

STOCKBRIDGE CITY COUNCIL

Mayor At-Large

Anthony S. Ford

Mayor Pro Tem LaKeisha Gantt

Council District 1

Councilmember Alphonso Thomas

Council District 2

Councilmember Kyle D. Berry, Sr.

Council District 3

Councilmember Yolanda Barber

Council District 4

Councilmember Elton Alexander

Council District 5

CITY MANAGER

Vacant

CITY CLERK

Vanessa Holiday

CITY TREASURER

Frank Milazi

CITY ATTORNEY

Quinton G. Washington

Work Session Meeting Agenda July 29, 2025 6:00 PM



Stockbridge City Hall

4640 N. Henry Blvd.

Stockbridge, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

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



AGENDA WORK SESSION MEETING CITY OF STOCKBRIDGE

TUESDAY, JULY 29, 2025 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

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

REVIEW OF THE MINUTES

- 1 Review of the July 15, 2025 Council Meeting Minutes

PRESENTATIONS

- 2 CITY MANAGER'S REPORT 2ND QUARTER 2025 - Includes: Reports from Finance, Clerk's Office, Governing Body Administration, Information Technology, Human Resources, Public Works, Community Development, Economic Development, Events, Municipal Court, Police Department, Downtown Development Authority, Citywide Development Authority and Youth Council - Presented by: Acting City Manager - Mayor Ford
- 3 Economic Development Presentation - Special Services District - Presented by: Gerald Sanders, John Ernst

OLD BUSINESS

- 4 Council Consideration to adopt the SSD (Special Services District) Map.

NEW BUSINESS

- 5 Council Consideration to fill a vacancy and appoint a member to the Main Street Advisory Board and fill the remainder of the term. - Presented by: Megan McCulloch
- 6 TEXT AMENDMENT CASE #TX-2025-01 (Citywide.) FIRST READING
Council consideration of a text amendment to amend Title 12 (Unified Development Code), Section 2.5.3 (e) and Section 2.5.3 (f) of the City of Stockbridge Code of Ordinances relating to the Downtown Village (DT) Overlay District, so as to add certain uses to the list of "Special Uses" requiring a Special Use Permit, and to remove certain uses from the list of prohibited uses to allow them to now be permitted uses, provided that certain requirements are met; to provide for severability; to repeal conflicting ordinances; to provide an effective date; and for other purposes.
_ - Presented by: Ryan Anderson
- 7 TEXT AMENDMENT CASE #TX-2025-02. (Citywide.) FIRST READING
Council consideration of a text amendment for Personal Care Homes to replace Sections 3.2.28 and 3.2.29 in Chapter 3 of the Stockbridge Unified Development Code (UDC) to create a new section to combine, revise, and augment the provisions, standards, licensing, regulations, and oversight for Personal Care Homes; to amend Chapter 9.70 within Title 9 of the Stockbridge Code of Ordinances to add a new section which allows for the provisions, standards, licensing, regulation, and oversight of Personal Care Homes (as are distinguished from day care centers, family day care centers, and group day care homes) within the City of Stockbridge; to establish supplemental use standards for Personal Care Homes for one to six unrelated adults; to identify zoning districts where such uses are permitted by Special Use Permit; to establish compliance, operational, and development standards; to amend the Home Occupation section; and for other purposes. Currently, the City of Stockbridge has no mechanism for licensing and regulating Personal Care Homes. - Presented by: Ryan Anderson
- 8 CITY OF STOCKBRIDGE SHORT-TERM WORK PROGRAM / CAPITAL IMPROVEMENT ELEMENT (STWP/CIE) FOR 2026-2030. (Citywide.)
Council Consideration to authorize Mayor Ford's signature on a letter to transmit the City of Stockbridge 2026-2030 STWP/CIE (Short-Term Work Program/Capital Improvement Element) to the Atlanta Regional Commission (ARC). - Presented by: Ryan Anderson
- 9 Council consideration for approving forfeited vehicle to our fleet in order to enhance police operations. - Presented by: Richard Godfrey
- 10 Council consideration to approve an emergency procurement exception increasing the Stockbridge Police Department's FY2025 spending authority with Legacy Ford to an amount not to exceed \$95,000. This authorization is necessary to cover \$22,955.69 in outstanding invoices and \$21,000 in projected vehicle maintenance costs over the next 60 days while a competitive Request for Proposals (RFP) is finalized.

- Presented by: Frank Trammer

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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

- Youth Council Meeting, Monday, August 4th at 6:30 p.m. – City Hall Levi Room
- Citizens Police Advisory Council – Meetings are held on the first Thursday of each month in the Stockbridge PD Community Room at 6:30 p.m. (Aug 7)
- Main Street Advisory Board – Meetings are held on the second Friday of each month at the Downtown Connection Center 130 M L King Sr. Heritage Trail at 9:00 a.m. (Aug 8)
- The first Millage Rate Public Hearing previously set for Monday, August 4th has been rescheduled for Monday, August 11th at 10:00 a.m. and the Second Millage Rate Public Hearing will also take place on August 4th at 6:30 p.m.– City Hall Council Chamber (Aug 11)
- The City Council Meeting held on the second Monday of each month will convene at a special time of 7:00 p.m. following the Millage Rate Public Hearing – City Hall Council Chamber (Aug 11)
- Citywide Development Authority – Meetings are held on the second Tuesday of each month (unless otherwise noted) in the Levi Room at 6:00 p.m. (Aug 12)
- Community Zoning Information Meeting – Wednesday, August 13th in the City Hall Council Chamber at 6:00 p.m. (Aug 13)
- The Third and Final Millage Rate Public Hearing and Adoption has been rescheduled and will take place on Monday, August 18th at 10:00 a.m. – City Hall Council Chamber (Aug 18)
- Downtown Development Authority – Meetings are held on the third Tuesday of each month at the Downtown Connection Center 130 M L King Sr. Heritage Trail at 6:00 p.m. (Aug 19)
- Youth Council Advisory Committee – Meetings are held on the third Tuesday of each month – City Hall Levi Room at 6:30 p.m. (Aug 19)
- Planning Commission – Meetings are held on the third Thursday of each month at City Hall in the Council Chamber at 6:30 p.m. (Aug 21)
- City Council Work Session – Meeting are held on the Last Tuesday of each month at City Hall in the Council Chamber (Aug 26)

UPCOMING CITY EVENTS/INITIATIVES

- Join Main Street for the Tiny Tent Concert Series Fridays from 6pm to 8pm at the Stockbridge Connection Center, 130 M L King Sr. Heritage Trail. Bring your lawn chairs. (Weather Permitting)

- Join Mayor Pro Tem Gantt for FREE Line Dance Class on Wednesday, July 30th from 6pm – 8pm at the Merle Manders Conference Center. Bring your own fan!
- Join Councilman Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, August 20th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join Mayor Anthony Ford for the monthly Meet the Mayor - Monday, August 25th from 10am – noon at City Hall. Meetings are by appointment.
- The Economic Development Department host a FREE Business Health Clinic on the 2nd Thursday of every month from 9am – 12pm at the Stockbridge Connection Center 130 M L King Sr. Heritage Trail. Check the Health of Your Business with the FREE Clinic.
- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education, highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Sign Up for real-time alerts about severe weather, road closures and emergencies on the Regroup App. Visit the city's website or social media pages for more information on how and where to sign up. Stay Safe!
- Municipal Election Qualifying takes place Monday August 18 – Friday August 22 from 8:30am to 4:30pm (closed from 12-1). More information is available on the City Clerk's Department page on the city's website at stockbridgega.org

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

2025 CONCERT SEASON SCHEDULE

- Saturday, August 16 – Stockbridge Jazz Festival hosted by Tommy Davidson, featuring David Benoit, Jazz Funk Soul, EFX Allstars, Chandra Currelley, Sonny Emory, Norman Brown, Jennifer Holliday, Karen Briggs, Eric Darius, and Keiko Matsui
- Friday, August 29th – Parti-Gras Tour featuring Bret Michaels and Special Guests Lupe Fiasco and Chapel Hart
- Saturday, August 30th – Jimmy Jam and Terry Lewis celebrating 40 years of iconic music featuring performances by Reuben Studdard, Deborah Cox, MC Lyte, Jordan Knight, Yolanda Adams, Chante Moore, Morris Day & Jerome Benton, Cherrelle, and Ann Nesby
- Saturday, September 13th – For Lovers & Friends featuring Tank with special guest Lyfe Jennings, and Ginuwine

- Friday, September 6th & Saturday, September 7th, Southern Soul Weekend featuring King George, Tucka, West Love, Pokey Bear, TK Soul Tywaun Moore, and Tonio Armani
- Saturday, September 20th – Do the Reggae Tour 2025 featuring Ziggy Marley and Burning Spear

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT



CITY COUNCIL MEETING SUMMARY MINUTES

TUESDAY, JULY 15, 2025 6:00 P.M.

Mayor & City Council

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

Administration

Vacant – City Manager
Vanessa Holiday – City Clerk
Frank Milazi – City Treasurer
Quinton Washington – City Attorney

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

Invocation by Mayor Ford at 6:034 p.m.

Invocation by: Mr. Jerry Mays

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All the members were present except Councilmember Berry. Mayor Ford, Mayor Pro Tem Gantt, Councilmember Alexander, and Councilmember Barber were present in the Chamber, and Councilmember Thomas was present via teleconference.

Motion to amend the Agenda to defer the following Items that will not be heard this evening and will be removed from the Agenda at the Applicant's Request to be heard at a future date: Item #4 Appeal Case No. AP-2025-01; Item #7 Annexation Case No. AX-2025-01; Item #8 Comp Plan Amendment Case No. CP-2025-01; Item #9 Rezoning Case No. RZ-2025-01 was made by Mayor Pro Tem Gantt;

Councilmember Alexander stated staff has spoken with the Applicant, noting the Applicant was present and wants to move forward with the case.

Mayor Pro Tem Gantt continued with the Public Hearing Announcement, stating the following Items will not be heard this evening and have been withdrawn by the Applicant

Item #5 Comp Plan Amendment Case No. CP-2025-02; and Item #6 Rezoning Case No. RZ-2025-03.

Mayor Ford asked Mr. Anderson to confirm that a request regarding Items #7, #8, and #9 was submitted to defer these items at the request of the Applicant.

Mr. Anderson confirmed, stating the cases were deferred until staff spoke with the Applicant today, who has decided to move forward with the referenced cases. Mr. Anderson requested the order of the items on the Agenda be changed to allow staff to retrieve and upload the presentations, noting that they were under the impression that the items were being deferred.

Mayor Ford noted there was no second to the original motion.

Mayor Pro Tem Gantt restated the motion to amend the Agenda to remove Item #4 Appeal Case No. AP-2025-01; and withdrawn by the Applicant Item #5 Comp Plan Amendment Case No. CP-2025-02; and the withdrawal of Item #6 Rezoning Case No. RZ-2025-03; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

ADOPTION OF THE AGENDA

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

CEREMONIAL

Mayor Ford referenced the ceremonial recognition prior to the start of the meeting where the Stockbridge Public Works and Police Department personnel, the Georgia Piedmont Region K-9 search and rescue, Henry County Police, Henry County Fire Rescue, Henry County EMA, Clayton County Police Department, and the were recognized for their participation and collaboration in the search and rescue of Ms. Rosebelle Brown.

PUBLIC COMMENTS

- Mr. Paul Turner asked members of the Governing Body and the City Attorney to resign and step down, and cancel all remaining shows at the Amphitheater; made comments regarding the city's 2024 Budget Amendment of \$32 million dollars; recommended a forensic audit that predates of the Amphitheater from 2018 to present millions of dollars over budget; noted the city's free events were not free, and asked which departments in addition to the Amphitheater went over budget in 2022, 2023 and 2024.
- Ms. Marion Calhoun stated that a member of the Council should be censured or asked to resign for conduct unbecoming of a Councilmember for posting a message regarding Pornhub; noted free concerts are taking place on the taxpayers dime with people from outside of the city enjoying the concert, and the city residents outside of the venue unable to enjoy the concert funded by their taxes; noted a Councilmember who was using the Merle Manders Conference Center for an initiative and gathering the names and addresses of participants for campaign purposes; and questioned a \$245 payment made by Harold Young using city funds to buy ice cream from a Councilmember's ice cream shop.

Councilmember Alexander called for a Point of Order stating the Public Comment Rules state that speakers are to address the Chair and not make personal attacks.

- Ms. Gernita Johnson noted Stockbridge has been her home for 16 years and expressed some concerns: Frequent power outages in the Spivey Glen area, and are deemed to be frustrating and unsafe for business owners and elderly citizens, and questioned the city's infrastructure being the issue; noted there is no Youth Center or facility in the city, and that an investment needs to be made in the youth; and asked where is the \$32 million dollars that has been misplaced or mismanaged citing a change for new leadership and transparency.

Councilmember Alexander stated that the misnomer of \$32 million dollars was not true or accurate.

Mayor Pro Tem Gantt stated that everyone has to the right to makes statements during public comments and recognizes this is election season.

APPROVAL OF THE MINUTES

1. Approval of the June 9, 2025 Council Meeting Minutes
Approval of the June 25, 2025 Work Session Meeting Minutes
Approval of the July 1, 2025 Special Called Meeting Minutes
Councilmember Barber requested the June 9, 2025 Minutes to be amended with the edit to the Motion to discuss Term Limits to state Council Term Limits.
Motion to approve the Minutes of June 9, 2025, June 25, 2025 and July 1, 2025 with the stated amendment was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

APPOINTMENT AND CONFIRMATION

2. Appointment and Confirmation of the Sole Finalist to fill the vacant position of City Manager.
Mayor Ford called for a motion from the Council to confirm the appointment of Shawntez Edmondson to fill the vacant position of City Manager.

Motion to confirm the Mayor's appointment was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

Mr. Edmondson addressed the Mayor & City Council, residents, and day-to-day city staff, noting he is deeply humbled and honored to be appointed as the next City Manager of Stockbridge, a city full of pride, potential and purpose; expressed his sincere gratitude to the Mayor & City Council for the confidence and trust placed in him, and that it is not taken for granted. Mr. Edmondson stated that he will honor that trust through tireless service, clear communication, and leadership style rooted in accountability collaboration and results; thanked his family for their unwavering support, sacrifice, and believing in his calling to serve, and is why he strives to be better every day and carries their strength with him every day.

CONSENT AGENDA

3. A. Resolution to approve the 2025 Notice of Election and Qualifying Fees
B. Resolution to approve the 2025 Georgia Secretary of State Elections Calendar
Councilmember Berry joined the meeting at 6:35 p.m.

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

PLANNING & ZONING APPEAL

4. APPEAL CASE #AP-2025-01. (Council District 4.) Consideration of an appeal of the March 17, 2025 Zoning Review Form that was used as a basis for the City of Stockbridge's discontinuance of the 2025 business license for truck parking on Parcel #S27-01016000 and Parcel #S27-01017000 on Rock Quarry Road. The property is located in the Parkway Mixed-Use (PMU) Overlay District, where truck parking and all industrial uses are not permitted. A citation was issued on the property on March 4, 2025. The applicant appeared briefly in Municipal Court on May 16, 2025 and requested a "continuance" for at least 60 days. The court date was rescheduled to July 18, 2025. Applicant: James Raven. Property Owners: James Raven and Huddleston Concrete Company. The business license was issued for 123 Rock Quarry Road, where the company's office is located. The property is located in Land Lots 35 and 36 of District 12. The zoning, current use, and acreage for each parcel are listed below. The parcels are not contiguous.
~ 123 Rock Quarry Road (Parcel #S27-01012000) -- Zoned 'SR' (Suburban Residential). Current use: Office for Huddleston Concrete Company. Acreage: 1.55 +/- acres.
~ Parcel #S27-01016000 -- Zoned 'LI' (Light Industrial). Current use: truck parking. Acreage -- 2.95 +/- acres.
~ 135 Rock Quarry Road (Parcel #S27-01017000) -- Zoned 'LI' (Light Industrial). Current use: truck parking. Acreage: 3.44 +/- acres.
Presented by: Ryan Anderson, Community Development Director
Item Deferred at the Appellant's Request.

PUBLIC HEARING – Mayor Ford read the Public Hearing Rules

5. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-02. (Council District 4.)
Consideration of a Comprehensive Plan Amendment for Parcel #029-01011001, located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road, for the purpose of changing the property's future land use designation from "Low-Density Mixed-Use" to "High-Density Mixed-Use" to allow for the development of townhomes and office space. Applicant: Templar Development Group, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 90 of District 12, and it contains 9.90 +/- acres.
Presented by Ryan Anderson, Community Development Director
The Application was withdrawn at the Applicant's Request.

6. REZONING CASE #RZ-2025-03. (Council District 4.)
Consideration of a Rezoning for Parcel #029-01011001, located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road, for the purpose of rezoning the property from 'C-3' (Heavy Commercial) and 'PMU' (Parkway Mixed-Use) Overlay District to 'PUD' (Planned Unit Development) Master Plan and 'PMU' (Parkway Mixed-Use) Overlay District to allow for the development of townhomes and office space. Applicant: Templar Development Group, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 90 of District 12, and it contains 9.90 +/- acres.
Presented by: Ryan Anderson, Community Development Director
The Application was withdrawn at the Applicant's Request.
7. ANNEXATION CASE #AX-2025-01. (Council District 5.)
Consideration of a request for the annexation, using the 100 percent annexation method of the property at 1448 and 1468 Flippen Road from unincorporated Henry County into the Stockbridge City Limits. Purpose: To allow for the construction of a mixed residential development with townhomes and single-family detached homes. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented Annexation Case #AX-2025-01, CP-2025-01, and RZ-2025-01 in combination, and gave an overview of the development noting the units would have 3BR, 2BA, and 2-car garages; 20' setbacks; presented the site plan, and noted the Planning Commission and Staff both recommend approval.

Councilmember Alexander requested a traffic signal.

Mr. Jonathon Jones, Engineer of Land Buyers of America, LLC stated a traffic signal is definitely agreeable and if warranted by the Traffic Study; noted the development, Hanover Park, will be a resort style community with 4 pickle ball courts, central mail, 10' sidewalks along the frontage of the development, 5' interior sidewalks, minimum 2400 sq. ft homes and minimum 1800 sq. ft. townhomes, minimum 3BR and 4BR mixed throughout the community; all homes visible from Flippen Rd. would be 3-sided brick; and will voluntarily include a fence and buffer noted the Planning Commission and staff recommend.

Councilmember Alexander referenced the homes visible to Flippen Road being 4-sided brick.

Mr. Jones agreed, noting Lot 1 to be 4-sided brick and the same on any home visible to Flippen Road, and that Lot 1 will likely be the model home.

Councilmember Barber noted she likes the development with two- and three-story townhomes, however, because District 4 is saturated with 2-story townhomes, there is some hesitation, and noted the presentation

shown by Mr. Anderson stated “if” there are security gates, there would be flock cameras.

Mr. Anderson responded that flock cameras are mandatory according to the new standards.

Councilmember Barber referenced the two entrances and asked where the traffic light would be installed.

Mr. Jones noted that if approved, the red light would be installed at the intersection of St. Ives and Parkway; and noted the development would have a right in / right out second entrance for emergencies and is optimistic about the approval of the traffic light.

Mr. Anderson stated the flock cameras were included in the Staff Conditions.

Councilmember Barber asked if there is a possibility of an additional access road within with limited options.

Mr. Jones noted the reasons why an interior road would not be feasible at this time.

Councilmember Barber asked Mr. Jones if they would consider increasing the number of single-family homes and decreasing the number of the townhomes.

Mr. Jones noted the original plan was all townhomes, and met with staff and the community and changed the site plan to include single-family homes and reducing the number of units from 179 to 151, and from a financial standpoint, cannot reduce the development any further, and stated the developer prefers to have the amenities and a quality development to workout, swim, play putt-putt on site, with open space pockets in the interior.

Councilmember Alexander noted that as a Condition, no one could move prior to the completion of the Western Parallel Connect which will alleviate traffic and is expected to be completed in 2026/2027; and noted Dutchtown Road will have improvements made as well.

Mr. Jones accepted the move-in stipulation, noting ANR has met with Henry County DOT, noting the County is amenable to a signal at this location.

Mr. Jones noted ANR (their traffic engineers) have met with Henry County DOT who are agreeable to a traffic light.

Public Hearing Opened

Speakers in Favor

Ms. Monica Howard stated she is a realtor and represents the sellers and works for the buyers; noted she has been a resident of Henry County for 35+ years, as well as the sellers/owners of 1448 Flippen Rd. William K. Reichert and Brenda A. Reichert, who for health and financial reasons can no longer take care of the land; referenced the property at 1468 Flippen Rd. where Michelle Jones became the Executor of the estate following the death of her father, Willard Gilreath. Ms. Howard stated Ms. Jones would like to resolve the probate matter and sell the property, noting the home has been unable to sell in two years; and described the proposed development and the amenities, and noted the buyer has agreed to all of the requests from the Planning Commission; and wants to prevent the property from become vacant and potential vandalism; and referenced growth in Henry County.

No Speakers Opposed Public Hearing Closed

Motion to approve AX-2025-01 was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 5-0.

8. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-01. (Council District 5.) Consideration of a request for a Comprehensive Plan Amendment for property at 1448 and 1468 Flippen Road, after the property is annexed into the Stockbridge City Limits. The property currently has the Henry County future land use designation of "Medium-Density Suburban," and the applicant requests that it be assigned the City of Stockbridge's future land use designation of "Medium-Density Residential." Purpose: To allow for the construction of a mixed residential development with townhomes and single-family detached homes. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented Annexation Case #AX-2025-01, CP-2025-01 and RZ-2025-01 in combination.

Motion to approve CP-2025-01 was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

9. REZONING CASE #RZ-2025-01. (Council District 5.)
Consideration of a request for the Rezoning of the property at 1448 and 1468 Flippen Road, after the property is annexed into the Stockbridge City Limits. The property's current Henry County zoning district is 'RA' (Residential-Agricultural), and the applicant requests that the property be assigned the City of Stockbridge's zoning district of 'PUD' ("Planned Unit Development"). Purpose: To allow for the construction of a mixed residential development with townhomes and single-family detached homes. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented Annexation Case #AX-202-01, CP-2025-01, and RZ-2025-01 in combination.

City Council Conditions:

Site Plan

Rezoning conditioned upon applicant submitting a new Future Site plan reflecting all the zoning conditions due 7/16/2025.

Re-zoned to PUD and new submitted site plan will serve as masterplan for the development.

Traffic Signal

The developer shall prepare and submit a traffic study to the City of Stockbridge.

Traffic Impact study to determine viability of traffic signal at Flippen Rd (Traffic study conducted with Henry County is complete.

Applicant is waiting for result and determination by Henry County)

Traffic signals shall be black ornamental style for pole and crosswalk.

Established in a four way with existing single is preferred.

Security

Flock Safety cameras shall be installed at each entrance of the subdivision.

Walking Trail

Streetlights along walking trail

Setbacks:

10ft setbacks front, 5ft setback on sides (between single family dwellings)

Homes sizes

Townhomes shall have a minimum 1800 sq feet.

Dwellings visible to Flippen rd. shall be constructed of brick on four sides.

Sidewalks

Five (5)-foot-wide sidewalks shall be installed within the interior of the subdivision.

Amenities

A small, enclosed clubhouse for up to fifty people shall be constructed with directions from Community Development.

Staff recommended conditions.

Site Plan:

The proposed mixed-residential development shall be constructed according to a site plan titled "Annexation & Rezoning Plan for Hanover Park," Project No. 24040 on 4/30/25 to serve as PUD Master Plan

Project Entrance: Entrances shall include:

Deceleration lanes,
10ft sidewalks along Flippen Rd
Flock cameras at security gates *

Parking:

Thirteen additional parking spaces due to a parking deficiency or
Apply/obtain parking variance permit.

Architectural Design:

Construction materials in compliance with UDC standards

Property Maintenance

HOA to maintain common areas for property and townhomes.

Motion to approve RZ-2025-01 with Conditions was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 5-0.

10. ZONING MODIFICATION CASE #ZM-2025-01. (Council District 5.)

Consideration of a request for a major zoning modification for Parcel #070-01022001 at the southwest corner of Highway 42 North and Tunis Road to provide for modifications to the zoning conditions comprising the Development Agreement for Rezoning Case #RZ-03-45-S. Purpose: To allow the development of a single-family detached residential subdivision. Property Owner: Henry Highway 42, LLC. Applicant: Shaker Reddy. The property is located in Land Lots 31 and 32 of District 7, and it contains 27.72 +/- acres.

Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented Zoning Modification Case ZM-2025-01, noting this item is not a request to rezone, but rather the developer is requesting modifications to the approved Development Plan. Mr. Anderson reviewed the Case Facts, Zoning History, the Original Site Plan, and the current Site Plan, noting the Planning Commission and Staff recommend approval w/23 Conditions, and additional Conditions added today, July 15, 2025.

Councilmember Alexander stated there have been ongoing discussions regarding this project with the goal being a quality product, and is requiring 50% of the homes have 100% brick, streetlights, 10' path along the frontage, and trail connection from Rum Creek to Hwy. 42, noting GDOT (Georgia Department of Transportation), will widen Hwy. 42 in the year 2030; and noted there has been a discussion for a clubhouse to seat up to 50 people, similar to the structure in the Winding Creek subdivision.

Mayor Ford questioned if the development would include pickle ball courts or tennis courts.

Mr. Anderson responded that those amenities would not be included in the development.

Mr. Bryan Marshburn, Agent for the Applicant Shaker Reddy, reviewed the purchase history of the proposed Gadson's Crossing Development, noting the applicant is requesting fewer lots. Mr. Marshburn referenced the Development Agreement from 2014, reviewed the development, and requested the modification be approved similar to the city's approval of adjacent developments in the area with 3-sided hardy plank or siding, or a mixture thereof, and is requesting the approval for this development with the same standards; and that he is agreeable to the Condition to add the trees back per the recommendation from the Planning Commission.

Councilmember Alexander referenced a conversation with Mr. Marshburn prior to the meeting today where he insisted on 50% of the homes with 100% brick and stated the City of Stockbridge has raised the standards, and that the condition of 50% of the homes having 100% brick would be a requirement for his vote of approval for the modification of the development and asked the developer if he was agreeable to that condition. Mr. Marshburn's response was no, he is not.

Mr. Marshburn insisted on approval with the same Conditions approved by the city for the adjacent developments in the area and stated that this development meets the same standards that is being heard later on tonight's Agenda.

Councilmember Barber noted she was a resident of the Lakeside subdivision and asked the developer if the sidewalks could be wider.

Mr. Marshburn stated he would not object to 5' interior sidewalks.

Councilmember Barber asked Mr. Anderson for the standard for sidewalks for the city.

Mr. Anderson stated the city's standard is 5' for interior sidewalks.

Public Hearing Opened
There were no speakers.
Public Hearing Closed

Councilmember Barber noted that the city's standards allow for a mixture of brick and hardy plank, and asked Mr. Anderson if the city's standards require 4-sided brick.

Mr. Anderson response was that 4-sided brick is not a standard in the code as a requirement, however, it could be a Condition for a percentage.

Councilmember Barber asked Mr. Anderson if there were new developments that the city has approved that were 4-sided brick.

Councilmember Alexander noted developments on Brannan Rd./Liberty was approved with 4-sided brick.

Mr. Anderson confirmed, noting there have been developments that have volunteered to build with 4-sided brick.

Councilmember Barber noted there have been several town-home developments approved by the Council in District 4 without her vote, and that she certainly would have preferred this type of single-family home development in District 4.

Mr. Marshburn noted the proposed development will be 3300 sq. ft. homes on average with 3-sided hardy plank w/brick accents on the front with an average selling price of \$350,000 and will have minimum 3 bedrooms up to 5 bedrooms; noted the property has been idle for more than 15, and that their market analysis shows 5 homes for sale in the city of Stockbridge, and that their analysis shows that their proposed development would be sellable, similar to the Winding Creek development.

Councilmember Alexander state the City of Stockbridge is raising the standards and referenced the Brannan Rd. developments and Pulte homes; and noted the proposed development backs up to the Eagles Landing Country Club, which was not referenced by the developer, and that he was advised that the an agreement had been reached earlier today that 50% of the homes would be 100% brick; and noted residents who want to move up have no inventory in Stockbridge, and are therefore relocating to neighboring communities outside of Stockbridge for 4-sided brick homes.

Mayor Pro Tem Gantt suggested a compromise with the homes at the front or visible from Hwy. 42 have brick.

Mr. Marshburn stated he was agreeable to brick on the entry way homes for a visibility standpoint.

Mayor Pro Tem Gantt stated there needs to be more affordable single-family housing in Stockbridge, however the quality does not need to be cheap; and that it is currently a buyers' market and will make a decision based on the Code and the recommendation of staff, while being fair to the community, with all due respect to the representative of District 5.

Mr. Marshburn noted the property's location being in the vicinity of a metal recycling facility, and industrial businesses; and is asking for the same standards that were approved for subdivisions and where those homes were sold in District 5.

Mr. Anderson noted the city's Code requires Class A materials, and the development.

Councilmember Berry asked Mr. Marshburn to consider meeting on meeting ground, asking what percentage or number of homes could be 4-sided brick.

Mr. Marshburn agreed to the four front homes being 4-sided brick, and that all remaining homes throughout the community would be stack, stone, stucco, or brick, with water tables on 3-sides; 5' interior sidewalks, and a cabana.

Mayor Pro Tem Gantt stated the development pricing needs to be within reason, and not to outprice the market, noting the development is 59 homes and that adding a HOA fee and responsibility would be tough on the residents.

Mr. Anderson stated the city's Code has 100 homes as a starting point for a HOA; and the same for a clubhouse.

Mr. Marshburn noted the Cabana has two restrooms and there is a space to congregate.

Councilmember Alexander stated with the proposed price point, there should be a club house to seat up to 50 people as deemed by staff engineering.

Dwellings

Four homes facing Hwy 42 shall be constructed with

Three sides brick

Stacked stone, stucco front façade to match community.

One-third of homes shall have a minimum of 2400 sq feet, rather than 2500 sq feet.

All homes shall have 80 percent stack/stucco/brick on their front facades.

All homes shall have a water table on three sides (excluding the rear façade).

Pedestrian Trail

A walking trail shall be installed along the periphery of the property with Pedestrian bridge over Wolf Creek and connection HWY 42

Review of walking path and pedestrian bridge by city engineer for erosion considerations

Streetlight on multiuse trail

Five (5)-foot-wide sidewalks shall be installed within the interior of the subdivision.

Security

Perimeter fence adjacent to the railroad tracks, 50 ft on each side.

Streetlights shall be installed throughout the subdivision.

Pre-application meeting conditions

Dwellings

One-third (1/3) of the one-story homes shall have a minimum of 2,400 sq. ft. of heated space, rather than the originally required 2,500 sq. ft.

The front elevation of all homes shall consist of a mixture of 50% brick or stone and hardi-plank or cementitious siding, with a brick or stone water table along both sides of the home.

Security

For security, a fence shall be installed around the back of the development, adjacent to the railroad tracks, and it shall extend by fifty feet on each side.

Flock Safety cameras shall be installed at each entrance of the subdivision.

Amenities

Two centralized mailbox banks shall be provided, with one to be located on each side of the development.

One swimming pool.

Pedestrian Trail

10-foot-wide sidewalks shall be installed along Highway 42 frontage of the subject property.

Landscaping

A minimum 24-inch landscape strip shall be maintained between the back of curb and the 4-foot sidewalk along all public streets.

Hardwood street trees shall be required throughout the entire development, not just along Highway 42.

Administrative

The subject property shall be developed in substantial conformance with the revised site plan titled "Gadson Subdivision: Site Plan," prepared by Accura Engineering and dated June 10, 2025.

The developer shall comply with all the other requirements of the approved zoning case (RZ-03-45-S), including the original Development Agreement adopted on June 14, 2004.

Motion to approve w/Conditions was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 5-0.

NEW BUSINESS

11. Ordinance to Amend the Requirements for the Issuance of Occupational Tax Certificates (Business Licenses). (Citywide.)

Consideration of a new Title 9, Chapter 01, Section 260 (A) and (B), to be added to the Stockbridge Code of Ordinances to repeal and replace the existing section. The Henry County Tax Assessors' Office requested that the City create this new ordinance to prevent businesses from receiving an Occupational Tax Certificate (business license) or Regulatory License if they have not first paid their ad valorem taxes or personal property taxes.

Presented by: Uneeda Smith Sellers – Business Services Manager and Stephanie Milton, Occupational Tax Clerk

Ms. Smith-Sellers noted Ms. Milton was in attendance of a meeting initiated by the Henry County Tax Commissioner's Office where the recommendation was made to Henry County and the cities of Hampton, Locust Grove, McDonough and Stockbridge to amend their municipal code to withhold the issuance of business licenses when there are outstanding Ad Valorem or Property Taxes due to the County. Ms. Smith-Sellers noted the Tax Commissioner's Office would be responsible for submitting the delinquent business owner's information to each municipality.

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

12. Ordinance to Amend Chapter 5.16 Cemeteries - Section 5.16.070 Cemetery Regulations (City Stockbridge Cemetery and City Burk Cemetery) to add L - Interments or dis-interments prohibited on specified City of Stockbridge Cemetery Department holidays or any holiday/closure observed by the City of Stockbridge.
Presented by: Vanessa Holiday, City Clerk
Ms. Holiday noted the request is to update the city's municipal code with the city's holidays and office closures regarding cemetery regulations.

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

13. Council consideration to approve contract renewal invitation to bid (ITB) number 16RFP101216- DRR – American Tank Maintenance, LLC – Full-Service Tank Maintenance Program in the amount of \$61,419.00. Funding source is from the Water Department Budgeted Funds.
Presented by: Decius Aaron, Public Works Director
Mr. Aaron noted there are two tank maintenance facilities in the State of Georgia, and that American Tank Maintenance, LLC, who is based in Perry, GA, has a great relationship with the city, and recently saved the city money on a recent repair due to a lightning strike, and while servicing the tank, made the repair at no cost.

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

14. Council consideration to approve the renewal of the landscape maintenance services contract with Yellowstone Landscape in the amount of \$350,000.00. Funding sources are from Government Buildings Department and Amphitheater budgeted funds.
Presented by: Decius Aaron, Public Works Director
Mr. Aaron noted this request would be the final renewal with the contract expiring on September 30, 2025, and the RFP is being prepared to place out for bid.

Motion to approve was made by Councilmember Barber; seconded by Councilmember Berry.

Mr. Edmondson made a request to the City Council to Table this item to the next meeting.

Councilmember Barber rescinded the motion and made a new motion to Table the item as requested by Mr. Edmondson until he has an opportunity to review; seconded by Councilmember Berry. The motion passed unanimously 5-0.

DISCUSSION

15. Council Discussion for approval of an Ordinance to amend the Stockbridge Municipal Code Section 3.30.222 (b) Approval of Contracts and Section 3.30.223 (B) City Manager Authority, returning the spending and contracting authority to \$25,000 without City Council Approval. Staff was directed to research to compare the spending authority of the City Manager in cities of similar size and bring to the City Council at the August 11, 2025 Council meeting for discussion.
16. Council Discussion of all non-budgeted/non-essential services and expenses ceases immediately. All expenditures with or without contractual obligations greater than \$10,000 should be presented to the Governing Body for consideration of approval. That includes Events and Concerts. Mr. Milazi stated there is no dollar amount that needs to be set, noting if the funding is not approved and allocated in the budget, it does not exist and funds cannot be spent, no matter the amount; and noted only the Governing Body can authorize Budget Amendments with an identified funding source.

Councilmember Thomas exited the meeting at 9:16 p.m.

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

- Planning Commission Meeting, Thursday, July 17th at 6:30 p.m. - City Hall Council Chamber - (Jul 17 cancelled)
- Ethics Committee Meeting, Wednesday, July 23rd at 6:30 p.m. – City Hall Council Chamber – (Jul 23)
- A joint public meeting will be held on Tuesday, July 29th at 11 a.m. to formally discuss project priorities and funding allocations under the proposed Floating Local Option Sales Tax (FLOST) program. Location: Henry County Administrative Building, located at 140 Henry Parkway, McDonough, GA.
- City Council Work Session Meeting, **Last Tuesday of each month, July 29th** at 6:00 p.m. - City Hall Council Chamber (Jul 29)

UPCOMING CITY EVENTS/INITIATIVES

- Food Truck Tasty Tuesdays are happening at Clark Park from 5:30 pm – 8pm. Join us for great food and lots of fun!
- Join Main Street for the Tiny Tent Concert Series Fridays from 6pm to 8pm at the Stockbridge Connection Center, 130 M L King Sr. Heritage Trail. Bring your lawn chairs. (Weather Permitting)
- Join Mayor Pro Tem Gantt for FREE Line Dance Classes on Wednesday, July 9th, July 16th, and July 30th from 6pm – 8pm at the Merle Manders Conference Center. Bring your own fan!
- Join Councilman Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, July 16th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join Mayor Anthony Ford for the monthly Meet the Mayor - Monday, July 28th from 10am – noon at City Hall. Meetings are by appointment.
- The Economic Development Department host a FREE Business Health Clinic on the 2nd Thursday of every month from 9am – 12pm at the Stockbridge Connection Center 130 M L King Sr. Heritage Trail. Check the Health of Your Business with the FREE Clinic.
- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education, highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Sign Up for real-time alerts about severe weather, road closures and emergencies on the Regroup App. Visit the city's website or social media pages for more information on how and where to sign up. Stay Safe!

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

2025 CONCERT SEASON SCHEDULE

- Saturday, July 26th – “My Girls Night” Xscape with special guest Mya.
- Saturday, August 16 & Sunday, August 17th – Stockbridge Jazz Festival hosted by Tommy Davidson, featuring David Benoit, Jazz Funk Soul, EFX Allstars, Chandra Currelley, Sonny Emory, Norman Brown, Jennifer Holliday, Karen Briggs, Eric Darius, and Keiko Matsui
- Saturday, August 29th – Parti-Gras Tour featuring Bret Michaels and Special Guests Lupe Fiasco and Chapel Hart
- Saturday, September 13th – For Lovers & Friends featuring Tank with special guest Lyfe Jennings, and Ginuwine
- Friday, September 6th & Saturday, September 7th, Southern Soul Weekend featuring King George, Tucka, West Love, Pokey Bear, TK Soul Tywaun Moore, and Tonio Armani
- Saturday, September 20th – Do the Reggae Tour 2025 featuring Ziggy Marley and Burning Spear

MAYOR'S COMMENTS

Mayor Ford referenced the MLB All Star Baseball taking place in Atlanta/Cobb County this evening and expressed the same to those who have mentored along the way; and asked everyone to support the city's concerts and events and to have an enjoyable summer.

Mayor Ford called for a motion to convene Executive Session for Personnel, Real Estate, Litigation and Cybersecurity.

Motion to convene Executive Session as stated was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

Motion to adjourn Executive Session and sign an Affidavit was made Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

Motion to reconvene the meeting was made by was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

Motion to approve a salary increase for the City Treasurer was made by Councilmember Barber; seconded by Councilmember Berry. The motion passed unanimously 4-0.

Councilmember Alexander stated the Executive Session discussion was Personnel, Litigation and Real Estate.

Motion to adjourn the meeting at 11:40 p.m. was made by Councilmember Berry; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor

City Manager's 2nd QUARTERLY REPORT 2025



STOCKBRIDGE IS WHERE
COMMUNITY CONNECTS

INTERIM CITY MANAGER MAYOR FORD

- Interim City Manager Mayor Ford conducts weekly team meeting with all the department heads.
- Interim City Manager Mayor Ford conducted a two-day Staff Budget Retreat on May 22-23, 2025.
- Interim City Manager and County Manager joint meeting at County conference room.
- City Manager attended the Stockbridge Developmental Authority Meeting
- The City Manager attended a reoccurring meeting with Civic Signage.
- The Interim City Manager Mayor Ford attended a project reoccurring meeting twice monthly with The Bridges Of Jodeco Development.
- Interim City Manager conducted the reoccurring meeting with Henry County Development.
- Attended City Council Meeting
- Attended Ribbon Cutting Ceremonies for New Businesses.
- City Manager conducted a meeting with the Finance Manager about 2025 Budget.
- Meeting with Public Works about the project with the amphitheater.
- Attended the meeting with Economic Development Director to discuss the upcoming projects.
- Interim City Manager attended meeting with James Atkins (CBH).



CITY OF STOCKBRIDGE 2025 SECOND QUARTER FINANCIAL REPORT SUMMARY

PRESENTED BY:
Frank S. Milazi, City Treasurer
JULY 29, 2025



GENERAL FUND FIRST QUARTER SUMMARY



- ❖ Our 2025 Homestead Exemption closed on April 1, 2025.
- ❖ Our 2024 Fiscal Year Audit is almost complete
- ❖ We successfully implemented Federal Financial Reporting and Programmatic Procedures as per Grants requirements.



GENERAL FUND FIRST QUARTER SUMMARY



- ❖ We received our first SPLOST VI in June that will be used to carry out various projects Citywide in the next 6 years.
- ❖ We met all Federal Grants Requirements and no longer hold ups of drawdowns for our incurred expenses reimbursements.
- ❖ Our 2026 Fiscal Year Budget Process is underway

THANKS



CITY CLERK'S OFFICE

Vanessa Holiday, City Clerk

Quarterly Report – 2nd Quarter 2025



Prepared 35 Meeting Agendas

Attended 16 Council/Committee/Board Meetings

Attended 21 Operations/Staff/Agenda Review Meetings

Attended 10 Training Sessions

Transcribed 1,930 Meeting Minutes

Prepared 31 Proclamations/Letters and 8 Oaths

Completed 153 Open Records Requests

City Clerk's Office

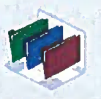
The Office of the City Clerk is a department within the municipal government upon which the City Council, all City departments, and the general public rely for information regarding the operations and legislative history of the City.

MEET OUR TEAM



Records Requests

JustFOIA



Mayor & Council Administrative Support Staff

Rosalynd Rawls, Executive Assistant

Raven Eatmon, Administrative Assistant



Mayor & Council Administrative Support

The Administrative Support Staff to the Mayor & Council is responsible for providing a wide array of administrative and support services in a rapidly changing environment. The work is characterized by involvement with broad city-wide Initiatives and interactions with elected officials, constituents, representatives of a wide variety of community, civil and business groups, City management staff and others.



THE



CITY MANAGER'S MONTHLY REPORT

April

- Set up new user accounts and decommission old ones
- Onboard/offboard employees (devices, access, etc.)
- Perform routine system and network security checks
- Review and manage user permissions/access controls run and verify regular backups.
- Apply software/firmware updates and patches

May

- Evaluate upcoming tech needs or upgrade update internal IT documentation or knowledge base track SLAs and resolution times.
- Review licenses/subscriptions and renew as needed.
- Reboot or schedule maintenance windows for key systems.
- Ensure offsite/cloud backups are working correctly
- Monitor for unusual login or network activity.

June

- Evaluate cybersecurity posture and tools.
- Evaluate outdated or failing hardware.
- Install or update standard software packages.
- Prepare for IT projects or rollouts.
- Test backup restores.



HUMAN RESOURCES

Human Resources Quarterly Report 4/1/2025 - 6/30/2025

Recruitment

10 open positions

8 new hires

5 Summer Interns

Employee Recognitions

Recognized 3 employees with 10, 24 and 27 years of service

21 employee anniversaries

Turnover Metrics

Turnover rate - 7.21%

Active - 193

Terminated/Separated - 15

Average Time to Hire - 180.38

Health and Wellness Programming

Stroke Awareness & Bone Health

Monthly Coaching meeting with employees

Be A Good Human Challenge

Safety/Risk Management

Workers Compensation Claims -4 open; total incurred \$59,500.50.

Staff Development/Training

2025 SHRM Legal Conference

CPR Training

Navigating Mental Health in the Workplace

Anti-Harassment and Workplace Bullying Training

Improving Local Government Team Decision Making

Protect Your Workplace: Comply with the EEOC's New Harassment Guidance

DEPARTMENT OF PUBLIC WORKS FY 2025 SECOND QUARTER UPDATE



TWO CITY SWEEPER TRUCKS

2022 Freightliner Elgin Regen X (non-CDL)



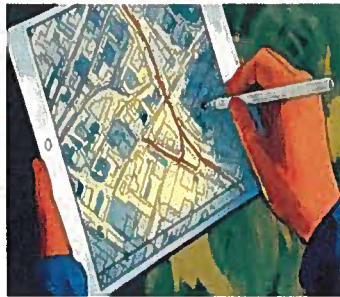
2017 Freightliner M2-106 (CDL required)



GENERAL OPERATION INFO

- The City is divided into five (5) street sweeping zones and each zone is swept an average of three (3) times per year.
- Residents can expect to have sweeping within their area or street about every three (3) months. Staff's goal is to increase this in the future as the City and its needs grow. This would be accomplished by adding an additional streetsweeper and trained personnel.
- The sweeper is designed and routed to sweep streets with curb and gutter.
- Streets without curb and gutter are not a part of the street sweeping schedule but are swept when necessary or requested.
- MT Routes (major thoroughfares) are swept weekly and/or as needed in the early morning hours to avoid commuting traffic hazards.

SWEEP APP TRACKING TECHNOLOGY



STREET SWEEPING MAP



PUBLIC WORKS CONTACT INFORMATION

Decius T. Aaron, Public Works Director
E-Mail: daaron@stockbridgega.org
Telephone: (770) 474-1232

Leslie Norsworthy, Public Works Executive Assistant
E-Mail: lnorsworthy@stockbridgega.org
Telephone: (678) 833-3305

OVERHEAD SIGNAGE REPLACEMENT PROJECT



Quarterly Report April– June, 2025

RYAN ANDERSON
Director

City of Stockbridge, Dept. of Community Development
678.216.6902 (office)

Stockbridge
Where Community Connects



Planning, Zoning & GIS Divisions

APRIL – JUNE, 2025 STATISTICS

Stockbridge
Where Community Connects

Planning
&
Zoning

Geographic
Information
Systems (GIS)

Zoning Cases
(Rezoning &
Modification)

12

Plan Review
(Commercial
& Residential)

157

GIS/Zoning
Compliance &
Verification Letters

19

Customer
Assistance/
Follow-Ups

306

PURPOSE

To support, foster and administer economic development opportunities that directly benefit the *City of Stockbridge* by way of educating stakeholders, managing land development, upholding property values and issuing permits, licenses/citations as required.

Stockbridge
Where Community Connects



CommDev Divisions

FOUR BUSINESS UNITS

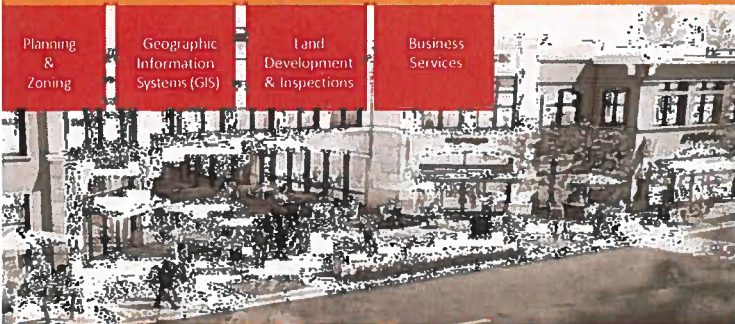
Stockbridge
Where Community Connects

Planning
&
Zoning

Geographic
Information
Systems (GIS)

Land
Development
& Inspections

Business
Services



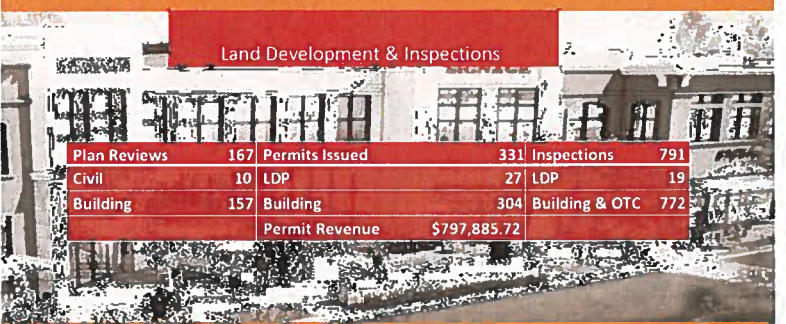
Permits & Inspections Division

APRIL – JUNE, 2025 STATISTICS

Stockbridge
Where Community Connects

Land Development & Inspections

Plan Reviews	167	Permits Issued	331	Inspections	791
Civil	10	LDP	27	LDP	19
Building	157	Building	304	Building & OTC	772
		Permit Revenue	\$797,885.72		



Fire Marshal Division

APRIL – JUNE, 2025 STATISTICS

Business
Services

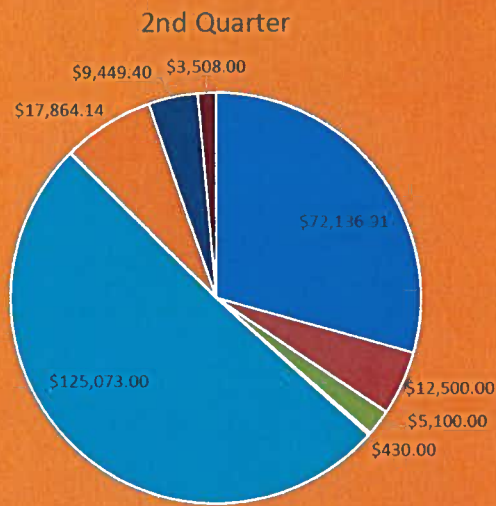
Fire Marshal Plan Reviews	244	Fire Marshal Inspections	929
Building	157	Occupational Tax	47
Sprinkler	5	Building	772
Fire Alarm	82	Annual	110

Business Services

NEW BUSINESSES APRIL – JUNE 2025

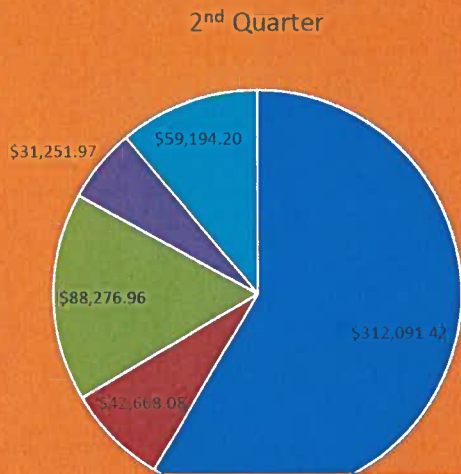
Revenue from New Business	\$46,662.59
Home-Based	18
Commercial	44
Alcohol	1
Non-Profit	0
Temporary Special Event	4
Licenses Issued	67

Business Services-2nd Quarter Revenue



Occupational Taxes Alcohol Licenses Regulatory Fees Insurance
Financial Institutions Late Fees Administrative Fees Misc Taxes

Occupational Taxes	\$ 72,136.91
Financial Institutions	125,073.00
Alcohol Licenses	12,500.00
Miscellaneous Taxes	3,508.00
Administrative Fees	9,449.40
Late Fees	17,864.14
Insurance	430.00
Regulatory Fees	5,100.00
Total	\$246,061.45



Hotel/Motel	\$ 312,091.42
Consumption	42,668.08
Beer	88,276.96
Wine	31,251.97
Distilled Spirits	59,194.20

Business Services	\$ 515,230.75
Permitting	\$ 797,885.72
Planning & Zoning	\$ 7,700.00
Fire Marshal	\$ 21,575.00
Total Revenue	\$ 1,342,391.47

E D DEPARTMENT 2ND QUARTER REPORT

DIRECTOR: GERALD SANDERS

PERIOD / YEAR: APRIL – JUNE 2025

PROJECT / TASK	DESCRIPTION	STATUS / COMMENTS
Tax Allocation District (TAD) and Town Center Development	Agreement w/ Henry Co. BOC and Agreement w/ Henry Co. BOE needed to have optimal funding of TAD projects in downtown. 16+ acres of city owned land to be sold to EDT Engineering for mixed use development downtown across from City Hall. City staff and developer in final phase of negotiations to solidify purchase 16.12 acres of city owned property slated mixed use and for single family residential.	Purchase Sale Agreement (PSA) and Letter of Intent (LOI) are being negotiated by City Attorney and buyer's legal counsel with input from E D. BOE approval is pending. Meeting as needed w/ KB Advisory Services re: TAD Tax Increment Fund. TAD parcel list discussed with H C Tax Assessors Office to ensure parcel list within district is up to date and accurate. Discussions also underway with Tax Commissioner and Finance team to make sure TAD digests are set up correctly and funded with from city / county property tax collection per IGA.
Patrick Henry Pkwy. Development	50 +/- acre master planned mixed use development designed to attract recreational uses, restaurants, hotels, senior housing, etc.	E D and Comm. Dev. working to get approval including transportation study requirement. Cost estimate: \$39,000 +/- . ARC requires Development of Regional Impact (DRI) permit. Staff is having discussions with developers about adding Wayfinding signage (at developer cost) and partnership with PATH Foundation to help plan trails in residential portion of project. A development agreement and Letter of Intent have been discussed with Jeff Grant and will be initiated soon after ARC approves of site plan.
Norfolk Southern Railway Parking Lot Lease Agreement	City plans to lease +/- one half acres at corner of Love Street and M L K, Sr Heritage Trail to create 35-40 additional parking spaces for Main Street District businesses and overflow parking during the city's concert season.	Work in progress. Falcon Design prepared and submitted a revised sit plan to the staff for review. The new plan will include 10 -15 additional slanted parking spaces. Three bids also being sought to demo abandoned structures on site. Railroad revised the city's original site plan by moving proposed project from vacant lot to corner and area that contains abandoned wood structure. Engineering design, survey, and construction docs cost estimate completed (\$39,500). Land lease agreement has been submitted to the City Attorney for review. E D awaiting response from legal.
Special Service District	John Ernst presented SSD plan options to Council and staff and city's Retreat. Will be discussed in more detail at a date to be determined. SSDs were originally created and added to the Georgia Constitution. Both residential and commercial properties within the district can be assessed with extra milage taxes that can be assessed to fund such projects.	John Ernst and E D Director are scheduled to update mayor and council regarding funding options using the Special Service District option at July 29, Council meeting.
Georgia Power Utility Relocation to Under-ground	Request submitted to GA Power Nov 23. Got initial approval for assessment. Goal is to locate existing above ground electric power lines to underground in the downtown area between Burke Street and MLK, Sr. Heritage Trail. GPC feasibility analysis will determine if \$4 million proposed amount is accurate or not.	Work in progress, E D collaborating with Ga Power Co. to initiate required engineering assessment study. Assessment is pending \$15,000 initial payment to GPC. \$15,000 initial fee required by GPC to start engineering assessment has been processed by for payment. Waiting to hear back from utility.
Alleyway Project	Alleyway Project refers to the parking lot and related spaces between Burke Street and the merchants along MLK, Sr Heritage Trail. The city's long standing plan has been to resurface asphalt, fix stormwater drainage, provide a dumpster pad, and repair grease traps as well as install more.	E D and Public Works are collaborating with Falcon Design re: updating engineering and design plans. Initial estimate projected at \$800,000 to \$1 million to fully repair and upgrade infrastructure. E D plans to present redevelopment plans along with Falcon to Mayor and Council in the coming months or when city's CIP plan is approved. The DDA and Mainstreet Board are also providing support and input regarding this initiative.
Partnership Southern Crescent Soccer Association Partnership	The Southern Crescent Soccer Association approached the City recently to establish a partnership intended to build two professional quality soccer fields on 12 +/- acres of city owned land along Business Center Pkwy just off Eagles Landin Parkway. SCSA oversees soccer programs and tournaments throughout Henry County. The city has been asked to contribute an undetermined amount of support and in-kind contributions.	Staff continue meeting with Eric Morrison to discuss next steps and funding for the project. Council voted to revise Parks Master Plan to include project and move forward with partnership. Working with Mr. Morrison to provide additional information needed for project to qualify for grant funding to offset cost of fields. Preliminary cost estimate to construct to fields being sought by independent contractor(s) affiliated with Mr. Morrison.
Project Talga	Stockbridge is being considered for a sustainable plastics recycling Company relocation.	E D Director overseeing ongoing dialogue with company reps, and facilitating info requests re: water/sewer, rail spur access, and building permit logistics. Projected outcomes if city selected: 200 – 400 new jobs, \$35 average hourly wage, 100K gpd water. Project no longer believed to be a viable option for building.

ECONOMIC DEVELOPMENT DEPARTMENT QUARTERLY REPORT

Project Candler	Working with a company out of Florida; firm interested in purchasing or leasing 175 Candler warehouse for a tech firm.	E D Dir. engaged in ongoing discussions with company's advisory firm regarding water / sewer and relocation logistics.
Mainstreet Program Recertification	Mainstreet Programs are required to conduct business in accordance with Ga DCA guidelines. DCA conducts an programmatic audit of all programs throughout the State annually.	E D Director, Mainstreet Staff, and Mainstreet Board Chair met with Regional 3 representatives from the State Dept of Community Affairs in Newman, Georgia in March. Lisa Fareed, Mainstreet Manager made a presentation on behalf of the city to those who attended. Outcome: Stockbridge's Main Street Program was formally approved and recertified at the same meeting.
E D and Mainstreet Program Websites	E D and Mainstreet websites need to be updated and retooled to better inform and engage the business community.	Staff is currently working with I T Simple and IT Department to revise and relaunch both sites.
Opportunity Zone	The applied to have an OZ in or near the downtown area within the past year or so. The process was not completed for whatever reason, and the designation was never approved. DCA provided the E D Director with a verb response that the census track does not qualify. E D has been asked to re-verify this information.	E D has contracted with K B Advisory Services to research and help determine if the downtown area and or applicable census tracks within the area qualify for designation as an Opportunity Zone. The city's prior efforts did not meet DCA's current data collection requirements and other standards to ensure approval.
MainStreet Program Activities	The Main Street program plans various special events and activities during the summer months.	The Tiny Tent Concert Series and movies in Clark Park are currently underway.



Stockbridge

Where Community Connects

EVENTS DEPARTMENT Quarterly Report

Merle Manders Conference Center

Preparation for 2025 Events:

01

The Merle Manders Conference Center has had 45 events from January to March 2025.
The conference center usage is steady, and there are opportunities for increased revenue and community impact through continued promotion.

02

Total Revenue This Quarter:
\$60,000.00

Preparation for 2025 Events:

- Artist Booking
- Vendor Coordination
- Marketing and Promotions
- Sponsorship outreach
- Logistics planning



Upcoming Events 2025

MUNICIPAL COURT

**Stockbridge Municipal Court
City of Stockbridge QUARTERLY Report
2nd Quarter 2025**

Court Activities - 2025 (2nd Quarter)		TOTAL
New Citations Forwarded to Court		1317
Citations Scheduled for Court		1698
	Criminal Warrant Applications (Walmart)	8
	Georgia State Patrol	103
	Henry County Animal Control	9
	Henry County Police	0
	Stockbridge Code Enforcement	90
	Stockbridge Police Department	1488
Cases Scheduled for Court		1344
	Individuals	1238
	Businesses	106
RedSpeed Citations Scheduled for Virtual Court		116
Citations Closed / Adjudicated		1329
	Criminal Warrant Applications (Walmart)	7
	Georgia State Patrol	90
	Henry County Animal Control	7
	Henry County Police	0
	Stockbridge Code Enforcement	62
	Stockbridge Police Department	1163
Citations Closed by Disposition Type		1329
	Bench Trial (Guilty)	13
	Bench Trial (Not Guilty)	3
	Bond Forfeiture (Paid w/out Hearing)	610
	Bind Over to Juvenile Court	2
	Bind Over to State Court	8
	Bind Over to Superior court	3
	Deceased	10
	Dismissal/Nolle Prose	114
	Pre Trial Diversion Completed Successful (NP)	194
	Plea	350
	Void	18
	Warning	4
Offenders Granted Pretrial Diversion		190
Offenders Granted Probation		98
Warrants Issued		56
Total Payments Collected		\$281,196.00



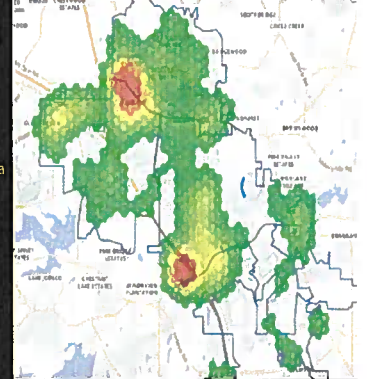
STOCKBRIDGE POLICE DEPARTMENT

QUARTERLY REPORT - Q2 2025



CRIME TRENDS & STATISTICS

- Violent Crime: Up 57% from Q2 2024
- Property Crime: Down 17% from Q2 2024
- Overall Crime: Down 11% from Q2 2024
- Hotspot Focus Areas: 138/N Henry Blvd area
Hudson Bridge/Eagles landing area



QUARTER AT A GLANCE

10,301

**CALLS FOR
SERVICE**

190

ARRESTS

1,575

**TRAFFIC
STOPS**

1,761 (Citation:
1,031 | Warnings:
730)

CITATIONS

10

**COMMUNITY
EVENTS**

DEPARTMENT PERFORMANCE METRICS



**Priority 1
Response Time**
5:55 minutes (Goal: <5 mins)



**Officer
Initiated Activity**
4,917 INCIDENTS



Reports Written
1,047 WRITTEN REPORTS

OFFICER ACTIVITY HIGHLIGHTS

- Total Arrests: 193
- Felony Arrest: 40
- Misdemeanor Arrest: 153
- Stolen Vehicles Recovered: 19
- Firearms Seized: 26
- Focus: Proactive patrols, high-crime area saturation, and targeted enforcement efforts

CODE ENFORCEMENT

- Total Cases Opened: 323
- Cases Resolved: 221
- Top Violations: Overgrown grass, Street Parking, Junk Motor vehicles, Property Maintenance, OTC License.
- Ongoing Focus: Homeless camps/getting them resources and help, Abandoned/Dilapidated Properties, Targets in neighborhood for blight, health, and safety.



DETECTIVE DIVISION & CRIME SCENE

- Total Cases Assigned: 442
- Cases Cleared: 19 (By arrest 7 exceptional 12 founded 9)
- Property & Evidence-Items Released/Disposed: 23

DEPARTMENT INITIATIVES & INNOVATIONS

- Deployed two new radar speed trailers for neighborhood patrols; working to integrate Flock cameras on trailers for added crime deterrence
- Acquired two Utility Terrain Vehicles (UTVs) to support special events and high-visibility patrols
- Launched the First Teen Police Academy to enhance youth engagement
- Implemented NIBIN (National Integrated Ballistic Information Network) for firearm evidence analysis
- Only 1 of 9 departments in Georgia with this advanced technology
- Improves investigations by linking firearm-related crimes across jurisdictions



STOCKBRIDGE POLICE DEPARTMENT



DEPARTMENT INITIATIVES & INNOVATIONS

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COMMUNITY ENGAGEMENT

- Founder's Day Breakfast
- PACT (Police and Clergy Together)
- CPAC Meeting (Citizen's Police Advisory Council)
- S.A.L.T Father's Day Fellowship
- Employee Recognition BBQ
- Councilman Alexander's Townhall
- 3 Year State of the Department and Public Safety Address
- BridgeKidz
- Teen Police Academy



CHALLENGES & OPPORTUNITIES

- Staffing: All positions are filled, but 8 police recruits are still in the academy and will not be fully operational until December-January, temporarily impacting schedules
- Growth Planning: Exploring opportunities to add positions through:
 - A COPS Hiring Grant (13 officers proposed for FY 2026-2028)
 - A GOHS Traffic Safety Grant (requesting 2 additional officers)
- School Zone Safety: Bringing two new speed cameras online at Smith Barnes Elementary and Stockbridge Middle School
- Technology Upgrade Needed: Current RMS (Records Management System) is outdated and limits data analysis and efficiency
- EV Infrastructure Gap: Need to install charging stations to fully depl EV fleet; working on a \$300,000 grant for infrastructure

DEPARTMENT INITIATIVES & INNOVATIONS

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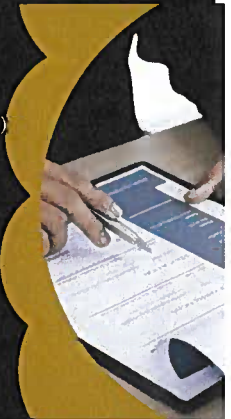
RECORDS & ADMINISTRATION

- Reports Processed: 2906
- Open Records Requests Fulfilled: 765
- Background Checks Completed: 14
- Administrative Support to Divisions: HR, Payroll, Training, Procurement Coordination



STAFFING & PERSONNEL UPDATE

- 68 Full-Time: (Actual:64 | In-background:3 | Vacant:1)
- 18 Civilian: (Actual:16 | In-background:2 | Vacant:0)
- 6 Part-Time: (Actual:4 | In-background:2 | Vacant:0)
- Resignations: 5
- Total Training Hours: 1284



BUDGET SNAPSHOT

\$8.86 M

FY 2025 PD
BUDGET

\$3,848,828.48

YTD
SPENDING

422,480.50

REDSPEED
REVENUE

3 GEOGRAPHIC
LOCATIONS:

- North Henry Blvd
- Walt Stephens Road
- Highway 42

CURRENT SCHOOL
ZONE CAMERA



LOOKING AHEAD

Q3 Goals:

- Launch the SagesGov platform for tracking and resolving Code Enforcement complaints
- Procure new police vehicles, including the launch of the department's electric vehicle (EV) program
- Achieve 100% departmental staffing across all divisions
- Expand the Public Safety Officer (PSO) Program to support patrol operations, including prisoner transport
- Release RFP for new fleet maintenance vendor
- Refresh and update the police department section of the City's website
- Implement AFIS (Automated Fingerprint Identification System) to improve investigative capabilities

THANK YOU

FOR YOUR ATTENTION





STOCKBRIDGE CITYWIDE DEVELOPMENT AUTHORITY
2025 QUARTER 2 REPORT

To: The Mayor and City Council of the City of Stockbridge, Georgia
From: Stockbridge Citywide Development Authority
Date: July 23, 2025
Subject: Stockbridge Citywide Development Authority 2025 Quarter 2 Report

EVENTS

3rd Annual Economic Development Brunch. The Stockbridge Citywide Development Authority (“Authority”) has been invited through Chair Ariel Shaw, MBA and is attending an exclusive high impact economic development, commercial real estate, and development luncheon with over 30 additional cities and authorities from all over the state of Georgia on **Thursday, July 24th, 2025** being held at Gurdian Works in Atlanta, GA, from 10am to 2pm. The CDA also has a display table in which the Economic Development Department will staff to showcase “Select Stockbridge” provide collaterals and collect leads.

MARKETING & BRANDING

Marketing & Public Engagement Subcommittee. The CDA Board is working with a Marketing Agency through the ED Department for Billboard Ad Development off I-75. We are currently on the second round of edits.

The Authority shall adopt a Marketing & Public Engagement Subcommittee (“Subcommittee”) which shall be responsible for developing annual and/or quarterly marketing strategies to promote real estate development aligned with Authority goals. This Subcommittee shall also be responsible for crafting the Authority’s real estate identity and branding across all applicable media platforms by creating content and advertisements.

Think Link Media Outdoor Digital Billboard. The Authority has negotiated final terms with Think Link Media regarding a digital billboard for the Authority’s advertising efforts for the 2025/2026 Fiscal Year. The billboard shall be between the two exits on I-75 of 221 and 218 and shall address both local and interstate travelers with an extremely strong read.

Updated Videos, Interviews and B-Roll. The Authority has authorized marketing budget that will include an update to the Authority’s Marketing Video to update B-Roll with the City’s newest developments and Key Stakeholder Interviews. We are awaiting the Board & Subcommittee to authorize this to move this project to completion.



Retention and Attraction. The Board has secured the domain names visitstockbridgega.com and visitstockbridgega.org. As these will be used for redirects to an additional page on the Authority's website to highlight the City's hotels and restaurants. As a note, the Authority's current website and public facing name, *Select Stockbridge*, is www.selectstockbridge.com.

BUSINESS DEVELOPMENT

Strategic Initiative Subcommittee. The Board is working with their Commercial Broker to strategically determine key real properties to secure for *development and redevelopment opportunities*.

The Board has been provided and is reviewing information relating to a business assistance program and façade grant.

The Authority shall adopt a Strategic Initiative Subcommittee ("Subcommittee") which shall be responsible for supporting the Authority's mission of developing and promoting, for the public good and general welfare, trade, commerce, industry, and employment opportunities within the City.

Website Initiatives. The CDA Website has been updated with pertinent updates, adding board members, updated developments within the city, as well as establishing a portal to house bonding documentation requests.

The City has linked The Authority's website to establish more streamlined approach, to provide incentive information to potential developers with ease and efficiency.

Resolution Approving Invoice. The Authority has paid said invoice to The City of Stockbridge for real property transaction facilitated by The Authority.

The Authority has approved a resolution regarding a March 31, 2025, invoice to pay the City a total amount of Four Hundred and Seven Thousand, Nine Hundred and Nineteen and 16/100 Dollars (\$407,919.16) for a prior sale of real property.

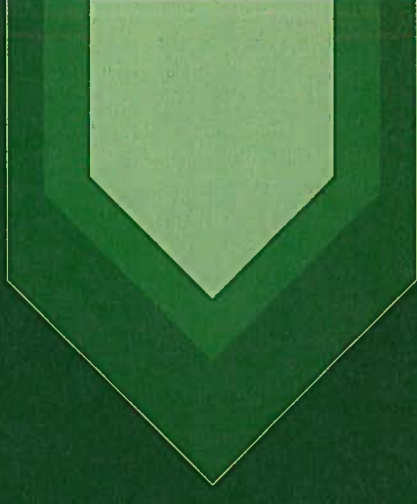
Real Estate. The Board has received, reviewed and is in the process of responding to an LOI that is over \$5Million Dollars.

The Board is in receipt of and reviewing additional real estate requests from interested parties that include parties in the financial industry and the hospitality industry.

Stockbridge Youth Council

Overview

- **SYC/AC Members**
- **Past Activities**
- **Upcoming Events**
- **Financial Report**



Stockbridge Youth Council Committee

- **Youth Council (15)**
 - **8 Active Members**
 - **7 Interviewing – 7/29**
- **Advisory Committee (12)**
 - **11 Active Members**

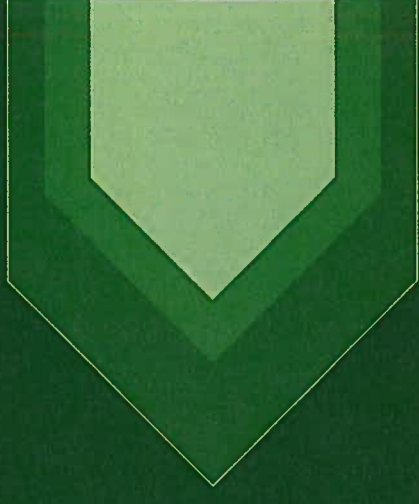


Stockbridge Youth Council

Past Activities

April - June

- **SYC/AC Monthly Meetings**
- **Area Beautification**
- **SYC-SPD Dinner & Discussion**
- **Mother's Day Tea**
- **Senior Banquet**
- **Father's Day Luncheon**
- **Recruitment**

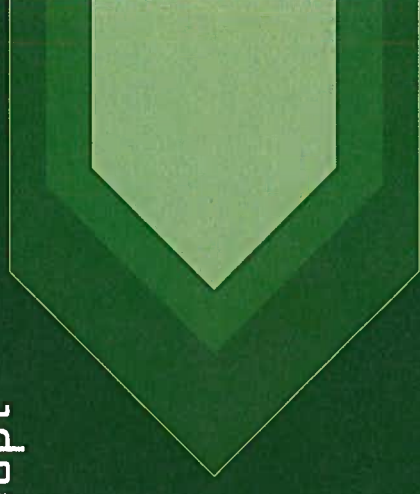


Stockbridge Youth Council

Upcoming Events

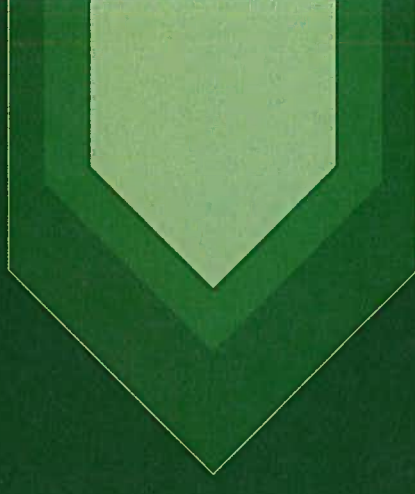
July - Sept

- **SYC/AC Monthly Meetings**
- **Area Beautification**
- **Back to School Donation Collection**
- **Back to School Donation Distribution w/City**
- **SYC Interviews**
- **Closet Maintenance**
- **SYC Retreat**



Stockbridge Youth Council

2025 Budget vs. Remaining



<u>Line Item</u>	<u>Budget</u>	<u>Actual</u>	<u>Remaining</u>
Meals	\$1,500.00	\$513.28	\$986.72
Lodging	\$3,000.00	\$1,850.00	\$1,150.00
Training	\$4,000.00	\$1,050.00	\$2,950.00
Advertising	\$600.00	\$112.00	\$488.00
Transportation	\$1,360.00	\$340.20	\$1,019.80
Office Supplies	\$360.00	0.00	\$360.00
Apparel	\$1,260.00	\$537.65	\$722.35
Beautification	\$600.00	0.00	\$600.00
Events	\$7,840.00	\$6,036.46	\$1,803.54
MISC	\$980.00	0.00	\$980.00
Total:	\$21,500.00	\$8,589.59	\$11,060.41



CITY OF STOCKBRIDGE 2025 SECOND QUARTER FINANCIAL REPORT SUMMARY

**PRESENTED BY:
Frank S. Milazi, City Treasurer
JULY 29, 2025**



GENERAL FUND FIRST QUARTER SUMMARY



- ❖ **Our 2025 Homestead Exemption closed on April 1, 2025.**
- ❖ **Our 2024 Fiscal Year Audit is almost complete**
- ❖ **We successfully implemented Federal Financial Reporting and Programmatic Procedures as per Grants requirements.**



GENERAL FUND FIRST QUARTER SUMMARY



- ❖ We received our first SPLOST VI in June that will be used to carry out various projects Citywide in the next 6 years.
- ❖ We met all Federal Grants Requirements and no longer hold ups of drawdowns for our incurred expenses reimbursements.
- ❖ Our 2026 Fiscal Year Budget Process is underway



THANKS



CITY CLERK'S OFFICE

Vanessa Holiday, City Clerk

Quarterly Report – 2nd Quarter 2025



City Clerk's Office – 2nd Qtr. 2025

Prepared 35 Meeting Agendas

Attended 16 Council/Committee/Board Meetings

Attended 21 Operations/Staff/Agenda Review Meetings

Attended 10 Training Sessions

Transcribed 1,930 Meeting Minutes

Prepared 31 Proclamations/Letters and 8 Oaths

Completed 153 Open Records Requests

City Clerk's Office

The Office of the City Clerk is a department within the municipal government upon which the City Council, all City departments, and the general public rely for information regarding the operations and legislative history of the City.



Mayor & Council Administrative Support Staff

Rosalynd Rawls, Executive Assistant

Raven Eatmon, Administrative Assistant

Mayor & Council Administrative Support

The Administrative Support Staff to the Mayor & Council is responsible for providing a wide array of administrative and support services in a rapidly changing environment. The work is characterized by involvement with broad city-wide Initiatives and interactions with elected officials, constituents, representatives of a wide variety of community, civil and business groups, City management staff and others.

JOIN DISTRICT 2 COUNCILMAN ALPHONSO THOMAS

In Partnership With:
Councilman Kyle Berry
District 3 Representative

SENIOR BINGO BASH

WEDNESDAY - APRIL 16TH
10:00 AM - 12:00 PM
MERLE MANDERS CONFERENCE CENTER
111 DAVIS RD. STOCKBRIDGE, GA 30281

RAFFLES | FUN | PRIZES | SNACKS | GAMES

FOR MORE INFORMATION CONTACT: ROSALYND RAWLS AT RRAWLS@STOCKBRIDGEGA.ORG OR 678.833.3348

State of the City Address

PRESENTED BY:
MAYOR ANTHONY S. FORD
TUESDAY, APRIL 22, 2025
6:00PM
STOCKBRIDGE CITY HALL CHAMBERS (LEVEL 2)
4640 N. HENRY BLVD.
STOCKBRIDGE, GA 30281

- ✓ Homestead Exemption
- ✓ Economic Growth
- ✓ Community Development
- ✓ Traffic & Transportation
- ✓ Public Safety

Live Streaming on Facebook @StockbridgeCityHall

For more information:
Contact Rosalynnd Rawls at rrawls@stockbridgega.org or at 678.833.3348

CAMPGROUND RD. DISTRICT 5 COMMUNITY CLEANUP

Join District 5 Councilman Elton Alexander

SATURDAY, APRIL 26, 2025
9:00AM - 11:00AM

Parking: Winslow @ Eagles Landing Pool Lot - 725 Winbrook Dr. McDonough, GA 30253

For more information contact Rosalynnd Rawls at rrawls@stockbridgega.org or 678.833.3348

MAYOR ANTHONY S. FORD

PRESENTS . . .
MEETING WITH THE MAYOR
APRIL 28, 2025
10:00 AM - 12:00 NOON

SCHEDULE A ONE ON ONE IN-PERSON MEETING WITH THE MAYOR (15 MINUTES PER PERSON)

TO SCHEDULE YOUR APPOINTMENT OR FOR MORE INFORMATION
PLEASE CONTACT ROSALYND RAWLS @ 678-833-3348 OR RRAWLS@STOCKBRIDGEGA.ORG

APPOINTMENT REQUIRED - SPACE IS LIMITED

Councilman Elton Alexander
presents the...
State of District 5

Wednesday April 30, 2025
7:00PM
Eagles Landing Country Club
100 Eagles Landing Way
Stockbridge, GA 30281

Community Development
Economic Development
Public Safety
Transportation & SPOST
Homestead Exemption
VyStar Amphitheater
Piedmont Henry Expansion

For More Information, contact Rosalynnd Rawls at rrawls@stockbridgega.org or 678.833.3348

COUNCILMAN KYLE BERRY
& THE CITY OF

Stockbridge
Where Community Connects

National Day of Prayer

"POUR OUT TO THE GOD OF HOPE AND BE FILLED" - ROMANS 15:13

THURSDAY, MAY 1, 2025 @ 6:30PM
STOCKBRIDGE CITY HALL STEPS
4640 N. HENRY BLVD
STOCKBRIDGE, GA 30281

Stockbridge
Where Community Connects

COUNCILWOMAN YOLANDA BARBER PRESENTS

Mother's Day Tea

SUNDAY MAY 4 3PM - 5PM

Merle Manders Conference Center
111 Davis Rd.
Stockbridge, GA 30281

MAYOR ANTHONY S. FORD

PRESENTS . . .
MEETING WITH THE MAYOR
MAY 19, 2025
10:00 AM - 12:00 NOON

SCHEDULE A ONE ON ONE IN-PERSON MEETING WITH THE MAYOR (15 MINUTES PER PERSON)

TO SCHEDULE YOUR APPOINTMENT OR FOR MORE INFORMATION
PLEASE CONTACT ROSALYND RAWLS @ 678-833-3348 OR RRAWLS@STOCKBRIDGEGA.ORG

APPOINTMENT REQUIRED - SPACE IS LIMITED

JOIN DISTRICT 2 COUNCILMAN ALPHONSO THOMAS

In Partnership With:
Councilman Kyle Berry
District 3 Representative

SENIOR BINGO BASH

WEDNESDAY, MAY 21ST
10:00 AM - 12:00 PM
MERLE MANDERS CONFERENCE CENTER
111 DAVIS RD. STOCKBRIDGE, GA 30281

RAFFLES | FUN | PRIZES | SNACKS | GAMES

FOR MORE INFORMATION CONTACT: ROSALYND RAWLS AT RRAWLS@STOCKBRIDGEGA.ORG OR 678.833.3348

COUNCILWOMAN YOLANDA BARBER PRESENTS...

Classic FATHER

Nominate an Extraordinary Father for Our Annual Father's Day Luncheon!

SUNDAY JUNE 8, 2025
3PM - 5PM
MERLE MANDERS CONFERENCE CENTER
111 Davis Rd.
Stockbridge, GA 30281

JOIN DISTRICT 2 COUNCILMAN ALPHONSO THOMAS

In Partnership With:
Councilman Kyle Berry
District 3 Representative

SENIOR BINGO BASH

WEDNESDAY, JUNE 18TH
10:00 AM - 12:00 PM
MERLE MANDERS CONFERENCE CENTER
111 DAVIS RD. STOCKBRIDGE, GA 30281

RAFFLES | FUN | PRIZES | SNACKS | GAMES

FOR MORE INFORMATION CONTACT: ROSALYND RAWLS AT RRAWLS@STOCKBRIDGEGA.ORG OR 678.833.3348

MAYOR ANTHONY S. FORD

PRESENTS . . .
MEETING WITH THE MAYOR
JUNE 30, 2025
10:00 AM - 12:00 NOON

SCHEDULE A ONE ON ONE IN-PERSON MEETING WITH THE MAYOR (15 MINUTES PER PERSON)

TO SCHEDULE YOUR APPOINTMENT OR FOR MORE INFORMATION
PLEASE CONTACT ROSALYND RAWLS @ 678-833-3348 OR RRAWLS@STOCKBRIDGEGA.ORG

APPOINTMENT REQUIRED - SPACE IS LIMITED



COUNCILMAN ELTON ALEXANDER DISTRICT 5

TOWNHALL MEETING

Thursday, June 26, 2025 @ 7:00pm
Winslow Clubhouse
900 Maple Leaf Dr.
McDonough, GA 30253

Community Development Projects VyStar Amphitheater @ the Bridge

Mayor Ford's Quarterly
Clergy Roundtable

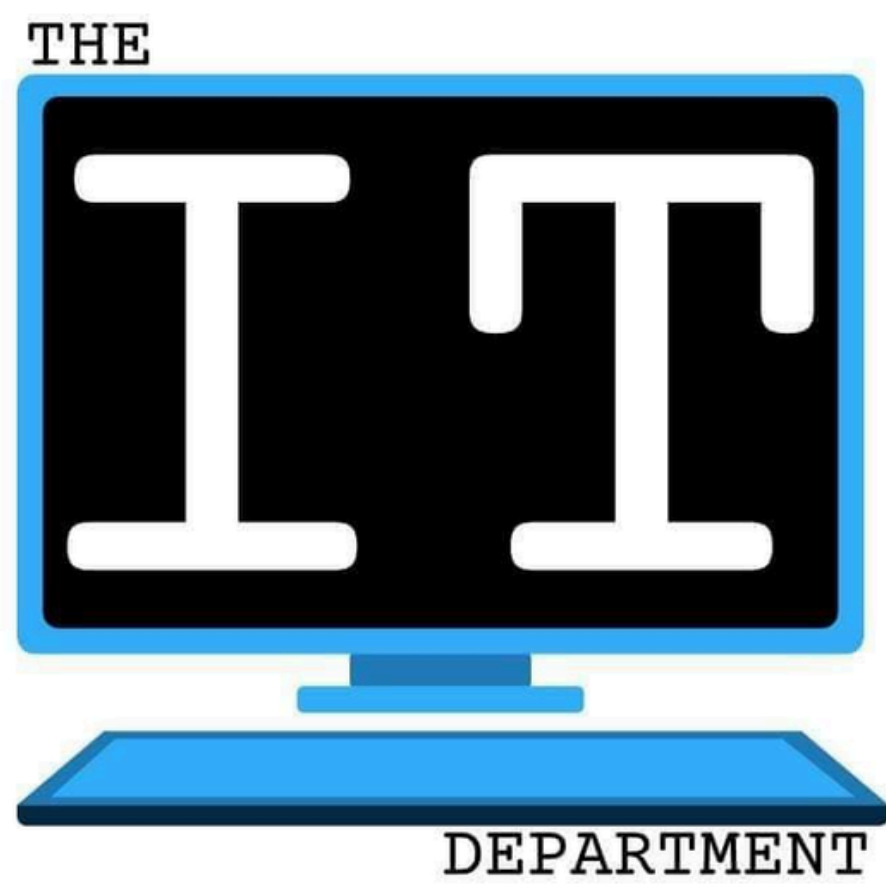
HUDSON BRIDGE RD. DISTRICT 5 COMMUNITY CLEANUP

Join District 5 Councilman Elton Alexander

SATURDAY, JUNE 28, 2025
9:00AM - 11:00AM

Parking: Winslow Parking Lot - 4400 Hudson Bridge Rd. Stockbridge, GA 30281
more information contact Rosalynnd Rawls at rrawls@stockbridgega.org or 678.833.3348

stockbridge
Where Community Connects



INFORMATION TECHNOLOGY 2ND QUARTER REPORT

April

- Set up new user accounts and decommission old ones
- Onboard/offboard employees (devices, access, etc.)
- Perform routine system and network security checks
- Review and manage user permissions/access controls run and verify regular backups.
- Apply software/firmware updates and patches

May

- Evaluate upcoming tech needs or upgrade update internal IT documentation or knowledge base track SLAs and resolution times.
- Review licenses/subscriptions and renew as needed.
- Reboot or schedule maintenance windows for key systems.
- Ensure offsite/cloud backups are working correctly
- Monitor for unusual login or network activity.

June

- Evaluate cybersecurity posture and tools.
- Evaluate outdated or failing hardware.
- Install or update standard software packages.
- Prepare for IT projects or rollouts.
- Test backup restores.





Human Resources Quarterly Report 4/1/2025 – 6/30/2025

Recruitment

10 open positions

8 new hires

5 Summer Interns

Employee Recognitions

Recognized 3 employees with 10, 24 and 27 years of service

21 employee anniversaries

Turnover Metrics

Turnover rate – 7.21%

Active – 193

Terminated/Separated – 15

Average Time to Hire – 180.38

Health and Wellness Programming

Stroke Awareness & Bone Health

Monthly Coaching meeting with employees

Be A Good Human Challenge

Safety/Risk Management

Workers Compensation Claims –4 open; total incurred \$59,500.50.

Staff Development/Training

2025 SHRM Legal Conference

CPR Training

Navigating Mental Health in the Workplace

HR Quarterly Report (cont'd)

Anti-Harassment and Workplace Bullying Training

Improving Local Government Team Decision Making

Protect Your Workplace: Comply with the EEOC's New Harassment Guidance

DEPARTMENT OF PUBLIC WORKS
FY 2025 SECOND QUARTER UPDATE



TWO CITY SWEEPER TRUCKS

2022 Freightliner Elgin Regen X (non-CDL)



2017 Freightliner M2-106 (CDL required)



GENERAL OPERATION INFO

- The City is divided into five (5) street sweeping zones and each zone is swept an average of three (3) times per year.
- Residents can expect to have sweeping within their area or street about every three (3) months. Staff's goal is to increase this in the future as the City and its needs grow. This would be accomplished by adding an additional streetsweeper and trained personnel.
- The sweeper is designed and routed to sweep streets with curb and gutter.
- Streets without curb and gutter are not a part of the street sweeping schedule but are swept when necessary or requested.
- MT Routes (major thoroughfares) are swept weekly and/or as needed in the early morning hours to avoid commuting traffic hazards.

SWEEP APP TRACKING TECHNOLOGY



STREET SWEEPING MAP



OVERHEAD SIGNAGE REPLACEMENT PROJECT



PUBLIC WORKS CONTACT INFORMATION

Decius T. Aaron, Public Works Director

E-Mail: daaron@stockbridgega.org

Telephone: (770) 474-1232

Leslie Norsworthy, Public Works Executive Assistant

E-Mail: lnorsworthy@stockbridgega.org

Telephone: (678) 833-3305

Questions?

Quarterly Report April– June, 2025

RYAN ANDERSON

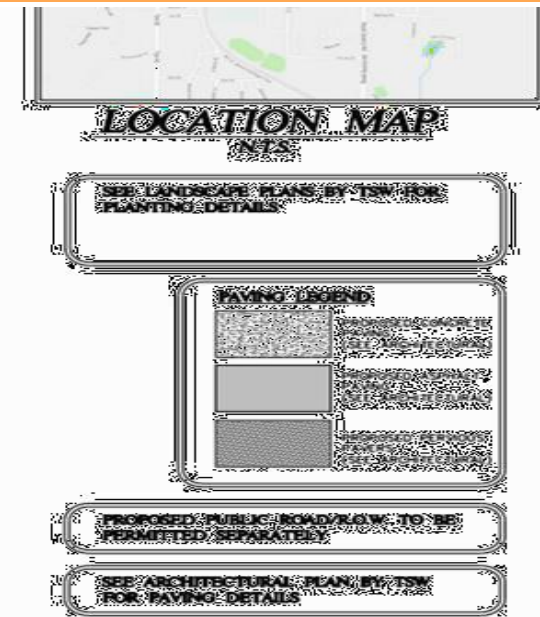
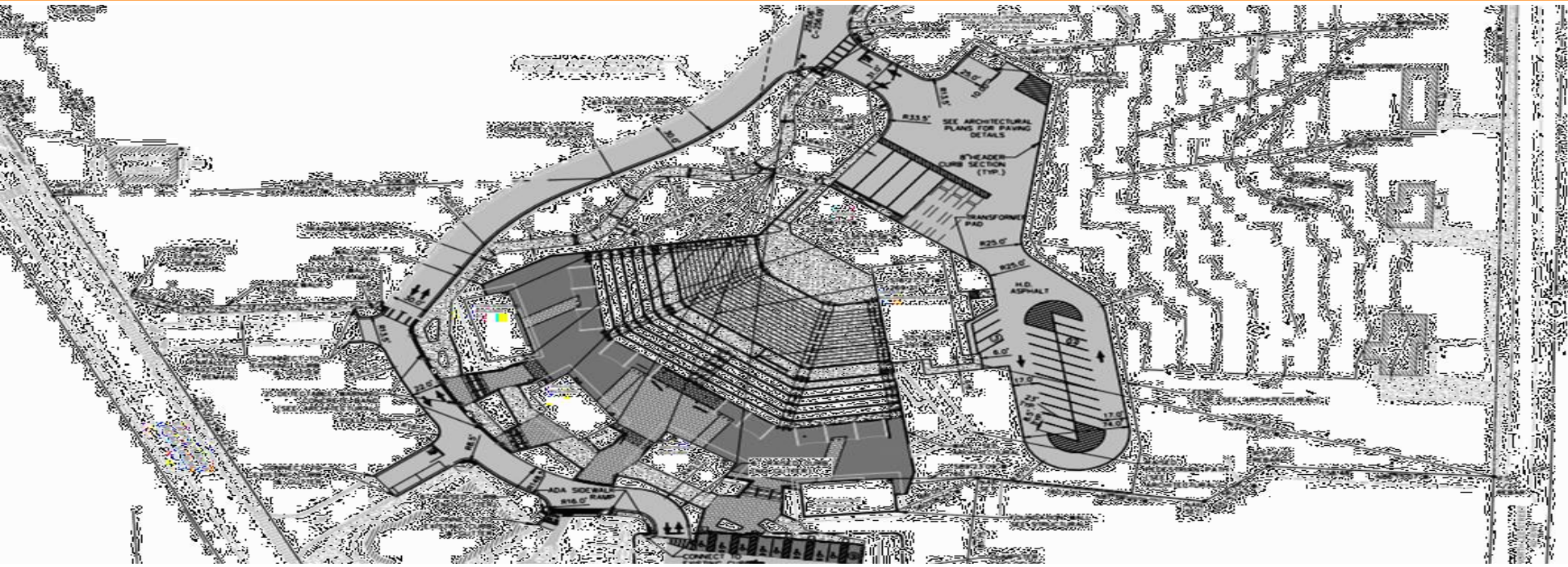
Director

City of Stockbridge, Dept. of Community Development
678.216.6902 (office)



PURPOSE

*To support, foster and administer economic development opportunities that directly benefit the **City of Stockbridge** by way of educating stakeholders, managing land development, upholding property values and issuing permits, licenses/citations as required.*



CommDev Divisions

FOUR BUSINESS UNITS

Planning
&
Zoning

Geographic
Information
Systems (GIS)

Land
Development
& Inspections

Business
Services



Planning, Zoning & GIS Divisions

APRIL – JUNE, 2025 STATISTICS

Planning
&
Zoning

Geographic
Information
Systems (GIS)

**Zoning Cases
(Rezoning &
Modification)**

12

**Plan Review
(Commercial
& Residential)**

157

**GIS/Zoning
Compliance &
Verification Letters**

19

**Customer
Assistance/
Follow-Ups**

306

Permits & Inspections Division

APRIL – JUNE, 2025 STATISTICS

Land Development & Inspections

Plan Reviews	167	Permits Issued	331	Inspections	791
Civil	10	LDP	27	LDP	19
Building	157	Building	304	Building & OTC	772
		Permit Revenue	\$797,885.72		

Fire Marshal Division

APRIL – JUNE, 2025 STATISTICS

Business Services

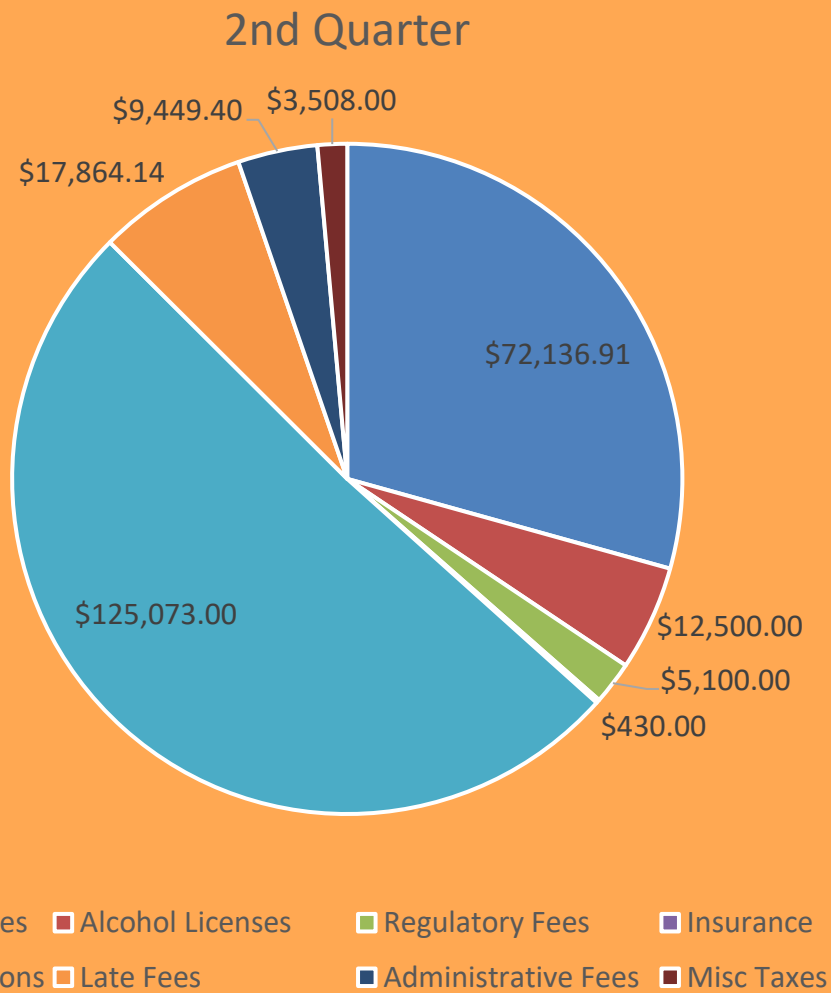
Fire Marshal Plan Reviews	244	Fire Marshal Inspections	929
Building	157	Occupational Tax	47
Sprinkler	5	Building	772
Fire Alarm	82	Annual	110

Business Services

NEW BUSINESSES APRIL – JUNE 2025

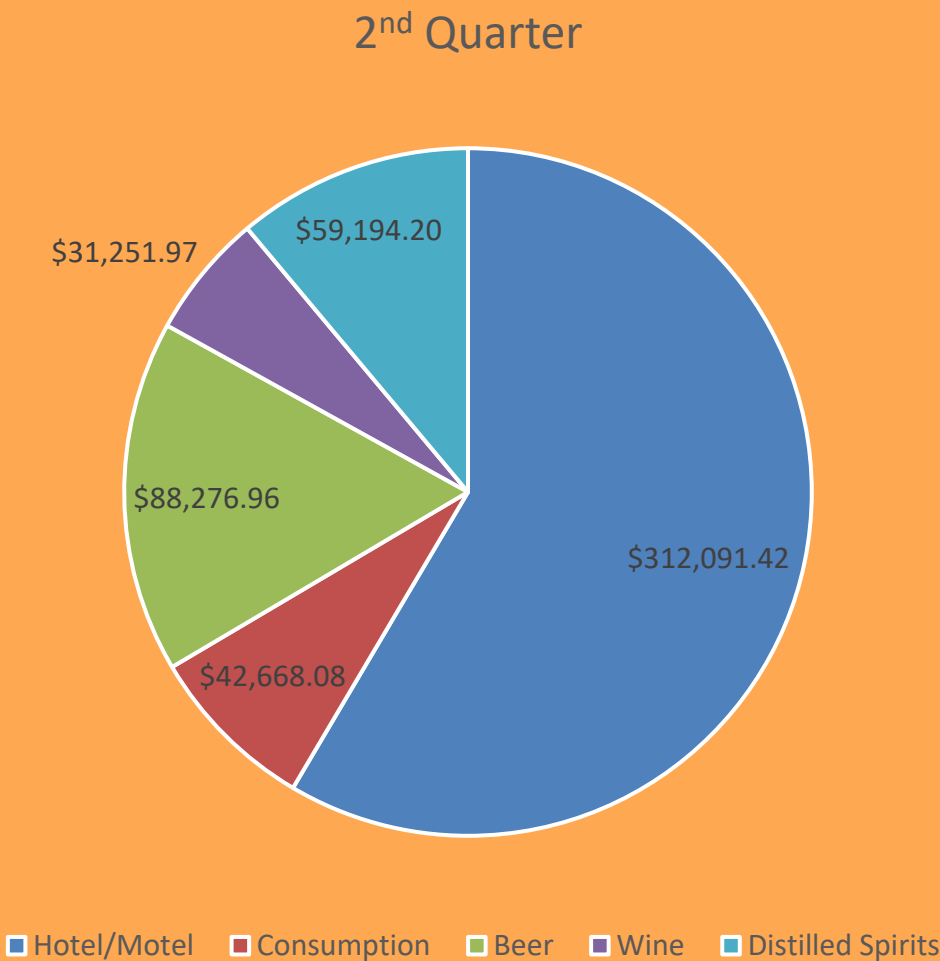
Revenue from New Business		\$46,662.59
Home-Based		18
Commercial		44
Alcohol		1
Non-Profit		0
Temporary Special Event		4
Licenses Issued		67

Business Services-2nd Quarter Revenue



Occupational Taxes	\$ 72,136.91
Financial Institutions	125,073.00
Alcohol Licenses	12,500.00
Miscellaneous Taxes	3,508.00
Administrative Fees	9,449.40
Late Fees	17,864.14
Insurance	430.00
Regulatory Fees	5,100.00
Total	\$246,061.45

Business Services Hotel/Motel and Alcohol 2nd Quarter Revenues



Hotel/Motel		\$ 312,091.42
Consumption		42,668.08
Beer		88,276.96
Wine		31,251.97
Distilled Spirits		59,194.20
Total		\$269,169.30

Total Department 1st Quarter Revenue

Business Services	\$ 515,230.75
Permitting	\$ 797,885.72
Planning & Zoning	\$ 7,700.00
Fire Marshal	\$ 21,575.00
Total Revenue	\$ 1,342,391.47

E D DEPARTMENT 2ND QUARTER REPORT

DIRECTOR: GERALD SANDERS

PERIOD / YEAR: APRIL – JUNE 2025

PROJECT / TASK	DESCRIPTION	STATUS / COMMENTS
Tax Allocation District (TAD) and Town Center Development	Agreement w/ Henry Co. BOC and Agreement w/ Henry Co. BOE needed to have optimal funding of TAD projects in downtown. 16+ acres of city owned land to be sold to EDT Engineering for mixed use development downtown across from City Hall. City staff and developer in final phase of negotiations to solidify purchase 16.12 acres of city owned property slated mixed use and for single family residential.	Purchase Sale Agreement (PSA) and Letter of Intent (LOI) are being negotiated by City Attorney and buyer's legal counsel with input from E D. BOE approval is pending. Meeting as needed w/ KB Advisory Services re: TAD Tax Increment Fund. TAD parcel list discussed with H C Tax Assessors Office to ensure parcel list within district is up to date and accurate. Discussions also underway with Tax Commissioner and Finance team to make sure TAD digests are set up correctly and funded with from city / county property tax collection per IGA.
Patrick Henry Pkwy. Development	50 +/- acre master planned mixed use development designed to attract recreational uses, restaurants, hotels, senior housing, etc.	E D and Comm. Dev. working to get approval including transportation study requirement. Cost estimate: \$39,000 +/-. ARC requires Development of Regional Impact (DRI) permit. Staff is having discussions with developers about adding Wayfinding signage (at developer cost) and partnership with PATH Foundation to help plan trails in residential portion of project. A development agreement and Letter of Intent have been discussed with Jeff Grant and will be initiated soon after ARC approves of site plan.
Norfolk Southern Railway Parking Lot Lease Agreement	City plans to lease +/- one half acres at corner of Love Street and M L K, Sr Heritage Trail to create 35-40 additional parking spaces for Main Street District businesses and overflow parking during the city's concert season.	Work in progress. Falcon Design prepared and submitted a revised sit plan to the staff for review. The new plan will include 10 -15 additional slanted parking spaces. Three bids also being sought to demo abandoned structures on site. Railroad revised the city's original site plan by moving proposed project from vacant lot to corner and area that contains abandoned wood structure. Engineering design, survey, and construction docs cost estimate completed (\$39,500). Land lease agreement has been submitted to the City Attorney for review. E D awaiting response from legal.

Special Service District	John Ernst presented SSD plan options to Council and staff and city's Retreat. Will be discussed in more detail at a date to be determined. SSDs were originally created and added to the Georgia Constitution. Both residential and commercial properties within the district can be assessed with extra milage taxes that can be assessed to fund such projects.	John Ernst and E D Director are scheduled to update mayor and council regarding funding options using the Special Service District option at July 29, Council meeting.
Georgia Power Utility Relocation to Under-ground	Request submitted to GA Power Nov 23. Got initial approval for assessment. Goa is to locate existing above ground electric power lines to underground in the downtown area between Burke Street and MLK, Sr. Heritage Trail. GPC feasibility analysis will determine if \$4 million proposed amount is accurate or not.	Work in progress, E D collaborating with Ga Power Co. to initiate required engineering assessment study. Assessment is pending \$15,000 initial payment to GPC. \$15,000 initial fee required by GPC to start engineering assessment has been processed by for payment. Waiting to hear back from utility.
Alleyway Project	Alleyway Project refers to the parking lot and related spaces between Burke Street and the merchants along MLK, Sr Heritage Trail. The city's long standing plan has been to resurface asphalt, fix stormwater drainage, provide a dumpster pad, and repair grease traps as well as install more.	E D and Public Works are collaborating with Falcon Design re: updating engineering and design plans. Initial estimate projected at \$800,000 to \$1 million to fully repair and upgrade infrastructure. E D plans to present redevelopment plans along with Falcon to Mayor and Council in the coming months or when city's CIP plan is approved. The DDA and Mainstreet Board are also providing support and input regarding this initiative.
Partnership Southern Crescent Soccer Association Partnership	The Southern Crescent Soccer Association approached the City recently to establish a partnership intended to build two professional quality soccer fields on 12 +/- acres of city owned land along Business Center Pkwy just off Eagles Landin Parkway. SCSA oversees soccer programs and tournaments throughout Henry County. The city has been asked to contribute an undetermined amount of support and in-kind contributions.	Staff continue meeting with Eric Morrison to discuss next steps and funding for the project. Council voted to revise Parks Master Plan to include project and move forward with partnership. Working with Mr. Morrison to provide additional information needed for project to qualify for grant funding to offset cost of fields. Preliminary cost estimate to construct to fields being sought by independent contractor(s) affiliated with Mr. Morrison.
Project Taiga	Stockbridge is being considered for a sustainable plastics recycling Company relocation.	E D Director overseeing ongoing dialogue with company reps, and facilitating info requests re: water/sewer, rail spur access, and building permit logistics. Projected outcomes if city selected: 200 – 400 new jobs, \$35 average hourly wage, 100K gpd water. Project no longer believed to be a viable option for building.

Project Candler	Working with a company out of Florida; firm interested in purchasing or leasing 175 Candler warehouse for a tech firm.	E D Dir. engaged in ongoing discussions with company's advisory firm regarding water / sewer and relocation logistics.
Mainstreet Program Recertification	Mainstreet Programs are required to conduct business in accordance with Ga DCA guidelines. DCA conducts an programmatic audit of all programs throughout the State annually.	E D Director, Mainstreet Staff, and Mainstreet Board Chair met with Regional 3 representatives from the State Dept of Community Affairs in Newman, Georgia in March. Lisa Fareed, Mainstreet Manager made a presentation on behalf of the city to those who attended. Outcome: Stockbridge's Main Street Program was formally approved and recertified at the same meeting.
E D and Mainstreet Program Websites	E D and Mainstreet websites need to be updated and retooled to better inform and engage the business community.	Staff is currently working with I T Simple and IT Department to revise and relaunch both sites.
Opportunity Zone	The applied to have an OZ in or near the downtown area within the past year or so. The process was not completed for whatever reason, and the designation was never approved. DCA provided the E D Director with a verb response that the census track does not qualify. E D has been asked to re-verify this information.	E D has contracted with K B Advisory Services to research and help determine if the downtown area and or applicable census tracks within the area qualify for designation as an Opportunity Zone. The city's prior efforts did not meet DCA's current data collection requirements and other standards to ensure approval.
MainStreet Program Activities	The Main Street program plans various special events and activities during the summer months.	The Tiny Tent Concert Series and movies in Clark Park are currently underway.



Where Community Connects

EVENTS DEPARTMENT Quarterly Report

Merle Manders Conference Center

01

The Merle Manders Conference Center has had 45 events from January to March 2025.

The conference center usage is steady, and there are opportunities for increased revenue and community impact through continued promotion.

02

**Total Revenue This Quarter:
\$60,000.00**

Preparation for 2025 Events:

Preparation for 2025 Events:

Artist Booking

Vendor Coordination

Marketing and Promotions

Sponsorship outreach

Logistics planning



Upcoming Events 2025



STOCKBRIDGE POLICE DEPARTMENT

QUARTERLY REPORT - Q2 2025



QUARTER AT A GLANCE

10,301

CALLS FOR
SERVICE

190

ARRESTS

1,575

TRAFFIC
STOPS

1,761 (Citation:
1,031 | Warnings:
730)

CITATIONS

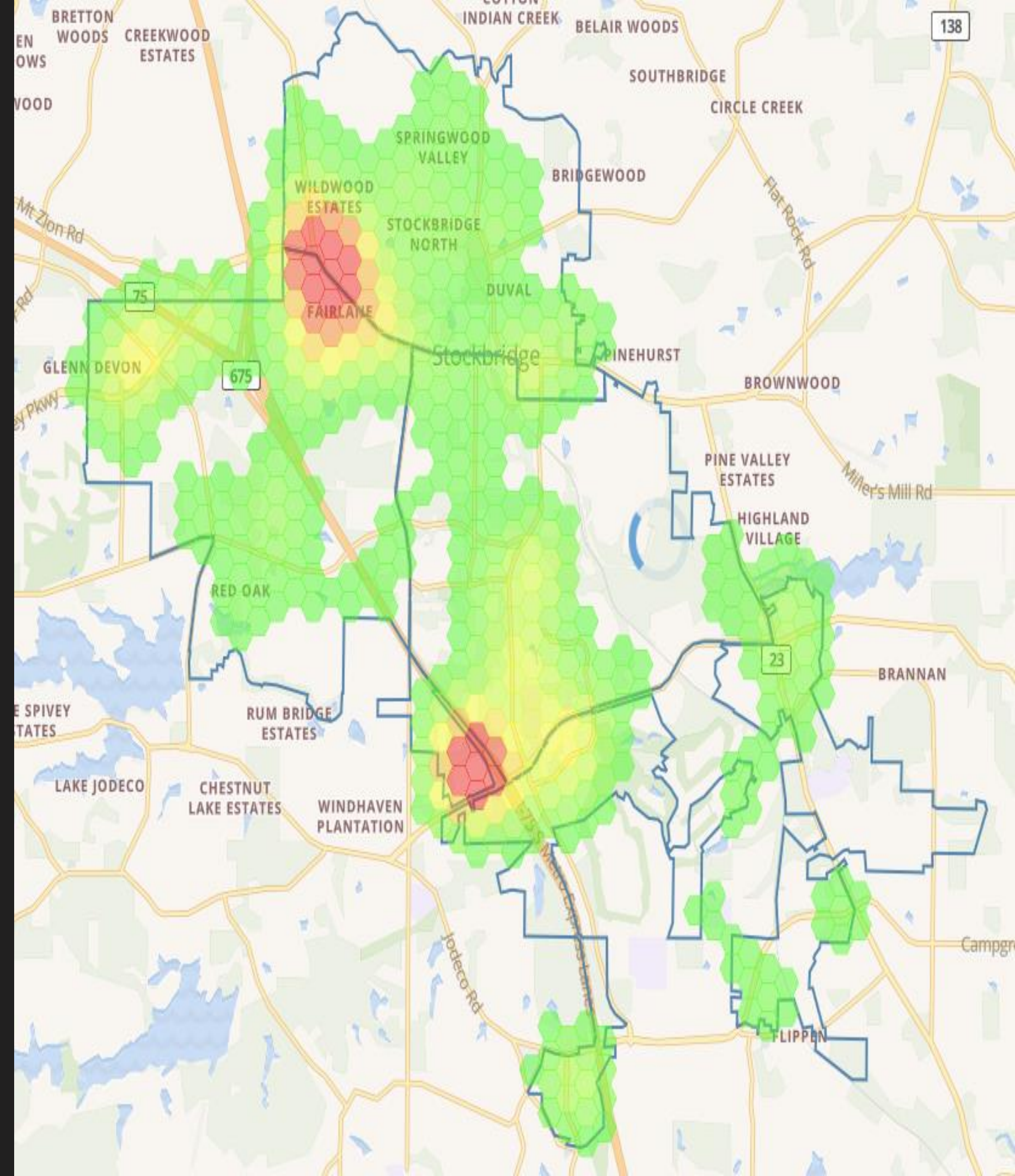
10

COMMUNITY
EVENTS

CRIME TRENDS & STATISTICS

- Violent Crime: Up 57% from Q2 2024
- Property Crime: Down 17% from Q2 2024
- Overall Crime: Down 11% from Q2 2024

Hotspot Focus Areas: 138/N Henry Blvd area
Hudson Bridge/Eagles landing area



DEPARTMENT PERFORMANCE METRICS



Priority 1 Response Time

5:55 minutes (Goal: <5 mins)



Officer Initiated Activity

4,917 INCIDENTS



Reports Written

1,047 WRITTEN REPORTS



OFFICER ACTIVITY HIGHLIGHTS

- Total Arrests:193
- Felony Arrest:40
- Misdemeanor Arrest:153
- Stolen Vehicles Recovered:19
- Firearms Seized:26
- Focus: Proactive patrols, high-crime area saturation, and targeted enforcement efforts

DETECTIVE DIVISION & CRIME SCENE

- Total Cases Assigned:442
- Cases Cleared:19 (By arrest 7 exceptional 12 founded 9)
- Property & Evidence-Items Released/
Disposed:23

CODE ENFORCEMENT

- Total Cases Opened:323
- Cases Resolved:221
- Top Violations: Overgrown grass, Street Parking, Junk Motor vehicles, Property Maintenance, OTC License.
- Ongoing Focus: Homeless camps/getting them resources and help. Abandoned/Dilapidated Properties. Targets in neighborhood for blight, health, and safety.



STOCKBRIDGE POLICE DEPARTMENT



COMMUNITY ENGAGEMENT

- Founder's Day Breakfast
- PACT (Police and Clergy Together)
- CPAC Meeting (Citizen's Police Advisory Council)
- S.A.L.T Father's Day Fellowship
- Employee Recognition BBQ
- Councilman Alexander's Townhall
- 3 Year State of the Department and Public Safety Address
- BridgeKidz
- Teen Police Academy

RECORDS & ADMINISTRATION

- .Reports Processed: 2906
- .Open Records Requests Fulfilled: 765
- .Background Checks Completed: 14
- .Administrative Support to Divisions: HR, Payroll, Training, Procurement Coordination



STAFFING & PERSONNEL UPDATE

- .68 Full-Time: (Actual:64 | In-background:3 | Vacant:1)
- .18 Civilian: (Actual:16 | In-background:2 | Vacant:0)
- .6 Part-Time: (Actual:4 | In-background:2 | Vacant:0)
- .Resignations: 5
- .Total Training Hours: 1284





DEPARTMENT INITIATIVES & INNOVATIONS

- Deployed two new radar speed trailers for neighborhood patrols; working to integrate Flock cameras on trailers for added crime deterrence
- Acquired two Utility Terrain Vehicles (UTVs) to support special events and high-visibility patrols
- Launched the First Teen Police Academy to enhance youth engagement
- Implemented NIBIN (National Integrated Ballistic Information Network) for firearm evidence analysis
- Only 1 of 9 departments in Georgia with this advanced technology
- Improves investigations by linking firearm-related crimes across jurisdictions

BUDGET SNAPSHOT

\$8.86 M

**FY 2025 PD
BUDGET**

\$3,848,828.48

**YTD
SPENDING**

422,480.50

**REDSPEED
REVENUE**

**3 GEOGRAPHIC
LOCATIONS:**

- North Henry Blvd
- Walt Stephens Road
- Highway 42

**CURRENT SCHOOL
ZONE CAMERA**



CHALLENGES & OPPORTUNITIES

- Staffing: All positions are filled, but 8 police recruits are still in the academy and will not be fully operational until December-January, temporarily impacting schedules
- Growth Planning: Exploring opportunities to add positions through:
 - A COPS Hiring Grant (13 officers proposed for FY 2026-2028)
 - A GOHS Traffic Safety Grant (requesting 2 additional officers)
- School Zone Safety: Bringing two new speed cameras online at Smith-Barnes Elementary and Stockbridge Middle School
- Technology Upgrade Needed: Current RMS (Records Management System) is outdated and limits data analysis and efficiency
- EV Infrastructure Gap: Need to install charging stations to fully deploy EV fleet; working on a \$300,000 grant for infrastructure



LOOKING AHEAD

Q3 Goals:

- Launch the SagesGov platform for tracking and resolving Code Enforcement complaints
- Procure new police vehicles, including the launch of the department's electric vehicle (EV) program
- Achieve 100% departmental staffing across all divisions
- Expand the Public Safety Officer (PSO) Program to support patrol operations, including prisoner transport
- Release RFP for new fleet maintenance vendor
- Refresh and update the police department section of the City's website
- Implement AFIS (Automated Fingerprint Identification System) to improve investigative capabilities



STOCKBRIDGE POLICE DEPARTMENT

THANK YOU

FOR YOUR ATTENTION



Stockbridge Municipal Court
City of Stockbridge QUARTERLY Report
2nd Quarter 2025

<i>Court Activities - 2025 (2nd Quarter)</i>		TOTAL
<i>New Citations Forwarded to Court</i>		1317
Citations Scheduled for Court		1698
	Criminal Warrant Applications (Walmart)	8
	Georgia State Patrol	103
	Henry County Animal Control	9
	Henry County Police	0
	Stockbridge Code Enforcement	90
	Stockbridge Police Department	1488
Cases Scheduled for Court		1344
	Individuals	1238
	Businesses	106
RedSpeed Citations Scheduled for Virtual Court		116
Citations Closed / Adjudicated		1329
	Criminal Warrant Applications (Walmart)	7
	Georgia State Patrol	90
	Henry County Animal Control	7
	Henry County Police	0
	Stockbridge Code Enforcement	62
	Stockbridge Police Department	1163
Citations Closed by Disposition Type		1329
	Bench Trial (Guilty)	13
	Bench Trial (Not Guilty)	3
	Bond Forfeiture (Paid w/out Hearing)	610
	Bind Over to Juvenile Court	2
	Bind Over to State Court	8
	Bind Over to Superior court	3
	Deceased	10
	Dismissal/Nolle Prose	114
	Pre Trial Diversion Completed Successful (NP)	194
	Plea	350
	Void	18
	Warning	4
Offenders Granted Pretrial Diversion		190
Offenders Granted Probation		98
Warrants Issued		56
Total Payments Collected		\$281,196.00



STOCKBRIDGE CITYWIDE DEVELOPMENT AUTHORITY **2025 QUARTER 2 REPORT**

To: The Mayor and City Council of the City of Stockbridge, Georgia
From: Stockbridge Citywide Development Authority
Date: July 23, 2025
Subject: Stockbridge Citywide Development Authority 2025 Quarter 2 Report

EVENTS

3rd Annual Economic Development Brunch. The Stockbridge Citywide Development Authority ("Authority") has been invited through Chair Ariel Shaw, MBA and is attending an exclusive high impact economic development, commercial real estate, and development luncheon with over 30 additional cities and authorities from all over the state of Georgia on **Thursday, July 24th, 2025** being held at Gurdian Works in Atlanta, GA, from 10am to 2pm. The CDA also has a display table in which the Economic Development Department will staff to showcase "Select Stockbridge" provide collaterals and collect leads.

MARKETING & BRANDING

Marketing & Public Engagement Subcommittee. The CDA Board is working with a Marketing Agency through the ED Department for Billboard Ad Development off I-75. We are currently on the second round of edits.

The Authority shall adopt a Marketing & Public Engagement Subcommittee ("Subcommittee") which shall be responsible for developing annual and/or quarterly marketing strategies to promote real estate development aligned with Authority goals. This Subcommittee shall also be responsible for crafting the Authority's real estate identity and branding across all applicable media platforms by creating content and advertisements.

Think Link Media Outdoor Digital Billboard. The Authority has negotiated final terms with Think Link Media regarding a digital billboard for the Authority's advertising efforts for the 2025/2026 Fiscal Year. The billboard shall be between the two exits on I-75 of 221 and 218 and shall address both local and interstate travelers with an extremely strong read.

Updated Videos, Interviews and B-Roll. The Authority has authorized marketing budget that will include an update to the Authority's Marketing Video to update B-Roll with the City's newest developments and Key Stakeholder Interviews. We are awaiting the Board & Subcommittee to authorize this to move this project to completion.



Retention and Attraction. The Board has secured the domain names **visitstockbridgega.com** and **visitstockbridgega.org**. As these will be used for redirects to an additional page on the Authority's website to highlight the City's hotels and restaurants. As a note, the Authority's current website and public facing name, *Select Stockbridge*, is www.selectstockbridge.com.

BUSINESS DEVELOPMENT

Strategic Initiative Subcommittee. The Board is working with their Commercial Broker to strategically determine key real properties to secure for *development and redevelopment opportunities*.

The Board has been provided and is reviewing information relating to a business assistance program and façade grant.

The Authority shall adopt a Strategic Initiative Subcommittee ("Subcommittee") which shall be responsible for supporting the Authority's mission of developing and promoting, for the public good and general welfare, trade, commerce, industry, and employment opportunities within the City.

Website Initiatives. The CDA Website has been updated with pertinent updates, adding board members, updated developments within the city, as well as establishing a portal to house bonding documentation requests.

The City has linked The Authority's website to establish more streamlined approach, to provide incentive information to potential developers with ease and efficiency.

Resolution Approving Invoice. The Authority has paid said invoice to The City of Stockbridge for real property transaction facilitated by The Authority.

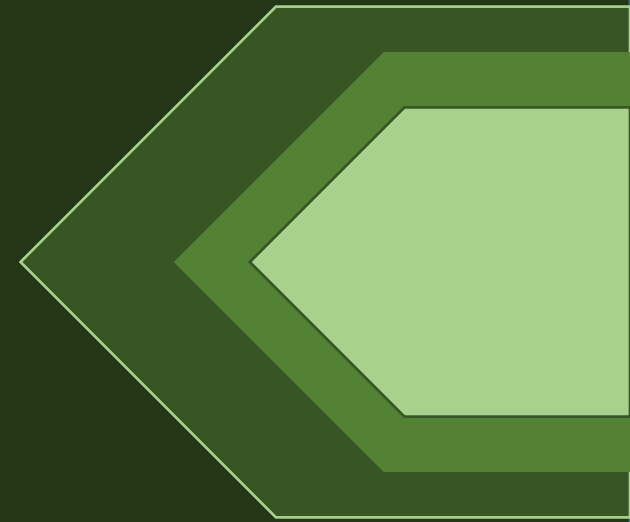
The Authority has approved a resolution regarding a March 31, 2025, invoice to pay the City a total amount of Four Hundred and Seven Thousand, Nine Hundred and Nineteen and 16/100 Dollars (\$407,919.16) for a prior sale of real property.

Real Estate. The Board has received, reviewed and is in the process of responding to an LOI that is over \$5Million Dollars.

The Board is in receipt of and reviewing additional real estate requests from interested parties that include parties in the financial industry and the hospitality industry.

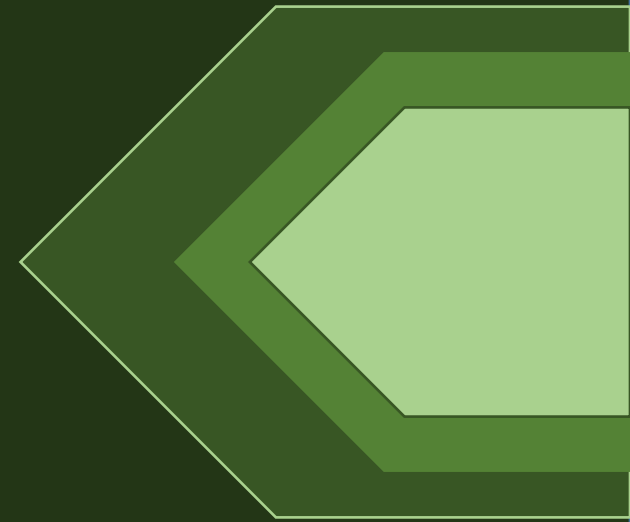
Stockbridge Youth Council Overview

- **SYC/AC Members**
- **Past Activities**
- **Upcoming Events**
- **Financial Report**



Stockbridge Youth Council Committee

- **Youth Council (15)**
 - **8 Active Members**
 - **7 Interviewing – 7/29**
- **Advisory Committee (12)**
 - **11 Active Members**

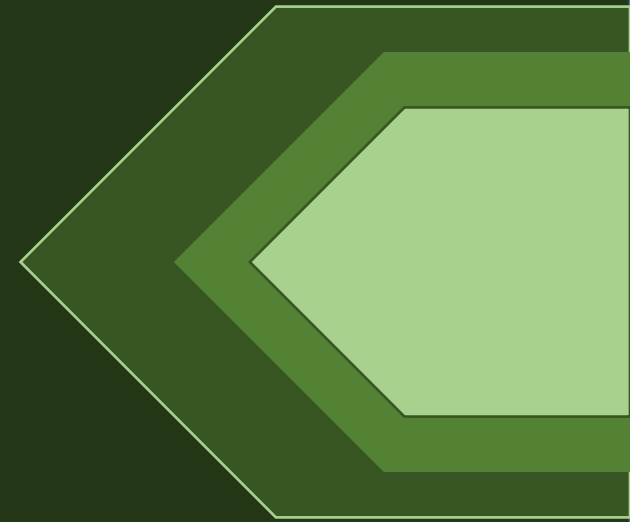


Stockbridge Youth Council

Past Activities

April - June

- **SYC/AC Monthly Meetings**
- **Area Beautification**
- **SYC-SPD Dinner & Discussion**
- **Mother's Day Tea**
- **Senior Banquet**
- **Father's Day Luncheon**
- **Recruitment**

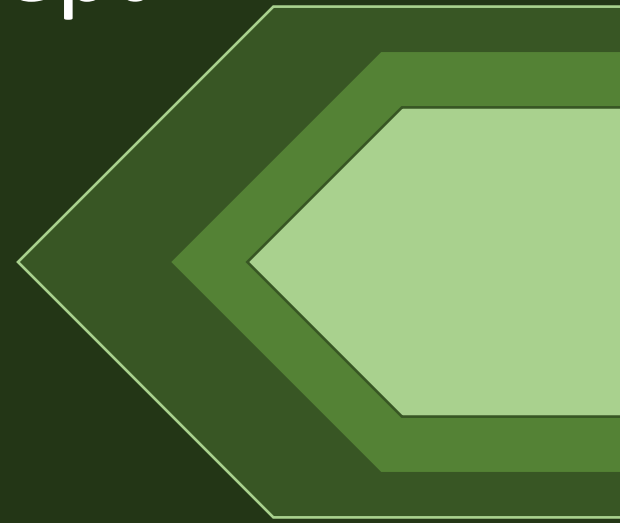


Stockbridge Youth Council

Upcoming Events

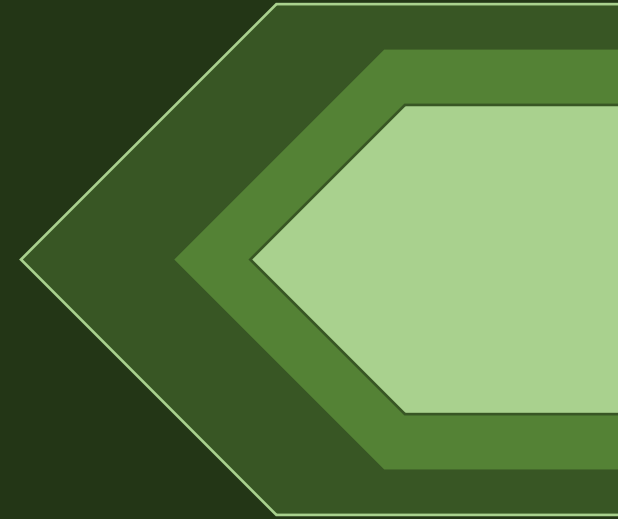
July - Sept

- **SYC/AC Monthly Meetings**
- **Area Beautification**
- **Back to School Donation Collection**
- **Back to School Donation Distribution w/City**
- **SYC Interviews**
- **Closet Maintenance**
- **SYC Retreat**



<u>Line Item</u>	<u>Budget</u>	<u>Actual</u>	<u>Remaining</u>
Meals	\$1,500.00	\$513.28	\$986.72
Lodging	\$3,000.00	\$1,850.00	\$1,150.00
Training	\$4,000.00	\$1,050.00	\$2,950.00
Advertising	\$600.00	\$112.00	\$488.00
Transportation	\$1,360.00	\$340.20	\$1,019.80
Office Supplies	\$360.00	0.00	\$360.00
Apparel	\$1,260.00	\$537.65	\$722.35
Beautification	\$600.00	0.00	\$600.00
Events	\$7,840.00	\$6,036.46	\$1,803.54
MISC	\$980.00	0.00	\$980.00
Total:	\$21,500.00	\$8,589.59	\$11,060.41

Stockbridge Youth Council 2025 Budget vs. Remaining



**SPECIAL SERVICE
DISTRICT (SSD) :
FUNDING ALIGNMENT
FOR CITIES**

Historic Funding Strategy Foundations

General Funds

General Obligation Bond

SPLOST, TSPLOST

TADs

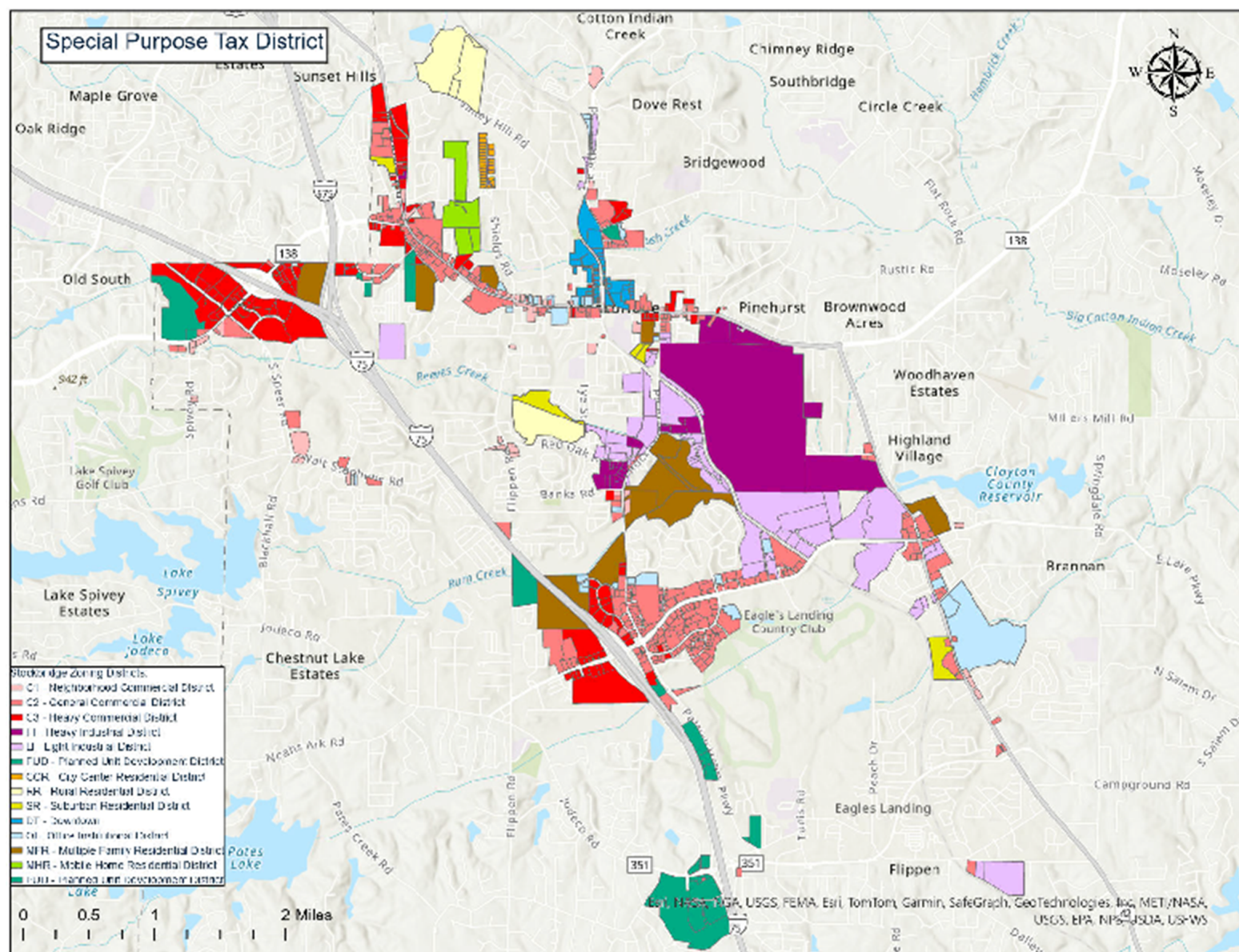
Grants (federal/state)

Funding Strategy Foundations: **Special Service District (SSD)**

- A Special Service District (SSD) allows elected officials to provide or enhance services in specific community areas.

Funding Strategy Foundations: Special Service District (SSD)

Category	Details
Cost Burden & Equity	• Community will directly benefit from the new service • Benefits for disadvantaged communities outside the SSD can also be measured
Yield	• There is no maximum legal SSD rate limit • Bond amount is limited by the SSD digest • The maximum rate set by the city/county
Legality	• Must be established by a county or city • Broad flexibility in structure and what is allowable under the SSD
Administrative, Collection & Compliance Costs	• Reporting requirements back to partners • Reporting on expenditures, project status
Revenue Reliability & Timing	• Like a property tax, revenue will be consistent and yearly • Annual collection, would likely need a financing mechanism to begin work on the project
Ease of Implementation	• Could use to implement through partnerships with the city/county • Complexity depends on the number of jurisdictions involved • Can be implemented quickly when there is agreement among implementing jurisdictions



Innovative Approaches to Funding

Creative financing:

- Land value capture
- Eds and meds
- Green infrastructure
- Federal initiatives: RAISE, HUD

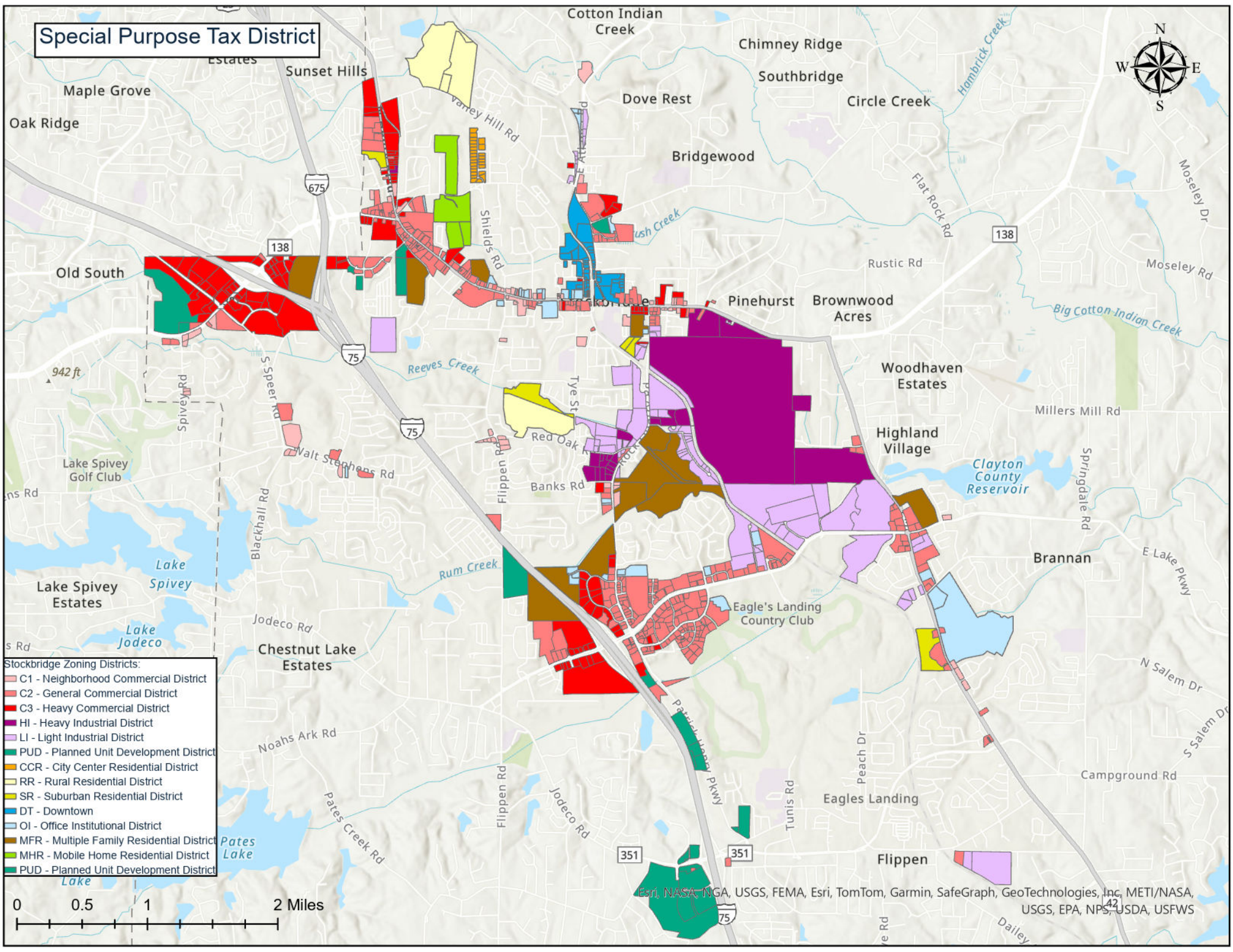
SSD Case Studies

- The Beltline
- The Stitch
- Brookhaven City Center
- Avondale
- Now Stockbridge

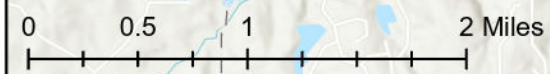
Questions?

THANK YOU!

Special Purpose Tax District



- Stockbridge Zoning Districts:**
- C1 - Neighborhood Commercial District
 - C2 - General Commercial District
 - C3 - Heavy Commercial District
 - HI - Heavy Industrial District
 - LI - Light Industrial District
 - PUD - Planned Unit Development District
 - CCR - City Center Residential District
 - RR - Rural Residential District
 - SR - Suburban Residential District
 - DT - Downtown
 - OI - Office Institutional District
 - MFR - Multiple Family Residential District
 - MHR - Mobile Home Residential District
 - PUD - Planned Unit Development District



Stockbridge

Where Community Connects

MSAB

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

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

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

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

APPLICANT INFORMATION

Applicant Name: Jaylan Holman

Occupation: Landscape designer Employer: TSW

Home Address: 10875 Wheeler Trace City: Hampton Zip: 30228

Home Phone: () Home E-Mail:

Work Phone: 404 Work E-Mail:

Cell Phone: 678 Preferred E-Mail: ☐ Home ☒ Work

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

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? MSAB
If applying for the Main Street Advisory Board, which position? Landscape designer
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? 13 Years 0 Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application. Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

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

- TSW has done work and is currently working with the City of Stockbridge in designing park spaces for the city.
- h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ☒ No
If yes, please explain:

City of Stockbridge

BOARD, COMMITTEE OR COMMISSION APPLICATION

- i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

As a representative of ISW and a Stockbridge native, I'd like to take part in revitalizing the city that I once called home.

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

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

APPLICANT STATEMENT

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

eSigned via GovOS.com
Jaylan Holman
Key: 28772201-15b9-4f0b-92b4-430d79a876e7
Signature

Jaylan Holman

Printed Name

06-25-2025

Date

Please return signed application to:

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

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



City of Stockbridge

AGENDA ITEM

MEETING DATE

JULY 29, 2025

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

Consideration of an Ordinance to Amend Title 12, Section 2.5.3(E) and Section 2.5.3.(F) for the Downtown Village Overlay District to Add Certain "Special Uses" and to Remove Certain Prohibited Uses.

BACKGROUND INFORMATION:

The Staff has determined that certain "Special Uses" should be allowed, and not prohibited, in the Downtown Village Overlay District in the same manner as in the Parkway Mixed-Use (PMU) Overlay District, provided that a Special Use Permit is first approved. These uses include gas stations and related minor auto uses, as well as drive-through establishments such as restaurants, take-out establishments, banks, and pharmacies.

APPROVALS: CITY MANAGER

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

Ordinance to Amend and Add to the Downtown Village Overlay District regulations in the UDC.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL AND ADOPTION.

Staff Signature_____

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. TX-2025-01

AN ORDINANCE TO AMEND TITLE 12 (UNIFIED DEVELOPMENT CODE), SECTION 2.5.3(E) AND SECTION 2.5.3(F), OF THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO THE DOWNTOWN VILLAGE (DT) OVERLAY DISTRICT, SO AS TO ADD CERTAIN USES TO THE LIST OF “SPECIAL USES” REQUIRING A SPECIAL USE PERMIT, AND TO REMOVE CERTAIN USES FROM THE LIST OF PROHIBITED USES AND ALLOW THEM TO NOW BE PERMITTED USES, PROVIDED THAT CERTAIN REQUIREMENTS ARE MET; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That Title 12, Section 2.5.2(E) and Section 2.5.3(F) of the current Stockbridge Code be deleted, and that new Title 12, Section 2.5.3(E) and Section 2.5.3(F) be added to the Code of Ordinances, City of Stockbridge, Georgia, so as to read as follows:

E. Special Uses. Certain “Special Uses” may be located in the Downtown Village Overlay District, provided that they are first approved via a Special Use Permit and that they meet other specified requirements. Section E(1) below provides the list of “Special Uses” which may be located in the Downtown Village Overlay District, and Section E(2) below provides the list of requirements for those Special Uses.

1. List of Special Uses.

- a. All Special Uses as provided in the Downtown (DT) District.
- b. Bed and breakfast establishments.
- c. Gasoline Stations, Minor Automotive Service/Repair/Maintenance Centers, Car Washes, Convenience Stores, and Other Associated Uses.
- d. Multi-family residential buildings.
- e. Passenger depots and transit shelters.
- f. Restaurants, take-out establishments, banks, and pharmacies with drive-through facilities and/or windows.
- g. Single-family residences.
- h. Other Special Uses, to be determined by the Community Development Director.

2. List of Requirements for Special Uses

- a. A Special Use must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.
- b. The property must have a base zoning district which allows such uses.
- c. All property design standards of the base zoning district must be met.
- d. Any existing non-conforming structures may not be enlarged.
- e. Building facades for both primary and accessory structures must be constructed of brick on all sides.
- f. At gasoline stations, an equal number of electric charging stations as gas pumps must be provided on the site, and covered canopies must be provided over gas pumps and electric charging stations.
- g. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.
- h. The required number of parking spaces must be provided.
- i. The required buffers must be provided.
- j. Other special requirements, to be determined by the Community Development Director.

F. Prohibited Uses. The following uses are prohibited in the Downtown Village Overlay District:

- 1. Adult entertainment establishments.
- 2. Boarding and rooming homes.
- 3. Catering establishments.
- 4. Child and adult day care centers.
- 5. Consignment and thrift stores.
- 6. Family day care homes.
- 7. Payday loan, title loan, and money cash exchange establishments.
- 8. Places of worship.
- 9. Public and private schools and related facilities.
- 10. Tobacco and vape shops.
- 11. Tattoo and piercing studios.
- 12. Extended stay motels and hotels.
- 13. Personal care homes.

SECTION 2. Repeal. The existing Title 12, Section 2.5.3(E) and Section 2.5.3(F) are hereby repealed. From the Code of Ordinances, City of Stockbridge, Georgia. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

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

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

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

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

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

ANTHONY S. FORD, Mayor

SO ORDAINED this ____ day of _____, 2024.

ATTEST:

VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:

QUINTON G. WASHINGTON, City Attorney



City of Stockbridge

AGENDA ITEM

MEETING DATE

JULY 29, 2025

FUNDING SOURCE

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

Text Amendment Case #TX-2025-02. Ordinance to Amend the City Code of Ordinances to establish Standards for Personal Care Homes for One to Six Residents. The standards would be used in granting special use permits and business licenses for personal care homes, and for regulating them. The ordinance would amend the City Code to resolve the conflict between the UDC, which allows personal care homes, and the City Code, which does not, as it relates to the issuance of business license for personal care homes.

BACKGROUND INFORMATION:

Although the UDC currently allows for personal care homes in Sections 3.2.28 and 3.2.29, Title 9 of Municode does not, so this represents a conflict because there is no current means for regulating personal care homes. Special Use Permit Case #SP-2024-03 for a personal care home at 270 Shields Road is currently on hold, awaiting the adoption of this ordinance. Personal care homes are distinguished from day care centers, family day cares, and group care homes because they are for adults and because the residents live in the homes, 24 hours per day.

APPROVALS: CITY MANAGER

CITY TREASURER

CITY ATTORNEY

GRANTS ADMIN.

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

Text Amendment Case #TX-2025-02. Ordinance to Amend the City Code to Establish Standards for Personal Care Homes for One to Six Residents.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL AND ADOPTION.

Staff Signature_____

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. TX-2025-02

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES TO CREATE A NEW SECTION TO ESTABLISH SUPPLEMENTAL USE STANDARDS FOR PERSONAL CARE HOMES FOR ONE TO SIX UNRELATED ADULTS; TO IDENTIFY ZONING DISTRICTS WHERE SUCH USES ARE PERMITTED BY SPECIAL USE PERMIT; TO ESTABLISH COMPLIANCE, OPERATIONAL, AND DEVELOPMENT STANDARDS; TO AMEND THE HOME OCCUPATION SECTION; AND FOR OTHER PURPOSES.

WHEREAS, the City of Stockbridge, Georgia is authorized by its Charter and by the general laws of the State of Georgia, including, but not limited to, Title 36 of the Official Code of Georgia Annotated (O.C.G.A.), to adopt and amend ordinances related to the regulation of land uses; and

WHEREAS, the Mayor and Council of the City of Stockbridge find that it is in the best interest of the public health, safety, and welfare to establish clear supplemental regulations and zoning district allowances for personal care homes accommodating one (1) to six (6) unrelated adults; and

WHEREAS, the Mayor and Council desire to ensure such facilities are compatible with surrounding residential neighborhoods while providing appropriate services in a structured, compliant, and accessible environment; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Stockbridge, Georgia, and it is hereby ordained by authority of the same:

Section 1. Approval to amend the Stockbridge Code of Ordinances, Title 9, entitled, "Licensing and Regulation", shall be amended to add a new section entitled, "Supplemental Use Standards for Personal Care Homes," which shall read as provided in the attached Exhibit A, and to amend Section 3.2.18 for Home Occupations to provide for personal care homes; and

Section 2. Approval to amend the Unified Development Code, Title 12, entitled, "Unified Development Code", Chapter 3, entitled, "Use Regulations, Section 3.2.28, "Personal care homes, group homes, and boarding homes having two or less persons", and Section 3.2.29, entitled, "Personal care homes, group homes, and boarding home having three or more persons", which shall read as provided in the attached Exhibit A.

Section 3. Approval to amend the Unified Development Code, Title 12, entitled “Unified Development Code”, Chapter 3, entitled “Use Regulations, Section 3.2.18, Subsection A, numbers 5, 6, 9 & 13 to include, “except for personal care homes.”.

Section 4. Approval to amend the Unified Development Code, Title 12, entitled “Unified Development Code”, Chapter 3, entitled “Use Regulations, Section 3.2.18, Subsection A, numbers 10 & 13, to include, “This does not apply to personal care homes”, as provided in Exhibit B.

Section 5. Approval to amend the Unified Development Code, Title 12, entitled “Unified Development Code”, Chapter 3, entitled “Use Regulations, Section 3.2.18, Section B, to include, “This does not include personal care homes, which may be permitted as a home occupation, provided that a Special Use Permit is first approved for the property”, as provided in Exhibit B.

Section 6. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this ordinance shall be come and be made a part of the code of Ordinances, City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

Section 7. Severability. In the event that any section, subsection, sentence, clause, or phrase of this Ordinance is declared or adjudged to be invalid or unconstitutional, such adjudication shall in no manner affect the remaining portions of this Ordinance, which shall remain in full force and effect as if the invalid or unconstitutional section, subsection, sentence, clause, or phrase were not originally a part of this Ordinance.

Section 8. Repealer. All ordinances or parts of ordinances that are in conflict with this Ordinance are hereby repealed.

Section 9. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

Section 10. Authority to Amend. The City Attorney is granted the authority to amend or correct this ordinance, with the express consent of City Council, to reflect the intent of the Council and to ensure compliance with applicable laws.

Section 11. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council.

SO ORDAINED this ____ day of _____, 2025.

Mayor

City Clerk

DRAFT

EXHIBIT A

Definitions

Personal care home (PCH) shall mean a residential facility providing assistance to individuals who need help with daily activities, but who do not require the level of medical care found in nursing homes. Aimed at fostering independence, PCHs offer services such as meal preparation, grooming assistance, and medication management. These facilities are intended to provide a supportive, home-like environment while preserving the dignity and autonomy of residents. Personal care services are provided to no more than six (6) non-family adults. Personal care services include, but are not limited to, individual assistance with, or supervision of, self-administered medication and essential activities of daily living, such as eating, bathing, grooming, dressing, and toileting. A personal care home may not provide nursing or other medical services or admit and retain residents who need continuous medical or nursing care (see O.C.G.A. § 31-7-12 for State requirements for personal care homes).

Administrator shall mean the person designated to maintain responsibility for the household on a 24-hour basis, seven days a week and 365 days a year, and who shall live on site.

Employee shall mean any person who receives compensation in any form for services rendered in their duties at a community living arrangement or a personal care home, and who has been approved by the State of Georgia Department of Community Health to be employed at such a location.

Volunteer shall mean a person who provides services or assistance at a personal care home without receiving financial compensation or other tangible benefits in return. Volunteers may assist with non-medical tasks such as companionship, recreational activities, meal preparation, housekeeping support, or administrative duties.

Resident shall mean any non-family adult living in a community living arrangement or personal care home and receiving services, support, care, or treatment.

Distinctions

Personal care homes are distinguished from similar types of facilities in the City of Stockbridge. Section 9.70.020 of the Stockbridge Municode, which is part of Title 9 for Licensing and Regulation, provides definitions for day care centers, family day care centers, and group day care homes, but not specifically for personal care homes. Day care centers and group day care homes may only provide care

services for less than twenty-four hours per day. Group day care homes are for places other than a private residence. Thus, personal care homes are different from day care centers, family day care centers, and group day care homes because they may be used for adults, and they are not limited to fewer than twenty-four hours per day.

The term, “personal care home”, does not include buildings which are devoted to independent living units which include kitchen facilities in which residents have the option of preparing and serving some or all of their own meals, nor does it include halfway houses, residential treatment facilities, nursing homes, sanitariums, hospitals or other institutional facilities, or rooming or boarding facilities that do not provide personal care.

Section 9.70.110(A) states: “A family day care center, as defined by this chapter, shall be strictly prohibited within the city of Stockbridge.” However, personal care homes are not the same as family day care centers. Also, Section 3.2.3 for “Adult and child day care facilities” does not prohibit personal care homes. Instead, Section 3.2.28 (for two or less persons) and Section 3.2.29 (for three or more persons) of the UDC make provisions for the establishment of personal care homes.

Zoning Eligibility

The City of Stockbridge permits Personal Care Homes (PCH) by Special Use Permit. Personal Care Homes housing up to six (6) unrelated adults shall be permitted only by Special Use Permit (SP) in the following zoning districts: RR (Rural Residential), SR (Suburban Residential), CCR (City Center Residential), MFR (Multifamily Residential), and OI (Office-Institutional).

Special Use Permit Requirement

Prior to offering any services to residents, the owner of a personal care home must obtain a Special Use Permit. Each applicant for a personal care home shall apply for and obtain a Special Use Permit which has been approved by City Council, and the applicant shall comply with the standards that are listed below.

Special Use Permit Application Requirements

The owner shall provide a copy of the application that was submitted to the State of Georgia, and a copy of the approved State of Georgia Personal Care Home Permit from the Georgia Department of Community Health. To meet State requirements per O.C.G.A. Rule 111-8-62-20(3)(6) (medications), the staff in a personal care home who provide medication to residents must have completed the “Basic Medication Training for Staff Assisting with Self-Administration” and have met the Certified Medication Aide Requirements.

- For the administrator and/or owner (if different), the following information shall be provided, including the following:
 - Name and address
 - Date of birth
 - If the individual is the administrator, an affidavit of residency on site.
 - A background check conducted by Stockbridge Police Department
- A Zoning Verification Letter from the City of Stockbridge Planning and Zoning Division showing that the use is permitted for the relevant zoning district.
- An approved inspection report from the Building Permits and Inspections Division, showing that the site has passed all relevant inspections.
- An approved inspection report from the Fire Marshal showing that the site is in compliance with all life safety codes, as required by state and local law.
- A copy of a liability insurance policy, as required by state law.
- Any other information deemed necessary by the Stockbridge Code Enforcement Division or the Stockbridge City Council.
- The applicant must have a state license to operate a personal care home

Use Standards

Resident Capacity: Facilities shall accommodate a minimum of one (1) and a maximum of six (6) unrelated adults.

Staffing Requirements: At least one administrator, on-site manager, or a responsible staff member shall be on the premises 24 hours per day. The administrator shall be registered with the State of Georgia Department of Community Health. The minimum on-site, staff-to-resident ratio shall be 1:2 during waking hours (7:00 AM-10:00 PM), and 1:6 during non-waking hours (10:00 PM to 7:00 AM).

Setbacks for Residential Districts: The subject property shall meet the setback requirements of the zoning district in which it is located.

Off-Street Parking Requirements: A minimum of two (2) off-street parking spaces per resident unit plus one (1) ADA parking space per non-resident employee shall be provided. Parking is prohibited within the front yard setback and must be located to the side or rear of the principal structure.

Landscaping and Buffers: Provide landscape strips and buffers as required in the allowable zoning district as specified. The facility shall comply with landscape strip and buffer requirements as specified in the applicable zoning district and

Section 5.6 of the UDC. Includes a Type C buffer (minimum twenty feet) adjacent to residential uses, and a 10-foot street frontage landscape strip.

Resident Registry: The personal care home shall provide the Stockbridge Fire Marshal and Police Department with a current and annually updated list of residents who have disabilities, and any other information concerning their special needs.

Regulatory Compliance: The personal care home must comply with all local, state, and federal regulations. All required permits must be submitted to the Stockbridge Department of Community Development prior to the issuance of a Certificate of Occupancy.

Proximity Restriction: No such facility shall be located within 5,280 feet of any other assisted living facility, community living arrangement, personal care home, or medical-related lodging or rehabilitation center.

Business License Requirement: The personal care home must obtain a valid business license from the City of Stockbridge Business Services Division.

Development Standards Summary Table

Development Feature	Standard
Minimum Site Area	One acre and not located within a subdivision.
Minimum Side and Rear Setbacks	Must meet the zoning district setback requirements.
Structure Type	Single-family home, freestanding structure, or within a religious facility.
Number of Residents	1 to 6 unrelated adults.
Hours of Operation	24-hour supervision.
Parking	Two (2) spaces per unit plus one (1) ADA space per non-resident employee. No parking shall be allowed in the front yard setback.
Fencing	A 6-foot privacy fence shall be installed around the perimeter and sides of the house (refer to Section 3.2.13 of the Stockbridge Unified Development Code).
Minimum House Size	Must meet or exceed the required minimum house size for the zoning

	district in which the property is located.
Exterior Appearance	The exterior appearance of any residential structure for which a personal care home is approved shall be maintained as residential dwelling. No signs shall be erected.
HVAC Requirements	Central HVAC system in good working condition
ADA Compliance	Personal care home must include accessible features such as ramps, grab bars, and a clear path of travel, in accordance with ADA requirements.
Flock Cameras	Flock cameras must be installed with 360-degree coverage around the personal care home.

Zoning Use Table

Principal Uses	Supplemental Regulations?	RR	SR	CCR / MFR / OI
Personal Care Home—One to Six Unrelated Adults.	Yes	SP	SP	SP

Inspection Requirement

All licensed personal care homes shall be subject to annual inspections by the City of Stockbridge to verify their compliance with zoning, health, safety, and building codes.

Signage Limitations

No commercial signage shall be permitted on the premises of a Personal Care Home located in a residential zoning district.

Staff Qualifications

The administrator or onsite manager must be registered with the Georgia Department of Community Health. The administrator or onsite manager must maintain documentation of all staff training and certifications. The administrator must reside on-site or designate a qualified on-site manager during absences.

All staff must receive annual training in CPR, basic first aid, emergency procedures as required by the State of Georgia and provide documentation upon request to the City. Basic Medication Training for Staff Assisting with Self-Administration and Certified Medication Aide Requirements must also be met.

All personal care homes must comply with the Georgia Long Term Care Background Check Program. Facilities must maintain documentation of all background checks. Ensure that no person with an unsatisfactory determination is employed in a role with direct access to residents.

Recordkeeping

Personal care homes must maintain current records for all residents and staff, including emergency contact information and medication logs, and make such records available to authorized City officials upon request. The records must be retained for a minimum of three (3) years after the resident is discharged, transferred, or deceased, in accordance with Georgia Department of Community Health regulations.

Security Plan

A written security plan shall be submitted as part of the Special Use Permit application to the City of Stockbridge, Georgia. The plan shall detail emergency response procedures, visitor access protocols, staff response training, and regular maintenance and the positioning of security cameras for 360-degree coverage.

Security Measures

The personal care home shall have the following security measures:

- Facility Security: Five (5) outdoor cameras, floodlights, smoke detectors, and an alarm system.
- Resident Security: Security-coded entry doors and a monitored entry system.
- Medication Storage: Locked medication boxes that are restricted from unauthorized access.
- Accessibility Features: Grab bars and appropriate signage throughout.
- Emergency Systems: Emergency exits, exit signs, an emergency evacuation plan, and established emergency service procedures.

Annual Compliance Report

Each personal care home shall submit an Annual Compliance Report to the City of Stockbridge summarizing the following:

- Staff training and certifications.
- Emergency drills that were conducted.
- ADA compliance status.
- Surveillance system maintenance logs.
- Updated contact information for all residents and staff.

Operational Manual

Each facility shall maintain and make available on-site an Operational Policies and Procedures Manual outlining daily routines, emergency protocols, medication handling procedures, visitor policies, grievance procedures, and staff roles and responsibilities. The Operational Policies and Procedures Manual shall be reviewed and updated annually.

Floor Plan Submission

Applicants shall submit a detailed floor plan with their Special Use Permit application. The floor plan must include room dimensions, proposed resident bedrooms, bathrooms, kitchen facilities, common areas, and accessible pathways in accordance with ADA standards.

Fire Safety Requirements

All personal care homes shall be equipped with:

- Smoke detectors in each bedroom, hallway, and common areas.
- Fire extinguishers on each floor, inspected and maintained per NFPA standards.
- Fire alarm systems with audible and visual alerts.
- Automatic sprinkler systems where required by the State Fire Marshal based on occupancy and structure type.

Emergency Procedures

Staff would assess the situation, contact 911, and transport residents to a hospital or urgent care center, if necessary.

- Fire and Evacuation: All staff would be trained in fire safety and evacuation procedures; regular fire drills would be conducted.
- Weather and Natural Disasters: Facility would maintain an emergency kit and a disaster preparedness plan in case of severe weather or natural disasters.
- Emergency Exits: They must be clearly marked, unobstructed, and accessible to all residents, including those with mobility impairments.

Annual Permit

A person or entity seeking to own or operate a personal care home within the City of Stockbridge must receive a personal care home annual permit, to be issued and renewed annually by the City. The City shall review each application, conduct any additional investigation deemed reasonable in assessing each application, and maintain a record of any person or entity who has received such a license. This permit is different from a business/occupational tax license or regulatory fee. The permit fee is \$1500 per year and cannot be pro-rated if applied after July 1st.

Based on the findings of the investigation, the City may impose additional conditions upon the personal care home's operation, which in the discretion of the City, are necessary to ensure compatibility with other uses in the vicinity and to ensure public health, safety, and welfare.

The City may deny an application for a personal care home for any of the following reasons: the applicant has been convicted of a felony; the applicant is under the age of twenty-one (21) years; the applicant has made a false statement in the application for a license; the application on its face indicates that the proposed personal care home cannot be operated in accordance with the requirements of this section; or any other significant finding.

A personal care home permit may be revoked for any of the following reasons:

- The owner or operator of the personal care home violates any requirement of this section.
- The owner or operator of the personal care home is convicted of a felony.
- Personal care home is not in compliance with one or more of the conditions of its license.
- Owner or operator has committed fraud in the rendering of services or fraud or deceit in obtaining a permit.
- The owner or any employee has engaged in any fraudulent, false, misleading, or deceptive practices in the operation of the facility.
- The owner, resident or any employee commits any criminal act at the permit holder's premises.
- Any other significant finding.

Notwithstanding this license requirement and any additional conditions imposed by the City Manager, a personal care home shall also obtain all other approvals and permits required by law.

A personal care home permit is valid from the date of issuance until December 31 of the year applied, unless otherwise suspended or revoked. A valid permit that is

not suspended or revoked, at the time of its expiration, may be renewed for a consecutive one-year period.

Occupational Tax Certificate (OTC)

Personal Care Homes shall be considered regulated businesses, as defined by the City of Stockbridge's Code of Ordinances. The non-refundable annual fee is based on the gross receipts of the business and added with an annual permit.

Applicants are required to file for a personal care home permit with the City of Stockbridge's Business Services Division annually.

A person or entity seeking to own or operate a personal care home within the City must apply for and receive an OTC. The OTC must be renewed and issued annually by the City of Stockbridge's Business Services Division.

The City may impose additional conditions on the operation of a personal care home as it deems necessary to ensure its compatibility with surrounding land uses, and to protect the public health, safety, and welfare.

A personal care home OTC may be revoked for any of the following reasons: the owner or operator of the personal care home violates any requirement of this section; the owner or operator of the personal care home is convicted of a felony; the personal care home is not in compliance with one or more of the conditions of its license; or any other significant finding.

Notwithstanding this OTC requirement and any additional conditions imposed by the City, a personal care home shall also obtain all other approvals and permits required by Ordinances of the City of Stockbridge and the State of Georgia.

Personal care homes must maintain an active Occupational Tax License from the City of Stockbridge.

EXHIBIT B

3.2.18 Home occupations.

- A. A home occupation as defined by this section is permitted subject to the following requirements:
1. Only the residents of the dwelling may be engaged in the home occupation.
 2. The home occupation shall be clearly incidental to the residential use of the dwelling and shall not change the residential character of the building.
 3. No display of products shall be visible from the street except agricultural products that are grown on the premises in an RR (Rural Residential) zoning district. Only products that are produced on the premises may be sold on the premises.
 4. No signs shall be allowed for identifying the premises as a home occupation, except in the RR district. Such signs may only advertise the items that are produced on the property.
 5. Use of a dwelling for a home occupation shall not exceed twenty-five percent (25%) of one (1) floor, **except for personal care homes.**
 6. No interior or exterior alterations that are inconsistent with the residential use of the building shall be permitted, **except for personal care homes.**
 7. The home occupation shall not constitute a nuisance to the community.
 8. No outside storage of materials to be used in connection with a home occupation is permitted, except in an RR district. To the extent that large or hazardous materials are used by a home occupation, the applicant shall be required to store such materials at a site other than the home occupation, consistent with applicable zoning and land use laws.
 9. No accessory buildings shall be used in connection with the home occupation, except in an RR district, unless it is approved as a special use and then in a residential district only. The use of an accessory building shall comply with the following conditions:
 - a. The accessory building shall maintain a residential appearance.
 - b. No business activities involving in-person contacts with customers shall be conducted between the hours of 7:30 p.m. and 7:30 a.m., **except for personal care homes**

- c. No automotive painting, body work, salvage, major automotive, or heavy equipment repairs are to be conducted.
 - d. No machinery or equipment shall be used which generates noise that is detectable outside the accessory structure.
10. Applicants shall not be allowed to have customers visit the home occupation, except as listed below **(This does not apply to personal care homes):**
- a. The conduct of a home occupation involving rendering of services, such as those listed below, will be allowed subject to the following limitation(s):
 - i. Instruction in music and similar subjects shall be limited to two (2) students at a time, subject to restrictions for certain types of businesses.
 - ii. Beauty shops, barber shops, manicurists and similar occupations shall be limited to two (2) customers at a time.
 - b. Any service provider conducting a home occupation under this section shall not be allowed to market and sell goods or products on the premises of the home occupation.
 - c. Nothing in this section shall preclude the owner of a home occupation from meeting customers at a site other than the home occupation, consistent with applicable zoning and land use laws.
11. Only passenger vehicles, pickup trucks, vans, and trailers that are pulled by such vehicles may be used in connection with the management of a home occupation. Trailers shall be stored in a garage or accessory structure when they are not in use, and no vehicle or trailer shall feature commercial advertising or marks identifying a commercial use of said vehicle.
12. Beauty shops, barber shops, manicurists, and similar services that are conducted as home occupations are subject to the requirements for restricted businesses. They shall be limited to two (2) chairs (stations) and one (1) shampoo chair (station).
13. No more than two (2) non-transient guests may be boarded at anyone (1) time as a home occupation. **This does not apply to personal care homes.**

14. The following and similar uses shall be considered to be home occupations, provided that they follow the minimum standards described in this section: Attorney, addressing service, art instruction, beauty and barber shop, dentist, doctor, drafting and surveying, dressmaking, insurance agent, manufacturers' representative, music teacher, notary public, photographer, real estate agent, tax services, and consultant.
 15. All home occupations shall obtain an occupational tax certificate, or business license, from the city. The city clerk is hereby authorized to accept applications and either grant the same if an applicant demonstrates compliance with the requirements of this section or refers the matter to the mayor and city council for action.
 16. Agricultural activities that are associated with the raising of crops and farm animals on properties which are over three (3) acres in size shall not be subject to the requirements for home occupations.
 17. The city reserves the right to establish sanitation rates for home occupations that are higher than those for residential customers generally. All home occupations shall pay for sanitation services at the higher rate, and in a timely manner, or face the revocation of a previously-issued occupational tax certificate, denial of the rights to engage in a home occupation in the future, or any other civil penalties that are authorized by law.
- B. Family Day Care Centers Prohibited. Family day care centers, as are defined in this unified development code, shall hereafter be strictly prohibited within the City of Stockbridge. **This does not include personal care homes, which may be permitted as home occupation, provided that a Special Use Permit is first approved for the property**



City of Stockbridge

AGENDA ITEM

MEETING DATE

JULY 29, 2025

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

SHORT-TERM WORK PROGRAM / CAPITAL IMPROVEMENTS ELEMENT (STWP/CIE) FOR 2026-2030. Council approval to authorize the transmittal of a letter with Mayor Ford's signature to send to the Atlanta Regional Commission (ARC) to transmit the proposed City of Stockbridge Short-Term Work Program / Capital Improvements Element (STWP/CIE) for 2026-2030.

BACKGROUND INFORMATION:

The proposed STWP/CIE for 2026-2030 represents the annual update of the STWP/CIE for 2025-2029.

APPROVALS: CITY MANAGER

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

Short-Term Work Program / Capital Improvements Element (STWP/CIE) for 2026-2030.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL.

Staff Signature_____



City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281

City Hall: (770) 389-7900 • Fax: (770) 389-7912

July 29, 2025

Mr. Andrew Smith, Principal Planner
Atlanta Regional Commission
229 Peachtree St. NE STE 100
Atlanta, GA 30303

RE: Transmittal of City of Stockbridge 2025-2030 Short Term Work Program & Capital Improvement Element Update to the Atlanta Regional Commission & Dept. of Community Affairs

Dear Mr. Smith,

The City of Stockbridge has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that the appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Ryan Anderson, Community Development Director at 678-833-3340 and randerson@cityofstockbridge-ga.gov.

Best regards,

Mayor Anthony Ford
Stockbridge City Council
aford@cityofstockbridge-ga.gov

cc: Shawn Edmondson, City Manager
Vanessa Holiday, City Clerk
Ryan Anderson Director, Community Development

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. _____

A RESOLUTION TO **APPROVE THE 2026-2030 SHORT TERM WORK PROGRAM
AND CAPITAL IMPROVEMENTS ELEMENT**

WHEREAS, the City of Stockbridge (“City”) has prepared an annual update to its Short-Term Work Program and Capital Improvements Element.

WHEREAS, the annual update to the Short-Term Work Program and Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, as amended; and a Public Hearing was held on July 29, 2025;

WHEREAS, the Stockbridge City Council has previously authorized the City Staff to transmit the annual update of the Short-Term Work Program and Capital Improvements Element covering the five-year period between 2026-2030 by a July 29, 2025, authorizing resolution of the City Council to the Atlanta Regional Commission and Georgia Department of Community Affairs as required by the Georgia Planning Act; and

WHEREAS, the Atlanta Regional Commission and Georgia Department of Community Affairs have recommended final approval of the 2026-2030 Short-Term Work Program and Capital Improvements Element and the extension of the program.

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

SECTION 1. Approval. The City of Stockbridge does hereby approve the City of Stockbridge 2026-2030 Short-Term Work Program and Capital Improvements Element to the Department of Community Affairs & Atlanta Regional Commission. A copy of the public notice is attached as Exhibit A.

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

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

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

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

SO ORDAINED ____ day of _____ 2025.

ANTHONY S. FORD, Mayor

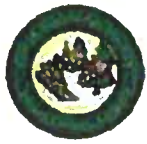
ATTEST:

VANESSA HOLIDAY, City Clerk

(SEAL)

APPROVED AS TO FORM:

QUINTON G. WASHINGTON, City Attorney



Short-Term Work Program & CIE 2026-2030 - Draft CITY OF STOCKBRIDGE, GEORGIA

Contents

SHORT TERM WORK PROGRAM ANNUAL UPDATE Pages 2-8

CAPITAL IMPROVEMENT ELEMENT Pages 9-11



Community Facilities

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Neighborhood Project	2016 - 2026	Public Works	\$ 2,500,000.00	TSPLOST	On-going
2	Davis Road Sidewalks	2016 - 2026	Public Works	\$ 2,500,000.00	TSPLOST	On-going
3	Campground Road Sidewalks	2016 - 2026	Public Works	\$ 500,000.00	TSPLOST	On-going
4	Peach Drive Sidewalks	2016 - 2026	Public Works	\$ 300,000.00	TSPLOST	On-going
5	Walt Stephens Road Trail	2016 - 2026	Public Works	\$ 3,500,000.00	TSPLOST	On-going
6	Love Street Sidewalks	2016 - 2026	Public Works	\$ 500,000.00	TSPLOST	On-going
7	Burke Street Sidewalks	2016 - 2026	Public Works	\$ 500,000.00	TSPLOST	On-going
8	Reeves Creek Trail Extension - 2 Miles	2016 - 2026	Public Works	\$ 2,800,000.00	TSPLOST	On-going
9	Brush Creek Trail - .25 Miles	2016 - 2026	Public Works	\$ 2,400,000.00	TSPLOST	On-going
10	MLK, Sr. Heritage Trail, Spur trail to Floyd Chapel Baptist Church - 0.25 miles	2016 - 2026	Public Works	\$ 425,000.00	TSPLOST	On-going
11	MLK, Sr. Heritage Trail, Spur trail to Green Front Cafe - 0.25 miles	2016 - 2026	Public Works	\$ 355,000.00	TSPLOST	On-going
12	Continuation of MLK, Sr. Heritage Trail - 0.75 miles	2016 - 2026	Public Works	\$ 625,000.00	TSPLOST	On-going
13	Potential Trailhead location with Reeves Creek Trail link at MLK, Sr. Heritage Trail	2016 - 2026	Public Works	\$ 500,000.00	TSPLOST	On-going
14	Country Club Drive Safety Improvements	2016 - 2026	Public Works	\$ 1,000,000.00	TSPLOST	On-going
15	Public Works Facility	2018 - 2026	Public Works	\$ 4,000,000.00	SPLOST IV	On-going
16	Tranquil Trails Culvert Repair	2026-2030	Public Works	\$ 500,000.00	Impact Fees	On-going
	TOTAL			\$57,474,806.00		

The City has projects planned beyond the 5-year time horizon if none are scheduled during the annual reporting period.



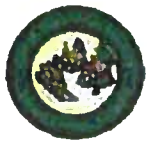
Economic Development

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Alleyway CIP Initiative	2016-2026	Economic Development	\$ 800,000	SPLOST	In Progress
2	Stockbridge Small Business Connections Program	2017-2026	Economic Development	\$ 20,000	General Fund	In Progress
3	Create Economic Development Marketing Plan (Website & Social Media Strategy)	2017-2026	Economic Development	\$100,000	Hotel/Motel, General Fund	In Progress
4	Opportunity Zone Study	2017-2026	Economic Development	\$ 25,000	General Fund	In Progress
5	Norfolk Southern ROW Parking Lot Project	2017-2026	Economic Development	\$250,000	SPLOST	In Process
6	Establish Tax Allocation District Downtown	2017-2026	Economic Development	\$100,000	General Fund	In Process
7	Patrick Henry Blvd. Mixed Use Development	2017-2026	Economic Development, Comm. Dev. & Citywide Development Authority (CDA)*	\$50,000 (fees) \$10,000,000 * (incentives)	General Fund and Development Authority Bonds	In Progress
8	Georgia Soccer Assn. Project	2017-2026	Economic Development	\$500,000	SPLOST	In Process
			Total	\$11,845,000		

Land Use

DRAFT

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Citywide Housing Study	2025-2030	Community Development	\$ 300,000	General Fund	Planning Stage
2	LCI Implementation & Update-Supplemental Study	2025-2030	Community Development	\$ 150,000	General Fund	Scope Development
3	Park Plan Development (passive, active pocket) city-wide (south, west, east, north)	2025-2030	Community Development	\$ 100,000	SPLOST V	In Progress
4	Update of Sign Ordinance	2025-2030	Community Development	\$ 100,000	General Fund	In Progress
5	Area Studies Hwy 138 & Henry Blvd	2025-2030	Community Development	\$ 250,000	General Fund	In Progress
6	Update of Sign Ordinance	2025-2030	Community Development	\$ 100,000	General Fund	In Progress
7	Update Unified Development Ordinance	2025-2030	Community Development	\$ 100,000	General Fund	In Progress
			Total	\$1,000,000		



Transportation

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Roadway Construction Projects/Engineering and ROW Acquisition	2016-2026	Public Works	\$ 3,000,000	SPLOST IV	In Progress
2	Sidewalk - repair and reconstruction	2015-2026	Public Works	\$ 500,000	SPLOST IV	On-going
3	Road Improvements for City Project and streets	2018-2026	Public Works	\$ 5,000,000	SPLOST V	On-going
4	Infrastructure Improvements for city	2018-2026	Public Works	\$ 7,000,000	SPLOST V	On-going

Subtotal **\$15,500,000.00**

The City has projects planned beyond the 5-year time horizon if none are scheduled during the annual reporting period.



Completed Projects						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Amphitheater	2018-2026	Community Development	\$23,085,254	Fund Balance/Bond Financing/SPLOST IV	Complete
2	Overlay District Designation	2018-2025	Community Development	\$75,000	General Fund	Complete
3	Wastewater Heads Work, Phase 2	2018-2025	Public Works	\$3,232,367	SPLOST III/Sewer Fund/Impact Fees	Complete
4	SCADA Replacement	2018-2025	Public Works	\$721,977	SPLOST III	Complete
5	Wastewater Treatment Plant Upgrade	2018-2025	Public Works	\$1,414,000	SPLOST IV	Complete
6	Wastewater Treatment Plant Upgrade Plans/Engineering	2015-2025	Public Works	\$5,858,344	SPLOST III, IV	Complete
7	Sewer reconstruction & Pump Station replacement	2015-2025	Public Works	\$1,350,000	SPLOST IV	Complete
8	Water main and service line replacement	2016-2024	Public Works	\$276,000	Water Fund/Impact Fees/SPLOST IV	Complete
9	Wastewater Treatment Plant Upgrade Plans/Engineering Davis Road from Shields Road	2015-2025	Public Works	\$5,858,344	SPLOST III, IV	Complete
10	Highway 42 (Sidewalks and Streetscape)	2015-2024	Public Works	\$605,725	SPLOST, TE General Fund	Complete
11	Stockbridge Electric Vehicle Station @ Amphitheater	2022-2024	Community Development	\$75,000	General Fund/ GA Power	Complete
12	Pineview, Memorial Park, and Walter Way Liftstation Rehab	2016 - 2025	Public Works	\$2,704,087.00	SPLOST V	Ongoing
13	Parks Master Plan	2016 - 2025	Public Works	\$ 385,400.00	SPLOST V	Complete
14	Wastewater Improvements 2022	2016 - 2025	Public Works	\$ 398,200.00	SPLOST V	Complete
			Subtotal	\$46,039,698.00		



Completed Projects (Cont.)

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
15	Trail Study Implementation	2016-2025	Community Development	\$ 1,000,000.00	Bond Financing/ SPLOSTV	Complete
16	Comprehensive Plan 5-Year Update	2022-2025	Community Development	\$ 100,000.00	General Fund	Complete
17	Overlay District Designation	2018-2025	Community Development	\$ 75,000.00	General Fund	Complete
18	Downtown Pedestrian & Bicycle Connectivity Concept Study	2022-2023	Community Development	\$ 25,000.00	ARC Grant & General Fund	Complete
19	SR 138/SR42 Utility Relocation G	2016-2025	Public Works	\$ 239,833.00	ARPA	Complete
20	GIS - Infrastructure Inventory and Detailed Mapping	2016-2025	Public Works	\$ 32,030.00	SPLOST V	Complete
21	Smith Barnes Sewer Basin Rehab - CDBG Phase II	2016-2025	Public Works	\$ 1,261,368.00	SPLOST V	Complete
22	East Atlanta Road/Lee Street Improvements	2016-2025	Public Works	\$ 3,832,225.00	SPLOST V	Complete
23	Central Line Water Main Replacement	2016-2025	Public Works	\$ 276,000.00	SPLOST V	Complete
24	WWTP and Glynn Addy Pump Station Improvements	2016-2025	Public Works	\$ 584,345.00	SPLOST V	Complete
25	Burke Street Sewer Main Rehab	2016-2025	Public Works	\$ 759,307.00	SPLOST V	Complete
26	Candler Rd Dog Park Parking Lot	2016-2025	Public Works	\$ 250,000.00	SPLOST VI	Planning Phase
27	Sewer-infiltration and Inflow Study	2016-2025	Public Works	\$ 1,500,000.00	SPLOST VI	Complete
			Total	\$55,974,806.00		

The City has projects planned beyond the 5-year time horizon if none are scheduled during the annual reporting period.



Municipal Building Projects

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	City Hall/PD/Connection Ctr	2026-2030	Public Works	\$ 4,000,000.00	SPLOST VI	Planning Stage
2	Merle Manders Conference Ctr.	2026-2030	Public Works	\$ 2,000,000.00	SPLOST VI	Planning Stage
3	Community Center	2026-2030	Public Works	\$10,000,000.00	SPLOST VI	Planning Stage
4	Amphitheater-Grassy Area Replacement	2026-2030	Public Works	\$ 212,850.00	SPLOST VI	Planning Stage
5	Maintenance Shop	2026-2030	Public Works	\$ 1,758,545.00	SPLOST VI	Planning Stage
			Total	\$17,971,395.00		

Maintenance Shop

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	PW Vehicles	2026-2030	Public Works	\$ 620,725.00	SPLOST VI	Planning Stage
			Total	\$ 620,725.00		

Infrastructure Projects

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Wayfinding(Digital & DeNyse Signage)	2026-2030	Public Works	\$ 600,000.00	SPLOST VI	Planning Stage
2	Water, Sewer, Stormwater	2026-2030	Public Works	\$ 6,600,000.00	SPLOST VI	Planning Stage
3	Downtown Utility Relocation, Alleyway Project & Downtown Lighting Project	2026-2030	Public Works	\$ 15,000.00	SPLOST VI	Planning Stage
4	Infrastructure (IT)-Tech Upgrades-Chamber Tech Upgrades	2026-2030	Public Works	\$ 1,500,000.00	SPLOST VI	Planning Stage
			Total	\$ 8,715,000.00		

Parks Improvements

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Burk Cemetery Gate	2026-2030	Public Works	\$ 25,000.00	SPLOST VI	Planning Stage
			Total	\$ 25,000.00		



Road Resurfacing & Sidewalks						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Road Resurfacing & Sidewalks	2026-2030	Public Works	\$13,000,000.00	SPLOST VI	Planning Stage
			Total	\$13,000,000.00		



WILL BE REPLACED WITH UPDATED
FINANCIALS PENDING AUDIT COMPLETION

CIP EXPENDITURES SUMMARY BY PROJECT
FUND-353

	Estimated Project Cost FY2023	Amount Anticipated To Be used In FY2023	Balance To Be Carried Over To FY2024	FY2024	FY2025
Projects:					
Water Project Improvements	\$ 503,820	\$ 211,320	\$ 292,500	\$ 292,500	\$
Sewer Project Improvements	\$ 1,500,000	\$ 385,350	\$ 1,114,650	\$ 1,114,650	\$
Storm Water Project Improvements	\$	\$	\$ 2,000,000	\$ 400,000	\$ 400,000
Alleyway Project	\$ 350,000	\$	\$ 350,000	\$ 175,000	\$ 175,000
Court Renovation	\$ 94,736	\$	\$ 94,736	\$ 94,736	\$
Cultural Art Center	\$ 34,000,000	\$	\$ 32,000,000	\$ 5,400,000	\$ 6,575,000
Multi-Purpose Facility/Senior and Youth Center	\$ 10,000,000	\$	\$ 10,000,000	\$ 1,252,608	\$ 2,130,598
TSCC Renovation Project	\$ 31,340	\$ 31,340	\$	\$	\$
Park and Trail Projects	\$ 2,000,000	\$ 218,166	\$ 1,781,834	\$ 356,367	\$ 356,367
Wayfinding Project	\$ 573,104	\$ 22,000	\$ 551,104	\$ 551,104	\$
Road Improvement	\$ 4,500,000	\$ 599,793	\$ 3,900,207	\$ 780,041	\$ 780,041
Infrastructure Improvement	\$ 3,500,000	\$ 553,500	\$ 2,946,500	\$ 589,300	\$ 589,300
Total Proposed Expenditures	\$ 57,053,000	\$ 2,021,469	\$ 55,031,531	\$ 11,006,306	\$ 1-1,006,306

	Final Adopted FY2023	Amount Anticipated To Be Used In FY2023	Balance To Be Carried Over To FY2024	FY2024	FY2025
Funding Type	FY2023	FY2023	FY2024	FY2024	FY2025
General Fund	\$ 3,320,511	\$ 100,000	\$ 2,220,511	\$ 444,102	\$ 444,102
CIP Bond	\$ 30,629,523	\$ 1,000,000	\$ 29,629,523	\$ 5,925,905	\$ 5,925,905
Future SPLOST	\$ 20,434,912	\$ 500,000	\$ 19,934,912	\$ 3,986,982	\$ 3,986,982
SPLOSTIV	\$ 2,668,054	\$ 421,469	\$ 2,246,585	\$ 449,317	\$ 449,317
Grants	\$	\$	\$ 1,000,000	\$ 200,000	\$ 200,000
Sale of Land	\$	\$	\$	\$	\$
Total Proposed Funding Sources	\$ 57,053,000	\$ 2,021,469	\$ 55,031,531	\$ 11,006,306	\$ 11,006,306
Surplus (Deficit)	0	0	(0)	(0)	0



WILL BE REPLACED WITH UPDATED
FINANCIALS PENDING AUDIT COMPLETION

Projected Five Year					Funding source
FY2026	FY2027	FY2028	Total		
\$	\$	\$	\$	292,500	SPLOST/Grants
\$	\$	\$	\$	1,114,650	SPLOST/Grants
\$	\$	\$	\$	2,000,000	SPLOST
\$	\$	\$	\$	350,000	Fund Balance/SPLOST V
\$	\$	\$	\$	94,736	General Fund
\$	\$	\$	\$	32,000,000	Bonds/SPLOST
\$	\$	\$	\$	10,000,000	Bonds/SPLOST
\$	\$	\$	\$		General Fund/Hotel Motel
\$	\$	\$	\$	1,781,835	SPLOST/SPLOST
\$	\$	\$	\$	551,104	ARPA
\$	\$	\$	\$	3,900,205	TSPLOST
\$	\$	\$	\$	2,946,500	SPLOST/SPLOST
\$	\$	\$	\$	55,031,530	

Projected Five Year				
FY2026	FY2027	FY2028	Total	
\$	\$	\$	\$	2,220,510
\$	\$	\$	\$	29,629,525
\$	\$	\$	\$	19,934,910
\$	\$	\$	\$	2,246,585
\$	\$	\$	\$	1,000,000
\$	\$	\$	\$	
\$	\$	\$	\$	55,031,530
0	0	0	(0)	



WILL BE REPLACED WITH UPDATED
FINANCIALS PENDING AUDIT COMPLETION

ANNUAL FINANCIAL REPORT FOR 2024
City of Stockbridge

2024 Item #	Public Facility Type	Water Supply	Wastewater	TOTAL
1	Service Area	City-Wide	City-Wide	City-Wide
2	Beginning Impact Fee Fund Balance	\$271,491	\$351,396	\$622,887
3	Impact Fees Collected	\$99,000	\$132,000	\$231,000
4	Accrued Interest	\$0	\$0	\$0
5	Project Expenditures	\$0	\$0	\$0
6	Administrative Costs	\$0	\$0	\$0
7	Impact Fee Refunds	\$0	\$0	\$0
8	Ending Impact Fee Fund Balance	\$370,491	\$483,396	\$853,887
9	Impact Fees Encumbered	\$370,491	\$483,396	\$853,887

Note: Impact fees for the City of Stockbridge are maintained in a separate non-interest bearing account.



Short-Term Work Program & CIE 2026-2030 - Draft

City of Stockbridge Georgia

Ryan Anderson

Community Development Director



Agenda

- Certification Letter from Mayor Ford
- 2026-2026 Resolution for Approval
- Infrastructure
- Economic Development
- Land Use
- Transportation
- Projects



City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281
City Hall: (770) 389-7900 • Fax: (770) 389-7912

July 29, 2025

Mr. Andrew Smith, Principal Planner
Atlanta Regional Commission
229 Peachtree St. NE STE 100
Atlanta, GA 30303

RE: Transmittal of City of Stockbridge 2025-2030 Short Term Work Program & Capital Improvement Element Update to the Atlanta Regional Commission & Dept. of Community Affairs

Dear Mr. Smith,

The City of Stockbridge has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that the appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Ryan Anderson, Community Development Director at 678-833-3340 and randerson@cityofstockbridge-ga.gov.

Best regards,

Mayor Anthony Ford
Stockbridge City Council
aford@cityofstockbridge-ga.gov

cc: Shawn Edmondson, City Manager
Vanessa Holiday, City Clerk
Ryan Anderson Director, Community Development

Letter of Certification from Mayor Ford

Resolution

2026-2030 Short Term Work Program & Capital Improvements Elements

A RESOLUTION TO APPROVE THE 2026-2030 SHORT TERM WORK PROGRAM
AND CAPITAL IMPROVEMENTS ELEMENT

WHEREAS, the City of Stockbridge (“City”) has prepared an annual update to its Short-Term Work Program and Capital Improvements Element.

WHEREAS, the annual update to the Short-Term Work Program and Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, as amended; and a Public Hearing was held on July 29, 2025;

WHEREAS, the Stockbridge City Council has previously authorized the City Staff to transmit the annual update of the Short-Term Work Program and Capital Improvements Element covering the five-year period between 2026-2030 by a July 29, 2025, authorizing resolution of the City Council to the Atlanta Regional Commission and Georgia Department of Community Affairs as required by the Georgia Planning Act; and

WHEREAS, the Atlanta Regional Commission and Georgia Department of Community Affairs have recommended final approval of the 2026-2030 Short-Term Work Program and Capital Improvements Element and the extension of the program.

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

SECTION 1. Approval. The City of Stockbridge does hereby approve the City of Stockbridge 2026-2030 Short-Term Work Program and Capital Improvements Element to the Department of Community Affairs & Atlanta Regional Commission. A copy of the public notice is attached as Exhibit A.

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

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

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

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

Infrastructure

Infrastructure						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Neighborhood Project	2016-2026	Public Works	\$ 2,500,000.00	TSPLOST	On-going
2	Davis Road Sidewalks	2016-2026	Public Works	\$ 2,500,000.00	TSPLOST	On-going
3	Campground Road Sidewalks	2016- 2026	Public Works	\$ 500,000.00	TSPLOST	On-going
4	Peach Drive Sidewalks	2016-2026	Public Works	\$ 300,000.00	TSPLOST	On-going
5	Walt Stephens Road Trail	2016-2026	Public Works	\$ 3,500,000.00	TSPLOST	On-going
6	Love Street Sidewalks	2016-2026	Public Works	\$ 500,000.00	TSPLOST	On-going
7	Burke Street Sidewalks	2016- 2026	Public Works	\$ 500,000.00	TSPLOST	On-going
8	Reeves Creek Trail Extension - 2 Miles	2016-2026	Public Works	\$ 2,800,000.00	TSPLOST	On-going
9	Brush Creek Trail - .25 Miles	2016-2026	Public Works	\$ 2,400,000.00	TSPLOST	On-going
10	MLK, Sr. Heritage Trail, Spur trail to Floyd Chapel Baptist Church - 0.25 miles	2016- 2026	Public Works	\$ 425,000.00	TSPLOST	On-going
11	MLK, Sr. Heritage Trail, Spur trail to Green Front Cafe - 0.25 miles	2016-2026	Public Works	\$ 355,000.00	TSPLOST	On-going
12	Continuation of MLK, Sr. Heritage Trail - 0.75 miles	2016- 2026	Public Works	\$ 625,000.00	TSPLOST	On-going
13	Potential Trailhead location with Reeves Creek Trail link at MLK, Sr. Heritage Trail	2016-2026	Public Works	\$ 500,000.00	TSPLOST	On-going
14	Country Club Drive Safety Improvements	2016- 2026	Public Works	\$ 1,000,000.00	TSPLOST	On-going
15	Public Works Facility	2018-2026	Public Works	\$ 4,000,000.00	SPLOST IV	On-going
16	Tranquil Trails Culvert Repair	2026-2030	Public Works	\$ 500,000.00	Impact Fees	On-going
	TOTAL			\$22,905,000		

Project planned beyond a 5-year time horizon if none are scheduled during the annual reporting period

Item	Activity	Years	Responsible Party	Cost Estimate	Fundina Source	Status
1	Alleyway CIP Initiative	2016-2026	Economic Development	\$ 800,000.00	SPLOST	In Progress
2	Stockbridge Small Business Connections Prooram	2017-2026	Economic Development	\$ 20,000.00	General Fund	In Progress
3	Create Economic Development Marketing Plan (Website & Social Media Strategy)	2017-2026	Economic Development	\$ 100,000.00	Hotel/Motel, General Fund	In Progress
4	Opportunity Zone Study	2017-2026	Economic Development	\$ 25,000.00	General Fund	In Proaress
5	Norfolk Southern ROW Parking Lot Project	2017-2026	Economic Development	\$ 250,000.00	SPLOST	In Process
6	Establish Tax Allocation District Downtown	2017-2026	Economic Development	\$ 100,000.00	General Fund	In Process
7	Patrick Henry Blvd. Mixed Use Development	2017-2026	Economic Development, Comm. Dev. & Citywide Development Authority (CDA)*	\$50,000 (fees} \$10,000,000 * (incentives}	General Fund and Development Authority Bonds	In Progress
8	Georgia Soccer Assn. Project	2017-2026	Economic Development	\$ 500,000.00	SPLOST	In Process
			Total	\$1,845,000.00		

Economic Development

Land Use

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Citywide Housing Study	2025-2030	Community Development	\$ 300,000.00	General Fund	Planning Stage
2	LCI Implementation & Update-Supplemental Study	2025-2030	Community Development	\$ 150,000.00	General Fund	Scope Development
3	Park Plan Development (passive, active pocket} city-wide (south, west, east, north)	2025-2030	Community Development	\$ 100,000.00	SPLOSTV	In Progress
4	Update of Sign Ordinance	2025-2030	Community Development	\$ 100,000.00	General Fund	In Progress
5	Area Studies Hwy 138 & Henry Blvd	2025-2030	Community Development	\$ 250,000.00	General Fund	In Progress
6	Update of Sign Ordinance	2025-2030	Community Development	\$ 100,000.00	General Fund	In Progress
7	Update Unified Development Ordinance	2025-2030	Community Development	\$ 100,000.00	General Fund	In Progress
			Total	\$1,000,000.00		

Transportation

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Roadway Construction Projects/Engineering and ROW Acquisition	2016-2026	Public Works	\$ 3,000,000	SPLOST IV	In Progress
2	Sidewalk - repair and reconstruction	2015-2026	Public Works	500,000	SPLOST IV	On-going
3	Road Improvements for City Project and streets	2018-2026	Public Works	5,000,000	SPLOST V	On-going
4	Infrastructure Improvements for city	2018-2026	Public Works	7,000,000	SPLOST V	On-going
Total				\$15,500,000.00		

The City has projects planned beyond the 5-year time horizon if none are scheduled during the annual reporting period.

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	City Hall/PD/Connection Ctr	2026-2030	Public Works	\$ 4,000,000.00	SPLOST VI	Planning Stage
2	Merle Manders Conference Ctr.	2026-2030	Public Works	\$ 2,000,000.00	SPLOST VI	Planning Stage
3	Cultural Arts Center	2026-2030	Public Works	\$34,000,000.00	Bonds/SPLOST	Planning Stage
4	Maintenance Shop	2026-2030	Public Works	\$ 4,000,000.00	SPLOST VI	Planning Stage
5	Multi-purpose Facility/Senior & Youth	2026-2030	Public Works	\$10,000,000.00	SPLOST VI	Planning Stage
			Total	\$54,000,000.00		

Municipal Building Projects

Maintenance Shop						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	PW Vehicles & Equipment	2026-2030	Public Works	\$ 2,500,000.00	SPLOST VI	Planning Stage
			Total	\$ 2,500,000.00		

Maintenance Shop

Infrastructure Projects

Infrastructure Projects						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Wayfinding(Digital & DeNyse Signage)	2026-2030	Public Works	\$1, 600,000.00	SPLOST VI	Planning Stage
2	Water, Sewer, Stormwater	2026-2030	Public Works	\$ 6,600,000.00	SPLOST VI	Planning Stage
3	Downtown Utility Relocation, Alleyway Project & Downtown Lighting Project	2026-2030	Public Works	\$ 4,000,000.00	SPLOST VI	Planning Stage
4	Infrastructure (IT)-Tech Upgrades-Chamber Tech Upgrades	2026-2030	Public Works	\$ 1,500,000.00	SPLOST VI	Planning Stage
			Total	\$13,700,000.00	SPLOST VI	Planning Stage

Park Improvements

Parks Improvements						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Parks Upkeep & General Improvement	2026-2030	Public Works	\$6,124,417.00	SPLOST VI	Planning Stage
			Total	\$6,124,417.00		

Parks Improvements						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Burk Cemetery Gate	2026-2030	Public Works	\$ 25,000.00	SPLOST VI	Planning Stage
			Total	\$ 25,000.00		

Road Resurfacing & Sidewalks

Road Resurfacing & Sidewalks						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Road Resurfacing & Sidewalks	2026-2030	Public Works	\$13,000,000.00	SPLOST VI	Planning Stage
			Total	\$13,000,000.00		

CIP Expenditures Summary by Project – Fund 353

Projects:

	Estimated Project Cost FY2023	Amount Anticipated To Be used In FY2023	Balance To Be Carried Over To FY2024	FY2024	FY2025
Water Project Improvements	\$ 503,820	\$ 211,320	\$ 292,500	\$ 292,500	\$
Sewer Project Improvements	\$ 1,500,000	\$ 385,350	\$ 1,114,650	\$ 1,114,650	\$
Storm Water Project Improvements	\$	\$	\$ 2,000,000	\$ 400,000	\$ 400,000
Alleyway Project	\$ 350,000	\$	\$ 350,000	\$ 175,000	\$ 175,000
Court Renovation	\$ 94,736	\$	\$ 94,736	\$ 94,736	\$
Cultural Art Center	\$ 34,000,000	\$	\$ 32,000,000	\$ 5,400,000	\$ 6,575,000
Multi-Purpose Facility/Senior and Youth Center	\$ 10,000,000	\$	\$ 10,000,000	\$ 1,252,608	\$ 2,130,598
TSCC Renovation Project	\$ 31,340	\$ 31,340	\$	\$	\$
Park and Trail Projects	\$ 2,000,000	\$ 218,166	\$ 1,781,834	\$ 356,367	\$ 356,367
Wayfinding Project	\$ 573,104	\$ 22,000	\$ 551,104	\$ 551,104	\$
Road Improvement	\$ 4,500,000	\$ 599,793	\$ 3,900,207	\$ 780,041	\$ 780,041
Infrastructure Improvement	\$ 3,500,000	\$ 553,500	\$ 2,946,500	\$ 589,300	\$ 589,300
Total Proposed Expenditures	\$ 57,053,000	\$ 2,021,469	\$ 55,031,531	\$ 11,006,306	\$ 11,006,306

	Final Adopted FY2023	Amount Anticipated To Be Used In FY2023	Balance To Be Carried Over To FY2024	FY2024	FY2025
General Fund	\$ 3,320,511	\$ 100,000	\$ 2,220,511	\$ 444,102	\$ 444,102
CIP Bond	\$ 30,629,523	\$ 1,000,000	\$ 29,629,523	\$ 5,925,905	\$ 5,925,905
Future SPLOST	\$ 20,434,912	\$ 500,000	\$ 19,934,912	\$ 3,986,982	\$ 3,986,982
SPLOST IV	\$ 2,668,054	\$ 421,469	\$ 2,246,585	\$ 449,317	\$ 449,317
Grants	\$	\$	\$ 1,000,000	\$ 200,000	\$ 200,000
Sale of Land	\$	\$	\$	\$	\$
Total Proposed Funding Sources	\$ 57,053,000	\$ 2,021,469	\$ 55,031,531	\$ 11,006,306	\$ 11,006,306
Surplus (Deficit)	0	0	(0)	(0)	0

WILL BE REPLACED WITH UPDATED FINANCIALS PENDING AUDIT
COMPLETION

Projected Five Year

Detailed

FY 2026	FY 2027	FY 2028	Total	Funding Source
			\$292,500	SPLOST/Grants
			\$1,114,650	SPLOST/Grants
\$400,000	\$400,000	\$400,000	\$2,000,000	SPLOST/Grants
			\$350,000	Fund Balance/SPLOTV
			\$94,736	General Fund
\$6,675,000	\$6,675,000	\$6,675,000	\$32,000,000	Bonds/SPLOST
\$2,205,598	\$2,205,598	\$2,205,598	\$10,000,000	Bonds/SPLOST/General Fund/ Hotel Motel
\$356,367	\$356,367	\$356,367	\$1,781,835	SPLOST/SPLOST
			\$551,104	ARPA
\$780,041	\$780,041	\$780,041	\$3,900,205	TSPLOST
\$589,300	\$589,300	\$589,300	\$294,500	SPLOST/SPLOST
\$11,006,306	\$11,006,306	\$11,006,306	\$55,031,530	

WILL BE REPLACED WITH UPDATED FINANCIALS
PENDING AUDIT COMPLETION

FY 2026	FY 2027	FY 2028	TOTAL
\$444,102	\$444,102	\$444,102	\$2,220,510
\$5,925,905	\$5,925,905	\$5,925,905	\$29,629,525
\$3,986,982	\$3,986,982	\$3,986,982	\$19,934,910
\$449,317	\$449,317	\$449,317	\$2,246,585
\$200,000	\$200,000	\$200,000	\$1,000,000
\$11,006,306	\$11,006,306	\$11,006,306	\$55,031,530

Projected Five year	Summary
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WILL BE REPLACED WITH UPDATED FINANCIALS PENDING AUDIT COMPLETION

Annual Financial Report - 2024

2024 Item #	Public Facility Type	Water Supply	Wastewater	TOTAL
1	Service Area	City-Wide	City-Wide	City-Wide
2	Beginning Impact Fee Fund Balance	\$271,491	\$351,396	\$622,887
3	Impact Fees Collected	\$99,000	\$132,000	\$231,000
4	Accrued Interest	\$0	\$0	\$0
5	Project Expenditures	\$0	\$0	\$0
6	Administrative Costs	\$0	\$0	\$0
7	Impact Fee Refunds	\$0	\$0	\$0
8	Ending Impact Fee Fund Balance	\$370,491	\$483,396	\$853,887
9	Impact Fees Encumbered	\$370,491	\$483,396	\$853,887

Impact fees for the City of Stockbridge are maintained in a separate non-interest,
bearing account

Complete Projects

Completed Projects						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Amphitheater	2018-2026	Community Development	\$23,085,254.00	Fund Balance/Bond Financing/SPLOST IV	Complete
2	Overlay District Designation	2018-2025	Community Development	\$ 75,000.00	General Fund	Complete
3	Wastewater Heads Work, Phase 2	2018-2025	Public Works	\$ 3,232,367.00	SPLOST III/Sewer Fund/Impact Fees	Complete
4	SCADA Replacement	2018-2025	Public Works	\$ 721,977.00	SPLOST III	Complete
5	Wastewater Treatment Plant Uoarade	2018-2025	Public Works	\$ 1,414,000.00	SPLOST IV	Complete
6	Wastewater Treatment Plant Uoarade Plans/Engineering	2015-2025	Public Works	\$ 5,858,344.00	SPLOST III, IV	Complete
7	Sewer reconstruction & Pump Station replacement	2015-2025	Public Works	\$ 1,350,000.00	SPLOST IV	Complete
8	Water main and service line replacement	2016-2024	Public Works	\$ 276,000.00	Water Fund/Impact Fees/SPLOST IV	Complete
9	Highway 42 (Sidewalks and Streetscape)	2015-2024	Public Works	\$ 605,725.00	SPLOST, TE General Fund	Complete
10	Stockbridge Electric Vehicle Station (ci) Amphitheater	2022-2024	Community Development	\$ 75,000.00	General Fund/ GA Power	Complete
11	Pineview, Memorial Park, and Walter Way Liftstation Rehab	2016-2025	Public Works	\$ 2,704,087.00	SPLOSTV	Ongoing
12	Parks Master Plan	2016-2025	Public Works	\$ 385,400.00	SPLOSTV	Complete
13	Wastewater Improvements 2022	2016- 2025	Public Works	\$ 398,200.00	SPLOSTV	Complete
14	Amphitheater Grassy Area Replacement	2025	Public Works	\$ 2,514,673.00	SPLOSTVI	Complete
			Subtotal	\$ 42,696,027.00		

The City has projects planned beyond the 5-year time horizon if none are scheduled during the annual reporting period.

Completed Projects

Completed Projects(Cont.)						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
15	Trail Study Implementation	2016-2025	Community Development	\$ 1,000,000.00	Bond Financing/ SPLOSTV	Complete
16	Comprehensive Plan 5-Year Update	2022-2025	Community Development	\$ 100,000.00	General Fund	Complete
17	Overlay District Designation	2018-2025	Community Development	\$ 75,000.00	General Fund	Complete
18	Downtown Pedestrian & Bicycle Connectivity Concept Study	2022-2023	Community Development	\$ 25,000.00	ARC Grant & General Fund	Complete
19	SR 138/SR42 Utility Relocation G	2016-2025	Public Works	\$ 239,833.00	ARPA	Complete
20	GIS - Infrastructure Inventory and Detailed Mapping	2016-2025	Public Works	\$ 32,030.00	SPLOSTV	Complete
21	Smith Barnes Sewer Basin Rehab - CDBG Phase II	2016-2025	Public Works	\$ 1,261,368.00	SPLOSTV	Complete
22	East Atlanta Road/Lee Street Improvements	2016-2025	Public Works	\$ 3,832,225.00	SPLOSTV	Complete
23	Central Line Water Main Replacement	2016-2025	Public Works	\$ 276,000.00	SPLOSTV	Complete
24	WWTP and Glynn Addy Pump Station Improvements	2016-2025	Public Works	\$ 584,345.00	SPLOSTV	Complete
25	Burke Street Sewer Main Rehab	2016-2025	Public Works	\$ 759,307.00	SPLOSTV	Complete
26	Candler Rd Dog Park Parking Lot	2016-2025	Public Works	\$ 250,000.00	SPLOSTVI	Planning Phase
27	Sewer-infiltration and Inflow Study	2016-2025	Public Works	\$ 1,500,000.00	SPLOSTVI	Complete
			Subtotal	\$ 9,935,108.00		
			Total	\$52,631,135.00		

The City has projects planned beyond the 5-year time horizon if none are scheduled during the annual reporting period.



Questions?

Ryan Anderson

Randerson@stockbridgega.org

Phone: 678-833-3340

Item #6 – Police Dept.

Council consideration for approving forfeited vehicle to our fleet in order to enhance police operations.



City of Stockbridge

AGENDA ITEM

MEETING DATE

July 29, 2025

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Frank A. Trammer, Chief of Police

DEPARTMENT: Police

ITEM/PROJECT/EVENT: Emergency Procurement Authorization – Police Vehicle Maintenance Services

Request for City Council to approve an emergency procurement exception increasing the Stockbridge Police Department's FY2025 spending authority with Legacy Ford to an amount not to exceed \$95,000. This authorization is necessary to cover \$22,955.60 in outstanding invoices and \$21,000 in projected vehicle maintenance costs over the next 60 days while a competitive Request for Proposals (RFP) is finalized. .

BACKGROUND INFORMATION:

The Stockbridge Police Department (SPD) originally budgeted \$50,000 for vehicle maintenance and repairs in FY2025 based on prior-year spending trends. In the department's first two years of operation, the fleet was new, and maintenance needs were minimal. However, as patrol vehicles have entered their third year of continuous service, SPD has experienced a significant rise in mechanical issues, including several unforeseen, high-cost repairs, which have driven up overall maintenance costs.

SIGNATURES: *Mayor*

CITY MANAGER *[Signature]*

CITY TREASURER *[Signature]*

CITY ATTORNEY *[Signature]*

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$45,000

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

While SPD has adequate funding within its approved budget, total expenditures with Legacy Ford have now exceeded the City's \$50,000 procurement threshold for a single vendor, requiring emergency procurement authorization for continued use.

This situation meets the criteria for emergency procurement under Section 3.30.080(E) of the City's Procurement Code, which allows for emergency purchases when there is a threat to public health, safety, or welfare, or to the delivery of essential services, and when the adverse effects of delay may materially worsen over time.

Without continued access to vehicle maintenance services, SPD would be unable to keep patrol vehicles safely in operation, posing a direct threat to public safety and disrupting the delivery of essential law enforcement services. SPD averages approximately \$10,500 per month in vehicle maintenance costs, and currently has \$22,955.60 in unpaid invoices with Legacy Ford, with an estimated \$21,000 in additional service needs expected before a new vendor can be selected through a competitive RFP process.

SPD is actively working with Procurement and Finance to issue an RFP for long-term vehicle maintenance services. However, the procurement and vendor selection process is expected to take up to 60 days. In the interim, we are requesting authorization to continue utilizing Legacy Ford—a long-standing, reliable vendor whose Quick Lane model enables rapid turnaround and minimal vehicle downtime, until a new vendor is selected through the pending RFP process.



STOCKBRIDGE POLICE DEPARTMENT

4545 North Henry Boulevard, Stockbridge, Georgia 30281
Telephone: (678) 833-3345

Mayor Anthony S. Ford, City Manager

FROM: Chief Frank A. Trammer, Chief of Police

DATE: July 17, 2025

SUBJECT: Emergency Procurement Request – Police Vehicle Maintenance Services

The Stockbridge Police Department (SPD) is requesting emergency procurement authorization to increase our 2025 spending cap with Legacy Ford to \$95,000 in accordance with Section 3.30.080(E) of the City's Procurement Code. This amount includes \$22,955.60 in unpaid invoices and \$21,000 in projected maintenance needs over the next 60 days while we complete a competitive RFP for long-term vehicle service.

This request has been reviewed and approved by Procurement Attorney Jeremy Berry and City Treasurer Frank Milazi, who agree that the circumstances qualify as an emergency under City policy.

Failure to approve this request would result in a threat to public safety and a disruption of essential governmental services by limiting the availability of patrol vehicles and impacting the department's ability to maintain public safety operations.

Due to the time-sensitive nature of this issue and the fact that this procurement exceeds \$50,000, we respectfully request that this item be immediately added to the upcoming City Council Work Session on July 29, 2025, for formal approval.

Background and Justification for Emergency

For FY 2025, SPD budgeted \$50,000 for vehicle maintenance and repairs based on historical trends. In our first two years, the fleet was new, which kept costs low. However, our patrol vehicles are now in their third year of continuous service, and we've experienced an increase in maintenance needs—including several unforeseen, high-cost repairs—that have exceeded forecasted spending.

SPD has used Legacy Ford in McDonough since the department's inception due to their Quick Lane service, which ensures rapid turnaround and minimal vehicle downtime. This has been critical to keeping our fleet operational and ensuring our officers remain on patrol without interruption.

Financial Summary

As of **July 9, 2025**, the financial summary for vehicle maintenance and repair services provided by **Legacy Ford** is as follows:

Total paid in 2025: \$49,995.99

- \$6,441.40 in invoices from 2022–2024
- \$43,554.59 in 2025 invoices
- Only **\$4.01** remains on the current PO

Outstanding invoices: \$22,955.60

- \$839.80 (2022–2024, pending vendor adjustment)
- \$22,115.80 (2025)
- Last invoice received: July 9, 2025

Average monthly maintenance cost: \$10,500

Projected need over next 60 days: \$21,000 (until RFP is complete)

At this time, we anticipate the RFP and vendor selection process will take approximately 60 days. Based on current trends, we expect to incur an additional \$21,000 in vehicle repair needs during that period.

Requested Emergency Procurement Cap

To ensure continuity of police operations, we respectfully request that:

1. An emergency procurement exception be approved, increasing SPD's authorized spending limit with Legacy Ford to \$95,000 for 2025.
 - This amount covers:
 - \$22,955.60 in currently outstanding invoices
 - \$21,000 in anticipated service needs over the next 60 days
2. **This emergency procurement be added to the City Council Work Session agenda for July 29, 2025, for formal approval, as required under Code Section 3.30.080(E) for expenditures over \$50,000.**

Rationale for Vendor Continuity

We are requesting to maintain service with Legacy Ford until the competitive RFP process is complete for the following reasons:

- They have an established working relationship with SPD and a strong understanding of our fleet needs.
- Their Quick Lane service model provides expedited repairs, which is critical to keeping patrol vehicles operational and minimizing downtime.
- Transitioning to a new vendor mid-year would create operational disruptions and delays, impacting our ability to maintain consistent patrol readiness.

SPD is committed to full compliance with the procurement process. However, immediate action is necessary to maintain critical public safety operations while the competitive bid process is completed.

Your prompt approval of this emergency procurement request is appreciated and will allow us to continue delivering safe and effective service to the community.

Respectfully,
Frank A. Trammer



Chief of Police
City of Stockbridge