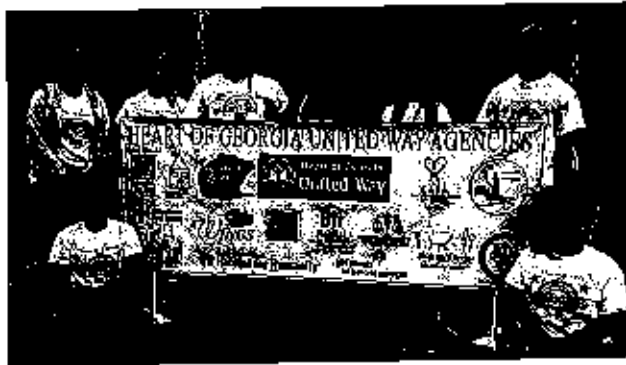
No

Do you have any words of advice you'd like to share with cities considering the establishment of a youth council?

None at this time. We are establishing this year.



DUBLIN



Dublin Youth Council

Kesia Holder
(478)-277-1404
teencourt@dlcga.com

When was your Youth Council started?
March 2016

What is the age range of your group?
14-18 (or 9th thru 12th grade)

How many members do you have?
12

Describe your selection process.

To apply, students must secure parental support and submit an application, along with two personal reference letters. Elections are held in the high school for a Youth Mayor and Representatives for Wards 1-4. Qualifying candidates are placed on the voting ballot, have an opportunity to campaign, and are elected by their peers (tentatively) on the school's Election Day. Appointed Positions - Assisted by the adult advisory committee, the Youth Council will appoint a Council Clerk, Mayor Pro Tempore, City Attorney, and Historian (who will take photos/keep scrapbook/historical records, etc.). At-Large Positions - Interviews are conducted.

What is your annual budget?
\$16,000.00



Which city department is responsible for overseeing the council?
An adult Youth Commission

How are you funded?
City of Dublin Budget

How often does the Youth Council meet?

Meetings are generally held twice a month. Additional meetings are required for committees, special projects and miscellaneous events and are scheduled as necessary.

Where does the Youth Council meet?
Dublin City Hall

Please describe the duties and activities of your Youth Council.

The Mayor of the Youth Council shall preside at all meetings and shall perform his/her duties as described by proper parliamentary procedure. Under parliamentary procedure, the mayor's general duties are: to open and call the meeting to order; to announce the business to be conducted; to recognize members entitled to the floor; to state and put to vote all questions which are regularly moved or necessarily rise in the course of proceedings and to announce the result of the vote; to speed the proceedings as much as possible; to require order and sincerity in meetings; to inform the group present to a point of order or a practice or policy pertinent to pending business; and to authenticate, by his/her signature when necessary, all acts, orders and proceedings of the Youth Council. Other responsibilities include, but are not limited to: developing meeting agendas with the Chair of the City Council and Council Commission;

establish, in conjunction with other members and the Council Commission, the annual platform on topics critical to the well-being of the Youth Council; speak on behalf of the Youth Council at City Council, Council Commission, and Board of Education meetings; assist in community service projects and special events; and serve on select Youth Council committees. The Mayor Pro Tempore of the Youth Council shall assist the Mayor in the work of the Youth Council; in the absence of the Mayor, he/she shall perform all duties of that office; in the absence of the Secretary, he/she will perform all duties of that office; assist with meeting coordination; assist with development of master calendar; assist in community service projects and special events; and serve on select Youth Council committees. The Youth Council Clerk shall keep all minutes of the meetings and provide a copy of minutes at the next scheduled meeting. The minutes need not be verbatim; however, indicate those in attendance, a synopsis of the discussion, and any action taken on Youth Council related agenda items. The Council Clerk shall maintain membership status for all members; shall keep a detailed financial record of the Youth Council's funding sources, fundraising efforts, income, expenses, and purchases. He/she is responsible for the management of the Youth Council's finances; assist in community service projects and special events; and serve on select Youth Council committees. The Historian of the Youth Council shall work closely with the Council Clerk to maintain records of Youth Council meetings, events, and activities. He/she shall keep track of the historical record of the Youth Council; take pictures and collect materials for all Youth Council meetings and events; maintain a Youth Council scrapbook and photo album; assist in community service projects and special events; and serve on select Youth Council committees.

Does your group act as an advisory committee for your City Council?

Yes

Does your group have bylaws?

Yes, See Appendix

Does your group participate in overnight events?

Yes

Do you have any words of advice you'd like to share with cities considering the establishment of a youth council?

It is very important for the youth involved in the program to "buy-in" to the mission, purpose, and goals of the organization. Set guidelines prior to implementing the program and make certain the adults and youth involved follow them. If interested, participating in the election process for Youth Council is an awesome opportunity to educate youth on the process (and importance) of local, state, and national elections.

Do you have a specific event that your group has participated in that you'd like to describe in 250 words or less?

The first event held by our youth council was a Teen Thriller Movie Night. The youth collaborated with the Director of Downtown Dublin Theater and provided a free "scary" movie for youth throughout Laurens County. The night was a success and provided the youth with something positive to do on a beautiful summer night.

Dublin also has a Teen Court:

Dublin-Laurens County Teen Court meets once a month in the Julie S. Driger Courtroom. One Saturday out of each month, Teen Volunteers gather to give back to their community. They hold court for first time juvenile offenders, and amazing Teens serve as the attorneys, bailiffs, jurors, and court clerks. We are "Making a Difference, One Teen at a Time".



MACON-BIBB COUNTY



Macon-Bibb County GCAPS Youth Commission

Charles Coney
Assistant Manager
(478) 751-2717
cconey@maconbibb.us

When was your Youth Council started?

The Bibb County Board of Commissioners established its program in 2012 with a \$3,750 grant from AGCG. The 2014-2015 cohort was the first under the newly consolidated Macon-Bibb County government.

What is the age range of your group?

16-18 (Sophomores, Juniors, and Seniors)

How many members do you have?

25

Describe your selection process.

1. Complete online application
2. Face-to-Face Interview
3. Recommendation by School Leader
4. Orientation
5. Complete Participation Agreements
6. Commission Confirmation

What is your annual budget?

\$10K from the Macon-Bibb County Commission

What city department is responsible for overseeing the council?

County Manager's Office (Mayor & Administration)

How are you funded?

MBC General Fund, Annual Fund Raiser, and periodic donors/sponsors

How often does the council meet?

Monthly Learning Sessions

Where does the Youth Council Meet?

Throughout the government visiting different departments

Please describe the duties and activities of your youth Council.

The Georgia Civic Awareness Program for Students (GCAPS) was developed by the Association County Commissioners of Georgia (ACCG) staff and county officials to address the need for increased civic involvement and awareness among our state's youth. Youth gain knowledge about their local governments through hands-on learning experiences and witness firsthand the decision making process. The objective of GCAPS is simple: to educate young citizens about the importance of being actively conscious of their local government environment and the opportunities available in the public sector. GCAPS provides civic education by exposing high school students to the role that local government plays and by introducing them to the leaders who make local governments work. As a result of GCAPS, youth become engaged in their communities and become better informed citizens, they also learn valuable leadership skills and have the opportunity to create and implement civic awareness projects.

Does your group act as an advisory committee for your Commission?

No

Do you have a Vision, or Mission Statement?

See above

Do you have bylaws?

Yes, See Appendix

Does your group participate in overnight events?

Yes

If your group does overnight events, please provide your guidelines for overnight housing and for travel to and from destination.

Do you have a code of conduct/expectations for members?

See Appendix

Do you have any words of advice you'd like to share with cities considering the establishment of a youth council?

Research best practices amongst other groups, but develop your program LOCALLY to fit the specific needs and objectives of your community.

Do you have a specific event that your group has participated in that you'd like to describe in 250 words or less?

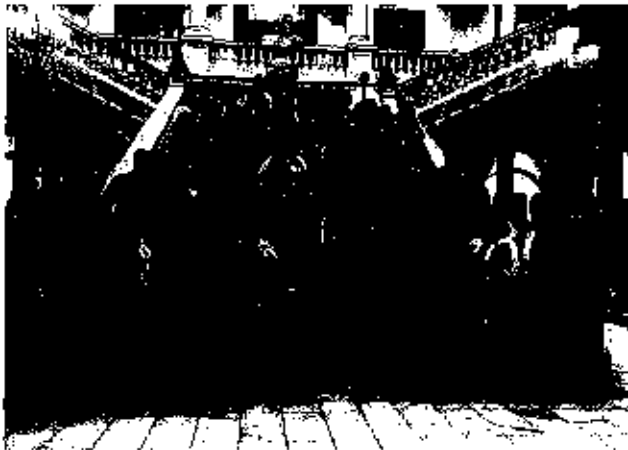
Metro-Atlanta and the surrounding areas in Georgia hosted the 26th Japan-America Grassroots Summit 2016 which took place October 4-11, 2016. The Summit aims to strengthen the peaceful relationship between Japan and the United States by fostering grassroots friendships through a one-week cultural exchange program for all ages. The Macon-Bibb County Youth Commission was selected as host families for those Japanese Guests wishing to choose Macon as their home stay.

Our Macon-Bibb Community hosted 15 high school students and 2 administrators from Oita Uenogaoka High School in southern Japan. The Youth Commission journeyed to Atlanta on Wednesday, October 5th to meet the Japanese students prior to the Opening Ceremony for lunch and share in their Atlanta tours to the Dr. Martin Luther King, Jr. and Civil Rights Museum. The Atlanta Tour continued with a visit to the National Center for Civil and Human Rights. The Japan-America Grassroots Summit Opening Ceremony was held at the Fox Theater, with speeches from Atlanta Mayor Kasim Reed, the Ambassador of Japan Kenichiro Sasae, Consul General Takashi Shinozuka and other dignitaries. Other guests included Japanese Ambassadors Ichiro Fujisaki and Masahiro Kohno, and the descendants of Manjiro and Whitfield as well as Commodore Matthew Perry's descendants.

During their local session, the Japanese students participated in a Youth Leadership Summit at Middle Georgia State University. Macon-Bibb County and Middle Georgia State University Office of Career Services hosted the Third Annual Youth Leadership Summit. This year's Summit included a dedicated symposium for Youth Advisors and two days of sessions for youth leaders. More than 100 students in youth leadership programs across Georgia worked on team building through classroom learning and other activities, strengthened their connection to local government, explored diverse careers, tested decision making skills as elected officials, and learned what to expect while preparing for life after high school. Speakers included representatives from governments in Georgia and South Carolina, from Macon-Bibb and Middle Georgia State University, and state and national organizations. On Sunday, all the Japanese guests across the state convened in Stone Mountain Park for a Closing Ceremony.



SAVANNAH



Savannah Youth Council

Carliss Bates
(912)-651-6703
cbates@savannahga.gov

When was your Youth Council started?
2004

What is the age range of your group?
8th graders

How many members do you have?
35

Describe your selection process.
Partner with local middle and K-8 schools to identify students to participate in the program

What is your annual budget?
\$15,000

Which city department is responsible for overseeing the council?
Office of Community Relations & Internships manages and coordinates the program

How are you funded?
The program is funded through the Mayor's office



How often does the Youth Council meet?
2-3 times monthly

Where does the Youth Council meet?
Mostly meet at City Hall

Please describe the duties and activities of your Youth Council.
The three areas of focus: Leadership Development; Community Service; Civics and local government

Does your group act as an advisory committee for your City Council?
Yes

Does your group have a Vision or Mission statement?
Yes

It is the mission of the Savannah Youth Council (SYC) program, to provide local youth with the experience of the working with city government while obtaining a sense of civic responsibility as well as the opportunity to develop and demonstrate leadership skills.

Does your group have bylaws?
Yes

Does your group participate in overnight events?
Yes

Please provide your guidelines for overnight housing and for travel to and from destination.

All out of town trips are coordinated by the Office of CRI and SYC mentors (City employees). SYC members traveling out of town are always accompanied by coordinators and mentors.

Do you have a code of conduct/expectations for members?

Yes, see bylaws in Appendix A

Do you have any words of advice you'd like to share with cities considering the

establishment of a youth council?

Don't be worried about funding and budgets, just do it and give your youth a chance!

Do you have a specific event that your group has participated in that you'd like to describe in 250 words or less?

Annual events and activities: Swearing-In Ceremony, Graduation Parades, Savannah/Chatham Day in Atlanta, Annual Mayors' Motorcade, Annual Canned Food Drive to Second Harvest Food Bank.



SUGAR HILL

Sugar Hill Youth Council

Scott Andrews
Economic Development Director
(770)-945-6716
sandrews@cityofsugarhill.com

What is the age range of your group?
14-18

How many members do you have?
7

When was your Youth Council started?
2014-2015

Describe your selection process.

We have both an official Youth Council of seven members (Mayor, Pro Tem, Secretary, and Youth Ambassadors Chair are the officer roles) and a Youth Ambassadors group which typically consists of 20 students. The Youth Ambassadors are more of a service oriented group that is a feeder system for the more formal Youth Council. We have found that the two groups compliment each other well and engage a larger audience.

What is your annual budget?
\$4000

Which city department is responsible for overseeing the council?
Economic Development

How are you funded?
The group is funded out of a cultural resources account in the general fund.

How often does the Youth Council meet?
They meet twice a month on Wednesdays, with work sessions taking place the opposite Tuesdays. The Youth Council led Youth Ambassadors also meet twice a month.

Please describe the duties and activities of your Youth Council.
Our Youth Council is a catalyst for engaging the Youth, and thus reflecting the voice of the Youth. Our

Youth Council assists at City events, leads their own initiatives, and helps to bring awareness to several local nonprofits that they partner with.

Does your group act as an advisory committee for your City Council?
Yes

Does your group participate in overnight events?
Yes

Please provide your guidelines for overnight housing and for travel to and from destination.
An adult chaperone of each sex is required. We also have the chaperones transporting the students, just to be safe. The City's Youth Council budget covers the costs of the GMA Mayor's Day event, etc. We make sure that we also have permission slips signed and male/female adult chaperones present at all times.

Do you have any words of advice you'd like to share with cities considering the establishment of a youth council?
It will take 2-3 years to operate the way you would ideally like it to. The success of the group depends on the amount of flexibility they have, the right people (students) in the right positions, and the amount of staff involvement with the group is critical. You do not want too much to push them away, but you need constant interaction to keep their energy working in the right directions.

Do you have a specific event that your group has participated in that you'd like to describe in 250 words or less?
From the Youth Mayor:

When the youth council learned about Georgia Cities Week at Mayor's Day a couple of years ago, we thought it would be an amazing opportunity for us to help educate people within the city, as well as better educate ourselves regarding the week-long event. So we started drafting and eventually conjured up the idea of hosting middle school students who show an interest in government and education by teaching them about the functions of the city and council, our growing downtown environment and our history. We hosted different games such as scavenger hunts, E center games (which is currently our gem that so

few really know about) and also invited the council members to come and share about their prospective positions. We just wrapped up our council session for this scholastic year with our second annual Georgia Cities Week event. We are still fixing some potholes,

but the turnout has doubled and there is still so much room to grow. We are hoping that next year we will also invite parents to come out along with their student so that we may continue to educate people about our beautiful city and all that we have in store.



SUWANEE



Suwanee Youth Leaders (SYL)

Denise Brinson
(770)-904-3385
denise@suwanee.com

When was your Youth Council started?
Jan. 2014

What is the age range of your group?
Sophomores and Juniors in high school

How many members do you have?
About 60/year

Describe your selection process.
The application process is marketed through city channels and through three local high schools. A team of approximately a dozen past Suwanee Youth Leaders (SYL) make the first review of the applications and make their selections. Then, those selected are reviewed and rated by high school principles. The final selection is made by the two city staff members who work directly with the program.

What is your annual budget?
\$10,000

Which city department is responsible for overseeing the council?
Economic Development

How are you funded?
City's general fund

How often does the Youth Council meet?
Suwanee Youth Leaders (SYL) meet February-September - once per month for 4 hours. Two-day weekend retreats are scheduled in February. During June and July five to six small group meetings (students must attend at least two). Several volunteer opportunities are provided for SYL at Suwanee events. Students plan two events, so they meet on their own as well (outside of regular meetings).

Where does the Youth Council meet?
Mainly Suwanee City Hall. For small group meetings, other locations.

Please describe the duties and activities of your Youth Council:
Educational sessions. Volunteer opportunities. Event planning. And fun.



TYBEE ISLAND



Tybee Island Youth Council

Janet LeViner
Clerk
(912)-472-5080
jleviner@cityoftybee.org

When was your Youth Council started?
November 2014

What is the age range of your group?
9-11

How many members do you have?
27

Describe your selection process.
Application and brief essay

What is your annual budget?
\$7,000

Which city department is responsible for overseeing the council?
Clerk

How are you funded?
City budget

How often does the Youth Council meet?
Monthly

Where does the Youth Council meet?
City Hall

Please describe the duties and activities of your Youth Council.
Enhancing the community for the youth; working with the Public Safety Committee of the City to develop enforceable ordinances for enhanced public safety; and learning the innerworkings of the City Government

Does your group act as an advisory committee for your City Council?
No

Does your group have a Vision or Mission statement?
The mission of Tybee Island Youth Council is to promote and receive input from the youth in the community to develop and sustain programs and activities for the youth and to provide a vehicle to learn about government, participate in the process and to represent the needs of the youth in this community.

Does your group have bylaws?
Yes, see Appendix A

Does your group participate in overnight events?
No

Do you have a code of conduct/expectations for members?
No

Do you have any words of advice you'd like to share with cities considering the establishment of a youth council?

Establish values and self-respect. These young people are our future.

Do you have a specific event that your group has participated in that you'd like to describe in 250 words or less?

The Youth Council obtained a grant from the Savannah Tree Foundation and planted 25 trees on the Island. They attended Chatham Day at the Capitol each January. The Tybee Island Youth Council has

aspirations of traveling to Washington DC. They have had many fundraisers, the last was a Field Day that they designed. They started with a car wash, bake sale and then moved to Memorial Park where they sponsored an Extravaganza. This included face painting, hot dog and hamburger sale, bounce house, dunking booth just to name a few. Local artists were invited to participate and at the end of the day, proceeds were close to \$3,000. This was due to the efforts of the members of the Youth Council, NOT their parents.



Georgia Municipal Association
P.O. Box 105377
Atlanta, GA 30348
(404) 688-0472
(888) 488-4462

**Agenda Item Summary:**Council Meeting Date
09/07/2017

Requesting Agency

Public Works Department

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Request approval of lowest responsive and responsible bidder – **PUBLIC WORKS** - ITB#17ITB030617-DRR in the amount not too exceed \$91,104.00 with All Bright Janitorial Service, (Forest Park, GA) for the purchase of services for Janitorial Services. This for one (1) year with two (2), one (1) year renewable option.

Requirement for Council Action (Cite specific City policy, statute or code requirement)

In accordance with City of Stockbridge Procurement code, sections 3.30.080 (B) requests for approval of competitive sealed bidding, shall be approved by the City of Stockbridge City Council.

Is this Item Goal Related? (If yes, describe how this action meets the specific Council Focus Area or Goal)☒ Yes ☐ No**Summary & Background**

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

The Public Works Department request approval of lowest responsive and responsible bidder to All Bright Janitorial Service, in an amount not too exceed \$91,104.00 for Janitorial Services for all of the City of Stockbridge Departments and buildings.

The project consist of provide janitorial services which shall include professional shall furnish all janitorial services and the labor, materials, cleaning supplies, restroom supplies (including soap, toilet seat covers, toilet tissue, paper towels, and other required supplies) and equipment necessary to provide the highest quality of Building Owners and Manager Association International (BOMA) standards for janitorial services at all of the City's facilities. The buildings that are a part of this bid are follows: City of Stockbridge City Hall, 4640 North Henry Blvd., Stockbridge, Ga. 30281; City of Stockbridge Municipal Court, 4602 North Henry Blvd., Stockbridge, Ga. 30281; Merle Manders Conference Center, 111 Davis Rd., Stockbridge, Ga. 30281; Merle Manders Administration Building, 111 Davis Rd., Stockbridge, Ga. 30281; Ted Strickland Community Center, 130 Berry St., Stockbridge, Ga. 30281; City Of Stockbridge Waste Water Reclamation Treatment Plant, 100 Stapleton Dr., Stockbridge, Ga. 30281; City Of Stockbridge Public Works Complex, 200 Taylor Drive, Stockbridge, Ga. 30281; City Of Stockbridge Community Center, 146 Burke Street., Stockbridge, Ga. 30281; The City Of Stockbridge Reserves The Right To Select Cleaning For Certain Facilities And Not Others As Part Of This bid.

Fiscal Impact / Funding Source

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Janitorial and Cleaning Services Account – \$91,104.00

Exhibits Attached

(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

Exhibit 1: Tabulation Sheet

Source of Additional Information

(Type Name, Title, Agency and Phone)

Decius T. Aaron, Public Works Director at (678) 833-3350

Agency Director ApprovalCity Manager's
Approval

Typed Name and Title

Phone

Signature

Date



DEPARTMENT OF FINANCE, PURCHASING DIVISION

BID TABULATION SHEET #1 JANITORIAL SERVICES

PROJECT TITLE: 17ITB030617-DRR
DONALD R. RILEY, CPPB, Procurement Specialist

DATE: JUNE 14, 2017
TOTAL NUMBER OF BIDDERS: 17

CONTRACTOR'S NAME	BID BOND YES/NO	TOTAL BASE BID AMOUNT	E-VERIFY NUMBER
McNEIL'S CLEANING, LLC.	N/A	\$99,582.00	
STARBRIGHT CLEANING SERVICES	N/A	\$544,357.20	
AMERICAN FACILITY SERVICES, INC.	N/A	\$172,500.00	
LITTLE CLEANING SERVICES, INC.	N/A	\$480,511.32	
BUILDING MAINTENANCE SERVICES, INC.	N/A	\$146,694.40	
ALL BRIGHT JANITORIAL SERVICE	N/A	\$91,104.00	
SCRUB BRUSH CLEANING, LLC.	N/A	\$1,704,724.80	
KLEAN GIRL WITH A BUCKET, LLC.	N/A	\$234,028.62	

THE RESULTS RECEIVED IN RESPONSE TO THIS SOLICITATION DOES NOT REFLECT AWARD OF THIS CONTRACT. RESPONSES WILL BE FURTHER EVALUATED BY THE CITY OF STOCKBRIDGE REPRESENTATIVES.



DEPARTMENT OF FINANCE, PURCHASING DIVISION

BID TABULATION SHEET #2 JANITORIAL SERVICES

PROJECT TITLE: 17ITB030617-DRR
DONALD R. RILEY, CPPB, Procurement Specialist

DATE: JUNE 14, 2017
TOTAL NUMBER OF BIDDERS: 17

CONTRACTOR'S NAME	BID BOND YES/NO	TOTAL BASE BID AMOUNT	E-VERIFY NUMBER
DREAM TEAM, INC.	N/A	\$135,877.60	
INTERCONTINENTAL COMMERCIAL SERVICES (ICS)	N/A	\$98,104.32	
IMAGANN CLEANING SERVICES, INC.	N/A	\$120,207.12	
KSL SERVICES, LLC.	N/A	\$318,474.00	
A-ACTION JANITORIAL SERVICES, INC.	N/A	\$263,505.24	
GCA SERVICES GROUP OF NORTH CAROLINA INC.	N/A	\$156,363.14	
MASON PROFESSIONAL CLEANING SERVICES	N/A	\$131,881.20	
RL COMMERCIAL SYSTEM, SERVICES	N/A	\$109,589.60	
QUALITY CLEANING SERVICES	N/A	\$124,887.50	

THE RESULTS RECEIVED IN RESPONSE TO THIS SOLICITATION DOES NOT REFLECT AWARD OF THIS CONTRACT. RESPONSES WILL BE FURTHER EVALUATED BY THE CITY OF STOCKBRIDGE REPRESENTATIVES.



DEPARTMENT OF FINANCE, PURCHASING DIVISION

BID TABULATION SHEET #2 JANITORIAL SERVICES

PROJECT TITLE: 17ITB030617-DRR

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THE RESULTS RECEIVED IN RESPONSE TO THIS SOLICITATION DOES NOT REFLECT AWARD OF THIS CONTRACT. RESPONSES WILL BE FURTHER EVALUATED BY THE CITY OF STOCKBRIDGE REPRESENTATIVES.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS TO PROVIDE ARCHITECTURAL SERVICES FOR THE CITY OF STOCKBRIDGE; PROVIDING FOR SEVERABILITY, REPEALING INCONSISTENT RESOLUTIONS, PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, the City of Stockbridge ("City") is a municipal corporation located within Henry County, Georgia duly organized and existing under the laws of the State of Georgia and is charged with providing public services to residents located within the corporate limits of the City;

WHEREAS, Section 1.12(b)(3) of the City Charter provides that the City may make appropriations for the support of the government of the City; authorize the expenditure of money for any purposes authorized by the Charter and for any purpose for which a municipality is authorized by the laws of the State of Georgia; and provide for the payment of expenses of the City;

WHEREAS, Section 1.12(b)(7) of the City Charter provides that the City may enter into contracts and agreements with other governments and entities and with private persons, firms, and corporations;

WHEREAS, the City is interested in retaining the services of a firm or firms to provide architectural services for the City;

WHEREAS, it is the express intent of the City Council to provide for a competitive selection process in order to obtain the highest quality services at the most advantageous cost to the City;

WHEREAS, the City Council finds that a resolution authorizing the initiation of a Request for Proposals for Architectural services is necessary and beneficial to its citizens and to the proper use of City funds.

NOW THEREFORE, THE COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY RESOLVES AS FOLLOWS;

Section 1. Authorization of Request for Proposals for Architectural Services. – The City Staff is hereby authorized to issue a Request for Proposals, a copy of which is attached hereto as Exhibit A, for the provision of architectural services for the City in accordance with the City's established policies and procedures.

Section 2. Approval of Execution - The Mayor is hereby authorized to sign all documents and to perform all other acts necessary to effectuate this Resolution on behalf of the City of Stockbridge. The City Clerk is authorized to execute, attest to, and seal any document

which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

Section 3. **Severability** - To the extent any portion of this Resolution is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Resolution.

Section 4. **Repeal of Conflicting Provisions** - All City resolutions inconsistent with this Resolution are hereby repealed.

Section 5. **Effective Date** - This Resolution shall be effective on the date of its approval by the City Council and Mayor as provided in the City Charter.

SO RESOLVED, this the 11th day of September, 2017.

CITY OF STOCKBRIDGE, GEORGIA

JUDY, MAYOR

ATTEST:

VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

MICHAEL WILLIAMS, CITY ATTORNEY

EXHIBIT A

RFP FOR ARCHITECTURAL SERVICES

Council Consideration to
approve Noel in November
Partnership w/Connecting
Henry authorizing use of the
Merle Manders Conference
Center Saturday, November
18, 2017

Presented by: Councilman
Blount



CHAPTER 5. LANDSCAPING, BUFFERS AND TREE PROTECTION (DRAFT)

COMMUNITY DEVELOPMENT DEPARTMENT

EXHIBIT A

CHAPTER 5. LANDSCAPING, BUFFERS AND TREE PROTECTION

Sec. 5.00.00. Generally

Sec. 5.01.00. Definitions

Sec. 5.02.00. Buffer requirements

Sec. 5.03.00. Landscaping requirements

Sec. 5.04.00. Tree and vegetation protection

5.0.0. INTENT, PURPOSE, AND TITLE

5.0.1. Intent

This ordinance shall apply to all properties or portions thereof located within the incorporated areas of Stockbridge, Georgia, to the extent the provisions contained herein. The City Council of the City of Stockbridge hereby finds the protection and preservation of trees, the planting of new trees and other landscape material, and the provision of buffers between dissimilar uses as part of the development process is a public purpose and provides for the public health and general welfare.

5.0.2. Purpose

- A. The purpose of this chapter is to provide requirements for the landscaping and buffering of developments and for the protection of existing trees in all zoning districts in order to enrich the urbanized and natural environment of the city of Stockbridge.
- B. General requirements for landscaping of a development site are set forth in section 5.01.00, requirements for landscaped buffers are set forth in section 5.02.00, and requirements for the protection of trees are set forth in section 5.03.00
- C. It is the intent of the City to reduce the adverse visual, environmental and aesthetic effects of development in order to achieve the following objectives:
 - 1. Minimize stormwater runoff rates;
 - 2. Maximize the capacity of groundwater recharge in urban or suburban areas;
 - 3. Increase air filtration and removal of particulate and gaseous pollutants through additional plant materials;
 - 4. Provide shade and noise attenuation;
 - 5. Filter and reduce the glare of headlights and reflected sunlight from parked automobiles onto the public street rights-of-way and adjacent properties;

6. Improve the appearance of parking areas; and
7. Minimize the visual blight created by large expanses of paved surfaces.

Sec. 5.01.00. DEFINITIONS

Buffer: Land area used to visibly separate one use from another through screening and distance to shield or block noise, light, glare, visual or other conditions, minimize physical passage to dissimilar uses or to reduce air pollution, dust, dirt and litter. Buffer widths vary depending upon the zoning district and the adjacent zoning district and conditions of zoning. Specific types of buffers include:

- (A) **Natural/Undisturbed Buffer:** Land area in which there is no disturbance including but not limited to removal of understory trees or vegetation, and no grading allowed except for maintenance or removal of hazardous trees, approved perpendicular access and utility crossings.
- (B) **Enhanced Natural Buffer:** Land area where an existing natural buffer is found to be inadequate and therefore requires additional vegetative screening. No disturbance is allowed except for maintenance or removal of hazardous trees, approved perpendicular access, utility crossings and the initial addition of vegetative screening.
- (C) **Maintained Landscape Buffer:** Land area in which grading is allowed and re-vegetation to a buffer is required specific to zoning case. Buffer must be replanted but also maintained per approved landscape plan and not allowed to revert to a Natural/Undisturbed Buffer.
- (D) **Stream Buffer (State):** “The area of land immediately adjacent to the banks of state waters in its natural state of vegetation, which facilitates the protection of water quality and aquatic habitat.” The definition of stream buffer is governed by Georgia Law, O.C.G.A. § 12-17-3(2).
- (E) **Stream Buffer (Local):** With respect to a stream, a natural or enhanced vegetated area (established by Section 19.5.1 (1)), lying adjacent to the stream.

All land development activity subject to this ordinance shall meet the following requirements:

1. An undisturbed natural vegetative buffer shall be maintained for fifty (50) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
2. An additional setback shall be maintained for twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.
3. No septic tanks or septic tank drain fields shall be permitted within the buffer

or the setback.

City: The City of Stockbridge, Georgia.

Clearing: The removal of vegetation from a property, whether by cutting or other means.

Clear Cutting: The broad removal of all trees and/or vegetation from an area.

Construction Buffer: A type of buffer which is temporary and remains in effect during the construction of a project.

Critical Root Zone: An area represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one (1) times the number of inches of the trunk diameter.

Deciduous Tree: A tree that drops foliage at one season of the year, generally in autumn.

Department: The City of Stockbridge Community Development Department of, as established by the City of Stockbridge City Council, and as operated through the actions and administration of the City Manager or his/her designee.

Development Activity: Any alteration of the natural environment which requires the approval of a development or site plan and issuance of a development permit.

Development Permit: A permit that is issued by the City that authorizes development activity, and includes but is not limited to, a land disturbance permit or building permit.

Development Regulations: The adopted regulations providing for the subdivision and development of real property within the City, as amended from time to time by the City Council.

Diameter: The diameter of a tree is to be measured by one of the following methods:

- (A) For Existing Trees: The standard measure for existing trees on site is Diameter at Breast Height (DBH). The tree trunk diameter is measured at a height of four and one half (4½) feet above ground level on the uphill side of the tree. If a tree splits into multiple trunks below four and one half (4½) feet, the measurement will be taken at the most narrow point beneath the split.
- (B) For Newly Planted Trees: The standard measure for newly planted trees will be the diameter of the trunk six (6) inches above the ground level.

Director: The Director of the Department of Planning and Zoning or his/her designee.

Dripline: A line on the ground established by a vertical plane extending from a tree's outermost branch tips down to the ground; i.e., the line enclosing the area directly beneath the tree's crown from which rainfall would drip.

Floodplain, 100-Year: Those lands subject to flooding, which have at least a one percent probability of flooding occurrence in any calendar year; and specifically, the floodplain as

shown on the Flood Boundary and Floodway Map as prepared by the Federal Emergency Management Agency (FEMA).

Evergreen Tree: A tree that maintains foliage throughout the entire year.

Grading: The placement, removal or movement of earth.

Grubbing: The removal of stumps or roots from a site.

Impervious Surface: A surface that does not permit the absorption of fluids particularly pertaining to stormwater runoff.

Land Disturbance Permit (LDP): Any permit other than a Building Permit issued by City of Stockbridge that authorizes clearing or grading activities on a site or portion of a site. Said permit may be Clearing, Clearing and Grubbing, Grading, or Development Permit as defined and authorized under the Development Regulations of the City of Stockbridge.

Landscape Strip: Land area located within the boundary of a lot and required to be set aside and used for landscaping upon which only limited encroachments are authorized.

Pervious Surface: A surface that permits the absorption of fluids particularly pertaining to stormwater runoff.

Saved Tree: A tree in which the critical root zone has not been disturbed by more than twenty-five (25) percent.

Screening: A method of shielding or obscuring one abutting or nearby structure or use from another by opaque fencing, walls, berms, densely planted vegetation, or the like.

Shrub: A woody plant of relatively low height, as distinguished from a tree by having several stems rather than a single trunk.

Timber Harvesting: The felling, loading and transporting of timber products (pulpwood, etc.). The term "timber harvesting" may include both clear cutting and selective cutting of timber.

Tree: Any living, self-supporting woody or fibrous plant which normally obtains a diameter at breast height of at least three (3) inches.

Tree Density Unit (TDU): A credit assigned to a tree, based on the diameter of the tree, in accordance with tables contained in this Ordinance.

Tree Density Standard (TDS): The minimum number of Tree Density Units per acre which must be achieved on a property after development.

Tree: Any self-supporting woody perennial plant, usually having a main stem or trunk and many branches, and at maturity normally attaining a trunk diameter greater than 3 inches at any point and a height of over 10 feet.

Tree Diameter: The widest cross-sectional dimension of a tree trunk measured at diameter breast height (dbh) or at a point below dbh for new trees or multi-trunked species, but in no case less than 6 inches from the ground.

Tree Protection Area (TPA): Any portion of a site wherein are located existing trees which are proposed to be p r e s e r v e d in order to comply with the requirements of this Ordinance. The Tree Protection Area shall include no less than the total area beneath the tree canopy as defined by the dripline of the tree or group of trees collectively.

Tree Planting List: The recommended species of replacement trees listed in Appendix “A” of this ordinance.

Tree Protection Area: Any portion of a site wherein are located existing trees which are proposed to be preserved in order to comply with the requirements of this article. The Tree Protection Area shall include no less than an area defined by this ordinance as the minimum critical root zone disturbed to be considered a saved tree.

Tree Removal: Any act which causes a tree to die within two (2) years after commission of the act.

Tree Replacement/Protection Plan (TP/RP): A plan that identifies tree protection areas where existing trees are to be preserved and where proposed replacement trees are to be planted on a property to meet minimum requirements, as well as methods of tree protection to be undertaken on the site and other pertinent information.

Tree Thinning: Selective cutting or thinning of trees only for the clear purpose of good forestry management in order to protect said forest from disease or infestation and in no way, shall be construed as clear cutting.

Zoning Buffer: A buffer required by the Zoning Ordinance or as a condition of zoning, special use or variance approval for a specific property.

Zoning Ordinance: The adopted zoning ordinance of the City of Stockbridge, as amended from time to time by the City Council.

Sec. 5.02.00. BUFFER REQUIREMENTS

Sec. 5.02.01. Applicability. Buffers shall be required between dissimilar districts or uses in accordance with the provisions of the Zoning Ordinance or as a condition of zoning, special use or variance approval.

Sec. 5.02.02. *Purpose and intent*

The intent of these requirements shall be to enhance the visual and aesthetic appearance of the city. The purpose of these buffer requirements is to achieve the following objectives:

- A. Provide space definition and landscape continuity within the built environment;
- B. Provide screening and relief from traffic, noise, heat, glare, odor and the spread of dust and debris;
- C. Reduce the impact of development on the drainage system and reduce flooding;
- D. Provide a sense of privacy;
- E. Reduce or eliminate the impacts of incompatibility;
- F. Reduce the visual impact of unsightly aspects of adjacent development; and
- G. Provide for the separation of spaces.

Sec. 5.02.03. *Location, measurement, and design of buffers*

- A. Buffers shall meet the minimum width requirements contained in the Zoning Ordinance, except as authorized to be reduced by the applicable buffer reduction process, as follows:
 - a. As specified in the "Minimum Buffer Strip Requirement Table"; or
 - b. As specified in a residential zoning district for a permitted non-residential use (e.g. a church, temple, synagogue, etc.); or
 - c. As required by a condition of zoning, special use, or variance approval
- B. Buffers shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. Buffers shall not occupy any portion of an existing, dedicated or reserved public or private street, or right-of-way.
- C. Buffer width is normally measured from the property line; however, design variations are allowed. Average width shall be measured at the two (2) end points of the buffer and two (2) additional points which are each approximately one-third (1/3) of the total linear distance from the end point.
- D. Buffers shall be designed to avoid or minimize plantings within drainage, utility or other easements.
- E. Buffers shall be designed taking into consideration soils conditions, topography and natural resources. Native vegetation shall be used for landscaping and buffering unless the applicant demonstrates that the use of non-native, drought-resistant plants would best serve the site and advance the objectives of this section.
- F. Buffers shall be established by the owner of the proposed development site.
- G. Buffers shall be maintained by the property owner.

Sec. 5.02.04. *Buffer area standards*

- A. Minimum buffer area standards are presented in Table 5.02.03 (A).

Table 5.02.04 (A). Buffer Area Standards

Proposed Land Use	Adjacent Zoning District	Minimum Buffer Area
Office Institutional Commercial Mixed use areas	RA, R-1, R-2, R-3, R-4, R-5 and RS	50 feet
Industrial	RA, R-1, R-2, R-3, R-4, R-5 and RS	100 feet
Commercial Mixed use area	RD, RMH and RM	30 feet
Industrial	RD, RMH and RM	75 feet
Manufactured home parks Duplex development Multifamily development	RA, R-1, R-2, R-3, R-4, R-5 and RS	20 feet
All other situations	20 feet	

Sec. 5.02.05. Plant materials for buffers on nonresidential developments

- A. Buffers required for nonresidential uses shall be planted with a combination of plant materials.
- B. Existing plants within a designated buffer area shall not be removed, unless the plants are dead or diseased. Where the administrator finds that existing plants do not provide an appropriate buffer, the following plant materials are required for each fifty (50) linear feet of buffer:
 - 1. One (1) large tree.
 - 2. Two (2) medium or small trees.
 - 3. Ten (10) screening shrubs.

Sec. 5.02.06. Plant materials for buffers on residential developments

- A. The following plant materials shall be required for each fifty (50) linear feet of buffer on a residential development:
 - 1. One (1) large tree.
 - 2. Two (2) medium or small trees.
 - 3. Ten (10) screening shrubs.

- B. Buffer areas shall meet the standards for landscape plant materials set forth in Section 5.01.04.

Sec. 5.02.07. *Screening Requirements*

- A. Buffers shall be natural, undisturbed, and free of encroachments except as authorized by a condition of zoning, special use or variance approval, or as authorized herein, and shall contain the existing tree cover and vegetation as well as any supplemental plantings or replantings as may be required.
- B. Buffers shall be of such nature and density so as to screen activities, structures and uses on the property from view from the normal level of a first story window on an abutting lot and shall further provide a year-round effective visual screen.
- C. Buffers required alongside property lines shall extend to a street right-of-way line unless otherwise required by the Director in order to observe the sight distance requirements contained in the Development Regulations, or as authorized by a condition of zoning, special use, or variance approval.
- D. In situations where the required buffer width is partially or completely contained within an existing easement (e.g. power or natural gas transmission, etc.), the screening requirements of this Ordinance shall be met outside of the easement area.

Sec. 5.02.08. *Supplemental Plantings*

- A. Buffers in which vegetation is non-existent or is inadequate to meet the screening requirements of this Ordinance shall be planted with supplemental plantings so as to provide a year-round effective visual screen.
- B. Supplemental plantings and replantings shall consist of evergreen trees, shrubs, or combination thereof, native or adaptable to the region. All trees planted shall be a minimum of 6 feet in height at time of planting and shall be a species which will achieve a height of at least 20 feet at maturity. All shrubs planted shall be a large growing species, shall be a minimum of 3 feet in height at time of planting and shall be a species which will achieve a height of at least 10 feet at maturity.
- C. All supplemental plantings shall be installed to allow for proper plant growth and maintenance.

Sec. 5.02.09. *Non-Vegetative Screening*

- A. Non-vegetative materials utilized to satisfy the screening requirements of this Ordinance, in addition to the use of existing vegetation and/or supplemental plantings, may consist of walls, fences, earthen berms or any combination thereof.
- B. If walls or fences are to be utilized, their placement and installation shall be such so as to cause minimal disturbance of existing vegetation and located so as to provide an effective visual screen.

Sec. 5.02.10. *Disturbance or Encroachments*

- A. Ditches, swales, stormwater conveyance facilities, stormwater detention ponds, sanitary sewer conveyance facilities, similar facilities, and any associated easements, shall not encroach into a buffer except that necessary access and utility crossings (e.g. stormwater or sanitary sewer pipes) may encroach into the buffer as near to perpendicular as practical.
- B. Supplemental plantings or replantings of vegetation, or authorized non-vegetative screening devices shall be authorized to encroach into a buffer provided there is minimal disturbance of any significant existing vegetation.
- C. Land disturbance is authorized in areas of a buffer that are devoid of significant vegetation provided that the final grade and replantings of vegetation meet the screening requirements contained herein.
- D. Dying, diseased or dead vegetation may be removed from a buffer provided minimal disturbance occurs. Vegetation thus removed shall be replaced where necessary to meet the screening requirements contained herein.

Sec. 5.02.11. *Protection During Land Disturbing Activities*

- E. During authorized land disturbing activities, buffers shall be clearly demarcated and protected prior to commencement of, and during, construction.
- F. The method of demarcation and protection utilized shall be in accordance with Best Management Practices(BMP) or as required by the Department.

Sec. 5.02.11. *Standards for Construction of Buffers*

A. Where Required

Construction buffers shall be required where specifically provided in the Zoning Ordinance between single family residential subdivisions, or as a condition of zoning, special use or variance approval.

B. Time Constraints

Construction buffers shall only be in effect during the construction period of a project and shall terminate upon project completion. In the case of a residential subdivision, a construction buffer shall terminate upon each individual lot with the issuance of a Certificate of Occupancy for the principal dwelling.

Sec. 5.02.12. Disturbance or Encroachment

- A. Construction buffers shall be natural, undisturbed and free of encroachments except as authorized by a condition of zoning, special use or variance approval, or as authorized herein.
- B. The encroachment of ditches, swales, stormwater conveyance facilities, stormwater detention ponds, sediment basins, sanitary sewer conveyance facilities, similar facilities, and any associated easements, into a construction buffer shall not be authorized except that necessary access and utility crossings (e.g. stormwater or sanitary sewer pipes), and natural bottom detention ponds (sediment basins must be located outside of the construction buffer) and their appurtenant structures which require no grading and removal of trees, may encroach upon the construction buffer.
- C. If the construction buffer on a residential lot is devoid of existing trees and vegetation, and a tree survey is submitted to document this situation prior to conducting land disturbing activities (including clearing) on the lot, then the Department may authorize the encroachment of a building or structure into the construction buffer for a distance not to exceed 10 feet.

Sec. 5.02.13. Protection During Land Disturbing Activities

- A. During authorized land disturbing activities, construction buffers shall be clearly demarcated and protected prior to commencement of, and during, construction.
- B. The method of demarcation and protection utilized shall be in accordance with Best Management Practices (BMP) or as required by the Department.

Sec. 5.03.00. LANDSCAPE REQUIREMENTS

Sec. 5.03.01. Applicability and provision of landscape plans

- A. The requirements of Chapter 5 shall apply to all properties to be used, developed, or redeveloped within the city, except as may specifically be exempted in subsection 5.03.01.C., below.
- B. In order to demonstrate compliance with the requirements of this chapter, a landscaping plan shall be submitted with applications for development approval for all development subject to these standards. The requirements and procedures for submittal, review and approval of all applications are set forth in Chapter 12.
- C. The following types of development are exempt from the requirements of this Section:
 - 1. Single-family dwellings;
 - 2. Duplex buildings; and
 - 3. Applications for accessory uses, accessory structures or temporary uses.

Sec. 5.03.02. Maintenance requirements

- A. All landscaped areas shall be maintained to ensure that plant materials remain healthy. Any diseased or dead plant materials shall be replaced as soon as reasonably possible based on the growing season, but not later than six (6) months following identification of the need for replacement.
- B. Necessary trimming and maintenance shall be performed to maintain the health of the plant materials, to provide an aesthetically pleasing appearance and to ensure that landscaped and buffer areas serve the intended purpose.

Sec. 5.03.03. Landscape standards for nonresidential development

- A. Required landscaped areas, including general landscaping, parking lot landscaping, perimeter landscaping and buffer areas shall not be disturbed by grading, property improvements or construction activities, except where necessary to prevent a nuisance, or to maintain natural plant growth, or to remove diseased, misshapen, or dangerous and decayed trees.
- B. All landscaped areas, including general landscaping, parking lot landscaping, perimeter landscaping and buffer areas shall utilize existing natural vegetation in an undisturbed state provided that the existing vegetation is appropriate for inclusion.
- C. A minimum of twelve (12) percent of the total buildable area in any parcel shall be devoted to landscaping.
- D. The requirement to provide landscaping shall be in addition to any buffers as required in Section 5.02.00.

E. The site design standards for landscaping are provided in Table 5.03.03 (E).

Table 5.03.03 (E). Site Design Standards for Nonresidential Landscaping

Location of Landscaping	Number of Plants	Type of Plants
Front yard setback	1 tree per 40 linear feet of frontage Full coverage of pervious areas	50 percent large trees Grass or ground cover
Side yard setback	1 tree per 25 linear feet of frontage Full coverage of pervious areas	50 percent large trees Grass or ground cover
Rear yard setback	1 tree per 25 linear feet of frontage Full coverage of pervious areas	Grass or ground cover

Sec. 5.03.04. *Residential landscape standards*

A. Prior to issuance of a certificate of occupancy, any parcel of land for which a building permit has been requested shall have preserved or planted trees, meeting the following standards:

1. Minimum caliper for planted trees is one and one-half (1½) inches.
2. A minimum of seventy-five (75) percent of planted trees shall be hardwoods.
3. All recorded lots within a subdivision shall have planted or preserved the required number of trees according to the zoning district, as set forth in subsection 5.01.02.B.
4. Requirements for planting or preserving trees are in addition to requirements for landscaping and buffer areas, but may be located included in the landscaping and/or buffer areas.

B. Tree planting requirements.

Tree planting requirements are presented in Table 5.01.02 (B).

Table 5.03.04 (B). Tree Planting Requirements

Zoning District	Number of Trees Planted or Preserved	
	First acre	Each additional ¼ acre
RA, R-1	10	2

R-2	7	2
RM, RMH	10	2
R-3, R-4, R-5, RD, RS	4 trees per parcel (no matter the parcel size)	

- C. Standards for subdivision entrances. A minimum of one (1) large tree, one (1) medium or small tree and five (5) shrubs shall planted or retained for each subdivision entrance sign located on private property. The type, size and location of these plant materials shall conform to the specifications set forth in section 5.01.04. Plant materials shall not be located to interfere with the clear visibility requirements of Section 8.01.07.

Sec. 5.03.05. *Landscape requirements for parking lots*

- A. *Perimeter landscaping for parking lots.* A landscaped area having a minimum horizontal dimension of 10 feet shall be maintained between the property line and a parking lot. The width of a sidewalk shall not be included within the 10-foot perimeter landscape area.
- B. *Interior landscaping.*
1. Parking lots with twenty (20) or more parking spaces shall provide interior landscaping.
 2. Interior planting areas may be in tree islands, at the end of parking bays, or between rows of parking spaces. Planting areas may also be located within driveway medians, provided the median is a minimum of ten (10) feet wide.
 3. There shall be one (1) tree required for each two hundred fifty (250) square feet of interior landscape areas.
 4. Parking lots shall be designed so that no more than twelve (12) parking spaces occur in an unbroken row without an intervening landscaped area having a minimum width of eight feet measured from the back of curb to back of curb.
 5. Landscape islands, peninsulas, or medians shall conform to the planting area specifications set forth in subsection 5.01.04.E.
 6. Vehicle stops or curbing shall be used to ensure that vehicles do not overhang required landscaped areas.

Sec. 5.03.06. *Landscape plant materials standards*

- A. Trees for landscaped and buffer areas shall be selected from Table 5.01.04 (A). Where the planting area is within a power line easement, small trees shall be selected. (Plants noted with

the symbol “*” are preferred for buffers; recommended trees for all landscaping and reforestation are noted with the symbol “#.”)

Table 5.05.06 (A). Landscape Materials — Trees

Large Trees (also called shade trees or canopy trees; height at maturity 35 or more feet)	Medium Trees (also called under story trees; height at maturity 25 to 35 feet)	Small Trees (also called under story trees; height at maturity less than 25 feet)
# Willow Oak	Mountain Silverbell	Japanese Maple
# Sugar Maple	Saucer Magnolia	Star Magnolia
# Scarlet Oak	# Sourwood	# Japanese Dogwood
# Red Maple	Weeping Cherry	# Flowering Dogwood
English Oak	# Leyland Cypress	# Crape Myrtle
# Bald Cypress	Yoshino Cherry	# Eastern Redbud
# Schumard Oak	# Golden Rain Tree	# Wax Myrtle
# Dawn Redwood	Kwansan Cherry	Amur Maple
# White Oak	Mountain Ash	*# Yaupon Holly
Chinese Elm	Redmond Linden	Crabapple
Darlington Oak	Yellowwood	# Sweetbay Magnolia
Littleleaf Linden	*# American Holly	# Service Berry
Ginkgo (male only)	# Pistachio	
	Japanese Black Pine	
Japanese Cedar	*# Cherry Laurel	
# Tulip Poplar	* Arizona Cypress	

Japanese Katsura Tree	*# Virginia Pine	
# London Plane-Tree	* Eastern Red Cedar	
(Sycamore)	# River Birch	
Japanese Pagoda	# Fosters Holly	
American Beech		
Japanese Zelkova		
# Southern Magnolia		
Deodar Cedar		
Sequoia		
# Sawtooth Oak		
# Red Oak		
# Blackgum or Tupelo		
# Black Walnut		

B. Shrubs to be installed in landscaped or buffer areas shall be selected from Table 5.01.04(B).

Table 5.03.06 (B). Landscape Materials — Shrubs

Large Screening Shrubs	Small Shrubs (height at maturity is approximately 36 inches)	
American Holly	Warty Barberry	Forsythia
	Dwarf Burford Holly	Dwarf Burning Bush
Burford Holly	Dwarf Chinese Holly	Spirea (all varieties)

Osmanthus	Japanese Holly	Viburnum
Nellie R. Stevens Holly	Dwarf Yaupon Holly	Oakleaf Hydrangea
Thorny Eleagnus	Mugo Pine	Japanese Flowering Quince
Savannah Holly	Juniper	Weigela
Hetz Juniper	Oregonholly Grape	Azalea
Ligustrum	Nandina	Flowering Jasmine
Arborvitae	Dwarf Nandina	Winter Jasmine
Russian Olive	Leatherleaf Vinburnum	
Eastern Red Cedar	Winter Honeysuckle	Chinese Witchhazel
	* Northern Bayberry	* Cleyera
	* Pittosporum	* Euonymus
	* Japan Yew	
	* Red Tip	*

C. Grasses and ground covers shall be selected from Table 5.01.04 (C).

Table 5.03.06 (C). Landscape Plant Materials — Grasses and Ground Covers

Grass	Ground Cover
Fescue	* Shore Juniper
Bermuda	English Ivy (shade)

Centipede	* Periwinkle (shade)
Zoysia	Purpleleaf Wintercreeper
	Dwarf Roses
	Aaronsbeard St. Johnswort
	* Evergreen Candytuft (border)
	Rockyspray Cotoneaster
	Lily-Turf
	Willowleaf Cotoneaster
	Creeping Lilyturf (shade)
	Pachysandra (shade)
	Hybrid Daylily
	Ornamental Grasses
	* Liriope

D. All plant materials shall meet the following general requirements:

1. All plant materials shall be nursery grown, number 1 grade and installed according to accepted planting procedures.
2. All plant materials shall meet current American Association of Nurseryman Standards.

E. All plant materials shall meet the size and location specifications presented in Table 5.01.04(E).

Table 5.03.06 (E). Plant Materials Specifications

Plant	Size at Planting	Maximum
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		Spacing
Large trees	2-inch caliper	40 feet apart, on center
Medium and small trees — single trunk	1-inch caliper	25 feet apart, on center
Medium and small trees — multiple trunks	5 feet in height	25 feet apart, on center
Large screening shrubs	4 feet in height	5 feet apart, on center
Shrubs	18 inches in height	24 inches apart, on center
Ground cover	Installed in a manner that presents a finished appearance and complete coverage	
Grass	Sodded, sprigged, plugged, or seeded, except that solid sod shall be used in drainage swales or other areas subject to erosion. Lawn grasses shall be planted to achieve complete coverage within two calendar years from the time of planting.	

- F. Where both large and medium/small trees are planted, they shall be planted in a double staggered row, alternating large and medium/small trees.
- G. Spacing requirements for trees shall include consideration of trees planted on abutting properties. Trees may be grouped, so long as a sufficient planting area is provided as set forth in paragraph I., below.
- H. Trees shall be planted in locations away from septic tanks and drain fields.
- I. Planting areas shall meet the following specifications:
 1. A planting area of one hundred twenty-five (125) square feet shall be required for each medium or large tree.
 2. A planting area of ninety (90) square feet shall be required for each small tree.
 3. The minimum dimension of any planting area shall be ten (10) feet.

- J. Notwithstanding the above, street trees shall be shown on a development landscape plan.

Sec. 5.04.00. TREE AND VEGETATION PROTECTIONS

Sec. 5.04.01. Purpose

The purpose of this section is to provide for the protection, conservation, and replacement of trees and landscaping to improve the urbanized and natural environment of the city of Stockbridge. The policy of the City of Stockbridge is to minimize trees removal on development sites and, upon proper site development, achieve replacement of trees by uniform standards set forth in this section.

Sec. 5.04.02. Applicability

- A. The terms and provisions of this section and the standards set forth herein shall apply in the following circumstances:
 - 1. Individuals engaged in any activity, private and/or governmental, on real property that requires issuance of a land disturbance permit within the city according to subsections 12.02.06. F through H.
 - 2. Individuals engaged in the building and/or development of single-family homes or subdivisions, multifamily and manufactured home developments, and all nonresidential uses.
 - 3. Owners of individual properties more than five (5) acres in size and which are not part of a platted subdivision.
- B. Nothing in this section shall be construed to allow removal of any tree or vegetation in a required stream buffer, watershed buffer, buffer adjacent to waters of the state, or other undisturbed or planted buffer located for protection of natural resources, except where such removal has been specifically authorized as set forth in this UDC.

Sec. 5.04.03. Specific requirements for timber lands

- A. Land used for silviculture shall comply with the requirements of subsection 5.03.03.B. or subsection 5.03.03.C., below.
- B. Land declared silviculture shall be exempt from the requirements for tree protection, provided the following conditions are met:
 - 1. A certificate from the tax assessor indicating agricultural preference has been presented to the City;
 - 2. A forest management plan demonstrating compliance with the erosion control standards set forth in Section 8.05.00; and
 - 3. A commitment to follow Georgia Forestry Commission "Best Management Practices" as set forth in paragraph E., below.

- C. Land that has been designated as silviculture may subsequently be developed, provided that a development plan has been prepared and approved by the administrator prior to any clearing, grading, clear-cutting or other land disturbance. The purpose of the development plan is to ensure that cutting or harvesting of trees occurs in such a manner as to avoid the practice called "clear-cutting" prior to any subsequent development.
- D. Prior to clearing, harvesting, or cutting trees, or any grading or land disturbance, a combined timbering and logging permit shall be obtained from the City, according to procedures set forth in subsection 12.02.06.H. The development plan shall include a forest management plan for the timberland site. The management plan shall demonstrate compliance with erosion control standards set forth in Section 8.05.00, protection of soil and water resources, and compliance with all applicable best management practices.
- E. Georgia Forestry Commission "Best Management Practices" (BMPs) include, but are not limited to, the following measures:
 - 1. Analyze and plan site preparation, considering all aspects of streamside management zones.
 - 2. Avoid the cutting of roads or trails unless necessary. Roads or trails determined to be necessary according to Georgia Forestry Commission BMPs shall not be located on ridge-tops and the use of soft roads or trails during wet ground conditions shall be avoided.
 - 3. Avoid harrowing, root raking or bulldozing.
 - 4. When forestry activities are completed for a period, temporary access roads shall be retired. This includes reshaping, mulching and seeding, in combination with installing water bars.
 - 5. Logging debris shall be deposited on exposed soil, dry washes, and at points of concentrated drainage created by skid trails and roads. Such debris shall not be piled in live or wet-weather streams.
 - 6. Logging equipment shall not be services in locations where such activities will adversely impact soil or water quality.
 - 7. Skidding on steep slopes shall be conducted along a gradual grade rather than perpendicular to the slope and such skidding shall be alternated between several skidding trails to minimize soil exposure and disturbance.
- F. In addition to the BMPs set forth above and promulgated by the Georgia Forestry Commission, the property owner shall not conduct any other land disturbing activities for a period of three (3) years following completion of such forestry practices. (See subsection 8.05.01.A.6.)

Sec. 5.04.04. Exemptions

The following situations shall be exempt from the provisions of Section 5.03.00:

- A. Individual homeowners within platted subdivisions. This exemption does not exempt owners from requirements for protective buffers along streams, creeks and reservoirs as set forth in Chapter 3.
- B. All properties for which a covenant has been established with the Henry County Board of Tax Assessors, pursuant to O.C.G.A. §§ 48-5-7.1 and 48-5-7.4, shall be exempt from the terms of this appendix provided such covenant has not been breached and otherwise remains in effect.
- C. The following situations within all residential districts shall also be exempted:
 - 1. Where an addition to a principal dwelling will constitute structural and exterior changes to the dwelling.
 - 2. Where construction of an accessory structure(s) and/or uses including, but not limited to, swimming pools and tennis courts is permitted, including an accessory dwelling.
 - 3. Removal of diseased, dead, infested or dying trees, or living pine trees or other trees that may pose a danger to an existing or proposed dwelling or other substantial structure.
 - 4. Mass grading shall be allowed on lots having an area of ten thousand, eight hundred and ninety (10,890) square feet or less.

Sec. 5.04.05. Requirements in all zoning districts

- A. The mass grading and/or clear-cutting of properties which are five (5) acres in area or greater for the purpose of residential development is strictly prohibited, except as noted in subsection 5.03.04.C. As to each such development, only that land area necessary for development and construction of roadways, utilities and amenity areas (i.e., parking lots for clubhouses, pool areas, tennis courts, etc.) shall be cleared.
- B. Mass grading and clear cutting of any lot in a residential subdivision shall be prohibited, except as noted in subsection 5.03.04.C. On such lots, land shall be cleared only as is necessary for purposes of the proper development of the lot. Clearing shall be limited to the specific development and an area not to exceed ten (10) feet from the specific development, including areas for installation of the following improvements:
 - 1. Placement of the individual dwelling;
 - 2. Placement of driveways and sidewalks;
 - 3. Placement of utilities and detention ponds;
 - 4. Placement of septic systems;
 - 5. Building roads;
 - 6. Placement of decks and patios; and
 - 7. Installation of proper drainage as required by the City of Stockbridge.

- C. Developers and builders shall coordinate the location of utilities with all utility companies in order to prevent root damage within the critical root zones of protected trees to minimize damage to trees within protected zones.
- D. Topographical difficulties and/or the installation of utilities shall be considered at the time of the development of a residential subdivision or parcel. Each parcel of land shall be considered on a case-by-case basis as to the removal of trees where topography and/or utility installation is a factor. Special consideration shall be given to maintaining the natural topography of the site when possible, and to incorporate the preservation of existing trees into the development plans for the site. The administrator shall have final approval of the site development plans. Failure to follow the approved development plan shall result in denial of the certificate of occupancy.
- E. Unnecessary removal of trees or other vegetation shall be prohibited. The planting of grass or other ground covers shall not supersede the requirement for trees as indicated by each zoning district.
- F. Efforts shall be taken to preserve existing trees, especially those sound trees that are eight (8) inches dbh or larger. The preservation of large specimen trees is encouraged.
- G. Tree species proposed for planting shall be ecologically compatible with the site.
- H. Replacement trees shall be planted in a manner that will provide adequate space for nourishment, light and maturation.

Sec. 5.04.06. Protection of trees during construction

Methods and standards for tree protection shall be required as follows:

- A. Trees identified to be preserved and/or planted, and being counted as credit for meeting the requirements of Section 5.03.00, shall have a valid, recognizable method of tree-protection (tree-save) marking or delineation installed at the critical root zones.
- B. No person engaged in the construction of any structure(s) or improvement(s) shall encroach on a designated tree-save/critical root zone area with heavy machinery or store heavy building materials, including gravel, soil or debris piles, in such areas.
- C. During construction, a tree save area must be designated around any trees that are to remain at the end of construction. Desirable trees shall be identified and a physical barrier set up around the tree or group of trees. This barrier may consist of a four-foot high orange safety fence, wide plastic caution tape, a simple fence made of lumber, or other appropriate methods used to identify the drip line area.
- D. Tree save area barriers shall be placed beyond the drip line area (critical root zone) and shall prevent the stockpiling of soil or building materials, dumping cleaning solvents, or parking vehicles or equipment within this barricaded area.



HIGHWAY CORRIDOR OVERLAY DISTRICT

SECTION 12.02.104

COMMUNITY DEVELOPMENT DEPARTMENT

EXHIBIT A

HIGHWAY CORRIDOR OVERLAY DISTRICT

SEC. 12.02.104

Sec. 12.02.104 Highway corridor overlay district.

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12.02.104(I)	Public improvement standards.

- A. Purpose of article.** The purpose of the City of Stockbridge Highway Corridor Overlay District is:
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 of Stockbridge.
 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.
 4. To encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses.
 5. To improve the efficient operation of traffic around City of Stockbridge.
 6. To provide accessible, sufficient parking in an unobtrusive manner.
 7. To create an attractive gateway that is aesthetically appealing and environmentally responsible.
 8. To encourage innovative development projects that set standards for landscaping, open space, community design, and public amenities.
 9. To establish consistent and harmonious design standards for public improvements and private property development within the overlay district so as to unify the distinctive visual quality of City of Stockbridge.

B. Definitions. As used in this section, unless specifically stated otherwise, the following terms shall be defined as indicated. Words used in this section but not defined herein shall be as defined by appendix A. Where any definition herein conflicts with a definition in appendix A, the definition contained herein shall prevail.

1. *AASHTO*: American Association of State Highway and Transportation Officials.
2. *Administrator*: Director of the City of Stockbridge Planning and Zoning Department or their designee.
3. *Architectural review committee (ARC)*: A panel of City of Stockbridge staff which consists of the planning and zoning, building, environmental compliance/plan review and transportation departments.
4. *Civic use*: "Social, Institutional, or infrastructure-related activities; social, cultural, or religious assembly" as established in table [REDACTED], and hospitals.
5. *Commercial use*: A term collectivity defining retail, office, and lodging uses.
6. *Existing street*: A public street that is open, under construction, or completely funded, or approved at the date of application for review under this section.
7. *Front*: To place an element, such as a building, along the front setback.
8. *Front yard*: In addition to the definition established in appendix A, all yards abutting a street shall meet the setback requirement for front yards.
9. *Industrial use*: "Industrial use, manufacturing, and waste-related activities" as established in table [REDACTED].
10. *Live-work unit*: A dwelling unit containing an office use of the lesser of six hundred (600) square feet in floor area or forty (40) percent of the unit's total floor area. Office uses shall be adjacent to sidewalk area; and shall be the place of employment for no more than five (5) persons, at least one (1) of whom shall be a resident thereof. A live-work unit is considered a mixed-use building. Live-work units are permitted in residential and commercial areas, according to the framework plan.
11. *Lodging use*: Premises available for daily and weekly renting of bedrooms, including motels and hotels.
12. *Mixed-use building*: A building containing at least two (2) different uses.
13. *Occupiable space*: Covered and conditioned building area utilized for any use except parking, storage, or mechanical features.
14. *Office use*: "Offices activities" as established in table [REDACTED] and medical and dental offices and related services.
15. *Overlay district*: City of Stockbridge Highway Corridor Overlay District.
16. *Retail use*: "Shopping, business, or trade activities" and "restaurants-type activity" as established in table [REDACTED] and fitness clubs, spaces, and gyms.
17. *Residential use*: "Residential activities" as established in chapter 2, table [REDACTED].
18. *Sidewalk area*: An area improved for walking along an existing street, primary grid, or secondary grid that begins at the street curb, or edge of pavement if no curb exists, and consists of a contiguous and continuous landscape zone and pedestrian zone.
 - a. *Sidewalk landscape zone*: The paved or unpaved portion of the sidewalk area adjacent to the street and reserved for trees, groundcover, and street furniture including, waste receptacles, traffic signs, newspaper boxes, bicycle racks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.

- b. *Sidewalk pedestrian zone*: The paved portion of the sidewalk area reserved for pedestrian passage and unobstructed by any permanent objects to a height of eight (8) feet above the paved surface. The pedestrian zone shall be adjacent to the landscape zone and shall have a consistent cross-slope not exceeding two (2) percent.
- 19. *Storefront treatment*: An architectural treatment that:
 - a. Is provided on the first story of a façade abutting a street.
 - b. Provides an occupiable space for a minimum of the first twenty (20) feet in depth behind the street façade.
 - c. Provides a display window area consisting of:
 - i. A non-glass base or knee wall beginning at finished floor elevation and extending to not less than six (6) inches but not more than twenty-four (24) inches above it.
 - ii. A glass display window a minimum of seventy (70) percent of the length of the facade beginning at the top of the knee wall, to not less than eight (8) feet above finished floor elevation. Said window shall provide views into the building interior, or into display cases having a minimum depth of three (3) feet and accessible from the building interior.
 - iii. A primary pedestrian entrance that remains unlocked during normal business hours, and has a minimum of seventy (70) percent glass surface area.
 - d. Provides no length of façade exceeding twenty (20) feet without intervening glass display windows or glass doors.
 - e. Provides a non-glass sign band having a minimum height of twenty-four (24) inches and a maximum height of sixty (60) inches. Multiple-occupancy developments/subdivisions exceeding five (5) acres shall adhere to the master sign plan regulations of section [REDACTED].
 - f. Has an expression line above the sign band a minimum height of eight (8) inches.
- 20. *Usable open space*: Includes land which is accessible and available to all residents for whose use the space is intended. Usable open space does not include proposed street rights-of-way or school sites, public and private surface easements, accessory buildings, open parking areas, driveways and access ways for the dwellings, land area utilized for garbage and refuse disposal or other servicing maintenance or required front and street side yards.
- 21. *Use*: A land use or function of classification category.
- 22. *Utility zone*: An area reserved for utilities including fire hydrants, street lights, traffic control boxes, and similar elements. The utility zone may be located within the entire right-of-way and/or where utility easements are provided. All applicants must defer to the City of Stockbridge Department of Transportation for the detailed addendum for utility placement, entitled utility placement standard.
- C. **Variations**. There shall be two (2) types of variations from the requirements of this district: administrative waivers and variances. Whether a variation requires an administrative waiver or a variance shall be determined by the administrator.
 - 1. Administrative waivers permit a practice that is not consistent with a specific provision of this section, but is justified by its intent or purpose, or by hardship. The administrator or their designee shall have the authority to approve or disapprove administratively a request for an administrative waiver in accordance with section [REDACTED], administrative waiver, in addition to granting relief from the following:
 - a. Site planning.
 - b. Development standards.

- c. Sidewalks and streets.
 - d. Frontages.
 - e. Architecture.
2. Variances permit a practice that is not consistent with a provision nor the purpose of this section. Variances shall be granted only in accordance with section [REDACTED], variances.

D. Procedural requirements.

1. Procedural requirements shall adhere to section [REDACTED].

E. Site planning: All sites.

1. Notwithstanding, the requirements of section [REDACTED], buffer requirements, there are no minimum buffers within this district other than the stream buffer protection requirements, according to section [REDACTED]. Where this district abuts an area not within it, the requirements of section [REDACTED] shall apply.
2. The requirements of section [REDACTED] shall apply to all sites regarding joint access driveways and cross access easements.
3. The requirements of section [REDACTED] shall apply to all sites regarding watershed protection areas.
4. Open space areas should be delineated on each conceptual plan, which shall receive approval from the building and plan review department.

- F. Boundaries.** This ordinance [REDACTED] applies to land parcels of record within unincorporated City of Stockbridge as depicted on exhibit "A" which is attached hereto and incorporated herein by reference. These boundaries are further depicted on the City of Stockbridge official zoning map adopted as amended on the date of adoption of this ordinance, which is attached hereto as exhibit "B" and incorporated herein by reference. The City of Stockbridge Highway Corridor overlay district boundaries include all unincorporated parcels of land abutting Highway 138 West, Highway 42 North, Jodeco Road, Eagles Landing Parkway, Hudson Bridge Road, Rock Quarry Road, East Lake Parkway, East Atlanta Road and North Henry Boulevard. All state routes and associated rights-of-way are within the jurisdiction of the Georgia Department of Transportation (GDOT) and any improvements within these respective rights-of-way are subject to GDOT. All property contained within any parcel subject to this ordinance [section] on the date of adoption of this ordinance shall continue to be subject to this ordinance, even if the parcel is subdivided in the future.

G. Effect of highway corridor overlay district provisions.

1. *Application.* This overlay district is supplemental to the underlying zoning district classifications established in the City of Stockbridge Unified Land Development Code governing all properties and approvals within this overlay district. The provisions of this ordinance [section] shall be overlaid upon and shall be imposed in addition to said underlying zoning regulations and other City of Stockbridge ordinances. The planning and zoning director or their designee is authorized to promulgate and enforce such rules, regulations, guidelines, and standards as may be reasonably necessary or desirable to give effect to the provisions of this ordinance [section].
2. *Relationship to underlying zoning district standards and other provisions of unified land development code.* In any case where the standards and requirements of the overlay district conflict with those of the base-zoning district or with other provisions of the unified land development code, the standards and requirements of the overlay district shall govern.
3. *Exceptions.* The provisions of this ordinance [section] shall not apply to the following:

- a. Completion of work subject to preliminary plats, site development plans, construction plans, building permits, or interior finish permits approved prior to the effective date of adoption of this ordinance [section] for those parcels not previously covered within the highway overlay district.
 - b. Improvements and additions that are made to a single-family residence previously permitted and built on a lot of record prior to enactment of this ordinance [section] for those parcels not previously covered within the overlay district.
 - c. Construction of a single-family dwelling on an existing lot of record within a single-family residential subdivision with final plat approved prior to enactment of this ordinance [section], for those parcels not previously covered within the overlay district, provided that the new construction shall be of a similar floor area, materials and design as the single-family dwellings on adjacent lots in the same subdivision.
 - d. Construction, rehabilitation, restoration, repair of a nonresidential structure, interior renovations or interior finishes within an existing structure, or addition to an existing nonresidential structure that was permitted prior to the enactment of this ordinance [section] for those parcels not previously covered within the highway corridor overlay district shall not be subject to the provisions of the highway corridor overlay district, provided that such construction is on a lot of record and does not affect a change to more than twenty (20) percent of the existing permitted structure or five thousand (5,000) square feet, whichever is less.
4. *Building plan application.*
- a. All building plans submitted pursuant to an application for a building permit should clearly indicate all of the proposed building materials and colors for each facade as described in ordinance [section].
 - b. The plans should clearly show the location and calculate the amount/percentages of all building materials per facade.
 - c. Groups of buildings on the same parcel of land may be reviewed and permitted as a single project rather than individual buildings.

H. *Property development standards.*

- 1. *Prohibited uses.*
 - a. Self-service storage, mini-warehouses, or warehousing and storage.
 - b. Salvage, junk, wrecking, recycling, waste, and scrap yards.
 - c. Adult bookstore.
 - d. Sexually oriented businesses or establishments.
 - e. Pawnshop or loan brokers, other than mortgage loan brokers.
 - f. Rooming and boarding houses.
 - g. Automotive repair and maintenance, except car washes.
 - h. Truck Terminals, Truck Storage, Truck Repair and all Industrial Uses.
- 2. *Ground floor area limitation.* New commercial buildings may not exceed one hundred fifty thousand (150,000) gross square feet in ground floor area. New commercial buildings greater than one hundred fifty thousand (150,000) gross square feet must obtain conditional use approval. In determining whether to grant an increase in ground floor size beyond one hundred fifty thousand (150,000) square feet, the zoning advisory board shall consider the following factors, in addition to those listed in chapter 11:
 - a. The site has safe, immediate access to the highway corridor overlay district, as applicable.

- b. The building site will provide convenient inter-connections with adjacent uses and properties that serve both pedestrians and automobiles.
 - c. The floor area of the proposed building is the smallest feasible to serve the function of the proposed use.
 - d. The architectural design of the building reduces the perceived size of the building by appropriate articulations and variations in the massing, façade, roofline, materials, colors, and textures of the building exterior.
 - e. The building and site meets or exceeds all other standards set forth in this ordinance [section] and by the City of Stockbridge Unified Land Development Code.
3. *Lot standards.*
- a. Minimum lot size shall be as follows:
 - i. For outparcels or stand-alone commercial projects: One (1) acre.
 - ii. For commercial lots within a common development with shared parking and interconnectivity: One-half (½) acre.
 - b. Minimum commercial lot frontage: One hundred seventy-five (175) feet along an arterial.
 - c. Nonresidential lots shall be generally rectangular with a ratio of depth to frontage not greater than 4:1.
 - d. Residential subdivisions shall comply with one (1) of the following two (2) requirements:
 - i. Reverse-fronting lots are required for residential subdivisions along streets classified as arterials or collectors, subject to subparagraph b. below. Reverse-fronting residential lots shall be platted with a landscaped access easement restricting vehicular access placed adjacent to the public right-of-way. Such easement shall be a minimum of twenty (20) feet in depth and include one (1) of the following:
 - aa. A continuous four-foot high solid wall constructed entirely of brick or stone masonry.
 - bb. A four-foot high fence constructed of a combination of brick or stone masonry pillars with iron pickets.
 - cc. A vegetated strip of canopy trees, shrubs, and groundcover that provide a full landscape buffer.
 - ii. If a residential lot is separated from the arterial or collector street by a minimum twenty-foot wide landscaped strip and a residential street, a residential lot may face an arterial or a collector street.
4. *Access management standards.*
- a. *Driveways.* Driveway connections to public streets shall be consistent with the following standards:
 - i. Driveway connections shall not be permitted within the controlled access zone of an intersection.
 - ii. Outparcels with less than two hundred (200) feet of road frontage are restricted to internal access only.

- iii. Driveways that enter a major thoroughfare at traffic signals must have at least two (2) outbound lanes (one (1) for each turning direction) of at least eleven (11) feet in width, and one (1) inbound lane with a maximum width of eleven (11) feet. All lanes shall align with respective lanes on the opposite side of the intersection.
- iv. No residentially developed property may have a curb cut in excess of thirty (30) feet in width, and no nonresidential property may have a curb cut in excess of forty (40) feet without approval of the City of Stockbridge Department of Transportation Director.
- v. Except for single-family and two-family residences, driveway grades shall conform to the requirements of the Georgia Department of Transportation Regulations for Driveway and Encroachment Control.
- vi. Except where driveways are on opposite sides of a raised median, commercial or industrial driveways, or public roads, on opposite sides of a street shall either directly align or have offsets per ULDC section [REDACTED], as measured between the extended centerlines of such driveways. Along City roads, where property frontage width is such that the minimum offsets cannot be met, or intersection sight distance cannot be met with a driveway location that meets or exceeds the minimum spacing requirement, the City of Stockbridge DOT Director may allow placement of a driveway with a lesser offset distance. Where lack of frontage does not provide for the minimum spacing, the driveway may be required to be a joint use driveway with the adjoining owner.
- vii. Whenever possible, driveways on undivided arterials, collector streets, or local streets should align with driveways (if any) on the opposite side of such street.
- viii. On a divided arterial street that includes a median, driveways should align with median breaks whenever possible. Driveways not meeting this standard shall be limited to right turn access and right turn egress.
- ix. Driveway throat length. The length of a driveway or "throat length" for a commercial or office development shall be designed in accordance with the vehicle storage required for entering and exiting vehicles to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site vehicle circulation. The throat lengths specified in table [REDACTED] are generally acceptable guidelines intended for the major entrance driveway of a commercial development.

Driveway Length for Commercial Centers Table

Commercial Center Total Gross Floor Area	Length of Principal Driveway*
Under 25,000 square feet	50 feet—60 feet
25,000—50,000 square feet	60 feet—85 feet
51,000—100,000 square feet	85 feet—135 feet
101,000—150,000 square feet	135 feet—180 feet

151,000—200,000 square feet	180 feet—200 feet
Over 200,000 square feet	200 feet or more
Note: * For driveways that allow right turns only the throat length may be reduced by one-third (⅓).	

- b. *Deceleration lanes.*
 - i. A major driveway entering a street classified as a collector or above with a regulated arterial speed thirty-five (35) miles per hour or greater shall be required to provide a deceleration lane consistent with the standards set in chapter 8.
 - ii. An acceleration or deceleration lane that would begin or end within seventy-five (75) feet of another driveway or intersecting street shall be lengthened so that it connects with the adjacent street or driveway.
- 5. *Landscaped strip to screen parking lots and loading areas.*
 - a. Where a parking lot or loading area for a commercial, industrial, or institutional use is located adjacent to the public right-of-way, it shall be screened from the public right-of-way consistent with chapter 5 of the City of Stockbridge Unified Land Development Code.
 - b. Setbacks for screening areas facing the highway corridor overlay district shall be based on future right-of-way consistent with chapter 8 City of Stockbridge DOT guidelines.
- 6. *Environmental controls.*
 - a. Stormwater management design shall comply in all respects with the current edition of the Georgia Stormwater Management Manual and ULDC.
 - b. Parking lot landscaping. Parking areas shall incorporate landscaped areas as required in chapter 5. Such landscaped areas shall cover at least twelve (12) percent of the parking area.
- 7. *Parking requirements.* Off-street parking shall be required as in chapter 8 of the City of Stockbridge Unified Land Development Code, except as provided in this subsection:
 - a. *Maximum number of parking spaces.* The maximum number of parking spaces that may be constructed on impervious surfaces shall be no more than one hundred twenty-five (125) percent of the minimum number of required parking spaces. Parking spaces in excess of one hundred five (105) percent shall be constructed on pervious surfaces recommended in paragraph 3.b. of this subsection.
 - b. *Pedestrian circulation.* Parking areas shall be designed to facilitate safe and convenient use by pedestrians. Commercial and multifamily developments shall provide designated pedestrian pathways or sidewalks connecting the front entrance of the principal building to the sidewalk along the abutting street, including marked crosswalks across interior driveways.
 - c. *Paving materials for parking lots.*
 - i. All parking areas shall be paved with asphalt, concrete, or pervious materials approved by the City of Stockbridge Department of Transportation Director.
 - ii. Pervious paving. Recommended pervious paving materials include those described in the current edition of the Georgia Stormwater Management Manual as the porous

concrete or modular porous paver systems under the limited application stormwater structural controls.

- iii. Paving areas shall be of sufficient size and strength to support the weight of service vehicles.

8. *Dumpsters.*

a. *Location.*

- i. Dumpsters and trash receptacles shall be located where they are not visible from adjacent residentially zoned properties and shall be adequately screened from view from all other adjacent properties and streets.
- ii. Dumpsters shall be enclosed either within a building or out of sight from public streets or located outside to the rear of the principal building.
- iii. Dumpsters shall be set back a minimum of five (5) feet from all property lines. If a buffer is required on the subject property line, the dumpster shall not be located within the buffer.

b. *Pad.*

- i. Dumpsters shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles.
- ii. Restaurants and other food service establishments shall place dumpsters on concrete pads that are designed to slope into a drain that is equipped with a grease trap.

9. *Lighting.*

a. *Streetlights.*

- i. Streetlights shall be provided on all public streets; provided, however, that streetlights shall be provide outside the right-of-way of Hwy. 138 East, Hwy. 155 North and South, Hwy. 20 East and West (excluding Bruton Smith Overlay District), Hwy. 81 East and West, Hwy. 42 North and South, Jonesboro Road, Jodeco Road, Hudson Bridge Road, East Lake Parkway, Fairview Road (excluding Fairview Road Overlay District), East Atlanta Road, and Hwy. 19/41, as applicable.
- ii. The spacing of street lights shall be staggered, one hundred fifty (150) feet on-center, along both sides of the roadway.
- iii. All street lighting shall be subject to review and approval of the City of Stockbridge Department of Transportation Department. All street lighting along the roadway posted at thirty (30) mph and above shall meet GDOT standards and requirements including placement location per chapter 5 of the GDOT Design Policy Manual.
- iv. All roadway lighting, streetlights, and parking lights shall be the full cutoff type. Pedestrian lights shall be the semi-cutoff, cutoff, or full-cutoff type.
- v. Streetlights shall be consistent with section [REDACTED] of the unified land development code.

b. *Parking lot, sidewalk, and building illumination.*

- i. Lighting shall be designed to prevent light spillover on to adjacent properties. All lighting shall be fully shielded, have recessed luminaires, downcast, or be cut-off luminary fixtures mounted in such a manner that the cone of light is directed downward and does not cross any property line of the site.
- ii. Only incandescent, florescent, metal halide, low-pressure sodium, or color corrected, high-pressure sodium may be used. The same type of lighting must be used for the same or similar types of lighting on any one (1) site.

- iii. Pedestrian lights shall be consistent with table .
- iv. Parking light fixtures shall be the box head type, shall have a maximum height of thirty-five (35) feet, and shall employ a fluted pole. All parking light fixtures and poles shall be black.

Lighting Specifications Table

	Streetlight	Pedestrian Light	Parking Light
Maximum Height	40 feet	15 feet	35 feet
Color	Black	Black	Black
Pole Type	Unspecified	Fluted	Fluted
Fixture Type	Cobra Head	Unspecified	Box Head
Shielding	Full-cutoff	Semi-cutoff, cutoff, or full-cutoff	Full-cutoff
Spacing	150 feet on center	Unspecified	Unspecified

- c. *Security lighting restrictions.*
 - i. Full cutoff luminaires shall be used for all security lighting.
 - ii. The number of luminaires remaining on for security lighting shall not exceed one-fourth ($\frac{1}{4}$) the total number of each type of luminaire number by four (4), any remainder is counted as a whole number.
- d. *Sign illumination.*
 - i. Automatic changeable copy signs and neon signs are prohibited.
 - ii. Signs may be illuminated internally, subject to ULDC requirements, with external lighting fixtures provided that fixtures are directed downward and away from streets and adjacent property and public streets. All lighting shall be fully shielded, have recessed luminaires, or be full cut-off luminary fixtures.
- e. *Drive-under canopies and pump islands at fueling stations.* The luminaire shall be recessed into the canopy ceiling so that the bottom of the luminaire does not extend below the ceiling.
- 10. *Architectural standards.* The following design guidelines and standards apply to all newly constructed buildings used for commercial, industrial, or residential purposes.
 - a. *General architectural requirements.*
 - i. The use of a common palette of building materials should be maintained for building facades to create a consistent and traditional architectural identity. Traditional architecture shall include, for example, the use of brick, pitched roofs, low-profile signage, and subdued colors. For large commercial/retail buildings and multifamily

buildings, variations in façade, roofline and depth should be provided to lend the appearance of multitenant occupancy. All design and construction shall be subject to architectural review by the City or its designated architect to ensure adherence with this subsection K and the structures of traditional architecture.

- ii. All ground or roof-mounted mechanical, HVAC, and like systems shall be screened from public street view (within three hundred (300) feet) on all sides by an opaque wall or fence made of brick, stucco, split face block, or landscaping.
 - iii. For all commercial buildings, roof-mounted mechanical, HVAC, and like systems shall be screened from public street view (within three hundred (300) feet) on all sides by a raised parapet or pitched roof along the edge of the roofline.
 - iv. Contrasting accent colors on any single facade shall be limited to no more than ten (10) percent of the total wall area for any single façade.
 - v. Permanent mounted exterior neon lights shall not be allowed.
 - vi. Buildings that are located on outparcels and all accessory buildings shall be constructed of materials complementing the principal building with which they are associated.
 - vii. Back-lit awnings, roof-mounted lights, and/or roof mounted flag poles are not permitted. Satellite dishes shall be located and painted to blend with the background as much as practical.
- b. *Building materials.* Table and this subsection outlines allowed building materials that are may be used and combined to create a consistent, attractive, interesting and long-lasting building design:

Allowed Building Materials Table

Brick	Stone	Glass	Tilt/Pre-Cast	Stucco	Concrete Blocks	CMU/Split-Face Block	Cementious Fiber-Board	Metal	Tile
Yes	Yes	Yes	No	Max. 50% per facade	No	Max. 10% per facade	No*	No	No
Note: * Allowed for residential buildings. Buildings must have a minimum 4:12 roof pitch.									

- i. *Allowed building materials.*
 - aa. Brick, except that brick veneers that are intended to simulate brick exteriors are not acceptable;
 - bb. Stone. Natural stone such as, but not limited to, granite, limestone, acid marble are allowed building materials. Terra cotta and/or cast stone, which simulate natural stone, are also acceptable. Painted stone is not allowed;
 - cc. Split-face block/concrete masonry unit (CMU) is restricted to ten (10) percent of the surface area of the facade;
 - dd. Tilt/architectural pre-cast concrete is not allowed;

- ee. High grade stucco is restricted to fifty (50) percent of the surface area of a facade;
 - ff. Natural wood and/or cementous fiberboard siding are allowed only for residential buildings;
 - gg. Glass;
 - hh. Exposed concrete block, metal, and tile are not allowed as building materials on a façade.
- ii. *Ratios and amounts of allowed building materials.*
 - aa. Accent/trim exterior building material. Small amounts of building materials such as wood, tile, etc., may be used to enhance the facade of the building or for decorative elements, but should not exceed ten (10) percent of total wall area per facade.
 - bb. Facade calculations. With the exception of accent/trim materials, there shall be no more than two (2) primary building materials used. When stucco is used as a building material for a façade, it is restricted to fifty (50) percent of the total. The allowed facade materials shall not apply to entry doors and/or roll-up doors.
 - iii. The amount of permitted material shall be calculated using the gross square footage of wall area per façade.

For example, a building has a front facade with a gross facade area of one thousand two hundred (1,200) square feet with four hundred (400) square feet consisting of windows and doors. Begin with one thousand two hundred (1,200) square feet for required building material calculations. A wall area of one thousand two hundred (1,200) square feet shall have no more than six hundred (600) square feet of stucco on the front façade [e.g. (one thousand two hundred (1,200) × fifty (50) percent = six hundred (600))]. The balance shall be brick or other allowed material. Trim or accent material may account for up to ten (10) percent or one hundred twenty (120) square feet.
- c. *Roof requirements.* Materials for pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural terra cotta, natural wood shake, copper or factory finished sheet metal.
 - i. *Pitched roofs.* All buildings less than five thousand (5,000) square feet of gross floor area must have a pitched roof with a minimum pitch of 4:12. All one-story buildings less than ten thousand (10,000) gross square feet must have a pitched roof (between 3:12 and 12:12); provided, however, that if a pitched roof is not possible, a combination of flat roof and pitched roof is required. Provide a pitched roof on front and side of the building to screen view of any flat roof. Create arcades, drive-under canopies, porches, and other features with pitched roof.
 - ii. *Mansard roofs.* Mansard roofs shall have a maximum pitch of 12:12 with a minimum twelve-foot vertical surface length.
 - iii. *Flat roofs.* Building materials for flat roofs shall meet local codes.

Exposed metal flashing shall be copper or factory finished sheet metal. If factory finished metal flashing is used, such as standing seam, the color must be subdued to blend with other materials or of a color to simulate weathered copper or bronze. All buildings with flat roofs should include parapet articulation on the front facade(s) of such building. There shall be roof articulations/offsets at a minimum of one (1) per each one hundred twenty-five (125) linear feet of length by a change in the top line of the parapet. Additional articulation may occur at any lesser distance. If the front facade is less than one hundred twenty-five (125) linear feet of length, then a minimum of one (1) roof articulation must occur.

- iv. *Other.* Drive under canopies for gasoline pumps may have flat roof with vertical or factory formed facing of finished sheet metal.
- d. *Arcade/structural canopy for retail use.* For any multitenant commercial development, a covered arcade/structural canopy shall be provided along the front facade of the building. Arcades are covered walkways connected to the principal building. They should be a minimum of five (5) feet in width and designed to provide covered areas for relief from the weather. Different arcade/structural canopy designs may be used for each individual tenant/business within a multitenant commercial development provided that they blend aesthetically with the front façade of the building and has the approval of the building owner and the planning director.
- e. *Street orientation.* Principal building entrances shall be oriented to public streets.
- f. *Building height.* Any building of which fifty (50) percent or more is located within two hundred fifty (250) feet of the centerline of an arterial street shall be no more than three (3) stories in height.

A relief from height restrictions shall only be allowed if conditional use approval is granted by the zoning advisory board, in accordance with procedures in the City of Stockbridge Unified Land Development Code. In deciding whether to grant a height increase, the zoning advisory board shall consider the following factors, in addition to those listed in the ULDC:

- Proximity and relationship of the proposed building to other buildings that are more than three (3) stories or thirty-five (35) feet in height.
 - Impact of the proposed building on single-family residences on nearby tracts.
 - Topography and vegetation that screen the view of the proposed building.
 - On-site screening and/or landscaped buffers.
 - Provision of public open space in exchange for increased building height.
 - The effect of additional building height on traffic congestion.
 - Access of the site to major traffic arteries.
 - Economic development opportunities for the City of Stockbridge.
 - The necessity of greater building height to the function of the proposed use.
 - The quality of the architectural design and its compatibility with its surroundings.
- g. *Building massing and modulation.* The massing of building facades longer than one hundred fifty (150) feet that are approximately parallel to the right-of-way and oriented to a public street shall be modulated to increase visual interest, as follows.
 - i. Building facades that are less than five hundred (500) feet long shall be modulated at intervals no greater than one hundred (100) feet in length.
 - ii. Building facades that are more than five hundred (500) feet long shall be modulated with intervals no greater than twenty (20) percent of the length of the façade.
 - h. *[Minimum area.]* No nonresidential building shall have less than two thousand (2,000) square feet of heated floor space.
 - i. *[Minimum cornice depth.]* Building design shall include minimum one-foot deep cornices along the entire front façade of buildings and extending for a distance of at least ten (10) feet along the sides of buildings.
 - j. *[Minimum high-contrasting base.]* Building designs shall include a minimum two-foot high contrasting base, along the entire front façade of buildings and extending for a distance of at least ten (10) feet along the sides of buildings.

- k. *Satellite dish antennae.* No satellite dishes shall be permitted within view from public streets.
 - l. *Off-street loading areas.* Off-street loading areas shall be located in the rear of buildings and screened from view from adjacent property or streets.
11. **Signage.** Except as provided in this subsection, signage shall comply with the regulations in section [REDACTED] of the City of Stockbridge Unified Land Development Code.
- b. Freestanding and project entrance signs shall be limited to ground signs. Round signs shall be limited to base and sign structure shall be constructed of materials such as brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building.
 - c. The maximum sign area of any ground sign, inclusive of any border and trim, but excluding the base, apron, supports and other structural members shall be:
 - i. Ground signs on lots zoned commercial or industrial, including shared signs, on lots with more than one (1) tenant shall be no greater than fifty (50) square feet in sign area.
 - ii. Ground signs on lots zoned commercial or industrial with one (1) tenant shall be no greater than thirty-two (32) square feet in sign area.
 - iii. Ground signs on lots zoned O-I shall be no greater than thirty-two (32) square feet of sign area.
 - iv. Ground signs for single business premises shall be no greater than thirty-two (32) square feet in sign area.
- I **Public improvement standards.** Public rights-of-way (new and existing streets/roads) within the highway corridor overlay district shall be improved in accordance with the following standards:
1. **Street standards.** Public rights-of-way located within the highway corridor overlay district shall be classified by type (i.e. arterial, collector, local, or nonresidential access) by the City of Stockbridge Department of Transportation and shall be consistent with section [REDACTED] design guidelines as follows:
- a. *Arterial:*
 - i. Forty-five (45) mph design speed.
 - ii. Minimum one hundred twenty-foot right-of-way.
 - iii. Ten-foot (minimum) wide landscaped strip located outside of planned right-of-way (both sides of street), including a ten-foot wide sidewalk.
 - iv. Pedestrian lights are required in landscaped strip on both sides of arterial.
 - v. Street trees are required in landscaped strip on both sides of arterial.
 - b. *Collector:*
 - i. Thirty-five (35) mph design speed.
 - ii. Minimum eighty-foot right-of-way.
 - iii. Depending on adjacent land use, lanes shall conform to one (1) of the following two (2) options:
 - aa. Two (2) travel lanes at twelve (12) feet with center turn lane at fourteen (14) feet in commercial areas.
 - bb. Two (2) travel lanes at twelve (12) feet with turn lane at intersection provided between intersections for planned developments or residential areas.
 - iv. Twenty-four-inch wide curb and gutter.
 - v. Eight-foot (minimum) wide landscaped strip along outside curb (both sides of street).

- vi. Five-foot (minimum) wide sidewalk outside landscaped strip (both sides of street).
 - vii. Streetlights and pedestrian lights are required in landscaped strip on both sides of collector. On roads posted at thirty (30) mph or greater, streetlights and pedestrian lights shall be placed per chapter 5 of the GDOT Design Policy Manual.
 - viii. Street trees are required in landscaped strip on both sides of collector. On roads posted at thirty (30) mph or greater, street trees shall be placed per chapter 5 of the GDOT Design Policy Manual and the GDOT Policy for Landscaping.
- c. *Local streets:*
- i. Twenty-five (25) mph design speed.
 - ii. Minimum fifty-foot right-of-way.
 - iii. Two (2) travel lanes at eleven (11) feet each.
 - iv. Twenty-four-inch wide curb and gutter.
 - v. Eight-foot (minimum) wide landscaped strip along outside curb.
 - vi. Five-foot (minimum) wide sidewalk outside landscaped strip.
 - vii. Streetlights are required in landscaped strip on both sides of local street.
 - viii. Street trees are required in landscaped strip on both sides of local street.
- d. *Nonresidential access street:*
- i. Twenty-five (25) mph design speed.
 - ii. Minimum fifty-foot right-of-way.
 - iii. Two (2) travel lanes at eleven (11) feet each.
 - iv. Eighteen-inch wide curb and gutter, twenty-four (24) inches if public right-of-way.
 - v. Five-foot (minimum) wide landscaped strip along outside curb, eight-foot if public right-of-way.
 - vi. Five-foot (minimum) wide sidewalk outside landscaped strip.
 - vii. Street trees are required in landscaped strip on both sides of local street.
- e. *Underground utilities are required for all street frontages.* Upon written application pursuant to chapter 11, an exception may be granted by the zoning advisory board in cases where, due to unique topography or the presence of rock, the installation of underground utilities would present a severe and unique hardship.

2. *Network standards.*

- a. *Connectivity.* Within all nonresidential or multifamily developments or any single-family residential development of five (5) or more acres, the following standards shall apply unless a variance is sought and obtained from the zoning advisory board pursuant to chapter 11 due to unusual topography or environmental constraints such as major streams and rivers that create a severe and unique hardship:
- i. No local street may be longer than six hundred (600) feet without an intersection with another local through street. Cul-de-sac streets shall not count as through streets.
 - ii. Continuous pedestrian walkways shall be provided to connect building entrances to required sidewalks along street frontage.
 - iii. A cul-de-sac street that ends within two hundred (200) feet of the right-of-way of an adjacent collector or arterial street shall provide a five-foot wide sidewalk in a ten-foot

wide easement connecting the sidewalk on the cul-de-sac to the sidewalk on the adjacent collector or arterial street.

- iv. Dead-end streets, including cul-de-sac streets, shall not exceed three hundred (300) feet in length and shall not serve more than thirty (30) dwelling units.

- b. *Vehicular access points*: Minimum number of driveways or streets required per table below.

Minimum Vehicular Access Points Table

Type of Development	Minimum Number of Vehicular Access Points to Public Streets* (so long as the minimum separation standards are met per ULDC)
Nonresidential, less than 50 required parking spaces	1
Nonresidential, 50-299 required parking spaces	2
Nonresidential, 300-999 required parking spaces	3
Nonresidential, 1,000 or more required parking spaces	4 or more

- c. Utilization and provision of connections to and from adjacent developments and developable parcels.
 - i. All development plans shall incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development.
 - ii. All development plans shall provide for future public street connections to adjacent developable parcels by providing a local street connection spaced at intervals not to exceed six hundred (600) feet along each development plan boundary that abuts potentially developable or redevelopable land.
- d. *Interparcel access*. For developments along an arterial or collector street, except where a variance is sought and obtained from the zoning advisory board pursuant to chapter 11 because of topographic or other site-specific constraints that create a unique and severe hardship, compatible developments, as determined by the planning director, shall provide a network of nonresidential access streets that meet the following:
 - i. Access streets shall be constructed for a commercial or multifamily residential development that abuts another commercial or multifamily residential development, whether existing or planned. The development of the site shall incorporate the following:

- aa. Continuous non-residential access street, where necessary to connect adjacent parcels along the thoroughfare.
 - bb. Driveway aprons, stub-outs and other design features to indicate that abutting properties may be connected to provide cross access.
 - ii. New commercial or multifamily property that abuts a planned, new or existing multifamily residential property shall provide for a five-foot wide sidewalk connecting the two (2) uses.
 - iii. New multifamily residential development that abuts a planned, new or existing commercial property shall provide for a five-foot wide sidewalk connecting the two (2) uses.
 - e. *Crosswalks:*
 - i. All intersections on streets posted at twenty-five (25) mph or less shall contain crosswalks that connect to sidewalks in all quadrants. For streets posted at over twenty-five (25) mph, crosswalks shall be placed when determined as warranted by engineering study by a professional traffic operation engineer and such studies are subject to City of Stockbridge review and approval.
 - ii. Crosswalks shall be either demarcated with high-reflectivity thermoplastic paint or brick pavers, as determined by City of Stockbridge.
3. *Street trees.* Subject to City of Stockbridge DOT's review and approval, canopy trees shall be provided in street rights-of-way including medians and required landscaped strips adjacent to all streets. For roadways/streets either classified as collector or above, or posted at thirty (30) mph or greater, the tree types, sizes, and lateral offset to trees are to be governed by chapter 5 of the GDOT Design Policy Manual and the GDOT Policy for Landscaping. Trees and vegetation shall be located such that such vegetation shall not be located within the required sight lines necessary for intersection sight distance based on the road's posted speed limit.
- a. Appropriate street tree species include the following:
 - i. Large trees—Average spacing forty (40) feet on center:
 - Nuttall Oak
 - Shumard Oak
 - Willow Oak
 - Gingko (Variety: President, Autumn Gold, male gender)
 - Princeton Elm
 - Chinese Elm (varieties Allee, Athena, Drake, Bosque)
 - Bald Cypress (variety: Shawnee Brave)
 - Zelkova (variety Green Vase or Village Green)
 - Northern Red Oak
 - Red Leaf Maple
 - ii. Small trees—Average spacing twenty (20) feet on center:
 - Crepe Myrtle
 - Saucer Magnolia (variety: Butterflies)
 - Chinese Fringe Tree
 - Golden Rain Tree

- Texas Redbud (*Cercis reniformis*)
 - Kousa Dogwood
 - Washington Hawthorn 'Princeton Sentry'
 - Zelkova (variety: Wires)
- b. No more than twenty-five (25) (or twenty-five (25) percent of the total number, whichever is greater) of the trees installed may be of any one (1) genus.
 - c. No more than twenty-five (25) percent of the street trees used in a single development shall be of the small tree species, unless limited by roadway classification or posted speed limit that affect tree type placement.
4. *Improvement guarantees.* At the option of City of Stockbridge, the developer may be required to provide to the City financial security to guarantee the installation of project improvements required in this ordinance [section]. The developer's financial guarantee may be any of the following:
 - a. An escrow of funds with the City;
 - b. An escrow of funds with a bank upon which the City can draw;
 - c. An irrevocable letter of credit or commitment upon which the City can draw;
 - d. A performance bond for the benefit of the City upon which the City can collect; and
 - e. Any other form of guarantee approved by the board of commissioners that will satisfy the objectives of this subsection.

The guarantee shall be in an amount sufficient to secure the full costs, as determined by the City of Stockbridge Community Development Director, of the construction cost of the improvements, based on the most recent edition of Georgia Department of Transportation "Item Means Summary" or other comparable standardized cost estimation procedure.

Council Discussion - Stockbridge Public Access TV

Presented by: Councilman
Alexander