Stockbridge

Where Community Connects

Council Meeting Agenda August 10, 2026 6:00 PM

STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912

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

STOCKBRIDGE CITY COUNCIL

Mayor Jayden L. Williams
At-Large

Mayor Pro Tem Elton Alexander
Council District 5

Councilmember LaKeisha Gantt
Council District 1

Councilmember Antwan Cloud
Council District 2

Councilmember Kyle D. Berry, Sr.
Council District 3

Councilmember Yolanda Barber
Council District 4

CITY MANAGER

Shawn Edmondson

INTERIM CITY CLERK

Cassandra Lester

CITY TREASURER

Frank Milazi

CITY ATTORNEY

Quinton G. Washington

Megan McCulloch

Stockbridge
Where Community Connects

AGENDA
COUNCIL MEETING
CITY OF STOCKBRIDGE

MONDAY, AUGUST 10, 2026 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

1 Adopt Work Session Minutes Dated July 01, 2026

2 Adopt Council Meeting Minutes Dated July 13, 2026

3 Adopt Special Called Meeting Minutes Dated July 17, 2026

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.

OLD BUSINESS

4 Council Consideration on previously reviewed and discussed Pedestrian Bridge Consent Agenda Justification - Presented by: William Smith

PUBLIC HEARING

5 **ZONING MODIFICATION CASE #ZM-2026-01. (Council District 4.)** Consideration of a major zoning modification request for the property at **111 Old Conyers Road** to provide for changes to the previously-approved site plan for a mixed-use development, which included 160 apartment units plus ground-floor commercial space within a four-story mid-rise building, plus an underground parking garage. The development was approved via three cases by City Council on July 8, 2024. The cases included: 1) Comprehensive Plan Amendment Case #CP-2024-02, which changed the property's future land use

designation from Low-Density Residential to Special Purpose; 2) Rezoning Case #RZ-2024-02, which rezoned the property from SR (Suburban Residential) to PUD (Planned Unit Development); and 3) Variance Case #RZ-2024-01, which allowed the approvals of three variances, as are listed below. The previous applicant for CP-2024-02, RZ-2024-02, and VR-2024-01 was Charlie Hightower, on behalf of First National Land Trust, LLC. The previously-approved development was not built, and now, a new applicant wishes to build a revised development.

1. Previously-Approved Variance Request #1—Variance to reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit.
2. Previously-Approved Variance Request #2--Variance to modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.
3. Previously-Approved Variance Request #3--Variance to increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.
The current applicant for ZM-2026-01 is Marlon Burton of Morgan, Jackson & Powell, Inc., who proposes to build a mixed-use development with 200 apartment units and 15,000 square feet of retail/commercial space within a six-story building, plus a parking garage. For such purpose, he requests the following two zoning modifications:

1. Zoning Modification Request #1--An increase in the maximum number of residential units from 160 units to 200 units; and
2. Zoning Modification Request #2--An increase in the maximum building height from four (4) stories to six (6) stories.

The zoning and future land use designation of the property would not change. The front portion of the property is located within the Parkway Mixed-Use (PMU) Overlay District. The current property owner is Solutions Development, LLC. The property is located in Land Lot 68, District 12, and it contains 6.71 +/- acres within the Stockbridge City Limits. - Presented by: Ryan Anderson

6 **REZONING CASE #RZ-2026-01. (Council District 4.)**
Consideration of a rezoning application for the property at **112 Old Conyers Road** to rezone the property from the C-3 (Heavy Commercial) District to the RR (Rural Residential) District to better align the zoning of the property with the existing bed-and-breakfast operations, and to access residential resources. There are no plans to change the current operations or property footprint of the bed-and-breakfast inn that was established in 2018. Applicant: Anita Johnson. Property Owner: Marvin Johnson. Property Location: District 12, Land Lot 68, within the Stockbridge City Limits. Property Size: 3.734 +/- acres. - Presented by: Ryan Anderson

7 **SPECIAL USE PERMIT CASE #SP-2026-01. (Council District 4.)**
Consideration of a special use permit application for the property at **112 Old Conyers Road** to allow a special use permit for a bed-and-breakfast inn within the RR (Rural Residential) District. There are no plans to change the current operations or property footprint of the bed-and-breakfast inn that was established in 2018. Applicant: Anita Johnson. Property Owner: Marvin Johnson. Property Location: District 12, Land Lot 68, within the Stockbridge City Limits. Property Size: 3.734 +/- acres. - Presented by: Ryan Anderson

8 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2026-01. (Council District 4.)**
Consideration of a Comprehensive Plan amendment application to change the future land use designation of the property at **4231 North Henry Boulevard** from Low-Density Mixed-Use to Heavy Industrial to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the Stockbridge Unified Development Code (UDC). Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres. - Presented by: Ryan Anderson

9 **REZONING CASE #RZ-2026-02. (Council District 4.)**
Consideration of a rezoning application to rezone the property at **4231 North Henry Boulevard** from the C-2 (General Commercial) District to the HI (Heavy Industrial) District to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the Stockbridge Unified Development Code (UDC). Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres. - Presented by: Ryan Anderson

10 **SPECIAL USE PERMIT CASE #SP-2026-02. (Council District 4.)**
Consideration of a special use permit application for the property at **4231 North Henry Boulevard** to allow for the development of natural resources, including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery, within the HI (Heavy Industrial) District. Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres. - Presented by: Ryan Anderson

NEW BUSINESS

11
Request For Proposals (RFP) No. 2026-00074: City of Stockbridge Comprehensive Residential Waste Collection & Disposal Services. Start date of the contact will be February 1, 2027.

- Presented by: Decius Aaron

12 Council Consideration to approve the Walt Stephens Trail Project Service Agreement: Council Consideration to approve the Walt Stephens Trail Project Service Agreement. The PATH Design Team (PATH) will provide full professional services for surveying, landscape architecture, engineering, permitting, contract administration, and construction management for the 1.1-mile, ten (10) foot wide, concrete multi-use trail along Walt Stephens Road.

- Presented by: Decius Aaron

13 Contract Approval For On-Call Professional Planning Services With T.S.W. Design: Council consideration of a resolution authorizing the approval of an on-call professional planning services contract with TSW Design to provide planning, zoning, redevelopment, transportation, housing, and related planning services on an as-needed basis for the City of Stockbridge. The contract will enable the City to efficiently obtain specialized planning expertise through task orders to support current and future planning initiatives.

- Presented by: Ryan Anderson

14 **Council Consideration to Expand DDA Boundaries** The Downtown Development Authority (DDA) of the City of Stockbridge has adopted a resolution requesting that the Mayor and City Council approve an expansion of the official Downtown Development Authority District boundaries. The proposed expansion incorporates additional parcels contiguous to the existing downtown district to better align the DDA's jurisdiction with current redevelopment opportunities and the City's long-term economic development objectives. - Presented by: William Smith

MAYOR'S COMMENTS (Mayor Jayden Williams)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

City Council Meetings are held on the second Monday of each month, and Work Sessions are held the last Tuesday of the month at the Stockbridge City Hall - City Council Chamber. Meeting times and dates may change. Please visit www.stockbridgega.org for updates. The City of Stockbridge adheres to the Americans with Disabilities Act (ADA). If you need auxiliary services to participate in the meetings, please contact City Hall at 770-389-7900 in advance.

ADJOURNMENT

CITY COUNCIL WORK SESSION MEETING
SUMMARY MINUTES
WEDNESDAY, JULY 1ST, 2026 6:00 P.M.

Mayor & City Council

Mayor Jayden L. Willams At-Large
Mayor Pro Tem Elton Alexander – Council District 5
Councilmember LaKeisha Gantt – Council District 1
Councilmember Antwan Cloud – Council District 2
Councilmember Kyle D. Berry, Sr. – Council District 3
Councilmember Yolanda Barber – Council District 4

Administration

Shawn Edmondson – City Manager
Frank Milazi – City Treasurer
Cassandra Lester – Interim City Clerk
Quinton Washington – City Attorney
Megan McCullough – Associate 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.

Call to Order
The Work Session Meeting of the Stockbridge City Council was called to order by Mayor Jayden L. Williams at 6:02 PM.

Invocation
The invocation was delivered by Mayor Williams and was followed by the Pledge of Allegiance.

Roll Call
Interim Clerk Lester called the roll. A quorum was established. Councilmember Gantt arrived at approximately 6:03 PM. Councilmember Berry arrived at approximately 6:08pm

Adoption of the Agenda
Mayor Williams called for a motion to adopt the agenda. Councilmember Barber asked to remove the following item from the consent agenda for discussion.

3: CITY OF STOCKBRIDGE TAD EXPANSION: SEEKING COUNCIL APPROVAL FOR A RESOLUTION TO EXPAND THE TAD MAP TO INCLUDE LARGE COMMERCIAL PARCELS IN THE REDEVELOPMENT AREAS THAT WERE NOT INCLUDED IN THE TAX ALLOCATION DISTRICT

> Motion to adopt the agenda as amended by Mayor Pro Tem Alexander; Seconded by Councilmember Cloud. The motion passed 4-0.

Review of the Minutes
Review the June 8th City Council Summary Minutes – No Action.

Public Comments
One Public Comment: Kathy Walker of 200 Hunting Court. Ms. Walker expressed concerns about recent construction where grading resulted in the removal of mature trees. She emphasized that young replacement trees cannot adequately replace this lost natural buffer. Walker voiced her disappointment when Councilwoman Yolanda Barber's requests to bring this issue back for public discussion were ignored by the council. She commended Elton Alexander for his recent town hall. Ms. Walker highlighted a sewer smell noticed in the community. She reports that she was told came from the developer letting their license expire. She continued that meetings intended to address these concerns were canceled which raises serious questions about communication, oversight, transparency, and responsiveness from city officials.

Presentation
CITY OF STOCKBRIDGE TAD APPLICATION: SEEKING COUNCIL APPROVAL FOR A RESOLUTION TO SUBMIT APPLICATION TO THE HENRY COUNTY BOARD OF EDUCATION FOR COMMITMENT TO PARTICIPATE IN THE TAX ALLOCATION DISTRICT #1
Economic Development Director William Smith presented an overview of Tax Allocation District #1 and the process by which the City of Stockbridge would submit a formal application to the Henry County Board of Education requesting their commitment to participate in the district.

Council and staff discussed the background of the TAD, with Smith clarifying that a TAD is not a built-in tax increase. Rather, as property values within the designated area increase, the incremental tax revenue generated above the established base value is captured and reinvested into the redevelopment area to fund improvements and attract capital.

After the presentation the discussion moved into expanding the Tax Allocation District map to include large commercial parcels in the redevelopment areas that were not included in the Tax Allocation District #1.

Continued discussion touched on the legal framework underpinning the TAD expansion. It was noted that once a redevelopment area is formally established under state law, the city gains redevelopment powers, including the authority to create a TAD, but only

within that designated area. The expansion resolution would bring in large commercial parcels that were not captured in the original TAD #1 boundary.

Mr. Smith clarified *"Before we present anything to the Board of Education, we wanted to expand the TAD within that boundary to give it maximum impact, the application that we put together that will go to the Board of Education, it does include those parcels. But we did not want to send the application until we have permission and consent from you all about what you want to afford – so making sure that having all those parcels included is something you want to afford."*

> Motion to approve the TAD application made by Mayor Pro Tem Alexader; Seconded by Councilmember Gantt. The motion passed 4-1. Councilmember Barber opposed.

CITY OF STOCKBRIDGE TAD EXPANSION: SEEKING COUNCIL APPROVAL FOR A RESOLUTION TO EXPAND THE TAD MAP TO INCLUDE LARGE COMMERCIAL PARCELS IN THE REDEVELOPMENT AREAS THAT WERE NOT INCLUDED IN THE TAX ALLOCATION DISTRICT #1

This item was discussed in the above presentation.

New Business

TEXT AMENDMENT CASE #TX-2026-03. (CITYWIDE) CONSIDERATION OF AN ORDINANCE TO AMEND TITLE 9, CHAPTER 9.09 OF THE STOCKBRIDGE MUNICODE TO ALLOW VARIOUS CHANGES TO BE MADE FOR LICENSING AND REGULATION

Business Services Manager Uneeda Smith-Sellars presented the proposed text amendment and explained that the revisions were intended to strengthen enforcement of occupational tax and business licensing requirements by establishing a graduated penalty structure for businesses that fail to comply with City regulations.

Council discussed the effectiveness of the existing fee schedule and whether the current penalties provided sufficient incentive for businesses to comply. It was noted that some businesses have found it more economical to pay repeated fines than to obtain or renew the required business license, thereby undermining the City's enforcement efforts.

Staff clarified that when a Code Compliance Officer issues a citation, the matter proceeds to Municipal Court where the judge has discretion to enforce the ordinance and may grant additional time for compliance. Staff further explained that courts generally rely upon the penalty schedule established by ordinance and that a clearly defined tiered fine structure would provide greater consistency in enforcement.

Councilmembers discussed implementing escalating fines rather than imposing the same penalty for repeated violations. Members expressed concern that maintaining a flat $300 penalty for each offense failed to deter continued noncompliance. Staff recommended adopting a graduated penalty schedule that would increase with each subsequent violation while remaining within the limits authorized under Georgia law.

During discussion, staff advised that municipal ordinance penalties are subject to statutory limitations and recommended establishing a maximum administrative penalty of **$1,800**, after which the business license would be subject to revocation. Staff further recommended authorizing the City Manager to revoke a business license upon reaching the maximum penalty threshold, with reinstatement requiring approval by the City Council after exhaustion of the administrative and judicial enforcement processes.

Following discussion, Council reached consensus that the initial penalty should be increased substantially to encourage prompt compliance and reduce repeat violations.

Approved Tiered Fee Schedule

Council approved the following graduated penalty schedule for businesses failing to comply with occupational tax and business licensing requirements:

Violation	**Approved Fine**
First Violation	**$600**
Second Violation (after 30 days)	**$1,200**
Third Violation	**$1,800**
After Third Violation	**Business License Subject to Suspension/Revocation**

Under the approved amendment, once the business reaches the maximum penalty of **$1,800**, the business license becomes subject to suspension or revocation.

Reinstatement of the license would require further action by the City Council following the applicable administrative process.

> Motion to approve the proposed revisions and incorporating the revised graduated fee schedule as follows:
>
> - First violation: **$600**
> - Second violation (after 30 days): **$1,200**
> - Third violation: **$1,800**
> - Upon the third unpaid violation, the business license shall become subject to suspension or revocation.
>
> Made by Councilmember Gantt; Seconded by Mayor Pro Tem Alexander; The motion passed unanimously 5-0.

COUNCIL CONSIDERATION OF A RESOLUTION APPROVING THE PROPOSED FLOST DISTRIBUTION SCHEDULE AND AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT WITH HENRY COUNTY AND THE MUNICIPALITIES THEREIN

City Attorney Megan McCulloch presented a resolution for Council's consideration approving the proposed Floating Local Option Sales Tax (FLOST) distribution schedule and authorizing the mayor to execute an intergovernmental agreement with Henry County and the participating municipalities. She explained that the proposed distribution allocates **13.28%** of the municipal share to the City of Stockbridge based on an agreed-upon formula utilizing 2004 population data and Georgia Municipal Association guidance, with an adjustment recognizing Hampton's population growth.

Mayor Pro Tem Alexander provided additional context regarding the purpose of the legislation established under Senate Bill 33, explaining that the proposed **1%** sales tax would be dedicated exclusively to reducing property taxes and would require voter approval during the November referendum. Alexander noted that, if approved by voters, the measure could substantially reduce the City's property tax millage while also providing county property tax relief for residents. He emphasized that the sales tax revenues could only be used for property tax reduction and that implementation would occur only if approved by voters.

Mayor Pro Tem Alexander then thanked Henry County officials and the municipalities for collaboratively reaching the proposed distribution agreement.

During discussion, Council clarified that the projected FLOST revenue would replace property tax revenue rather than generate additional revenue for the City. Staff further explained that the proposed funding structure would allow visitors and non-residents contributing through sales taxes, including hotel guests and travelers, to help offset local property taxes. Council discussed the anticipated financial benefits to both city and county taxpayers.

> Motion to approve made by Mayor Pro Tem Alexander; Seconded by Councilmember Berry. The motion passed 5-0.

FIRST READING OF AN ORDINANCE ESTABLISHING A BLIGHT TAX

Community Development Director Ryan Anderson & City Attorney Megan McCulloch presented the proposed Blighted Property Tax Ordinance, explaining that the ordinance is intended to establish a process for identifying and taxing qualifying blighted properties within the City of Stockbridge. The proposal defines blighted property through specific criteria and establishes the legal authority under state law to implement a Community Redevelopment Tax Program. Revenues generated from the tax would be dedicated exclusively to community redevelopment activities.

Staff outlined the proposed enforcement process, which includes property identification, inspection, technical review, determination by the appropriate code enforcement officials, notification to the property owner, and formal designation as blighted.

Once designated, qualifying properties would be subject to a tax rate equal to **ten (10) times the City's adopted millage rate**, with revenues deposited into a Community Redevelopment Fund. In addition, designated properties would be placed on a public Blighted Property Registry and assessed an annual **$1,500 regulatory fee**.

The City Attorney advised Council that revisions were still being made to merge staff's administrative recommendations with the draft ordinance presented to Council. She recommended postponing action until a second reading to ensure the ordinance was fully refined and consistent.

Council expressed strong support for creating stronger enforcement mechanisms to address long-standing blighted properties throughout the city, including vacant commercial buildings, abandoned hotels, stalled construction projects, and neglected residential properties that are not owner-occupied.

Councilmembers emphasized the need for an efficient enforcement process that complies with state law while minimizing unnecessary administrative delays.

Discussion also included:

- Clarification that the ordinance targets **non-owner-occupied residential properties, commercial, industrial, and vacant structures**, rather than primary residences.
- The importance of establishing clear legal definitions of blight to support enforcement.
- Concerns that property owners have historically paid existing fines without correcting violations, prompting discussion about whether the tax penalty should be increased beyond the proposed ten-times millage rate. Staff noted that state law permits penalties of up to **twenty-five (25) times** the adopted millage rate.
- An estimated enforcement timeline of approximately **30 to 90 days**, depending on property conditions, compliance efforts, and procedural requirements.

Following discussion, Council agreed additional revisions were appropriate before adoption.

A motion was made and seconded to advance the proposed Blighted Property Tax Ordinance to a second reading following incorporation of staff and legal revisions.

> Motion to move this to a second reading made by Mayor Pro Tem Alexander; Seconded by Councilmember Gantt. The motion passed 5-0.

FIRST READING OF AN ORDINANCE ESTABLISHING SHOPPING CART CONTAINMENT AND RETRIEVAL REQUIREMENTS

> Motion to remove this item from the agenda made by Councilmember Gantt; Seconded by Mayor Pro Tem Alexander. The motion passed 3-1-1. Councilmember Cloud Abstained. Councilmember Barber Opposed.

CONSIDERATION OF A RESOLUTION APPROVING A MASTER INTERGOVERNMENTAL MOU FOR OFF-DUTY LAW ENFORCEMENT AND TRAFFIC CONTROL SERVICES AT THE VYSTAR AMPHITHEATER AT THE BRIDGE AND AUTHORIZING EXECUTION OF SIMILAR AGREEMENTS WITH HENRY COUNTY MUNICIPALITIES

Motion to approve by Mayor Pro Tem Alexander; Seconded by Councilmember Cloud. The motion passed unanimously 5-0.

Executive Session

Council convened to Executive Session for the purpose of discussing real estate, legal, personnel matters and cybersecurity matters.

Motion to adjourn into Executive Session made by Mayor Pro Tem Alexander and seconded by Councilmember Cloud. The motion passed 4-0.

Motion to end Executive Session was made by Mayor Pro Tem Alexander and seconded by Councilmember Cloud. The motion passed 5-0.

Action from Executive Session

None

Adjournment

Motion to adjourn was made by Mayor Pro Tem Alexander and seconded by Councilmember Berry. The motion passed 5-0.

The meeting was adjourned at 8:16 pm.

Respectfully submitted by:

_____ _____

Cassandra Lester, Interim City Clerk Jayden L. Williams, Mayor

CITY COUNCIL MEETING
SUMMARY MINUTES
MONDAY JULY 13, 2026 6:00 P.M.

Mayor & City Council

Mayor Jayden L. Willams At-Large
Mayor Pro Tem Elton Alexander – Council District 5
Councilmember LaKeisha Gantt – Council District 1
Councilmember Antwan Cloud – Council District 2
Councilmember Kyle D. Berry, Sr. – Council District 3
Councilmember Yolanda Barber – Council District 4

Administration

Shawn Edmondson – City Manager
Frank Milazi – City Treasurer
Cassandra Lester – Interim City Clerk
Quinton Washington – City Attorney
Megan McCullough – Associate 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.

CALL TO ORDER
The City Council Meeting was called to order at 6:04 PM

INVOCATION
The invocation led by Councilmember Kyle Berry and The Pledge of Allegiance was recited by all.

ROLL CALL
A quorum was established. Councilmember Gantt arrived at 6:24 pm

ADOPTION OF THE AGENDA
Motion to adopt the agenda was made by Mayor Pro Tem Alexander; Seconded by Councilmember Cloud. The motion passed 4-0.

ADOPTION OF THE MINUTES
June 2, 2026 Henry County BOC Called Joint Meeting with Cities regarding TSPLOST2

Motion to adopt made by Mayor Pro Tem Alexander; Seconded by Councilmember Berry. The motion passed 4-0.

Motion to adopt made by Mayor Pro Tem Alexander: Seconded Councilmember Berry. The motion passed 4-0.

PUBLIC COMMENTS

Kathy Walker (200 Hunting Court) raised concerns about the loss of a natural buffer, ongoing construction impacts, and a lack of transparency in city communications, including the unavailability of meeting audio and public access to meeting transcripts.

Jontay Holmes (206 Hunting Court) described significant structural disturbance to homes from construction activity and expressed concern about a large mound of excavated dirt behind residences posing a mudslide risk, calling for an approved buffer.

Following public comments, Councilmember Barber requested a status update on the Tranquil Trails development from City Attorney or the City Manager.

The City Attorney stated she had no information to provide.

City Manager Shawn Edmondson reported that the developer was in the process of applying for a permit and is still in the process of doing so. Councilmember Barber inquired whether it was proper for the developer to continue moving dirt without a building permit; the City Manager confirmed that activity was a separate process that they could proceed (moving dirt) prior to the issuance of a building permit.

CONSENT AGENDA

Council Consideration to appoint a member to the Planning Commission:

Mills Johnson was nominated as the District 1 representative to the Planning Commission.

Motion to appoint Mills Johnson as the District 1 representative to the Planning Commission was made by Mayor Pro Tem Alexander and seconded by Councilmember Berry. The motion passed 4-0.

OLD BUSINESS

Second read of an ordinance establishing the City of Stockbridge Community Redevelopment Tax Incentive program for Blighted Properties pursuant to Article IX, Section II, Paragraph VII(d) of the Georgia Constitution and O.C.G.A. § 41-2-12, et. Seq.

City Attorney Megan McCulloch presented the second reading of the Community Redevelopment Tax Incentive Program ordinance for blighted properties. The ordinance is designed as a redevelopment tool, applying only to properties meeting defined blight criteria — not broadly to any vacant property. The final version incorporated language from both the City Attorney's draft and staff's proposed version, the latter of which added a voluntary remediation agreement process.

Mayor Pro Tem Alexander expressed a preference for a single compliance deadline rather than multiple, emphasizing the need to address long-standing blighted commercial properties along North Henry Boulevard.

Attorney McCulloch confirmed that a preliminary determination triggers a 45-day cure period through a voluntary remediation agreement, after which non-compliant properties proceed to a final determination and municipal court, where a judge holds authority to impose a tax rate of twenty-five (25) times the standard rate. The ordinance applies to non-owner-occupied residential and commercial properties; primary residences are excluded.

Blight Determination Process and Procedures:

Initiation of Action:

- A determination that a property may be blighted can be initiated by:
    - Petition from more than five residents (not from the same household),
    - Resolution by the City Council,
    - Internal community development department findings.

Preliminary Determination:

- An inspection and preliminary determination phase occur when the property is assessed. Properties meeting blight criteria enter an initial phase allowing for voluntary remediation.

Voluntary Remediation Agreement (Off Ramp):

- Property owners may enter into a voluntary remediation agreement with the Community Development Department. This agreement allows property owners to remediate changes within an agreed timeframe. If remediation occurs timely, properties can remain eligible for tax incentives. This voluntary agreement acts as an off ramp early in the process to encourage quick resolution.

Final Determination and Legal Enforcement:

- If the property owner fails to comply with the remediation within the agreed period (approximately 45 days cure period), the process moves forward. This leads to a final formal determination of blight. The case can then proceed to municipal court for enforcement. The court can impose penalties such as a tax increase of up to twenty-five (25) times the regular tax on blighted properties (focused on non-owner-occupied residential and commercial properties; primary residences are excluded)

Mayor Pro Tem Alexander expressed a preference for having only one off ramp in the process to avoid delays. It was recommended to set a date certain by which property owners must be 100% compliant to avoid penalties.

> Motion to adopt the ordinance as described, with one compliance off-ramp and final determination by a municipal court judge, was made by Mayor Pro Tem Alexander; Seconded by Councilmember Cloud. The motion passed 4-0.

REQUEST TO AMEND THE AGENDA:

Councilmember Barber requested an amendment to the agenda to include a discussion item. Barber moved to discuss the creation of a program similar to "Code Cares" called

"Bridge Cares.";Seconded by Councilmember Berry. The motion failed 2-0-2. Councilmember Cloud and Mayor Pro Tem Alexander abstained.

NEW BUSINESS

Scope Of Services Under Contract No. RFP 2024-0001 With Whitley Engineering, Inc.

Community Development Director Ryan Anderson presented a proposed scope-of-service amendment to the existing Whitley Engineering contract to implement a Home Land Disturbance Permit (HLDP) review program.

Under this program, each individual unit within a master civil plan would require its own land disturbance permit, in addition to the existing plan-level LDP review, to enhance oversight of erosion and stormwater control. The amendment carries no cost to the city; property owners/developers would pay a $300 fee per unit, of which $200 is retained by the city and $100 is paid to Whitley Engineering for the individual review, not to exceed $25,000 in fees to Whitley Engineering per calendar year.

Mayor Pro Tem Alexander requested that the scope of the amendment include a requirement that surrounding property owners be formally notified — by mail, using the same distance requirements as the public hearing process — prior to the issuance of any land disturbance permit no matter how long the permitting process has taken. City Manager Edmondson acknowledged that notification requirements exist in the code, and Anderson confirmed this condition would be incorporated into Whitley Engineering's review process. Councilmember Barber sought clarification on the financial impact, confirming there is no cost to the city.

> Motion to approve the amended scope of services under Contract No. RFP 2024-0001 with Whitley Engineering, Inc., including the requirement for surrounding-area notification prior to permit issuance, was made by Mayor Pro Tem Alexander; Seconded by Councilmember Cloud. The motion passed 4-1. Councilmember Barber opposed.

MAYOR'S COMMENTS

There were no comments.

EXECUTIVE SESSION (EXEMPTIONS TO THE GEORGIA OPEN MEETINGS ACT)

Council convened to Executive Session for the purpose of discussing real estate, legal, personnel matters and cybersecurity matters.

> Motion to adjourn into Executive Session made by Mayor Pro Tem Alexander and seconded by Councilmember Berry. The motion passed 5-0.
>
> Motion to end Executive Session and return to the meeting was made by Mayor Pro Tem Alexander and seconded by Councilmember Cloud. The motion passed 5-0.
>
> Mayor Williams was not present.

Action from Executive Session

A motion to execute a Purchase and Sale Agreement with Phlanx Holdings LLC for property located at 101 and 102 Love Street, conditioned upon completion of due diligence and review of existing leases, was made by Councilmember Gantt and seconded by Councilmember Cloud.

Discussion: Councilmember Barber asked if there was an appraisal for the property.

Attorney McCulloch advised that the governing body will have an opportunity to review the appraisal during the due diligence period, which is about 75 days, and if within that time the city does not want to move forward, all the city is out is the earnest money. She further clarified that the rent rolls and the leases are a part of that due diligence period.

Councilmember Barber asked: So, this is gonna have to come back to us once you receive the appraisal?

Attorney McCulloch advised that “you will receive the appraisal and a summary of the rest of the due diligence items. And if you would like to see the due diligence items themselves, I'm sure that we can make those available to you.”

The motion passed unanimously 5-0.

ADJOURNMENT

Motion to adjourn made by Councilmember Gantt; Seconded by Councilmember Berry
The motion passed unanimously 5-0

The meeting adjourned at 9:53 pm.

Respectfully submitted by:

_____ _____

Cassandra Lester, Interim City Clerk Jayden L. Williams, Mayor

Stockbridge
Where Community Connects

SPECIAL CALLED MEETING
SUMMARY MINUTES
FRIDAY, JULY 17, 2026 6:00 P.M.

Mayor & City Council

Mayor Jayden L. Willams At-Large
Mayor Pro Tem Elton Alexander – Council District 5
Councilmember LaKeisha Gantt – Council District 1
Councilmember Antwan Cloud – Council District 2
Councilmember Kyle D. Berry, Sr. – Council District 3
Councilmember Yolanda Barber – Council District 4

Administration

Shawn Edmondson – City Manager
Frank Milazi – City Treasurer
Cassandra Lester – Interim City Clerk
Quinton Washington – City Attorney
Megan McCullough – Associate 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.

CALL TO ORDER
Mayor Williams called the Special Called Meeting to order at 6:00 PM. The Mayor led the invocation followed by the Pledge of Allegiance.

ROLL CALL
Interim City Clerk Cassandra Lester conducted the roll call. A quorum was established. Councilmember Kyle Berry arrived at 6:14 during executive session.

ADOPTION OF THE AGENDA
Motion to adopt the agenda made by Councilmember Gantt; Seconded by: Mayor Pro Tem Alexander
Vote: Approved unanimously 4-0.

EXECUTIVE SESSION
(Exemptions to the Georgia Open Meetings Act O.C.G.A. § 50-14-1)
Mayor Williams requested a motion to go into executive session for litigation, cybersecurity, real estate, and other matters.

Motion to convene into executive session for real estate, cyber security, personnel, and litigation made by Councilmember Gantt; seconded by Councilmember Cloud.

Vote: Approved unanimously 4-0

Before leaving the dais, Councilmember Gantt addressed the public, explaining that this meeting was specifically for an executive session. She clarified that she was uncertain if a vote would take place. Acknowledging the citizens from District 1, she informed them about a community meeting scheduled for August 5th at 6 PM in the City Hall chambers to discuss issues with the developers. She also noted that the citizens would receive a notification about the meeting.

The Council entered executive session at 6:02 pm.

The Council concluded executive session at 9:15 PM.

Motion to end executive session and return to the special called meeting made by Councilmember Gantt; Seconded by Councilmember Berry:
Vote: Approved unanimously 5-0.

From executive session Mayor Pro Tem Alexander read the following resolution for council consideration:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA TEMPORARILY SUSPENDING CERTAIN ADMINISTRATIVE PRIVILEGES AND ACCESS OF MAYOR JAYDEN WILLIAMS, PENDING FUTURE ACTION OF COUNCIL; AND FOR OTHER PURPOSES.

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with protecting the safety, security, and efficient operation of municipal government, including City personnel, facilities, property, information systems, and public resources; and

WHEREAS, the City has adopted administrative policies governing physical security, access to non-public municipal facilities, the issuance and use of City-owned vehicles, purchasing cards, fuel cards, and other City-issued property; and

WHEREAS, the City Council has determined that certain temporary administrative measures are necessary to protect City operations, safeguard City employees, and ensure appropriate stewardship of public resources; and

WHEREAS, these temporary measures are administrative in nature, do not constitute a determination regarding the merits of any allegations, and are intended solely to preserve the orderly operation of City government; and

WHEREAS, nothing in this Resolution shall be construed as removing, suspending, or otherwise altering any elected office or authority granted by the Constitution or laws of the State of Georgia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. SUSPENSION OF PURCHASING AND FUEL CARD PRIVILEGES.
Effective immediately upon adoption of this Resolution, all City-issued purchasing card ("P-Card") and fuel card privileges issued to Mayor Jayden Williams are hereby suspended pending further action by the City Council or until otherwise authorized by the City Manager. For any trainings, events, or meetings requiring a purchase, such purchase must be pre-approved by the City Manager or his designee, and paid directly by the City. All purchases and expenses submitted for reimbursement must be processed through the Office of the City Manager, and are subject to approval by the City Manager or his designee until further action by the Council.

SECTION 2. SUSPENSION OF USE OF CITY-OWNED VEHICLES.
Effective immediately upon adoption of this Resolution, all privileges regarding the use and operation of City-owned vehicles issued to Mayor Jayden Williams are hereby suspended pending further action of the City Council or until otherwise authorized by the City Manager.

SECTION 3. SUSPENSION OF ALL INITIATIVES OF THE OFFICE OF THE MAYOR.
Effective immediately upon adoption of this Resolution, all initiatives of the Office of the Mayor are hereby suspended pending further action of the City Council or until otherwise authorized by the City Manager.

SECTION 4. RESTRICTION ON ACCESS TO NON-PUBLIC AREAS.
Effective immediately, Mayor Jayden Williams shall not access secured or non-public areas of City-owned or City-controlled facilities except:
1. as necessary to attend duly noticed public meetings or official proceedings;
2. with the prior authorization of the City Manager or his or her designee; or
3. as otherwise required by law.

Nothing herein restricts access to areas generally open to the public.

SECTION 5. RETURN OF CITY PROPERTY.
Mayor Jayden Williams shall immediately, but in no instance later than noon, Monday, July 20, 2026, return the following City property to the City Manager,:
1. any City-issued vehicle;
2. all keys, key fobs, access cards, gate transmitters, and other access devices;

3. any City-issued fuel cards, purchasing cards, credit cards, or similar payment instruments; and
4. any additional City-owned equipment or property identified by the City Manager.

The City Manager shall inventory all returned property and document compliance.

If City property is not returned by the deadline established herein, the City Attorney is authorized to pursue any lawful civil or criminal remedies available to the City, including referral of the matter to the appropriate law enforcement agency for investigation of potential unlawful retention or conversion of public property, as may be authorized under applicable Georgia law, including O.C.G.A. § 16-8-4, if warranted by the facts.

SECTION 6. COMMUNICATIONS WITH CITY STAFF.
To protect City employees and promote orderly municipal operations, any communications by Mayor Jayden Williams directed to City employees shall be coordinated through the City Manager or the City Manager's designee unless otherwise required by law or authorized by the City Manager or City Council. Nothing in this Section prohibits communications occurring during duly noticed public meetings or otherwise required by law.

SECTION 7. RESTRICTION ON NON-EMPLOYEE ACCESS.
Except as otherwise authorized by the City Manager, no person accompanying Mayor Jayden Williams, who is not a City employee, contractor, or other authorized governmental representative shall be permitted access to secured or non-public areas of City facilities.

SECTION 8. PRESERVATION OF LEGAL RIGHTS.
Nothing contained in this Resolution:
1. constitutes a finding of misconduct;
2. limits any constitutional, statutory, or charter authority possessed by Mayor Jayden Williams;
3. waives any rights of the City or Mayor Jayden Williams under applicable law; or
4. prejudges the outcome of any pending investigation, hearing, or other proceeding.

SECTION 9. ADMINISTRATIVE IMPLEMENTATION.
The City Manager, City Attorney, Chief of Police, Human Resources Director, Finance Director, Information Technology Director, and all other appropriate City officials are authorized and directed to take all administrative actions reasonably necessary to implement this Resolution in a manner consistent with applicable law and City policy.

SECTION 10. DURATION.
The restrictions imposed by this Resolution shall remain in effect until the adoption of a subsequent resolution of Council rescinding or modifying these restrictions.

SECTION 11. SEVERABILITY.
If any part of this resolution is adjudged invalid, such judgment shall not affect the remainder of this resolution.

SECTION 12. CITY ATTORNEY'S AUTHORITY.
Pursuant to the City's charter and with explicit consent of the City Council, the City Attorney is duly authorized to make requisite amendments to all contracts, ordinances, resolutions, and documents, as may be necessary, in order to secure conformity with the express intent of the City Council and to ensure adherence to all pertinent laws and ordinances of the City.

SECTION 12. EFFECTIVE DATE.
This Resolution shall be effective immediately upon adoption.
RESOLVED THIS 17th OF JULY, 2026.

Mayor Pro Tem Alexader made a motion to temporarily suspend the administrative privileges of the Mayor and authorized the city attorney to engage an independent investigator to look into the evidence in the resolution adopted; Seconded by Councilmember Cloud.

Councilmember Barber commented, "I believe in accountability. I support this. I approve."

Vote: Approved unanimously, 5-0.

ADJOURNMENT
Motion to adjourn made by Councilmember Berry: Seconded by Councilmember Gantt:
Vote: Approved unanimously 5-0.

The meeting adjourned at 9:26 pm

Respectfully submitted by:

_____ _____

Cassandra Lester, Interim City Clerk Jayden L. Williams, Mayor

CITY OF STOCKBRIDGE
Office of the City Manager

Shawn Edmondson
City Manager
4640 North Henry Boulevard
Stockbridge, Georgia 30281
Phone: (404) 689-6538
Email: sedmondson@stockbridgega.org

[Date]

Georgia Department of Transportation
Office of Program Delivery

Re: Notice to Proceed – Concept Development Activities
P.I. No. 0020665 – Pedestrian Bridge Project

To Whom It May Concern:

On behalf of the City of Stockbridge, this letter serves as the City's formal authorization and **Notice to Proceed** for the Georgia Department of Transportation (GDOT) to utilize the project's earmarked funds and proceed with the concept development phase for **P.I. No. 0020665 – Pedestrian Bridge Project**.

The City acknowledges GDOT's estimated cost of $100,000.00 to complete the concept development phase. As this project is funded through an 80 percent federal and 20 percent local funding match, the City of Stockbridge agrees to provide its required local contribution in the amount of $20,000.00.

The City will remit the required local match to the Georgia Department of Transportation in accordance with GDOT's payment instructions and will reference P.I. No. 0020665 with the transaction.

By issuance of this letter, the City of Stockbridge authorizes GDOT to initiate and proceed with all activities necessary to complete the concept development phase of the Pedestrian Bridge Project. This authorization includes the use of the project's earmarked funds for the completion of the concept phase on behalf of the City.

The City appreciates GDOT's continued partnership and support in advancing this important transportation improvement, which will enhance pedestrian safety, connectivity, and mobility for the residents and visitors of Stockbridge.

Should you require any additional information, please contact the department of Economic Development at (678) 528-9733 ext 627 or ed@stockbridgega.org.

Sincerely,

Shawn Edmondson
City Manager
City of Stockbridge

cc: Finance Department
Economic Development Department
Project File

City of Stockbridge

AGENDA ITEM

MEETING DATE

August 10, 2026

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: William Smith

DEPARTMENT: Economic Development

ITEM/PROJECT/EVENT:

Council Consideration on previously reviewed and discussed Pedestrian Bridge Consent Agenda Justification

BACKGROUND INFORMATION:

This item is appropriate for the Consent Agenda because the City Council has previously reviewed and discussed the Pedestrian Bridge Project and has already approved the funding necessary to advance the project. Federal appropriations have been secured for the project, and the City has committed the required local matching funds.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167 eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT:

0.00

ATTACHMENTS: ✔

ITEM/PROJECT/EVENT:

Consent Agenda Justification

The requested action is administrative in nature and authorizes the City Manager to issue the Notice to Proceed, allowing the Georgia Department of Transportation (GDOT) to begin the concept development phase of the project. GDOT has completed the necessary coordination and is prepared to proceed upon receipt of the City's authorization. Approval of this item will allow the project to move forward without delay and maintain the project's funding and schedule.

STAFF RECOMMENDATION:

The requested action is administrative in nature and authorizes the City Manager to issue the Notice to Proceed, allowing the Georgia Department of Transportation (GDOT) to begin the concept development phase of the project. GDOT has completed the necessary coordination and is prepared to proceed upon receipt of the City's authorization. Approval of this item will allow the project to move forward without delay and maintain the project's funding and schedule.

eSigned via GovOS.com

William Smith

Key: 7cb6a9e3-7863-4556-a458-502734485a99

City of Stockbridge

AGENDA ITEM

MEETING DATE

AUGUST 10, 2026

☐	RESOLUTION
☑	ORDINANCE
☐	CONTRACT APPROVAL/RENEWAL
☑	PUBLIC HEARING
☐	PRESENTATION
☐	BID SELECTION/AWARD
☐	TASK ORDER
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☐	PAYMENT APPROVAL
☐	OTHER

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

ZONING MODIFICATION CASE #ZM-2026-01. (Council District 4.) Consideration of a major zoning modification request for the property at 111 Old Conyers Road to provide for changes to the previously-approved site plan for a mixed-use development, which included 160 apartment units plus ground-floor commercial space within a four-story mid-rise building, plus an underground parking garage. The property has a new owner, and the new applicant, Marlon Burton of Morgan, Jackson & Powell, Inc., proposes to build 200 apartment units within a nine-story building.

BACKGROUND INFORMATION:

The development was approved via three cases by City Council on July 8, 2024. The cases included: 1) Comprehensive Plan Amendment Case #CP-2024-02, which changed the property's future land use designation from Low-Density Residential to Special Purpose; 2) Rezoning Case #RZ-2024-02, which rezoned the property from SR (Suburban Residential) to PUD (Planned Unit Development); and 3) Variance Case #RZ-2024-01. The previous applicant for CP-2024-02, RZ-2024-02, and VR-2024-01 was Charlie Hightower, on behalf of First National Land Trust, LLC.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com — Frank S. Milazi — Key: 7ed53636-d898-4ade-b417-932d73311167

eSigned via GovOS.com — Shawn Edmondson — Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com — Quinton Washington — Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

ZONING MODIFICATION CASE #ZM-2026-01.

STAFF RECOMMENDATION:

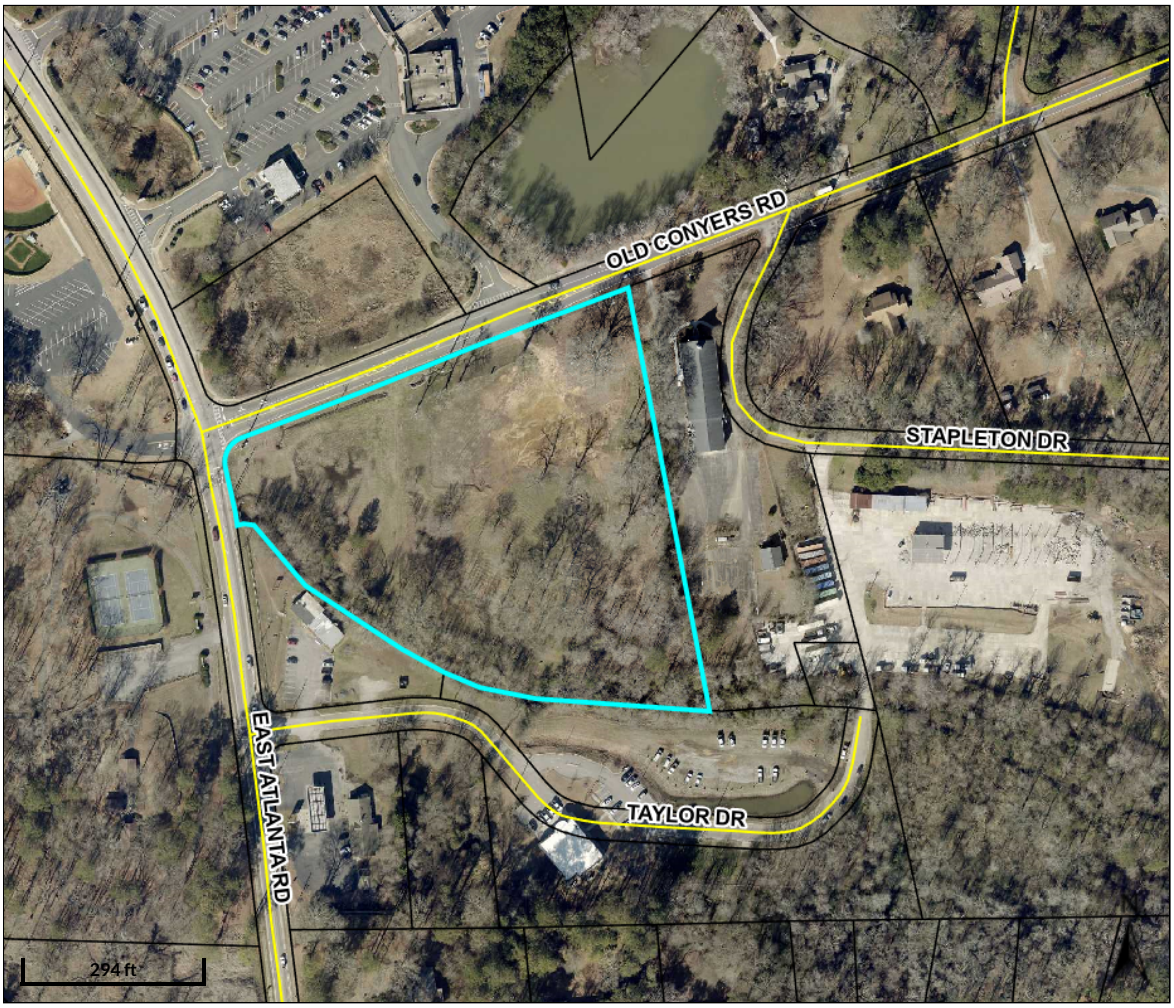
APPROVAL WITH CONDITIONS.

eSigned via GovOS.com

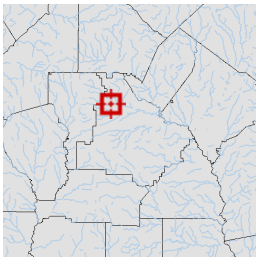
R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S24-01017000	**Class**	Residential	**Owner**	SOLUTIONS	**Land**	$88,300			
Property	111 OLD CONYERS	**Acreage**	6.71	**Address**	DEVELOPMENT LLC	**Value:**				
Address	RD				131 PINE DR	**Building**	$35,400	**Last 2 Sales**		
	TAD combo				STOCKBRIDGE, GA	**Value:**		**Date**	**Price**	**Reason**	**Qual**
District	City/Stockbridge				30281	**Misc**	$0	3/14/2019	$0	VM	U
	SSD-TAD combo					**Value:**		12/26/2018	$62,000	XZ	U
						Total	$123,700				
						Value:					

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

Date created: 5/29/2026
Last Data Uploaded: 5/29/2026 3:16:30 AM

Developed by SCHNEIDER GEOSPATIAL

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? **Yes**_____**No** xx

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

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

We certify that the foregoing information is true and correct, this 28th day of April, 2026

Steve Moore
~~Applicant's~~ Name - Printed
Agent

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 28th day of April, 2026.

PAM POWERS NOTARY PUBLIC HENRY COUNTY, GEORGIA

Pam Powers
Notary Public

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes_____ No XX

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

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

We certify that the foregoing information is true and correct, this 27th day of April, 2026

Marlon Burton
Applicant's Name Printed

Marlon Burton
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27 day of April 2026.

Notary Public

OFFICIAL SEAL
J DURHAM
NOTARY PUBLIC-GEORGIA
HENRY COUNTY
My Comm. Expires November 18, 2029

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes_____ No X

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

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

We certify that the foregoing information is true and correct, this 24th day of April, 2026

James Turner, member
Applicant's Name - Printed

x James Turner Member
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 24 day of April 2026.

Notary Public

CHARLES SMITH NOTARY PUBLIC HENRY COUNTY, GA EXP. OCT. 29, 2027

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

Project/Case #

ZMOD-2026.04.0941

Address:

111 OLD CONYERS RD, STOCKBRIDGE, GA 30281

Parcel Number(s):

S24-01017000

City of Stockbridge

APPLICATION FOR ADMINISTRATIVE OR ZONING MODIFICATIONS

Zoning Case Number:

Ordinance Case Number:

The undersigned, having an interest in the property herein described respectfully request:

Property Owner Authorization Form please click here

SECTION I

○ A. **Administrative Modification:** Minor changes are those which implement only slight alterations to the approved site design layout; which are made necessary by actual field conditions at the time of development; or which do not alter the impact of the development on nearby properties, nor the intent or integrity of the conditions as they were originally imposed. Any request for a minor change of the master development plan shall be made in written form to the Director. Furthermore, the request for a minor change shall be accompanied by copies of the revised master development plan. This does not require a public hearing, but an administrative decision by the Director of Community Development. Section 9.2.3

⊘ B. **Zoning Modification (Major):** Major modifications to zoning conditions include any changes to allowable uses, maximum density, maximum intensity, or compatibility requirements attached to the zoning approval as conditions of approval. This requires a public hearing by the City of Stockbridge. Section 9.2.4

List previous case number: #M

SECTION II

1. Planner to be assigned during review cycle.

2. Identify the specific condition(s) being modified. State the condition number(s) and letter(s) (e.g. 2-b, 2-e)

INCREASE MAXIMUM NUMBER OF RESIDENTIAL UNITS FROM 160 UNITS TO 200 UNITS. REDUCE REQUIRED PARKING TO 1 SPACE FOR EACH ONE-BEDROOM AND STUDIO APARTMENT AND 1.25 SPACES FOR EACH TWO-BEDROOM APARTMENT, TO INCREASE THE MAXIMUM NUMBER OF FLOORS TO NINE

3. Petition number of the Zoning or Use Permit to which this application applies: RZ-2024-02 - CP-2024-02 VR-2024-01

4. Attach a copy of Legal Description [must be metes and bounds], or complete the following information if the property is within a recorded subdivision.

Is the property within a recorded subdivision? ○ Yes ⊘ No

Subdivision Name: N/A

Lot Number:

Block Designation:

Land Lot(s):

District: District 4 Recorded in Plat Book: Page:

Please refer to the SagesGov Council District Finder.

Road Name: 111 Old Conyers Road

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Primary Owner Name:	First SOLUTIONS DEVELOPMENT LLC		Last
Mailing Address:	131 PINE DR STOCKBRIDGE, GA 30281		
City: stockbridge	State: Georgia	Zip:	
Phone #: 678-791-6260	Email: solutions13117@yahoo.com		

Owner Signature

Name of Secondary Owner	First		Last
Mailing Address:			
City:	State	Zip:	
Phone #:	Email:		

Secondary Owner Signature

SECTION IV: Applicant, if different from the owner, states under oath that:

1. ○ The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
2. ☑ The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type of name of Owner as indicated in Section III; or
3. ○ The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Name of Applicant:	First Marlon Burton	Last Morgan Jackson & Powell, Inc.	
Applicant's Address:	5944 Waggoner Court		
City: Rex	State: Georgia	Zip: 30273	
Phone: 404-693-1739	Email: morganjacksonpowell@gmail.com		

Applicant Signature

SECTION V: Attorney or Agent, if different from the applicant and/or owner

Attorney/Agent Name:	First Steve	Last Moore

Address:	1350 Keys Ferry Court		Check One: ○ Attorney ◉ Agent
City: McDonough	State: Georgia	Zip: 30253	
Phone #: (770) 914-9394	Email: atlpermitting@moorebass.com		

2025 PLANNING & ZONING SCHEDULE (Revised on 04/23/25)

CZIM & City Council meetings begin at 6:00 p.m.

Planning Commission meetings begin at 6:30 p.m.

All meetings are held in the Council Chamber at City Hall.

"Notice of such hearing shall be provided at least 30 days prior to the quasi-judicial hearing . . . "(State Zoning Procedures Law, Revised; Sec. 36-66-4(g).)

Each row across the table below represents an Application Cycle.

Application Cycle	Application Filing Deadline (Beginning of Application Cycle)	Public Notification/ Sign Posting Deadline	Community Zoning & Information (C.Z.I.M) Meeting	Planning Commission (3rd Thursday of the Month)	Mayor & City Council Meeting (2nd Monday of the Month)
1	January 5, 2026	February 4, 2026	February 11, 2026	February 19, 2026	March 9, 2026
2	February 2, 2026	March 4, 2026	March 11, 2026	March 19, 2026	April 13, 2026
3	March 2, 2026	April 1, 2026	April 8, 2026	April 16, 2026	May 11, 2026
4	April 6, 2026	May 6, 2026	May 13, 2026	May 21, 2026	June 8, 2026
5	May 4, 2026	June 3, 2026	June 10, 2026	June 18, 2026	July 13, 2026
6	June 1, 2026	July 1, 2026	July 8, 2026	July 16, 2026	August 10, 2026
7	July 6, 2026	August 5, 2026	August 12, 2026	August 20, 2026	September 14, 2026
8	August 3, 2026	September 2, 2026	September 9, 2026	September 17, 2026	October 12, 2026
9	September 8, 2026	October 7, 2026	October 14, 2026	October 22, 2026	November 9, 2026
10	October 5, 2026	November 4, 2026	November 10, 2026	November 19, 2026	December 14, 2026
11	November 2, 2026	December 2, 2026	December 9, 2026	December 17, 2026	January 11, 2027
12	December 7, 2026	January 6, 2027	January 13, 2027	January 21, 2027	February 8, 2027

DESIGN
BIM
GROUP

DESIGN
BIM
GROUP

DESIGN
BIM
GROUP

EXHIBIT A (LEGAL DESCRIPTION)

All that tract or parcel of land lying and being in Land Lot 68 of the 12th District, Henry County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at a point formed by the intersection the Northwesterly right-of-way of Collier Road (a 50 foot right-of-way) and the Northwesterly right-of-way of Old Conyers Road (a 80 foot right-of-way); run thence in a Southwesterly direction along the Northwestly right-of-way of Old Conyers Road (a 80 foot right-of-way) a distance of 89.3 feet to an iron pin found (nail) and the TRUE POINT OF BEGINNING; run thence South 68 degrees 42 minutes 32 seconds West a distance of 646.43 feet to an iron pin placed (1/2 inch rebar); run thence North 57 degrees 36 minutes 20 seconds West a distance of 90.00 feet to an iron pin found (1/2 inch rebar); run thence North 42 degrees 28 minutes 54 seconds West a distance of 89.92 feet to an iron pin found (1/2 inch rebar); run thence North 25 degrees 05 minutes 10 seconds East a distance of 91.88 feet to an iron pin found (1/2 inch rebar); run thence North 45 degrees 12 minutes 52 seconds East a distance of 83.07 feet to an iron pin found (1/2 inch rebar); run thence North 37 degrees 31 minutes 06 seconds East a distance of 68.95 feet to an iron pin found (1/2 inch rebar); run thence North 43 degrees 36 minutes 10 seconds East a distance of 66.88 feet to an iron pin found (1/2 inch rebar); run thence South 07 degrees 14 minutes 37 seconds East a distance of 172.97 feet to a property corner (in lake); run thence North 38 degrees 45 minutes 00 seconds East a distance of 411.12 feet to an iron pin found (nail); run thence South 12 degrees 24 minutes 58 seconds East a distance of 45.19 feet to an iron pin found (nail); run thence South 41 degrees 08 minutes 10 seconds East a distance of 84.20 feet to an iron pin found (nail); run thence South 52 degrees 45 minutes 49 seconds East a distance of 51.63 feet to an iron pin found (nail); run thence South 63 degrees 11 minutes 31 seconds East a distance of 113.59 feet to an iron pin found (nail); South 38 degrees 23 minutes 34 seconds East a distance of 106.73 feet to an iron pin found (nail) and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 3.734 acres, more or less, and having a frame house located thereon as per plat of survey prepared by Jonathan B. Prince, registered land surveyor No. 3244, for Marvin Johnson, dated 4/8/2015, a copy of which is attached hereto as Exhibit "A-1" and incorporated herein by this reference.

MOORE BASS CONSULTING

LAND USE PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
CONSTRUCTION ADMINISTRATION
DRONE LIDAR SURVEYING & MAPPING

ATLANTA | 770.914.9394
TALLAHASSEE | 850.222.5678
moorebass.com

April 28, 2026

City of Stockbridge,
Planning & Zoning, Community Development
4640 North Henry Boulevard
Stockbridge, GA 30281

RE: 111 Old Conyers Road – Henry County
Parcel ID# S24-01017000
Letter of Intent - Request for Major Modification

To whom it may concern,

On behalf of the property owner, this letter is submitted in support of a Major Modification Application for the property located at 111 Old Conyers Road (Parcel No. S24-01017000), consisting of approximately 6.71 acres and currently zoned PUD.

The applicant is proposing a mixed-use development consisting of a multi-family residential component integrated with ground-floor retail. The proposed development includes a six-story building with approximately 15,000 square feet of retail/commercial space and approximately 201,000 square feet of residential area, totaling 200 dwelling units.

The site plan also incorporates structured and surface parking, as well as associated amenities including open space, a rooftop pool, dog park, playground, and passive recreation areas.
As part of this Major Modification request, the following revisions to the previously approved plan are being requested:

- An increase in the maximum number of residential units from 160 units to 200 units
- An increase in the maximum building height from four (4) stories to six (6) stories
- A modification to the parking requirements to allow 1 space per one-bedroom/studio unit and 1.25 spaces per two-bedroom unit

The proposed plan maintains the overall intent of the previously approved PUD while enhancing the site with a vertically integrated mixed-use product that promotes efficient land use, walkability, and a higher-quality development pattern along the corridor. The inclusion of structured parking and consolidated building footprint allows for the preservation of open space and the incorporation of meaningful amenity areas for residents.

If you have any questions concerning the above or if any additional information is required, please do not hesitate to call me at (770) 914-9394.

Sincerely,

Stephen D. Moore

Moore Bass Consulting, Inc.

MOORE BASS CONSULTING

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April 28, 2026
Revised June 10, 2026

City of Stockbridge,
Planning & Zoning, Community Development
4640 North Henry Boulevard
Stockbridge, GA 30281

RE: 111 Old Conyers Road – Henry County
Parcel ID# S24-01017000
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On behalf of the property owner, this letter is submitted in support of a Major Modification Application for the property located at 111 Old Conyers Road (Parcel No. S24-01017000), consisting of approximately 6.71 acres and currently zoned PUD.

The applicant is proposing a mixed-use development consisting of a multi-family residential component integrated with ground-floor retail. The proposed development includes a six-story building with approximately 15,000 square feet of retail/commercial space and approximately 201,000 square feet of residential area, totaling 200 dwelling units.

The site plan also incorporates structured and surface parking, as well as associated amenities including open space, a rooftop pool, dog park, playground, and passive recreation areas.
As part of this Major Modification request, the following revisions to the previously approved plan are requested:

- An increase in the maximum number of residential units from 160 units to 200 units
- An increase in the maximum building height from four (4) stories to nine (9) stories or 110’ feet, whichever is greater.
- A modification to the parking requirements to allow 1 space per one-bedroom/studio unit and 1.25 spaces per two-bedroom unit

The proposed plan maintains the overall intent of the previously approved PUD while enhancing the site with a vertically integrated mixed-use product that promotes efficient land use, walkability, and a higher-quality development pattern along the corridor. The inclusion of structured parking and consolidated building footprint allows for the preservation of open space and the incorporation of meaningful amenity areas for residents.

If you have any questions concerning the above or if any additional information is required, please do not hesitate to call me at (770) 914-9394.

Sincerely,

Stephen D. Moore

Moore Bass Consulting, Inc.

MOORE BASS CONSULTING

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July 14, 2026

Veronica Green, Chief Planner
City of Stockbridge Planning & Zoning, Community Development
4640 North Henry Boulevard
Stockbridge, GA 30281

RE: 111 Old Conyers Road – Henry County
Parcel ID# S24-01017000
Summary of Plan Changes

Dear Veronica:

Please allow this letter to serve as a summary of the recent changes made to the site plan (last revised 7-13-2026) for the above-mentioned project in the City of Stockbridge.

The following changes were made to the site plan:

- The proposed building height has increased from 110 feet to 120 feet
- The interior configuration of the building has changed as follows:
  - The number of 1-bedroom and studio units has decreased from 150 to 129 units
  - The number of 2-bedroom units has increased from 50 to 71 units
  - The area devoted to non-residential uses (retail / restaurants) has increased from 15,000 SF to 24,484 SF.
- Due to the above building changes, we modified the surface parking and parking deck configuration as follows:
  - The number of surface parking spaces has increased from 193 to 213 spaces
  - The number of deck parking spaces has increased from 150 to 199 spaces
  - The total number of parking spaces has increased from 343 to 412 spaces, which meets the code-required minimum for each of the proposed uses.

Overall, the updated layout is very similar to what was previously submitted. The changes are primarily related to the uses within the building and the associated parking adjustments needed for the new mixed-use areas.

I trust the above adequately explains the proposed changes to this new layout. Should you have any questions or require any additional information, please do not hesitate to call me at (770) 616-7094

Sincerely,

Moore Bass Consulting, Inc.

Steve Moore, CEO

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. OR24-567

AN ORDINANCE TO APPROVE A COMPREHENSIVE PLAN AMENDMENT, CASE #CP-2024-02 TO THE CITY OF STOCKBRIDGE UNIFIED DEVELOPMENT CODE SECTION 9.2.7 TO CHANGE THE FUTURE LAND USE DESIGNATION AT 111 OLD CONYERS ROAD FROM LOW-DENSITY RESIDENTIAL TO SPECIAL PURPOSE TO ALLOW FOR CONSTRUCTION OF A MIXED-USE COMMERCIAL/RESIDENTIAL DEVELOPMENT

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

WHEREAS, Charlie Hightower, First National Land Trust, seeks to amend the Comprehensive Plan under CP 2024-02, to change the future land use designation at the 6.71+ acres site, 111 Old Conyers Road, from Low-Density Residential to Special Purpose to allow for the construction of a mixed-use commercial and residential development as detailed in Exhibit A; and,

WHEREAS, the subject property is presently vacant and undeveloped, with a proposed plan to build 200 residential units with commercial spaces on the ground floor; and,

WHEREAS, the subject property is part of the TAD (Tax Allocation District)--a district designed to attract quality development in underutilized and/or distressed redevelopment areas; and,

WHEREAS, the surrounding land use designations reflect a range of uses including: LDMU (low-density mixed use), low-density residential, PI (public institutional), and PRC (park/recreation/conservation); and,

WHEREAS, the current surrounding land use densities range from 1.5 units per acre to 16.36 units per acre; and,

WHEREAS, the City of Stockbridge 2024 Comprehensive Plan states that the intent of the Special Purpose future land use designation is for special, innovative projects which may include anything from different model residential, to larger mixed use or commercial development (pg. 51); and,

WHEREAS, the Special Purpose Future Land Use designation is compatible with all the zoning districts including the PUD District; and the proposed mixed-use development is consistent with the policy goals within the 2024 Comprehensive Plan (pgs. 42-44); and,

WHEREAS, the applicant has submitted three variances for the subject property (VR-2024-01) to:

a) Reduce the parking requirements according to the number of bedrooms per apartment unit;
b) Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%;
c) Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

WHEREAS, the Stockbridge City Council, along with the Planning and Zoning Staff have considered and approved the applicant's request;

THEREFORE, IT IS NOW ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE GEORGIA AS FOLLOWS:

SECTION 1. Approval of Comprehensive Plan Amendment CP-2024-02 - The City Council has considered and approves the Comprehensive Plan Amendment application of Charlie Hightower, First National Land Trust, to amend UDC Section 9.2.7 changing the future land use designation of 6.71+ acres at 111 Old Conyers Road from Low-Density Residential to Special Purpose to allow for the construction of a mixed-use commercial and residential development.

SECTION 2. Severability - To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 3. Repeal of Conflicting Provisions - All City Ordinances inconsistent with this Ordinance are hereby repealed.

SECTION 4. 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 5. Effective Date. This ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 6. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

Be it ordained by the City Council of the City of Stockbridge:

SO ORDAINED this 8th day of July 2024

[SIGNATURES ON THE FOLLOWING PAGE]

SO BE IT ORDAINED this 8th day of July 2024.

CITY OF STOCKBRIDGE, GEORGIA

Anthony S. Ford, Mayor

ATTEST:

Vanessa Holiday, City Clerk

APPROVED AS TO FORM:

Quinton G. Washington, City Attorney

Stockbridge

Where Community Connects

TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: June 20, 2024 (Planning Commission)

July 8, 2024 (Mayor and Council)

Subject: #CP-2024-02 For 111 Old Conyers Road

I. PURPOSE

Consider a Comprehensive Plan Amendment application by Charlie Hightower of First National Land Trust to change the future land use designation from Low-Density Residential to Special Purpose to allow for the construction of a mixed-use development, that will include both commercial and residential uses at 111 Old Conyers Road. The property is 6.71 +/- total acres.

II. Background

Proposed Development	Mixed-use development with 200 residential units that will include commercial spaces on the ground floor
Site Address	111 Old Conyers Road
Parcel Identification	S24-01017000
Parcel Acreage	6.71 +/- acres
Applicant	Charlie Hightower
Agent	Charlie Hightower

Owner	Solutions Development, LLC.
City Land Use Designation	Low-Density Residential
City Land Use Zoning	'SR' (Suburban Residential)
Number of Proposed Units Per Acre	29.80 units per acre
Current Use	The property is vacant, undeveloped with an intermittent stream that is located near the southeast corner of the site.

SURROUNDING LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant; Publix Shopping Center Stockbridge Lakes Bed & Breakfast	Low Density Mixed Use
Property to the South	Downtown Food mart (Convenience store) Korner Store (Convenience store) Stockbridge Public Works Department	Low Density Residential
Property to the East	God First Breakthrough Ministries	Public Institutional
Property to the West	Cochran Park	Park/Recreation/Conservation

SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Units	Estimate Density Per Acres
Spanish Village Subdivision	28	1.5 units per acre
HH Duvall Subdivision	16	1 units per acre
Diamante Townhomes	200	7 units per acre
DR Horton Townhomes	165	6.62 units per acre
135 East Townhomes	27	16.36 units per acre
Pine Grove	270	4 units per acre
Pineview	77	2.49 units per acre
111 Old Conyers Road	**200**	**29.80 units per acre**

III. Findings of Fact

1. The applicant has requested to rezone the subject property from SR (Suburban Residential) to PUD (Planned Unit Development).

2. The applicant submitted three variances (VR-2024-01) on the subject property which are as follows:

   a) Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only

1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit.

b) Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.

c) Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

3. The surrounding land use designations that are in the vicinity of the area are as follows: LDMU (Low Density Mixed Use), PI (Public/Institutional), and PRC (Park/Recreation/Conservation).

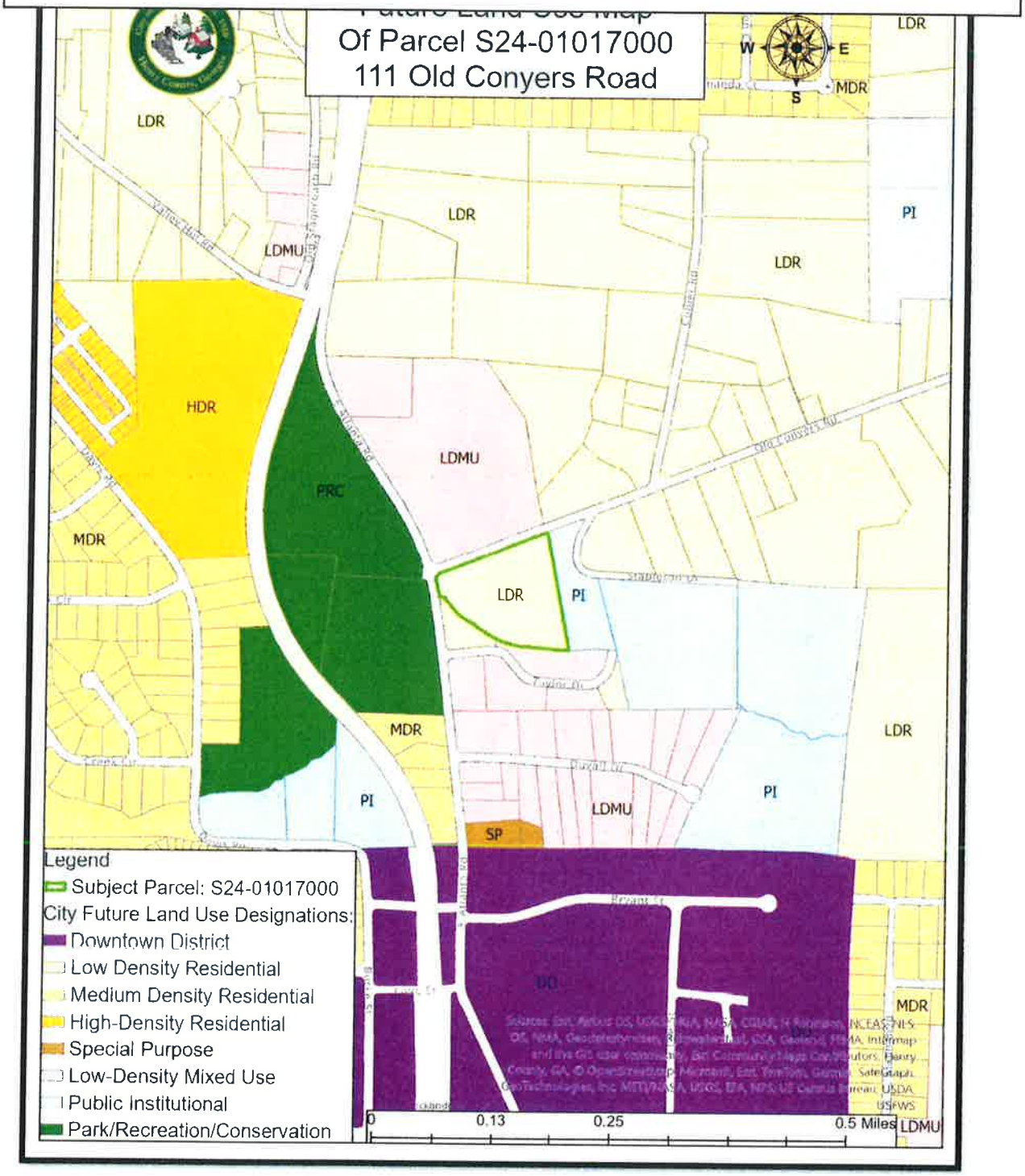
4. The subject property is a part of the TAD (Tax Allocation District) a district that is designed to attract quality development to an underutilized or distressed redevelopment area.

IV Vicinity Map of 111 Old Conyers Road

Aerial Photo of 111 Old Conyers Road

Future Land Use Map of 111 Old Conyers Road

Proposed Future Land Use Plan Updates for LCI Study on 111 Old Conyers Road



CP-2024-02 For 111 Old Conyers Road

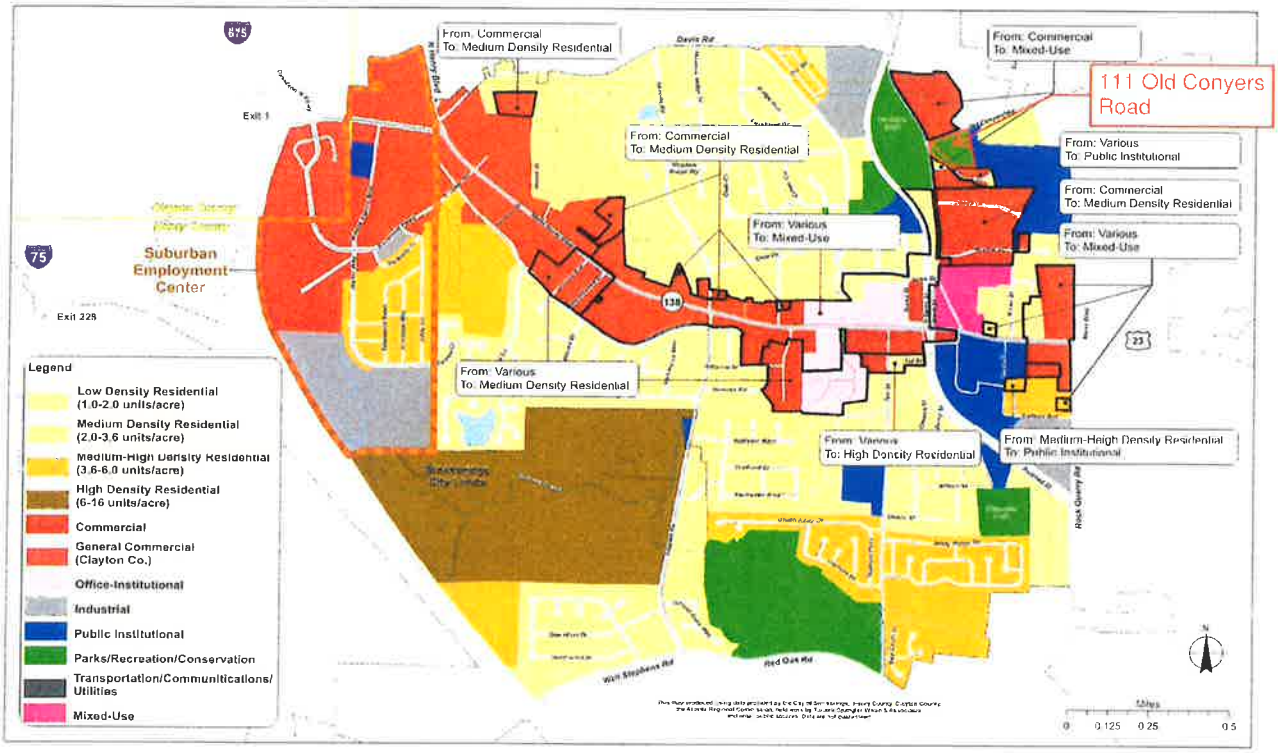
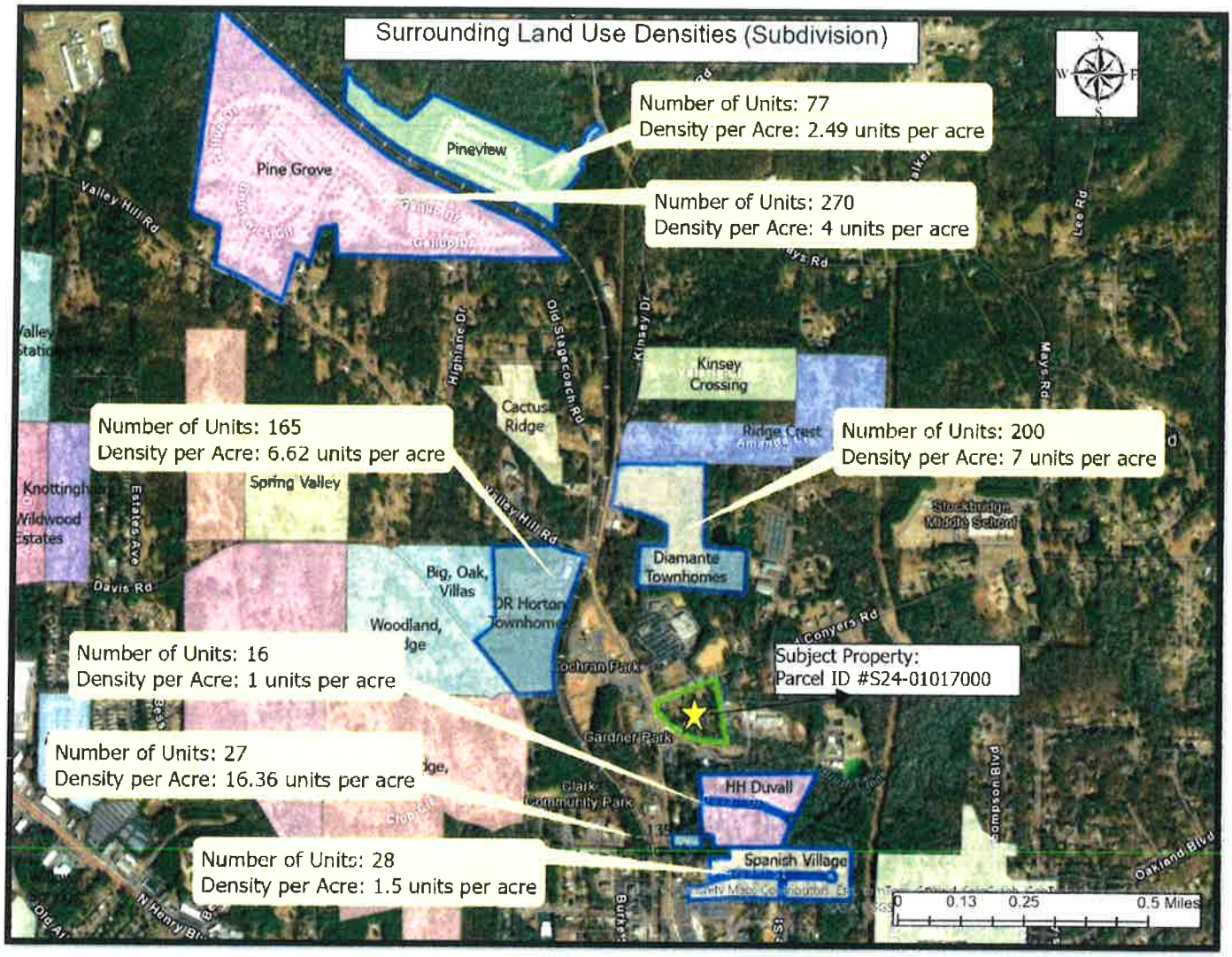


Figure 5.2: Proposed Future Land Use Plan Updates

Surrounding Land Use Density Map for 111 Old Conyers Road


Surrounding Land Use Densities (Subdivision)
Number of Units: 77
Density per Acre: 2.49 units per acre
Number of Units: 270
Density per Acre: 4 units per acre
Number of Units: 165
Density per Acre: 6.62 units per acre
Number of Units: 200
Density per Acre: 7 units per acre
Number of Units: 16
Density per Acre: 1 units per acre
Number of Units: 27
Density per Acre: 16.36 units per acre
Number of Units: 28
Density per Acre: 1.5 units per acre
Subject Property:
Parcel ID #S24-01017000
Pine Grove
Pineview
Kinsey Crossing
Cactus Ridge
Ridge Crest
Spring Valley
Diamante Townhomes
Big, Oak, Villas
DR Horton Townhomes
Woodland,
Ochran Park
Gardner Park
Clark Community Park
HH Duvall
Spanish Village
Valley Hill Rd
Old Stagecoach Rd
Highline Dr
Kinsey Dr
Mays Rd
Lee Rd
Davis Rd
Conyers Rd
Oakland Blvd
Compson Blvd
0 0.13 0.25 0.5 Miles

Analysis

Project Description

The applicant, Charlie Hightower of First National Land Trust, proposes to build a mixed-use development that will consist of a five-story building with 200 apartment units and commercial spaces that will be located on the ground floor. Of the proposed 200 apartment units, 95 units will be studios, 95 will be one-bedroom units with one bathroom, 6 will be two-bedroom units with two bathrooms, and 4 will be 3 bedroom-units with 2 bathrooms. There will be a total of three retail spaces with a combined total of 15,000 square feet on the first floor of the proposed building. The proposed mixed-use development will provide vehicular access to the site with a deceleration lane that will be located along Old Conyers Road.

The proposed mixed-use development will include the following amenities: a four-foot sidewalk, an arrival court pavilion, a sitting pergola, a grill, a therapy garden, a playground, an adult pool, a 10-foot sidewalk, a dog park with mulch, and an open landscape. The development will also include a 16,800 square foot retention pond along with twelve trash bins that will be located on the site.

Lastly, the proposed mixed-use development will provide a total of 336 parking spaces. Of the 336 parking spaces that will be provided, 257 will be residential and 79 will be provided for the retail spaces that will be located on the ground floor of the proposed five-story building. Of the 257 residential parking spaces that will be provided, 119 parking spaces will be provided to the residents living in the studio apartment units, 119 parking spaces will be provided to the residents living in the one-bedroom apartment units, 11 parking spaces will be provided to the residents living in the two-bedroom apartment units, and 8 parking spaces will be provided to the residents living in the three-bedroom apartment units.

Currently, the subject property has a current future land use designation of Low-Density Residential. However, due to the high proposed density of 29.80 units per acre, the applicant has requested to change the future land use designation from Low-Density Residential to Special Purpose.

Staff Analysis

The applicant requests a **Comprehensive Plan Amendment** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.7)**:

ANALYSIS OF REQUEST

1. **Consistency with the Comprehensive Plan.**

The City of Stockbridge 2024 Comprehensive Plan states that the future land use designation of Special Purpose is for properties with 16.01-24 units per acre. This proposed mixed-used development has a density of 29.80 units per acre.

Page 51 of the City of Stockbridge 2024 Comprehensive Plan states that the intent of the Special Purpose future land use designation is intended for special, innovative projects which could include anything from different model residential, to larger mixed use or commercial development. In addition, the Special Purpose Future Land Use designation is compatible with all the zoning districts including the PUD District. The proposed mixed-used development is consistent with the policy goals of the 2024 Comprehensive Plan on pages 42-44.

Community Goals and Policies (page 42-44)	To provide a variety of housing choices to suit the changing needs and lifestyles of City residents. **(Housing Goal)**
	To provide additional housing in the downtown core. **(Housing Goal)**
	Provide a mixture of housing options to attract young professionals, singles, and small families. **(Housing Policy)**
	To ensure that new developments promote a better sense of place and preserve valued elements of community character. **(Future Land Use Goal)**
	To establish land use designations that meet the needs of the City and are consistent with the new UDC. **(Future Land Use Goal)**
	Encourage mixed-use development to promote a live, work, play concept. **(Future Land Use Policy)**
	Maintain a family friendly environment and focus on attracting and retaining young adults. **(Population Policy)**

	To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities. **(Economic Development Goal)**

2. Relation to the Zoning of the Property.

In addition to the requested future land use designation, the applicant is requesting to rezone the subject properties from SR (Suburban Residential) to PUD (Planned Unit Development). Page 45 of the 2024 Comprehensive Plan identifies the requested PUD (Planned Unit Development) as being compatible with any future land use designation including the requested Special Purpose land use designation.

Mixed-Use developments are not allowed in the SR zoning district; however, they are allowed in the requested PUD (Planned Unit Development) zoning district.

3. Suitability of the Site's Location.

The proposed mixed-use development seems to have a strategic location that offers several advantages:

- **Proximity to key locations**: Being within 0.7 miles of both the Stockbridge Amphitheater and the downtown area is beneficial for residents who may be interested in cultural events, dining, and shopping.

- **Accessibility**: The closeness to Cochran Park and the Publix Shopping Center supports the idea of a walkable community, which is desirable. The proposed mix-use development would encourage residents to walk rather than drive, which can reduce traffic congestion and promote a healthier lifestyle.

- **Enhanced livability**: The adjacency to recreational and shopping amenities can significantly enhance the quality of life for the residents, providing convenience and leisure activities within a short distance.

Overall, the site's location appears to be well-suited for a mixed-use development, aligning with the principles of smart growth and sustainable development.

4. Maintaining the Current Land Use Designation.

The proximity of diverse amenities such as a retail shopping center, a church, and a park indeed supports the request for a Special Land Use Future Land Use designation for the proposed mixed-use development.
The proximity to these amenities is beneficial for several reasons. Frist, the adjacent Publix Shopping Center would provide convenient access to shopping and services for future residents. In addition, the proposed mixed-use development is adjacent to Cochran Park which would add recreational space and would promote a healthy lifestyle and providing

an aesthetic benefit to the vicinity of the area.

IV. STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2024-02 would be necessary and desirable for the subject property in conjunction with the requested rezoning of RZ-2024-02 to change the zoning district from SR (Suburban Residential) to PUD (Planned Unit Development), and with the requested variance of VR-2024-01. Therefore, the Planning and Zoning staff recommends **APPROVAL**.

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

REZONING ORDINANCE NO. RZ-2024-02

A REZONING ORDINANCE APPROVING REZONING CASE RZ-2024-02 WITH CONDITIONS

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

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and,

WHEREAS, the applicant Charlie Hightower, First National Land Trust, seeks Council consideration of a request to rezone certain property located at 111 Old Conyers Road from 'SR' (Suburban Residential) to 'PUD' (Planned Unit Development), to allow for construction of a mixed-use commercial/residential development as detailed in Exhibit A; and,

WHEREAS, the applicant simultaneously submitted two other applications to the City of Stockbridge ("City"):

1. Comprehensive Plan Amendment (CP-2024-02) – to request to change the future land use designation at 111 Old Conyers Road from Low-Density Residential to Special Purpose; and,

2. Variance (VR-2024-01) to:
   a) Reduce the parking requirements according to the number of bedrooms per apartment unit;
   b) Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ration of 75%/25% to a proposed ratio of 87.5%/12.5%;
   c) Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

WHEREAS, the current use of the subject property is vacant and undeveloped; and,

WHEREAS, the subject property is part of the TAD (Tax Allocation District) --a district designed to attract quality development in underutilized and/or distressed redevelopment areas; and,

WHEREAS, the City's Livable Centers Initiative (LCI Study) show that the location of the subject property is within the Growth Center of the Downtown Area of Stockbridge, in close proximity to key Downtown landmarks including the Amphitheater and Clark Park; and,

WHEREAS, the surrounding land use designations reflect a range of uses including: LDMU (low-density mixed use), low-density residential, PI (public institutional), and PRC (park/recreation/conservation); and,

WHEREAS, the current surrounding land use densities range from 1.5 units per acre to 16.36 units per acre; and,

WHEREAS, the City of Stockbridge 2024 Comprehensive Plan states that the intent of the Special Purpose future land use designation is for special, innovative projects which may include anything from different model residential, to larger mixed use or commercial development (pg. 51); and,

WHEREAS, the Special Purpose Future Land Use designation is compatible with all the zoning districts including the PUD District; and the proposed mixed-used development is consistent with the policy goals within the 2024 Comprehensive Plan (pgs. 42-44); and,

WHEREAS, the Stockbridge City Council and the Planning Commission have considered the following standards with any proposals that would cause change to the text or map of the Unified Development Code (UDC), giving due weight or priority to those factors that are appropriate to the circumstances of each proposal including:

1. Consistency with the Comprehensive Plan;
2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with consideration to whether the proposed change will help carry out the purposes of the City's Zoning Code;
3. Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community;
4. The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property;
5. The impact upon adjacent property owners should the request be granted;
6. The potential impact of the rezoning on City infrastructure including water and sewage system;
7. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes;

8. The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan; and
9. The ability of the subject land to be developed as it is presently zoned.

WHEREAS, based upon studies and research presented assessing these standards as detailed in Exhibit A, the Stockbridge City Council and the Planning Commission recommend approval of the applicant's request for Rezoning under the City of Stockbridge UDC Section 9.2.1(C) with conditions.

THEREFORE, IT IS NOW ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE GEORGIA AS FOLLOWS:

SECTION 1. Approval of Rezoning Case RZ-2024-02 with Conditions.

The City Council hereby has considered and approved the Rezoning application of Charlie Hightower, First National Land Trust, to change the future land use designation of 111 Old Conyers Road from Low-Density Residential to Special Purpose to allow for the construction of a mixed-use commercial and residential development, with conditions that:

1. The number of proposed units will be reduced from 200 units to 160 units (23.84 units per acre) due to the maximum density allowed by the requested Special Purpose Future land use designation which is 24 units per acre.

2. Flock cameras will be located at the entrance of the mixed-use development.

3. On the eastern side of the subject property, the 25-foot land strip shall be extended past the pool area found in the conceptual site plan.

4. The front facade of the residential building shall comprise not less than 50% of the combined materials such as brick, stone, or stucco or a combination of brick and stone. The remaining 20% may consist of stucco, shake, and/or cement fiberboard siding.

5. The side and rear façade of the residential building shall consist of any combination of primary materials including brick, stone and secondary materials including stucco, shake, and/or cement fiberboard but not to exceed 30% of the entire building.

6. The colors should consist of a cohesive, complementary palette. Limited use of the accent color is permitted as long as they are not bright or not fluorescent and compliment the overall palette of the material.

7. The proposed mixed-used development shall not exceed four stories.

SECTION 2. Severability - To the extent any portion of this Resolution is declared to be invalid, unenforceable, or non-binding, which shall not affect the remaining portions of this Resolution.

SECTION 3. Repeal of Conflicting Provisions - All City Resolutions inconsistent with this Resolution are hereby repealed.

SECTION 4. 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 5. Effective Date. This resolution shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 6. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

SO RESOLVED this 8th day of July 2024

[SIGNATURES ON THE FOLLOWING PAGE]

SO BE IT ORDAINED this 8th day of July, 2024.

CITY OF STOCKBRIDGE, GEORGIA

Anthony S. Ford, Mayor

ATTEST:

Vanessa Holiday, City Clerk

APPROVED AS TO FORM:

Quinton G. Washington, City Attorney

Stockbridge

Where Community Connects

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: June 20, 2024 (Planning Commission)

July 8, 2024 (Mayor and Council)

Subject: #RZ-2024-02 For 111 Old Conyers Road

I. PURPOSE

Consider a rezoning request by Charlie Hightower of First National Land Trust to rezone certain property located at 111 Old Conyers Road from 'SR' (Suburban Residential) to 'PUD' (Planned Unit Development) to allow for the construction of a mixed-use development, that will include both commercial and residential uses.

The applicant also simultaneously submitted two other applications to the City of Stockbridge as are listed below:

- **Comprehensive Plan Amendment (CP-2024-02)** – The applicant requests to change the future land use designation from Low-Density Residential to Special Purpose.

- **Variance (VR-2024-01)** – The applicant submitted three variances on the subject property which are as follows:

    1. Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit.

    2. Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.

3. Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

II. Background

Proposed Development	Mixed-use development with 200 residential units that will include commercial spaces on the ground floor
Site Address	111 Old Conyers Road
Parcel Identification	S24-01017000
Parcel Acreage	6.71 +/- acres
Applicant	Charlie Hightower
Agent:	Charlie Hightower
Owner:	Solutions Development, LLC.
Current Zoning	SR (Suburban Residential)
Current Use	The property is vacant, undeveloped with an intermittent stream that is located near the southeast corner of the site. At least 3 acres of the property is in the Brush Creek

SURROUNDING LAND USE AND ZONING

Location	Existing Land Use	Existing Zoning
Property to the North	Vacant; Publix Shopping Center	C-2 (General Commercial District)
	Stockbridge Lakes Bed & Breakfast	C-3 (Heavy Commercial District)
Property to the South	Downtown Food mart (Convenience store)	C-2 (General Commercial District)
	Korner Store (Convenience store)	C-2 (General Commercial District)
	Stockbridge Public Works Department	C-2 (General Commercial District)

Property to the East	God First Breakthrough Ministries	OI (Office Institutional District)
Property to the West	Cochran Park	DT (Downtown District)

III. Finding of Facts

1. The applicant has requested a Comprehensive Plan Amendment (CP-2024-02) to change the future land use designation from Low-Density Residential to Special Purpose.

2. The applicant submitted three variances (VR-2024-01) on the subject property which are as follows:

   a) Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit.

   b) Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.

   c) Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

3. The vicinity of the area is mostly residential with the following zoning classifications: C-2 (General Commercial District), C-3 (Heavy Commercial District), OI (Office Institutional District), DT (Downtown District), and SR (Suburban Residential District).

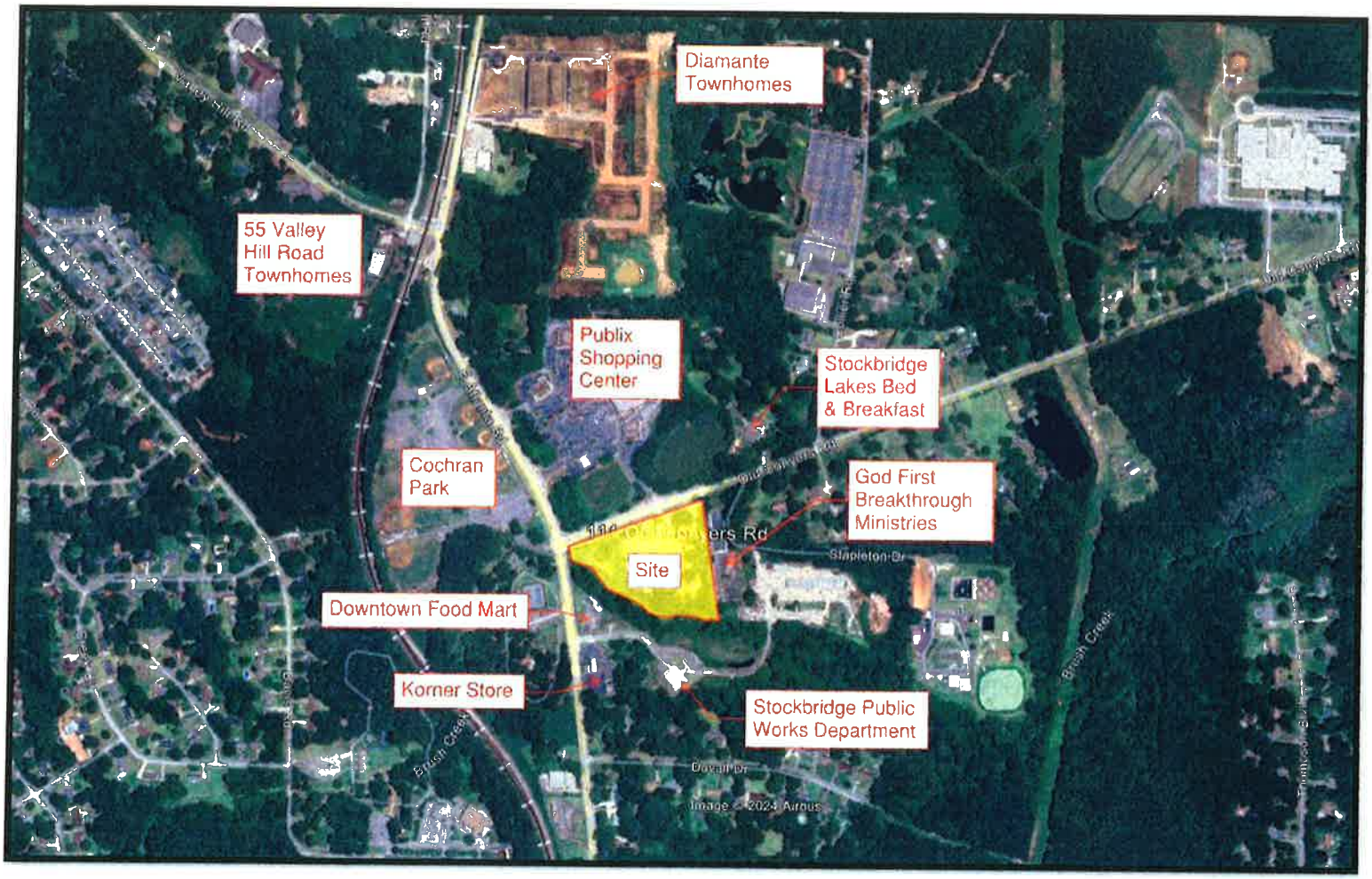
4. The surrounding land use designations that are in the vicinity of the area are as follows: LDMU (Low Density Mixed Use), PI (Public/Institutional), and PRC (Park/Recreation/Conservation).

5. 3.87 acres of the subject property are located inside the Parkway Mixed Use Overlay District.

6. The subject property is a part of the TAD (Tax Allocation District) a district that is designed to attract quality development to an underutilized or distressed redevelopment area.

IV. Maps, Site Plan, and Renderings

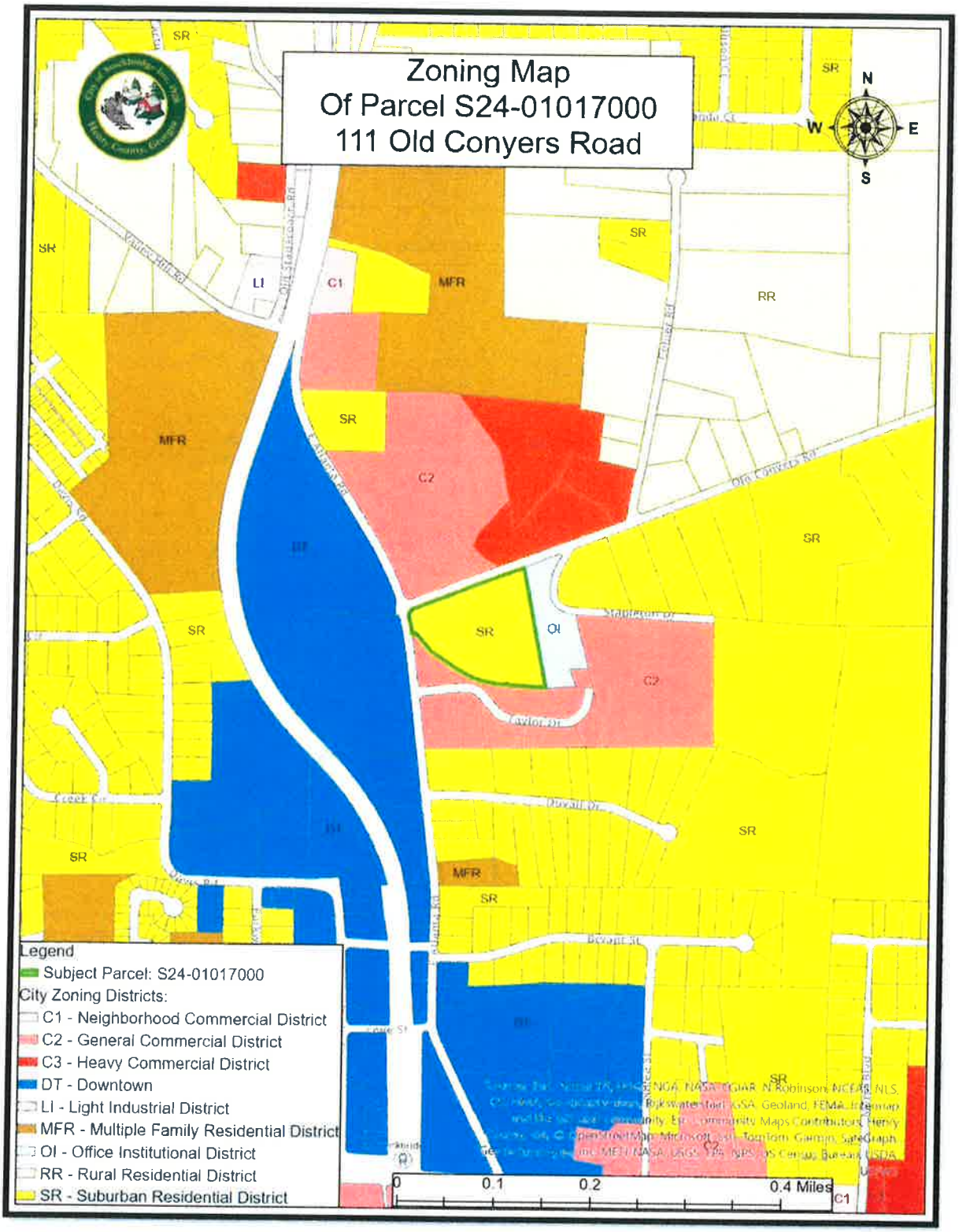
Vicinity Map



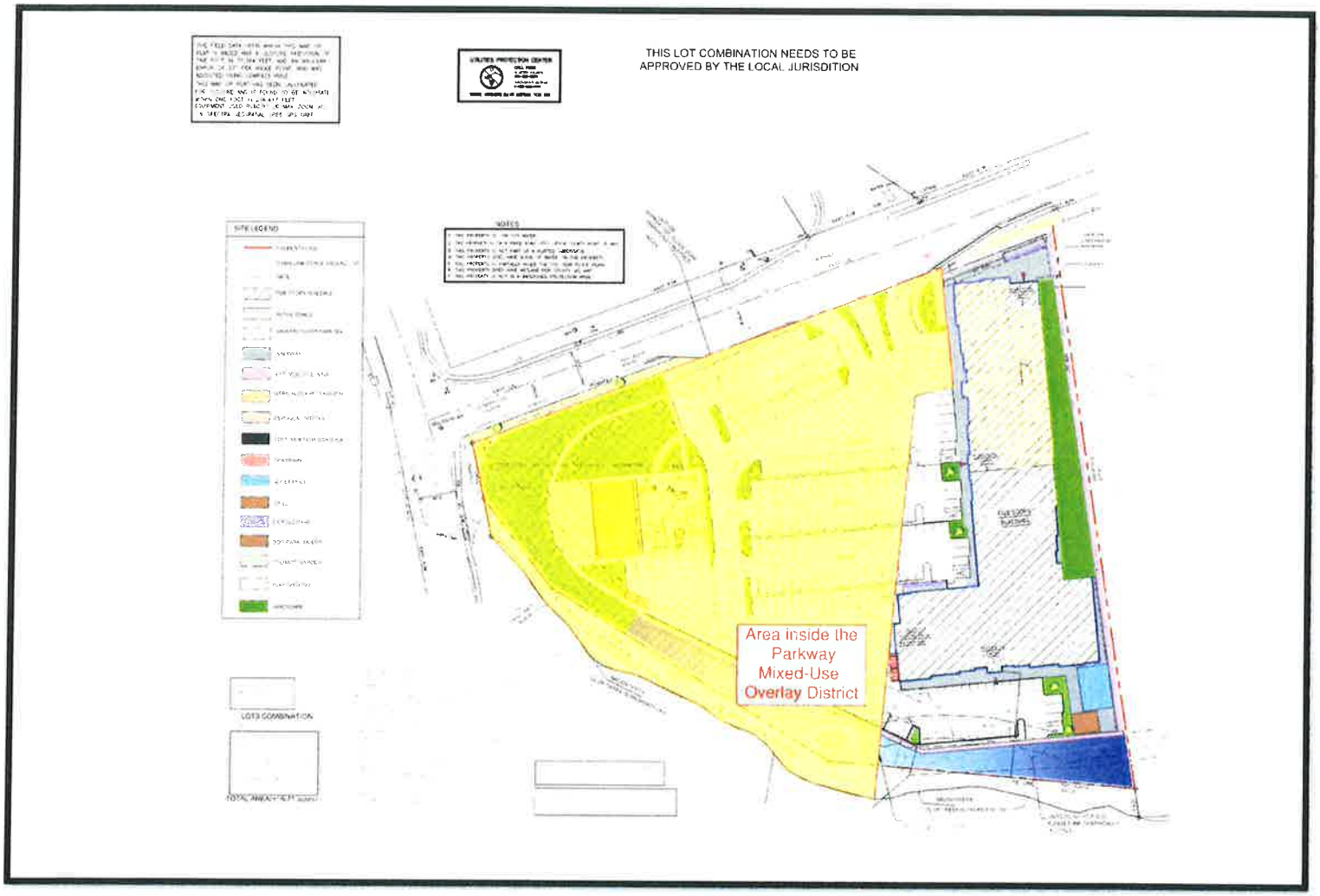
Aerial Photo with Site Plan

111 Old Conyers Rd
Old Conyers Rd
Stockbridge Public Works
Heritage Community Park
Bear Creek
Bear Creek
Bear Creek

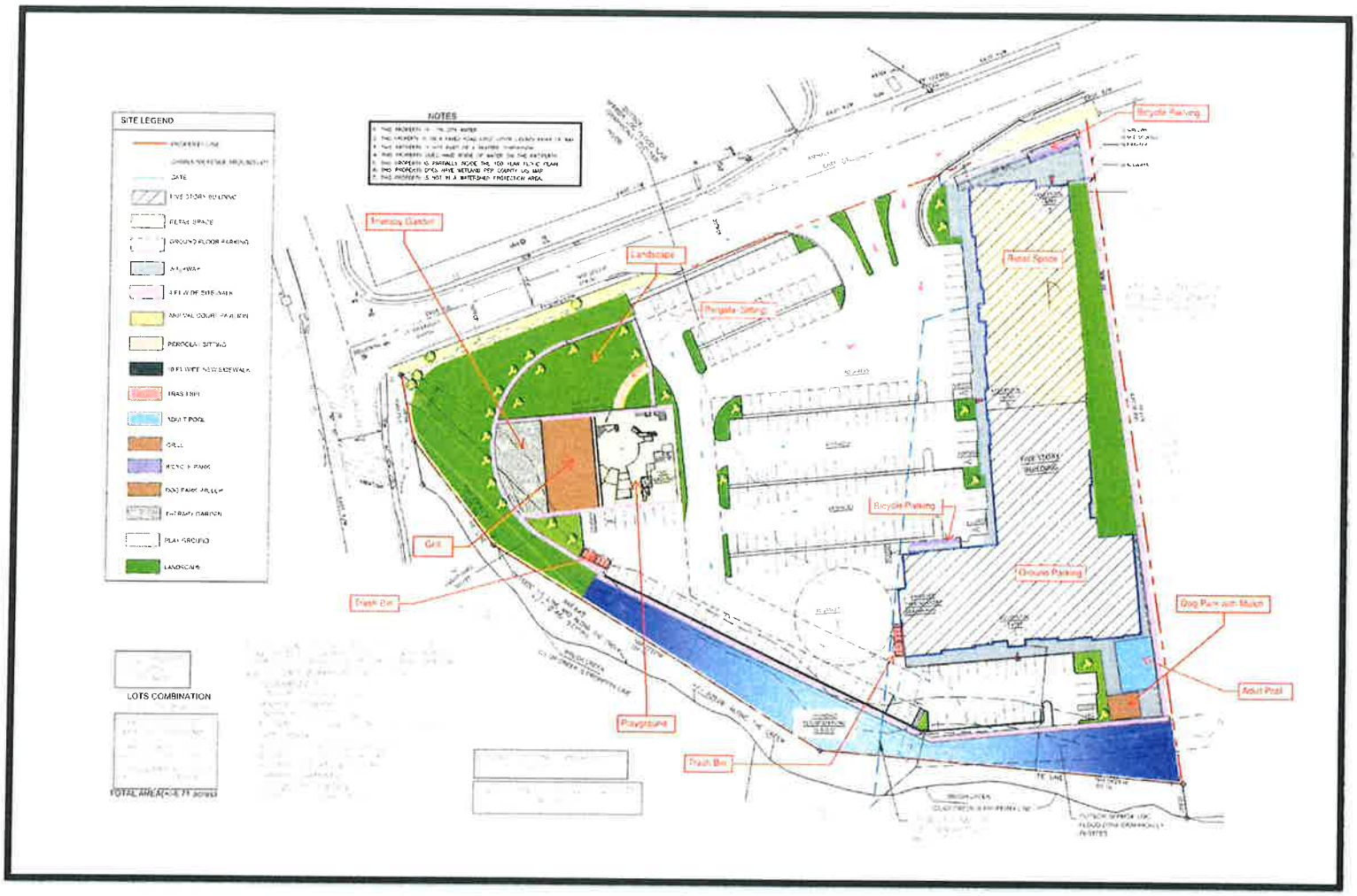
Zoning Map of 111 Old Conyers Road



Location of Part of 111 Old Conyers Road in the Parkway Mixed Use Overlay District



Site Plan of 111 Old Conyers Road



Development Data Summary for Site Plan of 111 Old Conyers Road

BUILDING AREA:

1st FLOOR	48,000	S.F.
2nd FLOOR	48,000	S.F.
3rd FLOOR	48,000	S.F.
4th FLOOR	48,000	S.F.
5th FLOOR	48,000	S.F.
TOTAL	240,000	S.F.

EXISTING ZONING: SUB URBAN RESIDENTIAL DISTRICT

PROPOSED USE: MIXED-USE (COMMERICAL AT GROUND FLOOR AND LIVING UNITS AT TOP FLOORS

FLOOR PLAN TYPES AND NUMBER OF UNITS

UNIT TYPE		AREA	# UNITS
"A"	STUDIO, 1 BATH	477 S.F.	95
"B"	1 BEDROOM, 1 BATH	835 S.F.	95
"C"	2 BEDROOMS, 2 BATH	900 S.F.	6
"D	3 BEDROOMS, 2 BATH	1,240 S.F.	4
		3,452 S.F. X	200 =690,400 S.F. (TOTAL RESIDENTIAL AREA)

PARKING -RESIDENTIAL

UNIT	REQUIRED	PROPOSED
STUDIO	1.25 PER UNIT 95X1.25=	119
1 BEDROOM	1.25 PER UNIT 95X1.25=	119
2 BEDROOMS	1.75 PER UNIT 6X1.75=	11
3 BEDROOMS	1.25 PER UNIT 4X2.0=	8
TOTAL RESIDENTIAL PARKING PROPOSED	200 UNITS	257

PARKING - RETAIL

GENERAL RETAIL UG 6 (15,000 S.F. AT FIRST FLOOR)
(5) SPACE/1,000 SF 75 PARKING SPACE REQUIRED
79 PARKING SPACE PROVIDED

TOTAL PARKING SPACE PROVIDED: 336
(257 RESIDENTIAL+79 RETAIL)

ACCESSIBLE SPACES REQUIRED
FOR 301-400 8 PARKING SPACE REQUIRED
8 PARKING SPACE PROVIDED

TRASH

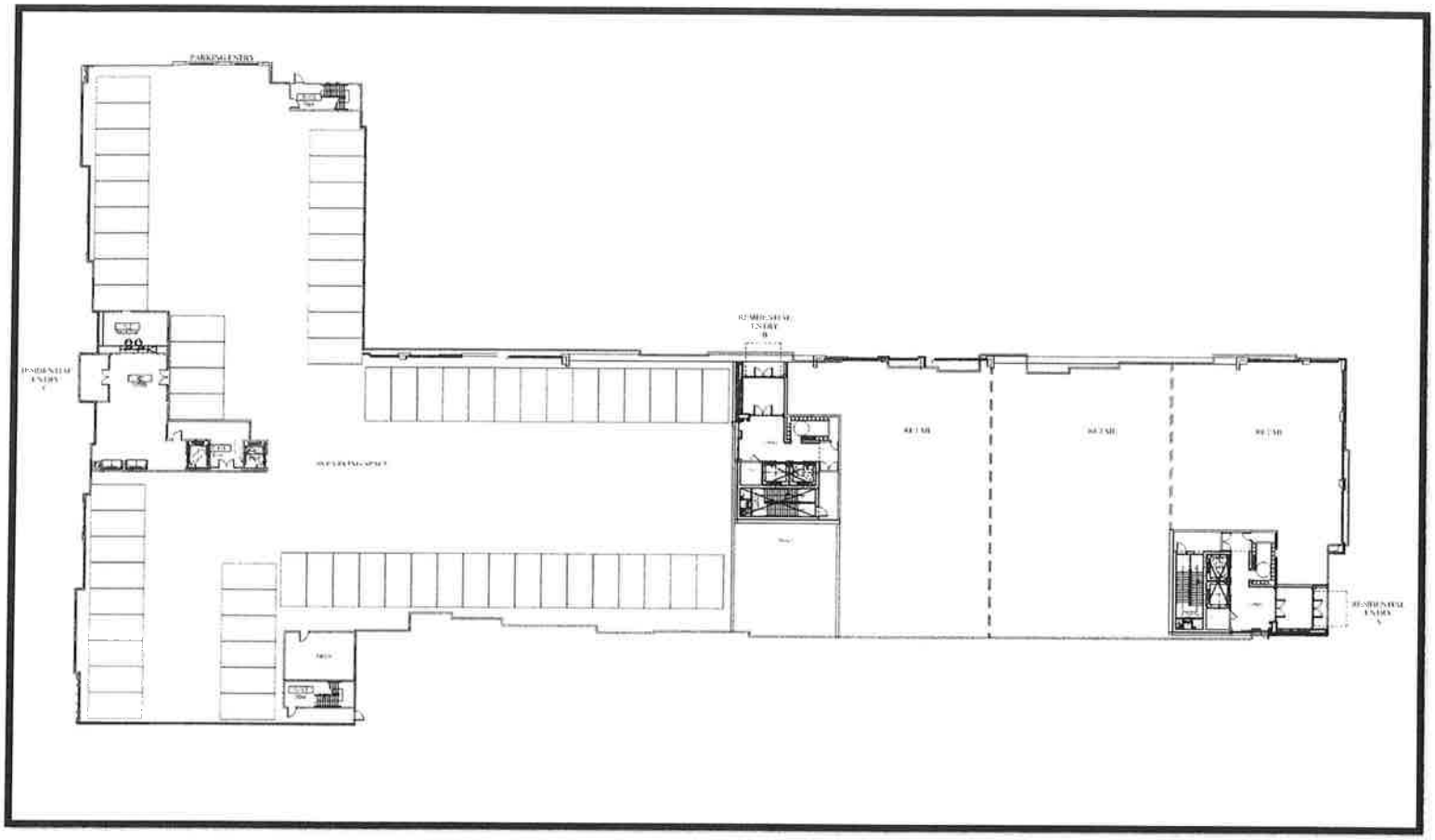
TRASH BINS REQUIRED	10
TRASH BINS PROVIDED	12

AREA TABULATION

BUILDING FOOT PRINT	48,000 S.F.
NET OPEN SPACE	221,267 S.F. (82.1%)

Exterior Elevations of Proposed Mixed Use Development

First Floor Plan of Proposed Mixed-Use Development



LCI Study Showing Location of Property as part of Growth Center in Downtown Area of Stockbridge

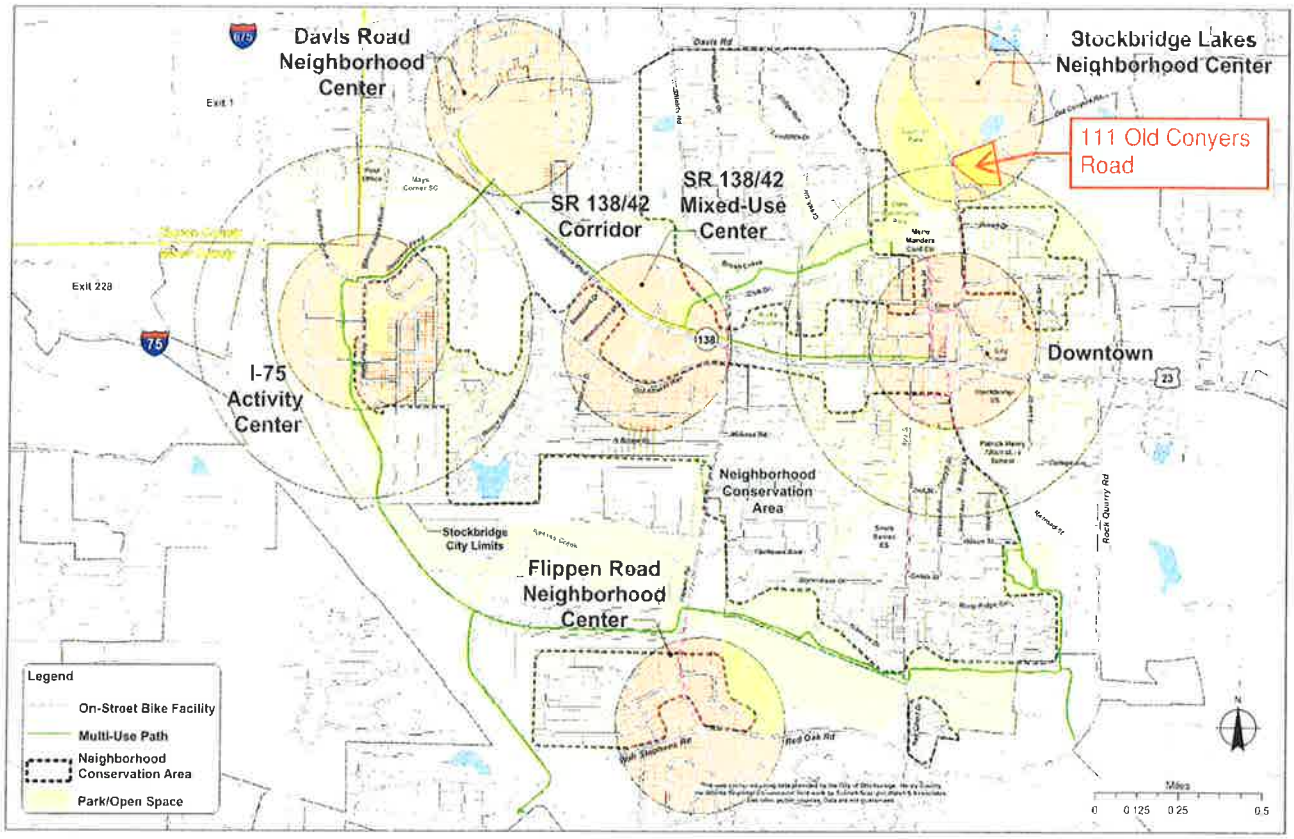
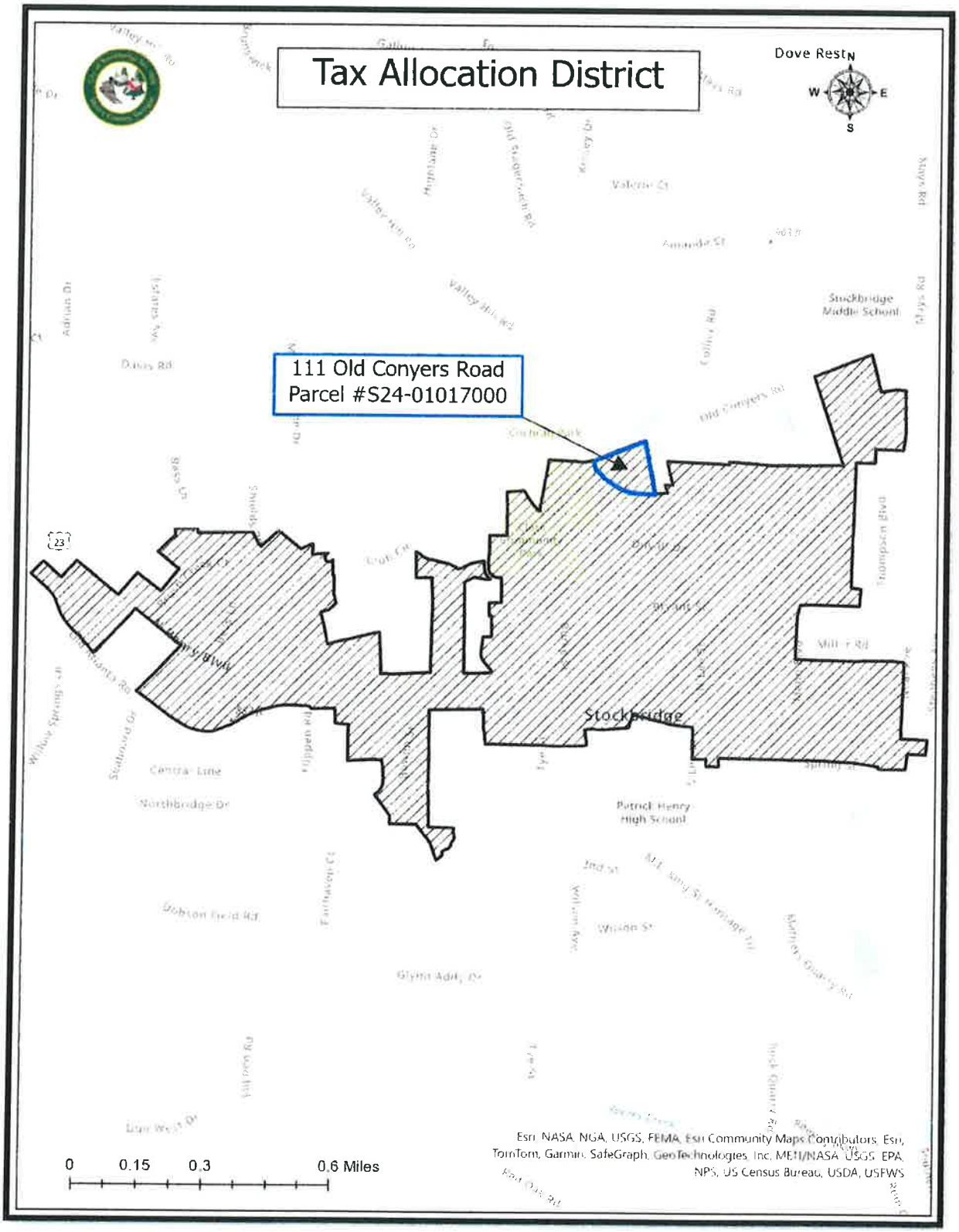
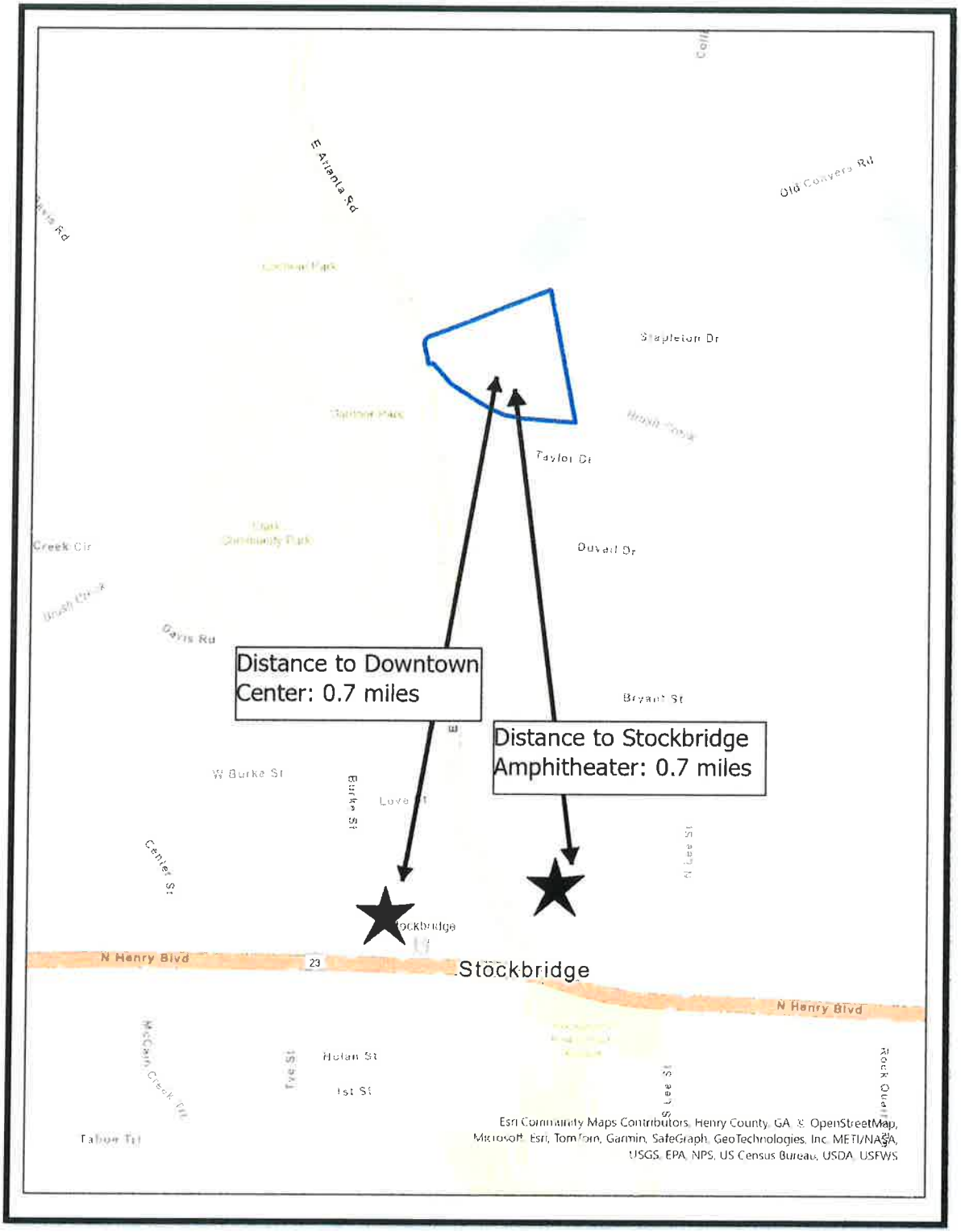


Figure 4.1: Growth Centers

Tax Allocation District Map Showing 111 Old Conyers Road



Distance from Proposed Mixed-Use Development to Amphitheater, Clark Park, and Downtown Area of Stockbridge



IV. Analysis

Project Description

The applicant, Charlie Hightower of First National Land Trust, proposes to build a mixed-use development that will consist of a five-story building with 200 apartment units and commercial spaces that will be located on the ground floor. Of the proposed 200 apartment units, 95 units will be studios, 95 will be one-bedroom units with one bathroom, 6 will be two-bedroom units with two bathrooms, and 4 will be 3 bedroom-units with 2 bathrooms. There will be a total of three retail spaces with a combined total of 15,000 square feet on the first floor of the proposed building. The proposed mixed-use development will provide vehicular access to the site with a deceleration lane that will be located along Old Conyers Road.

The proposed mixed-use development will include the following amenities: a four-foot sidewalk, an arrival court pavilion, a sitting pergola, a grill, a therapy garden, a playground, an adult pool, a 10-foot sidewalk, a dog park with mulch, and an open landscape. The development will also include a 16,800 square foot retention pond along with twelve trash bins that will be located on the site.

Lastly, the proposed mixed-use development will provide a total of 336 parking spaces. Of the 336 parking spaces that will be provided, 257 will be residential and 79 will be provided for the retail spaces that will be located on the ground floor of the proposed five-story building. Of the 257 residential parking spaces that will be provided, 119 parking spaces will be provided to the residents living in the studio apartment units, 119 parking spaces will be provided to the residents living in the one-bedroom apartment units, 11 parking spaces will be provided to the residents living in the two-bedroom apartment units, and 8 parking spaces will be provided to the residents living in the three-bedroom apartment units.

Currently, the subject property is zoned SR (Suburban Residential). However, the SR zoning district provides a list of permitted use, which does not include mixed-use developments. Thus, the applicant has requested to rezone the subject property from SR (Suburban Residential District) to PUD (Planned Unit Development). The PUD zoning district provides a list of permitted uses, which does include both apartments and commercial uses.

Residential Parking Spaces (Proposed) Residential multifamily high-rise (40 + units/acre)

Unit Type	Number of Units	Number of Parking Spaces
Studio	95	119
1 bedroom	95	119
2 bedroom	6	11
3 bedroom	4	8
Total Residential Parking Spaces (Proposed)	200	257

Residential Parking Spaces (Required) - Residential, multifamily (fewer than 40 units/acre)

Unit Type	Number of Units	Number of Parking Spaces
Studio	95	133
1 bedroom	95	133
2 bedroom	6	12
3 bedroom	4	9
Total Residential Parking Spaces (Proposed)	200	287

Commercial Parking Spaces (Proposed)

5 parking spaces per 1,000 square feet	79 required for commercial spaces

Overall Number of Parking Spaces (Proposed)

Residential Parking Spaces (Proposed)	257
Total Commercial Parking Spaces (Proposed)	79
Overall Number of Parking Spaces	336

Overall Number of Parking Spaces (Required)

Residential Parking Spaces (Proposed)	287
Total Commercial Parking Spaces (Proposed)	79
Overall Number of Parking Spaces	366

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.1 C):**

The Planning Commission and the City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

The City of Stockbridge 2024 Comprehensive Plan identifies on page 43 the following housing goals: (1) "To provide a variety of housing choices to suit the changing needs and lifestyles of City residents" and, (2) "to provide additional housing in the downtown core." Thus, the requested rezoning of the subject property located at 111 Old Conyers Road to allow for the proposed mixed-

use development would meet the requirement of the housing goals that are found in the City of Stockbridge 2024 Comprehensive Plan. In addition, the mixed-use development would meet the following housing policy that are listed on page 43 of the City of Stockbridge 2024 Comprehensive Plan:

- Provide a mixture of housing options to attract young professionals, singles, and small families.

The applicant has requested a Comprehensive Plan Amendment to change the future land use designation from the existing Low-Density Residential to Special Purpose. The purpose and intent of the Special Purpose land use designation is to "to allow for special, innovative projects which could include anything from different model residential to larger mixed use or commercial development." Since the applicant has requested a high density of 29.80 units per acre, the requested Special Purpose land use designation would be appropriate. Page 45 of the 2024 Comprehensive Plan states the requested PUD (Planned Unit Development) is compatible with all of the future land use designations, which includes the requested Special Purpose land use designation.

2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.**

   The development of the site as a mixed-use development with retail and residential meets the purpose and intent of the Stockbridge Unified Development Code. Section 1.4 of the Stockbridge Unified Development Code provides a list of objectives to accomplish which are listed below.

   A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge.

   I. Encourage the most appropriate and best use of land, buildings, and other structures throughout the city.

   The proposed mixed-use development is also consistent with the purpose and intent of the requested PUD (Planned Unit Development) zoning district. Section 2.4.13 of the Stockbridge Unified Development Code states that the intent and purpose of the PUD zoning district is to

   - Allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones.
   - Provide an appropriate district for mixed-use developments; and
   - Allow flexibility in design for environmentally challenged properties.

Since the applicant is preserving an open landscape and is providing both a 4 foot sidewalk and a 10 foot sidewalk, the proposed mixed-use development would meet the overall design goals of a PUD development which is found in Section A.

- "In designing a PUD development, special attention should be focused on the arrangement of buildings and other improvements for the orderly function and aesthetics, **the preservation of open space for the use of residents and workers in the development**, the variety of housing types and densities necessary to achieve a balanced neighborhood, and the **provision of a pedestrian environment separate from the vehicular environment**." – Section 2.4.13 A of the Stockbridge Unified Development Code

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

The requested rezoning from SR (Suburban Residential) to PUD (Planned Unit Development) will have a positive effect on the vicinity of the area in various ways. While other areas in the city of Stockbridge have seen residential growth over the past couple of years, this area lacks modern residential growth. Currently, there are three townhome developments that have been approved within the vicinity of the area. Diamante Townhomes, which is located 0.8 miles away from the proposed mixed-used development, is currently building 200 units on 27.73 total acres for a density of 7 units per acre. The recently approved D.R. Horton townhome development, located 0.5 miles away from the proposed townhomes, is building 156 units on 24.908 total acres for a density of 6.26 units per acre. Since the area is lacking mixed-use developments, this will serve as a catalyst for future mixed-use developments to be built in the area.

Second, the proposed mixed-use development will be beneficial since the site is a prime location to the downtown area, amphitheater, the parks, and the shopping center. The Stockbridge Amphitheater is 0.2 miles away from the proposed mixed-use development, while the downtown area of Stockbridge is 0.2 miles. In addition, the proposed mixed-use development is adjacent from both the Publix Shopping and Cochran Park which will make it convenient for incoming residents to walk.

Recent studies that focused on the city of Stockbridge also recommended that there is a need for new housing in the downtown area of Stockbridge. The City of Stockbridge Livable Centers Initiative (LCI Study) from 2012 selected a series of growth centers and the subject property is included. The LCI study created a list of recommendations the city should follow that will impact the residents both in the short term and long term. Among the recommendations the LCI Study recommended was that the future land use of the property be changed from Low-Density Residential to Mixed-Use. The Downtown Residential and Retail Market Analysis, which focused on the retail and housing market in the downtown area of Stockbridge, stated that, "In downtown Stockbridge, new condominiums, attached townhomes, and clustered single-family home with a variety of price points will help satisfy a diversity of housing needs." The Downtown Residential and Retail Market Analysis also stated, "Downtown Stockbridge has an opportunity to transform into a higher density, walkable town center with restored historic buildings, a variety of new housing options, mixed-use development, and park space." Moreover, the City of Stockbridge Livable Centers Initiative (LCI Study) from 2012 stated on page 76 that "To position Stockbridge for changing local, regional, and national market and demographic trends, particularly the needs of aging residents and the so-called Millennials, the downtown must be revitalized in a way that builds on its historic character and positions it as a walkable, mixed-use alternative to surrounding areas – many of which will be less suitable to adapt to these changes."

Lastly, the proposed mixed-use development will provide an alternative type of housing for young professionals who are choosing apartments in areas that provide access to both employment and retail. Moreover, the retail uses that will be added as part of the proposed mixed-use development will provide additional job opportunities to the residents living in the vicinity of the area.

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

The developer is likely to encounter several hurdles while constructing the proposed mixed-use development, due to the distinctive physical characteristics of the subject property. First, the property's relatively flat terrain and irregular contours have already influenced the existing site design. Moreover, the property's position along city water (Brush Creek), its mildly wooded areas, and the varying elevations across the site add layers of complexity to the development process. In addition, there is a gravel egress that is located at the entrance of the subject property.

5. **The impact upon adjacent property owners should the request be granted.**

Since the subject property is surrounded by a commercial shopping center, a church, and a park, the proposed mixed-use development will not have any negative impact on any residential properties.

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

A letter from the Stockbridge Public Works Department dated May 6, 2024, states that water service can be made available to the subject property. However, the letter also states that all costs associated with connecting to the water and sewer are the developer's responsibility. The letter also states that the developer must adhere to the City's Minimum Development Standards. In addition, the letter states that if plans are not submitted within one year (May 6, 2025), the reservation of capacity will expire.

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

A Trip Generation Memorandum was prepared by Lowe Engineers on May 24, 2024, to calculate the anticipated number of vehicular trips that the proposed mixed-use development would generate on Old Conyers Road and Atlanta Road. The Trip Generation Memorandum concluded that the proposed mixed-use development is expected to generate a total of 1,478 net daily trips (739 inbound and 740 outbound). The proposed mixed-use development is expected to generate 99 AM Peak hour trips (33 inbound and 66 outbound) and 143 PM peak hour trips (80 inbound and 63 outbound). More information about the number of trips the proposed mixed-use development is expected to generate can be found in the table below.

Table 1: ITE Trip Generation Results

Land Use Information	Reduction %	Project Trips Total	inbound	Outbound	Equation Used[1]	In / Out Distribution
221 - Multifamily Housing (Mid-Rise)					**200**	**Dwelling Units**
Daily		908	454	454	T =4.77(X)-46.46	50% / 50%
AM Peak Hour		76	18	58	T = 0.44(X)-11.61	23% / 77%
PM Peak Hour		78	48	30	T = 0.39(X)+0.34	61% / 39%
822 - Strip Retail Plaza (<40k)					**15,000**	**S.F.**
Daily		863	431	432	T =42.20(X)+229.68	50% / 50%
AM Peak Hour		35	21	14	T =2.36X)	60% /40%
PM Peak Hour		99	49	50	T = 6.59(X)	50% / 50%
Reductions for Pass-By Trips						
Daily	34%	293	147	147		
AM Peak Hour	34%	12	6	6		
PM Peak Hour	34%	34	17	17		
Totals						
Daily		**1,771**	**886**	**885**		
AM Peak Hour		**111**	**39**	**72**		
PM Peak Hour		**177**	**97**	**80**		
Reductions for Pass-By Trips						
Daily		**293**	**147**	**147**		
AM Peak Hour		**12**	**6**	**6**		
PM Peak Hour		**34**	**17**	**17**		
Net External Daily		**1,478**	**739**	**740**		
Net External AM Peak Hour		**99**	**33**	**66**		
Net External PM Peak Hour		**143**	**80**	**63**		

[1] *Where: T = Trips; X = Density by Variable*

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

The rezoning request for the property from SR (Suburban Residential) to PUD (Planned Unit Development) aligns well with the Stockbridge Unified Development Code's policies and objectives. This transition is in harmony with the strategic vision for the area's growth and development.

Additionally, the proposed development adheres to the regulations of the PUD zoning district, ensuring that the proposed mixed-use development follows the goals of the PUD zoning district. The development's consistency with the Future Land Use Designation of Special Purpose further indicates that it is designed with the City of Stockbridge Comprehensive Plan. This foresight demonstrates a commitment to the area's long-term development goals.

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

The current zoning of the subject property as SR (Suburban Residential) permits the construction of single-family residences, such as houses. Historical data indicates that there were three residential structures that were previously built on the property. Despite this, the property has been vacant since last year, and no new development proposals have been put forward for this property.

V. STAFF RECOMMENDATION

Staff recommends **approval with conditions** to rezone the subject property from SR (Suburban Residential) to PUD (Planned Unit Development) with the following conditions:

1. The number of proposed units will be reduced from 200 units to 160 units (23.84 units per acre) due to the maximum density allowed by the requested Special Purpose Future land use designation which is 24 units per acre.

2. Flock cameras will be located at the entrance of the mixed-use development.

3. On the eastern side of the subject property, the 25-foot land strip shall be extended past the pool area found in the conceptual site plan.

4. The front facade of the residential building shall be comprised of not less than 50% of the combined materials such as brick, stone, or stucco or a combination of brick and stone. The remaining 20% may be comprised of stucco, shake, and/or cement fiberboard siding.

5. The side and rear façade of the residential building shall be comprised of any combination of primary materials including brick, stone and secondary materials including stucco, shake, and/or cement fiberboard but not to exceed 30% of the entire building.

6. The colors should consist of a cohesive, complimentary palette. Limited use of the accent color is permitted as long as they are not bright or not fluorescent and compliment the overall palette of the material.

7. The proposed mixed-used development shall not exceed four stories.

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

VARIANCE NO. VR2024-01

AN APPROVING VARIANCE APPLICATION (VR-2024-01) TO ALLOW FOR THE CONSTRUCTION OF A MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT AT THE 6.71+ ACRE SITE, 111 OLD CONYERS ROAD

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

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and,

WHEREAS, the applicant Charlie Hightower, First National Land Trust, seeks Council consideration of an application for variance (VR-2024-01) to allow for the construction of a mixed-use commercial and residential development, at the 6.71+acre site, 111 Old Conyers Road as detailed in Exhibit A.

WHEREAS, the applicant requests three variances under the City of Stockbridge Unified Development Code **(UDC) Section 10.1.1** to:

1. Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit.
2. Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.
3. Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

WHEREAS, under **UDC Section 10.1.1** upon findings by the Mayor and City Council that all the following conditions are met a variance may be granted:

A. Where owing to special conditions, a literal enforcement of the provisions of this Unified Development Code will result in an individual case resulting in unnecessary hardship.

B. A variance shall observe the spirit of this Unified Development Code, secure public safety and welfare, and deliver substantial justice.

C. The existence of a nonconforming use on adjacent or nearby property shall not constitute a justification for granting a variance.

D. The Planning Commission shall make recommendations to the Mayor and City Council which shall have the authority to render a decision on a variance application pursuant to the public notice and hearing requirements set forth in Chapter 9.

E. A variance may not be granted for a use specifically prohibited by the UDC. A variance is intended to compensate for a shortfall in a dimension of property that would prevent the property from complying with a site design standard. Variances may only be granted following a review of an application against the criteria under **UDC Section 10.1.3.**

WHEREAS, upon findings by the Mayor and City Council that all the following conditions under **UDC Section 10.1.3** are met a variance may be granted:

1. Extraordinary and exceptional circumstances pertaining to the particular piece of property exist due to its size, shape, or topography that are not found on other properties in the same zoning district.

2. A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.

3. Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district.

4. The variance will be consistent with the purposes and intent of this Unified Development Code, will be compatible with uses on neighboring properties, and will serve the public welfare.

5. The extraordinary circumstances are not the result of actions by the applicant.

6. The variance is the minimum relief that will allow the legal use of the land, building or structure.

7. The variance is not a request to permit the use of land, buildings or structures that is prohibited in the same zoning district.

8. The requested PUD zoning districts provide a list of permitted uses, which includes mixed-used developments.

WHEREAS, the applicant simultaneously submitted two other applications that have been approved by the City:

1. Comprehensive Plan Amendment (CP-2024-02) – to request to change the future land use designation at 111 Old Conyers Road from Low-Density Residential to Special Purpose; and,

2. Rezoning Application (RZ-2024-02) – to change the future land use designation of 111 Old Conyers Road from Low-Density Residential to Special Purpose to allow for the construction of a mixed-use commercial and residential development, with conditions.

WHEREAS, the current use of the subject property is vacant and undeveloped; and the Henry County Tax Assessors record indicates that 111 Old Conyers Road is being used as a "transitional use" site; and,

WHEREAS, the subject property is part of the TAD (Tax Allocation District) --a district designed to attract quality development in underutilized and/or distressed redevelopment areas; and,

WHEREAS, the City's Livable Centers Initiative (LCI Study) show that the location of the subject property is within the Growth Center of the Downtown Area of Stockbridge, in close proximity to key Downtown landmarks including the Amphitheater and Clark Park; and,

WHEREAS, the surrounding land use designations reflect a range of uses including: LDMU (low-density mixed use), low-density residential, PI (public institutional), and PRC (park/recreation/conservation); and,

WHEREAS, the current surrounding land use densities range from 1.5 units per acre to 16.36 units per acre; and,

WHEREAS, the City of Stockbridge 2024 Comprehensive Plan states that the intent of the Special Purpose future land use designation is for special, innovative projects which may include anything from different model residential, to larger mixed use or commercial development (pg. 51); and,

WHEREAS, the Special Purpose Future Land Use designation is compatible with all the zoning districts including the PUD District; and the proposed mixed-used development is consistent with the policy goals within the 2024 Comprehensive Plan (pgs. 42-44); and,

WHEREAS, the Stockbridge City Council and the Planning and Zoning Staff have considered the following requests with the standards and regulations of the Unified Development Code (UDC), giving due weight or priority to those factors that are appropriate to the circumstances; and

WHEREAS, based upon studies, research presented assessing these standards as detailed in Exhibit A, and the staff analysis, the Planning and Zoning Staff recommend approval of Variance #1 and Variance #3 with conditions.

THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE GEORGIA AS FOLLOWS:

SECTION 1. Approval of Variance Application (VR-2024-01): - To allow for the construction of a mixed-use commercial/residential development, at the 6.71+acre site, 111 Old Conyers Road as follows:

1. **Variance #1** – To Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units will have only one parking space instead of prior requirement of 1.25 parking spaces per unit, and two-bedroom units will have 1.25 parking spaces per unit instead of the prior requirement of 1.75 parking spaces per unit. **(UDC Section 4.85 (A))**. *Staff discovered that an incorrect calculation in the parking reductions was utilized, therefore, the required parking calculation resulted in 287 residential parking spaces with 79 retail parking totaling 366 parking spaces and the applicant did not provide the proposed total reduced parking spaces. Therefore, staff recommended approval to reduce residential parking by 30 spaces, resulting in a total of 336 spaces.

2. **Variance #3** [Variance #2 non-applicable] - To Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre. **APPROVED WITH CONDITIONS** (The number of proposed units will be reduced from 200 units to 160 units (23.84 units per acre) due to the maximum allowed by the requested Special Purpose Future land use designation).

SECTION 2. Severability - To the extent any portion of this Resolution is declared to be invalid, unenforceable, or non-binding, which shall not affect the remaining portions of this Resolution.

SECTION 3. Repeal of Conflicting Provisions - All City Resolutions inconsistent with this Resolution are hereby repealed.

SECTION 4. 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 5. Effective Date. This resolution shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 6. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

SO RESOLVED this 8th day of July 2024

[SIGNATURES ON THE FOLLOWING PAGE]

SO BE IT ORDAINED this 8th day of July, 2024.

CITY OF STOCKBRIDGE, GEORGIA

Anthony S. Ford, Mayor

ATTEST:

Vanessa Holiday, City Clerk

APPROVED AS TO FORM:

Quinton G. Washington, City Attorney

Stockbridge

Where Community Connects

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: June 20, 2024 (Planning Commission)

July 8, 2024 (Mayor and Council)

Subject: #VR-2024-01 For 111 Old Conyers Road

I. PURPOSE

Consider a variance application (VR-2024-01) by Charlie Hightower of First National Land Trust to allow for the construction of a mixed-use development, that will include both commercial and residential uses at 111 Old Conyers Road The property is 6.71 +/- total acres.

The applicant is requesting three variances from the development regulations in the Unified Development Code. These variances are as follows:

1. Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit.

2. Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.

3. Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

The applicant also simultaneously submitted two other applications to the City of Stockbridge which are listed below:

- **Comprehensive Plan Amendment (CP-2024-02)** – The applicant requests to change the property's future land use designation of Low-Density Residential to Special Purpose.

- **Rezoning (RZ-2024-02)** – The applicant requests to rezone the subject property from SR (Suburban Residential) to PUD (Planned Unit Development).

II. Background

Proposed Development	Mixed-use development with 200 residential units that will include commercial spaces on the ground floor
Site Address	111 Old Conyers Road
Parcel Identification	S24-01017000
Parcel Acreage	6.71 +/- acres
Applicant	Charlie Hightower
Agent:	Charlie Hightower
Owner:	Solutions Development, LLC.
Current Zoning	SR (Suburban Residential)
Current Use	The property is vacant, undeveloped with an intermittent stream that is located near the southeast corner of the site.

SURROUNDING LAND USE AND ZONING

Location	Existing Land Use	Existing Zoning
Property to the North	Vacant; Publix Shopping Center Stockbridge Lakes Bed & Breakfast	C-2 (General Commercial District) C-3 (Heavy Commercial District)

Property to the South	Downtown Food mart (Convenience store) Korner Store (Convenience store) Stockbridge Public Works Department	C-2 (General Commercial District) C-2 (General Commercial District) C-2 (General Commercial District)
Property to the East	God First Breakthrough Ministries	OI (Office Institutional District)
Property to the West	Cochran Park	DT (Downtown District)

III. Finding of Facts

1. The applicant requests to change the property's future land use designation of Low-Density Residential to Special Purpose.

2. The applicant requests to rezone the subject property from SR (Suburban Residential) to PUD (Planned Unit Development).

3. The vicinity of the area is mostly residential with the following zoning classifications: C-2 (General Commercial District), C-3 (Heavy Commercial District), OI (Office Institutional District), DT (Downtown District), and SR (Suburban Residential District).

4. The surrounding land use designations that are in the vicinity of the area are as follows: LDMU (Low Density Mixed Use), PI (Public/Institutional), and PRC (Park/Recreation/Conservation).

5. 3.87 acres of the subject property are located inside the Parkway Mixed Use Overlay District.

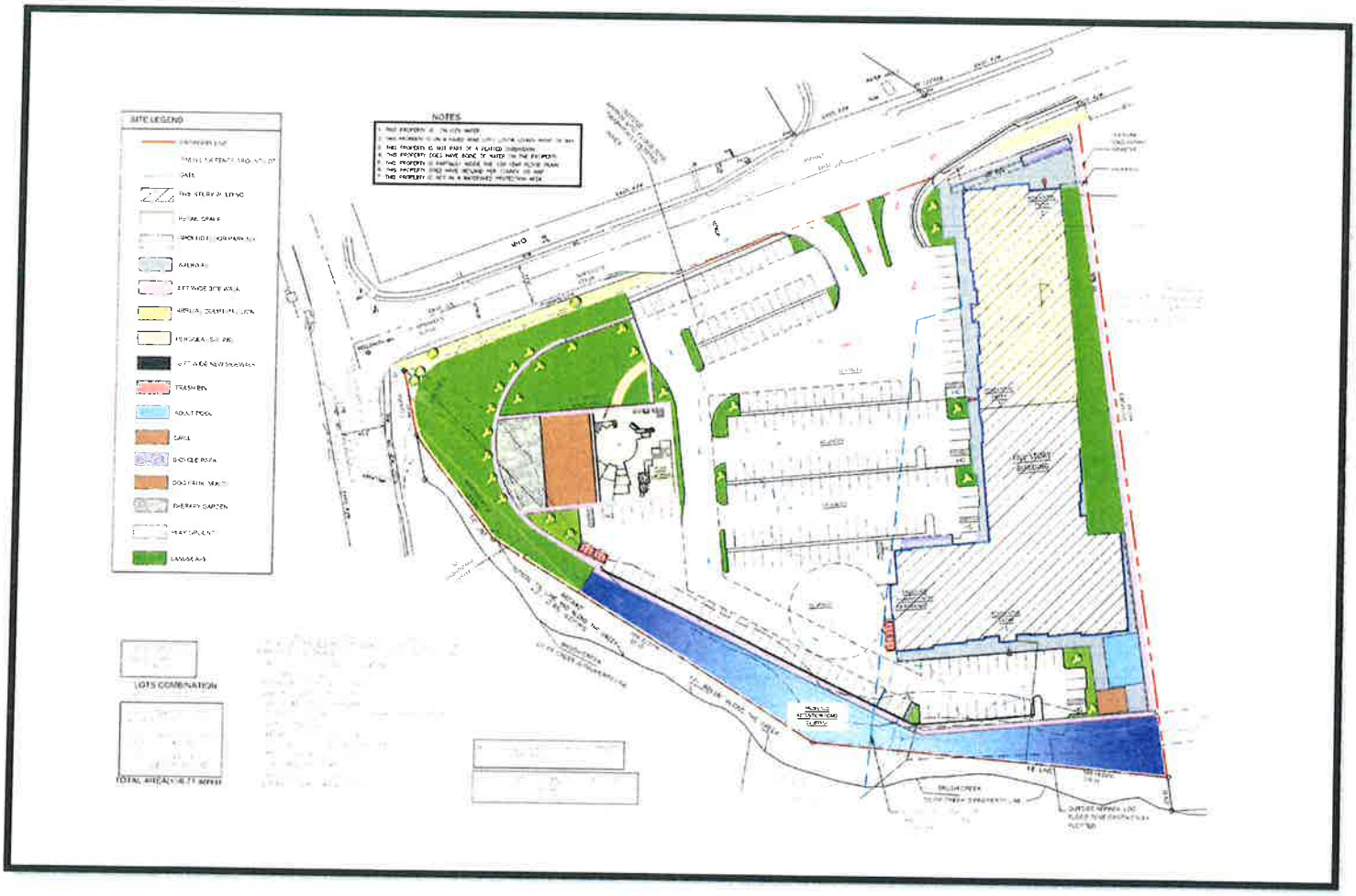
6. The Henry County Tax Assessors record indicates that 111 Old Conyers Road is being used as a "transitional use".

IV. Maps, Site Plan, and Renderings

Vicinity Map of 111 Old Conyers Road

Aerial Photo with Site Plan

Site Plan of 111 Old Conyers Road



Development Data Summary for Site Plan of 111 Old Conyers Road

BUILDING AREA:

1st FLOOR	48,000	S.F.
2nd FLOOR	48,000	S.F.
3rd FLOOR	48,000	S.F.
4th FLOOR	48,000	S.F.
5th FLOOR	48,000	S.F.
TOTAL	240,000	S.F.

EXISTING ZONING: SUB URBAN RESIDENTIAL DISTRICT

PROPOSED USE MIXED-USE (COMMERICAL AT GROUND FLOOR AND LIVING UNITS AT TOP FLOORS

FLOOR PLAN TYPES AND NUMBER OF UNITS

UNIT TYPE		AREA	# UNITS
"A"	STUDIO, 1 BATH	477 S.F.	95
"B"	1 BEDROOM, 1 BATH	835 S.F.	95
"C"	2 BEDROOMS, 2 BATH	900 S.F.	6
"D	3 BEDROOMS, 2 BATH	1,240 S.F.	4

3,452 S.F. X 200 =690,400 S.F. (TOTAL RESIDENTIAL AREA)

PARKING -RESIDENTIAL

UNIT	REQUIRED	PROPOSED
STUDIO	1.25 PER UNIT 95X1.25=	119
1 BEDROOM	1.25 PER UNIT 95X1.25=	119
2 BEDROOMS	1.75 PER UNIT 6X1.75=	11
3 BEDROOMS	1.25 PER UNIT 4X2.0=	8
TOTAL RESIDENTIAL PARKING PROPOSED	200 UNITS	257

PARKING - RETAIL

GENERAL RETAIL UG 6 (15,000 S.F. AT FIRST FLOOR)
(5) SPACE/1,000 SF 75 PARKING SPACE REQUIRED
79 PARKING SPACE PROVIDED

TOTAL PARKING SPACE PROVIDED: 336
(257 RESIDENTIAL+79 RETAIL)

ACCESSIBLE SPACES REQUIRED
FOR 301-400 8 PARKING SPACE REQUIRED
8 PARKING SPACE PROVIDED

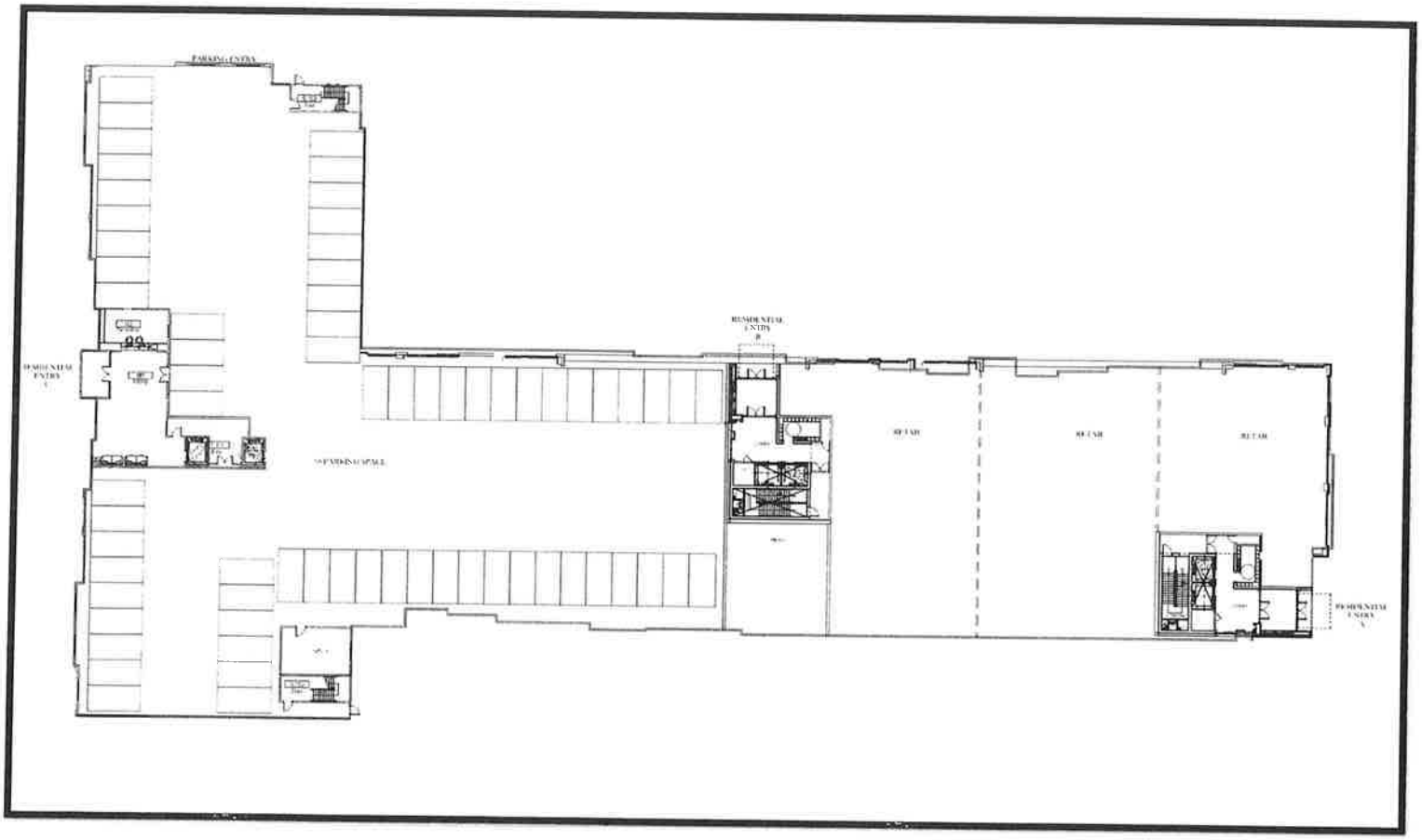
TRASH

TRASH BINS REQUIRED	10
TRASH BINS PROVIDED	12

AREA TABULATION

BUILDING FOOT PRINT	48,000 S.F.
NET OPEN SPACE	221,267 S.F. (82.1%)

First Floor Plan of Proposed Mixed-Use Development



V. Analysis

Project Description

The applicant, Charlie Hightower of First National Land Trust, proposes to build a mixed-use development that will consist of a five-story building with 200 apartment units and commercial spaces that will be located on the ground floor. Of the proposed 200 apartment units, 95 units will be studios, 95 will be one-bedroom units with one bathroom, 6 will be two-bedroom units with two bathrooms, and 4 will be 3 bedroom-units with 2 bathrooms. There will be a total of three retail spaces with a combined total of 15,000 square feet on the first floor of the proposed building. The proposed mixed-use development will provide vehicular access to the site with a deceleration lane that will be located along Old Conyers Road.

The proposed mixed-use development will include the following amenities: a four-foot sidewalk, an arrival court pavilion, a sitting pergola, a grill, a therapy garden, a playground, an adult pool, a 10-foot sidewalk, a dog park with mulch, and an open landscape. The development will also include a 16,800 square foot retention pond along with twelve trash bins that will be located on the site.

Lastly, the proposed mixed-use development will provide a total of 336 parking spaces. Of the 336 parking spaces that will be provided, 257 will be residential and 79 will be provided for the retail spaces that will be located on the ground floor of the proposed five-story building. Of the 257 residential parking spaces that will be provided, 119 parking spaces will be provided to the residents living in the studio apartment units, 119 parking spaces will be provided to the residents living in the one-bedroom apartment units, 11 parking spaces will be provided to the residents living in the two-bedroom apartment units, and 8 parking spaces will be provided to the residents living in the three-bedroom apartment units.

The applicant is requesting three variances (VR-2024-01) found in the Unified Development Code. These variances, are as follows:

1. Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit. (Section 4.85 A of the Stockbridge Unified Development Code)

2. Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.

3. Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

Section 4.8.4 A of the Stockbridge Unified Development Code

Parking Requirements	Request From Applicant
1 bedroom or efficiency unit: 1.25 parking spaces per unit	**1 bedroom or efficiency unit: 1.00 parking spaces per unit**
2-bedroom unit: 1.75 parking spaces per unit	**2-bedroom unit: 1.25 parking spaces per unit**

Residential Parking Spaces (Proposed) Residential multifamily high-rise (40 + units/acre)

Unit Type	Number of Units	Number of Parking Spaces
Studio	95	119
1 bedroom	95	119
2 bedroom	6	11
3 bedroom	4	8
Total Residential Parking Spaces (Proposed)	200	257

Residential Parking Spaces (Required) - Residential, multifamily (fewer than 40 units/acre)

Unit Type	Number of Units	Number of Parking Spaces
Studio	95	133
1 bedroom	95	133
2 bedroom	6	12
3 bedroom	4	9
Total Residential Parking Spaces (Proposed)	200	287

Staff Analysis

The applicant requests a **variance** under the City of Stockbridge Unified Development Code Section **(Sec. 10.1). The Planning Commission and the City Council shall consider the weight and merits of each of the following factors before granting variances:**

Section 10.1.1.

A. A variance may be granted where owning to special conditions, a literal enforcement of the provisions of this Unified Development Code will result in an individual case result in unnecessary hardship.

B. A variance shall observe the spirit of this Unified Development Code, secure public safety

and welfare, and deliver substantial justice.

C. The existence of a nonconforming use on adjacent or nearby property shall not constitute a justification for granting a variance.

D. The Planning Commission shall make recommendations to the Mayor and City Council which shall have the authority to render a decision on a variance application pursuant to the public notice and hearing requirements set forth in Chapter 9.

E. A variance may not be granted for a use specifically prohibited by the Unified Development Code. A variance is intended to compensate for a shortfall in a dimension of property that would prevent the property from complying with a site design standard. Variances may only be granted following a review of an application against the **criteria** listed below:

ANALYSIS OF REQUEST (Section 10.1.3)

A variance may be granted only upon a finding by the Mayor and City Council that all the following conditions are met.

1. **Extraordinary and exceptional circumstances pertaining to the particular piece of property exist due to its size, shape, or topography that are not found on other properties in the same zoning district.**

At least three acres of the subject property is located in Brush Creek. Therefore, the developer is likely to encounter several hurdles while constructing the proposed mixed-use development, due to the distinctive physical characteristics of the subject property. First, the property's relatively flat terrain and irregular contours have already influenced the existing site design. Moreover, the property's position along city water (Brush Creek), its mildly wooded areas, and the varying elevations across the site add layers of complexity to the development process. In addition, there is a gravel egress that is located at the entrance of the subject property.

2. **A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.**

   Section 10.1.1 A of the Unified Development Code states that "A variance may be granted where owing to special conditions, a literal enforcement of the provisions of this unified development code will in an individual case result in unnecessary hardship." The applicant was advised of this right.

3. **Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district.**

   Granting the requested variances would not confer any special privileges upon the property owner. Furthermore, the denial of the requested variances would force the developer to comply with the same standards in the developing the proposed site, even though the proposed characteristics of the subject property would make it very difficult to do, thus creating an unnecessary hardship for the developer itself.

4. **The variance will be consistent with the purposes and intent of this Unified Development Code, will be compatible with uses on neighboring properties, and will serve the public welfare.**

   The variance request is consistent with the purpose of the Unified Development Code. In addition, the reduction of the proposed parking space would allow the developer to comply with the parking regulations and will be consistent with the neighboring properties. Furthermore, it would alleviate the number of potential cars that would be located on the proposed mixed-use development. In addition, the reduction of the proposed parking spaces would eliminate the impervious parking spaces that would be located on the mixed-used development.

5. **The extraordinary circumstances are not the result of actions by the applicant.**

   The physical conditions of the subject property were not created by the applicant. However, it is limiting the ability of the applicant to develop the property into a reasonable use, which is the proposed mixed-used development.

6. **The variance is the minimum relief that will allow the legal use of the land, building or structure.**

   The shape of the land and the acreage of state water on the subject property prevents a desired development. However, the requested variances would allow a reasonable development in the use of the land.

7. **The variance is not a request to permit the use of land, buildings or structures that is prohibited in the same zoning district.**

   The requested PUD zoning districts provide a list of permitted uses, which includes mixed-used developments.

VI. STAFF RECOMMENDATION

Based on the Staff analysis above, the Planning and Zoning Staff therefore recommends approval for the following variances:

- Variance #1 - Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit. (Section 4.85 A of the Stockbridge Unified Development Code). Staff has discovered that that the incorrect calculation in the parking reductions were used. Therefore, the required parking calculation resulted in 287 residential parking spaces with 79 retail parking totaling 366 parking spaces. The applicant did not provide the proposed

total reduced parking spaces. Therefore, the staff is recommended to reduce the residential by 30 parking spaces which would result in a total of 336 spaces. – APPROVAL

- Variance 2 - Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%. – Not found in the Stockbridge Unified Development Code. Therefore, it would be **non-applicable**

- Variance #3 - Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre. APPROVED WITH CONDITIONS (The number of proposed units will be reduced from 200 units to 160 units (23.84 units per acre) due to the maximum allowed by the requested Special Purpose Future land use designation)

ZM-2026-01 for 111 Old Conyers Road

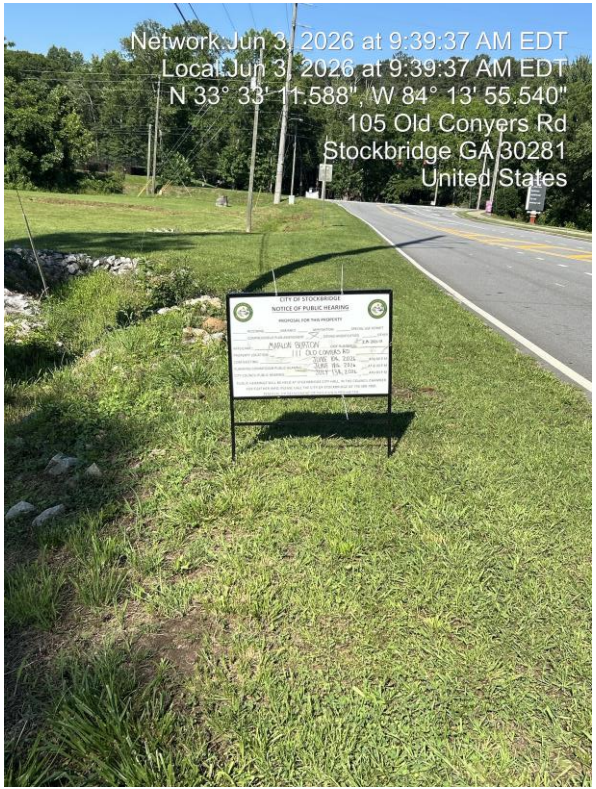
August 6th 2026 (Planning Commission)

August 10, 2026 (Mayor and Council)

Case Facts

- Applicant: Marlon Burton
- Address of Property: 111 Old Conyers Road
- Parcel Acreage: 6.71 +/- acres
- Parcel Identification: S24-01017000
- Current Use of Property: Vacant, undeveloped property characterized by wooded vegetation and natural features, including an intermittent stream (Brush Creek) and associated buffer areas that constrain portions of the developable area.
- Current Zoning of Property: PUD (Planned Unit Development)
- Current Future Land Use Designation of Property: Special Purpose
- Proposed Density: 29.80 dwelling units per acre
- Property Posting and Legal Advertisement: June 3rd 2026
- Mailed Notices Sent : June 2, 2026
- CZIM: June 10th 2026

Sign Posting and Legal Ad Notice on June 3rd 2026



ZONING MODIFICATION CASE #ZM-2026-01. (Council District 4.) Consideration of a major zoning modification request for the property at **111 Old Conyers Road** to provide for changes to the previously-approved site plan for a mixed-use development, which included 160 apartment units plus ground-floor commercial space within a four-story mid-rise building, plus an underground parking garage. The development was approved via three cases by City Council on July 8, 2024. The cases included: 1) Comprehensive Plan Amendment Case #CP-2024-02, which changed the property?s future land use designation from Low-Density Residential to Special Purpose; 2) Rezoning Case #RZ-2024-01, which rezoned the property from SR (Suburban Residential) to PUD (Planned Unit Development); and 3) Variance Case #RZ-2024-01, which allowed the approvals of three variances, as are listed below. The previous applicant for CP-2024-02, RZ-2024-01, and VR-2024-01 was Charlie Hightower, on behalf of First National Land Trust, LLC. The previously-approved development was not built, and now, a new applicant wishes to build a revised development.

- Previously-Approved Variance Request #1--Variance to reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit.
- Previously-Approved-Variance Request #2--Variance to modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.
- Previously-Approved Variance Request #3--Variance to increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

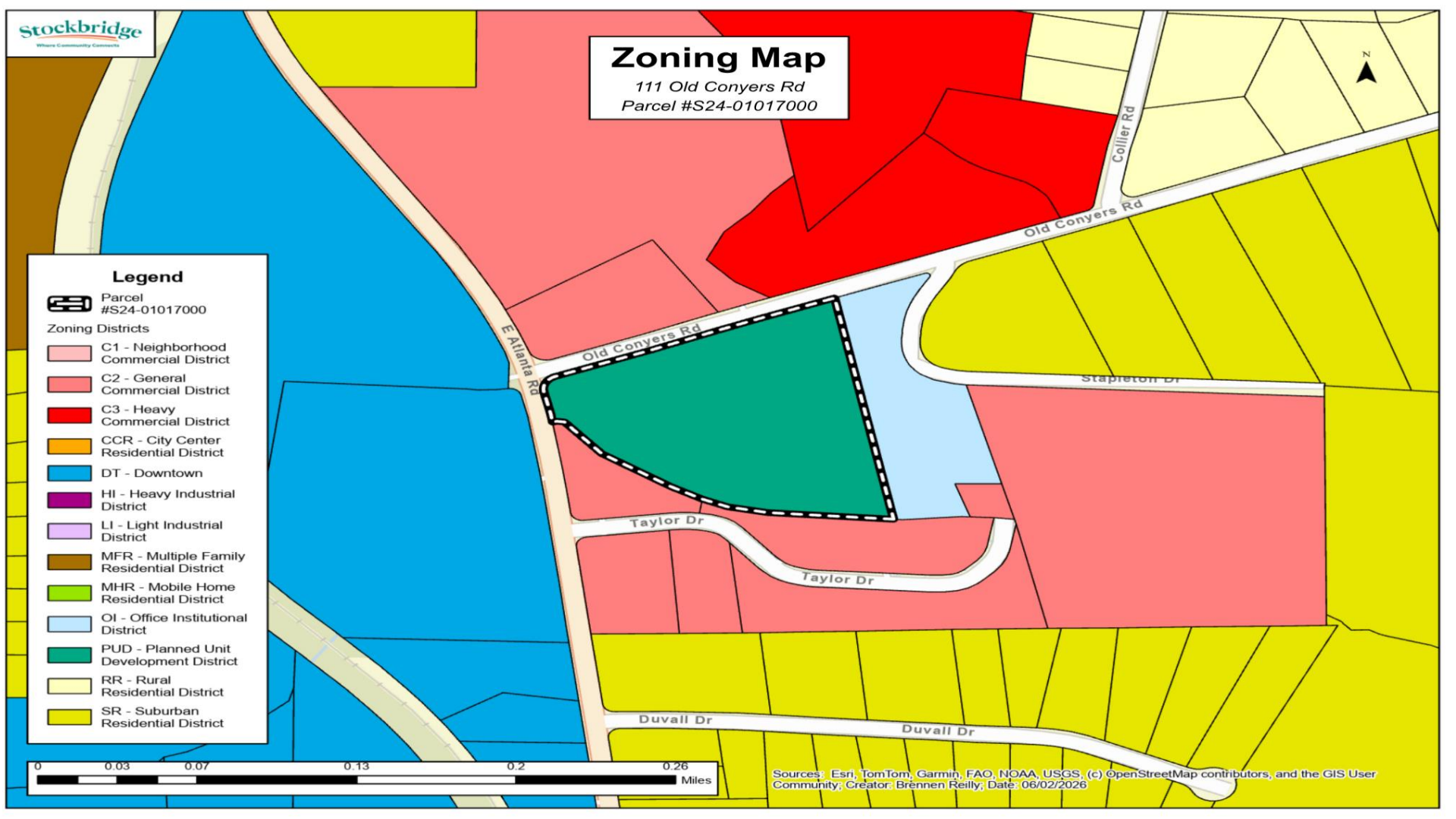
The current applicant for ZM-2026-01 is Marion Burton of Morgan, Jackson & Powell, Inc., who proposes to build a mixed-use development with 200 apartment units and 15,000 square feet of retail/commercial space within a six-story building, plus a parking garage. For such purpose, he requests the following two zoning modifications:

- Zoning Modification Request #1--An increase in the maximum number of residential units from 160 units to 200 units; and
- Zoning Modification Request #2--An increase in the maximum building height from four (4) stories to six (6) stories.

The zoning and future land use designation of the property would not change. The front portion of the property is located within the Parkway Mixed-Use (PMU) Overlay District. The current property owner is Solutions Development, LLC. The property is located in Land Lot 68, District 12, and it contains 6.71 +/- acres within the Stockbridge City Limits.

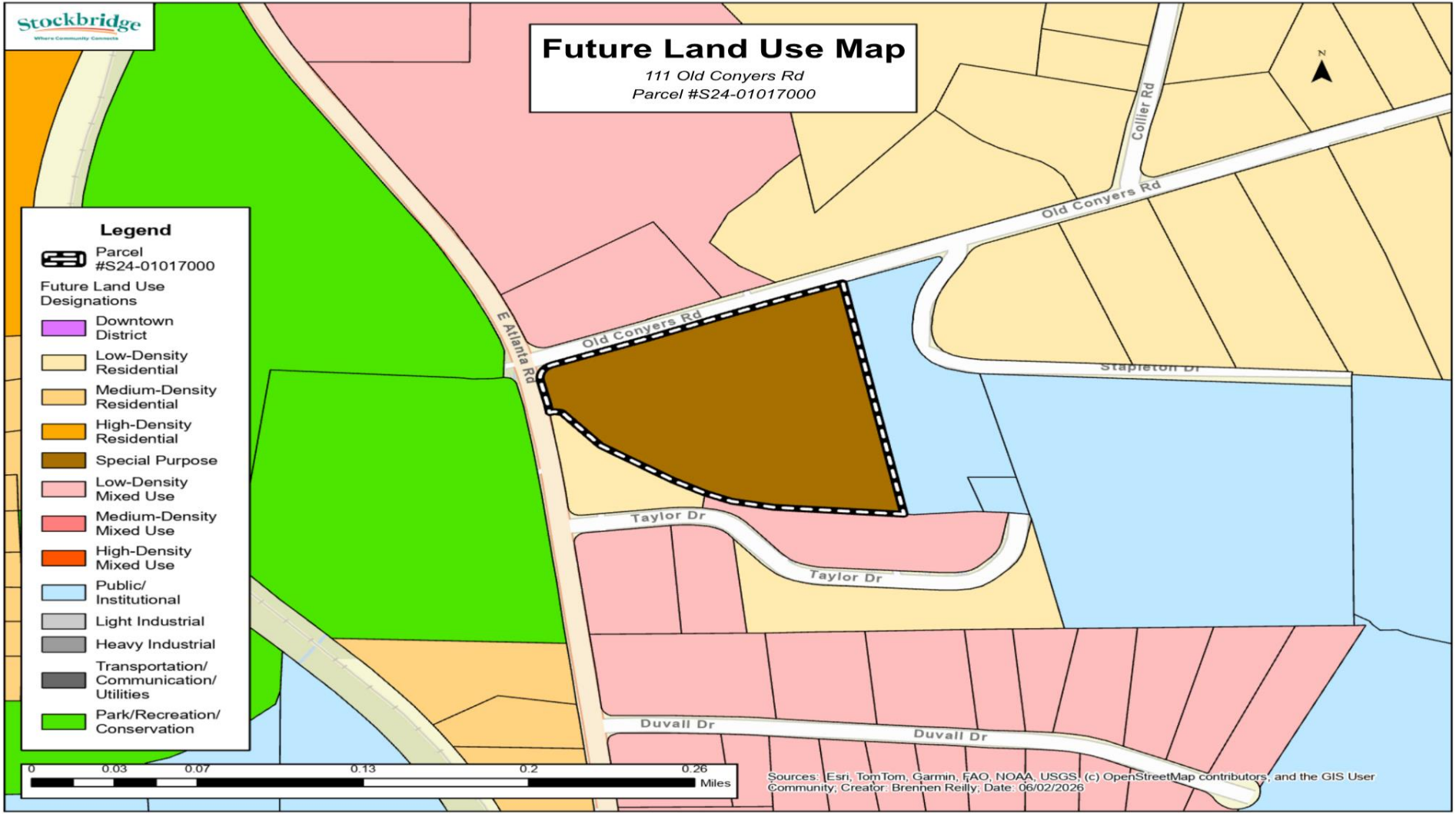
SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	C-2 (General Commercial District) C-3 (Heavy Commercial District)	Vacant; Publix Shopping Center Stockbridge Lakes Bed & Breakfast
Property to the South	C-2 (General Commercial District)	Downtown Food Mart (Convenience Store) Korner Store (Convenience Store) City of Stockbridge Public Works Facility
Property to the East	OI (Office Institutional District)	God First Breakthrough Ministries
Property to the West	DT (Downtown District)	Cochran Park


Stockbridge
Where Community Connects
Zoning Map
111 Old Conyers Rd
Parcel #S24-01017000
N
Collier Rd
Old Conyers Rd
E Atlanta Rd
Old Conyers Rd
Stapleton Dr
Taylor Dr
Taylor Dr
Duvall Dr
Duvall Dr
Legend
Parcel #S24-01017000
Zoning Districts
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
0 0.03 0.07 0.13 0.2 0.26
Miles
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 06/02/2026

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Future Land Use Designation
Property to the North	Vacant; Publix Shopping Center Stockbridge Lakes Bed & Breakfast	Low Density Mixed Use
Property to the South	Downtown Food Mart (Convenience Store) Korner Store (Convenience Store) City of Stockbridge Public Works Facility	Low Density Residential
Property to the East	God First Breakthrough Ministries	Public Institutional
Property to the West	Cochran Park	Park/Recreation/Conservation


Stockbridge
Where Community Connects
Future Land Use Map
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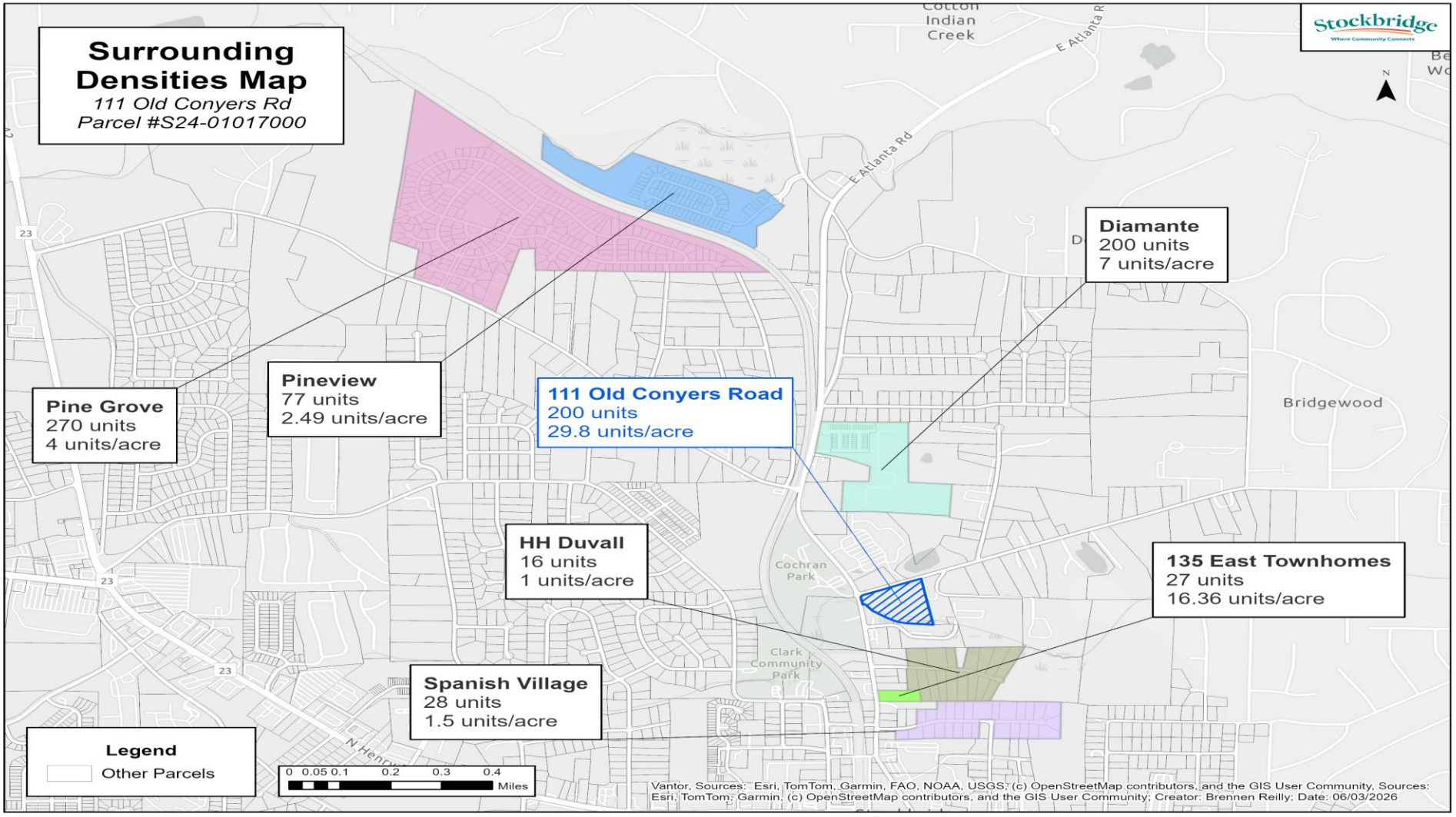
Taylor Dr
Taylor Dr
Duvall Dr
Duvall Dr
Legend
Parcel #S24-01017000
Future Land Use Designations
Downtown District
Low-Density Residential
Medium-Density Residential
High-Density Residential
Special Purpose
Low-Density Mixed Use
Medium-Density Mixed Use
High-Density Mixed Use
Public/ Institutional
Light Industrial
Heavy Industrial
Transportation/ Communication/ Utilities
Park/Recreation/ Conservation
0 0.03 0.07 0.13 0.2 0.26
Miles
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Creator: Brennen Reilly, Date: 06/02/2026

RESIDENTIAL DENSITY COMPARISON

Name of Subdivision/Development	Number of Units	Estimated Density (Units per Acre)
Spanish Village Subdivision	28	1.5 units/acre
HH Duvall Subdivision	16	1.0 units/acre
Diamante Townhomes	200	7.0 units/acre
135 East Townhomes	27	16.36 units/acre
Pine Grove	270	4.0 units/acre
Pineview	77	2.49 units/acre
111 Old Conyers Road (Subject Property)	200	29.80 units/acre


Surrounding Densities Map
111 Old Conyers Rd
Parcel #S24-01017000
Stockbridge
Where Community Connects
N
Cotton Indian Creek
E Atlanta Rd
Diamante
200 units
7 units/acre
Pine Grove
270 units
4 units/acre
Pineview
77 units
2.49 units/acre
111 Old Conyers Road
200 units
29.8 units/acre
Bridgewood
HH Duvall
16 units
1 units/acre
Cochran Park
135 East Townhomes
27 units
16.36 units/acre
Clark Community Park
Spanish Village
28 units
1.5 units/acre
Legend
Other Parcels
0 0.05 0.1 0.2 0.3 0.4
Miles
Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 06/03/2026

Zoning History of Property

ZONING HISTORY

The subject property was previously zoned SR (Suburban Residential District) and designated Low-Density Residential on the Future Land Use Map. In 2024, the Mayor and Council approved Comprehensive Plan Amendment CP-2024-02, Rezoning Case RZ-2024-02, and Variance VR-2024-01, establishing the development framework for a mixed-use project at this location. The approvals allowed the property to be rezoned to PUD (Planned Unit Development) and redesignated to Special Purpose to accommodate a mixed-use development consisting of residential and commercial uses.

As approved, the development was limited to 160 residential units, approximately 15,000 square feet of ground-floor retail/commercial space, and a maximum building height of four (4) stories. The Mayor and Council also imposed several conditions related to architectural design, buffering, parking location, pedestrian improvements, decorative streetlights, EV charging stations, a multi-use path, a centralized bus stop, and installation of Flock safety cameras.

ZONING HISTORY (Cont.)

The rezoning was approved by the City Council on July 8, 2024 , under RZ-2024-02 subject to the following conditions:

1. The number of residential units shall be limited to 160 units (23.84 units per acre) in accordance with the maximum density permitted under the Special Purpose future land use designation.
2. Flock cameras shall be installed at the entrance of the development.
3. On the eastern side of the property, the 25-foot buffer area shall be extended beyond the pool area shown on the conceptual site plan.
4. The front façade of the residential building shall consist of not less than 50% primary materials, including brick, stone, or stucco, with the remaining materials consisting of stucco, shake, and/or cement fiberboard siding.
5. The side and rear façades shall consist of a combination of primary and secondary materials, with secondary materials not exceeding 30% of the entire building.
6. Building colors shall consist of a cohesive and complementary palette, with limited use of accent colors that are not bright or fluorescent.
7. The development shall not exceed four (4) stories in height.
8. All parking spaces shall be located to the rear of the building in accordance with Section 2.5.2(H)(1) of the Unified Development Code.
9. Decorative streetlights shall be installed throughout the development.
10. Electric vehicle (EV) charging stations shall be provided on-site.
11. A ten-foot-wide multi-use path shall be constructed along the frontage of East Atlanta Road and Old Conyers Road.
12. A centralized bus stop shall be provided for residents.
13. The unit mix shall consist of fewer studio units and a greater proportion of two- and three-bedroom units.

Ordinance for RZ-2024-02 that was Approved by Mayor and Council on July 8, 2024

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO REZONE CERTAIN PROPERTY AT 111 OLD CONYERS ROAD FROM 'SR' (SINGLE-FAMILY RESIDENTIAL) TO 'PUD' (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR A MIXED-USE DEVELOPMENT.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic development; and

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the City of Stockbridge is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, Parcel No. S24-01017000 comprising the property located on 111 Old Conyers Road and located in Land Lot 68 of District 12, is currently designated as SR (Suburban Residential) (hereinafter collectively referred to as the "Parcels"); and

WHEREAS, the City Council of the City of Stockbridge finds that rezoning these parcels to PUD (Planned Unit Development) zoning district to the Parcels are in the best interest of the public health, safety, and welfare.

THEREFORE, IT IS NOW HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. Rezoning of Parcel No. S24-01017000.

The City Council hereby rezones and designates Parcel No. S24-01017000, having frontage on 111 Old Conyers Road in Land Lot 68 of District 12 (hereinafter collectively referred to as the "Parcels"), and subject to the following conditions:

1. The number of proposed units will be reduced from 200 units to 160 units (23.84 units per acre) due to the maximum density allowed by the requested Special Purpose Future land use designation which is 24 units per acre.
2. Flock cameras will be located at the entrance of the mixed-use development.
3. On the eastern side of the subject property, the 25-foot land strip shall be extended past the pool area found in the conceptual site plan.
4. The front facade of the residential building shall be comprised of not less than 50% of the combined materials such as brick, stone, or stucco or a combination of brick and stone. The remaining 20% may be comprised of stucco, shake, and/or cement fiberboard siding.

1

5. The side and rear façade of the residential building shall be comprised of any combination of primary materials including brick, stone and secondary materials including stucco, shake, and/or cement fiberboard but not to exceed 30% of the entire building.
6. The colors should consist of a cohesive, complimentary palette. Limited use of the accent color is permitted as long as they are not bright or not fluorescent and compliment the overall palette of the material.
7. The proposed mixed-used development shall not exceed four stories.
8. All parking spaces must be located in the rear of the building per Section 2.5.2 H (1) of the Stockbridge Unified Development Code.
9. Decorative streetlights shall be installed.
10. EV charging stations shall be installed on the development.
11. A ten-foot multi-use path shall be established along the frontage of East Atlanta Road and Old Conyers Road.
12. A center bus stop shall be established for kids.
13. The unit ratio shall be less studio apartments and more on ~~two-to-three bedroom~~ apartments.

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. Public Hearing. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice from the date of publication of notice on June 5, 2024, and which a public hearing was held on the 20th of June 2024, and 8th day of July 2024.

SECTION 4. Severability. To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 5. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinances shall be repealed.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 7. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary

2

amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

SO ORDAINED 8th day of July 2024.

_____
ANTHONY S. FORD, Mayor

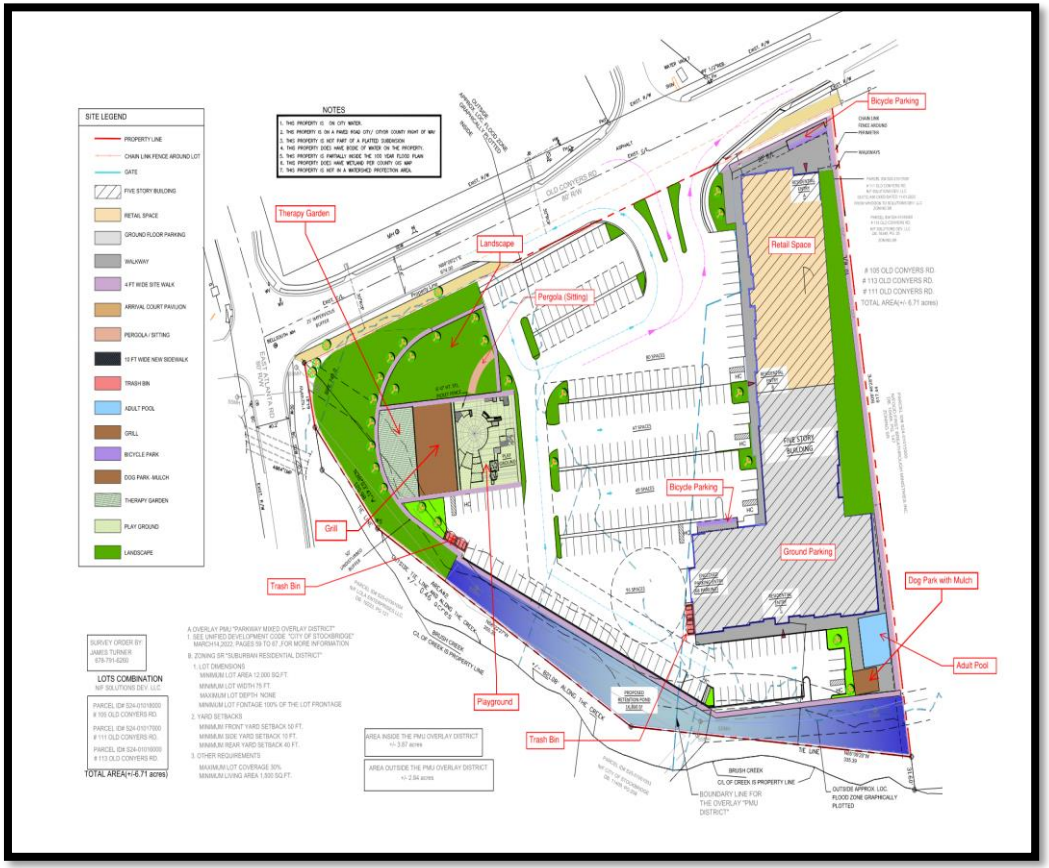
ATTEST:

_____(SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

3



Previously Approved Site Plan for 111 Old Conyers Road

Development Information

Overview of Development

The applicant proposes a nine-story mixed-use development consisting of approximately 200 residential dwelling units and 15,000 square feet of ground-floor retail/commercial space on a 6.71-acre site located at 111 Old Conyers Road.

The residential component includes a mix of studio, one-bedroom, and two-bedroom units intended to provide a variety of housing options while supporting the mixed-use character previously approved for the property.

The proposed building contains approximately 333,000 square feet of total floor area, with commercial uses occupying approximately 40 percent of the ground floor and residential uses occupying the upper floors. The development incorporates a structured parking facility providing approximately 150 parking spaces, supplemented by surface parking areas for a total of 343 parking spaces.

Additional site amenities include a rooftop pool, a centralized residential amenity area, landscaped open spaces, pedestrian gathering areas, and outdoor dining space associated with the retail component.

The revised site design enhances internal circulation through gated residential access, dedicated emergency access, improved pedestrian connectivity, and a more efficient parking layout. The proposal also preserves substantial open space and environmentally sensitive areas associated with Brush Creek and its required stream buffers while maintaining a twenty-five-foot landscape strip along the eastern property boundary adjacent to God First Breakthrough Ministries.

Overall, the proposed development reflects a more compact, vertically integrated mixed-use design that incorporates structured parking, enhanced amenities, improved site organization, and pedestrian-oriented features while maintaining the overall mixed-use vision previously approved for the property.

Summary of Requested Modifications

Reason #	From (Approved RZ-2024-02)	To (Proposed Modification)	Reason / Explanation
1	Maximum of 160 residential dwelling units, equivalent to approximately 23.84 units per acre	Increase to 200 residential dwelling units, equivalent to approximately 29.80 units per acre	To increase the permitted residential density and accommodate the proposed multifamily component within a compact mixed-use development near Downtown Stockbridge.
2	Maximum building height of four (4) stories	Increase to nine (9) stories, with a maximum proposed height of approximately 120 feet	To accommodate the additional residential units and expanded nonresidential uses within a vertically integrated building configuration.
3	Approximately 15,000 square feet of ground-floor retail/commercial space	Approximately 30,907 square feet of nonresidential floor area, consisting of 14,960 square feet of retail space, 9,524 square feet of restaurant space, and 6,423 square feet of office space	To expand the mixture and amount of nonresidential uses within the development and provide a broader mixed-use program.
4	Residential unit configuration reflected in the previous submission, consisting of approximately 150 studio and one-bedroom units and 50 two-bedroom units	Revised unit mix consisting of 129 studio and one-bedroom units and 71 two-bedroom units	To modify the interior building configuration by increasing the proportion of two-bedroom units while maintaining the proposed total of 200 dwelling units.

Summary of Requested Modifications

5	Surface-parking-oriented development plan under the 2024 approval	Combination of structured and surface parking, including 199 parking-deck spaces and 213 surface spaces	To accommodate the revised residential unit mix and expanded retail, restaurant, and office components within the updated site layout.
6	Previously approved parking reduction under Variance VR-2024-01	Continued application of the approved 30-space reduction, resulting in an adjusted requirement of 404 spaces, with 412 spaces proposed	To retain the previously approved parking reduction while providing sufficient parking for the revised mixture of residential and nonresidential uses.
7	Previously approved site layout	Revised parking configuration, internal circulation pattern, and relocated gated access points	To coordinate site access and internal circulation with the expanded parking deck, additional surface parking, and revised building program.

Site Plan Comparison

The revised site plan retains the previously approved mixed-use concept but includes several significant modifications from Rezoning Case RZ-2024-02.

The proposal increases the residential density from 160 to 200 dwelling units and increases the maximum building height from four stories to nine stories (120 feet). The residential unit mix has also been revised to include 129 studio/one-bedroom units and 71 two-bedroom units.

The nonresidential component has expanded from approximately 15,000 square feet of retail space to approximately 30,907 square feet of retail, restaurant, and office uses.

The parking layout has been substantially revised, increasing the total parking supply from 343 spaces to 412 spaces, including an expanded parking deck and additional surface parking. Based on the approved parking reduction under Variance VR-2024-01, the proposal exceeds the adjusted parking requirement by eight spaces.

The revised plan also relocates the gated residential entrance and modifies the internal circulation system. However, several amenities shown on earlier site plans, including the rooftop pool and centralized residential amenity area, are no longer included in the revised proposal.

The plan continues to preserve Brush Creek, required stream buffers, the 25-foot eastern landscape strip, and other environmentally sensitive areas. Overall, the proposal maintains the approved mixed-use concept while representing a more intensive development pattern than previously approved.

Comparison of Approved vs. Proposed Site Plan (cont.)

Category	Approved (RZ-2024-02)	Proposed (ZM-2026-01 Revised)	Change / Impact
Residential Units	160 dwelling units	200 dwelling units	Increase of 40 dwelling units
Density	23.84 dwelling units per acre	29.80 dwelling units per acre	Increased residential density
Building Height	4 stories (maximum)	9 stories (approximately 120 feet)	Significant increase in height and vertical scale
Residential Unit Mix	Not applicable under original approval	129 studio/one-bedroom units; 71 two-bedroom units	Greater proportion of two-bedroom units
Nonresidential Uses	Approximately 15,000 SF retail	14,960 SF retail; 9,524 SF restaurant; 6,423 SF office (30,907 SF total)	Expanded commercial component and broader mix of uses
Building Design	Four-story horizontally oriented mixed-use building	Nine-story vertically integrated mixed-use building	More compact building configuration
Parking Type	Primarily surface parking	Combination of structured parking and surface parking	Structured parking incorporated into the development
Parking Deck	None	199 parking spaces	New structured parking facility
Surface Parking	Surface parking throughout the site	213 surface parking spaces	Surface parking reconfigured to support revised development

Comparison of Approved vs. Proposed Site Plan (cont.)

Total Parking	Approximately 336 spaces	412 spaces	Increased overall parking supply
Parking Requirement	Parking reduction approved under VR-2024-01	404 spaces required (after approved reduction); 412 spaces provided	Eight-space surplus over adjusted parking requirement
Internal Circulation	Approved internal circulation pattern	Revised circulation with reconfigured parking layout and relocated gated access	Improved coordination between access and parking layout
Vehicular Access	Access from Old Conyers Road	Continued access from Old Conyers Road with relocated gated residential entrance and emergency access	Access configuration modified
Environmental Features	Preservation of Brush Creek and required buffers	Preservation of Brush Creek, state and local stream buffers, impervious setback, and stormwater management facility	Environmental features remain substantially unchanged
Eastern Landscape Buffer	25-foot landscape strip	25-foot landscape strip maintained	Continues visual screening adjacent to God First Breakthrough Ministries
Residential Amenities	Not specifically identified under original approval	Rooftop pool, centralized residential amenity area, and associated recreational features removed from revised plan	Revised development emphasizes parking and expanded nonresidential uses
Development Pattern	Four-story mixed-use development	Nine-story vertically integrated mixed-use development	Increased development intensity while maintaining the mixed-use concept

SITE DATA
EXISTING SITE INFORMATION
PROJECT NAME: 111 OLD CONYERS ROAD
PARCEL NO(S): 024-010-7000
SITE AREA: 6.71 AC. +/-
CURRENT ZONING: PUD
PROPOSED SITE INFORMATION
PROPOSED USE: MIXED USE (RETAIL / MULTI-FAMILY)
PROPOSED BUILDING FOOTPRINT AREA: 37,500 SF
PROPOSED NUMBER OF FLOORS: 9
TOTAL BUILDING AREA: 37,500 SF X 9 STORIES = 333,000 SF
PROPOSED RETAIL / COMMERCIAL AREA: 15,000 SF (40% OF GROUND FLOOR AREA)
ONE BEDROOM / STUDIO UNITS: 150
TWO BEDROOM UNITS: 50
TOTAL PROPOSED UNITS: 200
MAXIMUM PROPOSED BUILDING HEIGHT: 110'
PROPOSED PARKING CALCULATION
ONE BED / STUDIOS: 1.25 SPACE PER UNIT X 150 UNITS = 188 SPACES
TWO BED: 1.75 SPACES PER UNIT X 50 UNITS = 88 SPACES
RETAIL: 5 SPACES PER 1000 SF = 75 SPACES
TOTAL PARKING REQUIRED: 351 SPACES
LESS PARKING REDUCTION PER VR-2024-01: - 30 SPACES
ADJUSTED PARKING REQUIRED: 321 SPACES
NON-RESIDENTIAL PARKING PROVIDED: 75 SPACES
RESIDENTIAL PARKING PROVIDED: 273 SPACES
TOTAL PARKING PROVIDED: 348 SPACES
REQUESTED MODIFICATION TO PRIOR APPROVALS
1 REQUEST TO INCREASE MAXIMUM NUMBER OF RESIDENTIAL UNITS FROM 150 UNITS TO 200 UNITS
2 REQUEST TO INCREASE MAXIMUM BUILDING HEIGHT TO 110 FEET
3 REQUEST TO DECREASE PARKING REQUIREMENTS FOR RESIDENTIAL USE TO 1 SPACE PER 1 BEDROOM OR STUDIO UNIT AND 1.25 SPACES PER 2 BEDROOM UNIT.
PUBLIC ENTRANCE
OLD CONYERS ROAD
EAST ATLANTA ROAD
YOUNG DEER CREEK
RUSH CREEK
GRAPHIC SCALE
Moore Bass Consulting, Inc.
Civil Engineering
Land Surveying
Development Consulting
Landscape Architecture
Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9994
PROJECT NAME
111 OLD CONYERS ROAD
STOCKBRIDGE, GA
CLIENT NAME
MORGAN JACKSON & POWELL, INC.
SHEET TITLE
CONCEPTUAL SITE PLAN
SHEET
1
©Moore Bass Consulting

SITE DATA	
EXISTING SITE INFORMATION	
PROJECT NAME	111 OLD CONYERS ROAD
PARCEL NO(S).	S24-01017000
SITE AREA	6.71 AC. +/-
CURRENT ZONING	PUD
PROPOSED SITE INFORMATION	
PROPOSED USE	MIXED USE (RETAIL / MULTI-FAMILY)
PROPOSED BUILDING FOOTPRINT AREA	37,000 SF
PROPOSED NUMBER OF FLOORS:	9
TOTAL BUILDING AREA:	37,000 SF X 9 STORIES = 333,000 SF
PROPOSED RETAIL / COMMERCIAL AREA:	15,000 SF (40% OF GROUND FLOOR AREA)
ONE BEDROOM / STUDIO UNITS:	150
TWO BEDROOM UNITS:	50
TOTAL PROPOSED UNITS:	200
MAXIMUM PROPOSED BUILDING HEIGHT	110'
PROPOSED PARKING CALCULATION	
ONE BED / STUDIOS:	1.25 SPACE PER UNIT X 150 UNITS = 188 SPACES
TWO BED:	1.75 SPACES PER UNIT X 50 UNITS = 88 SPACES
RETAIL	5 SPACES PER 1000 SF = 75 SPACES
TOTAL PARKING REQUIRED	351 SPACES
LESS PARKING REDUCTION PER VR-2024-01	- 30 SPACES
ADJUSTED PARKING REQUIRED	321 SPACES
NON-RESIDENTIAL PARKING PROVIDED	75 SPACES
RESIDENTIAL PARKING PROVIDED	273 SPACES
TOTAL PARKING PROVIDED	343 SPACES

Development Data Summary – Proposed Development

VICINITY MAP (NOT TO SCALE)

SITE DATA	
EXISTING SITE INFORMATION	
PROJECT NAME	711 OLD CONYERS ROAD
PARCEL NO(S)	02A101100
SITE AREA	8.71 AC +/-
CURRENT ZONING	PSD
PROPOSED SITE INFORMATION	
PROPOSED USE	MIXED USE (RENTAL / MULTI-FAMILY)
PROPOSED NUMBER OF FLOORS	5
PROPOSED RETAIL	10,000 SF
PROPOSED RESTAURANT	6,024 SF
PROPOSED OFFICE	5,425 SF
ONE BEDROOM / STUDIO UNITS	156
TWO BEDROOM UNITS	50
TOTAL PROPOSED UNITS	206
MAXIMUM PROPOSED RESIDENTIAL DENSITY	236
PARKING CALCULATION	
156 UNITS - ONE BED / STUDIOS	1.25 SPACE PER UNIT X 124 UNITS = 195 SPACES
71 UNITS - TWO BED	1.75 SPACES PER UNIT X 71 UNITS = 124 SPACES
10,752 SF RETAIL	5 SPACES PER 1000 SF = 54 SPACES
6,024 SF RESTAURANT	10 SPACES PER 1000 SF = 60 SPACES
REST PARKING REQUIRED	434 SPACES
LEED PARKING REDUCTION PER UR 2024-01	-30 SPACES
TOTAL PARKING REQUIRED	404 SPACES
ON-SITE PARKING PROVIDED (SURFACE)	213 SPACES
ON-SITE PARKING PROVIDED (DECK)	190 SPACES
TOTAL ON-SITE PARKING PROVIDED	403 SPACES

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Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebassconsulting.com
TALLAHASSEE • ATLANTA
3330 Keys Ferry Court
McDonough, GA 30253
770.914.4504

PROJECT NAME: 711 OLD CONYERS ROAD ATCOSSBROOK, GA

CLIENT NAME: MIDTOWN JACKSON & POWELL, INC.

DATE: 04/21/2025

CONTRACT #:

DRAWN BY: BCM

SEAL:

SHEET TITLE: CONCEPTUAL SITE PLAN

SHEET: 1

SITE DATA	
EXISTING SITE INFORMATION	
PROJECT NAME	111 OLD CONYERS ROAD
PARCEL NO(S).	S24-01017000
SITE AREA	6.71 AC. +/-
CURRENT ZONING	PUD
PROPOSED SITE INFORMATION	
PROPOSED USE	MIXED USE (RETAIL / MULTI-FAMILY)
PROPOSED NUMBER OF FLOORS:	9
PROPOSED RETAIL	14,960 SF
PROPOSED RESTAURANT	9,524 SF
PROPOSED OFFICE	6,423 SF
ONE BEDROOM / STUDIO UNITS:	150
TWO BEDROOM UNITS:	50
TOTAL PROPOSED UNITS:	200
MAXIMUM PROPOSED BUILDING HEIGHT	120'
PARKING CALCULATION	
129 UNITS - ONE BED / STUDIOS:	1.25 SPACE PER UNIT X 129 UNITS = 161 SPACES
71 UNITS - TWO BED:	1.75 SPACES PER UNIT X 71 UNITS = 124 SPACES
10,702 SF RETAIL	5 SPACES PER 1000 SF = 54 SPACES
9,524 SF RESTAURANT	10 SPACES PER 1000 SF = 95 SPACES
NET PARKING REQUIRED	434 SPACES
LESS PARKING REDUCTION PER VR-2024-01	- 30 SPACES
TOTAL PARKING REQUIRED	**404 SPACES**
ON-SITE PARKING PROVIDED (SURFACE)	213 SPACES
ON-SITE PARKING PROVIDED (DECK)	199 SPACES
TOTAL ON-SITE PARKING PROVIDED	**412 SPACES**

Development Data Summary – Proposed Development

Parking Requirement Comparison

Use	Quantity	UDC Parking Requirement	UDC Required Spaces
Studio / 1-Bedroom Units	129 Units	1.25 spaces/unit	162
Two-Bedroom Units	71 Units	1.75 spaces/unit	124
Residential Subtotal	200 Units	—	286
Retail (10,702 SF)	10,702 SF	5 spaces per 1,000 SF	54
Restaurant (9,524 SF)	9,524 SF	10 spaces per 1,000 SF	95
Total UDC Parking Required	—	—	434 Spaces*
Less Approved Parking Reduction (VR-2024-01)	—	—	(30 Spaces)
Adjusted Required Parking	—	—	404 Spaces
Total Parking Provided	—	—	412 Spaces
Parking Surplus	—	—	8 Spaces

Parking Summary

Description	Spaces
UDC Parking Requirement	434
Less Approved Parking Reduction (VR-2024-01)	(30)
Adjusted Parking Requirement	404
Parking Provided (Surface)	213
Parking Provided (Structured Deck)	199
Total Parking Provided	412
Parking Surplus	8

Proposed Site Plan Map

111 Old Conyers Rd
Parcel #S24-01017000

0 0.01 0.03 0.05 0.08 0.1 Miles

Microsoft, Vantor, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 06/15/2026

Architectural Rendering of Proposed Nine-Story Mixed-Use Development

Conceptual Rendering of Proposed Residential Amenity Area and Parking Structure

Applicant's Conceptual Rendering of Proposed Mixed-Use Building (Southwest Perspective)

STAFF ANALYSIS

The following sections of the Stockbridge Unified Development Code (UDC) were reviewed and analyzed in connection with the applicant's request to modify the approved site plan.

STAFF ANALYSIS

1. Reasonableness of Applicant's Request.

- The request increases the development from 160 to 200 residential units, increases the building height from 4 stories to 9 stories (120 feet), expands the commercial component, and revises the parking configuration.
- The property's Special Purpose Future Land Use designation, PUD zoning, proximity to Downtown Stockbridge, and location within the Tax Allocation District (TAD) support consideration of a higher-intensity mixed-use development.
- Positive aspects of the proposal include structured parking, expanded commercial uses, preservation of Brush Creek and required stream buffers, maintenance of the 25-foot eastern landscape buffer, and an improved parking supply that exceeds the adjusted parking requirement.
- The revised site plan, however, no longer includes the residential amenity package shown on previous iterations, including the rooftop pool and centralized amenity area. Staff recommends that an enhanced resident amenity package be incorporated into the final development plans as a condition of approval.
- While staff finds the request generally reasonable, the increased density and building height represent substantial changes from the original approval and warrant careful consideration by the Planning Commission and Mayor and Council.

STAFF ANALYSIS

2. Suitability for the Proposed Development

- The 6.71-acre site is generally suitable for a mixed-use development based on its PUD zoning, Special Purpose Future Land Use designation, and location near Downtown Stockbridge.
- The proposal maintains the previously approved mixed-use concept while increasing residential density, expanding the commercial component, and revising the parking configuration.
- Positive site design elements include structured parking, preservation of the Brush Creek corridor and required stream buffers, improved internal circulation, landscaped buffering, and continued integration of residential and commercial uses.
- Staff notes that resident amenities previously shown, including the rooftop pool, centralized amenity area, therapy garden, playground, and dog park, have been removed from the revised site plan. Staff recommends that a comparable resident amenity package be incorporated into the final development plans as a condition of approval.
- While the site is appropriate for mixed-use redevelopment, the proposed 29.80 dwelling units per acre, 120-foot building height, and increased development intensity warrant careful consideration regarding compatibility with surrounding properties and infrastructure.

STAFF ANALYSIS

3. Effects on Surrounding Properties and Infrastructure

- The proposal increases development intensity from 160 to 200 residential units, increases the building height to 120 feet, and expands the nonresidential component to 30,907 square feet, resulting in greater potential impacts on traffic and public infrastructure.
- The site remains generally compatible with the surrounding mixed-use area and supports the City's redevelopment objectives, given its Special Purpose Future Land Use designation, Tax Allocation District (TAD) location, and proximity to Downtown Stockbridge.
- Positive impacts include preservation of Brush Creek and required stream buffers, maintenance of the 25-foot eastern landscape buffer, expanded structured parking, improved internal circulation, and an 8-space parking surplus above the adjusted parking requirement.
- Resident amenities previously proposed—including the rooftop pool, centralized amenity area, therapy garden, playground, and dog park—have been removed from the revised site plan. Staff recommends a comparable resident amenity package as a condition of approval.
- While the proposal supports redevelopment and economic investment, the increased height, density, and overall development intensity warrant careful consideration regarding compatibility with surrounding properties and infrastructure.

STAFF RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** of this zoning modification request, subject to compliance with the following zoning conditions:

1. The subject property shall be developed in substantial conformance with the revised site plan entitled "111 Old Conyers Road," prepared by Moore Bass Consulting, Inc., revised July 14, 2026, unless otherwise modified by the conditions of approval herein.
2. The number of residential dwelling units shall not exceed 200 dwelling units as depicted on the approved site plan.
3. The development shall not exceed nine (9) stories or one hundred twenty (120) feet in height as depicted on the approved site plan.
4. Flock cameras shall be installed and maintained at all vehicular entrances to the development.
5. A minimum twenty-five (25) foot landscape strip shall be maintained along the eastern property boundary adjacent to God First Breakthrough Ministries. Said landscape strip shall be landscaped in substantial conformance with the approved site plan.
6. All four (4) façades of the mixed-use building shall comply with Section 4.4.4 of the Unified Development Code, as amended. A minimum of seventy-five percent (75%) of each façade shall consist of brick or stone, with the remaining façade materials limited to those materials permitted by the Unified Development Code. Vinyl siding shall be prohibited.
7. Architectural elevations submitted at the time of permitting shall demonstrate compliance with the façade material requirements established herein and shall be subject to review and approval by the Community Development Director.
8. The side and rear façades shall consist of a combination of primary and secondary materials, with secondary materials not exceeding thirty percent (30%) of the total exterior façade area.
9. Building colors shall consist of a cohesive and complementary palette. Accent colors may be utilized provided they are not bright, fluorescent, or otherwise incompatible with the overall architectural design of the development.
10. The development shall be constructed substantially in accordance with the architectural elevations and renderings submitted with ZM-2026-01.

STAFF RECOMMENDATION (cont.)

11. Decorative streetlights shall be installed throughout the development and maintained by the property owner or property owners' association.
12. A minimum ten-foot (10') multi-use path shall be installed along the property's frontage on Old Conyers Road, subject to approval by the City Engineer.
13. The proposed development shall provide and maintain a minimum of 412 parking spaces, including structured and surface parking, unless otherwise approved by the Mayor and Council.
14. Prior to the issuance of the first Land Disturbance Permit, the applicant shall revise the development plans to incorporate a comprehensive resident amenity package substantially equivalent to the amenities presented with earlier plan submissions. At a minimum, the final plans shall include a rooftop amenity area, outdoor gathering space, dog park, playground, and other active and passive recreational amenities, subject to review and approval by the Community Development Director.
15. Ground-floor retail, restaurant, and office space shall not be reduced below 30,907 square feet without approval of a major zoning modification by the Mayor and Council.
16. All stormwater management facilities, stream buffers, and environmental protection measures shown on the approved site plan shall be maintained in accordance with applicable local, state, and federal regulations.
17. All other conditions of approval associated with CP-2024-02, RZ-2024-02, and VR-2024-01 shall remain in full force and effect unless specifically modified herein.
18. A centralized transit stop, transit shelter, or designated rideshare/transit pickup area shall be provided for residents at a location approved by the Community Development Director.
19. The development shall provide electric vehicle charging stations in accordance with the requirements of the Unified Development Code and all applicable building and electrical codes.
20. The approved unit mix shall remain substantially consistent with the unit mix depicted on the approved site plan unless otherwise approved by the Mayor and Council.

Any Questions

MIXED-USE DWELLING

111 OLD CONYERS RD, STOCKBRIDGE, GA 30281

PROPERTY INFORMATION

Project:
111 Old Conyers Rd, Stockbridge, GA 30281

Site Area: 6.18 AC (269,267 SF - GROSS)

Residential Lot Coverage: 192,000 SF

Construction Classification: 1B

Proposed Use: Five Story (5) Mixed Use Building
Use groups 2, 4 and 6 [Multi-family residential with community facility and commercial spaces]

Proposed Floor Area: See Table Below

BUILDING AREA:

1st FLOOR	48,000	S.F.
2nd FLOOR	48,000	S.F.
3rd FLOOR	48,000	S.F.
4th FLOOR	48,000	S.F.
5th FLOOR	48,000	S.F.
TOTAL	240,000	S.F.

EXISTING ZONING: SUB URBAN RESIDENTIAL DISTRICT
PROPOSED USE MIXED-USE (COMMERICAL AT GROUND FLOOR AND LIVING UNITS AT TOP FLOORS

FLOOR PLAN TYPES AND NUMBER OF UNITS

UNIT TYPE		AREA	# UNITS
"A"	STUDIO, 1 BATH	477 S.F.	95
"B"	1 BEDROOM, 1 BATH	835 S.F.	95
"C"	2 BEDROOMS, 2 BATH	900 S.F.	6
"D	3 BEDROOMS, 2 BATH	1,240 S.F.	4
		3,452 S.F. X	200 =690,400 S.F. (TOTAL RESIDENTIAL AREA)

PARKING -RESIDENTIAL

UNIT	REQUIRED	PROPOSED
STUDIO	1.25 PER UNIT 95X1.25=	119
1 BEDROOM	1.25 PER UNIT 95X1.25=	119
2 BEDROOMS	1.75 PER UNIT 6X1.75=	11
3 BEDROOMS	1.25 PER UNIT 4X2.0=	8
TOTAL RESIDENTIAL PARKING PROPOSED	200 UNITS	257

PARKING - RETAIL

GENERAL RETAIL UG 6 (15,000 S.F. AT FIRST FLOOR)
(5) SPACE/1,000 SF 75 PARKING SPACE REQUIRED
79 PARKING SPACE PROVIDED

TOTAL PARKING SPACE PROVIDED: 336
(257 RESIDENTIAL+79 RETAIL)

ACCESSIBLE SPACES REQUIRED
FOR 301-400 8 PARKING SPACE REQUIRED
8 PARKING SPACE PROVIDED

TRASH

TRASH BINS REQUIRED 10
TRASH BINS PROVIDED 12

AREA TABULATION

BUILDING FOOT PRINT 48,000 S.F.
NET OPEN SPACE 221,267 S.F. (82.1%)

BULK REGULATIONS

FLOOR AREA	Permitted Required	Provided	Noncompliance Compliance
Height Factor			
Applicable Residence District:	PUD (Planned Unit Development District)		
Height Factor: 0.9	Total Floor Area	240,000 SF = 0.89>>0.9	
	Lot Coverage	269,267 SF	

REVISIONS

RELOTZ
FIRST NATIONAL LAND TRUST
1-888-558-3658 (FNLT)
www.FNLT.com

project name and address:
111 Old Conyers Rd,
Stockbridge, GA, 30281

Project #
Date : May 6th 2024
Sheet title :
COVER SHEET
Drawn by: HY
Scale : AS NOTED
sheet No:
G-1.0

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 71,364 FEET, AND AN ANGULAR ERROR OF 07" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 216,497 FEET. EQUIPMENT USED ROBOTIC GEOMAX ZOOM 90 & SPECTRA GEOSPATIAL SP85 GPS UNIT

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404-459-8200
THROUGHOUT GEORGIA
1-800-282-7411
THREE WORKING DAYS BEFORE YOU DIG

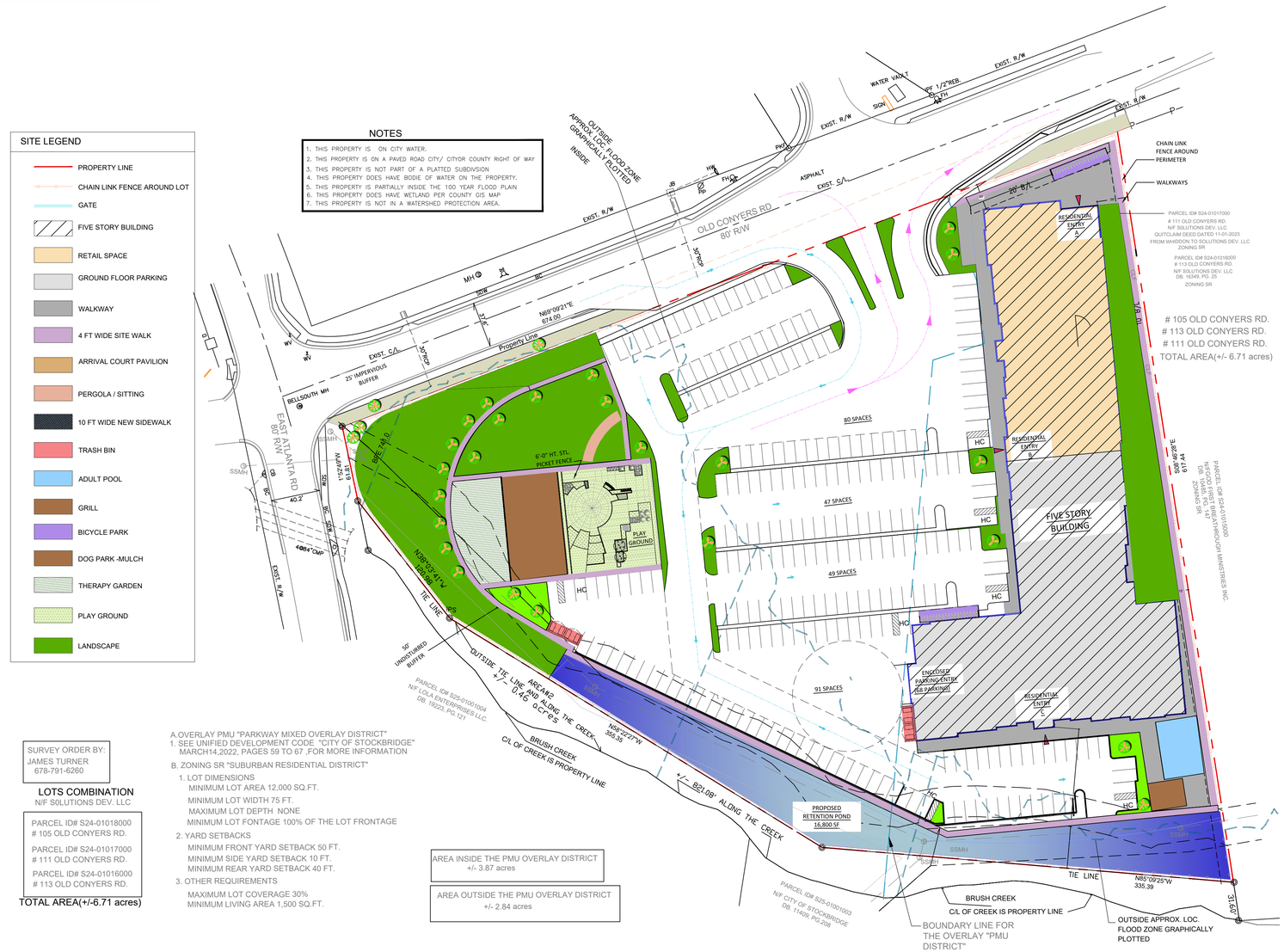
THIS LOT COMBINATION NEEDS TO BE APPROVED BY THE LOCAL JURISDITION

SITE LEGEND

- PROPERTY LINE
- CHAIN LINK FENCE AROUND LOT
- GATE
- FIVE STORY BUILDING
- RETAIL SPACE
- GROUND FLOOR PARKING
- WALKWAY
- 4 FT WIDE SITE WALK
- ARRIVAL COURT PAVILION
- PERGOLA / SITTING
- 10 FT WIDE NEW SIDEWALK
- TRASH BIN
- ADULT POOL
- GRILL
- BICYCLE PARK
- DOG PARK -MULCH
- THERAPY GARDEN
- PLAY GROUND
- LANDSCAPE

NOTES

1. THIS PROPERTY IS ON CITY WATER.
2. THIS PROPERTY IS ON A PAVED ROAD CITY/ CITYOR COUNTY RIGHT OF WAY
3. THIS PROPERTY IS NOT PART OF A PLATTED SUBDIVSION
4. THIS PROPERTY DOES HAVE BODIE OF WATER ON THE PROPERTY.
5. THIS PROPERTY IS PARTIALLY INSIDE THE 100 YEAR FLOOD PLAIN
6. THIS PROPERTY DOES HAVE WETLAND PER COUNTY GIS MAP
7. THIS PROPERTY IS NOT IN A WATERSHED PROTECTION AREA.



SURVEY ORDER BY:
JAMES TURNER
678-791-6260

LOTS COMBINATION
N/F S0LUTIONS DEV. LLC

PARCEL ID# S24-01018000
105 OLD CONYERS RD.

PARCEL ID# S24-01017000
111 OLD CONYERS RD.

PARCEL ID# S24-01016000
113 OLD CONYERS RD.

TOTAL AREA(+/-6.71 acres)

A.OVERLAY PMU "PARKWAY MIXED OVERLAY DISTRICT"
1. SEE UNIFIED DEVELOPMENT CODE "CITY OF STOCKBRIDGE" MARCH14,2022, PAGES 59 TO 67 ,FOR MORE INFORMATION

B. ZONING SR "SUBURBAN RESIDENTIAL DISTRICT"

1. LOT DIMENSIONS
   - MINIMUM LOT AREA 12,000 SQ.FT.
   - MINIMUM LOT WIDTH 75 FT.
   - MAXIMUM LOT DEPTH NONE
   - MINIMUM LOT FONTAGE 100% OF THE LOT FRONTAGE
2. YARD SETBACKS
   - MINIMUM FRONT YARD SETBACK 50 FT.
   - MINIMUM SIDE YARD SETBACK 10 FT.
   - MINIMUM REAR YARD SETBACK 40 FT.
3. OTHER REQUIREMENTS
   - MAXIMUM LOT COVERAGE 30%
   - MINIMUM LIVING AREA 1,500 SQ.FT.

AREA INSIDE THE PMU OVERLAY DISTRICT
+/- 3.87 acres

AREA OUTSIDE THE PMU OVERLAY DISTRICT
+/- 2.84 acres

NORTH

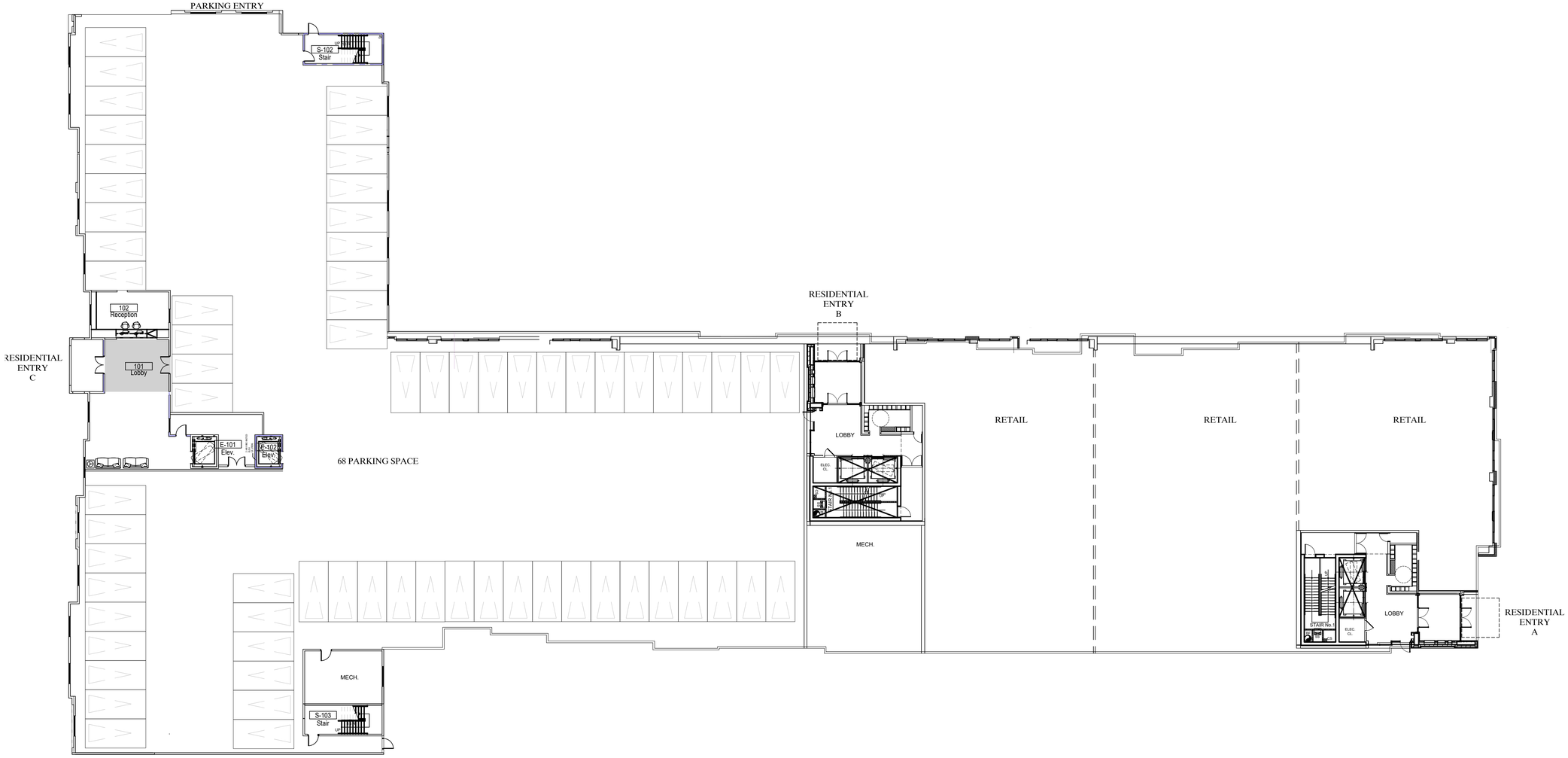
SITE PLAN
SCALE: 1" = 50'
1

REVISIONS

RELOTZ
FIRST NATIONAL LAND TRUST
1-888-558-3658 (FNLT)
www.FNLT.com

project name and address:
111 Old Conyers Rd,
Stockbridge, GA, 30281

Project #
Date : May 16th 2024
Sheet title :
SITE PLAN
Drawn by: HY
Scale : AS NOTED
sheet No:
G-2.0



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0

1

REVISIONS

RELOTZ

FIRST NATIONAL LAND TRUST
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www.FNLT.com

project name and address:

111 Old Conyers Rd,
Stockbridge, GA, 30281

Project #

Date : May 6th 2024

Sheet title :
FIRST FLOOR PLAN

Drawn by: HY

Scale : AS NOTED

sheet No:
A-1.0

RIGHT ELEVATION
SCALE: 1/8" = 1'-0

2

FRONT ELEVATION
SCALE: 1/16" = 1'-0

1

REVISIONS

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FIRST NATIONAL LAND TRUST
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www.FNLT.com

project name and address:

111 Old Conyers Rd,
Stockbridge, GA, 30281

Project #

Date : May 6th 2024

Sheet title :
ELEVATIONS

Drawn by: HY

Scale : AS NOTED

sheet No:
A-2.0

SITE DATA

EXISTING SITE INFORMATION	
PROJECT NAME	111 OLD CONYERS ROAD
PARCEL NO(S).	S24-01017000
SITE AREA	6.71 AC. +/-
CURRENT ZONING	PUD
PROPOSED SITE INFORMATION	
PROPOSED USE	MIXED USE (RETAIL / MULTI-FAMILY)
PROPOSED BUILDING FOOTPRINT AREA	36,000 SF
PROPOSED NUMBER OF FLOORS:	6
TOTAL BUILDING AREA:	36,000 SF X 6 STORIES = 216,000 SF
PROPOSED RETAIL / COMMERCIAL AREA:	15,000 SF (42% OF GROUND FLOOR AREA)
PROPOSED RESIDENTIAL AREA:	201,000 SF
ONE BEDROOM / STUDIO UNITS:	150
TWO BEDROOM UNITS:	50
TOTAL PROPOSED UNITS:	200
PROPOSED PARKING CALCULATION	
ONE BED / STUDIOS:	1 SPACE PER UNIT X 150 UNITS = 150 SPACES
TWO BED:	1.25 SPACES PER UNIT X 50 UNITS = 63 SPACES
RETAIL	5 SPACES PER 1000 SF = 75 SPACES
TOTAL PARKING REQUIRED	288 SPACES
TOTAL PARKING PROVIDED	RETAIL 75 SPACES
	RESIDENTIAL 221 SPACES
	TOTAL 296 SPACES

REQUESTED MODIFICATION TO PRIOR APPROVALS

1. VARIANCE REQUESTED TO INCREASE MAXIMUM NUMBER OF RESIDENTIAL UNITS FROM 160 UNITS TO 200 UNITS
2. VARIANCE REQUESTED TO REDUCE REQUIRED PARKING TO 1 SPACE FOR EACH ONE-BEDROOM AND STUDIO APARTMENT AND 1.25 SPACES FOR EACH TWO-BEDROOM APARTMENT.
3. VARIANCE REQUESTED TO INCREASE THE MAXIMUM NUMBER OF FLOORS FROM FOUR TO SIX.

EXISTING POND
PUBLIX ENTRANCE
OLD CONYERS ROAD
EAST ATLANTA ROAD
BRUSH CREEK
FIRE ACCESS / NO PARKING
OUTDOOR DINING AREA
MIXED USE BUILDING
6 STORIES TOTAL
GROUND FLOOR
RETAIL = 15,000 SF
5 STORIES
MULTI-FAMILY
76 SPACES ALLOCATED FOR RETAIL
OPEN SPACE
RETAIL USE DUMPSTER PAD
GATED EMERGENCY ENTRY
GATED RESIDENT ENTRY
MULTI-FAMILY BUILDING
6 STORIES TOTAL
ROOF-TOP POOL
AMENITY AREA
THERAPY GARDEN
DOG PARK
PLAYGROUND
PERGOLA / SITTING AREA
75' IMPERVIOUS SETBACK
50' UNDISTURBED STREAM BUFFER
RESIDENTIAL USE DUMPSTER PAD
213 SPACES ALLOCATED FOR RESIDENTIAL (63 SURFACE PARKING, 150 DECK PARKING
PARKING STRUCTURE
5 STORIES
30 SPACES PER FLOOR
150 SPACES
PROPSOED SWMF
OPEN SPACE

(GA WEST ZONE) GRID NORTH

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: 111 OLD CONYERS ROAD STOCKBRIDGE, GA
CLIENT NAME: MORGAN JACKSON & POWELL, INC.

REVISIONS

A4034.0001 - BASE4

DATE 04-01-2026
CONTRACT #
DRAWN BY SDM

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1178

SEAL

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET
1

S:\A4034.0001 - 111 CONYERS ROAD\Engineering\Planning\A4034.0001 - BASE4.dwg, SITE PLAN, smoore, Apr 22, 2026 - 12:01:53pm

SITE DATA

EXISTING SITE INFORMATION	
PROJECT NAME	111 OLD CONYERS ROAD
PARCEL NO(S).	S24-01017000
SITE AREA	6.71 AC. +/-
CURRENT ZONING	PUD
PROPOSED SITE INFORMATION	
PROPOSED USE	MIXED USE (RETAIL / MULTI-FAMILY)
PROPOSED BUILDING FOOTPRINT AREA	37,000 SF
PROPOSED NUMBER OF FLOORS:	9
TOTAL BUILDING AREA:	37,000 SF X 9 STORIES = 333,000 SF
PROPOSED RETAIL / COMMERCIAL AREA:	15,000 SF (40% OF GROUND FLOOR AREA)
ONE BEDROOM / STUDIO UNITS:	150
TWO BEDROOM UNITS:	50
TOTAL PROPOSED UNITS:	200
MAXIMUM PROPOSED BUILDING HEIGHT	110'
PROPOSED PARKING CALCULATION	
ONE BED / STUDIOS:	1.25 SPACE PER UNIT X 150 UNITS = 188 SPACES
TWO BED:	1.75 SPACES PER UNIT X 50 UNITS = 88 SPACES
RETAIL	5 SPACES PER 1000 SF = 75 SPACES
TOTAL PARKING REQUIRED	351 SPACES
LESS PARKING REDUCTION PER VR-2024-01	- 30 SPACES
ADJUSTED PARKING REQUIRED	321 SPACES
NON-RESIDENTIAL PARKING PROVIDED	75 SPACES
RESIDENTIAL PARKING PROVIDED	273 SPACES
TOTAL PARKING PROVIDED	343 SPACES

REQUESTED MODIFICATION TO PRIOR APPROVALS

1. REQUEST TO INCREASE MAXIMUM NUMBER OF RESIDENTIAL UNITS FROM 160 UNITS TO 200 UNITS
2. REQUEST TO INCREASE MAXIMUM BUILDING HEIGHT TO 110 FEET
3. REQUEST TO DECREASE PARKING REQUIREMENTS FOR RESIDENTIAL USE TO 1 SPACE PER 1 BEDROOM OR STUDIO UNIT AND 1.25 SPACES PER 2 BEDROOM UNIT.

EXISTING POND
PUBLIX ENTRANCE
EX. R/W
OLD CONYERS ROAD
OLD CONYERS ROAD (80' R/W)
N65° 10'41"E
674.00'
FIRE ACCESS W/O PARKING
OUTDOOR DINING AREA
MIXED USE BUILDING
GROUND FLOOR
RETAIL = 15,000 SF
MULTI-FAMILY
3
145'
90'
GATED RESIDENT ENTRY
RETAIL USE DUMPSTER PAD
RESIDENTIAL AMENITY AREA
MULTI-FAMILY BUILDING
ROOF-TOP POOL
25' LANDSCAPE STRIP
S08°45'08"E
644.19'
PARKING STRUCTURE
150 SPACES
PROPSOED SWMF
RESIDENTIAL USE DUMPSTER PAD
N11°51'29"W
103.83'
N38°02'21"W
120.97'
N61°42'45"W
11.77'
N52°24'36"W
28.90'
EAST ATLANTA ROAD
N31°27'34"W
45.80'
N58°54'55"W
52.61'
N58°02'49"W
21.12'
N43°39'13"W
25.60'
N58°02'28"W
19.04'
75' IMPERVIOUS SETBACK
50' UNDISTURBED STREAM BUFFER (CITY)
25' UNDISTURBED STREAM BUFFER (STATE)
BOUNDARY TIE LINE PER P.B. 64 PG. 164
BRUSH CREEK
CL OF BRUSH CREEK IS BOUNDARY LINE
TOP OF BANK
N76°16'25"W
44.95'
N62°13'26"W
27.95'
N48°55'19"W
26.20'
N59°21'0"W
35.5'
N65°10'57"W
47.26'
N57°10'26"W
48.23'
N58°39'01"W
12.08'
N30°23'12"W
26.33'
N64°36'14"W
46.89'
N89°37'59"W
23.76'
N68°37'29"W
21.07'
S80°01'00"W
64.67'
S77°33'22"W
19.23'
N86°56'35"W
27.96'
N86°08'36"W
48.66'
N68°40'53"W
43.00'
N72°36'53"W
18.71'
N60°07'06"W
21.23'
S86°07'29"W
13.31'
S84°06'07"W
14.37'
S63°34'28"W
23.31'
N85°08'05"W
335.39'
30' S.S.E.
20' S.S.E.
NF SOD FIRST BREAKTHROUGH MINISTRIES INC D.B. 34665 PG. 147 TAX ID. S24 010100 ZONED: SR
NF AS BUSINESS USA INC D.B. 27025 PG. 309 TAX ID. S24 010100 ZONED: SR
(GA. WEST ZONE) GRID NORTH

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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- Landscape Architecture
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McDonough, GA 30253
770.914.9394

PROJECT NAME: 111 OLD CONYERS ROAD STOCKBRIDGE, GA
CLIENT NAME: MORGAN JACKSON & POWELL, INC.

REVISIONS
1. REVISED BUILDING LOCATION PER CITY 06/11/2026

A4034.0001 - BASE7

DATE 04-01-2026
CONTRACT #
DRAWN BY SDM

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LSF #1179

SEAL

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET
1

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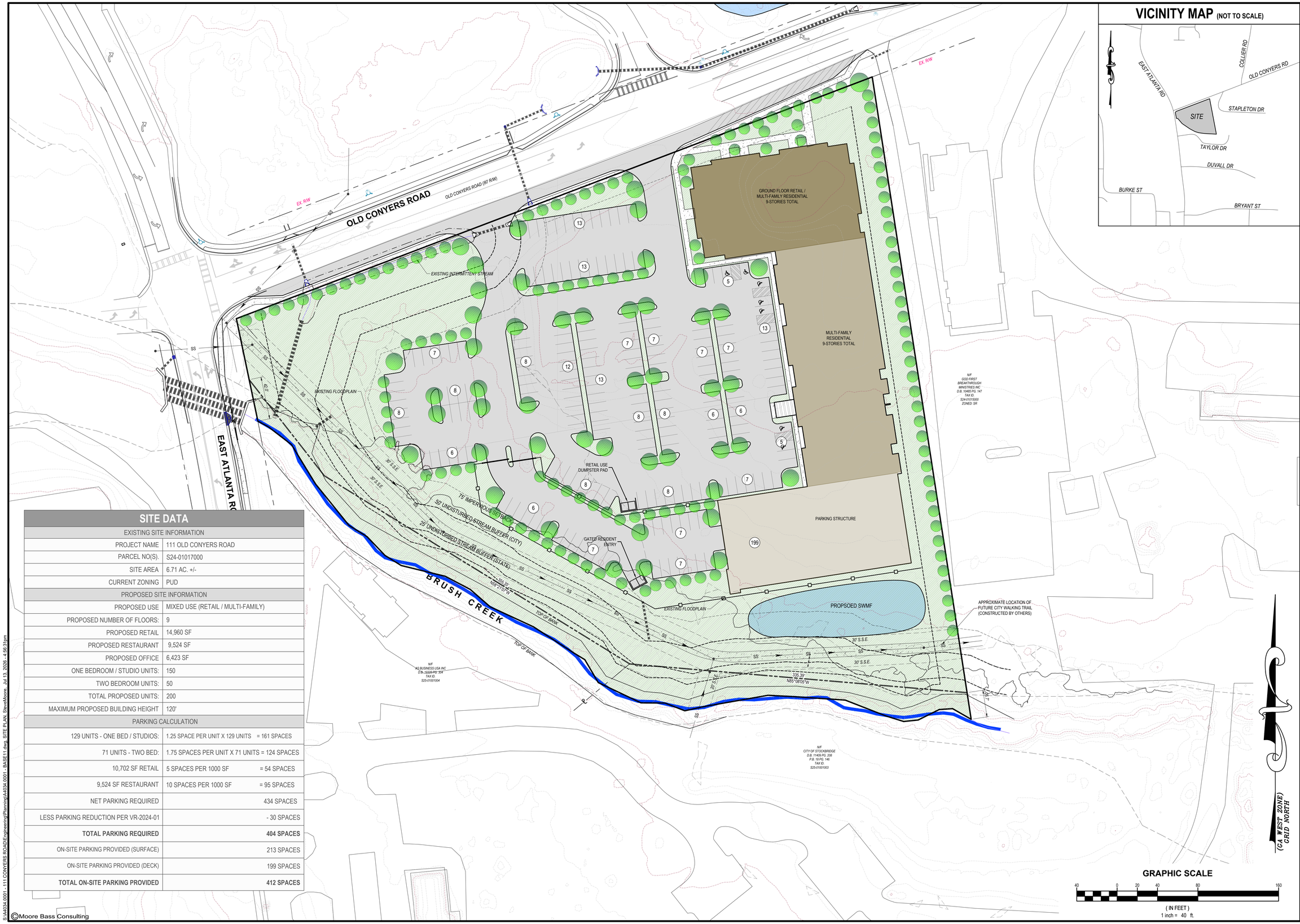

VICINITY MAP (NOT TO SCALE)

SITE DATA

EXISTING SITE INFORMATION	
PROJECT NAME	111 OLD CONYERS ROAD
PARCEL NO(S).	S24-01017000
SITE AREA	6.71 AC. +/-
CURRENT ZONING	PUD
PROPOSED SITE INFORMATION	
PROPOSED USE	MIXED USE (RETAIL / MULTI-FAMILY)
PROPOSED NUMBER OF FLOORS:	9
PROPOSED RETAIL	14,960 SF
PROPOSED RESTAURANT	9,524 SF
PROPOSED OFFICE	6,423 SF
ONE BEDROOM / STUDIO UNITS:	150
TWO BEDROOM UNITS:	50
TOTAL PROPOSED UNITS:	200
MAXIMUM PROPOSED BUILDING HEIGHT	120'
PARKING CALCULATION	
129 UNITS - ONE BED / STUDIOS:	1.25 SPACE PER UNIT X 129 UNITS = 161 SPACES
71 UNITS - TWO BED:	1.75 SPACES PER UNIT X 71 UNITS = 124 SPACES
10,702 SF RETAIL	5 SPACES PER 1000 SF = 54 SPACES
9,524 SF RESTAURANT	10 SPACES PER 1000 SF = 95 SPACES
NET PARKING REQUIRED	434 SPACES
LESS PARKING REDUCTION PER VR-2024-01	- 30 SPACES
TOTAL PARKING REQUIRED	**404 SPACES**
ON-SITE PARKING PROVIDED (SURFACE)	213 SPACES
ON-SITE PARKING PROVIDED (DECK)	199 SPACES
TOTAL ON-SITE PARKING PROVIDED	**412 SPACES**

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1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: 111 OLD CONYERS ROAD STOCKBRIDGE, GA

CLIENT NAME: MORGAN JACKSON & POWELL, INC.

REVISIONS
1. REVISED BUILDING LOCATION PER CITY 06/11/2026
2. REVISED SITE PLAN PER ARCHITECT 07/13/2026

A4034.0001 - BASE11

DATE 04-01-2026

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET
1

S:\A4034.0001 - 111 CONYERS ROAD\Engineering\Planning\A4034.0001 - BASE11.dwg, SITE PLAN, StevenMoore, Jul 13, 2026 - 4:56:31pm

BK:64 PG:164-164
Filed and Recorded
Jan-04-2024 10:27 AM
DOC# 2024 - 000004
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 6101204682

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 71,364 FEET, AND AN ANGULAR ERROR OF 07" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 216,497 FEET.
EQUIPMENT USED ROBOTIC GEOMAX ZOOM 90 & SPECTRA GEOSPATIAL SP85 GPS UNIT

THIS LOT COMBINATION NEEDS TO BE APPROVED BY THE LOCAL JURISDITION

UTILITIES PROTECTION CENTER
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THROUGHOUT GEORGIA
1-800-282-7411
THREE WORKING DAYS BEFORE YOU DIG

CITY OF STOCKBRIDGE
COMMUNITY DEVELOPMENT
REVIEWED FOR COMPLIANCE:
Reviewer: Mark Whitley (Whitley Engineering)
Engineering Approval
01/03/2024 12:23:44 PM

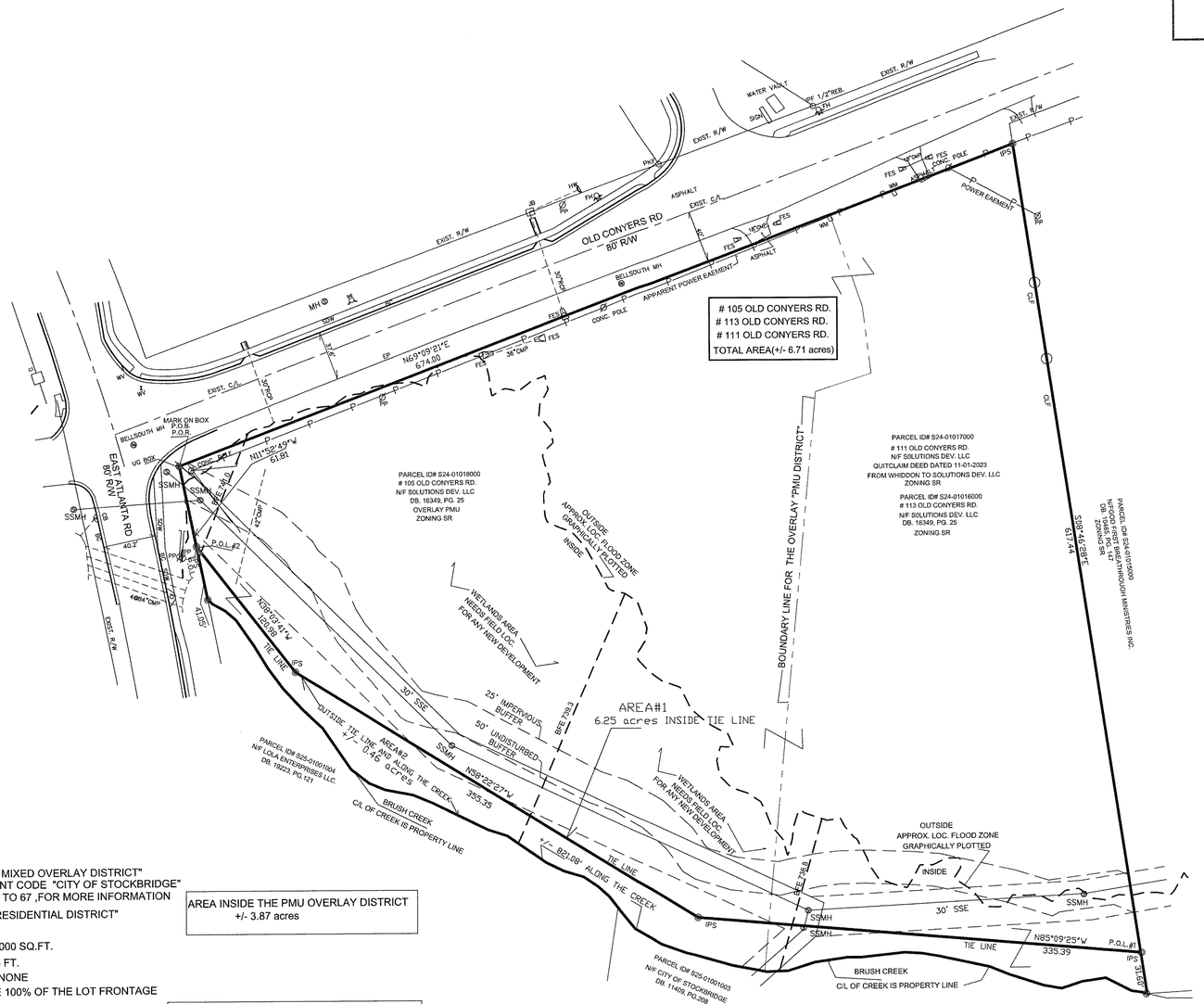
LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OTP	OPEN TOP PIPE
IPF	IRON PIN FOUND
IPS	IRON PIN SET 1/2"ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCUTRE (RISER)
DI	DROP INLET
WM	WATER METER
W	WATERLINE
SS	SANITARY SEWER LINE
OVP	OVERHEAD POWERLINE
UFO	UNDERGROUND FIBER OPTICS
G	GASLINE
LS	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H.	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

GRID NORTH
GA WEST

NOTES

1. THIS PROPERTY IS ON CITY WATER.
2. THIS PROPERTY IS ON A PAVED ROAD CITY/ CITYOR COUNTY RIGHT OF WAY.
3. THIS PROPERTY IS NOT PART OF A PLATTED SUBDIVISION
4. THIS PROPERTY DOES HAVE BODIE OF WATER ON THE PROPERTY.
5. THIS PROPERTY IS PARTIALLY INSIDE THE 100 YEAR FLOOD PLAIN
6. THIS PROPERTY DOES HAVE WETLAND PER COUNTY GIS MAP
7. THIS PROPERTY IS NOT IN A WATERSHED PROTECTION AREA.



105 OLD CONYERS RD.
113 OLD CONYERS RD.
111 OLD CONYERS RD.
TOTAL AREA(+/- 6.71 acres)

State Waters Buffers

There is established a 25 foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action. No land disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed, state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and habitat and a natural canopy is left in sufficient quantity to keep shade on the the stream bed. Georgia House Bill 1426

WETLANDS

1. WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS PARTIALLY INSIDE THE 100-YEAR FLOOD HAZARD AREA.
PANEL# 13151C0086D DATED 10/06/2016

New const. of Principal Bldgs. including manufactured homes shall not be allowed, within the limits of the FLOOD PLAIN. The elevation of the lowest floor, including basement and access to Bldg, shall be at least three feet (3ft) above the level of the highest base flood elevation adjacent to the bldg., or at least as high as the regulatory flood elev., whichever is highest.

SURVEY ORDER BY:
JAMES TURNER
678-791-6260

LOTS COMBINATION
N/F SOLUTIONS DEV. LLC

PARCEL ID# S24-01018000
105 OLD CONYERS RD.
PARCEL ID# S24-01017000
111 OLD CONYERS RD.
PARCEL ID# S24-01016000
113 OLD CONYERS RD.

TOTAL AREA(+/-6.71 acres)

A.OVERLAY PMU "PARKWAY MIXED OVERLAY DISTRICT"
1. SEE UNIFIED DEVELOPMENT CODE "CITY OF STOCKBRIDGE" MARCH14,2022, PAGES 59 TO 67 ,FOR MORE INFORMATION

B. ZONING SR "SUBURBAN RESIDENTIAL DISTRICT"

1. LOT DIMENSIONS
   MINIMUM LOT AREA 12,000 SQ.FT.
   MINIMUM LOT WIDTH 75 FT.
   MAXIMUM LOT DEPTH NONE
   MINIMUM LOT FONTAGE 100% OF THE LOT FRONTAGE
2. YARD SETBACKS
   MINIMUM FRONT YARD SETBACK 50 FT.
   MINIMUM SIDE YARD SETBACK 10 FT.
   MINIMUM REAR YARD SETBACK 40 FT.
3. OTHER REQUIREMENTS
   MAXIMUM LOT COVERAGE 30%
   MINIMUM LIVING AREA 1,500 SQ.FT.

AREA INSIDE THE PMU OVERLAY DISTRICT
+/- 3.87 acres

AREA OUTSIDE THE PMU OVERLAY DISTRICT
+/- 2.84 acres

CITY OF STOCKBRIDGE
PLANNING & ZONING
REVIEWED FROM COMPLIANCE:
These drawings were reviewed under the applicable laws in effect at the time of submittal. Reasonable effort was exercised in checking for code compliance. The stamping of these documents shall not be construed to be a permit for, or an approval of any violation of state and/or local codes, ordinances or amendments thereto.
Reviewer: Ryan Anderson
01/03/2024 12:23:35 PM

GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 09/14/2023
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREON.
7. 1/2" REBAR WILL BE SET AT ALL LOTS CORNERS.

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

11/06/2023
A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

GEORGIA PROFESSIONAL No. 2642 LAND SURVEYOR ANGEL M. MARRERO

50' 0' 50' 100'
Scale: 1" = 50'

REV.	DESCRIPTION	DATE

SOUTHSIDE SURVEYING & PLANNING LSF000831
#155 WESTRIDGE PKWY SUITE 212 MCDONOUGH, GA 30253 Phone: (770) 320-8009
1/1

LOTS COMBINATION SURVEY FOR:
SOLUTIONS DEVELOPMEMT,LLC
CITY OF STOCKBRIDGE
Land Lot 68 12TH Dist. HENRY, County, GA

Drawn By: AMM SR.	Scale: 1"=50'
Dwg No: 2-230893LOTCOMB	Date: 11/06/2023

May 22, 2024

RE: Old Conyers Road Mixed Use Development –Trip Generation Memorandum

A mixed-use development is proposed on the southeast corner of Old Conyers Road and Atlanta Road in Stockbridge Georgia. The lot is currently vacant.

This memorandum describes the proposed land uses and the trip generation associated with it.

Site Description and Project Trips

Figure 1: Aerial view of the proposed development

The proposed development is outlined in red in the illustrated aerial view in **Figure 1**. A preliminary site layout in **Figure 2**.

The development is proposed as a five stories apartment building where 15,000 square feet of the first floor are for retail use.

990 Hammond Drive, Suite 900, Atlanta, Georgia 30328
Phone: 770.857.8400 I Fax: 770.857.8401 I loweengineers.com

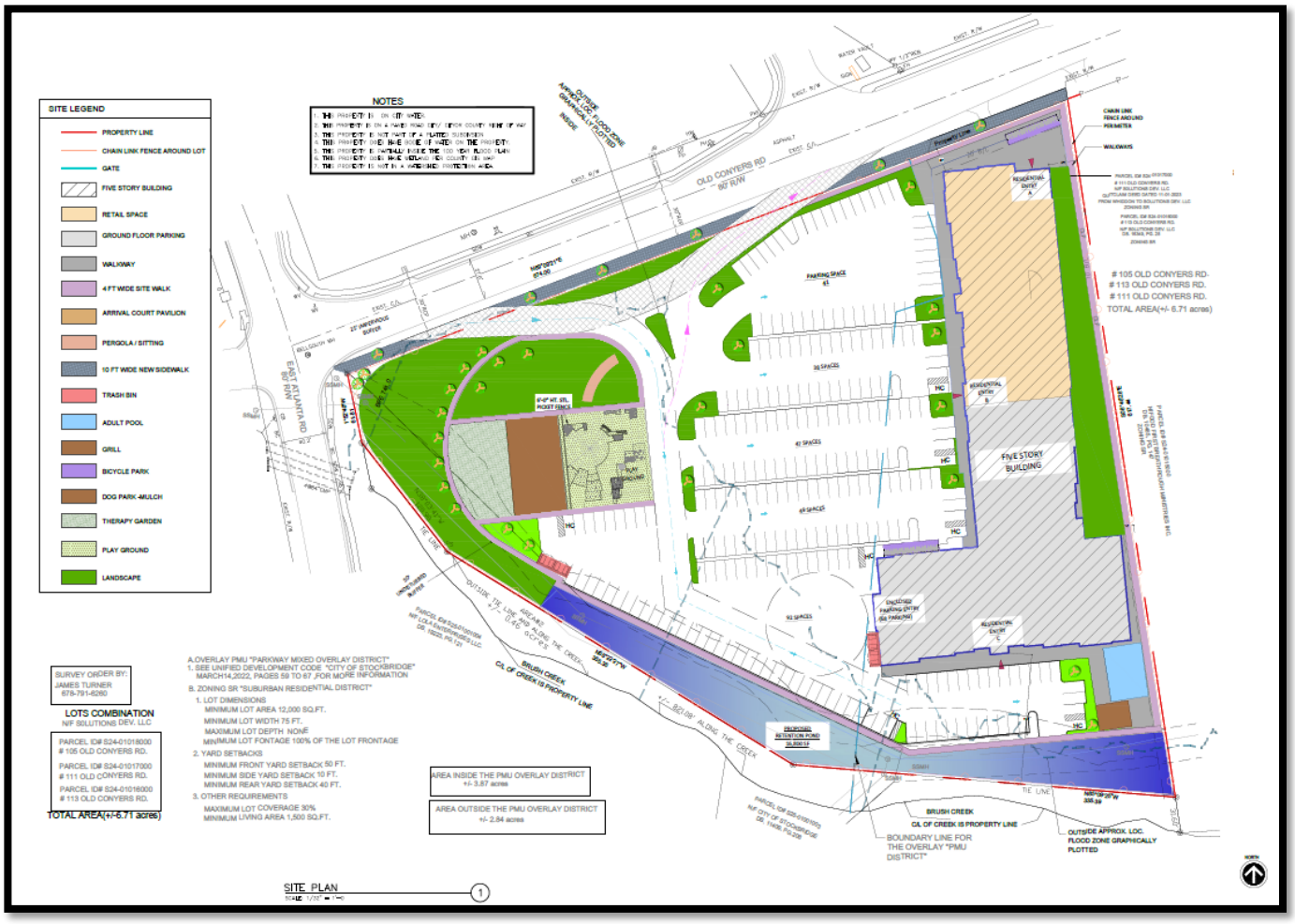


Figure 2: Preliminary Site Layout

A trip generation for the proposed development was created using the Institute of Traffic Engineers (ITE) Trip Generation Manual 11th Edition, 2021. The trip generation including equations used is in **Table 1**. (See **Attachments** for detailed sheets from the ITE Trip Generation Manual).

Table 1: ITE Trip Generation Results

Land Use Information	Reduction %	Project Trips Total	Inbound	Outbound	Equation Used[1]	In / Out Distribution
221 - Multifamily Housing (Mid-Rise)					**200**	**Dwelling Units**
Daily		908	454	454	T =4.77(X)-46.46	50% / 50%
AM Peak Hour		76	18	58	T = 0.44(X)-11.61	23% / 77%
PM Peak Hour		78	48	30	T = 0.39(X)+0.34	61% / 39%
822 - Strip Retail Plaza (<40k)					**15,000**	**S.F.**
Daily		863	431	432	T =42.20(X)+229.68	50% / 50%
AM Peak Hour		35	21	14	T =2.36X)	60% /40%
PM Peak Hour		99	49	50	T = 6.59(X)	50% / 50%
Reductions for Pass-By Trips						
Daily	34%	293	147	147		
AM Peak Hour	34%	12	6	6		
PM Peak Hour	34%	34	17	17		
Totals						
Daily		**1,771**	**886**	**885**		
AM Peak Hour		**111**	**39**	**72**		
PM Peak Hour		**177**	**97**	**80**		
Reductions for Pass-By Trips						
Daily		**293**	**147**	**147**		
AM Peak Hour		**12**	**6**	**6**		
PM Peak Hour		**34**	**17**	**17**		
Net External Daily		**1,478**	**739**	**740**		
Net External AM Peak Hour		**99**	**33**	**66**		
Net External PM Peak Hour		**143**	**80**	**63**		

[1] *Where: T = Trips; X = Density by Variable*

From **Table 1** it can be observed that the total proposed development generates 1,478 net daily trips (739 inbound and 740 outbound). It is expected to generate 99 AM Peak hour trips (33 inbound and 66 outbound) and 143 PM peak hour trips (80 inbound and 63 outbound).

If you have any questions/ concerns/ comments, please feel free to reach out to me at 205.222.1034 or email me at sameer@loweengineers.com.

Sincerely,

Sameer Patharkar, PE
Traffic Engineer

MIXED-USE DWELLING

111 OLD CONYERS RD, STOCKBRIDGE, GA 30281

PROPERTY INFORMATION

Project:
111 Old Conyers Rd, Stockbridge, GA 30281

Site Area: 6.18 AC (269,267 SF - GROSS)

Residential Lot Coverage: 192,000 SF

Construction Classification: 1B

Proposed Use: Five Story (5) Mixed Use Building
Use groups 2, 4 and 6 [Multi-family residential with community facility and commercial spaces]

Proposed Floor Area: See Table Below

BULK REGULATIONS

FLOOR AREA	Permitted Required	Provided	Noncompliance Compliance
Height Factor			
Applicable Residence District:	PUD (Planned Unit Development District)		
Height Factor: 0.9	Total Floor Area	240,000 SF = 0.89> >0.9	
	Lot Coverage	269,267 SF	

BUILDING AREA:

1st FLOOR	48,000	S.F.
2nd FLOOR	48,000	S.F.
3rd FLOOR	48,000	S.F.
4th FLOOR	48,000	S.F.
5th FLOOR	48,000	S.F.
TOTAL	240,000	S.F.

EXISTING ZONING: SUB URBAN RESIDENTIAL DISTRICT
PROPOSED USE MIXED-USE (COMMERICAL AT GROUND FLOOR AND LIVING UNITS AT TOP FLOORS

FLOOR PLAN TYPES AND NUMBER OF UNITS

UNIT TYPE		AREA	# UNITS
"A"	STUDIO, 1 BATH	477 S.F.	95
"B"	1 BEDROOM, 1 BATH	835 S.F.	95
"C"	2 BEDROOMS, 2 BATH	900 S.F.	6
"D	3 BEDROOMS, 2 BATH	1,240 S.F.	4
		3,452 S.F. X 200	=690,400 S.F. (TOTAL RESIDENTIAL AREA)

PARKING -RESIDENTIAL

UNIT	REQUIRED	PROPOSED
STUDIO	1.25 PER UNIT 95X1.25=	119
1 BEDROOM	1.25 PER UNIT 95X1.25=	119
2 BEDROOMS	1.75 PER UNIT 6X1.75=	11
3 BEDROOMS	1.25 PER UNIT 4X2.0=	8
TOTAL RESIDENTIAL PARKING PROPOSED	200 UNITS	257

PARKING - RETAIL

GENERAL RETAIL UG 6 (15,000 S.F. AT FIRST FLOOR)
(5) SPACE/1,000 SF 75 PARKING SPACE REQUIRED
79 PARKING SPACE PROVIDED

TOTAL PARKING SPACE PROVIDED: 336
(257 RESIDENTIAL+79 RETAIL)

ACCESSIBLE SPACES REQUIRED
FOR 301-400 8 PARKING SPACE REQUIRED
8 PARKING SPACE PROVIDED

TRASH

TRASH BINS REQUIRED 10
TRASH BINS PROVIDED 12

AREA TABULATION

BUILDING FOOT PRINT 48,000 S.F.
NET OPEN SPACE 221,267 S.F. (82.1%)

REVISIONS

RELOTZ

FIRST NATIONAL LAND TRUST
1-888-558-3658 (FNLT)
www.FNLT.com

project name and address:
111 Old Conyers Rd,
Stockbridge, GA, 30281

Project #

Date : May 3th 2024

Sheet title :
COVER SHEET

Drawn by: HY

Scale : AS NOTED

sheet No:
G-1.0

SITE LEGEND

- PROPERTY LINE
- CHAIN LINK FENCE AROUND LOT
- GATE
- FIVE STORY BUILDING
- RETAIL SPACE
- GROUND FLOOR PARKING
- WALKWAY
- 4 FT WIDE SITE WALK
- ARRIVAL COURT PAVILION
- PERGOLA / SITTING
- 10 FT WIDE NEW SIDEWALK
- TRASH BIN
- ADULT POOL
- GRILL
- BICYCLE PARK
- DOG PARK -MULCH
- THERAPY GARDEN
- PLAY GROUND
- LANDSCAPE

NOTES

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4. THIS PROPERTY DOES HAVE BODIE OF WATER ON THE PROPERTY.
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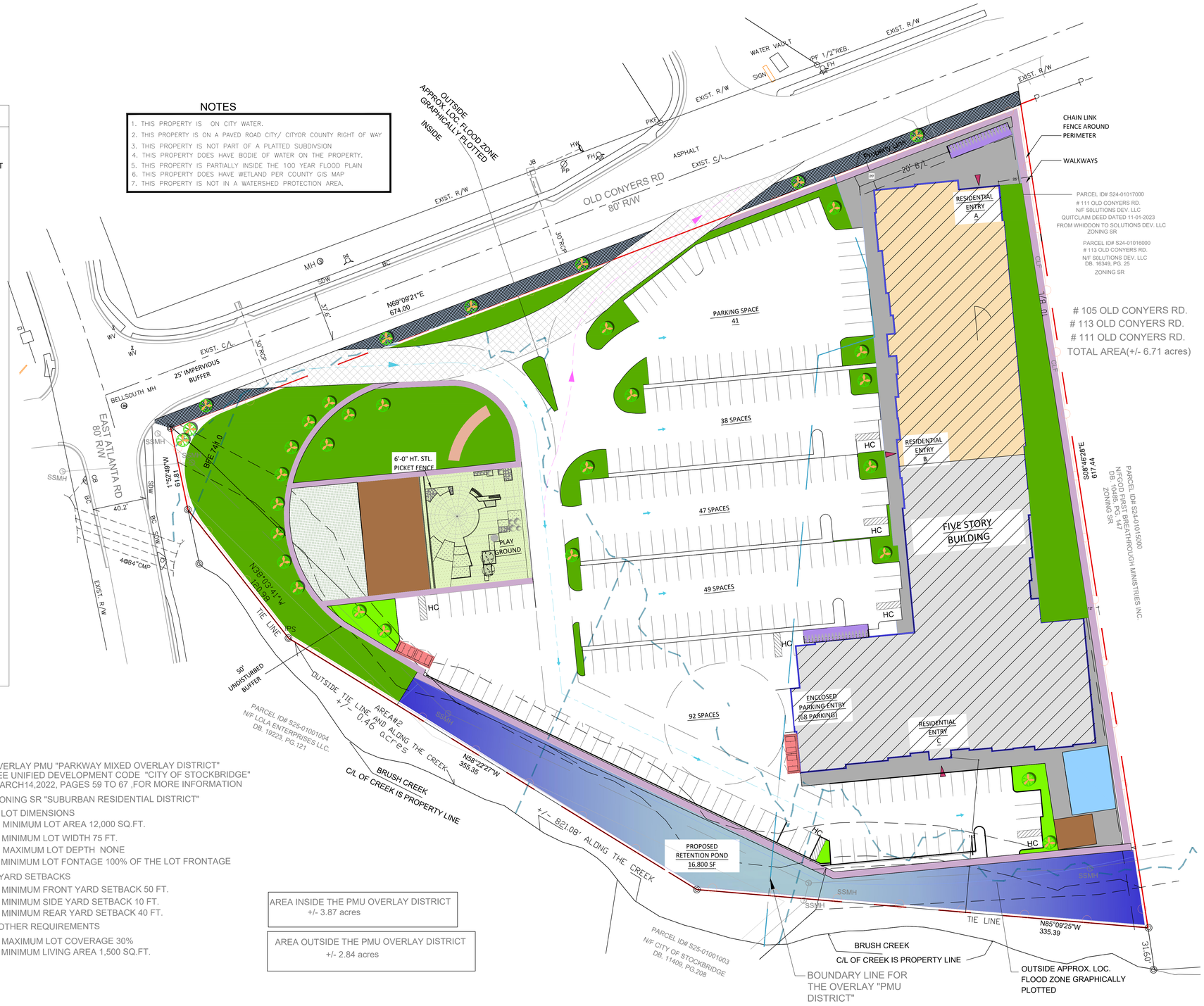

SURVEY ORDER BY:
JAMES TURNER
678-791-6260

LOTS COMBINATION
N/F S0LUTIONS DEV. LLC

PARCEL ID# S24-01018000
105 OLD CONYERS RD.

PARCEL ID# S24-01017000
111 OLD CONYERS RD.

PARCEL ID# S24-01016000
113 OLD CONYERS RD.

TOTAL AREA(+/-6.71 acres)

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1. LOT DIMENSIONS
   - MINIMUM LOT AREA 12,000 SQ.FT.
   - MINIMUM LOT WIDTH 75 FT.
   - MAXIMUM LOT DEPTH NONE
   - MINIMUM LOT FONTAGE 100% OF THE LOT FRONTAGE
2. YARD SETBACKS
   - MINIMUM FRONT YARD SETBACK 50 FT.
   - MINIMUM SIDE YARD SETBACK 10 FT.
   - MINIMUM REAR YARD SETBACK 40 FT.
3. OTHER REQUIREMENTS
   - MAXIMUM LOT COVERAGE 30%
   - MINIMUM LIVING AREA 1,500 SQ.FT.

AREA INSIDE THE PMU OVERLAY DISTRICT
+/- 3.87 acres

AREA OUTSIDE THE PMU OVERLAY DISTRICT
+/- 2.84 acres

SITE PLAN
SCALE: 1/32" = 1'-0

1

NORTH

REVISIONS

RELOTZ
FIRST NATIONAL LAND TRUST
1-888-558-3658 (FNLT)
www.FNLT.com

project name and address:

111 Old Conyers Rd,
Stockbridge, GA, 30281

Project #

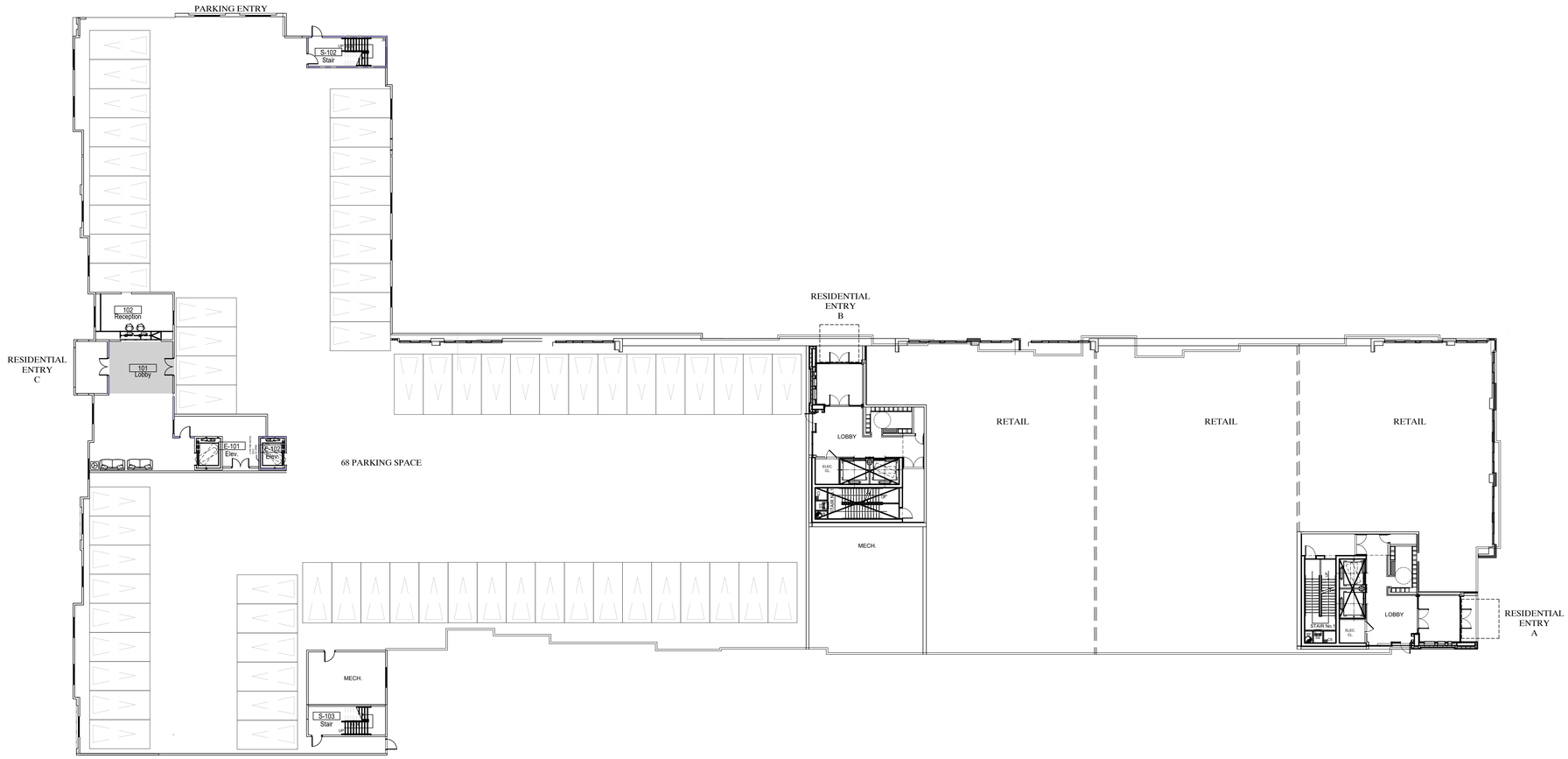
Date : May 3th 2024

Sheet title :
SITE PLAN

Drawn by: HY

Scale : AS NOTED

sheet No:
G-2.0



FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0

1

REVISIONS

RELOTZ

FIRST NATIONAL LAND TRUST
1-888-558-3658 (FNLT)
www.FNLT.com

project name and address:

111 Old Conyers Rd,
Stockbridge, GA, 30281

Project #

Date : May 3th 2024

Sheet title :
FIRST FLOOR PLAN

Drawn by: HY

Scale : AS NOTED

sheet No:
A-1.0

RIGHT ELEVATION
SCALE: 1/8" = 1'-0

2

FRONT ELEVATION
SCALE: 1/16" = 1'-0

1

REVISIONS

RELOTZ

FIRST NATIONAL LAND TRUST
1-888-558-3658 (FNLT)
www.FNLT.com

project name and address:

111 Old Conyers Rd,
Stockbridge, GA, 30281

Project #

Date : May 3th 2024

Sheet title :
ELEVATIONS

Drawn by: HY

Scale : AS NOTED

sheet No:
A-1.0

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

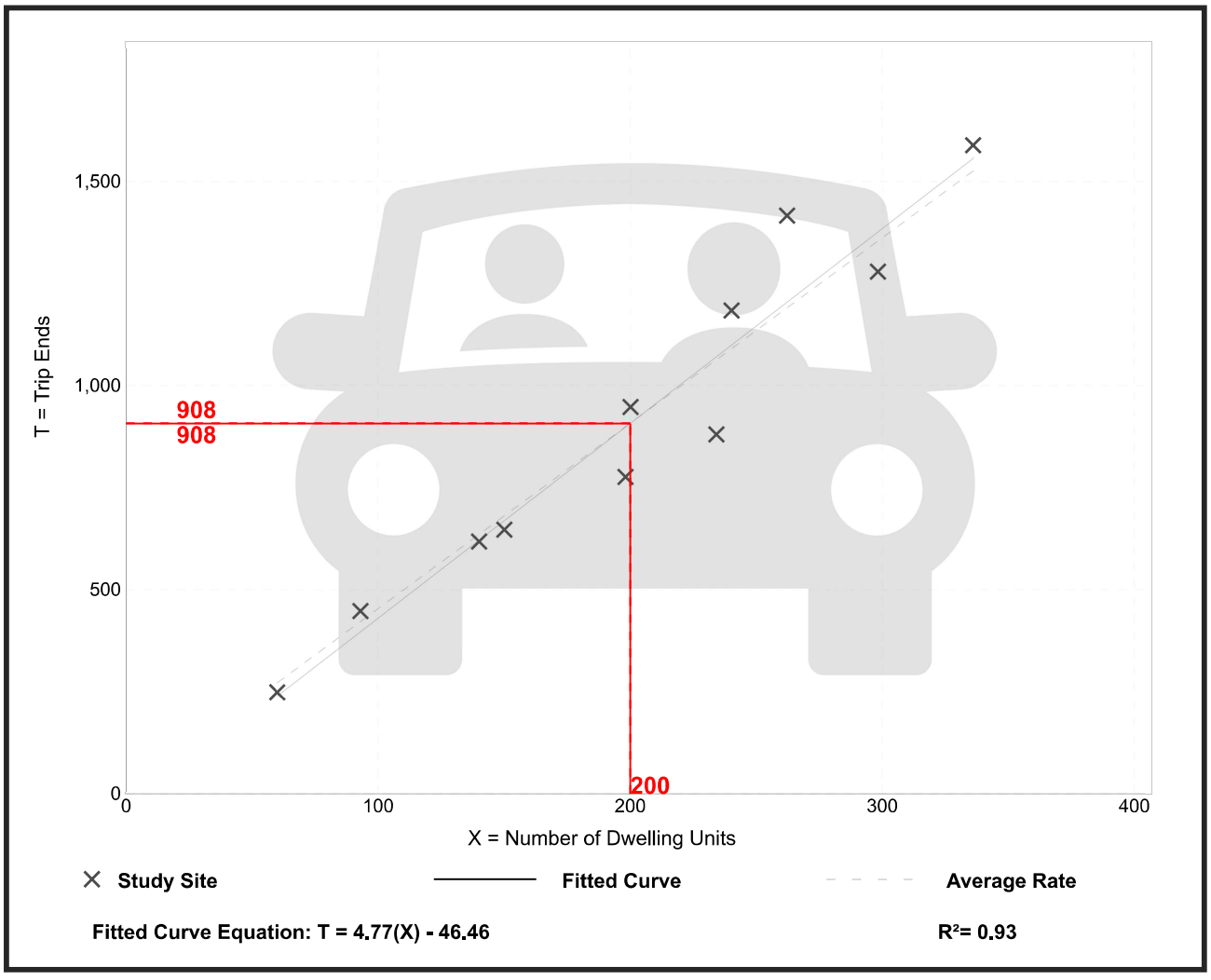
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



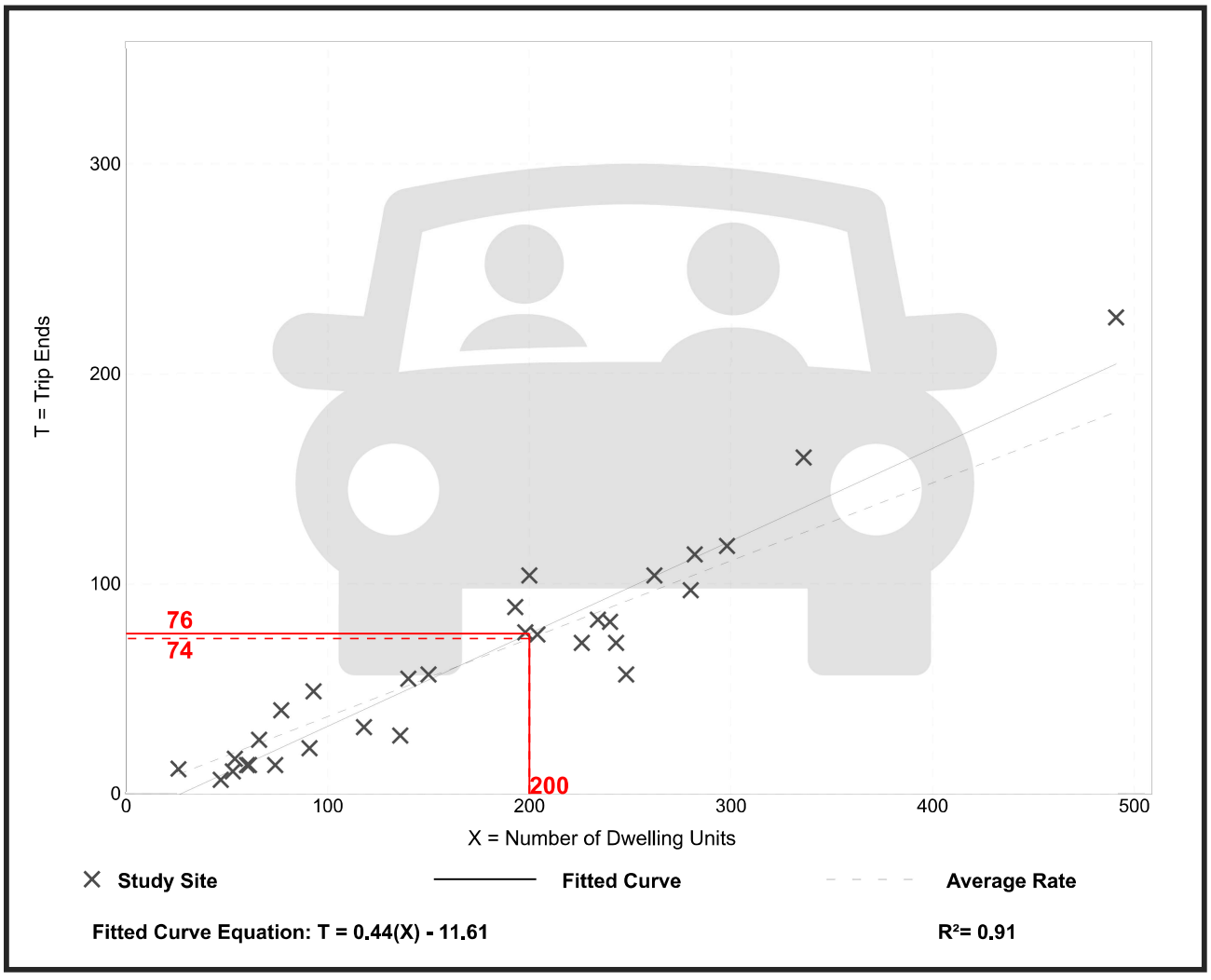
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



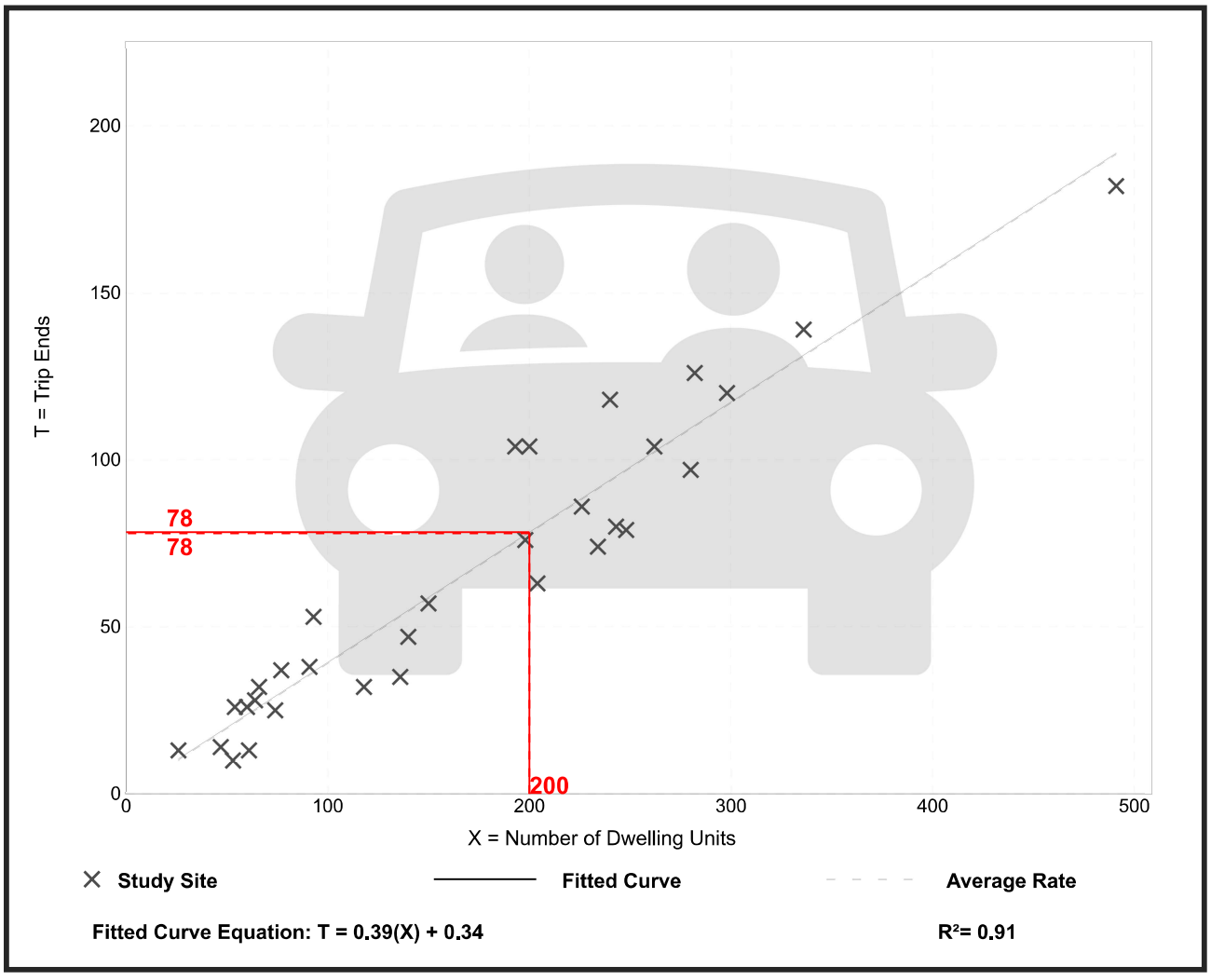
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

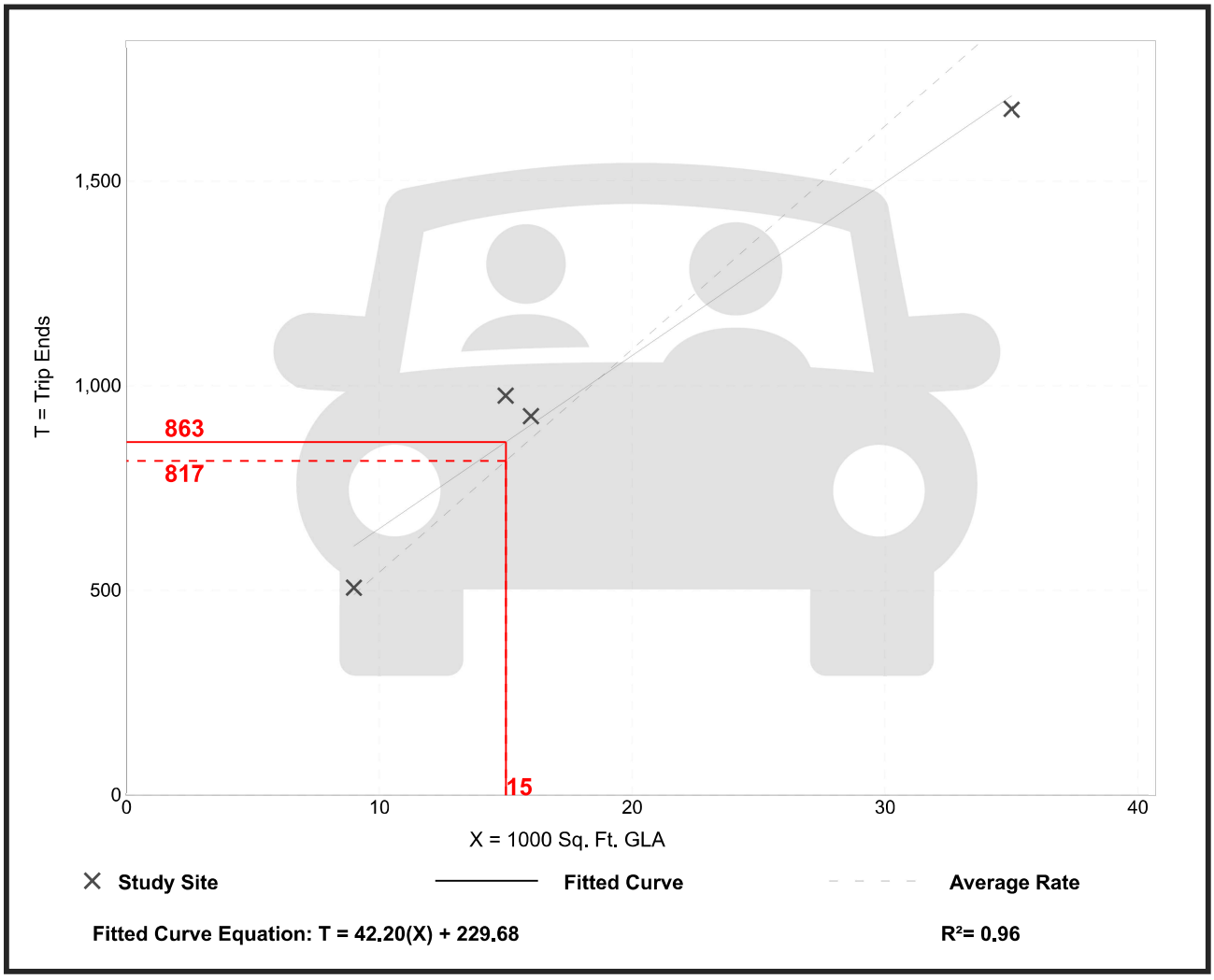
Setting/Location: **General Urban/Suburban**
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: T = 42.20(X) + 229.68

R^2= 0.96

Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Strip Retail Plaza (<40k)
(822)

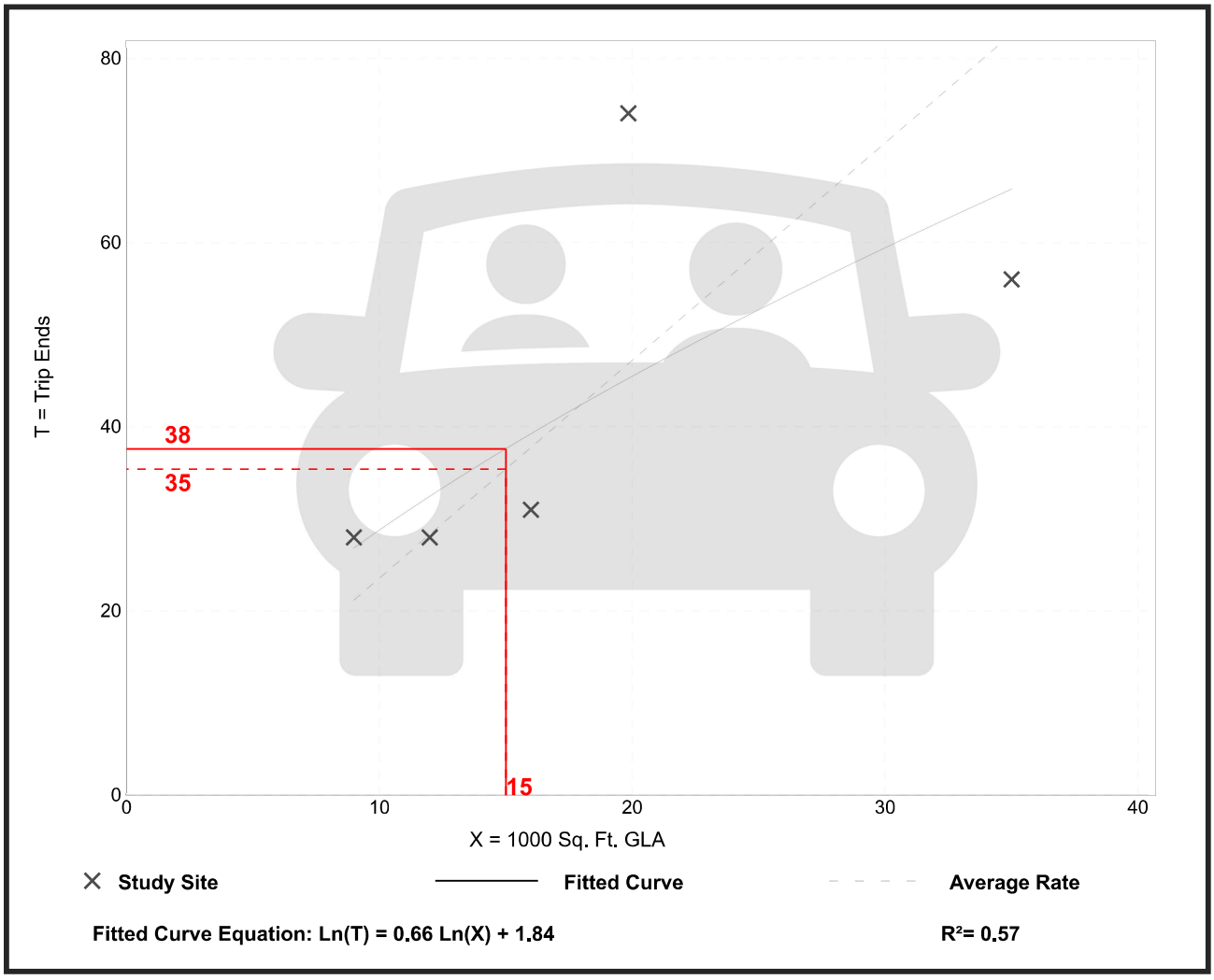
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

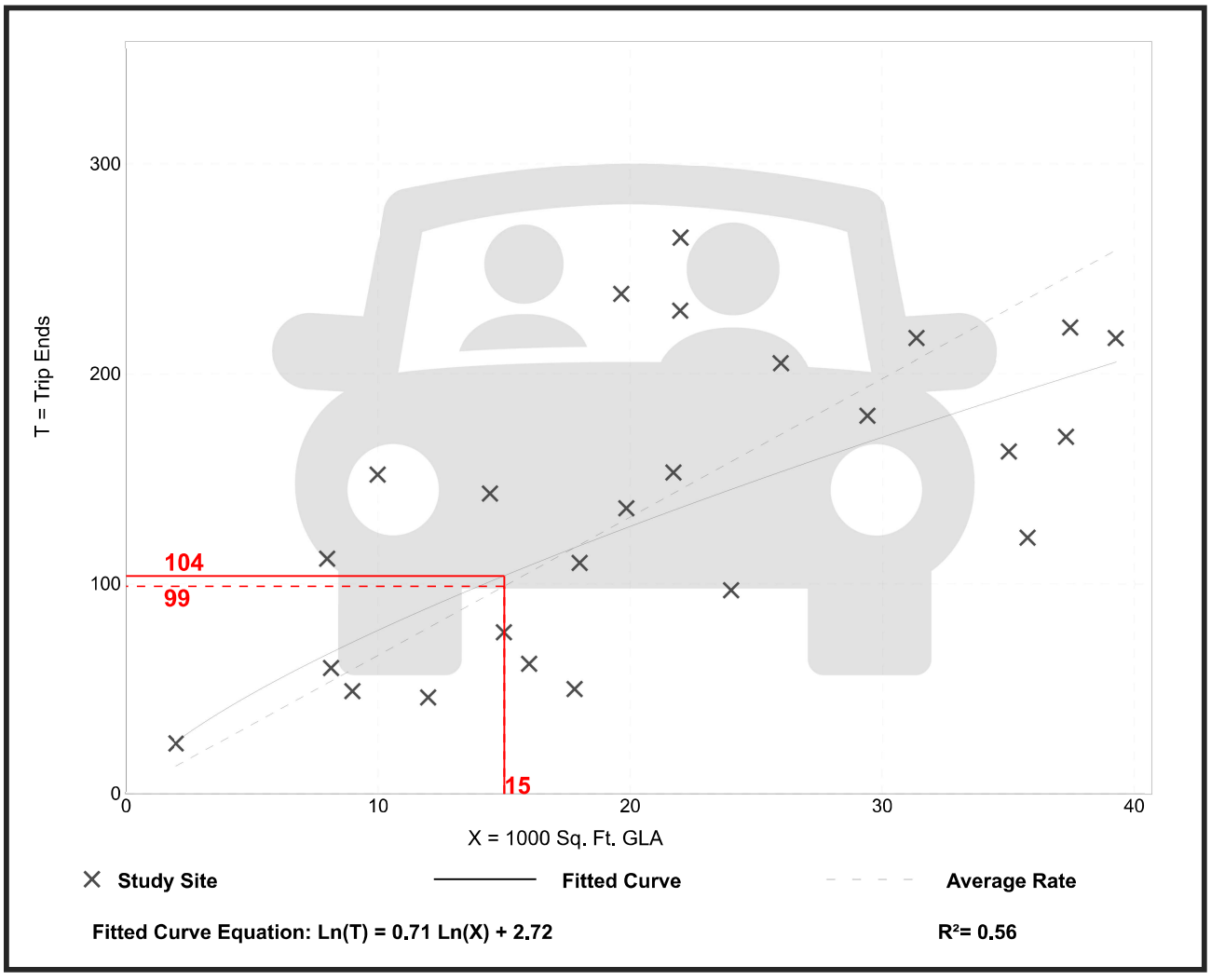
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72

R^2= 0.56

Carter & Sloope
CONSULTING ENGINEERS

TECHNICAL MEMORANDUM

Water & Sewer Availability

DATE: July 16, 2026
TO: Kevin Miller, City of Stockbridge
FROM: Isaac St.Clair, P.E., Carter & Sloope, Inc.
Nic Aquila, E.I.T., Carter & Sloope, Inc.

RE: City of Stockbridge
111 Old Conyers Road – Water & Sewer Availability
C & S Project No.: S9100.033 Task 041

Existing Conditions

The City of Stockbridge operates a sewer collection system which coneys wastewater through a series of gravity sewer mains and pump stations to the City's Stephen D. Peurifoy Water Pollution Control Plant (WPCP). The Brush Creek Interceptor is one of the City's largest gravity sewer interceptors, and the subject property is adjacent to the Brush Creek Interceptor and within its service area.

Proposed Development - 111 Old Conyers Road

The proposed 111 Old Conyers Road project contains the Parcel S24-01017000 positioned on the intersection of Old Conyers Road and East Atlanta Road containing approximately 6.71 acres. The developer submitted a preliminary plat that included 200 apartment units, two food service establishments, and a retail space. The proposed development is located approximately 1,600 feet from the WPCP.

Wastewater Generation

Based on the information provided by the developer, the project is estimated to generate an Average Daily Flow (ADF) of 81,300 gallons per day (gpd) of sanitary sewer. Table 1 provides a summary of the estimated wastewater generation based on the City of Stockbridge's Minimum Development Standards and the JT-1 Table from the DPH Manual for Onsite Sewage Management Systems. The JT-1 Table was used when the Minimum Development Standards did not have an applicable flow estimate for the development type (retail floor and food service). The food service units were assumed to be counter-service establishments, and to estimate the number of seats, it was assumed these establishments would serve one customer per 20 square feet and utilize 60% of the building footprint for customer seating. The developer indicated there would be two food service units occupying 3,500 square feet each.

Table 1 - Wastewater Generation Estimate

Item	Description	Quantity	Units	Rate	Units	ADF [gpd]
1	Retail Floor	8,000	SF	0.1	100 gpd/1,000 SF	800
2	Food Service	210	Seats	50	gpd/seat	10,500
3	Residential Unit (Apartment)	200	Residential Dwelling Unit (RDU)	350	gpd/unit	70,000
					Total =	**81,300**

Based on the size of the development and the Ten State Standards, an hourly peaking factor of 4.0 is recommended, providing a peak hourly flow rate of approximately **226** gallons-per-minute (gpm) (325,200 gpd).

Water Demand

Carter & Sloope developed a hydraulic model of the City's water distribution system in 2021, generated using 2019 billing data. It was assumed the water demand will be approximately equal to the wastewater demand (81,300 gpd), and the water demand was plugged into the model and assigned a residential diurnal curve. At peak usage times, the model predicts the system pressure at the point of connection would be approximately 120-130 psi. The developer is responsible for determining if the system pressure at the point of connection is adequate to serve the development at its point of use.

A fire suppression demand of 1,000 gpm was assumed. The water model predicts the system can provide this fire flow for up to two hours, if needed. The developer is responsible for verifying the assumed fire flow is adequate for the proposed fire suppression system.

Wastewater Capacity Assessment

The *Brush Creek Interceptor Wastewater Capacity Evaluation* (December 10, 2021), which estimated the peak wastewater flow and conveyance capacity in the Brush Creek Interceptor, was used to estimate the existing wastewater flow in the Brush Creek Interceptor. Any contributory developments that have been constructed since the 2021 sewer capacity analysis will not be accounted for in the existing flow estimate.

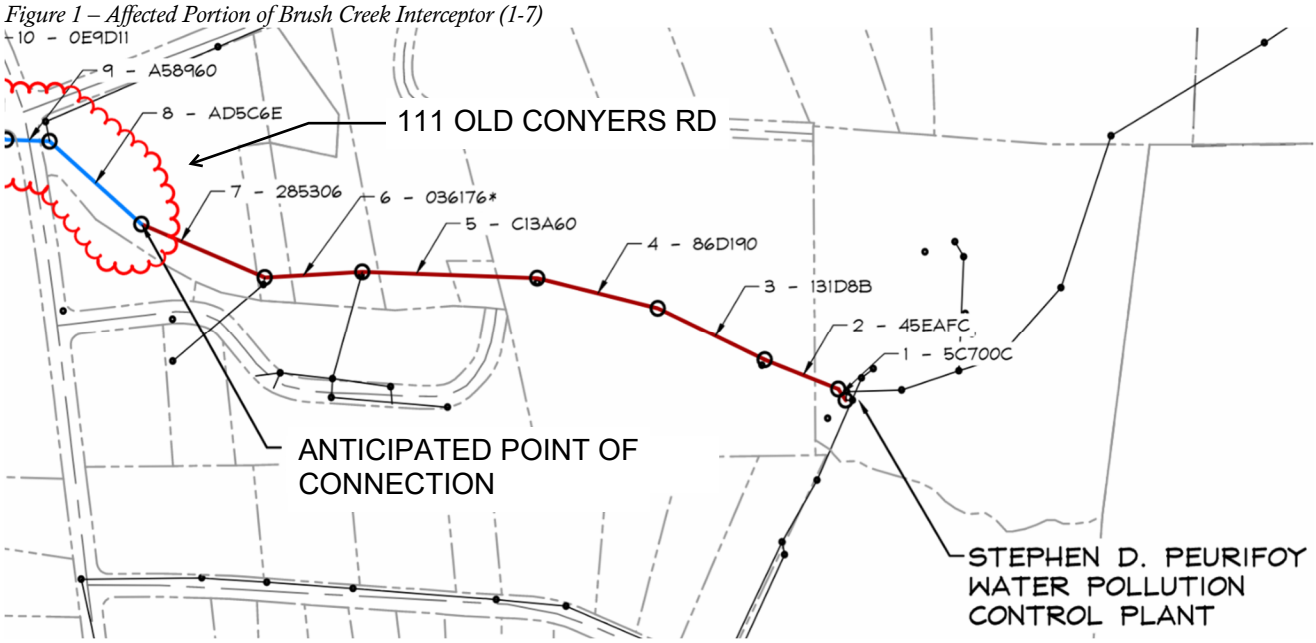
The projected peak flow rate from the proposed development was added to the existing peak flow estimate from the 2021 capacity analysis and compared to the Brush Creek Interceptor's conveyance capacity, displayed in Table 2. Figure 1 displays the portion, shown in red, of the Brush Creek Interceptor that will convey wastewater from the proposed development.

Table 2 – Sewer Capacity Analysis with Proposed Peak Flow from Development

Pipe #	Diameter [in]	Material	Slope [%]	Existing Peak Flow [MGD]	Proposed Peak Flow [MGD]	75% Full Capacity [MGD]
7	24	CL	0.313	1.39	1.72	6.48
6	24	CL	0.537	1.39	1.72	8.48
5	24	CL	0.518	1.39	1.72	8.34
4	24	CL	0.615	1.40	1.73	9.08
3	24	CL	2.13	1.40	1.73	16.91
2	24	CL	0.542	1.42	1.75	8.53
1	24	CL	0.080*	1.42	1.75	3.28

*Slope is unknown and estimated to be minimum slope per EPD design standards.

Figure 1 – Affected Portion of Brush Creek Interceptor (1-7)



Water and Sewer Availability

The projected peak hourly flow is less than the estimated conveyance capacity of the Brush Creek Interceptor at 75% level of flow, indicating the City's wastewater collection system has available capacity for the proposed development during normal and peak hourly flow conditions.

The City's water distribution system has available capacity for potable water and fire suppression for the proposed 111 Old Conyers Road development with the above assumptions noted.

It should be noted that the developer is fully responsible for confirming that connection to the existing sewer system is a viable option through a gravity conveyance system. If this development requires a local pump station to access the sewer system, this capacity review should be revisited. The analysis should also be revisited if there is any deviation from the developer's submitted plans. It is the responsibility of the developer to verify the assumed fire flow demand is adequate for the fire suppression system and the predicted pressure at the point of connection is adequate to serve the development at its points of use.

CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

May 6, 2024

Mr. James Turner
Solutions Development, LLC
131 Pine Drive
Stockbridge, Georgia 30281

RE: Parcel No. S24-01017000

Dear Mr. Turner:

The City has reviewed your request for water and sewer services for the proposed residential/commercial development located at 111 Old Conyers Road. The estimated water and sewage usages are as follow:

Residential

- Water – 200 Units x 300 gpd = 60,000
- Sewer – 200 Units x 300 gpd = 60,000

Commercial

- Water – 5 Units x 400 gpd = 2,000
- Sewer – 5 Units x 400 gpd = 2,000

Water and sewer services are available; however, the following are required:

- All costs associated with connecting to the water and sewer systems are the developer's responsibility.
- The developer must adhere to the City's Minimum Development Standards.

Currently there is available capacity in the sanitary sewer collection system for the requested flows of **62,000** gpd but, if construction plans are not submitted within one (1) year (**May 6, 2025**), this reservation of capacity shall expire.

Should you need additional information, please do not hesitate to contact me at (678) 373-6765.

Sincerely,

Decius T. Aaron
Public Works Director

Cc: Kevin Miller, Sewer Superintendent
Adam Daniel, Chief Collection Systems Operator

DTA:da

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

DATE: July 16, 2026 (Planning Commission)

August 10, 2026 (Mayor and Council)

Subject: #ZM-2026-01 for 111 Old Conyers Road

Summary of Request: The applicant, Marlon Burton of Morgan Jackson & Powell, Inc., on behalf of Solutions Development, LLC, requests approval of a major zoning modification to the previously approved Planned Unit Development (PUD) for the property located at 111 Old Conyers Road (Parcel #S24-01017000). The subject property contains approximately 6.71 acres, is currently zoned PUD (Planned Unit Development), and has a Special Purpose Future Land Use designation. Approximately 3.87 acres of the property are located within the Parkway Mixed-Use (PMU) Overlay District.

The previously approved development consisted of a mixed-use project containing 160 residential dwelling units and approximately 15,000 square feet of ground-floor retail/commercial space within a four-story building. The applicant proposes to modify the approved development by increasing the maximum number of residential units from 160 units to 200 units and increasing the maximum building height from four (4) stories to nine (9) stories (110 feet). The proposed development will continue to provide approximately 15,000 square feet of ground-floor retail/commercial space while maintaining the mixed-use character established under the prior approvals.

The revised site plan incorporates a structured parking facility containing approximately 150 parking spaces, resulting in a total parking supply of 343 spaces, which exceeds the adjusted parking requirement established under Variance VR-2024-01. Additional site improvements include a rooftop pool, centralized Residential Amenity Area, outdoor dining space, gated residential and emergency access points, enhanced pedestrian connectivity, preservation of open space and stream buffers associated with Brush Creek, and a twenty-five (25) foot landscape strip along the eastern property boundary adjacent to God First Breakthrough Ministries. The property's zoning classification and Future Land Use designation will remain unchanged. The purpose of the requested zoning modification is to allow increased residential density and building height while implementing a more compact, vertically integrated mixed-use development pattern that emphasizes structured parking, pedestrian-oriented design, and efficient land utilization.

I. PURPOSE

Consideration of a request for a major zoning modification to amend the previously approved Planned Unit Development (PUD) under Rezoning Case RZ-2024-02 for property located at 111 Old Conyers Road. The request proposes to increase the maximum number of residential

dwelling units from 160 units to 200 units, increase the maximum building height from four (4) stories to nine (9) stories (110 feet), and revise the approved site plan to incorporate structured parking, a centralized Residential Amenity Area, enhanced pedestrian connectivity, and a more compact, vertically integrated mixed-use development pattern. The proposed development will continue to provide approximately 15,000 square feet of ground-floor retail/commercial space while maintaining the mixed-use character established through the original approval.

II. PROPERTY INFORMATION

Proposed Development	Mixed-use development with 200 residential units that will include commercial spaces on the ground floor
Site Address	111 Old Conyers Road
Parcel Identification	S24-01017000
Parcel Acreage	6.71 +/- acres
Applicant	Marlon Burton
Owner	Solutions Development, LLC.
Current Zoning of Property	PUD (Planned Unit Development)
Current Future Land Use Designation of Property	Special Purpose
Proposed Number of Units Per Acre	29.80 units per acre
Current Use of Property	Vacant, undeveloped property characterized by wooded vegetation and natural features, including an intermittent stream (Brush Creek) and associated buffer areas that constrain portions of the developable area.

III. LAND USE ANALYSIS

The table below identifies the zoning classifications and existing land uses of adjacent properties surrounding the subject site.

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	C-2 (General Commercial District) C-3 (Heavy Commercial District)	Vacant; Publix Shopping Center Stockbridge Lakes Bed & Breakfast
Property to the South	C-2 (General Commercial District)	Downtown Food Mart (Convenience Store) Korner Store (Convenience Store) City of Stockbridge Public Works Facility
Property to the East	OI (Office Institutional District)	God First Breakthrough Ministries
Property to the West	DT (Downtown District)	Cochran Park

The surrounding area consists of a mix of commercial, institutional, and recreational uses, with proximity to downtown Stockbridge. The subject property is located within a transitional area that supports a mix of land uses and development intensities.

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Future Land Use Designation
Property to the North	Vacant; Publix Shopping Center Stockbridge Lakes Bed & Breakfast	Low Density Mixed Use
Property to the South	Downtown Food Mart (Convenience Store) Korner Store (Convenience Store) City of Stockbridge Public Works Facility	Low Density Residential
Property to the East	God First Breakthrough Ministries	Public Institutional
Property to the West	Cochran Park	Park/Recreation/Conservation

The Future Land Use Map (FLUM) identifies the subject property as Special Purpose, with surrounding areas consisting of a mix of Low Density Mixed Use, Low Density Residential, Public/Institutional, and Park/Recreation/Conservation designations.

SURROUNDING LAND USE DENSITIES (SUBDIVISION)

Name of Subdivision/Development	Number of Units	Estimated Density (Units per Acre)
Spanish Village Subdivision	28	1.5 units/acre
HH Duvall Subdivision	16	1.0 units/acre

Name of Subdivision/Development	Number of Units	Estimated Density (Units per Acre)
Diamante Townhomes	200	7.0 units/acre
135 East Townhomes	27	16.36 units/acre
Pine Grove	270	4.0 units/acre
Pineview	77	2.49 units/acre
111 Old Conyers Road (Subject Property)	**200**	**29.80 units/acre**

The table above summarizes the existing land uses and corresponding future land use designations for adjacent properties.

The proposed development's residential density has been evaluated in relation to nearby subdivisions to determine its compatibility with the surrounding built environment. The table below provides a comparison of the total number of dwelling units and the overall density of existing residential developments within the immediate area.

As shown in the table, surrounding residential developments generally range in density from approximately 1.0 to 16.36 units per acre, with the majority of developments characterized by low- to moderate-density residential patterns. The proposed development at 29.80 units per acre represents a higher-density development compared to surrounding subdivisions. However, the subject property's location near downtown Stockbridge, its adjacency to commercial and institutional uses, and its designation as Special Purpose on the Future Land Use Map support a higher-density, mixed-use development pattern at this location. Additionally, the proposed vertical design and incorporation of structured parking allow for increased density while minimizing land disturbance and enhancing open space, further supporting compatibility with the surrounding area.

IV. FINDING OF FACTS

1. The subject property is currently zoned PUD (Planned Unit Development) and has a Special Purpose future land use designation.
2. The surrounding area consists of a mix of zoning classifications, including C-2 (General Commercial), C-3 (Heavy Commercial), OI (Office Institutional), DT (Downtown), and SR (Suburban Residential).
3. The surrounding land uses include commercial, institutional, recreational, and residential developments, indicating that the subject property is located within a transitional area near downtown Stockbridge.
4. The subject property contains an intermittent stream (Brush Creek) and associated environmental buffers, which constrain portions of the developable area.
5. The proposed modification introduces a more vertically integrated development design, incorporating structured parking and reducing the overall development footprint.
6. The property is located within proximity to downtown Stockbridge, Cochran Park, and nearby commercial centers, supporting the viability of a mixed-use development pattern.
7. Approximately 3.87 acres of the subject property are located within the Parkway Mixed-Use (PMU) Overlay District. While portions of the site, including parking areas, landscaping, and open space, are located within the overlay district, the proposed mixed-use building and parking structure are located primarily outside of the PMU Overlay boundary.

8. The subject property is located within the Tax Allocation District (TAD), which is intended to encourage quality development and redevelopment within underutilized or distressed areas of the City.
9. In accordance with the requirements of the City of Stockbridge Unified Development Code, a public notice sign was posted on the subject property on June 3, 2026, notifying the public of the proposed zoning modification request.
10. A legal advertisement for the public hearing was published on June 3, 2026, in accordance with the public notice requirements of the City of Stockbridge Unified Development Code and applicable state law.
11. The applicant submitted documentation demonstrating that notice letters were mailed via certified mail to surrounding property owners. The applicant also provided a mailing list identifying the parcels and property owners notified of the proposed zoning modification request. Certified mail receipts indicate that the notices were mailed on June 2, 2026.
12. The mailing list provided by the applicant included adjacent and nearby property owners within the notification area, including residential, commercial, institutional, and governmental properties surrounding the subject property.
13. The subject property is located within an area that was evaluated as part of the 2012 Livable Centers Initiative (LCI) Update. The LCI planning effort identified opportunities for redevelopment, mixed-use development, improved walkability, and higher-intensity development patterns in proximity to Downtown Stockbridge. The proposed mixed-use development is generally consistent with several of the redevelopment and land use objectives identified through that planning process.

V. MAPS, SITE PLAN, AND RENDERINGS

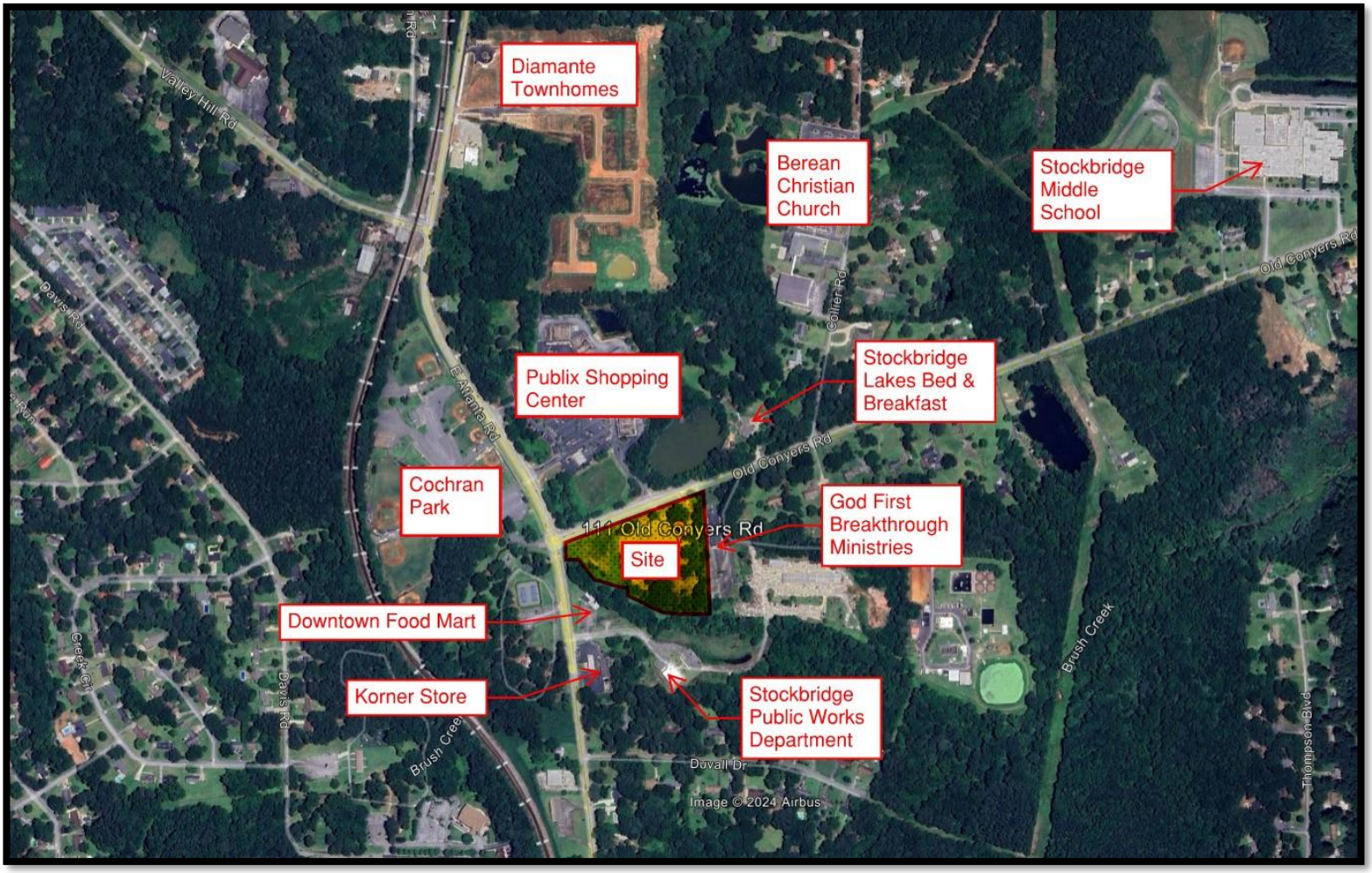
The following exhibits are included as part of the review of the requested zoning modification:

- Vicinity Map of 111 Old Conyers Road
- Aerial Photograph of the Subject Property and Surrounding Area
- Acreage Map of 111 Old Conyers Road
- Zoning Map of 111 Old Conyers Road
- Surrounding Residential Developments Map
- Residential Density Comparison Map
- Future Land Use Map of 111 Old Conyers Road
- Parkway Mixed-Use (PMU) Overlay District Map
- Proposed Site Plan
- Aerial Photograph with Proposed Site Plan Overlay
- Development Data Summary for Proposed Development
- Applicant's Conceptual Rendering of Proposed Nine-Story Mixed-Use Development
- Applicant's Conceptual Rendering of Proposed Residential Amenity Area and Parking Structure
- Applicant's Conceptual Rendering of Proposed Mixed-Use Building (Southwest Perspective)

These exhibits illustrate the location of the subject property, surrounding land uses, zoning classifications, future land use designations, overlay district boundaries, nearby residential developments, and comparative residential densities within the surrounding area. The exhibits also depict the proposed site layout, parking configuration, open space and amenity areas, environmental features, and conceptual architectural design of the proposed nine-story mixed-use development.

The PMU Overlay District Map further demonstrates that a portion of the subject property is located within the Parkway Mixed-Use Overlay District, while the principal mixed-use building and structured parking facility are located primarily outside of the overlay boundary. Collectively, these exhibits assist in evaluating the relationship of the proposed development to surrounding properties and the modifications requested under ZM-2026-01.

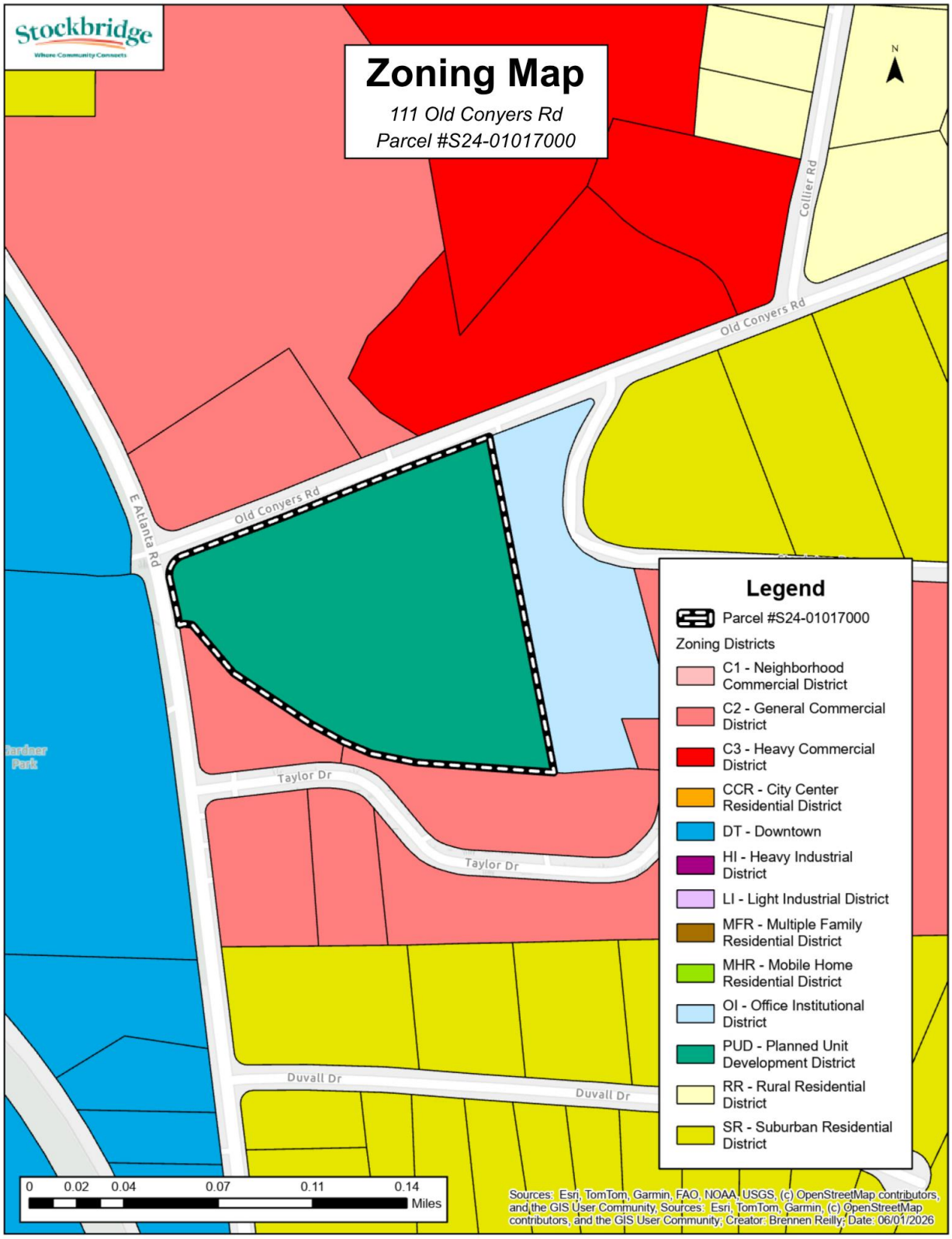
Vicinity Map of 111 Old Conyers Road



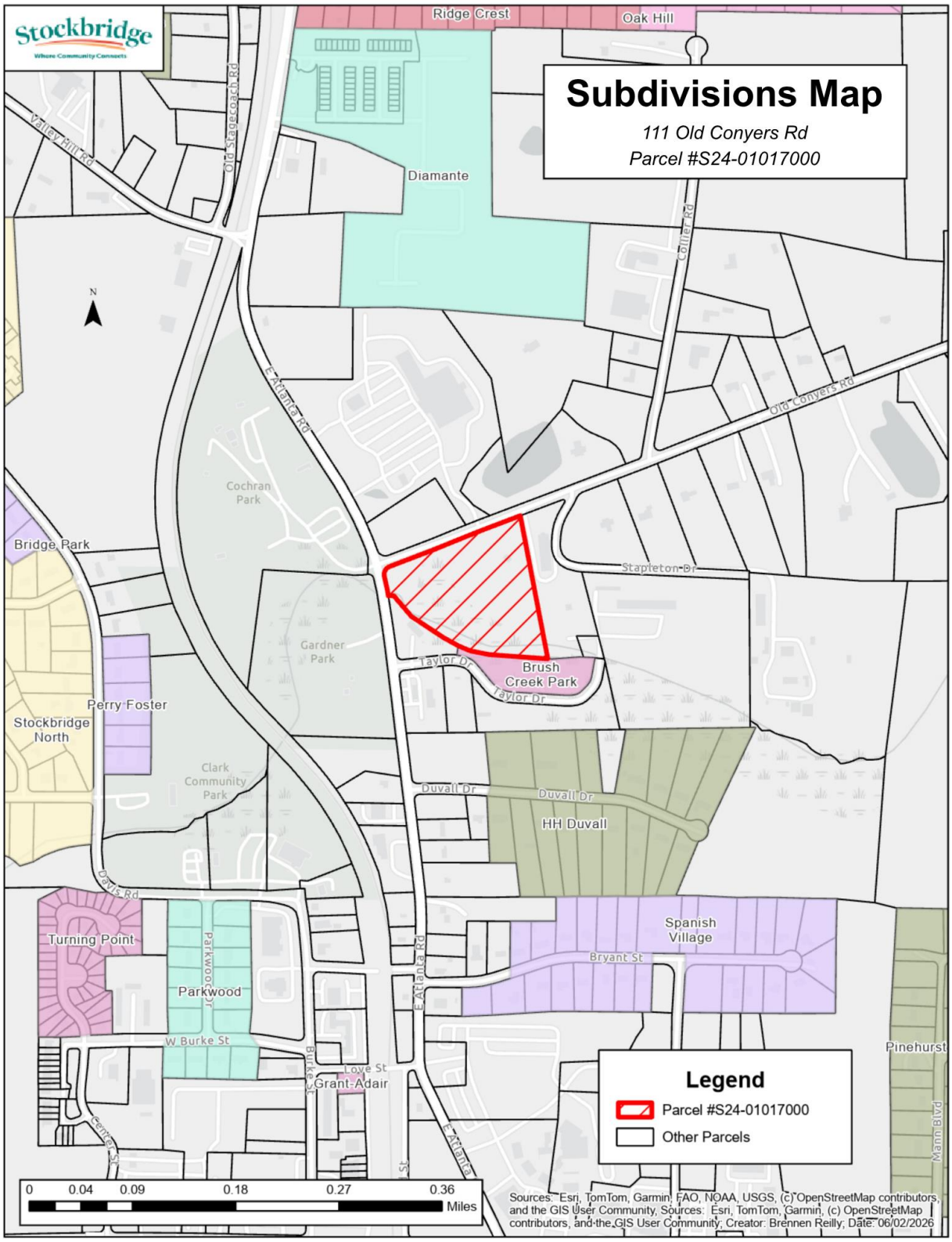
Aerial Photograph of 111 Old Conyers Road

Acreage Map of 111 Old Conyers Road

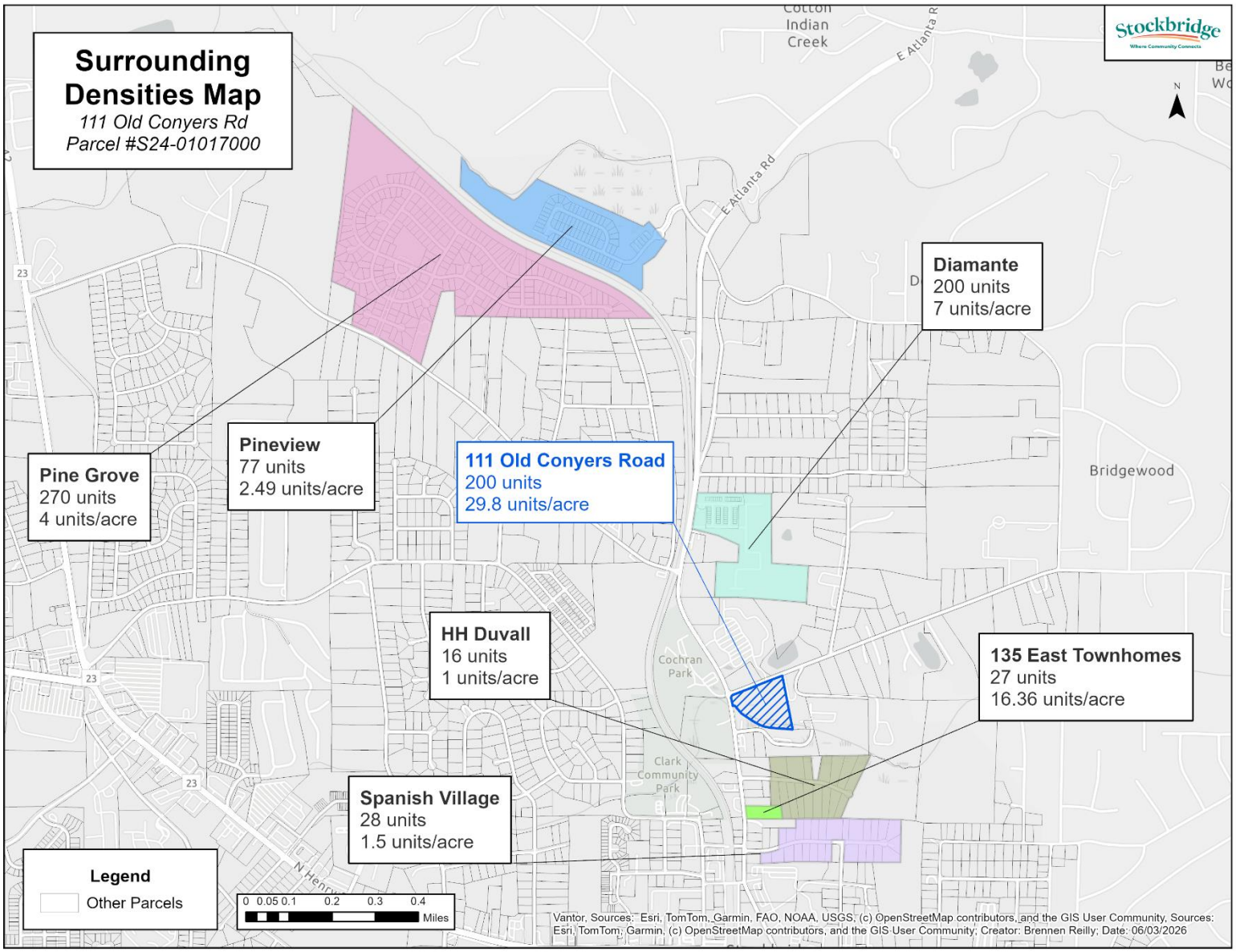
Zoning Map – 111 Old Conyers Road



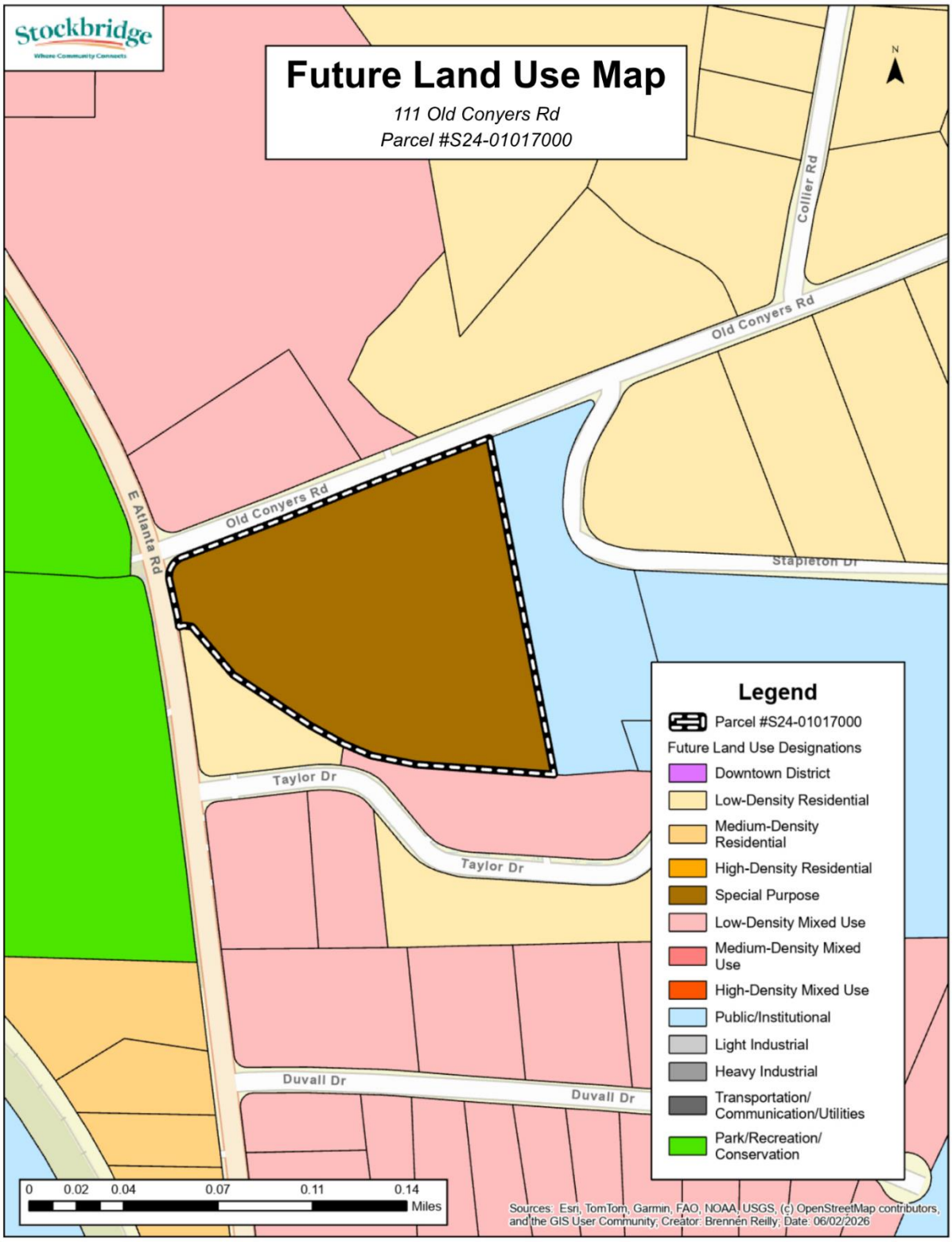
Surrounding Residential Developments Map



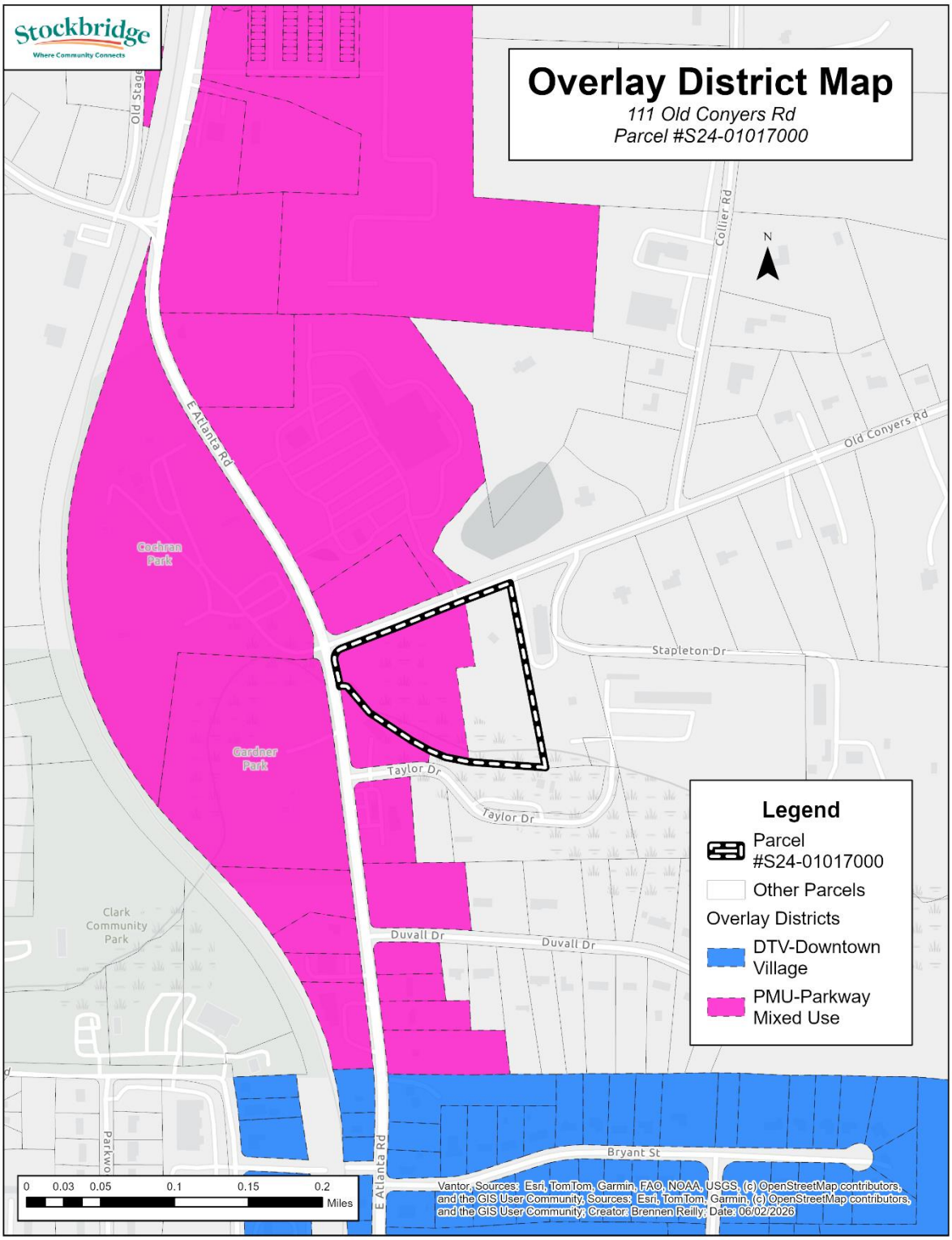
Residential Density Comparison Map



Future Land Use Map – 111 Old Conyers Road



Overlay District Map of 111 Old Conyers Road



Proposed Site Plan

Proposed Site Plan for 111 Old Conyers Road (ZM-2026-01)

Development Data Summary – Proposed Development

SITE DATA	
EXISTING SITE INFORMATION	
PROJECT NAME	111 OLD CONYERS ROAD
PARCEL NO(S).	S24-01017000
SITE AREA	6.71 AC. +/-
CURRENT ZONING	PUD
PROPOSED SITE INFORMATION	
PROPOSED USE	MIXED USE (RETAIL / MULTI-FAMILY)
PROPOSED BUILDING FOOTPRINT AREA	37,000 SF
PROPOSED NUMBER OF FLOORS:	9
TOTAL BUILDING AREA:	37,000 SF X 9 STORIES = 333,000 SF
PROPOSED RETAIL / COMMERCIAL AREA:	15,000 SF (40% OF GROUND FLOOR AREA)
ONE BEDROOM / STUDIO UNITS:	150
TWO BEDROOM UNITS:	50
TOTAL PROPOSED UNITS:	200
MAXIMUM PROPOSED BUILDING HEIGHT	110'
PROPOSED PARKING CALCULATION	
ONE BED / STUDIOS:	1.25 SPACE PER UNIT X 150 UNITS = 188 SPACES
TWO BED:	1.75 SPACES PER UNIT X 50 UNITS = 88 SPACES
RETAIL	5 SPACES PER 1000 SF = 75 SPACES
TOTAL PARKING REQUIRED	351 SPACES
LESS PARKING REDUCTION PER VR-2024-01	- 30 SPACES
ADJUSTED PARKING REQUIRED	321 SPACES
NON-RESIDENTIAL PARKING PROVIDED	75 SPACES
RESIDENTIAL PARKING PROVIDED	273 SPACES
TOTAL PARKING PROVIDED	343 SPACES

Development Data Summary for Proposed Mixed-Use Development at 111 Old Conyers Road

Aerial Photograph with Proposed Site Plan Overlay – 111 Old Conyers Road

Architectural Rendering of Proposed Nine-Story Mixed-Use Development

Conceptual rendering depicting the proposed nine-story mixed-use development consisting of approximately 200 residential units, 15,000 square feet of ground-floor retail/commercial space, and structured parking as submitted by the applicant.

Applicant's Conceptual Rendering of Proposed Residential Amenity Area and Parking Structure

Conceptual rendering depicting the proposed nine-story mixed-use development, including the centralized Residential Amenity Area, structured parking facility, internal open space, pedestrian gathering areas, and upper-story residential units.

Applicant's Conceptual Rendering of Proposed Mixed-Use Building (Southwest Perspective)

Conceptual rendering depicting the proposed nine-story mixed-use development consisting of approximately 200 residential dwelling units, 15,000 square feet of ground-floor retail/commercial space, structured parking, and associated residential amenities.

VI. ZONING HISTORY

The subject property consists of approximately 6.71 acres located along Old Conyers Road, identified as Parcel #S24-01017000. The property was previously zoned SR (Suburban Residential District), which does not permit mixed-use developments.

Under Rezoning Case RZ-2024-02, the applicant, Charlie Hightower of First National Land Trust, requested to rezone the property from SR (Suburban Residential District) to PUD (Planned Unit Development) to allow for the development of a mixed-use project consisting of 200 residential units and approximately 15,000 square feet of ground-floor retail space. The proposed development included a five-story building, surface parking, and associated amenities such as open space areas, pedestrian connections, and recreational features.

The rezoning was accompanied by Comprehensive Plan Amendment CP-2024-02, which amended the Future Land Use Map designation from Low-Density Residential to Special Purpose to support a higher-density, mixed-use development pattern consistent with the City's vision for redevelopment in proximity to downtown Stockbridge.

Additionally, under Variance VR-2024-01, the applicant received approval to modify development standards, including:

- Reducing required parking ratios based on unit type
- Modifying the residential-to-retail ratio
- Increasing the allowable residential density from 24 units per acre to 29 units per acre

These approvals collectively established the development framework for a 200-unit mixed-use development on the subject property.

Conditions of Approval

As part of the rezoning approval, the Mayor and City Council imposed the following conditions governing development of the property:

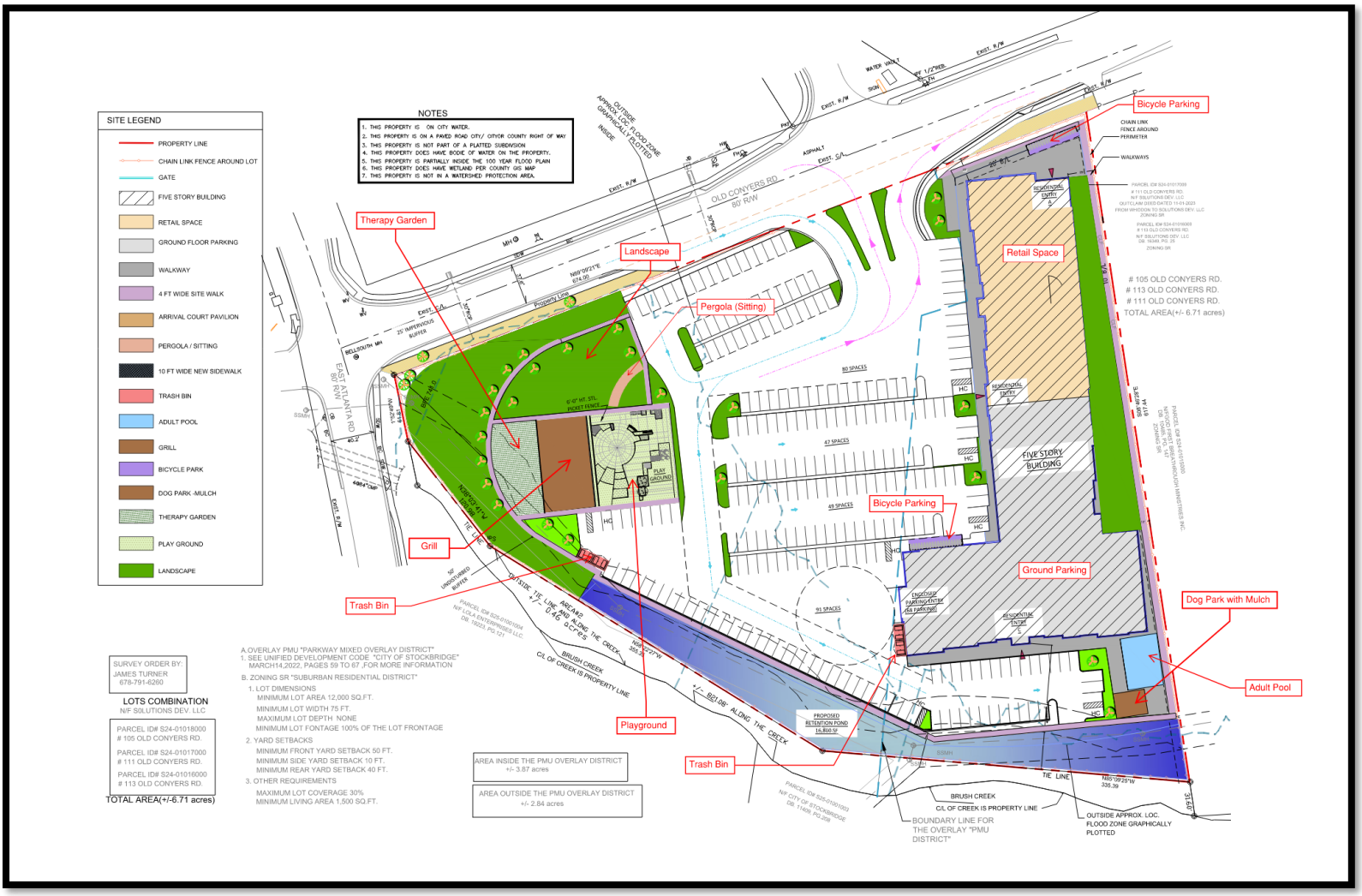
1. The number of residential units shall be limited to 160 units (23.84 units per acre) in accordance with the maximum density permitted under the Special Purpose future land use designation.
2. Flock cameras shall be installed at the entrance of the development.
3. On the eastern side of the property, the 25-foot buffer area shall be extended beyond the pool area shown on the conceptual site plan.
4. The front façade of the residential building shall consist of not less than 50% primary materials, including brick, stone, or stucco, with the remaining materials consisting of stucco, shake, and/or cement fiberboard siding.
5. The side and rear façades shall consist of a combination of primary and secondary materials, with secondary materials not exceeding 30% of the entire building.
6. Building colors shall consist of a cohesive and complementary palette, with limited use of accent colors that are not bright or fluorescent.
7. The development shall not exceed four (4) stories in height.
8. All parking spaces shall be located to the rear of the building in accordance with Section 2.5.2(H)(1) of the Unified Development Code.
9. Decorative streetlights shall be installed throughout the development.

10. Electric vehicle (EV) charging stations shall be provided on-site.
11. A ten-foot-wide multi-use path shall be constructed along the frontage of East Atlanta Road and Old Conyers Road.
12. A centralized bus stop shall be provided for residents.
13. The unit mix shall consist of fewer studio units and a greater proportion of two- and three-bedroom units.

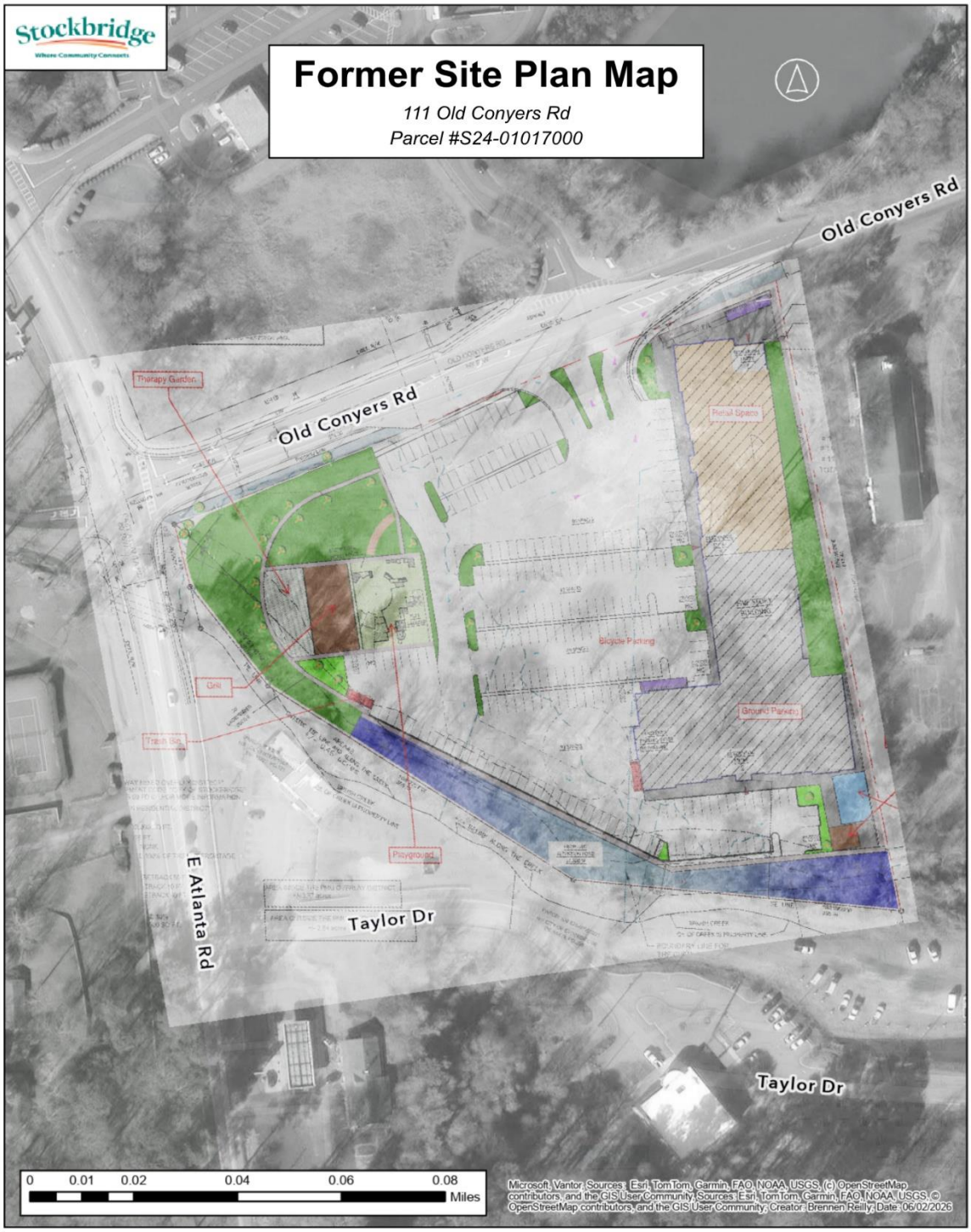
Transition to Current Request

Collectively, these approvals and conditions established the original development framework for the subject property. The current request for a major zoning modification seeks to amend the previously approved site plan and modify certain conditions of approval, including building height, density, and site design, while maintaining the overall mixed-use character of the development.

Previously Approved Site Plan for 111 Old Conyers Road



Aerial Photograph with Previous Approved Site Plan Overlay – 111 Old Conyers Road



Development Site Data of Previously Approved Site Plan for 111 Old Conyers Road

BUILDING AREA:

1st FLOOR	48,000	S.F.
2nd FLOOR	48,000	S.F.
3rd FLOOR	48,000	S.F.
4th FLOOR	48,000	S.F.
5th FLOOR	48,000	S.F.
TOTAL	240,000	S.F.

EXISTING ZONING: SUB URBAN RESIDENTIAL DISTRICT

PROPOSED USE MIXED-USE (COMMERICAL AT GROUND FLOOR AND LIVING UNITS AT TOP FLOORS

FLOOR PLAN TYPES AND NUMBER OF UNITS

UNIT TYPE		AREA	# UNITS
"A"	STUDIO, 1 BATH	477 S.F.	95
"B"	1 BEDROOM, 1 BATH	835 S.F.	95
"C"	2 BEDROOMS, 2 BATH	900 S.F.	6
"D	3 BEDROOMS, 2 BATH	1,240 S.F.	4

3,452 S.F. X 200 =690,400 S.F. (TOTAL RESIDENTIAL AREA)

PARKING -RESIDENTIAL

UNIT	REQUIRED	PROPOSED
STUDIO	1.25 PER UNIT 95X1.25=	119
1 BEDROOM	1.25 PER UNIT 95X1.25=	119
2 BEDROOMS	1.75 PER UNIT 6X1.75=	11
3 BEDROOMS	1.25 PER UNIT 4X2.0=	8
TOTAL RESIDENTIAL PARKING PROPOSED	200 UNITS	257

PARKING - RETAIL

GENERAL RETAIL UG 6 (15,000 S.F. AT FIRST FLOOR)
(5) SPACE/1,000 SF 75 PARKING SPACE REQUIRED
79 PARKING SPACE PROVIDED

TOTAL PARKING SPACE PROVIDED: 336
(257 RESIDENTIAL+79 RETAIL)

ACCESSIBLE SPACES REQUIRED
FOR 301-400 8 PARKING SPACE REQUIRED
8 PARKING SPACE PROVIDED

TRASH

TRASH BINS REQUIRED 10
TRASH BINS PROVIDED 12

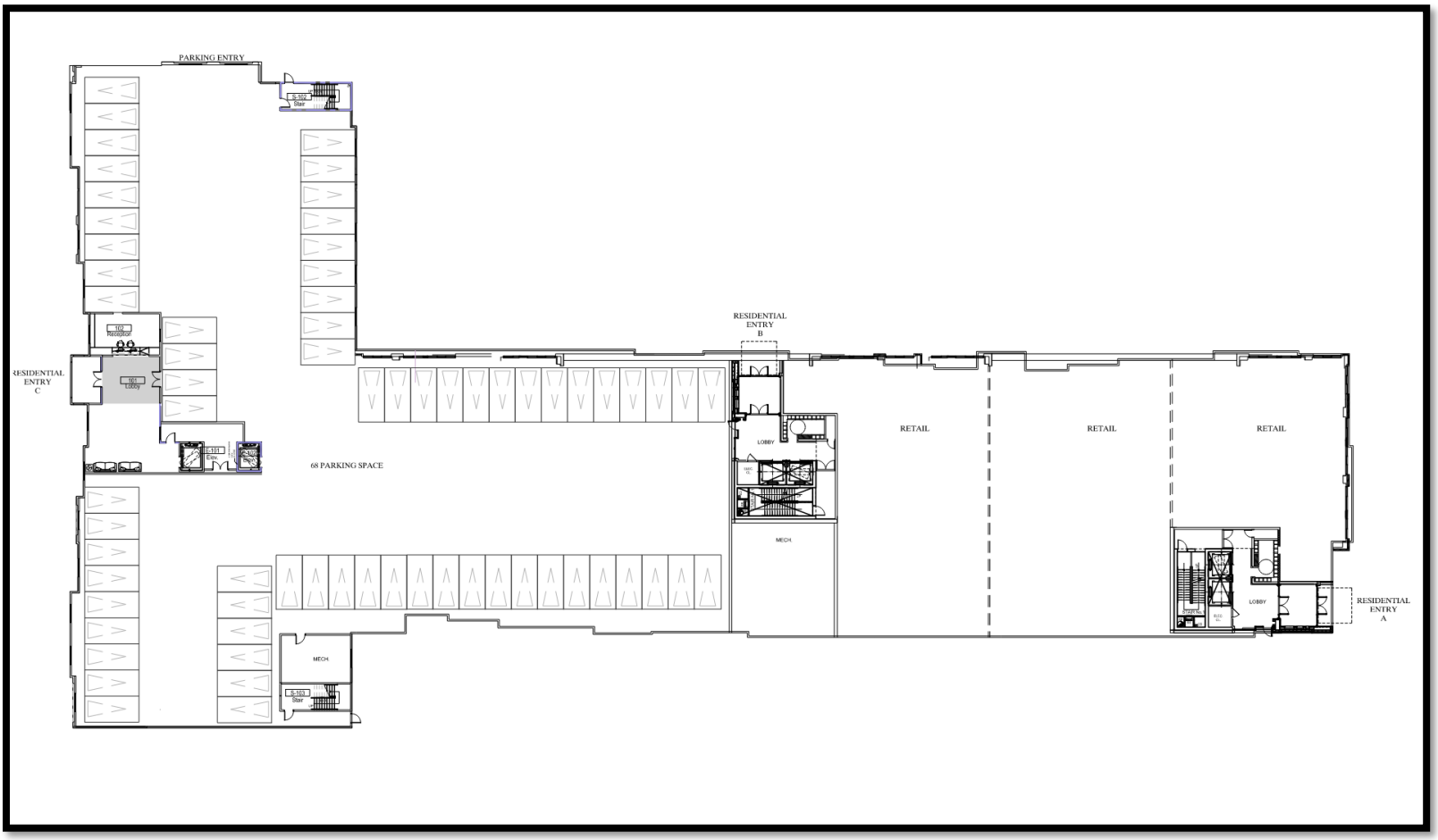
AREA TABULATION

BUILDING FOOT PRINT 48,000 S.F.
NET OPEN SPACE 221,267 S.F. (82.1%)

Exterior Elevations of Proposed Mixed Use Development

RIGHT ELEVATION (2)
SCALE: 1/8" = 1'-0

First Floor Plan of Proposed Mixed-Use Development



Ordinance for RZ-2024-02 that was Approved by Mayor and Council on July 8, 2024

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO REZONE CERTAIN PROPERTY AT 111 OLD CONYERS ROAD FROM 'SR' (SINGLE-FAMILY RESIDENTIAL) TO 'PUD' (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR A MIXED-USE DEVELOPMENT.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic development; and

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the City of Stockbridge is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, Parcel No. S24-01017000 comprising the property located on 111 Old Conyers Road and located in Land Lot 68 of District 12, is currently designated as SR (Suburban Residential) (hereinafter collectively referred to as the "Parcels"); and

WHEREAS, the City Council of the City of Stockbridge finds that rezoning these parcels to PUD (Planned Unit Development) ~~zoning~~ district to the Parcels are in the best interest of the public health, safety, and welfare.

THEREFORE, IT IS NOW HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. Rezoning of Parcel No. S24-01017000.

The City Council hereby rezones and designates Parcel No. S24-01017000, having frontage on 111 Old Conyers Road in Land Lot 68 of District 12 (hereinafter collectively referred to as the "Parcels"), and subject to the following conditions:

1. The number of proposed units will be reduced from 200 units to 160 units (23.84 units per acre) due to the maximum density allowed by the requested Special Purpose Future land use designation which is 24 units per acre.
2. Flock cameras will be located at the entrance of the mixed-use development.
3. On the eastern side of the subject property, the 25-foot land strip shall be extended past the pool area found in the conceptual site plan.
4. The front facade of the residential building shall be comprised of not less than 50% of the combined materials such as brick, stone, or stucco or a combination of brick and stone. The remaining 20% may be comprised of stucco, shake, and/or cement fiberboard siding.

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Ordinance for RZ-2024-02 that was Approved by Mayor and Council on July 8, 2024 (cont.)

5. The side and rear façade of the residential building shall be comprised of any combination of primary materials including brick, stone and secondary materials including stucco, shake, and/or cement fiberboard but not to exceed 30% of the entire building.

6. The colors should consist of a cohesive, complimentary palette. Limited use of the accent color is permitted as long as they are not bright or not fluorescent and compliment the overall palette of the material.

7. The proposed mixed-used development shall not exceed four stories.

8. All parking spaces must be located in the rear of the building per Section 2.5.2 H (1) of the Stockbridge Unified Development Code.

9. Decorative streetlights shall be installed.

10. EV charging stations shall be installed on the development.

11. A ten-foot multi-use path shall be established along the frontage of East Atlanta Road and Old Conyers Road.

12. A center bus stop shall be established for kids.

13. The unit ratio shall be less studio apartments and more on ~~two to three bedroom~~ apartments.

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. Public Hearing. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice from the date of publication of notice on June 5, 2024, and which a public hearing was held on the 20th of June 2024, and 8th day of July 2024.

SECTION 4. Severability. To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 5. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinances shall be repealed.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 7. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary

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Ordinance for RZ-2024-02 that was Approved by Mayor and Council on July 8, 2024 (cont.)

amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

SO ORDAINED 8th day of July 2024.

_____
ANTHONY S. FORD, Mayor

ATTEST:

_____(SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

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VII. DEVELOPMENT INFORMATION

A. Overview of Development

The proposed development consists of a nine (9) story mixed-use project containing approximately 200 residential units and 15,000 square feet of ground-floor retail/commercial space. The residential component includes a mix of studio, one-bedroom, and two-bedroom units, consisting of approximately 150 studio and one-bedroom units and 50 two-bedroom units. The proposed development is designed to provide a variety of housing options while maintaining the mixed-use character previously approved for the site.

The proposed building has a footprint of approximately 37,000 square feet and a total building area of approximately 333,000 square feet. The building includes approximately 15,000 square feet of retail/commercial space on the ground floor, representing approximately 40 percent of the ground-floor area, with the remaining floor area dedicated to residential uses. The proposed building height is approximately 110 feet.

The revised site plan incorporates a combination of structured and surface parking. The development includes a parking structure providing approximately 150 parking spaces, supplemented by surface parking throughout the site. Based on the applicant's parking calculations, the development requires 351 parking spaces under the standard provisions of the Unified Development Code. Pursuant to the previously approved parking reduction granted under Variance VR-2024-01, the adjusted parking requirement is 321 spaces. The proposed development provides a total of 343 parking spaces, including approximately 273 residential parking spaces and 75 retail parking spaces.

The development includes a variety of amenity features designed to serve future residents, including a rooftop pool and a centralized Residential Amenity Area. The amenity area incorporates landscaped open space, pedestrian gathering areas, seating opportunities, and recreational features intended to enhance the residential experience and promote community interaction within the development.

Vehicular access to the site is provided from Old Conyers Road through a clearly defined internal circulation system. The development includes a gated residential entrance to provide controlled access for residents, as well as a separate gated emergency access point to ensure adequate emergency vehicle access while maintaining site security. The revised site layout also improves internal circulation and organizes parking areas more efficiently than the previously approved development plan.

Pedestrian connectivity is enhanced through the inclusion of internal walkways, landscaped open spaces, and active frontage elements. The proposed site plan replaces the previously approved bicycle parking area located adjacent to the building frontage with an outdoor dining area associated with the ground-floor retail uses, creating a more active and pedestrian-oriented environment.

The revised site plan preserves substantial open space and environmentally sensitive areas associated with Brush Creek and its required stream buffers. In addition, the plan incorporates a twenty-five (25) foot landscape strip along the eastern property boundary adjacent to God First Breakthrough Ministries to provide visual screening and separation from adjoining properties. By concentrating development vertically and incorporating structured parking, the proposal reduces the overall development footprint and allows for greater preservation of open space, buffering, and environmentally sensitive areas than would otherwise be possible under a more conventional development pattern.

Overall, the proposed development reflects a more compact and vertically integrated mixed-use design that incorporates structured parking, enhanced pedestrian amenities, centralized open space, improved buffering, and efficient site organization while maintaining the overall mixed-use character of the previously approved development.

B. Architectural Renderings Summary

The architectural renderings submitted by the applicant depict a contemporary mixed-use development consisting of a nine (9) story building containing approximately 200 residential dwelling units and 15,000 square feet of ground-floor retail/commercial space. The renderings illustrate a vertically integrated development pattern that combines residential, commercial, parking, and amenity components within a cohesive architectural design.

The proposed building incorporates a variety of architectural elements intended to reduce the perceived mass and scale of the structure, including changes in building materials, façade articulation, recessed balconies, vertical design features, extensive glazing, and variations in building plane. The ground floor is designed to accommodate commercial uses and pedestrian activity, while upper floors are dedicated to residential uses. The renderings also depict a structured parking facility integrated into the overall building design, reducing the visual prominence of parking areas and supporting a more urban development pattern.

The submitted renderings illustrate several pedestrian-oriented design features, including ground-floor storefronts, outdoor dining areas, landscaped open spaces, internal walkways, and a centralized Residential Amenity Area. These features are intended to enhance walkability, encourage resident interaction, and create an active mixed-use environment. The renderings further depict the relationship between the residential building, parking structure, amenity areas, and open space network, demonstrating how the proposed development concentrates density vertically while preserving portions of the site for landscaping, recreation, and environmental protection.

The renderings also highlight the proposed rooftop pool and amenity areas, which provide recreational opportunities for residents while reducing the need for additional ground-level development. By incorporating structured parking, centralized amenities, and vertically integrated building design, the proposal seeks to maximize site efficiency while preserving open space and required environmental buffers associated with Brush Creek.

Overall, the architectural renderings depict a development that is more urban in character than the previously approved four-story mixed-use project. The renderings illustrate a compact, pedestrian-oriented mixed-use environment that emphasizes structured parking, enhanced amenities, active ground-floor commercial uses, and improved site organization. While the proposed nine-story building represents a significant increase in height and visual prominence, the renderings demonstrate the applicant's intent to create a cohesive mixed-use development that supports redevelopment and investment objectives within the Downtown Stockbridge area.

C. Site Design and Layout

The proposed site plan reflects a compact, vertically integrated development pattern, representing a departure from the previously approved layout, which relied primarily on surface parking and a more horizontally oriented design.

The development is centered around a nine (9) story mixed-use building containing ground-floor retail/commercial space and upper-story residential units. The building is strategically positioned to

maximize site efficiency while maintaining appropriate setbacks, buffering, and pedestrian connections throughout the site. The proposed building footprint allows for the concentration of development within the most suitable portion of the property while preserving substantial open space and environmentally sensitive areas.

A defining feature of the proposed layout is the incorporation of a structured parking facility providing approximately 150 parking spaces. The parking structure significantly reduces the need for extensive surface parking and allows for a more efficient allocation of land. Surface parking is strategically located throughout the site to support both residential and retail uses, resulting in a more balanced and organized development pattern.

The site design incorporates a centralized Residential Amenity Area intended to serve future residents of the development. The amenity area includes landscaped open space, pedestrian gathering areas, seating opportunities, and recreational features that enhance the overall residential environment. In addition, the development includes a rooftop pool that provides recreational opportunities while reducing the need for additional ground-level amenity space.

The proposed layout preserves and integrates environmentally sensitive areas associated with Brush Creek, including required state and local stream buffers, setbacks, and open space areas. A stormwater management facility is located along the southern portion of the site and is incorporated into the overall landscape design. The plan also includes a twenty-five (25) foot landscape strip along the eastern property boundary adjacent to God First Breakthrough Ministries, providing visual screening and separation between the development and adjoining properties.

Vehicular circulation is improved through a more organized internal drive system with clearly defined access points from Old Conyers Road. The development includes a gated residential entrance that provides controlled access for residents, as well as a separate gated emergency access point to ensure adequate emergency vehicle access. Internal drive aisles are designed to accommodate safe and efficient traffic circulation while supporting both residential and commercial operations.

Pedestrian connectivity is enhanced through the inclusion of internal walkways, landscaped open spaces, and active frontage elements. The proposed site plan replaces the previously approved bicycle parking area located adjacent to the building frontage with an outdoor dining area associated with the ground-floor retail uses. This modification creates a more active and engaging pedestrian environment while strengthening the relationship between the retail component and public spaces within the development.

Overall, the proposed site design represents a transition from a parking-dominated, suburban-style layout to a more organized, efficient, and pedestrian-oriented mixed-use development pattern. The incorporation of structured parking, centralized amenities, enhanced buffering, preservation of environmentally sensitive areas, and improved pedestrian connectivity contributes to a more compact and integrated development while maintaining the overall intent of the previously approved mixed-use project.

D. Letter of Intent

The applicant submitted a Letter of Intent dated April 28, 2026, and revised June 10, 2026, describing the proposed major zoning modification and the rationale supporting the request. According to the Letter of Intent, the proposed development consists of a vertically integrated mixed-use project containing approximately 200 residential dwelling units and 15,000 square feet of ground-floor retail/commercial space on the 6.71-acre subject property. The applicant states that the development will provide a combination of multifamily residential and commercial uses

within a single building while incorporating structured parking, open space, and resident amenities.

The applicant requests approval of the following modifications to the previously approved Planned Unit Development: (1) an increase in the maximum number of residential units from 160 units to 200 units; (2) an increase in the maximum building height from four (4) stories to nine (9) stories or 110 feet, whichever is greater; and (3) continuation of the previously approved parking reduction allowing one (1) parking space per studio and one-bedroom unit and 1.25 parking spaces per two-bedroom unit.

The applicant asserts that the proposed modifications maintain the overall intent of the previously approved Planned Unit Development while creating a more efficient and walkable mixed-use environment. The Letter of Intent states that the inclusion of structured parking and a consolidated building footprint allows for the preservation of open space, enhanced pedestrian connectivity, and the incorporation of resident amenities, including a rooftop pool, open space areas, and recreational facilities. According to the applicant, the revised development pattern promotes efficient land utilization and a higher-quality development along the Old Conyers Road corridor.

Table 1. Summary of Requested Modifications

Reason #	From (Approved RZ-2024-02)	To (Proposed Modification)	Reason / Explanation
1	Maximum of 160 residential units (23.84 units per acre)	Increase to 200 residential units (29.80 units per acre)	To increase residential density, expand housing opportunities, and support a more compact mixed-use development pattern within proximity to Downtown Stockbridge.
2	Maximum building height of four (4) stories	Increase to nine (9) stories (110 feet)	To accommodate additional residential units while concentrating development vertically, reducing the overall building footprint, and preserving open space and environmentally sensitive areas.
3	Surface parking-oriented site design	Structured parking facility and revised site layout	To improve site efficiency, reduce reliance on surface parking, preserve open space, and support a more organized and pedestrian-oriented development pattern.
4	Dispersed amenity areas and ground-level pool	Centralized Residential Amenity Area and rooftop pool	To improve accessibility to resident amenities, enhance recreational opportunities, and make more efficient use of developable land.
5	Bicycle parking area along building frontage	Outdoor dining area associated with ground-floor retail uses	To create a more active streetscape, strengthen pedestrian activity, and enhance the interaction between commercial uses and public spaces.

6	Previously approved parking reduction under VR-2024-01	Continuation of parking reduction and revised parking layout providing 343 spaces	To maintain the previously approved parking ratios while incorporating structured parking and providing sufficient parking to support both residential and retail uses.
7	Previously approved site layout	Revised site layout with gated residential entry, gated emergency access, structured parking, and enhanced pedestrian connectivity	To improve site circulation, resident security, emergency access, and overall site functionality.

E. Site Plan Comparison

The proposed site plan reflects several notable changes from the previously approved development plan under Rezoning Case RZ-2024-02. These changes primarily relate to building height, residential density, parking configuration, site layout, open space preservation, and the overall design of the development.

The previously approved site plan consisted of a four (4) story mixed-use building containing 160 residential units and approximately 15,000 square feet of ground-floor retail/commercial space. The approved development relied primarily on surface parking and a more horizontally oriented site layout. In contrast, the proposed site plan introduces a nine (9) story mixed-use building containing 200 residential units and approximately 15,000 square feet of ground-floor retail/commercial space, resulting in a more compact and vertically integrated development pattern.

One of the most significant changes is the increase in residential density from 160 units to 200 units, as well as the increase in building height from four (4) stories to nine (9) stories. These modifications allow for a greater concentration of development within the buildable portion of the site while maintaining the overall mixed-use character established through the original approval.

The proposed plan replaces the previously approved parking-dominated layout with a structured parking facility and a more efficient parking configuration. The revised development provides a total of 343 parking spaces, including approximately 273 residential spaces and 75 retail spaces, and incorporates a structured parking facility containing approximately 150 parking spaces. The inclusion of structured parking reduces the need for extensive surface parking and allows for a more organized site layout.

The revised site design also includes a centralized Residential Amenity Area, rooftop pool, enhanced pedestrian connections, outdoor dining space associated with the retail component, and improved internal circulation. These features provide a more cohesive amenity network and create a more active and pedestrian-oriented environment than the previously approved plan. In addition, the previously approved bicycle parking area located adjacent to the building frontage has been replaced with an outdoor dining area intended to support the retail component and enhance streetscape activity.

The proposed development incorporates a gated residential entrance and a separate gated emergency access point, improving site security, emergency accessibility, and overall circulation. Internal drive aisles have been refined to provide more efficient traffic flow and better organization of residential and retail parking areas.

The revised site plan also places a greater emphasis on open space preservation and environmental protection. Development is concentrated within the eastern portion of the property, allowing for the preservation of substantial open space, required stream buffers, and environmentally sensitive areas associated with Brush Creek. Additionally, the plan incorporates a twenty-five (25) foot landscape strip along the eastern property boundary adjacent to God First Breakthrough Ministries to provide visual screening and separation from adjoining properties.

Overall, the proposed site plan reflects a transition from a more suburban-style, surface parking-oriented development pattern to a compact, vertically integrated mixed-use development that emphasizes structured parking, pedestrian connectivity, open space preservation, and efficient land utilization while increasing the overall intensity of development on the site.

Comparison of Approved vs. Proposed Site Plan

Category	Approved (RZ-2024-02)	Proposed (ZM-2026-01)	Change / Impact
Residential Units	160 units	200 units	Increase in density (+40 units)
Density	23.84 units/acre	29.80 units/acre	Higher development intensity
Building Height	4 stories (maximum)	9 stories (110 feet)	Significant increase in vertical scale and building mass
Building Design	Horizontally oriented mixed-use building	Compact, vertically integrated mixed-use building	More efficient land utilization and reduced building footprint
Building Area	Smaller building footprint and floor area	Approximately 37,000 SF footprint and 333,000 SF total building area	Increased development intensity and floor area
Parking Type	Primarily surface parking	Structured parking facility and surface parking	Reduced reliance on surface parking
Total Parking	Approximately 336 spaces	343 spaces	Increased parking supply and improved organization
Parking Layout	Surface parking distributed throughout site	Structured parking with organized residential and retail parking areas	Improved site efficiency and circulation
Parking Requirement	Previously approved parking reduction under VR-2024-01	Continues approved parking reduction and provides parking in excess of adjusted requirement	Improved parking performance compared to prior concept
Amenity Layout	Dispersed amenity areas	Centralized Residential Amenity Area and rooftop pool	Improved accessibility and amenity organization

Pool Location	Ground-level pool	Rooftop pool	Frees ground-level space and supports compact site design
Open Space	More fragmented open space areas	Centralized open space and amenity areas	Improved functionality and usability
Environmental Features	Preservation of Brush Creek corridor	Preservation of Brush Creek corridor, stream buffers, and integrated stormwater management	Enhanced environmental stewardship
Eastern Buffer	25-foot landscape strip required by condition	25-foot landscape strip maintained along eastern property boundary	Maintains compatibility and visual screening
Frontage Design	Bicycle parking area along building frontage	Outdoor dining area associated with retail component	Increased pedestrian activity and streetscape activation
Pedestrian Design	Secondary to vehicular circulation	Enhanced pedestrian connectivity, walkways, and active frontage elements	Improved walkability and pedestrian experience
Site Access	Standard site access	Gated residential entrance and gated emergency access	Improved security and emergency access
Internal Circulation	Parking-oriented circulation pattern	Organized internal circulation system with improved traffic flow	Enhanced site functionality
Open Space Preservation	Limited preservation through horizontal layout	Greater preservation of open space through vertical development and structured parking	Reduced development footprint and improved environmental protection
Development Pattern	Suburban-style mixed-use development	Urban-style, vertically integrated mixed-use development	Significant shift in overall development character

V. STAFF ANALYSIS

1. Reasonableness of Applicant's Request.

The applicant is requesting a major zoning modification to the previously approved Planned Unit Development (PUD) for the property located at 111 Old Conyers Road. Specifically, the request seeks to increase the maximum number of residential units from 160 units to 200 units and increase the maximum building height from four (4) stories to nine (9) stories, while maintaining the previously approved mixed-use development pattern and reduced parking ratios approved under Variance VR-2024-01. These modifications represent a significant increase in development intensity when compared to the development plan approved under Rezoning Case RZ-2024-02.

In evaluating the reasonableness of the request, staff considered the location of the subject property, surrounding land uses, the Future Land Use Map designation, prior approvals, and the proposed site design modifications. The subject property is located within a mixed-use environment near Downtown Stockbridge and is surrounded by a variety of commercial, institutional, recreational, and residential uses, including Cochran Park, the Publix Shopping

Center, Stockbridge Public Works, God First Breakthrough Ministries, and other commercial and residential developments. The property is also located within the City's Tax Allocation District (TAD) and within an area identified for redevelopment and investment through previous planning efforts, including the 2012 Livable Centers Initiative (LCI) planning process.

The property is designated Special Purpose on the Future Land Use Map. The Special Purpose designation is intended to accommodate innovative development projects and mixed-use developments that may not fit within traditional land use categories. The proposed development continues the mixed-use concept previously approved by the City and incorporates residential and commercial uses within a single integrated development. The revised site plan includes structured parking, a centralized Residential Amenity Area, a rooftop pool, enhanced pedestrian connectivity, outdoor dining areas, preservation of environmentally sensitive areas associated with Brush Creek, and improved site circulation.

Staff finds that several aspects of the proposed development represent improvements over the previously approved site plan. The proposal utilizes a structured parking facility in lieu of a parking-dominated site layout, allowing for more efficient land utilization and greater preservation of open space. The development also incorporates a rooftop pool, centralized resident amenities, pedestrian-oriented design features, improved internal circulation, and enhanced streetscape elements that contribute to the overall quality of the project. Additionally, the increase in residential units may contribute to the City's housing inventory while supporting nearby commercial businesses and redevelopment objectives within the Downtown area.

The revised site plan also preserves substantial open space and environmentally sensitive areas associated with Brush Creek and its required stream buffers. Furthermore, the plan maintains a twenty-five (25) foot landscape strip along the eastern property boundary adjacent to God First Breakthrough Ministries, providing visual screening and separation from adjoining properties while supporting compatibility with surrounding land uses.

However, the request also raises several concerns. The increase from 160 units to 200 units represents a twenty-five percent (25%) increase in residential density. Additionally, the increase in building height from four (4) stories to nine (9) stories represents a substantial increase in the vertical scale and visual intensity of the development. The proposed density of approximately 29.80 units per acre exceeds the density range typically associated with the Special Purpose Future Land Use designation, which identifies a range of approximately 16.01 to 24 units per acre. Parking remains an important consideration. The proposed development provides 343 parking spaces and exceeds the adjusted parking requirement established under the previously approved variance. While the parking supply has been substantially improved from earlier iterations of the project, staff recognizes that the increased residential density and building intensity may generate additional parking demand and should be considered as part of the overall evaluation of the request.

Overall, staff finds that the applicant's request is reasonable based on the property's location, mixed-use character, redevelopment context, Tax Allocation District designation, and Special Purpose Future Land Use designation. The proposed development incorporates several site design improvements, enhanced amenities, structured parking, improved pedestrian connectivity, and greater preservation of open space than the previously approved development. However, the proposed increase in density and building height represent substantial modifications to the original approval and warrant careful consideration by the Planning Commission and Mayor and Council.

2. Suitability for the Proposed Development

The subject property is generally suitable for the proposed mixed-use development based on its location, surrounding land use pattern, existing zoning classification, and Future Land Use Map designation. The property consists of approximately 6.71 acres located along Old Conyers Road and is situated within an area characterized by a mixture of commercial, institutional, recreational, and residential uses. Adjacent properties include commercial businesses, the Stockbridge Public Works Department, God First Breakthrough Ministries, Cochran Park, and other developed and undeveloped properties. The diverse land use pattern surrounding the site supports consideration of a mixed-use development at this location.

The property is currently zoned Planned Unit Development (PUD), and the proposed modification does not alter the overall mixed-use character of the development approved under Rezoning Case RZ-2024-02. Rather, the request seeks to increase the development intensity through additional residential units and increased building height while maintaining the previously approved combination of residential and commercial uses. As such, the proposed use remains consistent with the overall development concept previously approved by the City.

The subject property is designated as Special Purpose on the Future Land Use Map. The Special Purpose designation is intended to accommodate innovative development projects, mixed-use developments, and redevelopment opportunities that may not fit within conventional land use categories. The proposed development's integration of residential units, ground-floor retail space, structured parking, and pedestrian-oriented amenities reflects the type of flexible and innovative development envisioned by this designation. The inclusion of approximately 15,000 square feet of retail/commercial space and 200 residential units promotes a mixed-use environment that encourages both residential occupancy and commercial activity within a single development.

The revised site plan incorporates several design elements that improve the overall functionality and organization of the site. These improvements include a structured parking facility, centralized amenity area, rooftop pool, therapy garden, playground, dog park, outdoor dining area, improved pedestrian circulation, and gated residential and emergency access points. Collectively, these features contribute to a more efficient use of land and support a development pattern that is more urban in character than the previously approved site plan.

The property's proximity to Downtown Stockbridge, commercial services, employment opportunities, public facilities, Cochran Park, and other community amenities further supports mixed-use residential development at this location. The proposed development may provide opportunities for residents to access goods and services within walking distance, thereby promoting a more connected and pedestrian-oriented environment. Additionally, the property is located within the City's Tax Allocation District (TAD) and within an area that was identified for redevelopment and investment through the 2012 Livable Centers Initiative (LCI) planning process, further supporting consideration of a higher-intensity mixed-use development pattern.

However, while the proposed use is generally suitable for the property, the scale and intensity of the development warrant careful consideration. The proposed density of approximately 29.80 units per acre exceeds the density range typically associated with the Special Purpose Future Land Use designation. Furthermore, the increase in building height from four (4) stories to nine (9) stories represents a substantial increase in the vertical scale and visual prominence of the development. While the site's location within a mixed-use area near Downtown Stockbridge supports a more intensive form of development, the proposed height may create compatibility

considerations related to building mass, visual impacts, buffering, and the relationship of the development to surrounding properties. These modifications also have the potential to increase demands on parking, transportation infrastructure, utilities, and public services.

Despite these concerns, staff finds that the property's location, mixed-use character, existing PUD zoning designation, Special Purpose Future Land Use designation, inclusion within the Parkway Mixed-Use Overlay District, and proximity to Downtown Stockbridge support consideration of the proposed development. The overall mixed-use concept remains appropriate for the site; however, the increased density, substantial increase in building height, parking considerations, and buffering modifications should be carefully evaluated to ensure compatibility with surrounding properties and consistency with the intent of prior approvals and long-range planning objectives.

3. Effects on Surrounding Properties and Infrastructure

The proposed major zoning modification has the potential to generate both positive and adverse effects on surrounding properties and public infrastructure. Staff evaluated the request based on the proposed increase in residential density, building height, parking supply, site design, environmental considerations, and compatibility with adjacent land uses.

The proposed development would increase the number of residential units from 160 units to 200 units and increase the maximum building height from four (4) stories to nine (9) stories. These modifications will increase the overall intensity of development on the site and may result in greater activity levels, increased traffic generation, and additional demand on public infrastructure when compared to the previously approved development plan. However, the increased density may also contribute additional housing opportunities within proximity to Downtown Stockbridge, commercial services, employment centers, parks, and public facilities.

From a land use compatibility standpoint, the subject property is surrounded by a mixture of commercial, institutional, recreational, and residential uses. Properties to the north and south are primarily commercial in nature, while Cochran Park is located to the west and God First Breakthrough Ministries is located to the east. The property is also located within the City's Tax Allocation District (TAD), within an area identified for redevelopment through the 2012 Livable Centers Initiative (LCI) planning process, and partially within the Parkway Mixed-Use Overlay District. Due to the mixed-use character of the surrounding area and the property's Special Purpose Future Land Use designation, the proposed development is generally compatible with the broader redevelopment pattern envisioned for this portion of the City.

The revised site plan incorporates several design features that may positively impact surrounding properties. The inclusion of structured parking reduces the amount of land devoted to surface parking and allows for a more efficient site layout. The proposal also includes a centralized Residential Amenity Area, rooftop pool, outdoor dining area, enhanced pedestrian connectivity, gated residential access, and improved internal circulation. These elements contribute to a more organized, walkable, and pedestrian-oriented development pattern than the previously approved site plan.

The proposed development may also generate positive economic impacts through increased residential population, support for nearby businesses, additional commercial activity, and expansion of the City's tax base. The continued inclusion of approximately 15,000 square feet of ground-floor retail/commercial space further supports a mixed-use environment that encourages

both residential occupancy and commercial investment within close proximity to Downtown Stockbridge.

The revised site plan preserves substantial open space and environmentally sensitive areas associated with Brush Creek and its required stream buffers. Development is concentrated within the developable portion of the site, allowing for greater preservation of open space than would otherwise be possible under a more conventional development pattern. The plan also maintains a twenty-five (25) foot landscape strip along the eastern property boundary adjacent to God First Breakthrough Ministries, providing visual screening and separation between the development and adjoining properties.

Parking impacts have been improved through the revised site design. The proposed development provides a total of 343 parking spaces, including approximately 273 residential spaces and 75 retail spaces. While the development continues to utilize the parking reduction previously approved through Variance VR-2024-01, the proposed parking supply exceeds the adjusted parking requirement associated with that approval. Staff finds that the revised parking configuration substantially improves upon previous iterations of the development and better accommodates anticipated residential and commercial parking demand.

Notwithstanding these improvements, the proposed increase in building height from four (4) stories to nine (9) stories remains a significant consideration. The proposed height and density increase the visual prominence and overall scale of the development and may affect views, building massing, and perceived compatibility with surrounding properties. Additionally, the proposed density of approximately 29.80 units per acre exceeds the density range typically associated with the Special Purpose Future Land Use designation.

With respect to infrastructure, the subject property is located within an urbanized area of the City and has access to existing public roadways, water service, sanitary sewer service, and other municipal utilities. The proposed development is expected to utilize existing infrastructure systems; however, the increased intensity of development may result in additional demands on transportation, utility, and public service infrastructure. Engineering, Public Works, and other reviewing departments should continue to evaluate infrastructure capacity and operational impacts during the development review process.

Overall, the proposed development is expected to have both positive and negative effects on surrounding properties and infrastructure. Positive effects include additional housing opportunities, support for redevelopment objectives, increased economic activity, preservation of open space and environmental resources, enhanced pedestrian amenities, improved site organization, and a more efficient mixed-use development pattern. Potential adverse effects include increased traffic generation, increased building mass and height, visual impacts associated with a nine-story structure, and the increased density proposed for the site. These impacts should be carefully considered when evaluating the requested zoning modification.

Parking Requirement Comparison

Residential Unit Type	Number of Units	UDC Requirement (Spaces per Unit)	UDC Required Spaces	Approved Variance Ratio (Spaces per Unit)	Adjusted Required Spaces
Studio / 1 Bedroom	150	1.25	188	1.00	150
2 Bedroom	50	1.75	88	1.25	63
Residential Subtotal	**200**	—	**276**	—	**213**
Retail (15,000 SF)	—	5 spaces / 1,000 SF	75	5 spaces / 1,000 SF	75
Total Required Parking	—	—	**351 Spaces**	—	**288 Spaces**
Previously Approved Parking Reduction (VR-2024-01)	—	—	(30 Spaces Reduction)	—	—
Adjusted Required Parking	—	—	—	—	**321 Spaces**
Total Parking Provided	—	—	—	—	**343 Spaces**
Difference from Standard UDC Requirement	—	—	**8 Space Deficit**	—	—
Difference from Adjusted Requirement (VR-2024-01)	—	—	—	—	**22 Space Surplus**

Parking Summary

Category	Required Under UDC	Required Under Approved Variance (VR-2024-01)	Parking Provided	Difference
Residential	276 Spaces	213 Spaces	273 Spaces	+60 (Variance Standard) / -3 (UDC Standard)
Retail	75 Spaces	75 Spaces	75 Spaces	0
Total	**351 Spaces**	**321 Spaces**	**343 Spaces**	**+22 (Variance Standard) / -8 (UDC Standard)**
The proposed development provides 273 residential parking spaces, consisting of approximately 150 structured parking spaces within the parking deck and 123 surface parking spaces distributed throughout the site.				

The proposed development provides a total of 343 parking spaces, including 273 residential parking spaces and 75 retail parking spaces. Under the standard provisions of the Unified Development Code, the development would require 351 parking spaces. Pursuant to the previously approved parking reduction granted under Variance VR-2024-01, the adjusted parking requirement is 321 spaces. As proposed, the development exceeds the adjusted parking requirement by 22 spaces while remaining 8 spaces below the standard UDC parking requirement. Staff finds that the revised parking plan substantially improves parking availability compared to previous iterations of the development and adequately supports the proposed mixed-use development pattern.

VI. STAFF RECOMMENDATION

Based upon the findings contained herein, staff recommends **APPROVAL WITH CONDITIONS** of ZM-2026-01, a request to amend the previously approved Planned Unit Development (PUD) for the property located at 111 Old Conyers Road (Parcel #S24-01017000).

Staff finds that the proposed mixed-use development remains generally consistent with the overall vision established through Comprehensive Plan Amendment CP-2024-02 and Rezoning Case RZ-2024-02. The proposed development maintains the previously approved mixed-use character of the site while incorporating several site design improvements, including a structured parking facility, centralized Residential Amenity Area, rooftop pool, enhanced pedestrian connectivity, outdoor dining areas, improved internal circulation, and preservation of environmentally sensitive areas associated with Brush Creek.

The subject property is designated Special Purpose on the Future Land Use Map and is partially located within the Parkway Mixed-Use Overlay District. The property is also located within the City's Tax Allocation District (TAD) and within an area identified for redevelopment and investment through the 2012 Livable Centers Initiative (LCI) planning process. Staff finds that the proposed development supports redevelopment objectives by introducing additional residential opportunities, commercial activity, and investment within proximity to Downtown Stockbridge.

The revised site plan provides several improvements over the previously approved development plan. The incorporation of structured parking reduces reliance on surface parking, allows for greater preservation of open space, and creates a more efficient site layout. The plan preserves required stream buffers associated with Brush Creek, incorporates a twenty-five (25) foot landscape strip along the eastern property boundary adjacent to God First Breakthrough Ministries, and provides a total of 343 parking spaces, which exceeds the adjusted parking requirement established under Variance VR-2024-01.

Notwithstanding these improvements, staff recognizes that the proposed increase from 160 residential units to 200 residential units and the increase in building height from four (4) stories to nine (9) stories represent substantial modifications to the original approval. Staff further notes that the proposed density of approximately 29.80 units per acre exceeds the density range typically associated with the Special Purpose Future Land Use designation. These factors should be carefully considered by the Planning Commission and Mayor and Council when evaluating the request.

Subject to the conditions listed below, staff finds that the proposed development may contribute positively to the continued redevelopment and investment objectives of the City while maintaining

compatibility with the surrounding area and advancing the mixed-use development vision previously established for the property.

1. The subject property shall be developed in substantial conformance with the revised site plan entitled "111 Old Conyers Road," prepared by Moore Bass Consulting, Inc., revised June 10, 2026, unless otherwise modified by the conditions of approval herein.
2. The number of residential dwelling units shall not exceed 200 units as depicted on the approved site plan.
3. The development shall not exceed nine (9) stories or one hundred ten (110) feet in height as depicted on the approved site plan.
4. Flock cameras shall be installed and maintained at all vehicular entrances to the development.
5. A minimum twenty-five (25) foot landscape strip shall be maintained along the eastern property boundary adjacent to God First Breakthrough Ministries. Said landscape strip shall be landscaped in substantial conformance with the approved site plan.
6. All four (4) façades of the mixed-use building shall comply with Section 4.4.4 of the Unified Development Code, as amended. A minimum of seventy-five percent (75%) of each façade shall consist of brick or stone, with the remaining façade materials limited to those materials permitted by the Unified Development Code. Vinyl siding shall be prohibited.
7. Architectural elevations submitted at the time of permitting shall demonstrate compliance with the façade material requirements established herein and shall be subject to review and approval by the Community Development Director.
8. The side and rear façades shall consist of a combination of primary and secondary materials, with secondary materials not exceeding thirty percent (30%) of the total exterior façade area.
9. Building colors shall consist of a cohesive and complementary palette. Accent colors may be utilized provided they are not bright, fluorescent, or otherwise incompatible with the overall architectural design of the development.
10. The development shall be constructed substantially in accordance with the architectural elevations and renderings submitted with ZM-2026-01.
11. Decorative streetlights shall be installed throughout the development and maintained by the property owner or property owners' association.
12. A minimum ten-foot (10') multi-use path shall be installed along the property's frontage on Old Conyers Road, subject to approval by the City Engineer.
13. The proposed development shall provide and maintain a minimum of 343 parking spaces as depicted on the approved site plan unless otherwise approved by the Mayor and Council.
14. The rooftop pool and rooftop amenity areas shall be limited to use by residents and their guests and shall not be utilized for public events, commercial events, or special-event rentals.
15. Ground-floor retail/commercial space shall not be reduced below 15,000 square feet without approval of a major zoning modification by the Mayor and Council.
16. All stormwater management facilities, stream buffers, and environmental protection measures shown on the approved site plan shall be maintained in accordance with applicable local, state, and federal regulations.
17. All other conditions of approval associated with CP-2024-02, RZ-2024-02, and VR-2024-01 shall remain in full force and effect unless specifically modified herein.
18. A centralized transit stop, transit shelter, or designated rideshare/transit pickup area shall be provided for residents at a location approved by the Community Development Director.

19. The development shall provide electric vehicle charging stations in accordance with the requirements of the Unified Development Code and all applicable building and electrical codes.
20. The approved unit mix shall remain substantially consistent with the unit mix depicted on the approved site plan unless otherwise approved by the Mayor and Council.

City of Stockbridge

AGENDA ITEM

MEETING DATE

AUGUST 10, 2026

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2026-01. (Council District 4.) Consideration of a rezoning application for the property at 112 Old Conyers Road to rezone the property from the C-3 (Heavy Commercial) District to the RR (Rural Residential) District to better align the zoning of the property with the existing bed-and-breakfast operations, and to access residential resources. The applicant has also applied for a special use permit via SP-2026-01.

BACKGROUND INFORMATION:

There are no plans to change the current operations or property footprint of the Stockbridge Lakes Bed and Breakfast that was established in 2018. The applicant possesses a Tourist Accommodation Permit from the Georgia Department of Public Health. Applicant: Anita Johnson. Property Owner: Marvin Johnson. Property Size: 3.734 +/- acres.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167 eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2026-01.

STAFF RECOMMENDATION:

APPROVAL.

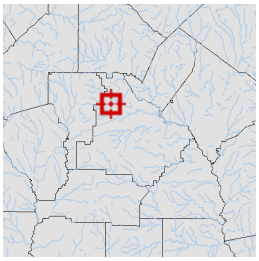
eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

Henry County, GA

Overview



Legend

- Parcels
- Roads

Parcel ID	S24-01002000	**Class**	Commercial	**Owner**	JOHNSON	**Land Value:**	$167,800			
Property Address	112 OLD CONYERS RD	**Acreage**	3.73	**Address**	MARVIN 112 OLD CONYERS RD STOCKBRIDGE, GA 30281	**Building Value:**	$387,000	**Last 2 Sales**		
District	City/Stockbridge SSD					**Misc Value:**	$11,500	**Date**	**Price**	**Reason** / **Qual**
						Total Value:	$566,300	4/17/2015	$225,000	FM / Q
								9/1/1985	$0	U / U

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

Date created: 6/3/2026
Last Data Uploaded: 6/3/2026 3:11:41 AM

Developed by SCHNEIDER GEOSPATIAL

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Marvin Johnson
TYPE OR PRINT OWNER'S NAME

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

X
OWNER OF PROPERTY (SIGNATURE)

404-376-3830
PHONE NUMBER

mdyohnson226@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
26 day of March 2026

NOTARY PUBLIC

CHARLES SMITH NOTARY PUBLIC EXP. OCT. 29, 2027 HENRY COUNTY, GA

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Anita Johnson
APPLICANT (SIGNATURE)

Anita Johnson
TYPE/PRINT NAME OF APPLICANT

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

404-376-4336
PHONE NUMBER

stockbridgelakesbb@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this

_____ day of _____ 20____

_____

NOTARY PUBLIC

Indicate which of the above is applicable: 1 _____ 2 _____ or 3 _____

Project/Case #

REZ-2026.05.1127

Address:

112 OLD CONYERS RD, STOCKBRIDGE, GA 30281

Parcel Number(s):

S24-01002000

City of Stockbridge Planning and Zoning Division,
Community Development Department

Rezoning Request Application

Zoni
O

Name of Applicant	First: Anita		Last: Johnson
Applicants Address:	112 Old Conyers Rd		Phone: (404) 376-4336
City: Stockbridge	State: Georgia	Zip: 30281	Email: Stockbridgelakesbb@gmail.com
Name of Owner:	First: Marvin		Last: Johnson
Owner's Address	112 Old Conyers Rd		Phone: 4043763830
City: Stockbridge	State: Georgia	Zip: 30281	Email: Mdjohnson226@gmail.com
Name of Second Owner:	First		Last
Second Property Owner's Address:			Phone:
City:	State:	Zip:	Email:
Name of Third Owner:	First		Last
Third Property Owner's Address:			Phone:
City:	State:	Zip:	Email:
Name of Agent:	First: Anita		Last: Johnson
Agent's Address:	112 Old Conyers Rd		Phone: 4043764336
City: Stockbridge	State: Georgia	Zip: 30281	Email: Stockbridgelakesbb@gmail.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

Request from C-3 (Heavy Commercial District) to
(Current Zoning)

RR (Rural Residential District)
(Requested Zoning District)

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must r fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or prop reason.

For the Purpose of:

To better align zoning with the existing B&B operations and access residential resources.

(Type of Development)

Case Name: Stockbridge Lakes Bed & Breakfast

Is Development of Regional Impact (DRI)? ○ Yes ◉ No

Nearest intersection to the property: East Atlanta Rd

Size of Tract: 4 acres

Land Lot Number(s):

District: Distric

Please refer to th

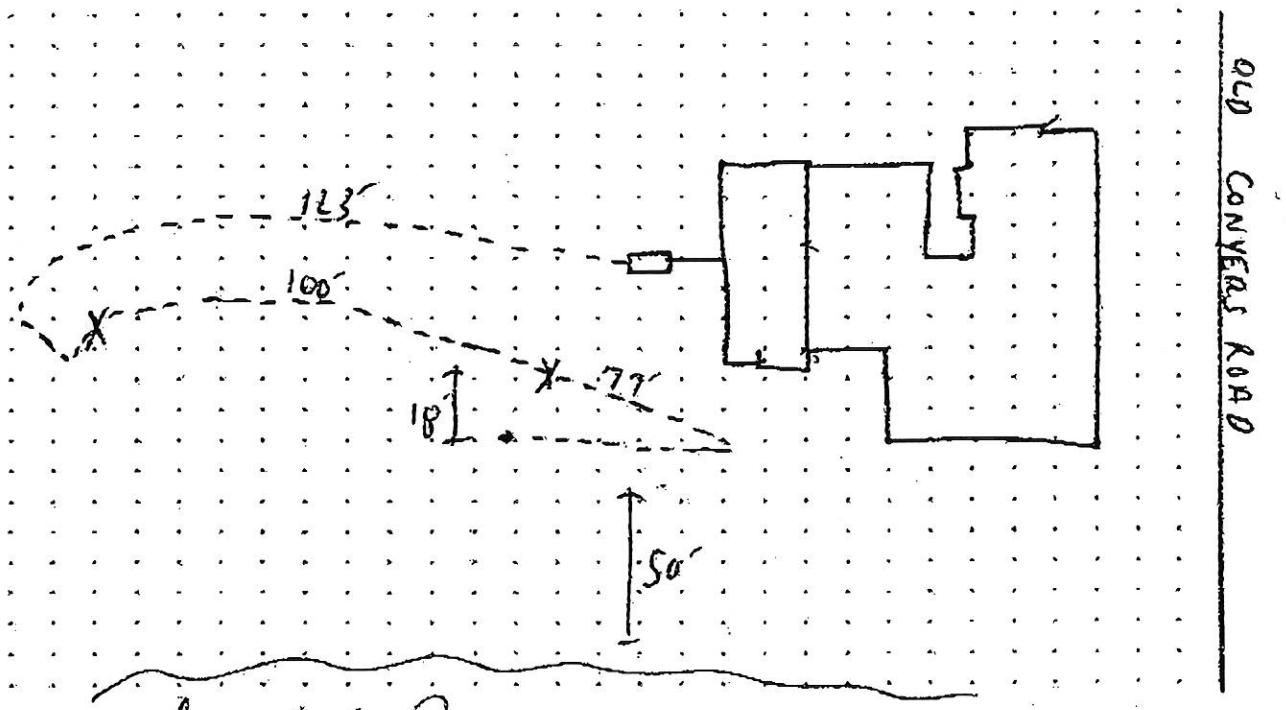
HENRY COUNTY BOARD OF HEALTH
INSPECTION REPORT
FOR A NEW ON-SITE SEWAGE MANAGEMENT SYSTEM

112 OLD CONYERS RD. LL: 68 DIST. 12
PLAT BY: JOE ROWAN JR PLAT DATE 01/23/95

APPLICANT HERMAN O. MANESS Phone 770-474-6362
OWNER HERMAN O. MANESS
124 OLD CONYERS RD STOCKBRIDGE, GA 30281 PH 770-474-6362

BUILDING DESIGN	SYSTEM DESIGN	WATER SUPPLY	FACILITY
BASEMENT	Tank/gallons [1000]	Public	RESIDENCE
	Linear ft. [300]		Disposal NO
	Square ft. [900]		Pump NO
	Gravel, inches [12]		Refuse NO
Outlet Level	Field Layout	LOT SIZE	
GROUND	SERIAL	Acre	
		Square ft.	ENCL. Time 60 Min.
		IF COMMERICAL	Depth LEACH FIELD 36 inches
Bedrooms		gallons/day	TRENCH WIDTH 36 inches
THREE			

Permit 13735	Issued 02/21/95	Inspected 11/06/95	Approved YES	Cont. JAMES RUTLEDGE 48



Inspected by Joseph M. Farmer Date inspected: Mon, November 6, 1995
Joseph Farmer

Printed: Wed, November 8, 1995 9:05 A. M.

See Comments on back:

Henry County Department of Planning & Zoning
Septic System Information for Zoning Requests

135 Henry Parkway McDonough, GA 30253
(770) 954-2078

This form must be completed and submitted to Planning and Zoning with all zoning applications for properties that are not served by public sewer.

Name of Applicant: Anita Johnson Phone: 404-376-4336 Mobile: _____
Applicant Address: 1355 Mt Zion Rd City, State: Morrow GA Zip: 30260
Name of Agent: _____ Phone: _____ Mobile: _____
Agent Address: _____ City, State: _____ Zip: _____
Request (Check one):
Rezoning __ (Current Zoning _____ Requested Zoning _____) Conditional Use __
For the Purpose of Bed & Breakfast
Property Address: 112 Old Conyers Rd, Stockbridge Nearest Intersection to property: East Atlanta Rd
Size of Tract: 3.734 acres Land Lot:(s) 68, District(s): 12
Property Tax Parcel Number: S24-01-002-000 Proposed Number of Lots: 1
Signature of Owner: Anita Johnson Printed Name of Owner: Anita Johnson
Signature of Agent: _____ Printed Name of Agent: _____

(To be Completed by Henry County Environmental Health)

Check all that apply

_____ There are suitable soils for the installation of a septic system on the subject property.
_____ There are not suitable soils for the installation of a septic system on the subject property.
✓ There is an existing septic system on the subject property.
_____ The existing septic system will support the proposed development.
Comments: The existing system is designed for a 3 bedroom residence

Name of Person Completing: Brian Carson Title: Env. Health Spec III
Signature: Brian Carson Date: 6/6/2016
E-mail Address: _____ Phone Number: (770)288-6196

Contact Planning and Zoning with questions at (770) 288-7526.

Stockbridge Lakes BED & BREAKFAST

Letter of Intent

The owners of Stockbridge Lakes Bed & Breakfast, LLC, are requesting its property to be rezoned from C3 back to a residential district to better align zoning with the existing B&B operations and access residential resources.

There are no plans to change the current operations or property footprint of the B&B that was established back in 2018.

Anita Johnson, Owner

5/26/26
Date

Marvin Johnson, Owner

5/26/26
Date

Stockbridge Lakes BED & BREAKFAST

Letter of Intent

The owners of Stockbridge Lakes Bed & Breakfast, LLC, are requesting its property to be rezoned from C3 back to Residential. More specifically, RR (rural residential district) to better align zoning with the existing B&B operations and access residential resources.

A special use permit application is also being submitted, in compliance with Section 3.2.6(F) of the UDC, for a bed and breakfast facility to operate in the RR district,.

There are no plans to change the current operations or property footprint of the B&B that was established back in 2018.

Anita Johnson, Owner

5/26/26
Date

Marvin Johnson, Owner

5/26/26
Date

PowerPoint Presentations:
RZ-2026-01 and SP-2026-01
112 Old Conyers Rd (Parcel #029-01011001)

Thursday, July 16, 2026
(Planning Commission)

Monday, August 10, 2026
(Mayor and Council)

Case Facts

- Applicant: Anita Johnson
- Owner: Marvin Johnson
- Address of Property: 112 Old Conyers Rd, Stockbridge, GA 30281
- Parcel Identification: S24-01002000
- Parcel Acreage: 3.73
- Current Use: This property currently operates as a Bed & Breakfast, built in 1995. The property partially encompasses a lake to the West of the Bed & Breakfast.
- Current Zoning of Property: C-3 (Heavy Commercial District)
- Current Future Land Use Designation: Low-Density Residential
- Sign Posting: July 1st, 2026
- Date of CZIM Meeting: July 8th, 2026

Zoning History

Henry County, RZ-16-20-S (July 2016)

- Henry County ZAB reviewed a City-initiated reversion of 112, 118, and 124 Old Conyers Road from C-2 back to RA, since the 2007 event-center development agreement tying the three parcels together was never carried out.
- Staff recommended reverting 118 and 124 Old Conyers Road to RA but recommended declining reversion of 112 Old Conyers Road if Council chose instead to rezone it to C-3 for a proposed bed and breakfast.
- The evaluation found the bed and breakfast proposal generally consistent with RA district development standards, aside from a frontage shortfall affecting the landlocked 118 Old Conyers Road parcel.

Zoning History

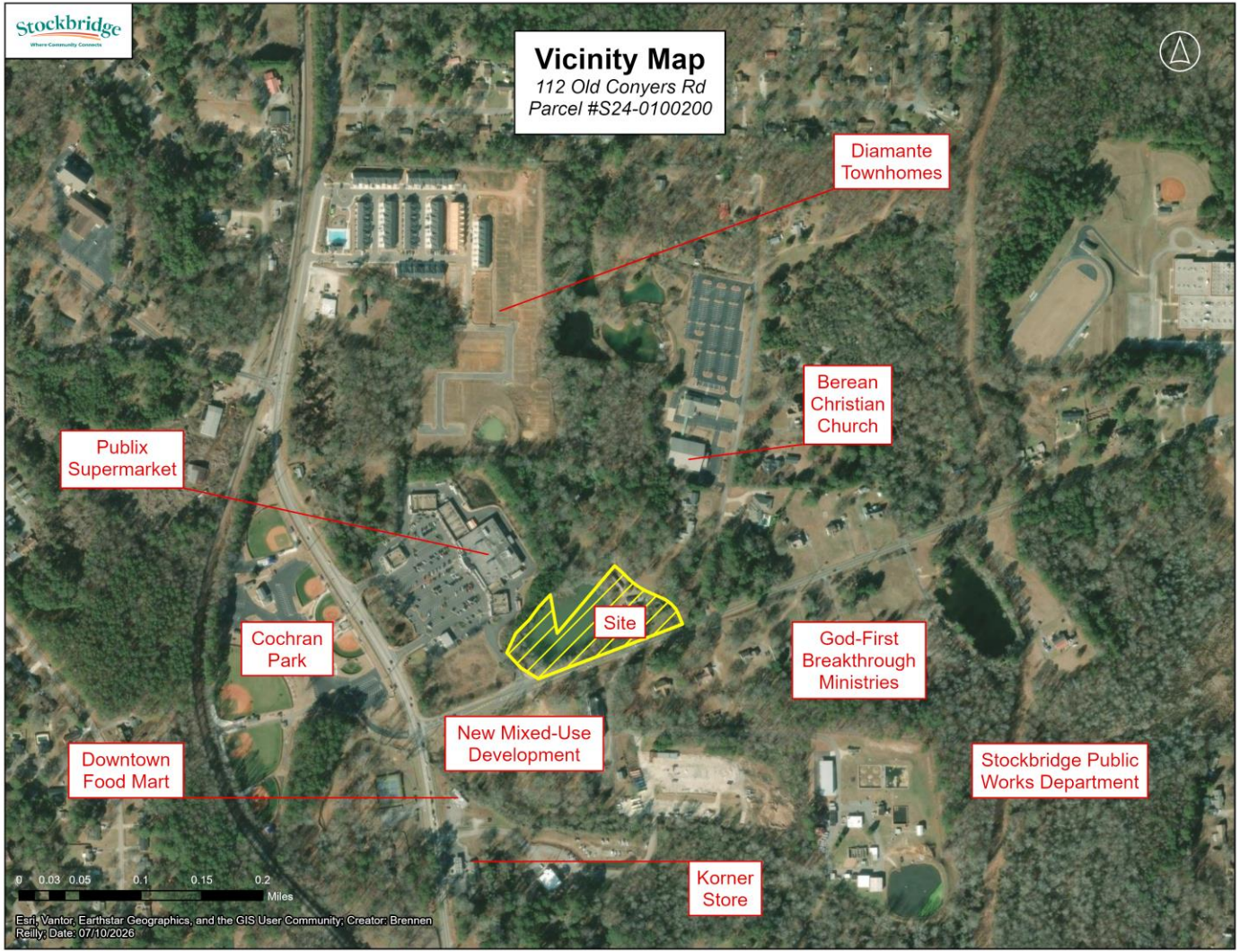
City of Stockbridge, OR16-415 (September 2016)

- The City Council rezoned 112 Old Conyers Road to C-3 (Heavy Commercial), declining reversion and clearing the way for bed and breakfast use.
- Approval was conditioned on a six-bedroom maximum, with the property's only allowable use restricted to a bed and breakfast permitting social events and weddings.
- Additional conditions addressed right-of-way preservation, driveway/curb-cut improvements coordinated with the City and Henry County DOT, and a Special Event Permit requirement for all events.

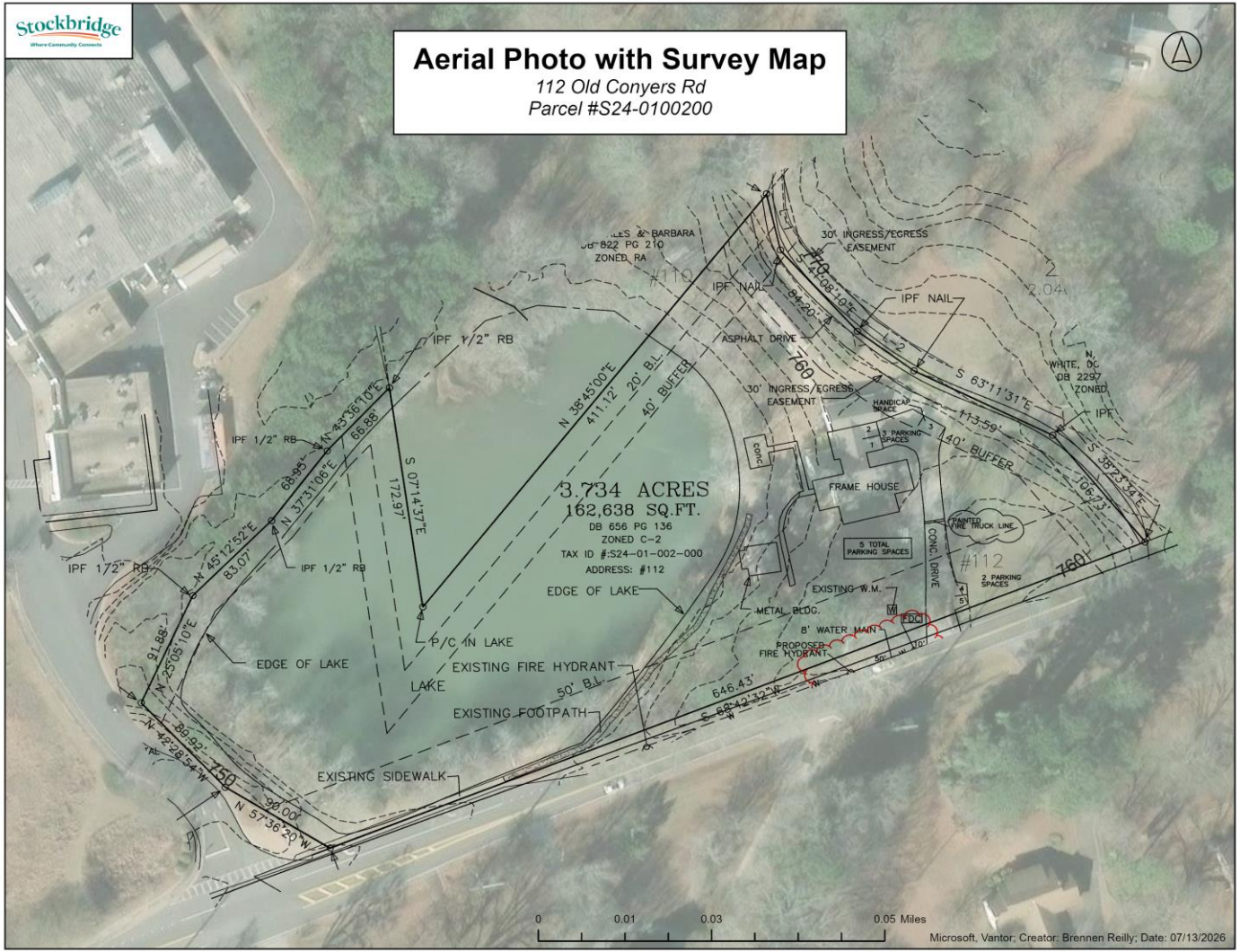
Zoning History

City of Stockbridge, TX-2024-09 (January 2025)

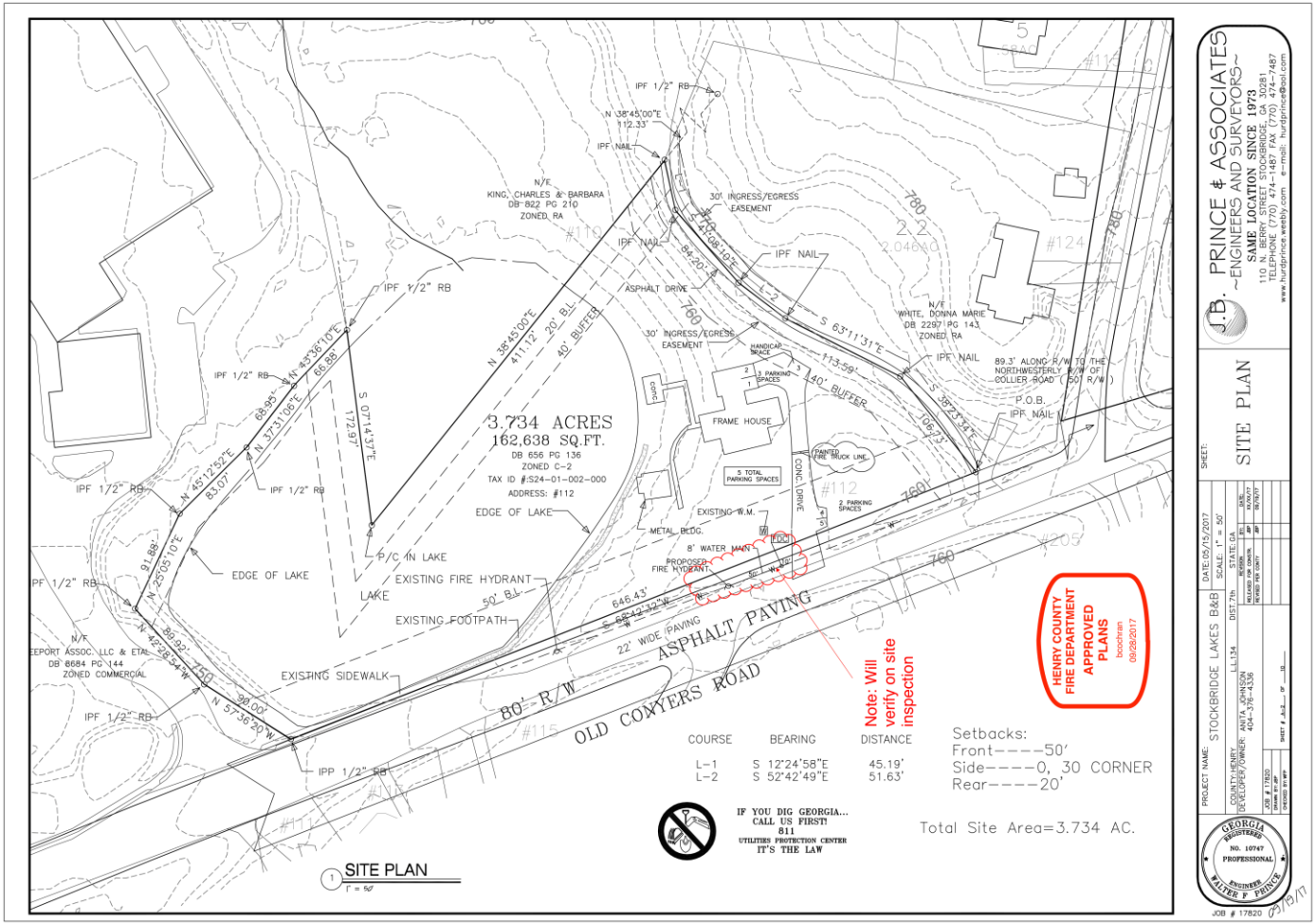
- The City Council adopted a citywide text amendment to UDC Section 3.2.6, adding new regulations for bed and breakfast accessory structures and operations.
- Key additions include Special Use Permit review for bed and breakfasts in the RR zoning district, non-transferable permits upon change of ownership, and a 50-person cap on weddings and similar events.
- The amendment also grandfathered facilities operating prior to 2022 and required mandatory, non-transferable annual business licensing.



Vicinity Map

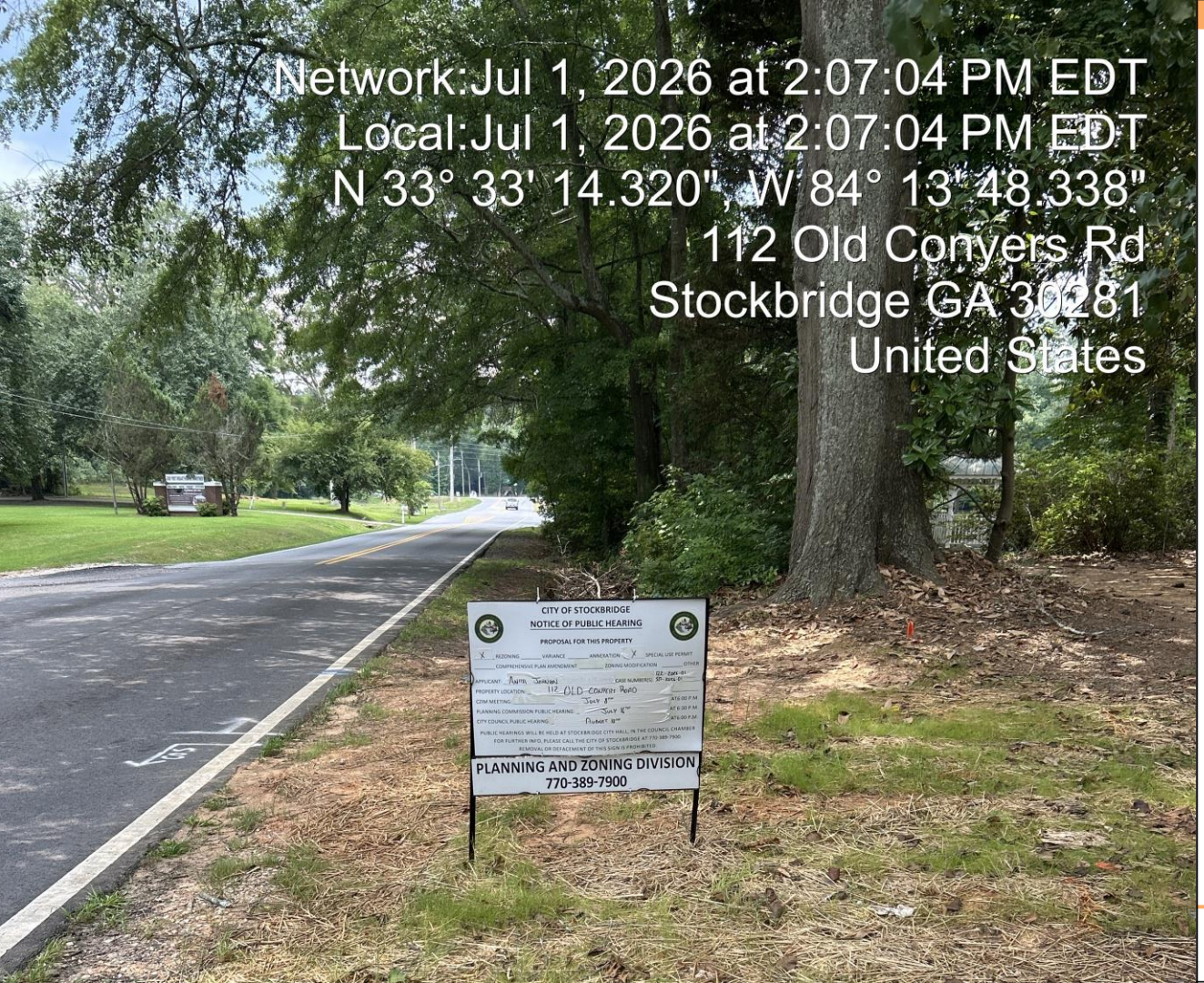


Aerial Photo with Survey Map



Survey

stockbridgega.org



Sign Posting

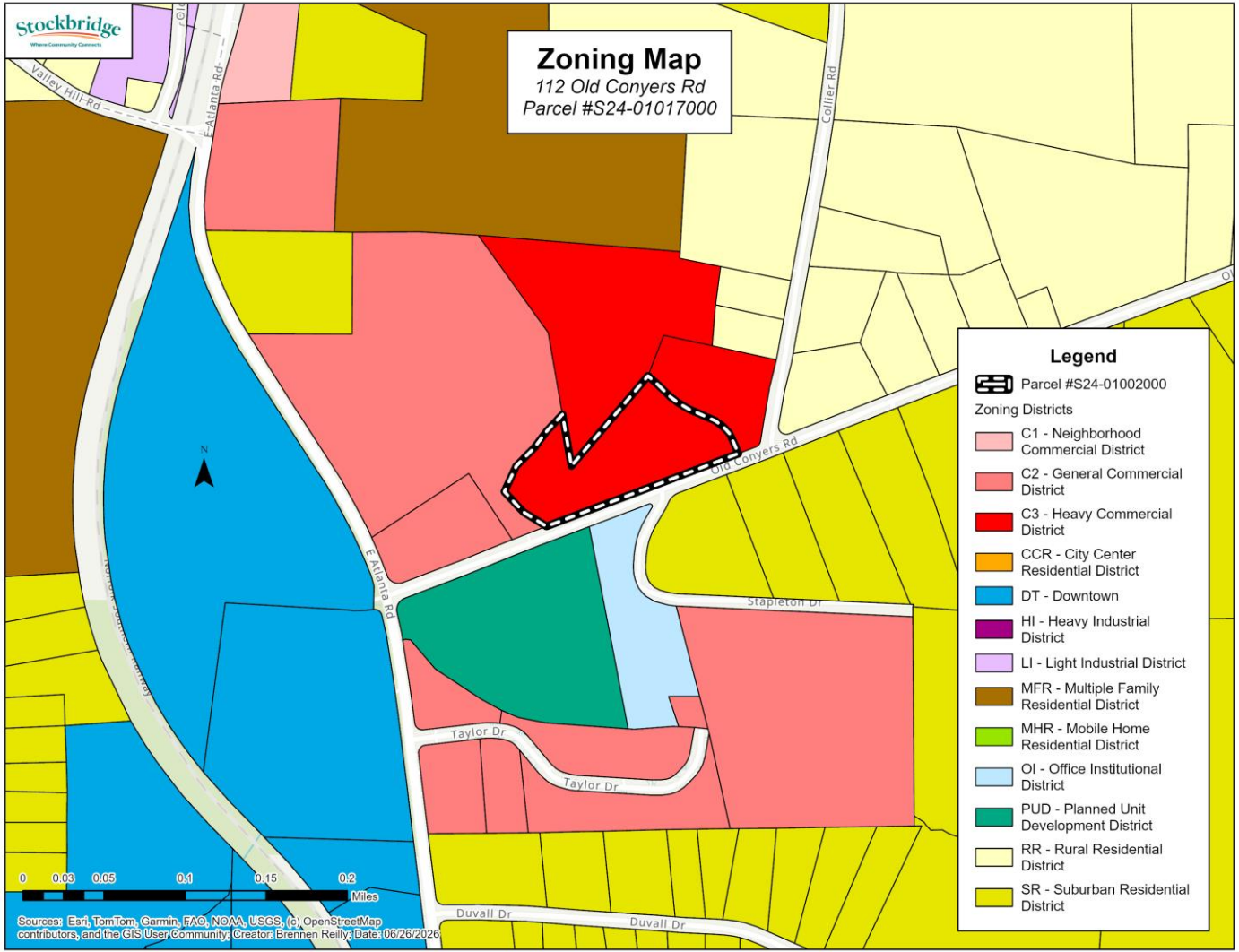
PowerPoint Presentation for RZ-2026-01

Applicant's Request

Rezone 112 Old Conyers Road from **'C-3' (Heavy Commercial')** to **'RR' (Rural Residential)** to allow for better alignment with operations of the existing Bed & Breakfast and access to residential resources.

Surrounding Land Use and Zoning

Location	Existing Land Use	Existing Zoning
Property to the North	Vacant	C-3
	Berean Christian Church; Residences	RR
Property to the South	Residences	SR
	Stockbridge Public Works Department	C-2
	God First Breakthrough Ministries	OI
Property to the East	Vacant	C-3
	Residences	RR
Property to the West	Vacant; Domino's Pizza; Great Clips; Public Super Market; Vacant	C-2


Stockbridge
Where Community Connects
Zoning Map
112 Old Conyers Rd
Parcel #S24-01017000
Valley Hill Rd
E Atlanta Rd
Collier Rd
Old Conyers Rd
Stapleton Dr
Taylor Dr
Taylor Dr
Duvall Dr
Duvall Dr
N
0 0.03 0.05 0.1 0.15 0.2
Miles
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Creator: Brennen Reilly. Date: 06/26/2026
Legend
Parcel #S24-01002000
Zoning Districts
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District

Zoning Map

Staff Analysis

- Section 3.2.6 – Bed and breakfast facility (not in a subdivision)
- Section 9.2.1 – Requirements for amending the official zoning map (rezoning)

Section 3.2.6 – Bed and breakfast facility (not in a subdivision)

"Any bed and breakfast facilities operating prior to 2022 are deemed 'grandfathered' and shall continue to operate in compliance with this section and legal nonconforming regulations of Section 6 of the City of Stockbridge Unified Development Code" (Item K).

The applicant's proposed use and associated facilities were established prior to 2022 and are thus grandfathered.

Section 9.2.1– Rezoning Requirements

1. Consistency with the Comprehensive Plan.

Economic Development Goal: To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.

Economic Development Policy: Support programs for the retention, expansion, and creation of businesses that complement our vision for our community and local economy

Economic Development Policy: Target reinvestment opportunities for declining, vacant or underutilized sites or buildings

Economic Development Policy: Market the City as a great place to do business

Section 9.2.1– Rezoning Requirements

1. Consistency with the Comprehensive Plan (cont.).

Future Land Use Goal: To ensure that new developments promote a better sense of place and preserve valued elements of community character

Future Land Use Policy: Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

Future Land Use Policy: Create a “sense of place” for our community along our major commercial corridors

Future Land Use Policy: Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments

Section 9.2.1– Rezoning Requirements

1. Consistency with the Comprehensive Plan (cont.).

The proposed rezoning would bring the property's zoning classification into closer alignment with its existing use and the long-term vision established by the Comprehensive Plan. It is, therefore, consistent with the Comprehensive Plan and Future Land Use Map and would advance the City's goals of orderly growth, land use compatibility, preservation of community character, and implementation of the Unified Development Code.

Section 9.2.1– Rezoning Requirements

2. Relation to the purpose of the overall zoning scheme

The rezoning supports the UDC's goals of promoting general welfare and encouraging the best use of land and matches the RR district's intent to preserve a rural-to-urban transitional character. The current C-3 designation is meant for high-traffic, heavy commercial uses along major arterials, which doesn't fit the existing single-family B&B operation. RR zoning would better align the property's classification with its actual use, pending approval of the required Special Use Permit.

Section 9.2.1– Rezoning Requirements

3. Potential positive effects on character.

Rezoning to RR would lower the development intensity allowed on the site, reducing potential traffic, noise, and lighting impacts typical of commercial zoning. It would make the property more compatible with surrounding residential areas, preserve rural/residential character, and act as a buffer between commercial and residential land uses.

4. Physical site conditions.

At 3.73 acres, the site exceeds RR's minimum lot size and can accommodate the existing B&B structures. The building's current setbacks (50 ft front, 20 ft rear) fall short of RR standards, making them legally nonconforming, but since no new construction is proposed this doesn't block approval. A wetland lake on the west side won't be disturbed, and the property isn't in a flood hazard zone.

Section 9.2.1– Rezoning Requirements

5. Impact on adjacent property owners.

Given the surrounding mix of commercial, institutional, vacant, and residential parcels, impacts are expected to be minimal to beneficial. Rezoning to RR would reduce potential commercial impacts (traffic, lighting, noise) and better match nearby residential uses to the north, south, and east. The change may also serve as a helpful transitional buffer between commercial and residential zones.

6. Impact on infrastructure (water/sewage).

Since the Bed & Breakfast is an existing operation with no proposed increase in units or rooms, the rezoning isn't expected to raise demand on water or sewage systems. Staff notes, however, that no confirmation letter from the Henry County Water Authority is on file, and recommends the applicant verify that existing infrastructure is properly permitted and adequate.

Section 9.2.1– Rezoning Requirements

7. Impact on thoroughfares and traffic circulation.

The rezoning doesn't involve any changes to roads, access points, or parking, so it won't affect pedestrian or vehicular circulation or traffic volumes in the area.

8. Merits relative to other development guidelines/policies.

Staff identified no additional relevant guidelines or policies beyond those already discussed.

Section 9.2.1– Rezoning Requirements

9. Ability of the land to be developed under current zoning.

Because a residential structure already occupies much of the site, commercial development under the current C-3 zoning is unlikely. Since the Bed & Breakfast use is only permitted conditionally under RR (and prohibited under C-3), and neighboring parcels are already zoned RR, rural residential is the most appropriate classification for the property.

Staff Recommendation

The Planning and Zoning staff recommends **approval** to rezone the subject property from C-3 (Heavy Commercial) to RR (Rural Residential).

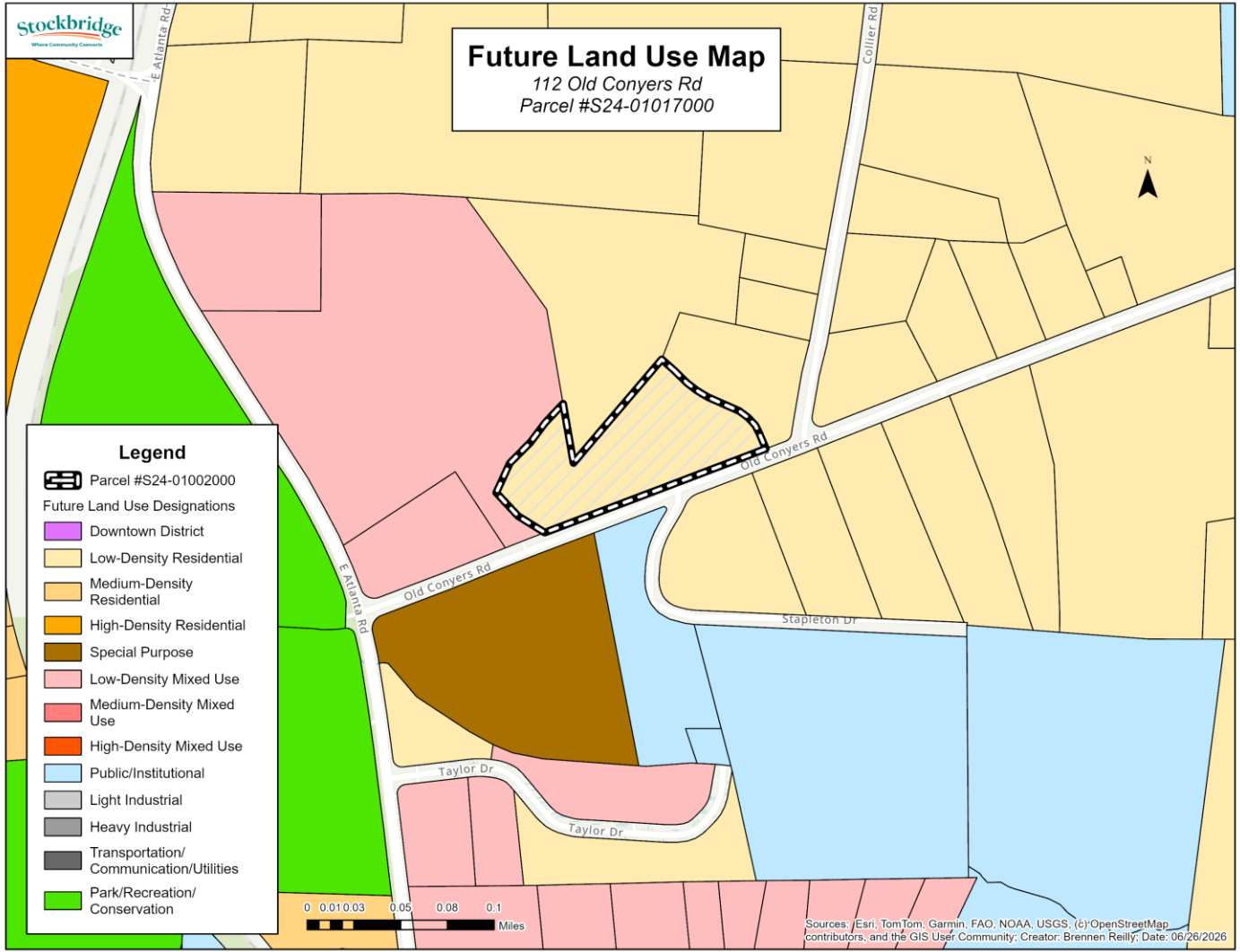
PowerPoint Presentation for SP-2026-01

Applicant's Request

To request a **special use permit** for 112 Old Conyers Road to allow for better alignment with operations of the existing Bed & Breakfast and access to residential resources.

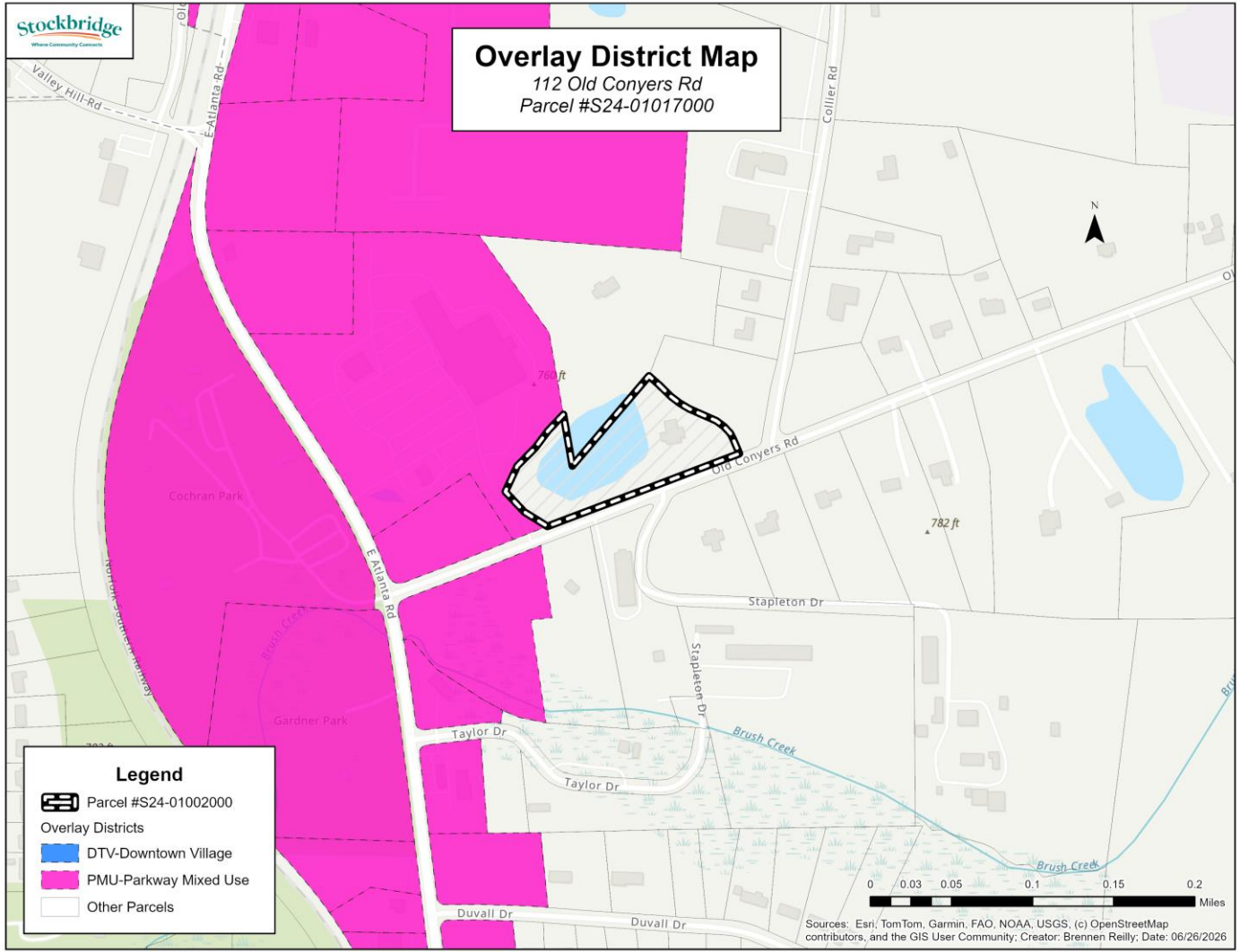
Surrounding Future Land Use (FLU) Designations

Location	Existing Land Use	Existing FLU
Property to the North	Vacant	Low-Density Residential
	Berean Christian Church; Residences	
Property to the South	Residences	Low-Density Residential
	Stockbridge Public Works Department	Public/Institutional
	God First Breakthrough Ministries	Public/Institutional
Property to the East	Vacant	Low-Density Residential
	Residences	
Property to the West	Vacant; Domino's Pizza; Great Clips; Public Super Market; Vacant	Low-Density Mixed Use



FLU Map

stockbridgega.org



Overlay District Map

Staff Analysis

- Section 3.2.6 – Bed and breakfast facility (not in a subdivision)
- Section 9.2.5 – Requirements for Special Use Permits
- Section 9.2.6 – Use Permit Considerations

Section 3.2.6 – Bed and breakfast facility (not in a subdivision)

"Any bed and breakfast facilities operating prior to 2022 are deemed 'grandfathered' and shall continue to operate in compliance with this section and legal nonconforming regulations of Section 6 of the City of Stockbridge Unified Development Code" (Item K).

The applicant's proposed use and associated facilities were established prior to 2022 and are thus grandfathered.

Section 9.2.5 – Special Use Permit Requirements

1. Traffic congestion and other similar adverse effects on nearby properties.

The continued B&B operation is not expected to cause traffic congestion, since it's an already-operating facility limited to a maximum of 6 bedrooms under Section 3.2.6. The Henry County Fire Department approved the site's access and circulation in 2017, and no new construction or access changes are proposed. Given its low intensity and existing infrastructure, the use is not anticipated to adversely affect nearby properties.

Section 9.2.5 – Special Use Permit Requirements

2. Suitability of physical site conditions.

At 3.73 acres, the site exceeds RR's minimum lot size and can accommodate existing structures and operations. The building's setbacks (50 ft front, 20 ft rear) are nonconforming under RR standards, but since no new construction is proposed, this doesn't block approval. A wetland lake on the western portion won't be disturbed, and the property isn't in a FEMA flood hazard area.

Section 9.2.5 – Special Use Permit Requirements

3. Availability of adequate public facilities.

The property is served by an 8-inch public water main and an existing fire hydrant along Old Conyers Road. A 1995 septic system, originally sized for a 3-bedroom residence, is in place, but a 2016 form doesn't confirm it can adequately support B&B operations. The applicant will need an updated evaluation to confirm capacity and may be required to upgrade the system if it's found inadequate.

Section 9.2.5 – Special Use Permit Requirements

4. Binding agreements/special limitations.

The applicant has not proposed any binding agreements or special conditions beyond standard compliance with City codes. Staff finds no additional limitations are necessary to protect the public interest at this time.

5. Furthering the Comprehensive Plan without undue detriment.

The continued Bed & Breakfast use supports the "Low-Density Residential" designation and its residential, low-intensity character. Because Section 3.2.6's built-in limitations preserve the neighborhood's residential feel, the use is not expected to be unduly detrimental to nearby properties.

Section 9.2.6 – Use Permit Considerations

1. Consistency with the Comprehensive Plan.

Economic Development Goal: To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.

Economic Development Policy: Support programs for the retention, expansion, and creation of businesses that complement our vision for our community and local economy

Economic Development Policy: Target reinvestment opportunities for declining, vacant or underutilized sites or buildings

Economic Development Policy: Market the City as a great place to do business

Section 9.2.6 – Use Permit Considerations

1. Consistency with the Comprehensive Plan (cont.).

Future Land Use Goal: To ensure that new developments promote a better sense of place and preserve valued elements of community character

Future Land Use Policy: Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

Future Land Use Policy: Create a “sense of place” for our community along our major commercial corridors

Future Land Use Policy: Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments

Section 9.2.6 – Use Permit Considerations

1. Consistency with the Comprehensive Plan (cont.).

The proposed rezoning would bring the property's zoning classification into closer alignment with its existing use and the long-term vision established by the Comprehensive Plan. It is, therefore, consistent with the Comprehensive Plan and Future Land Use Map and would advance the City's goals of orderly growth, land use compatibility, preservation of community character, and implementation of the Unified Development Code.

Section 9.2.6 – Use Permit Considerations

2. Compatibility with surrounding land uses/zoning.

The property is bordered by a mix of C-3, C-2, RR, OI, and SR districts, including churches, residences, a municipal worksite, and commercial businesses. Given the prevalence of nearby RR-zoned residential parcels, the B&B use is compatible with the surrounding area, and the current C-3 zoning already permits B&B facilities under Section 2.4.1.

3. Compliance with statutes/ordinances/regulations.

The use is not expected to violate any local, state, or federal land development regulations. Continued operation remains subject to UDC provisions, building codes, fire safety, health department rules, and other applicable governmental requirements.

Section 9.2.6 – Use Permit Considerations

4. Effect on traffic flow.

The request doesn't modify adjacent roadway infrastructure, existing site access, or parking, so it won't change pedestrian or vehicular circulation or traffic volumes in the area.

5. Off-street parking.

Existing on-site parking has adequately served the B&B historically without shortages or spillover onto neighboring properties, and no changes are proposed. Given the site's size and the use's limited scale, staff finds parking adequate to support continued operation.

Section 9.2.6 – Use Permit Considerations

6. Open space.

At least 70% (roughly 2.61 acres) of the 3.73-acre site is designated open space, located along the eastern, central, and perimeter areas, with two 40-foot buffers and building setback lines. No changes to open space are proposed, and at most 30% of the site is impervious.

7. Protective screening.

Existing mature vegetation and natural landscaping provide adequate visual buffering between the Bed & Breakfast and neighboring properties. Since no expansion is proposed, no additional screening is currently required, though future improvements must meet UDC screening standards.

Section 9.2.6 – Use Permit Considerations

8. Hours and manner of operation.

The Bed & Breakfast operates on Monday from 11:00 a.m. to 4:00 p.m., and Friday from 11:00 a.m. to 2:00 p.m.

9. Outdoor lighting.

Existing lighting provides adequate visibility and security for guests and emergency personnel while remaining compatible with the surrounding area. No significant lighting changes are proposed, though future improvements must minimize glare and light trespass per UDC requirements.

10. Ingress and egress.

Access is provided via a single entry point on Old Conyers Road, with a wide driveway allowing efficient vehicle entry and exit.

Staff Recommendation

The Planning and Zoning staff recommends **approval** to grant a special use permit to the applicant for 112 Old Conyers Road to allow for better alignment with operations of the existing Bed & Breakfast and access to residential resources.

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM *(See NOTE above.)*

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 112 old Conyers Rd, Stockbridge [address], with Parcel Number _____, which is the subject of this application.

Name of Property Owner: Marvin Johnson

Property Owner's Address: 112 old Conyers Rd, Stockbridge GA 30281

Telephone: 404-376-3830 E-mail: mdjohnson226@gmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], GA [State].

Signature: X _____ Date: 5/26/26

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Anita Johnson

Company/law firm (if applicable): Stockbridge Lakes Bed & Breakfast, LLC

Telephone, E-Mail, & Address: 112 old Conyers Rd, Stockbridge GA 30281 stockbridgelakesbb@gmail.com / 404-376-4336

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

5/26/26
Date

Signature of Notary Public

Charles Smith
Printed Name of Notary Public

5/26/26
Date

CHARLES SMITH NOTARY PUBLIC EXP. OCT. 29, 2027 HENRY COUNTY, GA

Notary Public's Seal or Stamp

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Marvin Johnson
TYPE OR PRINT OWNER'S NAME

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

X
OWNER OF PROPERTY (SIGNATURE)

404-376-3830
PHONE NUMBER

mdyohnson226@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
26 day of May 2026

NOTARY PUBLIC

CHARLES SMITH NOTARY PUBLIC EXP. OCT. 29, 2027 HENRY COUNTY, GA

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Anita Johnson
APPLICANT (SIGNATURE)

Anita Johnson
TYPE/PRINT NAME OF APPLICANT

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

404-376-4336
PHONE NUMBER

stockbridgelakesbb@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this

_____ day of _____ 20____

NOTARY PUBLIC

Indicate which of the above is applicable: 1_____ 2_____ or 3 _____

TO: Planning Commission; Mayor and Council

FROM: Brennen Reilly, GIS Analyst/Planner II

CC: R. Ryan Anderson, Community Development Director
Veronica Green, Chief Planner

DATE: Thursday, July 16, 2026 (Planning Commission)

Monday, August 10, 2026 (Mayor and Council)

Subject: #RZ-2026-01 for 112 Old Conyers Road

I. PURPOSE

Consider a rezoning request by Anita Johnson of Stockbridge Lakes Bed & Breakfast to rezone 112 Old Conyers Road from 'C-3' (Heavy Commercial') to 'RR' (Rural Residential) to allow for better alignment with operations of the existing Bed & Breakfast and access to residential resources.

II. BACKGROUND

Proposed Development	Rezone from C-3 (Heavy Commercial) to RR (Rural Residential) to better align zoning with the existing operations of Stockbridge Lakes Bed & Breakfast and to access residential resources.
Site Address	112 Old Conyers Rd
Parcel Identification	S24-01002000
Parcel Acreage	3.73 acres
Applicant	Anita Johnson
Owner:	Marvin Johnson

Current Zoning	C-3 (Heavy Commercial District)
Current Use	This property currently operates as a Bed & Breakfast, built in 1995. The property partially encompasses a lake to the West of the Bed & Breakfast.
Current Future Land Use Designation	Low-Density Residential

SURROUNDING LAND USE AND ZONING

Location	Existing Land Use	Existing Zoning
Property to the North	Vacant Berean Christian Church; Residences	C-3 (Heavy Commercial District) RR (Rural Residential District)
Property to the South	Residences Stockbridge Public Works Department God First Breakthrough Ministries	SR (Suburban Residential) C-2 (General Commercial District) OI (Office Institutional District)
Property to the East	Vacant Residences	C-3 (Heavy Commercial District) RR (Rural Residential District)
Property to the West	Vacant Domino's Pizza; Great Clips; Public Super Market; Vacant	C-2 (General Commercial District)

III. FINDINGS OF FACTS

1. The applicant submitted a rezoning application (RZ-2026-01) from a Heavy Commercial District (C-3) to a Rural Residential District (RR).
2. The vicinity of the area is mostly Heavy Commercial (C-3).
3. Surrounding Zoning Districts include General Commercial (C-2) & Rural Residential (RR).
4. The applicant submitted a Special Use Permit which complies with Section 3.2.6 (F) of the Unified Development Code (UDC) to operate in the Rural Residential District.
5. The current Future Land Use Map designates the listed property as Low-Density Residential.

IV. ZONING HISTORY OF THE PROPERTY

The subject property lies in Land Lot 68 of the 12th District, Henry County, and was historically part of a larger roughly 10.98-acre tract along with 118 and 124 Old Conyers Road, tracked under Parcel IDs S24-01-002-000, S24-01003000, and S24-01002002, respectively (the 112 Old Conyers Road parcel corresponds to Tax ID R054-01-002-000 in later City records). On December 9, 1985, a portion of this tract was rezoned from RA-200 (Residential Agricultural) to R-125 (Single-Family Residence) under County file 85-10, and on November 10, 1986, the City Council considered an exemption from the minimum road frontage requirement for the 118 Old Conyers Road portion of the tract, which was landlocked.

On January 8, 2007, the property was rezoned from RA (Residential Agricultural) to C-2 (General Commercial), subject to a development agreement contemplating combined development of all three parcels as an event center known as "Touch of Elegance," per a site plan prepared by TJM and Associates dated August 2006. That agreement limited use of the property to a defined list of social, business, religious, military/government, educational, and club or organizational functions—including weddings, banquets, family reunions, corporate meetings, religious retreats, military formals, graduations, and charity events—and imposed ten development conditions: residential-appearing building materials (brick, stone, stucco, wood siding, or glass); a monument-style ground sign no taller than eight feet; a fully enclosed, concrete-pad dumpster area matching the site's architecture; a moderate-brightness, downcast exterior lighting plan; a six-to-eight-foot decorative brick or stone privacy fence along residentially abutting property lines; construction of acceleration/deceleration lanes at each entrance and exit to Henry County DOT standards; minimum intersection sight distance at every entrance, exit, and driveway along Old Conyers Road and Collier Road; a requirement that site entrances be located at least 250 feet from Collier Road and 125 feet from Stapleton Drive (with one entrance permitted to align with Stapleton Drive); installation of five-foot-wide sidewalks along the site's Old Conyers Road and Collier Road frontages; and dedication of right-of-way sufficient to achieve an 80-foot right-of-way on Old Conyers Road and a 60-foot right-of-way on Collier Road. The contemplated development included up to 8,000 square feet of banquet kitchen, ballroom, and banquet room space accommodating 600 seated or 800 total guests, a new wedding chapel, gazebos, a pavilion, a softball field, and renovation of the existing house on Old Conyers Road into an office center. The City of Stockbridge's Official Zoning Map, adopted December 10, 2012, continued to reflect all three parcels as C-2 (General Commercial).

By 2016, no progress had been made toward combining the three parcels or constructing the event center envisioned by the 2007 development agreement. The City accordingly initiated reversion proceedings under Section 3-7-318 of the City Code, docketed as RZ-16-20-S, to revert 112, 118, and 124 Old Conyers Road from C-2 back to RA (Residential Agricultural). At the same time, the 112 Old Conyers Road parcel had separately been brought forward for rezoning to C-3 (Heavy Commercial) to allow development of a bed and breakfast, characterized in the evaluation as "a type of hotel," consistent with the Future Land Use Map's Commercial designation for the western portion of that parcel (the remainder being designated Low-Density Residential). Because the proposed bed and breakfast parcel remained bound to the same development agreement as the other two parcels—and the remaining two parcels alone could not satisfy that agreement—staff determined that reversion of 112 Old Conyers Road should be declined only if the City Council chose to approve its rezoning to C-3. A rezoning sign was posted on the property July 12, 2016, and site photographs were taken the same day showing the residence at 112 Old Conyers

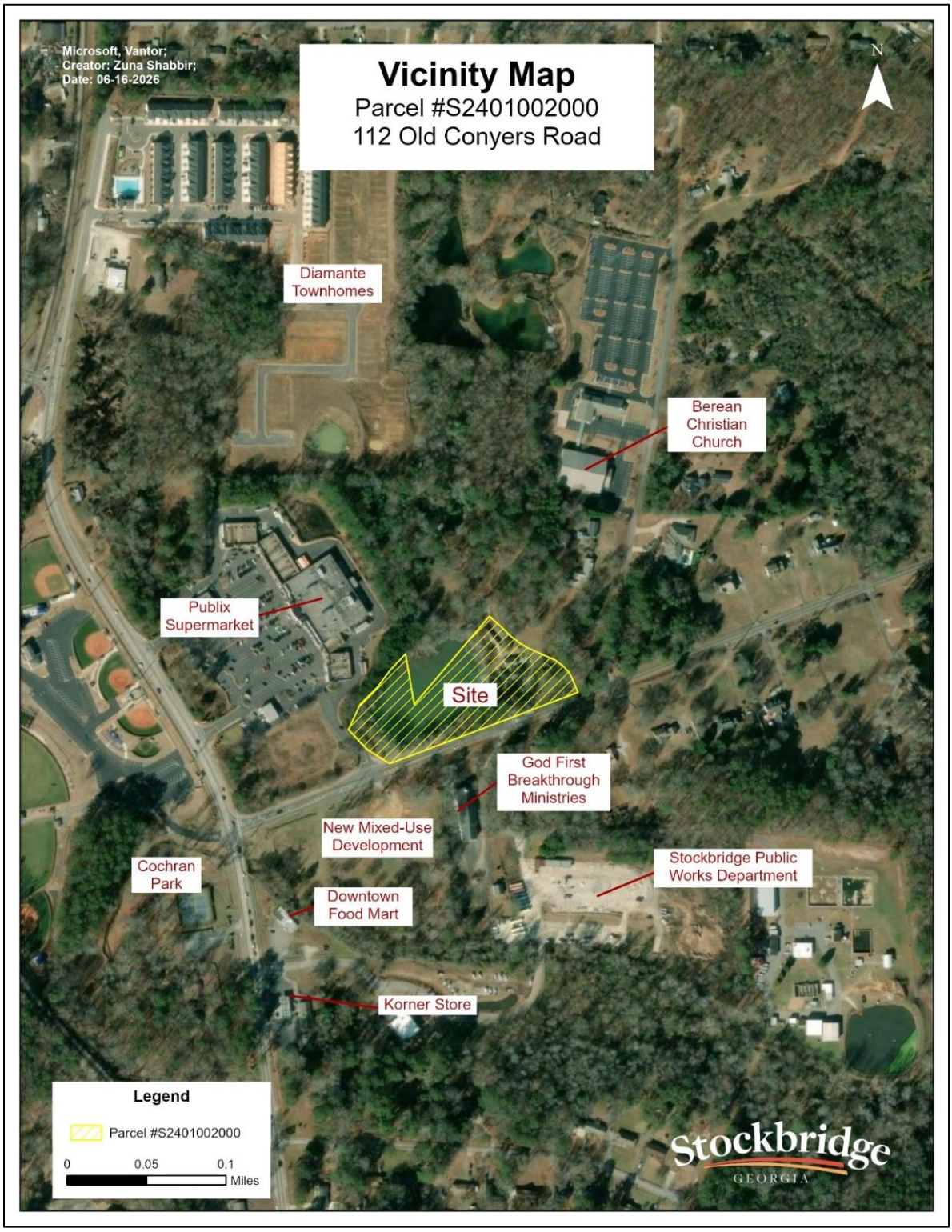
Road and the driveways serving 118 and 124 Old Conyers Road. The Henry County Zoning Advisory Board reviewed the matter at its July 28, 2016 meeting, based on a report prepared by Planner II Stacey Jordan-Rudeseal for City ZAB member Quaneisha Robinson-Green. That evaluation noted the property's adjacent zoning and land uses as C-2/single-family residential to the north and east, OI and R-2 (church and single-family residential) to the south, and C-2/shopping center to the west, and found the proposed use generally consistent with RA district development standards for minimum lot area, lot width, and front, side, and rear yard setbacks, with the exception of minimum frontage, which 118 Old Conyers Road could not meet due to being landlocked; the report also flagged ambiguity as to whether 124 Old Conyers Road's front yard setback would comply depending on whether Old Conyers Road or Collier Road was treated as the parcel's front. Staff ultimately recommended reversion of 118 and 124 Old Conyers Road from C-2 to RA, and recommended that 112 Old Conyers Road be reverted to RA as well unless the City Council elected to rezone it to C-3 for the bed and breakfast use, in which case reversion of that parcel specifically should be declined.

The City Council subsequently acted on the 112 Old Conyers Road parcel through Ordinance No. OR16-415 (Case RZ-16-20-S), ordained September 12, 2016, and presented to and received by the Mayor on September 19, 2016, signed by Mayor Pro Tem Anthony S. Ford, City Clerk Vanessa Holiday, and City Attorney Michael Williams. Consistent with the staff recommendation, the Council rezoned 112 Old Conyers Road to C-3 (Heavy Commercial), declining reversion of that parcel, subject to seven new conditions specific to bed and breakfast use: the only allowable use of the property is a bed and breakfast; the number of bedrooms is limited to six; social events and weddings are permitted on-site; sixty feet of right-of-way from the centerline of Old Conyers Road must be preserved along the site's frontage, with any new facilities set back accordingly; any new site development requires improving or replacing the existing driveway, with new or relocated curb cuts meeting buffer and intersection sight-distance standards in coordination with the City and Henry County DOT; any commercial development beyond the bed and breakfast use may trigger additional access requirements from the City or County; and all events require a Special Event Permit. The record reviewed does not confirm whether 118 and 124 Old Conyers Road were formally reverted to RA as separately recommended by staff, as that action would fall outside the ordinance addressing 112 Old Conyers Road.

Nearly a decade later, on January 13, 2025, the City Council adopted Ordinance No. OR25-584 (Text Amendment TX-2024-09), following a Planning Commission recommendation of approval on December 19, 2024, and signed by Mayor Anthony S. Ford, City Clerk Vanessa Holiday, and City Attorney Quinton G. Washington. This citywide amendment to UDC Section 3.2.6 added Subsections F through L governing bed and breakfast accessory structures and operations generally, including Special Use Permit review for bed and breakfast facilities in the RR zoning district, non-transferability of such permits to new owners without a fresh application and hearing, permitted residential use of an existing contiguous accessory structure by the owner, a 50-person cap on weddings and similar small gatherings, a prohibition on renting the accessory structure commercially or to tenants, grandfathered status for facilities operating prior to 2022, and mandatory annual, non-transferable business licensing. Because this amendment's Special Use Permit trigger applies to properties zoned RR, and 112 Old Conyers Road remains zoned C-3 under the site-specific conditions of RZ-16-20-S, the property's bed and breakfast operation continues to be governed primarily by its 2016 rezoning conditions, with the citywide UDC standards providing general baseline context. No subsequent site-specific rezoning action affecting the parcel has been identified in the records reviewed.

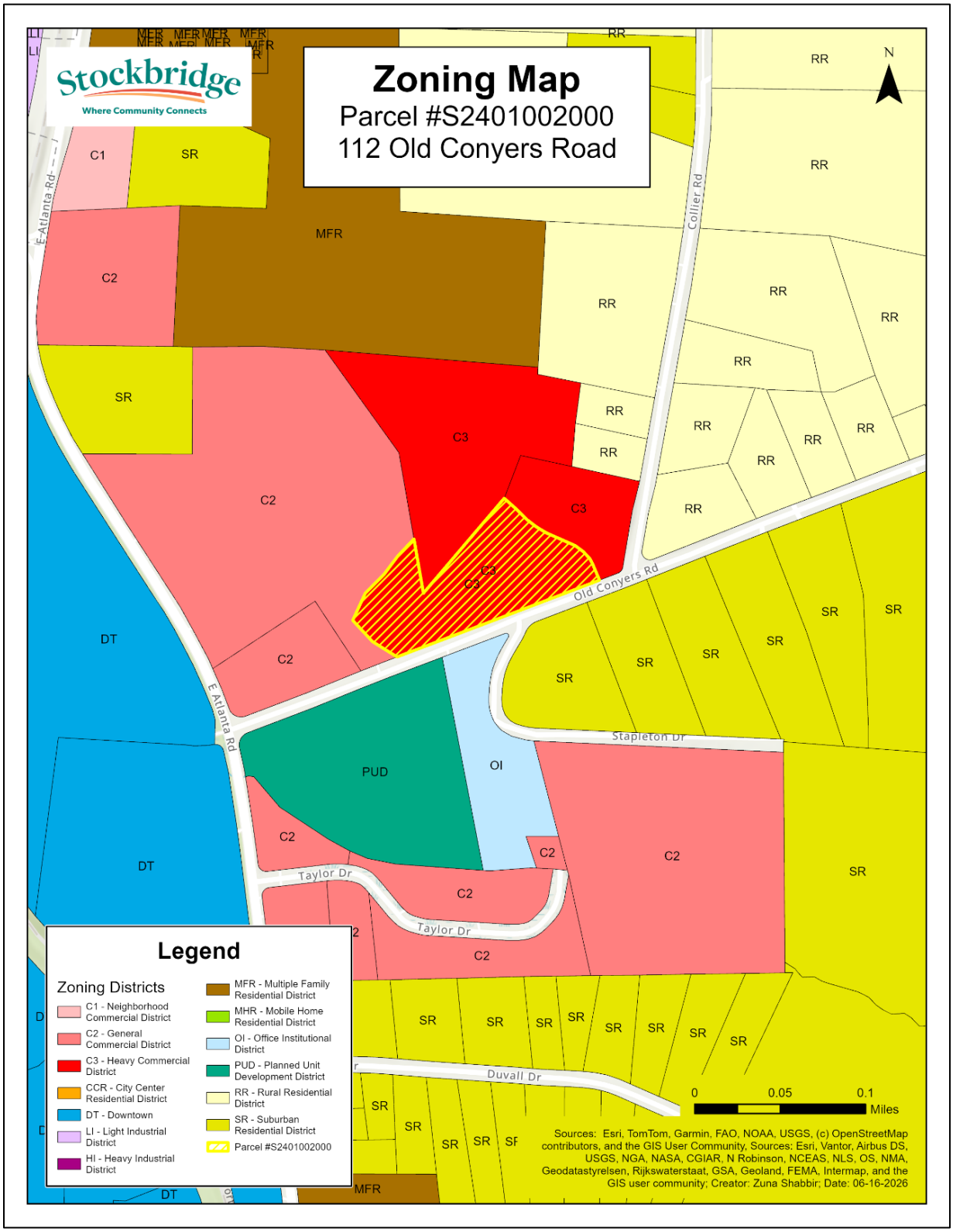
V. MAPS, SITE PLAN, AND RENDERINGS

Vicinity Map

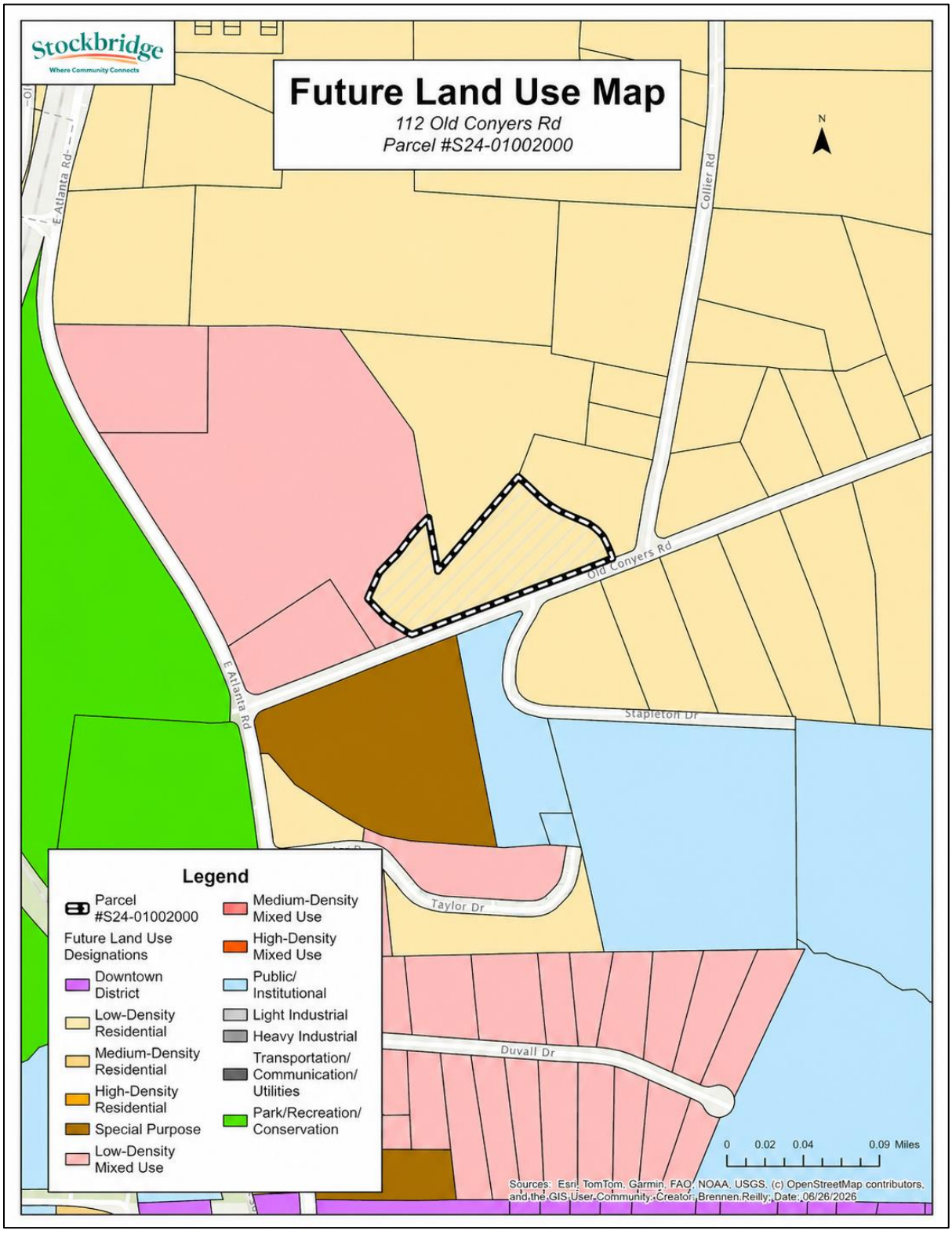


Aerial Photo with Survey of 112 Old Conyers Road

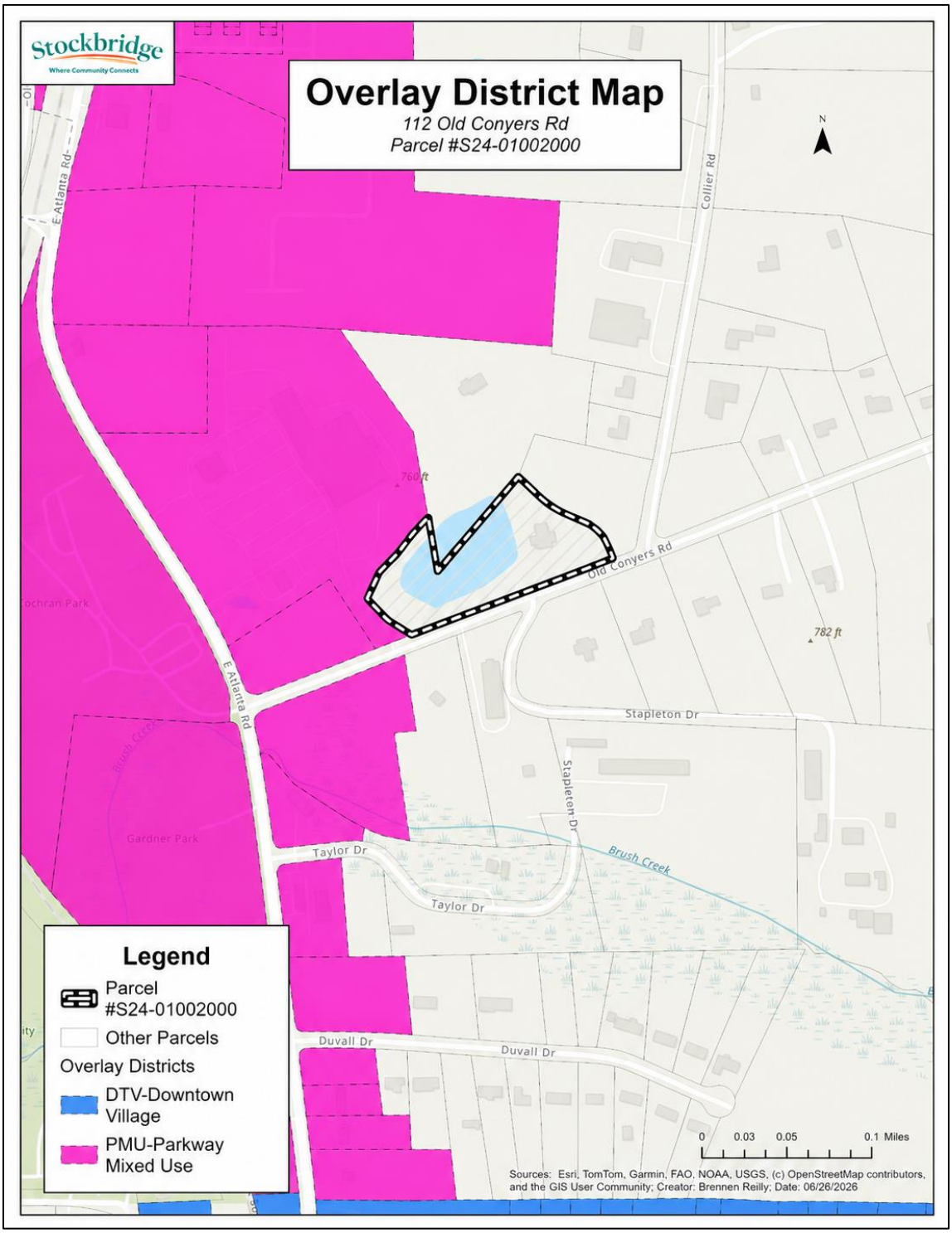
Zoning Map of 112 Old Conyers Road



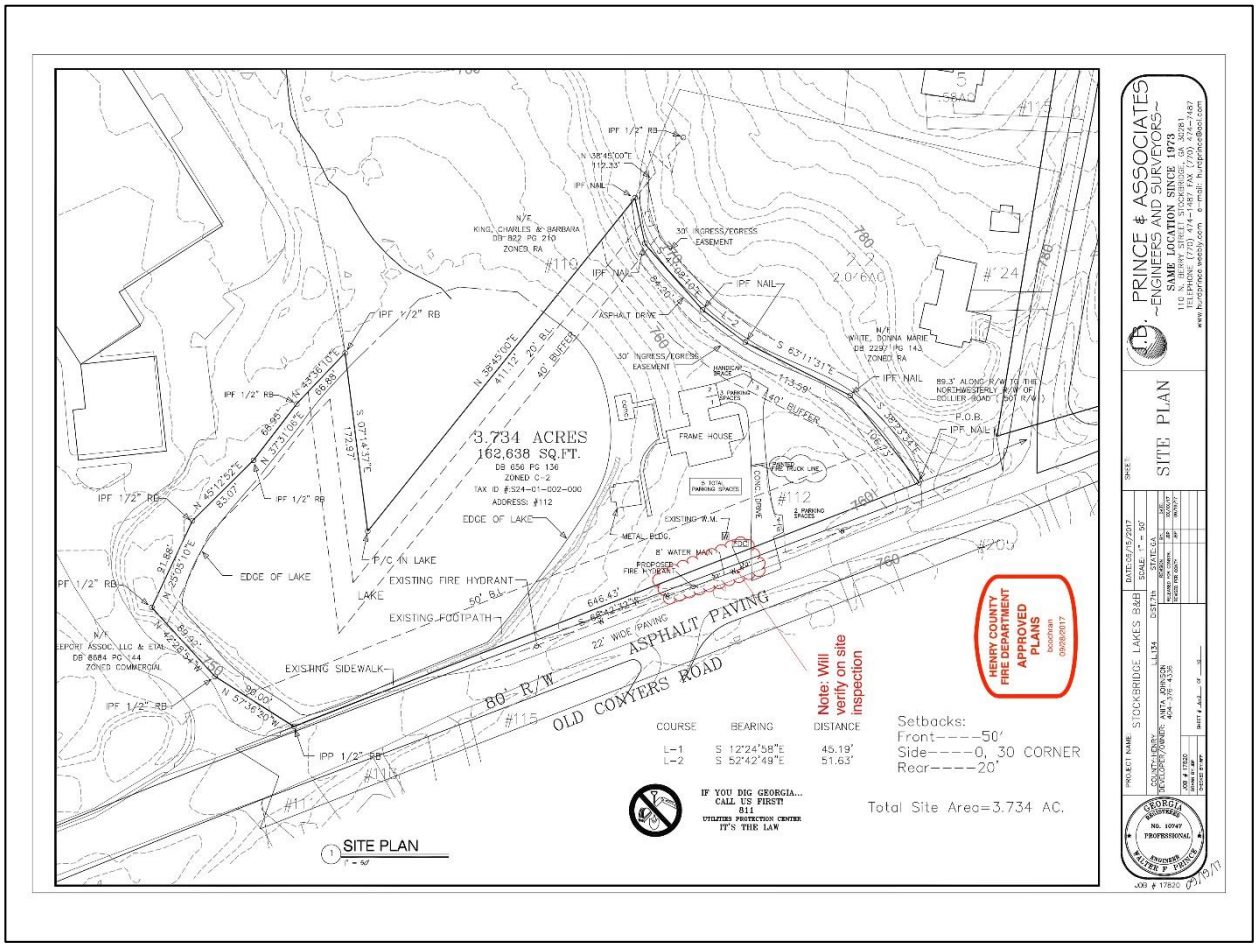
Future Land Use Map of 112 Old Conyers Rd



Location of 112 Old Conyers Rd Relative to the Parkway Mixed-Use Overlay District



Site Plan of 112 Old Conyers Road



VI. ANALYSIS

Project Description

The applicant, proposes to rezone the property located at 112 Old Conyers Road from C-3 (Heavy Commercial District) to RR (Rural Residential) in order to better align the zoning designation with the existing operations of the Stockbridge Lakes Bed & Breakfast and to access residential resources. The subject property, owned by Marvin Johnson, is identified by Parcel #S24-01002000 and contains approximately 3.73 acres of land.

The property currently operates as a Bed & Breakfast, which was built in 1995. The site partially encompasses a lake located to the west of the Bed & Breakfast structure. The property's Current Future Land Use Designation is Low-Density Residential, which is more consistent with a Rural Residential zoning classification than the existing C-3 (Heavy Commercial District) designation. As the current C-3 zoning district is intended to accommodate heavy commercial uses, it does not align with the property's long-standing residential and hospitality operations or its future land use designation. Therefore, the applicant is requesting the rezoning of the parcel from C-3 (Heavy Commercial District) to RR (Rural Residential).

Section 2.4.1. of the Stockbridge Unified Development Code states that the purpose of the RR zoning district is to "preserve the mixed agricultural and residential character of land which presently serves as a transition between rural land and land which may become urban in character." The table below shows the development requirements for the RR zoning district. Such standards include a minimum lot size of 1, 1.25, or 3 acres depending on prospective utility use; a minimum lot width of 150 feet; and a minimum house size of either 1,000 square feet for lots with a minimum size of 1.25 acres or 1,200 square feet lots smaller than 1.25 acres. In addition, the yard setback requirements of the RR zoning district are as follows: 75 feet in the front, 20 feet at the side, and 40 feet in the rear.

RR Zoning District Requirements	
Minimum Lot Size	1 acre on public water/sewer and/or septic 1.25 acres on private well and septic 3 acres for agricultural use
Minimum Lot Width	150 feet
Minimum Lot Frontage	100 percent of the lot width
Minimum Front Yard Setback	75 feet
Minimum Side Yard Setback	20 feet
Minimum Rear Yard Setback	40 feet
Maximum Lot Coverage	30 percent
Minimum Heated Floor Area	1,000 square feet on lot having 1.25-acre lot or larger 1,200 square feet on lot smaller than 1.25 acres

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.1 C):**

The Planning Commission and the City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

The City of Stockbridge 2024 Comprehensive Plan, at page 44, identifies the following Future Land Use goals: (1) "To ensure that new developments promote a better sense of place and preserve valued elements of community character;" and (2) "To establish land use designations that meet the needs of the City and are consistent with the new UDC." The requested rezoning of the subject property located at 112 Old Conyers Road to the Rural Residential (RR) District is consistent with the aforementioned Future Land Use goals as set forth in the City of Stockbridge 2024 Comprehensive Plan.

Furthermore, the proposed RR District designation is consistent with the following Future Land Use policy identified on page 44 of the City of Stockbridge 2024 Comprehensive Plan: “Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.”

The request is further consistent with the purpose and intent of the RR zoning district, which is designed to preserve the mixed agricultural and residential character of land serving as a transition between rural and urban development patterns. The subject property measures approximately 3.73 acres, thereby exceeding the minimum lot size requirements of the RR district and is of an appropriate size to accommodate the low-intensity residential and hospitality use currently operating on the site.

The existing C-3 zoning designation is intended to accommodate higher-intensity commercial uses that generate substantial traffic volumes and are typically located along major arterial roadways. The subject property is currently improved with a single-family residential structure operating as the Stockbridge Lakes Bed & Breakfast, a use more compatible with the character and intent of the RR district than the commercial activities permitted within the C-3 district. Accordingly, the proposed rezoning would bring the property's zoning classification into closer alignment with its existing use and the long-term vision established by the Comprehensive Plan.

The Stockbridge Unified Development Code recognizes bed and breakfast facilities as a residentially compatible lodging option when operated in a manner consistent with the preservation of neighborhood character. Subject to approval of the required Special Use Permit, the proposed rezoning would permit the continued operation of the Stockbridge Lakes Bed & Breakfast within a zoning district specifically designed to accommodate residential uses while maintaining the established character of the surrounding area. Therefore, the proposed rezoning is consistent with the Comprehensive Plan and Future Land Use Map and would advance the City's goals of orderly growth, land use compatibility, preservation of community character, and implementation of the Unified Development Code.

2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

The proposed rezoning of the subject property from C-3 (Heavy Commercial) to RR (Rural Residential) is consistent with the purpose and intent of the Stockbridge Unified Development Code. Section 1.4 of the Unified Development Code identifies the following objectives:

A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge.
B. Encourage the most appropriate and best use of land, buildings, and other structures throughout the City.

The proposed rezoning is further consistent with the purpose and intent of the RR zoning district. Section 2.4.1 of the Stockbridge Unified Development Code provides that the RR district is intended to preserve the mixed agricultural and residential character of land which presently serves as a transition between rural land and land which may become urban in character.

At approximately 3.73 acres, the subject property exceeds the minimum lot size requirement of one (1) acre within the RR district and is appropriately scaled to accommodate the low-intensity residential and hospitality use currently operating on the property.

The existing C-3 zoning designation, as set forth in Section 2.4.10 of the Stockbridge Unified Development Code, is intended to provide distinct areas for commercial activities that require locations along major arterial roads, highway intersections, and freeway interchange areas due to their generation of heavy traffic or their need to transport and display heavy bulk materials, and which provide services not appropriately located in areas designated for neighborhood or other commercial retail and service activities. Uses within the C-3 district are required to be located on roads carrying a minimum classification of major arterial.

The intensity and character of uses permitted within the C-3 district are inconsistent with the existing single-family residential structure and small-scale hospitality operation currently on the property. Accordingly, rezoning to RR would more appropriately align the property's zoning classification with its existing use and the services currently provided by the Bed & Breakfast.

Section 3.2.6 of the Stockbridge Unified Development Code establishes supplemental use regulations for bed and breakfast facilities not located within a subdivision. These regulations are intended to allow for a more efficient use of large (over three thousand five hundred (3,500) square feet), older homes in residential areas where neighborhood character is preserved, so as to maintain both the residential neighborhood experience and the bed and breakfast experience. The regulations further enable property owners to maintain large residential structures in primarily residential use while providing an alternative form of lodging for visitors who prefer a residential setting.

The proposed rezoning to RR is consistent with the purpose and intent of the Unified Development Code's supplemental regulations governing bed and breakfast facilities, provided the applicant obtains an approved Special Use Permit, as required for bed and breakfast operations within the RR zoning district pursuant to Sections 3.2.6(A) and 3.2.6(F) of the Unified Development Code. Rezoning to RR would afford the applicant access to the residential resources available under that designation and not otherwise accessible under the current C-3 zoning classification.

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

The proposed rezoning of 112 Old Conyers Road from C-3 (General Commercial) to RR (Rural Residential) is consistent with the City's Future Land Use Map and Comprehensive Plan and supports the long-term vision for the area. The rezoning would reduce the intensity of development permitted on the property by transitioning from a commercial zoning classification to a low-density residential classification, thereby limiting potential traffic, noise, lighting, and other impacts commonly associated with commercial uses. The amendment would promote development that is more compatible with surrounding residential properties and help preserve the area's existing residential and rural character. Additionally, the rezoning would provide an appropriate transition between nearby land uses, reduce the potential for land-use conflicts, and discourage commercial encroachment into established residential areas. Development under the RR district would encourage a larger lot of residential uses and the preservation of open space, contributing to neighborhood stability and maintaining the visual character of the community. Overall, the proposed rezoning would support orderly growth, enhance compatibility among surrounding properties, and further the goals and policies established in the City's Comprehensive Plan.

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

The site's physical conditions are suitable for the proposed use (the continued operation of the Stockbridge Lakes Bed & Breakfast). The property consists of 3.73 acres, which exceeds the minimum lot size required in the RR (Rural Residential) zoning district and provides sufficient area to accommodate the existing structures and operations associated with the Bed and Breakfast use.

The attached site plan, approved by the Henry County Fire Department in 2017, indicates front setbacks of 50 feet and rear setbacks of 20 feet for the existing structures on the subject property. The RR zoning district requires a minimum front yard setback of 75 feet and a minimum side yard setback of 20 feet, and a minimum rear yard setback of 40 feet under Section 2.4.1 of the Stockbridge Unified Development Code. The existing setbacks of the subject property render the existing structures legally non-conforming with respect to minimum setback standards. Because no new construction is proposed, the non-conforming setbacks do not prevent approval of the Special Use Permit. However, any future expansion of the structures towards Old Conyers Road would be subject to the minimum setback requirements identified under Section 2.4.1 of the Stockbridge Unified Development Code.

A small lake is located on the western portion of the subject property and has been classified as a wetland. The existing structures are located at a sufficient distance from the wetland area, and no disturbance of the wetland is proposed. The property is not located within a FEMA-designated Special Flood Hazard Area. Overall, the physical conditions of the site are well-suited to support the proposed special use and the low-intensity nature of the Bed and Breakfast operation.

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

The impact of the proposed rezoning upon adjacent property owners, should the request be approved, is anticipated to be minimal and, in relevant respects, beneficial. The subject property

is surrounded by a mixture of commercial, institutional, vacant, and residential uses. Properties to the north include vacant land zoned C-3 (Heavy Commercial District), Berean Christian Church, and residential properties zoned RR (Rural Residential District). Properties to the south include residences zoned SR (Suburban Residential District), the Stockbridge Public Works Department zoned C-2 (General Commercial District), and God First Breakthrough Ministries zoned OI (Office-Institutional District). Properties to the east consist of vacant land zoned C-3 and residential properties zoned RR. Properties to the west include vacant land and commercially developed parcels zoned C-2 and C-3, including establishments such as a pizza restaurant, a hair salon, and a grocery store.

The proposed rezoning from C-3 (Heavy Commercial) to RR (Rural Residential) would reduce the maximum intensity of development otherwise permissible on the subject property under its current zoning classification. Consequently, adjacent property owners would be less likely to experience impacts typically associated with heavy commercial development, including increased traffic volumes, outdoor lighting, noise, signage, and related commercial activities. The proposed rezoning would instead establish a lower-intensity land use pattern more compatible with the residential properties located to the north, south, and east of the subject property.

The subject property is currently improved with a single-family residential structure operating as the Stockbridge Lakes Bed & Breakfast. The proposed rezoning would align the property's zoning classification with its existing character and use while preserving the residential appearance of the site. The continued operation of the Bed & Breakfast, subject to approval of a Special Use Permit, is not anticipated to adversely affect neighboring properties given its small scale, residential setting, and compatibility with the surrounding land use pattern.

Given the surrounding mix of commercial, institutional, vacant, and residential uses, the proposed rezoning is not expected to produce adverse impacts upon adjacent property owners. To the contrary, the request may serve as a beneficial transitional designation between existing commercial and residential uses, reduce the potential for future land use conflicts, and support the preservation of neighborhood character consistent with the goals of the City of Stockbridge 2024 Comprehensive Plan and Unified Development Code.

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

The rezoning of the subject property from C-3 to RR is not anticipated to have a negative impact on City infrastructure, including the water and sewage system. The proposed rezoning does not include plans for new construction or an increase in the intensity of water use on the subject property. Because the Stockbridge Lakes Bed & Breakfast is an existing operation, water and sewage services are already being provided on the subject property. The rezoning from C-3 to RR would not increase the number of dwelling units or guest rooms on the property and therefore would not generate additional demand for the City’s water and sewage system beyond what is currently being consumed.

No letter from the Henry County Water Authority is on file with this application. Staff recommends that the applicant confirm with the Water Authority that the existing water and sewage infrastructure on the subject property is properly permitted, in good standing, and sufficient to support the continued operation of the Bed & Breakfast under the RR zoning designation.

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

The proposed amendment does not include plans that will modify the infrastructural design of adjacent thoroughfares, as well as the circulation and volume of pedestrian and vehicular traffic locally. Furthermore, the proposed amendment does not modify existing site access and parking spaces of the location. As such, the amendment will not impact the surrounding human-geographic landscape and thus satisfies the listed condition.

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

No other relevant guidelines and policies for development have been identified.

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

The applicant has requested that 112 Old Conyers Rd, identified by Parcel #S24-01002000, be rezoned. Although the parcel is currently zoned ‘C-3’ (Heavy Commercial), it is highly unlikely that the property will be developed for commercial uses due to the existence of a residential building occupying a significant portion of the site. Furthermore, the applicant intends to continue to use the property as a “bed and breakfast” location, a use permitted conditionally in the RR district but prohibited in the C-3 district. Also, since there are other surrounding RR zoning districts in the vicinity of the area, the most appropriate use for the subject property is rural residential.

IV. STAFF RECOMMENDATION

Based on the Planning & Zoning Staff's findings, analyses, and conclusions, the Staff recommends that Rezoning Case #RZ-2026-01 for the property at 112 Old Conyers Road be **APPROVED**.

HENRY COUNTY SCHOOLS

District Office
33 N. Zack Hinton Parkway
McDonough, GA 30253
770.957.6601

Unified Governance

Henry County Board of Education

Sophe Pope
Board Chair
District 4

Annette Edwards
Board Vice Chair
District 2

Dr. Pam Nutt
District 1

Holly Cobb
District 3

Makenzie McDaniel
District 5

Mary Elizabeth Davis, PhD
Superintendent

Date: 5/14/2026

Re: 112 Old Conyers Rd

Property Address and Nearest Intersection: Old Conyers Rd & Collier Rd

Projected Number of Dwelling Units: 1

Estimated Period of Construction: 1 Year

The below information is provided in response to your request.

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Cotton Indian Elem	0	1 Unit x .60 Children per unit	1 students ÷25 per class	If Modular $25,000 per Classroom If Permanent $300,000 per Classroom
Stockbridge Middle	0			
Stockbridge High	0	1 student	1 Classrooms	

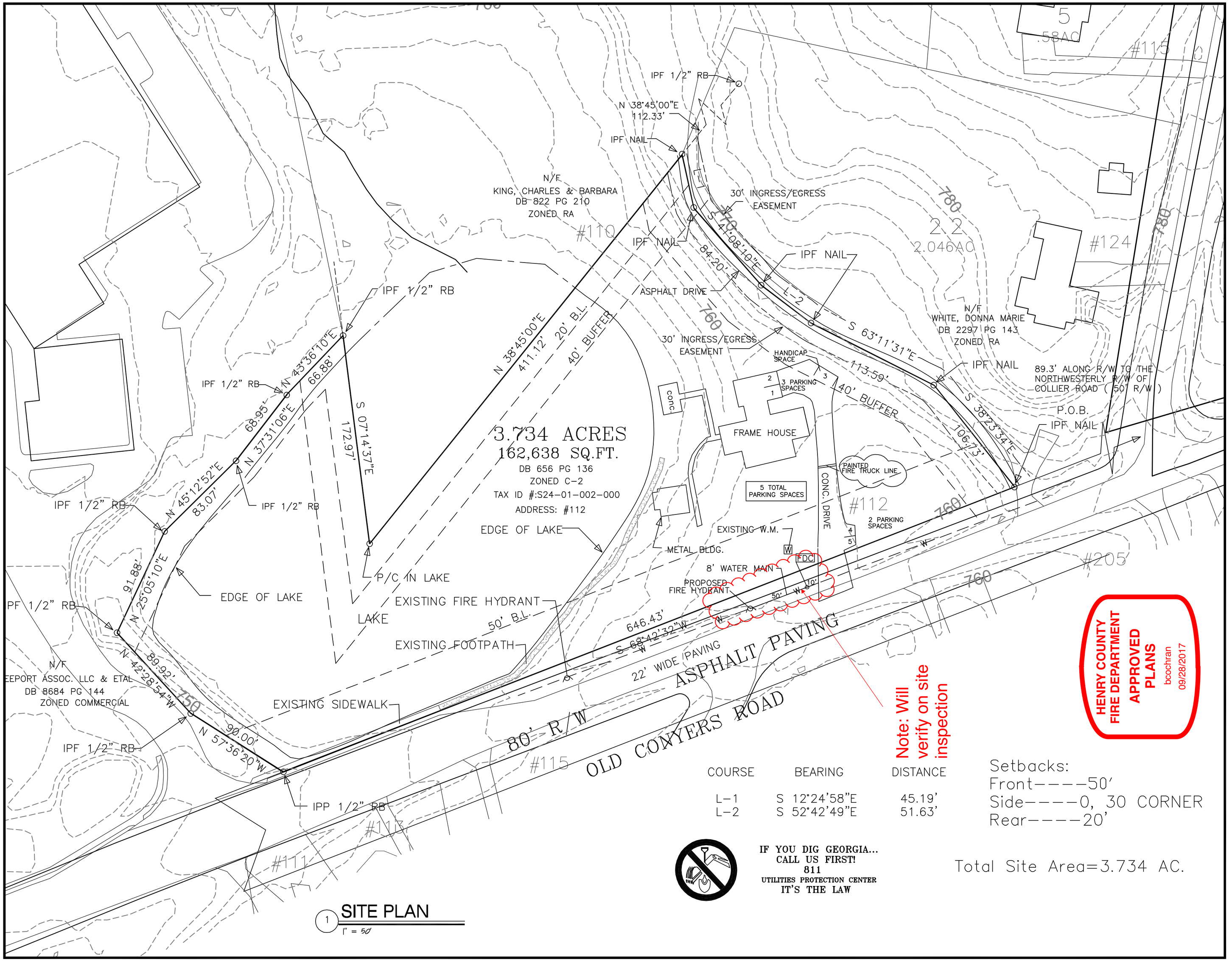
Respectfully,

Jim Jones
Planning and Growth Coordinator
Operations
Jim.Jones@henry.k12.ga.us

We share a **VISION** to ensure a high-quality, world-class education for every student.

Our **MISSION** is to empower all students with exceptional opportunities and access that lead to success in a global society.

www.henry.k12.ga.us



COURSE	BEARING	DISTANCE
L-1	S 12°24'58"E	45.19'
L-2	S 52°42'49"E	51.63'

Setbacks:
Front----50'
Side----0, 30 CORNER
Rear----20'

Total Site Area=3.734 AC.

IF YOU DIG GEORGIA...
CALL US FIRST!
811
UTILITIES PROTECTION CENTER
IT'S THE LAW

1 SITE PLAN
1" = 50'

J.B. PRINCE & ASSOCIATES
~ENGINEERS AND SURVEYORS~
SAME LOCATION SINCE 1973
110 N. BERRY STREET STOCKBRIDGE, GA 30281
TELEPHONE (770) 474-1487 FAX (770) 474-7487
www.hurdprince.weebly.com e-mail: hurdprince@aol.com

SITE PLAN

SHEET:

PROJECT NAME: STOCKBRIDGE LAKES B&B
L.L.134 DIST.7th STATE: GA
COUNTY: HENRY
DEVELOPER/OWNER: ANITA JOHNSON
404-376-4336
DATE: 05/15/2017
SCALE: 1" = 50'

REVISION	BY:	DATE:
RELEASED FOR CONSTR.	JBP	XX/XX/17
REVISED PER CONTY	JBP	09/19/17

JOB # 17820 DRAWN BY: JBP CHECKED BY: WFP
SHEET # A-2 OF 10

GEORGIA REGISTERED NO. 10747 PROFESSIONAL ENGINEER WALTER F PRINCE

JOB # 17820 09/19/17

GEORGIA DEPARTMENT OF PUBLIC HEALTH

KATHLEEN E. TOOMEY, M.D., M.P.H., COMMISSIONER

TOURIST ACCOMMODATION PERMIT

07/01/2025
(ISSUE DATE)

TAP-075-000018
(PERMIT NUMBER)

A PERMIT IS HEREBY GRANTED TO

Anita Johnson

as the owner to maintain and operate a Tourist Accommodation under the name of

Stockbridge Lakes Bed and Breakfast

located at 112 OLD CONYERS RD (STREET, HIGHWAY, OR RFD) | STOCKBRIDGE (CITY OR TOWN) | HENRY (COUNTY) | 30281 (ZIP CODE) | GEORGIA (STATE)

This permit signifies compliance on the date of issue with the Rules of the Georgia Department of Public Health pursuant to the O.C.G.A. 31-28-1 et seq. and is valid until the permit is suspended, revoked or expires.

Issuing Official for County Board of Health

DISPLAY FOR PUBLIC VIEW - NOT TRANSFERABLE - PROPERTY OF THE HEALTH AUTHORITY

3.2.6 - Bed and breakfast facility (not in a subdivision).

A. The regulations below are intended to allow for a more efficient use of large (over three thousand five hundred (3,500) square feet), older homes in residential areas if the neighborhood character is reserved to maintain both the residential neighborhood experience and the bed and breakfast experience. These regulations enable owners to maintain large residential structures in a manner that keeps them primarily in residential uses and provides an alternative form of lodging for visitors who prefer a residential setting. An approved special use permit is required for all bed and breakfast facilities within the RR zoning district.

B. The dwelling must be a minimum of ten (10) years old before a bed and breakfast facility is allowed. The individual or family operating the facility must occupy the house as their primary residence.

C. Bed and breakfast facilities may have nonresident employees for such activities as booking rooms and food preparation. Hired services for normal maintenance, repair, and care of the residence such as yard maintenance are also permitted.

D. The following functions are permitted: Luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other gatherings for direct or indirect compensation.

E. The site design standards that are set forth in the table below are required for bed and breakfast facilities (not in a subdivision).

Standards for Bed and Breakfast Facilities

Development Feature	Standard
Maximum number of bedrooms	6
Maximum floor area which the bed and breakfast use may occupy within the primary structure, in relation to the homeowner's area	50 percent
Outdoor lighting	Exterior lighting shall be downcast of moderate brightness and shall not cause glare on any abutting property

Drop-off and pick-up areas	Designed and located away from residential areas, and separated from parking areas by a landscaped strip

F. Special Use Permit Review. Bed and breakfast facilities are only allowed in the RR zoning district by way of a special use permit. The permit process is the same as for all other city planning commission applications. Each application for special use must be accompanied by clear and convincing evidence that there will be no substantial interference with the health, safety and welfare of the general public, as well as the character and integrity of a residential area. In addition, a bed and breakfast facility should not promote the commercialization of residential neighborhoods. All decisions for the granting of a special use permit for the operation of a bed and breakfast facility will be made on a case-by-case basis. The planning commission will work with each applicant to accommodate both individual interests and the interests of the city, and particularly those residents of the area in question.

G. The special use permit for a bed and breakfast residence is not transferable to a subsequent owner or another property. The new owner or prospective purchaser must submit a new application to the planning commission. A public hearing on the application must take place to inform the public of changes occurring in their neighborhoods and provide an opportunity for public input on the proposed change. Special consideration will be given to properties previously operating as bed and breakfast establishments; however, all new applications must meet the provisions set forth in this section. In addition to the standards of this section, conditions of approval may be added to the approved permits consistent with the intent and purpose of this section.

H. An existing accessory building or structure which is contiguous to the bed and breakfast facility or otherwise is part of the property on which the bed and breakfast facility is located may be used for residential purposes by the owner of the bed and breakfast, subject to the building meeting all city residential code requirements.

I. Activities relating to bed and breakfast are allowed, such as weddings, birthday parties, etc., but must be in a small setting not exceeding fifty (50) people. This [does] not include event facilities, meetings, classes, or similar events.

J. The accessory structure cannot be rented for commercial purposes or to tenants. The residential use of the structure is limited to the owners or caretaker.

K. The bed and breakfast shall be located on property that conforms to the allowed uses for the zoned district in which the property is located. Any bed and breakfast facilities operating prior to 2022 are deemed "grandfathered" and shall continue to operate in compliance with this section

and legal nonconforming regulations of Section 6 of the City of Stockbridge Unified Development Code.

L. All bed and breakfast owners/operators must apply for a business license permit and must maintain a valid business license. Renewals must be submitted annually before the operational permit expires. A change in ownership requires new approval. Business licenses are not transferable.

City of Stockbridge

AGENDA ITEM

MEETING DATE

AUGUST 10, 2026

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

SPECIAL USE PERMIT CASE #SP-2026-01. (Council District 4.) Consideration of a special use permit application for the property at 112 Old Conyers Road to allow a special use permit for a bed-and-breakfast inn within the RR (Rural Residential) District. The applicant possesses a Tourist Accommodation Permit from the Georgia Department of Public Health. The applicant also proposes to rezone the property from C-3 to RR via RZ-2026-01.

BACKGROUND INFORMATION:

There are no plans to change the current operations or property footprint of the Stockbridge Bed and Breakfast that was established in 2018. Applicant: Anita Johnson. Property Owner: Marvin Johnson. Property Size: 3.734 +/- acres.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com — Frank S. Milazi — Key: 7ed53636-d898-4ade-b417-932d73311167

eSigned via GovOS.com — Shawn Edmondson — Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com — Quinton Washington — Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

SPECIAL USE PERMIT CASE #SP-2026-01.

STAFF RECOMMENDATION:

APPROVAL.

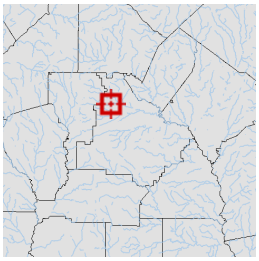
eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

Henry County, GA

Overview



Legend

- Parcels
- Roads

Parcel ID	S24-01002000	**Class**	Commercial	**Owner**	JOHNSON	**Land Value:**	$167,800			
Property Address	112 OLD CONYERS RD	**Acreage**	3.73	**Address**	MARVIN 112 OLD CONYERS RD STOCKBRIDGE, GA 30281	**Building Value:**	$387,000	**Last 2 Sales**		
District	City/Stockbridge SSD					**Misc Value:**	$11,500	**Date**	**Price**	**Reason** / **Qual**
						Total Value:	$566,300	4/17/2015	$225,000	FM / Q
								9/1/1985	$0	U / U

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

Date created: 6/3/2026
Last Data Uploaded: 6/3/2026 3:11:41 AM

Developed by SCHNEIDER GEOSPATIAL

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Marvin Johnson
TYPE OR PRINT OWNER'S NAME

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

X
OWNER OF PROPERTY (SIGNATURE)

404-376-3830
PHONE NUMBER

mdyohnson226@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
26 day of March 2026

NOTARY PUBLIC

CHARLES SMITH NOTARY PUBLIC EXP. OCT. 29, 2027 HENRY COUNTY, GA

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Anita Johnson
APPLICANT (SIGNATURE)

Anita Johnson
TYPE/PRINT NAME OF APPLICANT

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

404-376-4336
PHONE NUMBER

stockbridgelakesbb@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this

_____ day of _____ 20____

_____

NOTARY PUBLIC

Indicate which of the above is applicable: 1 _____ 2 _____ or 3 _____

Project/Case #

REZ-2026.05.1127

Address:

112 OLD CONYERS RD, STOCKBRIDGE, GA 30281

Parcel Number(s):

S24-01002000

City of Stockbridge Planning and Zoning Division,
Community Development Department

Rezoning Request Application

Zoni
O

Name of Applicant	First: Anita		Last: Johnson
Applicants Address:	112 Old Conyers Rd		Phone: (404) 376-4336
City: Stockbridge	State: Georgia	Zip: 30281	Email: Stockbridgelakesbb@gmail.com
Name of Owner:	First: Marvin		Last: Johnson
Owner's Address	112 Old Conyers Rd		Phone: 4043763830
City: Stockbridge	State: Georgia	Zip: 30281	Email: Mdjohnson226@gmail.com
Name of Second Owner:	First		Last
Second Property Owner's Address:			Phone:
City:	State:	Zip:	Email:
Name of Third Owner:	First		Last
Third Property Owner's Address:			Phone:
City:	State:	Zip:	Email:
Name of Agent:	First: Anita		Last: Johnson
Agent's Address:	112 Old Conyers Rd		Phone: 4043764336
City: Stockbridge	State: Georgia	Zip: 30281	Email: Stockbridgelakesbb@gmail.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

Request from C-3 (Heavy Commercial District) to
(Current Zoning)

RR (Rural Residential District)
(Requested Zoning District)

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must r fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or prop reason.

For the Purpose of:

To better align zoning with the existing B&B operations and access residential resources.

(Type of Development)

Case Name: Stockbridge Lakes Bed & Breakfast

Is Development of Regional Impact (DRI)? ○ Yes ◉ No

Nearest intersection to the property: East Atlanta Rd

Size of Tract: 4 acres

Land Lot Number(s):

District: Distric

Please refer to th

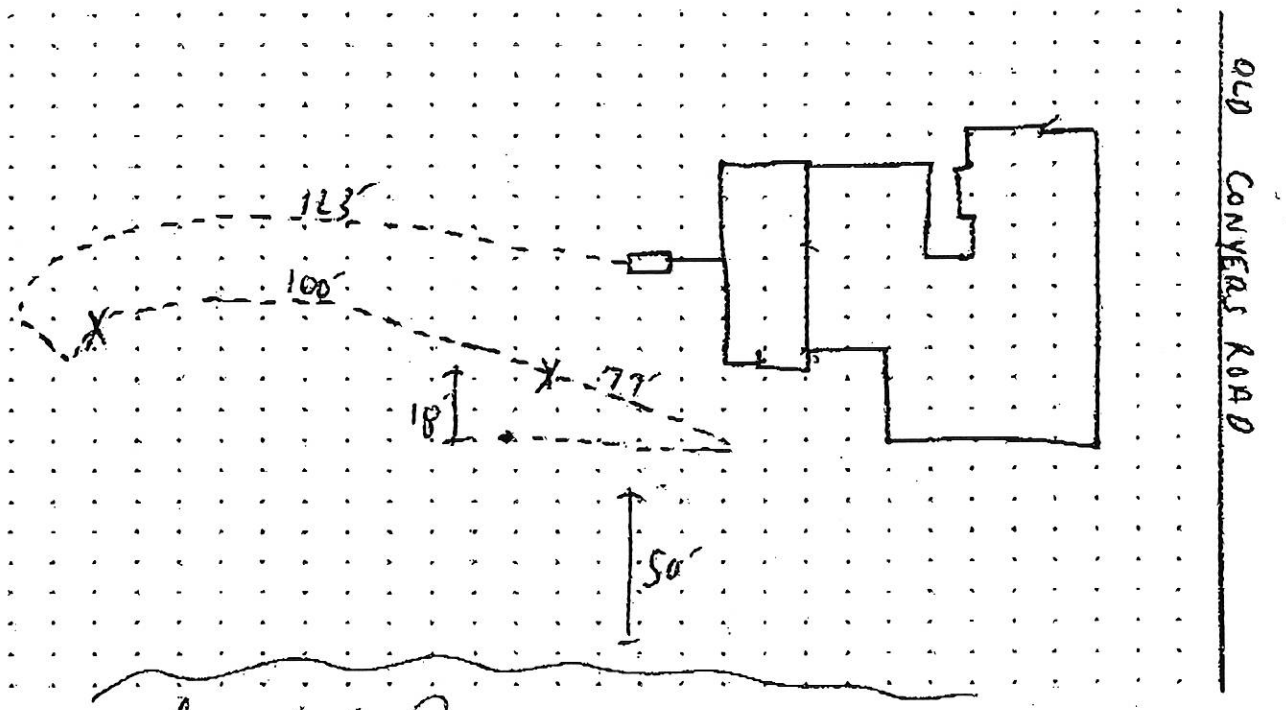
HENRY COUNTY BOARD OF HEALTH
INSPECTION REPORT
FOR A NEW ON-SITE SEWAGE MANAGEMENT SYSTEM

112 OLD CONYERS RD. LL: 68 DIST. 12
PLAT BY: JOE ROWAN JR PLAT DATE 01/23/95

APPLICANT HERMAN O. MANESS Phone 770-474-6362
OWNER HERMAN O. MANESS
124 OLD CONYERS RD STOCKBRIDGE, GA 30281 PH 770-474-6362

BUILDING DESIGN	SYSTEM DESIGN	WATER SUPPLY	FACILITY
BASEMENT	Tank/gallons [1000]	Public	RESIDENCE
	Linear ft. [300]		Disposal NO
	Square ft. [900]		Pump NO
	Gravel, inches [12]		Refuse NO
Outlet Level	Field Layout	LOT SIZE	
GROUND	SERIAL	Acre	
		Square ft.	ENCL. Time 60 Min.
		IF COMMERICAL	Depth LEACH FIELD 36 inches
Bedrooms		gallons/day	TRENCH WIDTH 36 inches
THREE			

Permit 13735	Issued 02/21/95	Inspected 11/06/95	Approved YES	Cont. JAMES RUTLEDGE 48



Inspected by Joseph M. Farmer Date inspected: Mon, November 6, 1995
Joseph Farmer

Printed: Wed, November 8, 1995 9:05 A. M.

See Comments on back:

Henry County Department of Planning & Zoning
Septic System Information for Zoning Requests

135 Henry Parkway McDonough, GA 30253
(770) 954-2078

This form must be completed and submitted to Planning and Zoning with all zoning applications for properties that are not served by public sewer.

Name of Applicant: Anita Johnson Phone: 404-376-4336 Mobile: _____
Applicant Address: 1355 Mt Zion Rd City, State: Morrow GA Zip: 30260
Name of Agent: _____ Phone: _____ Mobile: _____
Agent Address: _____ City, State: _____ Zip: _____
Request (Check one):
Rezoning __ (Current Zoning _____ Requested Zoning _____) Conditional Use __
For the Purpose of Bed & Breakfast
Property Address: 112 Old Conyers Rd, Stockbridge Nearest Intersection to property: East Atlanta Rd
Size of Tract: 3.734 acres Land Lot:(s) 68, District(s): 12
Property Tax Parcel Number: S24-01-002-000 Proposed Number of Lots: 1
Signature of Owner: Anita Johnson Printed Name of Owner: Anita Johnson
Signature of Agent: _____ Printed Name of Agent: _____

(To be Completed by Henry County Environmental Health)

Check all that apply

_____ There are suitable soils for the installation of a septic system on the subject property.
_____ There are not suitable soils for the installation of a septic system on the subject property.
✓ There is an existing septic system on the subject property.
_____ The existing septic system will support the proposed development.
Comments: The existing system is designed for a 3 bedroom residence

Name of Person Completing: Brian Carson Title: Env. Health Spec III
Signature: Brian Carson Date: 6/6/2016
E-mail Address: _____ Phone Number: (770)288-6196

Contact Planning and Zoning with questions at (770) 288-7526.

Stockbridge Lakes BED & BREAKFAST

Letter of Intent

The owners of Stockbridge Lakes Bed & Breakfast, LLC, are requesting its property to be rezoned from C3 back to a residential district to better align zoning with the existing B&B operations and access residential resources.

There are no plans to change the current operations or property footprint of the B&B that was established back in 2018.

Anita Johnson, Owner

5/26/26
Date

Marvin Johnson, Owner

5/26/26
Date

Stockbridge Lakes BED & BREAKFAST

Letter of Intent

The owners of Stockbridge Lakes Bed & Breakfast, LLC, are requesting its property to be rezoned from C3 back to Residential. More specifically, RR (rural residential district) to better align zoning with the existing B&B operations and access residential resources.

A special use permit application is also being submitted, in compliance with Section 3.2.6(F) of the UDC, for a bed and breakfast facility to operate in the RR district,.

There are no plans to change the current operations or property footprint of the B&B that was established back in 2018.

Anita Johnson, Owner

5/26/26
Date

Marvin Johnson, Owner

5/26/26
Date

PowerPoint Presentations:
RZ-2026-01 and SP-2026-01
112 Old Conyers Rd (Parcel #029-01011001)

Thursday, July 16, 2026
(Planning Commission)

Monday, August 10, 2026
(Mayor and Council)

Case Facts

- Applicant: Anita Johnson
- Owner: Marvin Johnson
- Address of Property: 112 Old Conyers Rd, Stockbridge, GA 30281
- Parcel Identification: S24-01002000
- Parcel Acreage: 3.73
- Current Use: This property currently operates as a Bed & Breakfast, built in 1995. The property partially encompasses a lake to the West of the Bed & Breakfast.
- Current Zoning of Property: C-3 (Heavy Commercial District)
- Current Future Land Use Designation: Low-Density Residential
- Sign Posting: July 1st, 2026
- Date of CZIM Meeting: July 8th, 2026

Zoning History

Henry County, RZ-16-20-S (July 2016)

- Henry County ZAB reviewed a City-initiated reversion of 112, 118, and 124 Old Conyers Road from C-2 back to RA, since the 2007 event-center development agreement tying the three parcels together was never carried out.
- Staff recommended reverting 118 and 124 Old Conyers Road to RA but recommended declining reversion of 112 Old Conyers Road if Council chose instead to rezone it to C-3 for a proposed bed and breakfast.
- The evaluation found the bed and breakfast proposal generally consistent with RA district development standards, aside from a frontage shortfall affecting the landlocked 118 Old Conyers Road parcel.

Zoning History

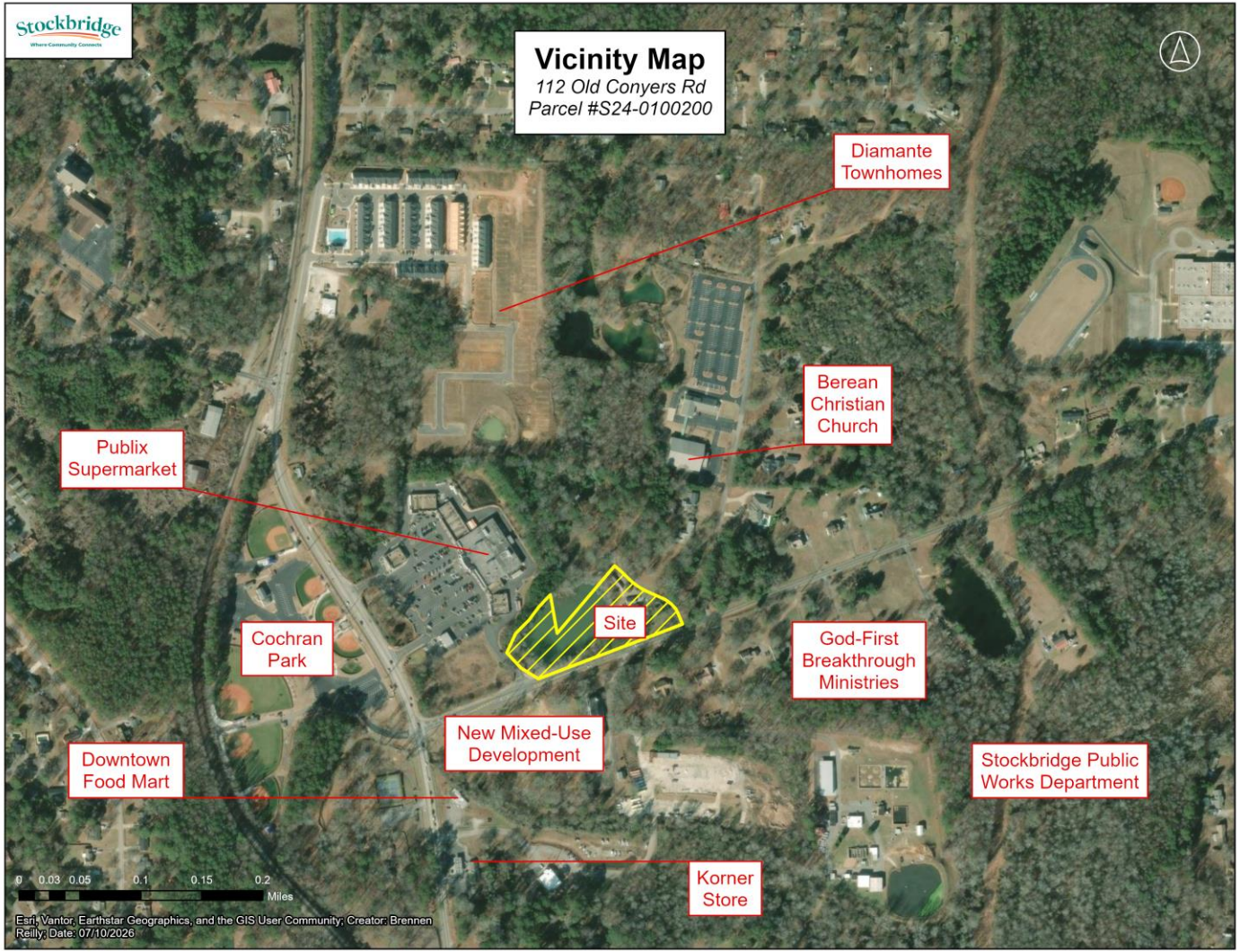
City of Stockbridge, OR16-415 (September 2016)

- The City Council rezoned 112 Old Conyers Road to C-3 (Heavy Commercial), declining reversion and clearing the way for bed and breakfast use.
- Approval was conditioned on a six-bedroom maximum, with the property's only allowable use restricted to a bed and breakfast permitting social events and weddings.
- Additional conditions addressed right-of-way preservation, driveway/curb-cut improvements coordinated with the City and Henry County DOT, and a Special Event Permit requirement for all events.

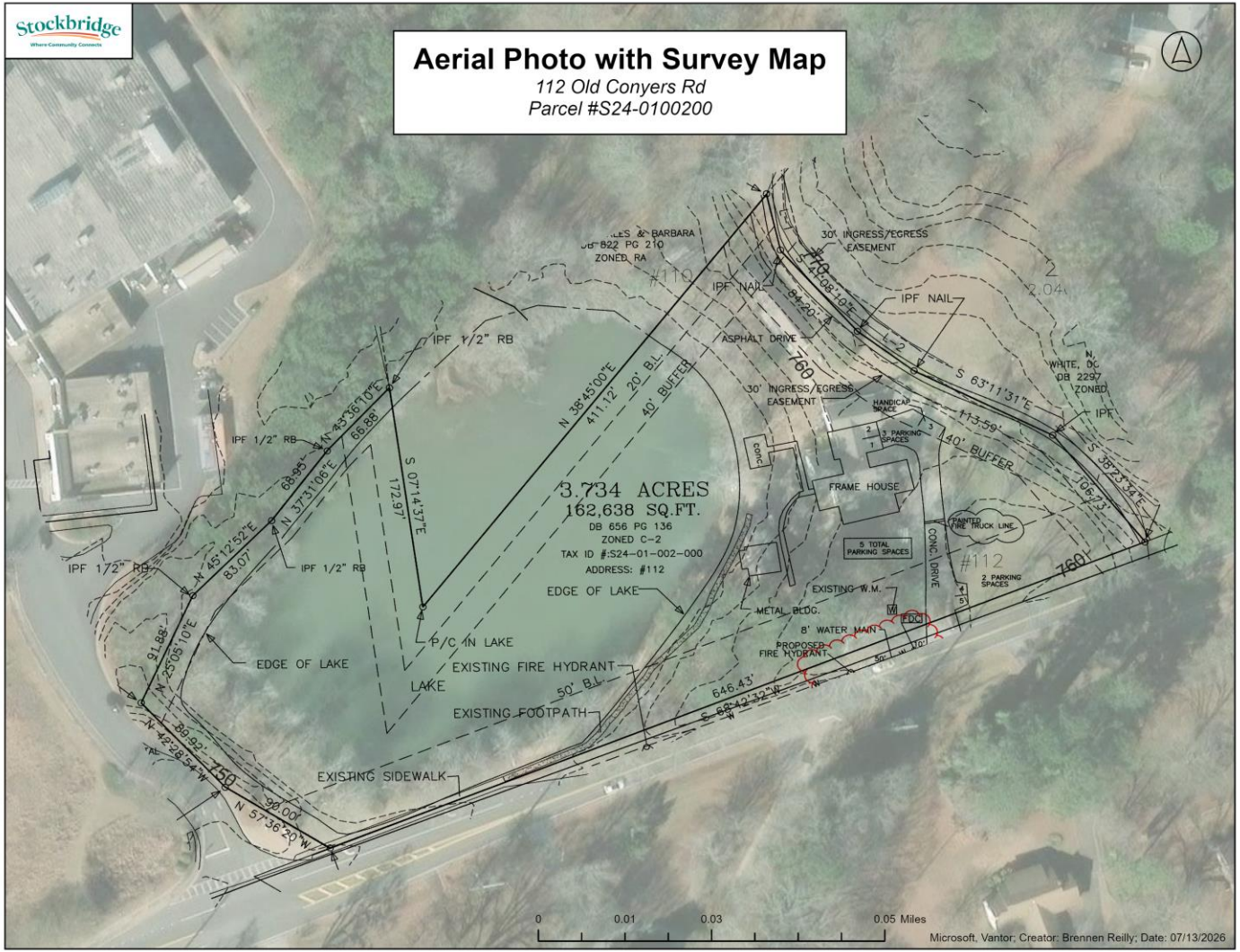
Zoning History

City of Stockbridge, TX-2024-09 (January 2025)

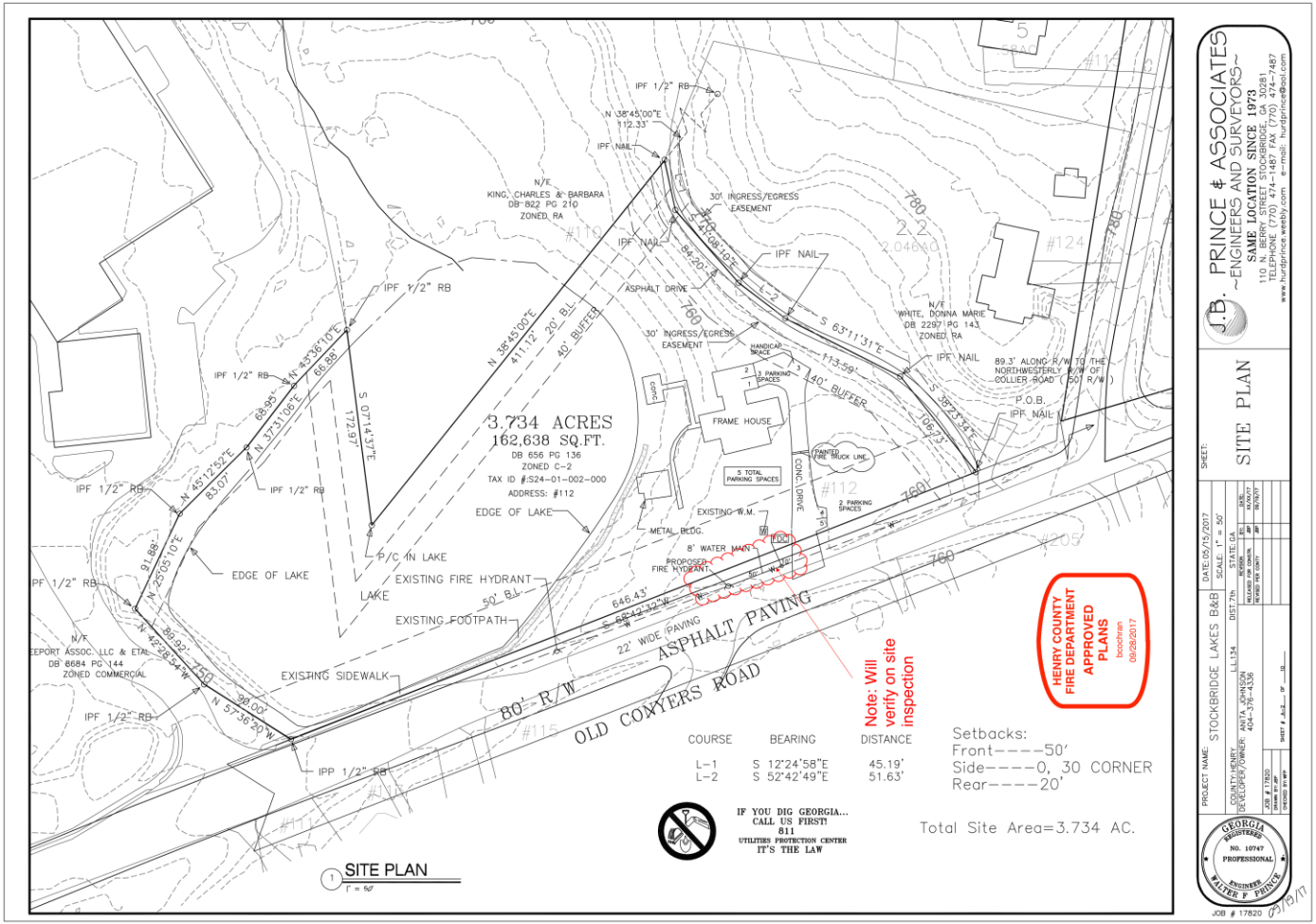
- The City Council adopted a citywide text amendment to UDC Section 3.2.6, adding new regulations for bed and breakfast accessory structures and operations.
- Key additions include Special Use Permit review for bed and breakfasts in the RR zoning district, non-transferable permits upon change of ownership, and a 50-person cap on weddings and similar events.
- The amendment also grandfathered facilities operating prior to 2022 and required mandatory, non-transferable annual business licensing.



Vicinity Map

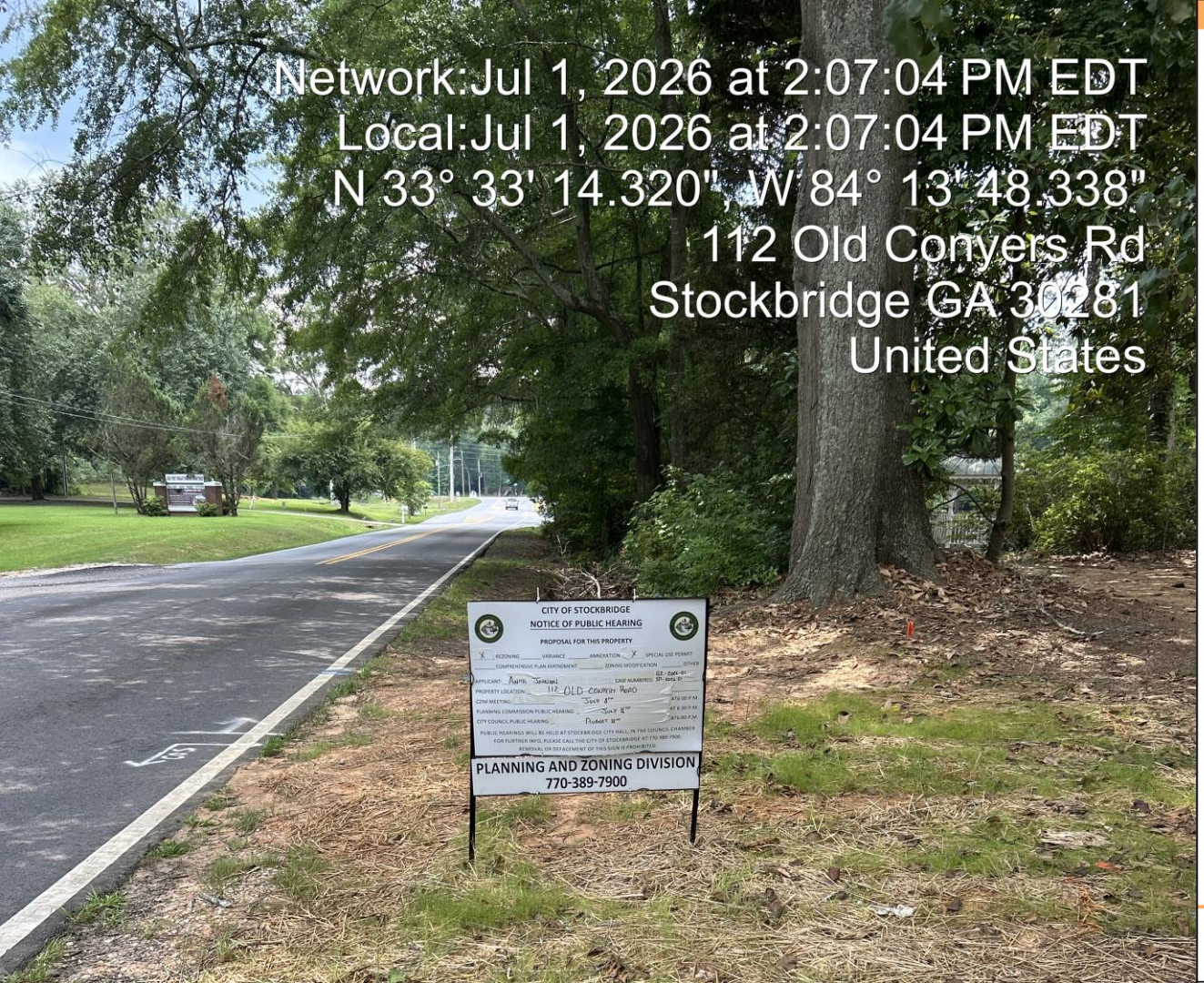


Aerial Photo with Survey Map



Survey

stockbridgega.org



Sign Posting

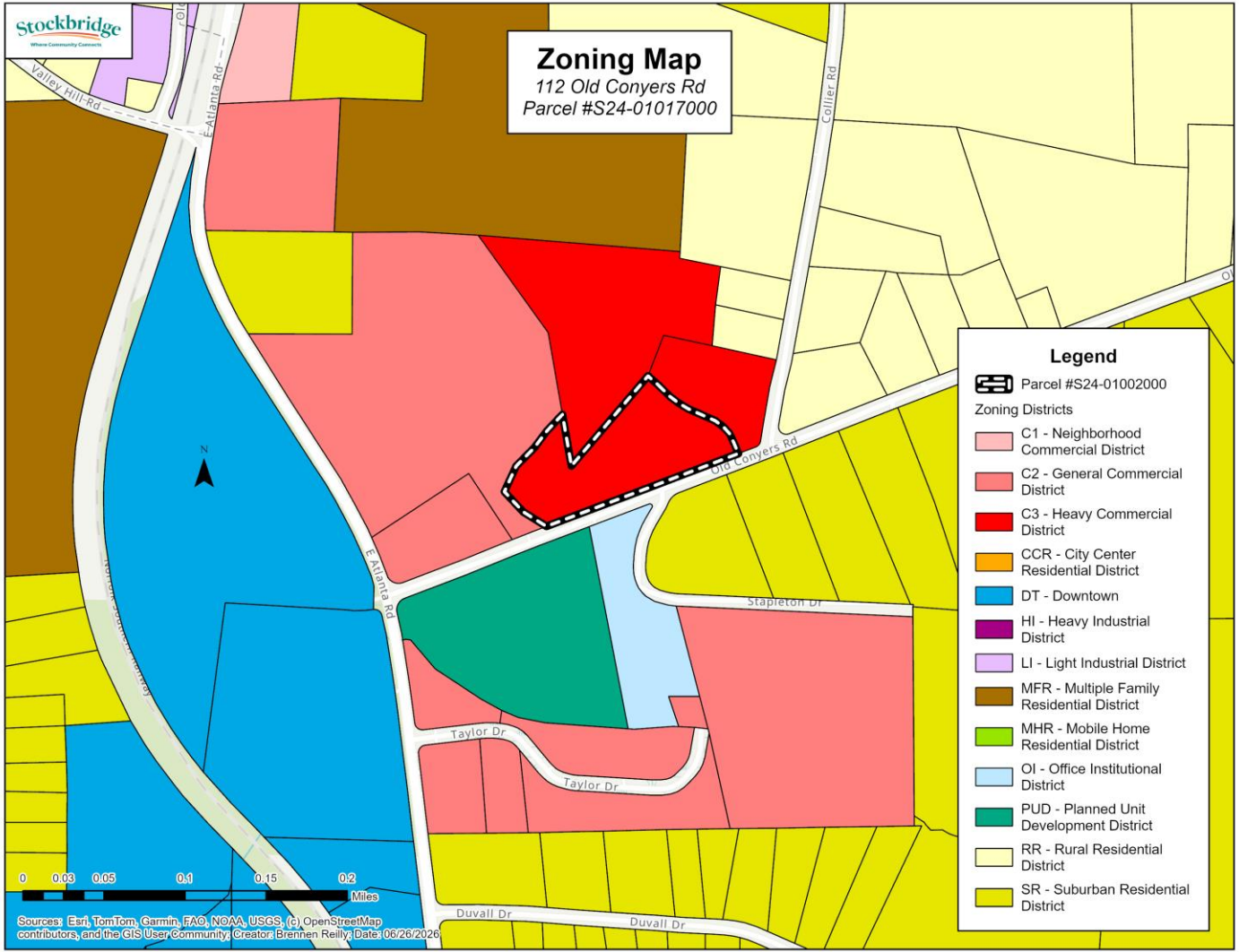
PowerPoint Presentation for RZ-2026-01

Applicant's Request

Rezone 112 Old Conyers Road from **'C-3' (Heavy Commercial')** to **'RR' (Rural Residential)** to allow for better alignment with operations of the existing Bed & Breakfast and access to residential resources.

Surrounding Land Use and Zoning

Location	Existing Land Use	Existing Zoning
Property to the North	Vacant	C-3
	Berean Christian Church; Residences	RR
Property to the South	Residences	SR
	Stockbridge Public Works Department	C-2
	God First Breakthrough Ministries	OI
Property to the East	Vacant	C-3
	Residences	RR
Property to the West	Vacant; Domino's Pizza; Great Clips; Public Super Market; Vacant	C-2


Stockbridge
Where Community Connects
Zoning Map
112 Old Conyers Rd
Parcel #S24-01017000
Valley Hill Rd
E Atlanta Rd
Collier Rd
Old Conyers Rd
Stapleton Dr
Taylor Dr
Taylor Dr
Duvall Dr
Duvall Dr
N
0 0.03 0.05 0.1 0.15 0.2
Miles
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Creator: Brennen Reilly. Date: 06/26/2026
Legend
Parcel #S24-01002000
Zoning Districts
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District

Zoning Map

Staff Analysis

- Section 3.2.6 – Bed and breakfast facility (not in a subdivision)
- Section 9.2.1 – Requirements for amending the official zoning map (rezoning)

Section 3.2.6 – Bed and breakfast facility (not in a subdivision)

"Any bed and breakfast facilities operating prior to 2022 are deemed 'grandfathered' and shall continue to operate in compliance with this section and legal nonconforming regulations of Section 6 of the City of Stockbridge Unified Development Code" (Item K).

The applicant's proposed use and associated facilities were established prior to 2022 and are thus grandfathered.

Section 9.2.1– Rezoning Requirements

1. Consistency with the Comprehensive Plan.

Economic Development Goal: To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.

Economic Development Policy: Support programs for the retention, expansion, and creation of businesses that complement our vision for our community and local economy

Economic Development Policy: Target reinvestment opportunities for declining, vacant or underutilized sites or buildings

Economic Development Policy: Market the City as a great place to do business

Section 9.2.1– Rezoning Requirements

1. Consistency with the Comprehensive Plan (cont.).

Future Land Use Goal: To ensure that new developments promote a better sense of place and preserve valued elements of community character

Future Land Use Policy: Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

Future Land Use Policy: Create a “sense of place” for our community along our major commercial corridors

Future Land Use Policy: Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments

Section 9.2.1– Rezoning Requirements

1. Consistency with the Comprehensive Plan (cont.).

The proposed rezoning would bring the property's zoning classification into closer alignment with its existing use and the long-term vision established by the Comprehensive Plan. It is, therefore, consistent with the Comprehensive Plan and Future Land Use Map and would advance the City's goals of orderly growth, land use compatibility, preservation of community character, and implementation of the Unified Development Code.

Section 9.2.1– Rezoning Requirements

2. Relation to the purpose of the overall zoning scheme

The rezoning supports the UDC's goals of promoting general welfare and encouraging the best use of land and matches the RR district's intent to preserve a rural-to-urban transitional character. The current C-3 designation is meant for high-traffic, heavy commercial uses along major arterials, which doesn't fit the existing single-family B&B operation. RR zoning would better align the property's classification with its actual use, pending approval of the required Special Use Permit.

Section 9.2.1– Rezoning Requirements

3. Potential positive effects on character.

Rezoning to RR would lower the development intensity allowed on the site, reducing potential traffic, noise, and lighting impacts typical of commercial zoning. It would make the property more compatible with surrounding residential areas, preserve rural/residential character, and act as a buffer between commercial and residential land uses.

4. Physical site conditions.

At 3.73 acres, the site exceeds RR's minimum lot size and can accommodate the existing B&B structures. The building's current setbacks (50 ft front, 20 ft rear) fall short of RR standards, making them legally nonconforming, but since no new construction is proposed this doesn't block approval. A wetland lake on the west side won't be disturbed, and the property isn't in a flood hazard zone.

Section 9.2.1– Rezoning Requirements

5. Impact on adjacent property owners.

Given the surrounding mix of commercial, institutional, vacant, and residential parcels, impacts are expected to be minimal to beneficial. Rezoning to RR would reduce potential commercial impacts (traffic, lighting, noise) and better match nearby residential uses to the north, south, and east. The change may also serve as a helpful transitional buffer between commercial and residential zones.

6. Impact on infrastructure (water/sewage).

Since the Bed & Breakfast is an existing operation with no proposed increase in units or rooms, the rezoning isn't expected to raise demand on water or sewage systems. Staff notes, however, that no confirmation letter from the Henry County Water Authority is on file, and recommends the applicant verify that existing infrastructure is properly permitted and adequate.

Section 9.2.1– Rezoning Requirements

7. Impact on thoroughfares and traffic circulation.

The rezoning doesn't involve any changes to roads, access points, or parking, so it won't affect pedestrian or vehicular circulation or traffic volumes in the area.

8. Merits relative to other development guidelines/policies.

Staff identified no additional relevant guidelines or policies beyond those already discussed.

Section 9.2.1– Rezoning Requirements

9. Ability of the land to be developed under current zoning.

Because a residential structure already occupies much of the site, commercial development under the current C-3 zoning is unlikely. Since the Bed & Breakfast use is only permitted conditionally under RR (and prohibited under C-3), and neighboring parcels are already zoned RR, rural residential is the most appropriate classification for the property.

Staff Recommendation

The Planning and Zoning staff recommends **approval** to rezone the subject property from C-3 (Heavy Commercial) to RR (Rural Residential).

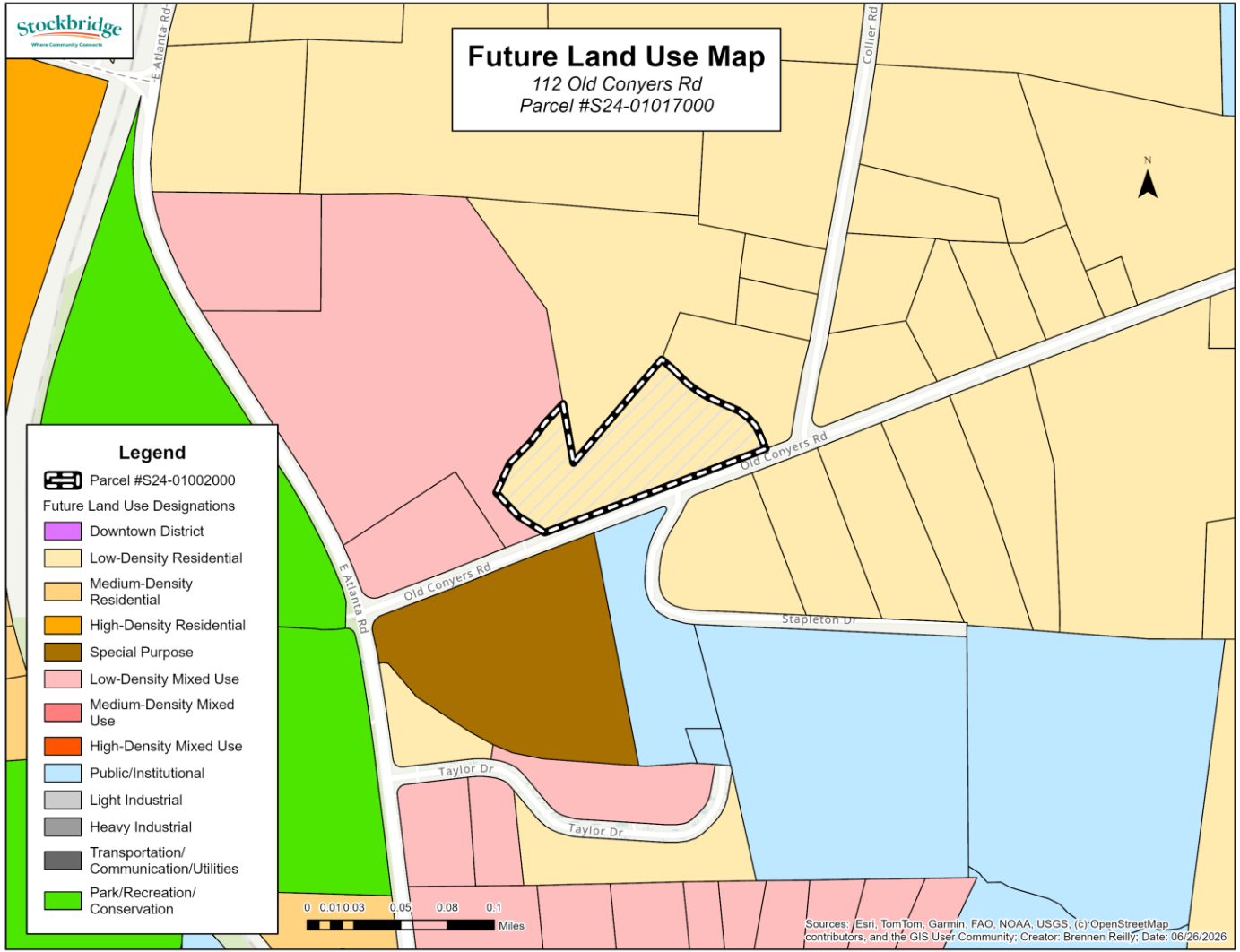
PowerPoint Presentation for SP-2026-01

Applicant's Request

To request a **special use permit** for 112 Old Conyers Road to allow for better alignment with operations of the existing Bed & Breakfast and access to residential resources.

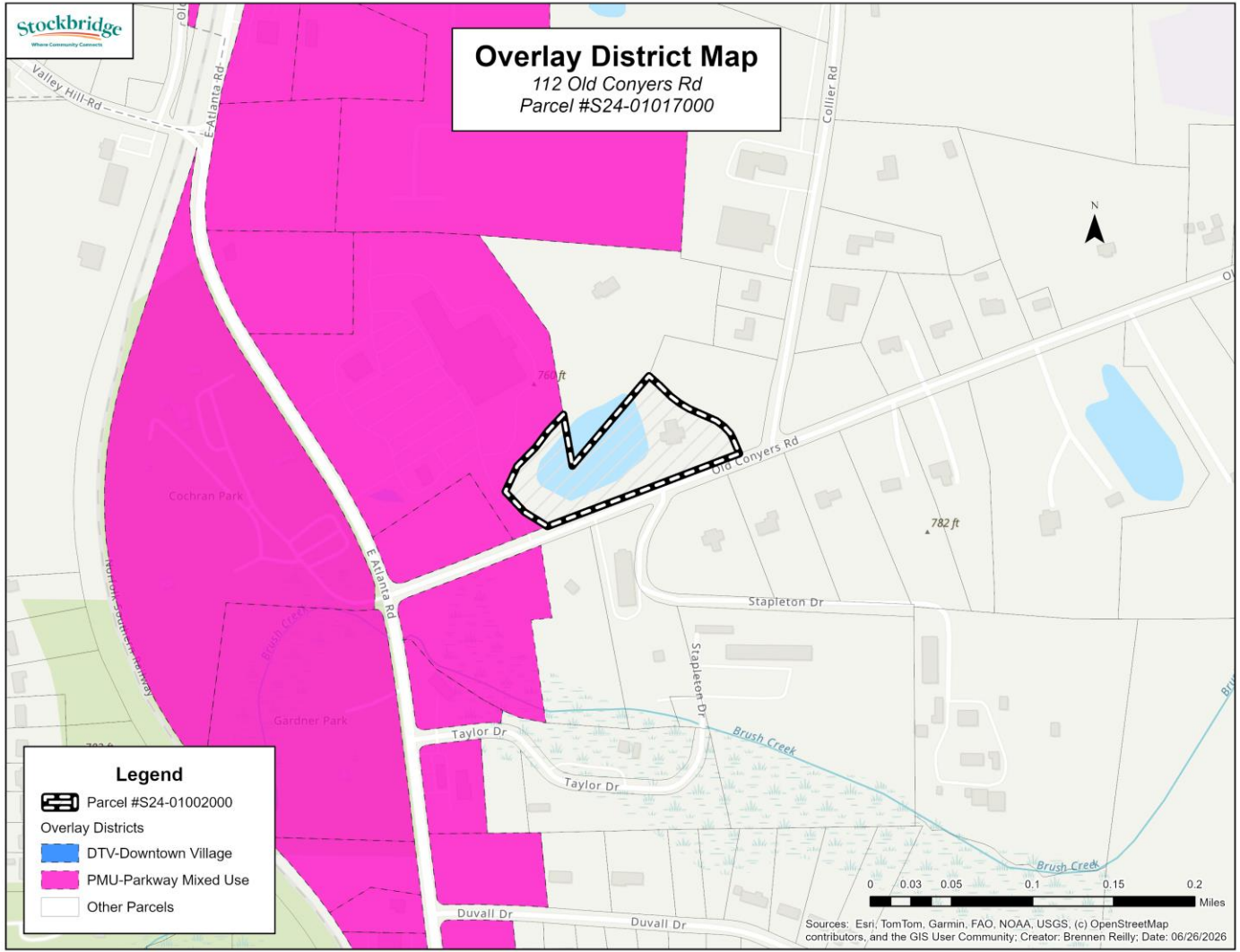
Surrounding Future Land Use (FLU) Designations

Location	Existing Land Use	Existing FLU
Property to the North	Vacant	Low-Density Residential
	Berean Christian Church; Residences	
Property to the South	Residences	Low-Density Residential
	Stockbridge Public Works Department	Public/Institutional
	God First Breakthrough Ministries	Public/Institutional
Property to the East	Vacant	Low-Density Residential
	Residences	
Property to the West	Vacant; Domino's Pizza; Great Clips; Public Super Market; Vacant	Low-Density Mixed Use



FLU Map

stockbridgega.org



Overlay District Map

Staff Analysis

- Section 3.2.6 – Bed and breakfast facility (not in a subdivision)
- Section 9.2.5 – Requirements for Special Use Permits
- Section 9.2.6 – Use Permit Considerations

Section 3.2.6 – Bed and breakfast facility (not in a subdivision)

"Any bed and breakfast facilities operating prior to 2022 are deemed 'grandfathered' and shall continue to operate in compliance with this section and legal nonconforming regulations of Section 6 of the City of Stockbridge Unified Development Code" (Item K).

The applicant's proposed use and associated facilities were established prior to 2022 and are thus grandfathered.

Section 9.2.5 – Special Use Permit Requirements

1. Traffic congestion and other similar adverse effects on nearby properties.

The continued B&B operation is not expected to cause traffic congestion, since it's an already-operating facility limited to a maximum of 6 bedrooms under Section 3.2.6. The Henry County Fire Department approved the site's access and circulation in 2017, and no new construction or access changes are proposed. Given its low intensity and existing infrastructure, the use is not anticipated to adversely affect nearby properties.

Section 9.2.5 – Special Use Permit Requirements

2. Suitability of physical site conditions.

At 3.73 acres, the site exceeds RR's minimum lot size and can accommodate existing structures and operations. The building's setbacks (50 ft front, 20 ft rear) are nonconforming under RR standards, but since no new construction is proposed, this doesn't block approval. A wetland lake on the western portion won't be disturbed, and the property isn't in a FEMA flood hazard area.

Section 9.2.5 – Special Use Permit Requirements

3. Availability of adequate public facilities.

The property is served by an 8-inch public water main and an existing fire hydrant along Old Conyers Road. A 1995 septic system, originally sized for a 3-bedroom residence, is in place, but a 2016 form doesn't confirm it can adequately support B&B operations. The applicant will need an updated evaluation to confirm capacity and may be required to upgrade the system if it's found inadequate.

Section 9.2.5 – Special Use Permit Requirements

4. Binding agreements/special limitations.

The applicant has not proposed any binding agreements or special conditions beyond standard compliance with City codes. Staff finds no additional limitations are necessary to protect the public interest at this time.

5. Furthering the Comprehensive Plan without undue detriment.

The continued Bed & Breakfast use supports the "Low-Density Residential" designation and its residential, low-intensity character. Because Section 3.2.6's built-in limitations preserve the neighborhood's residential feel, the use is not expected to be unduly detrimental to nearby properties.

Section 9.2.6 – Use Permit Considerations

1. Consistency with the Comprehensive Plan.

Economic Development Goal: To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.

Economic Development Policy: Support programs for the retention, expansion, and creation of businesses that complement our vision for our community and local economy

Economic Development Policy: Target reinvestment opportunities for declining, vacant or underutilized sites or buildings

Economic Development Policy: Market the City as a great place to do business

Section 9.2.6 – Use Permit Considerations

1. Consistency with the Comprehensive Plan (cont.).

Future Land Use Goal: To ensure that new developments promote a better sense of place and preserve valued elements of community character

Future Land Use Policy: Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

Future Land Use Policy: Create a “sense of place” for our community along our major commercial corridors

Future Land Use Policy: Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments

Section 9.2.6 – Use Permit Considerations

1. Consistency with the Comprehensive Plan (cont.).

The proposed rezoning would bring the property's zoning classification into closer alignment with its existing use and the long-term vision established by the Comprehensive Plan. It is, therefore, consistent with the Comprehensive Plan and Future Land Use Map and would advance the City's goals of orderly growth, land use compatibility, preservation of community character, and implementation of the Unified Development Code.

Section 9.2.6 – Use Permit Considerations

2. Compatibility with surrounding land uses/zoning.

The property is bordered by a mix of C-3, C-2, RR, OI, and SR districts, including churches, residences, a municipal worksite, and commercial businesses. Given the prevalence of nearby RR-zoned residential parcels, the B&B use is compatible with the surrounding area, and the current C-3 zoning already permits B&B facilities under Section 2.4.1.

3. Compliance with statutes/ordinances/regulations.

The use is not expected to violate any local, state, or federal land development regulations. Continued operation remains subject to UDC provisions, building codes, fire safety, health department rules, and other applicable governmental requirements.

Section 9.2.6 – Use Permit Considerations

4. Effect on traffic flow.

The request doesn't modify adjacent roadway infrastructure, existing site access, or parking, so it won't change pedestrian or vehicular circulation or traffic volumes in the area.

5. Off-street parking.

Existing on-site parking has adequately served the B&B historically without shortages or spillover onto neighboring properties, and no changes are proposed. Given the site's size and the use's limited scale, staff finds parking adequate to support continued operation.

Section 9.2.6 – Use Permit Considerations

6. Open space.

At least 70% (roughly 2.61 acres) of the 3.73-acre site is designated open space, located along the eastern, central, and perimeter areas, with two 40-foot buffers and building setback lines. No changes to open space are proposed, and at most 30% of the site is impervious.

7. Protective screening.

Existing mature vegetation and natural landscaping provide adequate visual buffering between the Bed & Breakfast and neighboring properties. Since no expansion is proposed, no additional screening is currently required, though future improvements must meet UDC screening standards.

Section 9.2.6 – Use Permit Considerations

8. Hours and manner of operation.

The Bed & Breakfast operates on Monday from 11:00 a.m. to 4:00 p.m., and Friday from 11:00 a.m. to 2:00 p.m.

9. Outdoor lighting.

Existing lighting provides adequate visibility and security for guests and emergency personnel while remaining compatible with the surrounding area. No significant lighting changes are proposed, though future improvements must minimize glare and light trespass per UDC requirements.

10. Ingress and egress.

Access is provided via a single entry point on Old Conyers Road, with a wide driveway allowing efficient vehicle entry and exit.

Staff Recommendation

The Planning and Zoning staff recommends **approval** to grant a special use permit to the applicant for 112 Old Conyers Road to allow for better alignment with operations of the existing Bed & Breakfast and access to residential resources.

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM *(See NOTE above.)*

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 112 old Conyers Rd, Stockbridge [address], with Parcel Number _____, which is the subject of this application.

Name of Property Owner: Marvin Johnson

Property Owner's Address: 112 old Conyers Rd, Stockbridge GA 30281

Telephone: 404-376-3830 E-mail: mdjohnson226@gmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], GA [State].

Signature: X _____ Date: 5/26/26

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Anita Johnson

Company/law firm (if applicable): Stockbridge Lakes Bed & Breakfast, LLC

Telephone, E-Mail, & Address: 112 old Conyers Rd, Stockbridge GA 30281 stockbridgelakesbb@gmail.com / 404-376-4336

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

5/26/26
Date

Signature of Notary Public

Charles Smith
Printed Name of Notary Public

5/26/26
Date

CHARLES SMITH NOTARY PUBLIC EXP. OCT. 29, 2027 HENRY COUNTY, GA

Notary Public's Seal or Stamp

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Marvin Johnson
TYPE OR PRINT OWNER'S NAME

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

X
OWNER OF PROPERTY (SIGNATURE)

404-376-3830
PHONE NUMBER

mdyohnson226@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
26 day of May 2026

NOTARY PUBLIC

CHARLES SMITH NOTARY PUBLIC EXP. OCT. 29, 2027 HENRY COUNTY, GA

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Anita Johnson
APPLICANT (SIGNATURE)

Anita Johnson
TYPE/PRINT NAME OF APPLICANT

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

404-376-4336
PHONE NUMBER

stockbridgelakesbb@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this

_____ day of _____ 20____

NOTARY PUBLIC

Indicate which of the above is applicable: 1_____ 2_____ or 3 _____

HENRY COUNTY SCHOOLS

District Office
33 N. Zack Hinton Parkway
McDonough, GA 30253
770.957.6601

Unified Governance

Henry County Board of Education

Sophe Pope
Board Chair
District 4

Annette Edwards
Board Vice Chair
District 2

Dr. Pam Nutt
District 1

Holly Cobb
District 3

Makenzie McDaniel
District 5

Mary Elizabeth Davis, PhD
Superintendent

Date: 5/14/2026

Re: 112 Old Conyers Rd

Property Address and Nearest Intersection: Old Conyers Rd & Collier Rd

Projected Number of Dwelling Units: 1

Estimated Period of Construction: 1 Year

The below information is provided in response to your request.

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Cotton Indian Elem	0	1 Unit x .60 Children per unit	1 students ÷25 per class	If Modular $25,000 per Classroom If Permanent $300,000 per Classroom
Stockbridge Middle	0			
Stockbridge High	0	1 student	1 Classrooms	

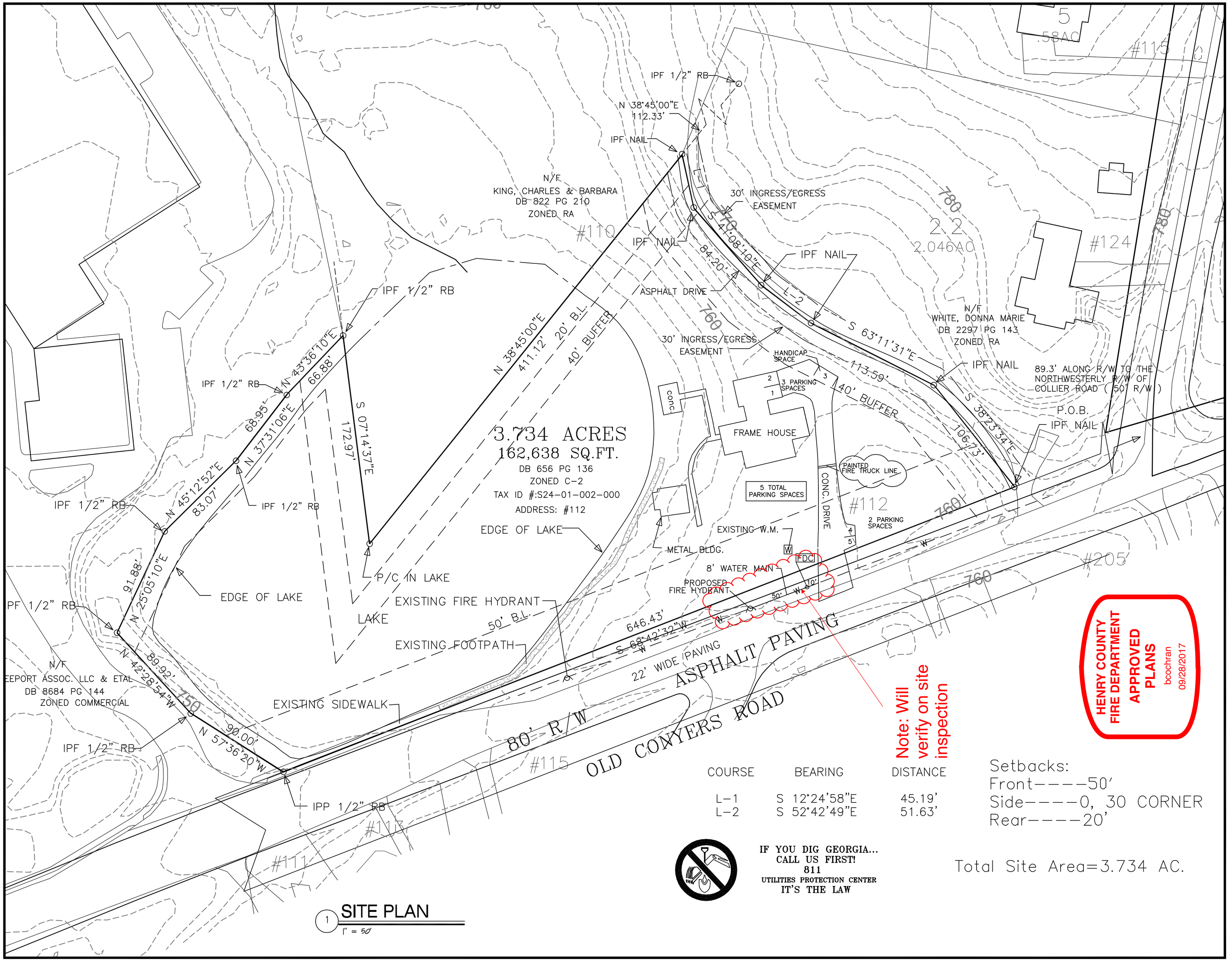
Respectfully,

Jim Jones
Planning and Growth Coordinator
Operations
Jim.Jones@henry.k12.ga.us

We share a **VISION** to ensure a high-quality, world-class education for every student.

Our **MISSION** is to empower all students with exceptional opportunities and access that lead to success in a global society.

www.henry.k12.ga.us



COURSE	BEARING	DISTANCE
L-1	S 12°24'58"E	45.19'
L-2	S 52°42'49"E	51.63'

Setbacks:
Front----50'
Side----0, 30 CORNER
Rear----20'

Total Site Area=3.734 AC.

IF YOU DIG GEORGIA...
CALL US FIRST!
811
UTILITIES PROTECTION CENTER
IT'S THE LAW

1 SITE PLAN
1" = 50'

J.B. PRINCE & ASSOCIATES
~ENGINEERS AND SURVEYORS~
SAME LOCATION SINCE 1973
110 N. BERRY STREET STOCKBRIDGE, GA 30281
TELEPHONE (770) 474-1487 FAX (770) 474-7487
www.hurdprince.weebly.com e-mail: hurdprince@aol.com

SITE PLAN

SHEET:

PROJECT NAME: STOCKBRIDGE LAKES B&B
L.L.134 DIST.7th STATE: GA
COUNTY: HENRY
DEVELOPER/OWNER: ANITA JOHNSON
404-376-4336
DATE: 05/15/2017
SCALE: 1" = 50'

REVISION	BY:	DATE:
RELEASED FOR CONSTR.	JBP	XX/XX/17
REVISED PER CONTY	JBP	09/19/17

JOB # 17820 DRAWN BY: JBP CHECKED BY: WFP
SHEET # A-2 OF 10

GEORGIA REGISTERED NO. 10747 PROFESSIONAL ENGINEER WALTER F PRINCE

JOB # 17820 09/19/17

Stockbridge
Where Community Connects

TO: Planning Commission; Mayor and Council

FROM: Brennen Reilly, GIS Analyst/Planner II

CC: R. Ryan Anderson, Community Development Director
Veronica Green, Chief Planner

DATE: Thursday, July 16, 2026 (Planning Commission)

Monday, August 10, 2026 (Mayor and Council)

Subject: #SP-2026-01 For 112 Old Conyers Rd

I. PURPOSE

The applicant, Stockbridge Lakes Bed & Breakfast (represented by Anita Johnson), is requesting a special use permit for 112 Old Conyers Road to allow for better alignment with operations of the existing Bed & Breakfast and access to residential resources.

II. PROJECT INFORMATION

Proposed Development	Rezone from C-3 (Heavy Commercial) to RR (Rural Residential) to better align zoning with the existing operations of Stockbridge Lakes Bed & Breakfast and to access residential resources.
Site Address	112 Old Conyers Rd
Parcel Identification	S24-01002000
Parcel Acreage	3.73 acres
Applicant	Anita Johnson

Owner:	Marvin Johnson
Current Zoning	C-3 (Heavy Commercial District)
Current Use	This property currently operates as a Bed & Breakfast, built in 1995. The property partially encompasses a lake to the West of the Bed & Breakfast.
Current Future Land Use Designation	Low-Density Residential

SURROUNDING ZONING DISTRICTS

Location	Current Zoning	Existing Land Use
Property to the North	Vacant Berean Christian Church; Residences	C3 (Heavy Commercial District) RR (Rural Residential District)
Property to the South	Residences Stockbridge Public Works Department God First Breakthrough Ministries	SR (Suburban Residential) C2 (General Commercial District) OI (Office Institutional District)
Property to the East	Vacant Residences	C3 (Heavy Commercial District) RR (Rural Residential District)
Property to the West	Vacant Domino's Pizza; Great Clips; Public Super Market; Vacant	C2 (General Commercial District)

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Current Future Land Use Designation
Property to the North	Vacant Berean Christian Church; Residences	Low-Density Residential Low-Density Residential
Property to the South	Residences Stockbridge Public Works Department God First Breakthrough Ministries	Low-Density Residential Public/Institutional Public/Institutional
Property to the East	Vacant Residences	Low-Density Residential Low-Density Residential
Property to the West	Vacant Domino's Pizza; Great Clips; Public Super Market; Vacant	Low-Density Mixed Use Low-Density Mixed Use

III. FINDING OF FACTS

1. The subject property is surrounded by the following zoning districts: C-3 (Heavy Commercial), C-2 (General Commercial), and SR (Suburban Residential).
2. The subject property is surrounded by the following current future land use designations: Low Density Mixed Use and Medium Density Mixed Use.
3. The subject property has frontage on North Henry Boulevard, which is classified by the Georgia Department of Transportation as a principal arterial road.
4. The subject property is part of the Parkway Mixed-Use Overlay District.

IV. ZONING HISTORY OF THE PROPERTY

The subject property lies in Land Lot 68 of the 12th District, Henry County, and was historically part of a larger roughly 10.98-acre tract along with 118 and 124 Old Conyers Road, tracked under Parcel IDs S24-01-002-000, S24-01003000, and S24-01002002, respectively (the 112 Old Conyers Road parcel corresponds to Tax ID R054-01-002-000 in later City records). On December 9, 1985, a portion of this tract was rezoned from RA-200 (Residential Agricultural) to R-125 (Single-Family Residence) under County file 85-10, and on November 10, 1986, the City Council considered an exemption from the minimum road frontage requirement for the 118 Old Conyers Road portion of the tract, which was landlocked.

On January 8, 2007, the property was rezoned from RA (Residential Agricultural) to C-2 (General Commercial), subject to a development agreement contemplating combined development of all three parcels as an event center known as "Touch of Elegance," per a site plan prepared by TJM and Associates dated August 2006. That agreement limited use of the property to a defined list of social, business, religious, military/government, educational, and club or organizational functions—including weddings, banquets, family reunions, corporate meetings, religious retreats, military formals, graduations, and charity events—and imposed ten development conditions: residential-appearing building materials (brick, stone, stucco, wood siding, or glass); a monument-style ground sign no taller than eight feet; a fully enclosed, concrete-pad dumpster area matching the site's architecture; a moderate-brightness, downcast exterior lighting plan; a six-to-eight-foot decorative brick or stone privacy fence along residentially abutting property lines; construction of acceleration/deceleration lanes at each entrance and exit to Henry County DOT standards; minimum intersection sight distance at every entrance, exit, and driveway along Old Conyers Road and Collier Road; a requirement that site entrances be located at least 250 feet from Collier Road and 125 feet from Stapleton Drive (with one entrance permitted to align with Stapleton Drive); installation of five-foot-wide sidewalks along the site's Old Conyers Road and Collier Road frontages; and dedication of right-of-way sufficient to achieve an 80-foot right-of-way on Old Conyers Road and a 60-foot right-of-way on Collier Road. The contemplated development included up to 8,000 square feet of banquet kitchen, ballroom, and banquet room space accommodating 600 seated or 800 total guests, a new wedding chapel, gazebos, a pavilion, a softball field, and renovation of the existing house on Old Conyers Road into an office center. The City of Stockbridge's Official Zoning Map, adopted December 10, 2012, continued to reflect all three parcels as C-2 (General Commercial).

By 2016, no progress had been made toward combining the three parcels or constructing the event center envisioned by the 2007 development agreement. The City accordingly initiated reversion proceedings under Section 3-7-318 of the City Code, docketed as RZ-16-20-S, to revert 112, 118, and 124 Old Conyers Road from C-2 back to RA (Residential Agricultural). At the same time, the 112 Old Conyers Road parcel had separately been brought forward for rezoning to C-3 (Heavy Commercial) to allow development of a bed and breakfast, characterized in the evaluation as "a type of hotel," consistent with the Future Land Use Map's Commercial designation for the western portion of that parcel (the remainder being designated Low-Density Residential). Because the proposed bed and breakfast parcel remained bound to the same development agreement as the other two parcels—and the remaining two parcels alone could not satisfy that agreement—staff determined that reversion of 112 Old Conyers Road should be declined only if the City Council chose to approve its rezoning to C-3. A rezoning sign was posted on the property July 12, 2016, and site photographs were taken the same day showing the residence at 112 Old Conyers

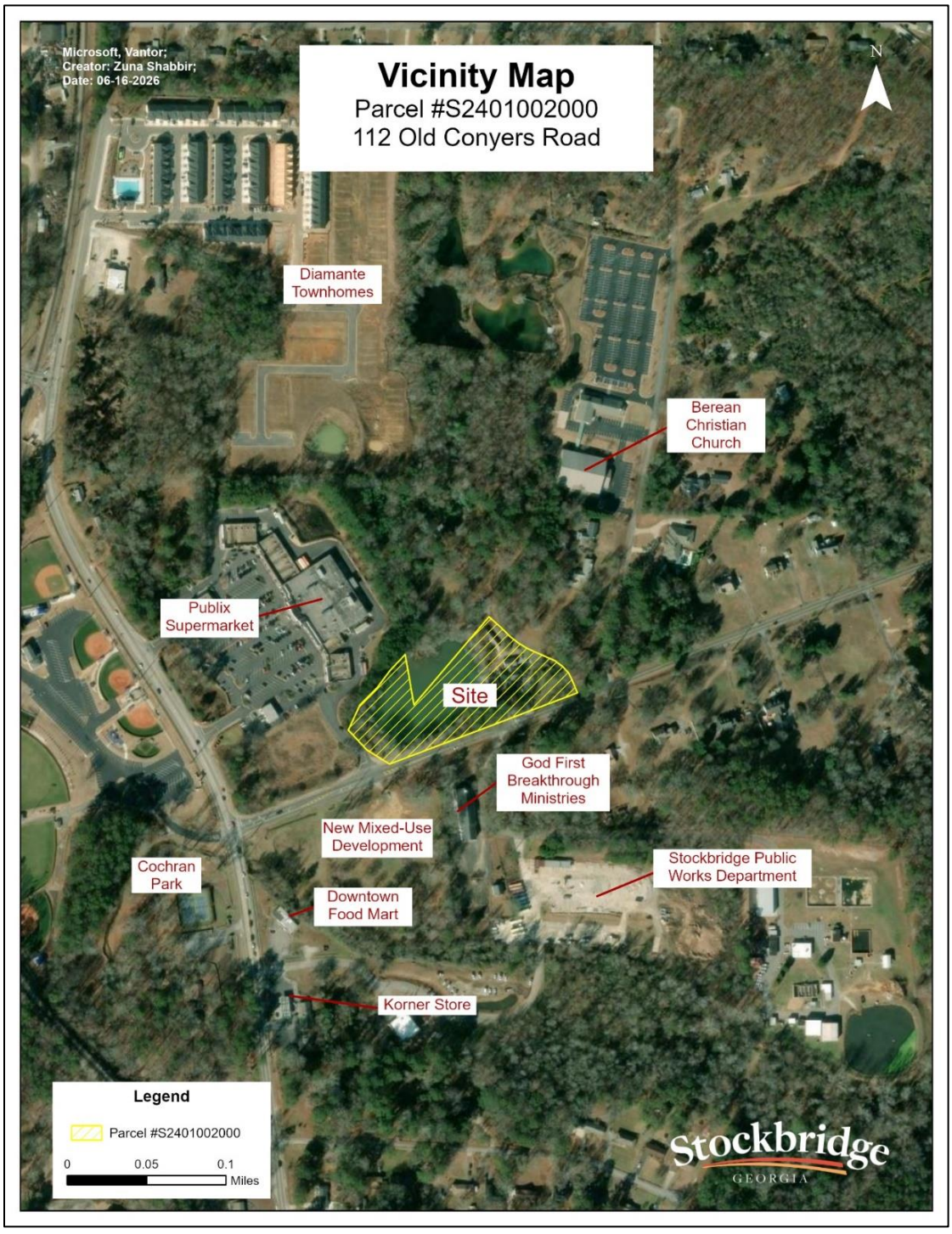
Road and the driveways serving 118 and 124 Old Conyers Road. The Henry County Zoning Advisory Board reviewed the matter at its July 28, 2016 meeting, based on a report prepared by Planner II Stacey Jordan-Rudeseal for City ZAB member Quaneisha Robinson-Green. That evaluation noted the property's adjacent zoning and land uses as C-2/single-family residential to the north and east, OI and R-2 (church and single-family residential) to the south, and C-2/shopping center to the west, and found the proposed use generally consistent with RA district development standards for minimum lot area, lot width, and front, side, and rear yard setbacks, with the exception of minimum frontage, which 118 Old Conyers Road could not meet due to being landlocked; the report also flagged ambiguity as to whether 124 Old Conyers Road's front yard setback would comply depending on whether Old Conyers Road or Collier Road was treated as the parcel's front. Staff ultimately recommended reversion of 118 and 124 Old Conyers Road from C-2 to RA, and recommended that 112 Old Conyers Road be reverted to RA as well unless the City Council elected to rezone it to C-3 for the bed and breakfast use, in which case reversion of that parcel specifically should be declined.

The City Council subsequently acted on the 112 Old Conyers Road parcel through Ordinance No. OR16-415 (Case RZ-16-20-S), ordained September 12, 2016, and presented to and received by the Mayor on September 19, 2016, signed by Mayor Pro Tem Anthony S. Ford, City Clerk Vanessa Holiday, and City Attorney Michael Williams. Consistent with the staff recommendation, the Council rezoned 112 Old Conyers Road to C-3 (Heavy Commercial), declining reversion of that parcel, subject to seven new conditions specific to bed and breakfast use: the only allowable use of the property is a bed and breakfast; the number of bedrooms is limited to six; social events and weddings are permitted on-site; sixty feet of right-of-way from the centerline of Old Conyers Road must be preserved along the site's frontage, with any new facilities set back accordingly; any new site development requires improving or replacing the existing driveway, with new or relocated curb cuts meeting buffer and intersection sight-distance standards in coordination with the City and Henry County DOT; any commercial development beyond the bed and breakfast use may trigger additional access requirements from the City or County; and all events require a Special Event Permit. The record reviewed does not confirm whether 118 and 124 Old Conyers Road were formally reverted to RA as separately recommended by staff, as that action would fall outside the ordinance addressing 112 Old Conyers Road.

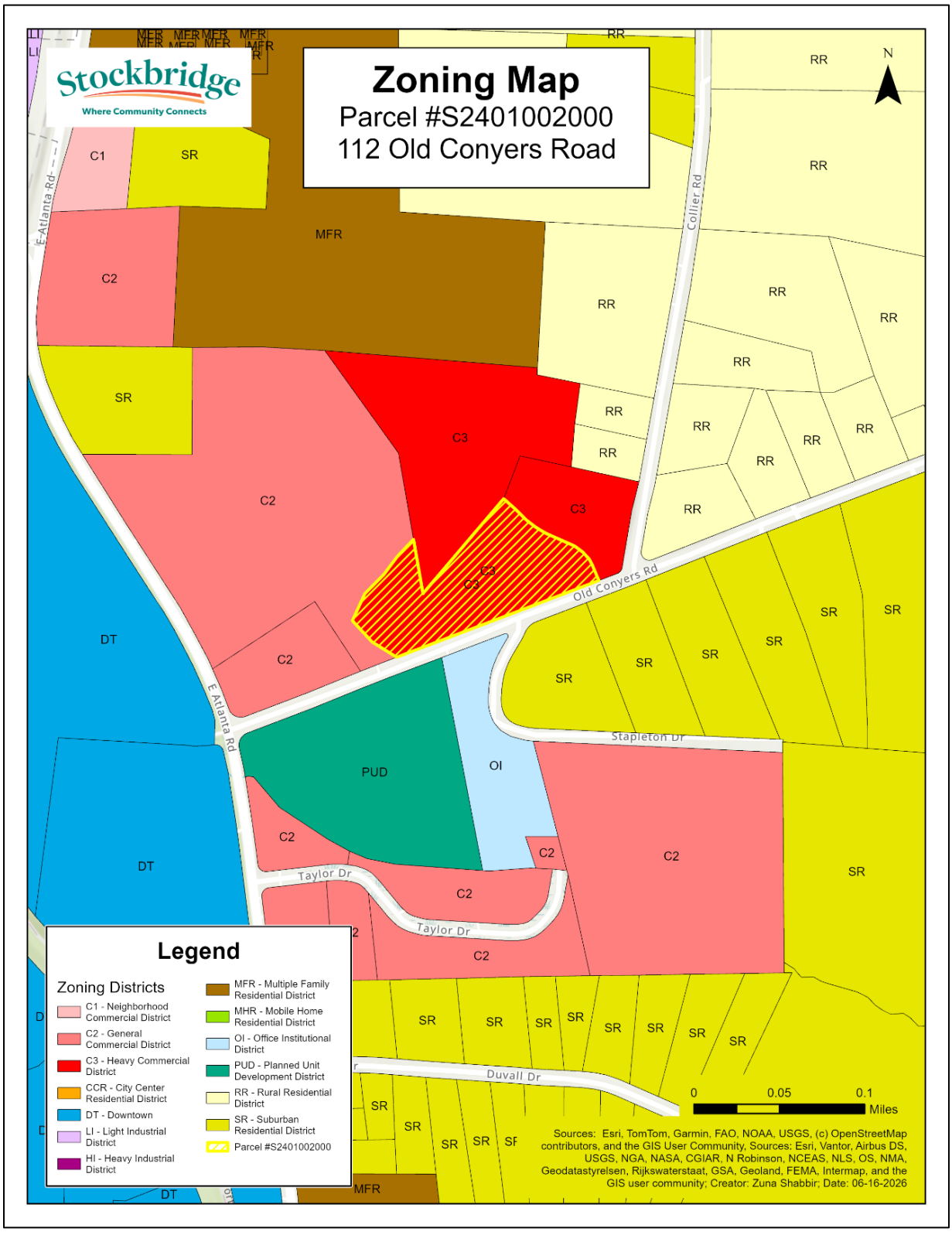
Nearly a decade later, on January 13, 2025, the City Council adopted Ordinance No. OR25-584 (Text Amendment TX-2024-09), following a Planning Commission recommendation of approval on December 19, 2024, and signed by Mayor Anthony S. Ford, City Clerk Vanessa Holiday, and City Attorney Quinton G. Washington. This citywide amendment to UDC Section 3.2.6 added Subsections F through L governing bed and breakfast accessory structures and operations generally, including Special Use Permit review for bed and breakfast facilities in the RR zoning district, non-transferability of such permits to new owners without a fresh application and hearing, permitted residential use of an existing contiguous accessory structure by the owner, a 50-person cap on weddings and similar small gatherings, a prohibition on renting the accessory structure commercially or to tenants, grandfathered status for facilities operating prior to 2022, and mandatory annual, non-transferable business licensing. Because this amendment's Special Use Permit trigger applies to properties zoned RR, and 112 Old Conyers Road remains zoned C-3 under the site-specific conditions of RZ-16-20-S, the property's bed and breakfast operation continues to be governed primarily by its 2016 rezoning conditions, with the citywide UDC standards providing general baseline context. No subsequent site-specific rezoning action affecting the parcel has been identified in the records reviewed.

V. MAPS, SITE PLAN, AND RENDERINGS

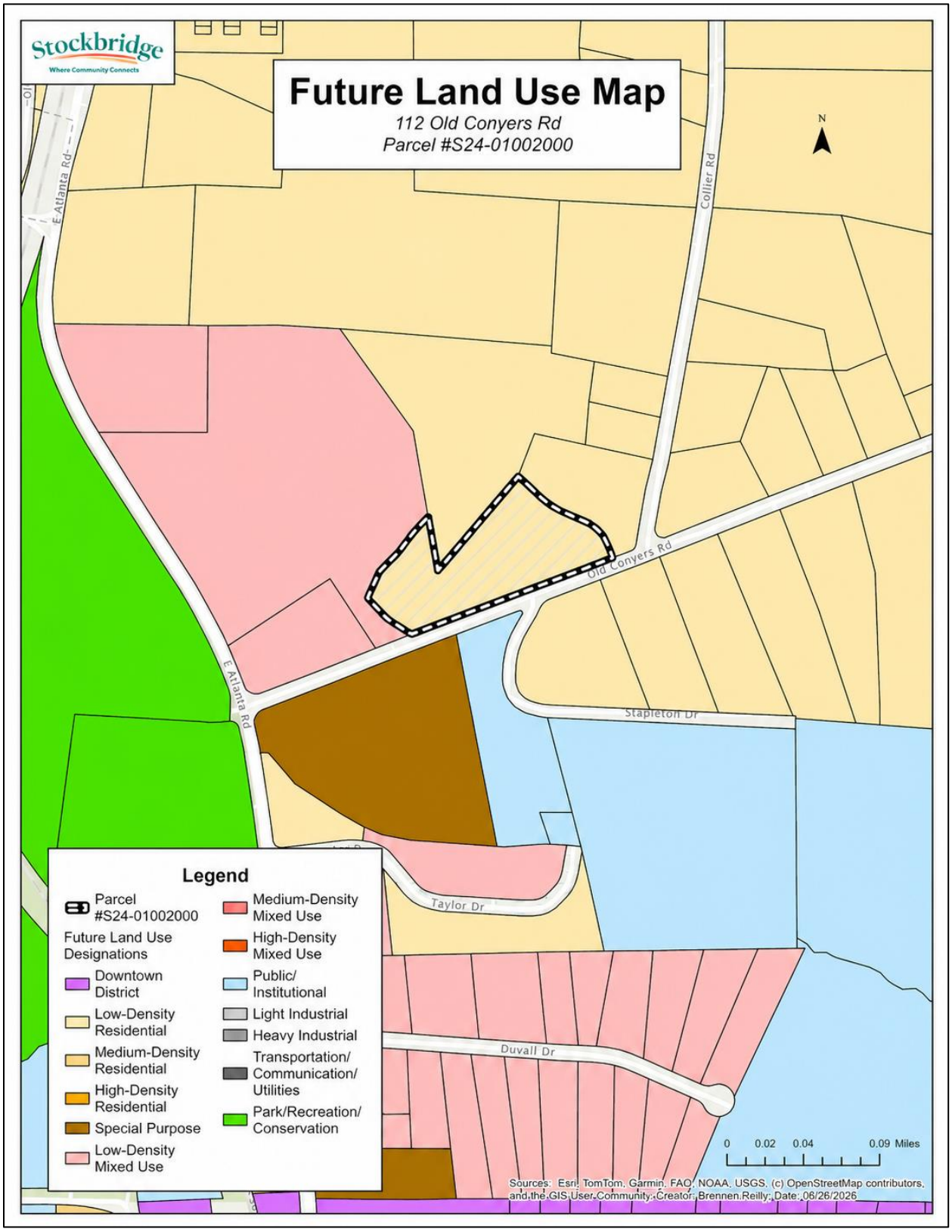
Vicinity Map of 112 Old Conyers Rd



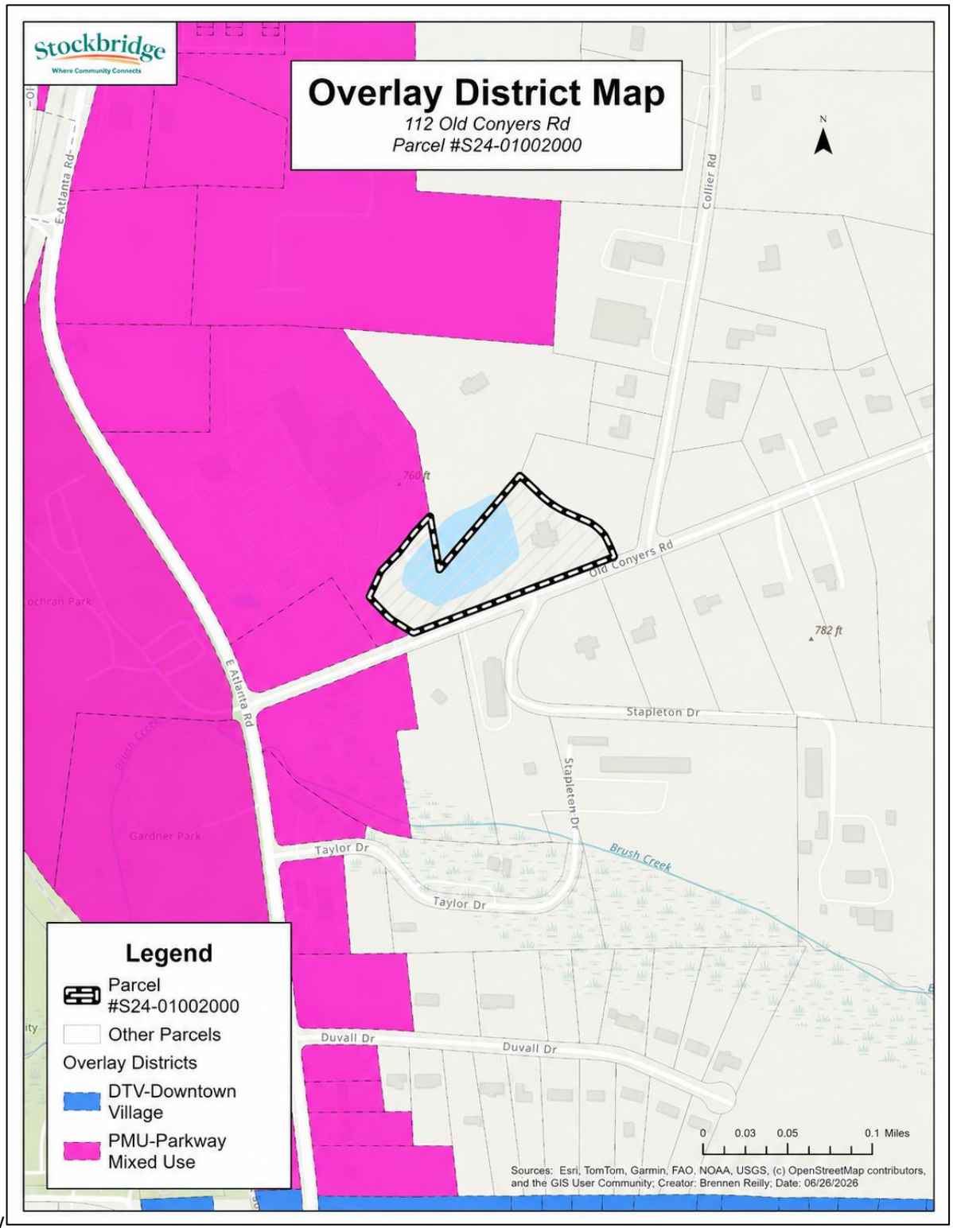
Zoning Map of 112 Old Conyers Rd



Future Land Use Map of 112 Old Conyers Rd

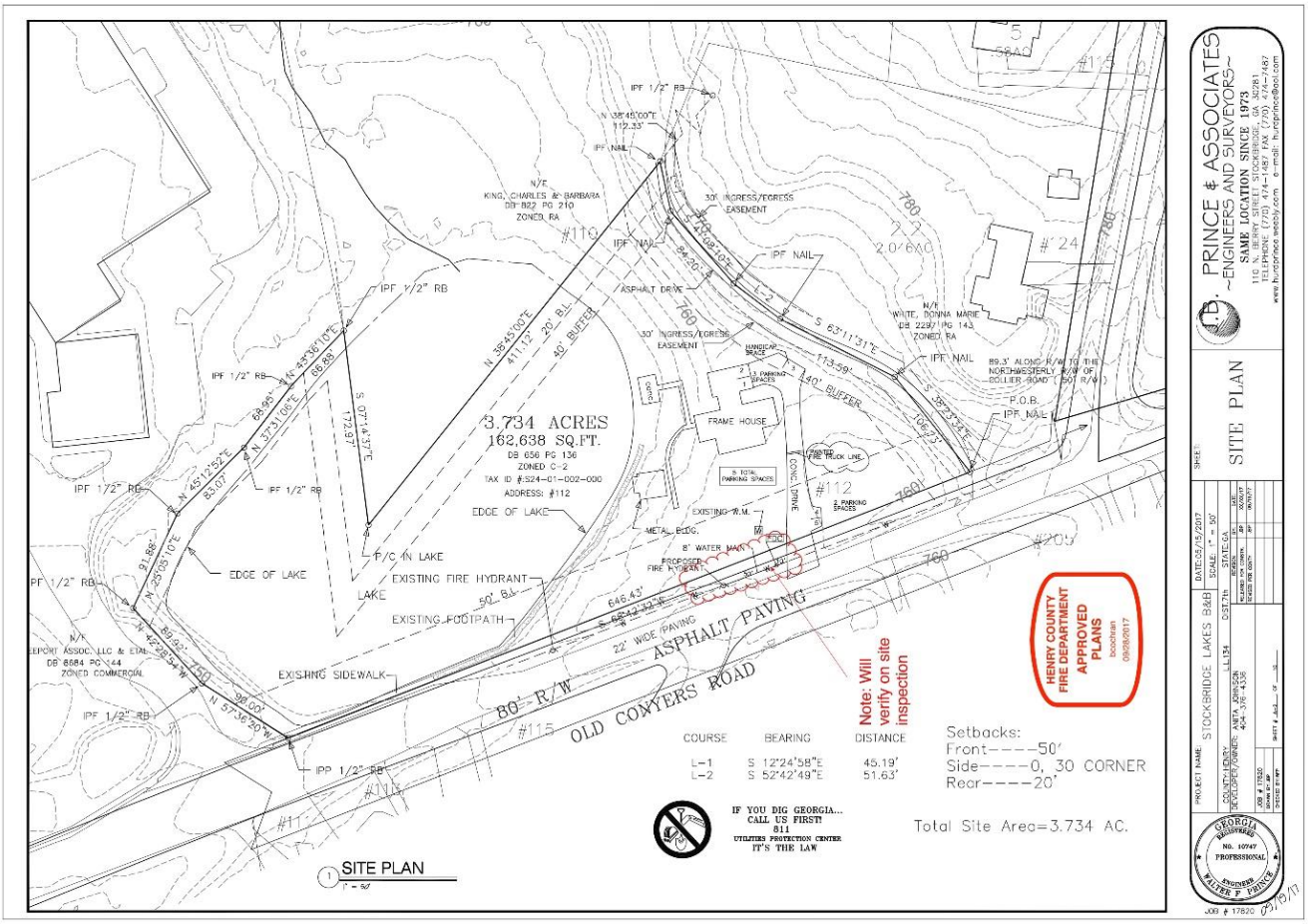


Location of 112 Old Conyers Rd Relative to the Parkway Mixed-Use Overlay District

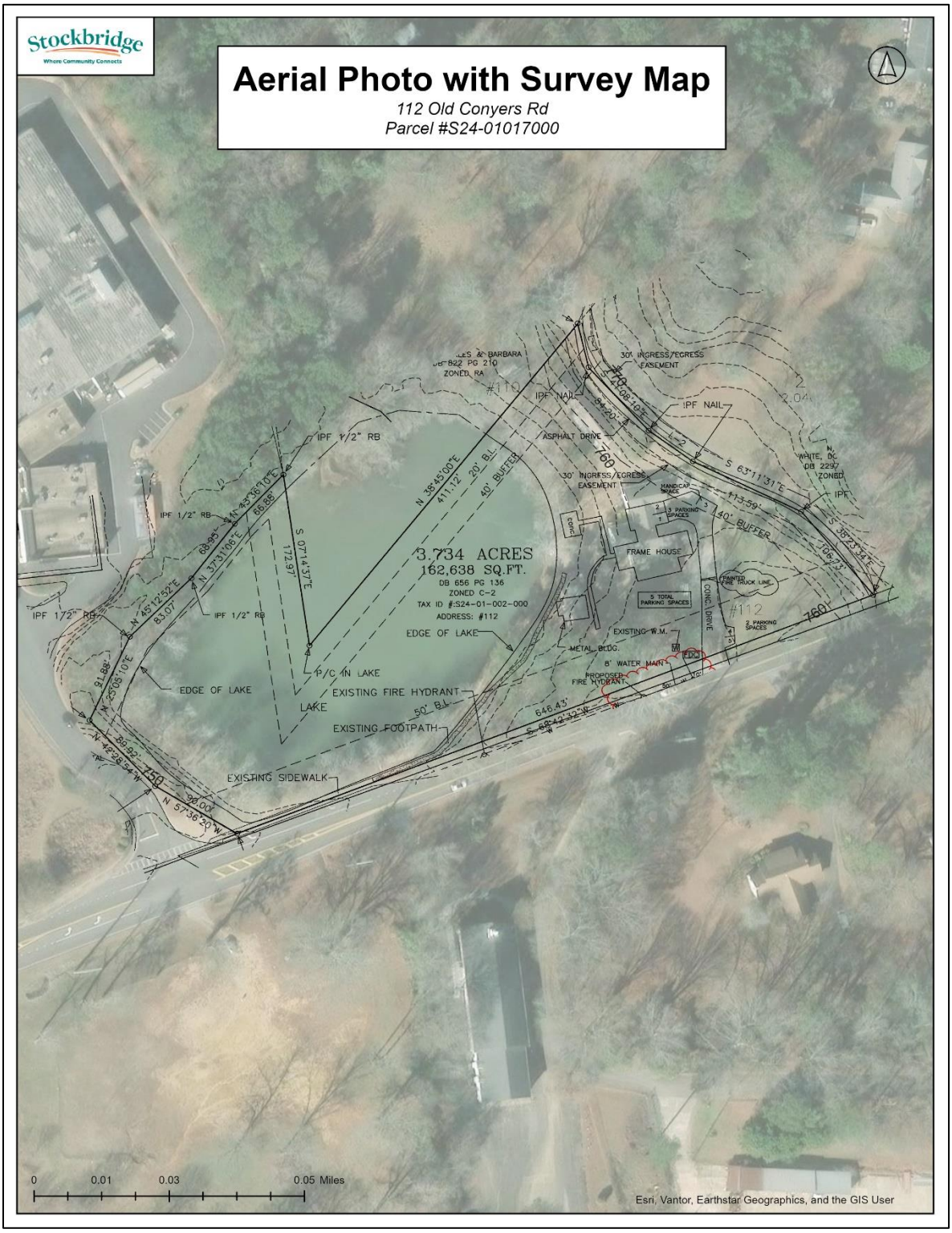


W

Site Plan of 112 Old Conyers Rd



Aerial Photo with Survey of 112 Old Conyers Rd



VI. ANALYSIS

Project Description

The applicant, Anita Johnson, is requesting a **Special Use Permit** to allow the continued operation of the existing **Stockbridge Lakes Bed & Breakfast** located at **112 Old Conyers Road** (Parcel ID S24-01002000). The subject property consists of approximately 3.73 acres and is currently developed with a Bed & Breakfast facility that was originally constructed in 1995.

The property includes the principal lodging structure, associated parking areas, and a lake located on a portion of the site. The Bed & Breakfast has operated as a low-intensity lodging use and maintains a residential appearance that is compatible with surrounding residential, institutional, and commercial uses. No expansion of the existing structures, additional guest accommodations, or substantial site modifications are proposed as part of this request.

The purpose of the Special Use Permit is to allow the continued operation of the Bed & Breakfast in accordance with the requirements of the Stockbridge Unified Development Code. The property is served by existing public infrastructure, including public water service and an existing septic system, and has established access from Old Conyers Road.

The continued operation of the Bed & Breakfast is not expected to adversely affect surrounding properties due to its limited scale, residential character, and long-standing presence within the community. The request supports the productive use of an existing property while maintaining compatibility with the surrounding area.

UDC Development Regulations Relevant to Request:

- Section 3.2.6 – Bed and Breakfast
- Section 9.2.5 – Requirements for Special Use Permits
- Section 9.2.6 – Use Permit Considerations

Staff Analysis

ANALYSIS OF REQUEST

9.2.5 Requirements for special use permits.

1. The proposed use shall not cause traffic congestion or conditions that will adversely affect nearby properties.

The proposed use (continued operation of an existing Bed and Breakfast facility) is not expected to cause traffic congestion or create conditions that adversely affect nearby properties. The Stockbridge Lakes Bed & Breakfast is an already-operating establishment and offers a limited number of guest rooms subject to the maximum of 6 bedrooms established by Section 3.2.6 of the Stockbridge Unified Development Code.

The Henry County Fire Department reviewed and approved the site plan for the subject property on September 28, 2017, confirming the adequacy of the site's access points and internal circulation. No new construction or changes to the existing access points or circulation systems are proposed as part of this application. Given the low-intensity nature of the use and the site's existing access infrastructure, the proposed special use of the facility is not anticipated to generate traffic congestion or adversely affect nearby properties.

2. The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development.

The site's physical conditions are suitable for the proposed use (the continued operation of the Stockbridge Lakes Bed & Breakfast). The property consists of 3.73 acres, which exceeds the minimum lot size required in the RR (Rural Residential) zoning district and provides sufficient area to accommodate the existing structures and operations associated with the Bed and Breakfast use.

The attached site plan, approved by the Henry County Fire Department in 2017, indicates front setbacks of 50 feet and rear setbacks of 20 feet for the existing structures on the subject property. The RR zoning district requires a minimum front yard setback of 75 feet and a minimum side yard setback of 20 feet, and a minimum rear yard setback of 40 feet under Section 2.4.1 of the Stockbridge Unified Development Code. The existing setbacks of the subject property render the existing structures legally non-conforming with respect to minimum setback standards. Because no new construction is proposed, the non-conforming setbacks do not prevent approval of the Special Use Permit. However, any future expansion of the structures towards Old Conyers Road would be subject to the minimum setback requirements identified under Section 2.4.1 of the Stockbridge Unified Development Code.

A small lake is located on the western portion of the subject property and has been classified as a wetland. The existing structures are located at a sufficient distance from the wetland area, and no disturbance of the wetland is proposed. The property is not located within a FEMA-designated Special Flood Hazard Area. Overall, the physical conditions of the site are well-suited to support the proposed special use and the low-intensity nature of the Bed and Breakfast operation.

3. Adequate public facilities are available to serve the proposed use.

As shown in the approved site plan, the subject property is served by public water via an 8-inch water main running along Old Conyers Road, as well as an existing fire hydrant located on the property. A 1995 Henry County Board of Health Inspection Report confirms the installation and approval of a 1,000-gallon septic tank with a 900-square-foot drain field. A Henry County Environmental Health Septic System Information Form completed in June 2016 confirms that an existing septic system is present on the property. However, the form notes that the system is designed for a 3-bedroom residence and does not confirm that the existing system will support the proposed Bed and Breakfast use. The applicant will be required to obtain an updated evaluation confirming that the existing septic system has adequate capacity to support the Bed and Breakfast operation. If the existing system is found to be inadequate, the applicant will be required to upgrade or expand the septic system in accordance with applicable state and county health regulations.

4. **The applicant has made a binding agreement for any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public.**

No special binding agreements have been proposed by the applicant beyond compliance with applicable City codes and standards. Staff find that no additional limitations are necessary to protect the public interest at this time.

5. **The special use with specific limitations and design features as may have been required will further the aims of the comprehensive plan and will not be unduly detrimental to nearby properties.**

The proposed special use is consistent with and furthers the aims of the “Low-Density Residential” designation identified for the property in the City’s Comprehensive Plan. The Stockbridge Lakes Bed & Breakfast operates primarily as a residential use with limited small-scale hospitality accommodations, and its continued operation is consistent with the low-intensity, residential character envisioned by the Comprehensive Plan for this area.

The proposed special use will not be unduly detrimental to nearby properties. The limitations detailed in Section 3.2.6 of the Unified Development Code ensure that the Bed and Breakfast will continue to maintain the residential character of the neighborhood and will not introduce commercial activity at a scale inconsistent with the surrounding low-density residential areas.

9.2.6 Use permit considerations

1. **Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council**

	Economic Development Goal: To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.
	Economic Development Policy: Support programs for the retention, expansion, and creation of businesses that complement our vision for our community and local economy

Community Goals and Policies (page 42-44)	**Economic Development Policy:** Target reinvestment opportunities for declining, vacant or underutilized sites or buildings **Economic Development Policy:** Market the City as a great place to do business
	Future Land Use Goal: To ensure that new developments promote a better sense of place and preserve valued elements of community character **Future Land Use Policy:** Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways. **Future Land Use Policy:** Create a "sense of place" for our community along our major commercial corridors **Future Land Use Policy:** Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments

The subject property is designated Low-Density Residential on the Future Land Use Map. The continued operation of the Stockbridge Lakes Bed & Breakfast is consistent with the intent of the Low-Density Residential designation, as the use maintains the residential character of the property while providing limited lodging accommodations. The Bed & Breakfast operates at a scale that is compatible with surrounding residential and institutional uses and supports the continued productive use of an existing property. The proposed Special Use Permit is consistent with the goals and policies of the Comprehensive Plan by preserving community character and encouraging appropriate reinvestment in existing development.

2. **Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed**

The subject property is currently surrounded by a mixture of commercial uses, vacant land, and public spaces with several zoning districts that support the compatibility of the proposed use. To the north of the subject property lies a combination of C-3 (Heavy Commercial), RR (Rural Residential), and C-2 (General Commercial) with uses including a church and local residences. Such uses, along with the nearby properties in the RR zoning district, bolsters the compatibility of the proposed use with the surrounding landscape. Located to the south of the property there are various uses, including another church, single-family residences, vacant land, and a municipal office building and worksite. Zoning districts to the south of the property include OI (Office Institutional), C-2 (General Commercial), and SR (Suburban Residential). To the east,

the proposed site is adjacent to more vacant land and single-family residences in the C-3 (Heavy Commercial) and RR (Rural Residential) zoning districts, respectively. On the western side of the property, the site abuts properties in the C-2 (General Commercial) district, which includes a grocery store, restaurants, offices, and personal service establishments. Therefore, given the prevalence of surrounding properties in the RR (Rural Residential) district, the proposed bed and breakfast facility would be compatible with the surrounding zoning districts in the vicinity of the area. In addition, the subject property, currently zoned as C-3 (Heavy Commercial) is permitted to have a bed and breakfast facility under Section 2.4.1 of the Stockbridge Unified Development Code.

3. **Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development.**

The proposed use is not anticipated to violate any local, state, or federal statutes, ordinances, or regulations governing land development. The continued operation of the Bed & Breakfast shall remain subject to all applicable provisions of the Stockbridge Unified Development Code, building regulations, fire safety requirements, health department requirements, and all other applicable governmental regulations. Compliance with these regulations will be required as a condition of continued operation.

4. **The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets**

The proposed amendment does not include plans that will modify the infrastructural design of adjacent thoroughfares, as well as the circulation and volume of pedestrian and vehicular traffic locally. Furthermore, the proposed amendment does not modify existing site access and parking spaces of the location. As such, the amendment will not impact the surrounding human-geographic landscape and thus satisfies the listed condition.

5. **The location and number of off-street parking spaces**

The subject property contains existing off-street parking areas that have historically served the operation of the Stockbridge Lakes Bed & Breakfast. The existing parking configuration has adequately accommodated guests, residents, and service vehicles without creating parking shortages or spillovers onto adjacent properties. No changes to the existing parking layout are proposed as part of this request.

Given the limited scale of the Bed & Breakfast use and the existing parking available on the 3.73-acre site, staff finds that adequate off-street parking is available to serve the proposed use. The continued operation of the Bed & Breakfast is not anticipated to create adverse parking impacts on neighboring properties or public rights-of-way.

6. **The amount and location of open space**

The proposed amendment does not include plans to adjust the amount and location of open space existing on the property.

The proposed development has a total site area of approximately 3.73 acres of which at least 70% (that is, at least 2.61 acres) is designated as open space. This open space consists of pervious landscape area located at the eastern and central portions of the property, along with the northern, eastern, and southern perimeter of the site. The property also has two 40-foot buffers and two building lines—one of which is 50 feet from street frontage of the property, and the other is 20 feet from the rear. At most 30% of the site is impervious, consisting of single-family residence, a paved concrete driveway, and pedestrian footpaths.

7. **Protective screening**

The subject property contains existing landscaping, mature vegetation, and natural features that provide visual buffering between the Bed & Breakfast and surrounding properties. Additionally, the property's size and configuration help maintain separation from adjacent uses and contribute to preserving the residential character of the area.

No new development or site expansion is proposed as part of this request; therefore, no additional screening is necessary currently. The existing natural buffers and site conditions provide adequate protection for neighboring properties. Any future site improvements or expansions shall be required to comply with the screening and buffering standards of the Stockbridge Unified Development Code.

8. **Hours and manner of operation**

The proposed use operates on Monday from 11:00 a.m. to 4:00 p.m., and Friday from 11:00 a.m. to 2:00 p.m.

9. **Outdoor lighting**

Existing outdoor lighting on the property provides adequate visibility and security for guests, visitors, and emergency personnel. The lighting is designed to support the operation of the Bed & Breakfast while maintaining compatibility with the surrounding area.

No significant modifications to the existing lighting system are proposed as part of this request. Any future lighting improvements shall comply with the requirements of the Stockbridge Unified Development Code and shall be designed to minimize glare and light trespass onto adjacent properties while ensuring safe access throughout the site.

10. **Ingress and egress to the property.**

Ingress and egress to the proposed bread and breakfast use is provided via a single access point along Old Conyers Road as shown on the site plan. The internal circulation design includes a wide driveway allowing the vehicles to enter and exit efficiently back to Old Conyers Road.

VII. STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Special Use Permit via SP-2026-01 is consistent with the regulations found in OR24-563, Section 9.2.5, and Section 9.2.6 of the Stockbridge Unified Development Code. Therefore, the Planning and Zoning staff recommends **APPROVAL**.

GEORGIA DEPARTMENT OF PUBLIC HEALTH

KATHLEEN E. TOOMEY, M.D., M.P.H., COMMISSIONER

TOURIST ACCOMMODATION PERMIT

07/01/2025
(ISSUE DATE)

TAP-075-000018
(PERMIT NUMBER)

A PERMIT IS HEREBY GRANTED TO

Anita Johnson

as the owner to maintain and operate a Tourist Accommodation under the name of

Stockbridge Lakes Bed and Breakfast

located at 112 OLD CONYERS RD (STREET, HIGHWAY, OR RFD) | STOCKBRIDGE (CITY OR TOWN) | HENRY (COUNTY) | 30281 (ZIP CODE) | GEORGIA (STATE)

This permit signifies compliance on the date of issue with the Rules of the Georgia Department of Public Health pursuant to the O.C.G.A. 31-28-1 et seq. and is valid until the permit is suspended, revoked or expires.

Issuing Official for County Board of Health

DISPLAY FOR PUBLIC VIEW - NOT TRANSFERABLE - PROPERTY OF THE HEALTH AUTHORITY

3.2.6 - Bed and breakfast facility (not in a subdivision).

A. The regulations below are intended to allow for a more efficient use of large (over three thousand five hundred (3,500) square feet), older homes in residential areas if the neighborhood character is reserved to maintain both the residential neighborhood experience and the bed and breakfast experience. These regulations enable owners to maintain large residential structures in a manner that keeps them primarily in residential uses and provides an alternative form of lodging for visitors who prefer a residential setting. An approved special use permit is required for all bed and breakfast facilities within the RR zoning district.

B. The dwelling must be a minimum of ten (10) years old before a bed and breakfast facility is allowed. The individual or family operating the facility must occupy the house as their primary residence.

C. Bed and breakfast facilities may have nonresident employees for such activities as booking rooms and food preparation. Hired services for normal maintenance, repair, and care of the residence such as yard maintenance are also permitted.

D. The following functions are permitted: Luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other gatherings for direct or indirect compensation.

E. The site design standards that are set forth in the table below are required for bed and breakfast facilities (not in a subdivision).

Standards for Bed and Breakfast Facilities

Development Feature	Standard
Maximum number of bedrooms	6
Maximum floor area which the bed and breakfast use may occupy within the primary structure, in relation to the homeowner's area	50 percent
Outdoor lighting	Exterior lighting shall be downcast of moderate brightness and shall not cause glare on any abutting property

Drop-off and pick-up areas	Designed and located away from residential areas, and separated from parking areas by a landscaped strip

F. Special Use Permit Review. Bed and breakfast facilities are only allowed in the RR zoning district by way of a special use permit. The permit process is the same as for all other city planning commission applications. Each application for special use must be accompanied by clear and convincing evidence that there will be no substantial interference with the health, safety and welfare of the general public, as well as the character and integrity of a residential area. In addition, a bed and breakfast facility should not promote the commercialization of residential neighborhoods. All decisions for the granting of a special use permit for the operation of a bed and breakfast facility will be made on a case-by-case basis. The planning commission will work with each applicant to accommodate both individual interests and the interests of the city, and particularly those residents of the area in question.

G. The special use permit for a bed and breakfast residence is not transferable to a subsequent owner or another property. The new owner or prospective purchaser must submit a new application to the planning commission. A public hearing on the application must take place to inform the public of changes occurring in their neighborhoods and provide an opportunity for public input on the proposed change. Special consideration will be given to properties previously operating as bed and breakfast establishments; however, all new applications must meet the provisions set forth in this section. In addition to the standards of this section, conditions of approval may be added to the approved permits consistent with the intent and purpose of this section.

H. An existing accessory building or structure which is contiguous to the bed and breakfast facility or otherwise is part of the property on which the bed and breakfast facility is located may be used for residential purposes by the owner of the bed and breakfast, subject to the building meeting all city residential code requirements.

I. Activities relating to bed and breakfast are allowed, such as weddings, birthday parties, etc., but must be in a small setting not exceeding fifty (50) people. This [does] not include event facilities, meetings, classes, or similar events.

J. The accessory structure cannot be rented for commercial purposes or to tenants. The residential use of the structure is limited to the owners or caretaker.

K. The bed and breakfast shall be located on property that conforms to the allowed uses for the zoned district in which the property is located. Any bed and breakfast facilities operating prior to 2022 are deemed "grandfathered" and shall continue to operate in compliance with this section

and legal nonconforming regulations of Section 6 of the City of Stockbridge Unified Development Code.

L. All bed and breakfast owners/operators must apply for a business license permit and must maintain a valid business license. Renewals must be submitted annually before the operational permit expires. A change in ownership requires new approval. Business licenses are not transferable.

City of Stockbridge

AGENDA ITEM

MEETING DATE

AUGUST 10, 2026

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2026-01. (Council District 4.) Consideration of a Comprehensive Plan amendment application to change the future land use designation of the property at 4231 North Henry Boulevard from Low-Density Mixed-Use to Heavy Industrial to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the UDC. The applicant has also applied to rezone the property via RZ-2026-02, and for a special use permit via SP-2026-02.

BACKGROUND INFORMATION:

Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Size: 1.377 +/- acres.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167

eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2026-01.

STAFF RECOMMENDATION:

DENIAL.

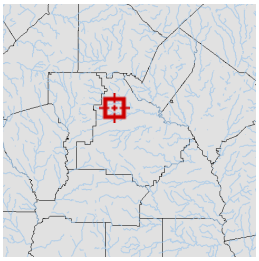
eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

Henry County, GA

Overview



Legend

Parcels

Roads

Parcel ID	S33-01052000	**Class**	Commercial	**Owner**	EKSTEDT	**Land Value:**	$167,700			
Property Address	4231 NORTH HENRY BLVD	**Acreage**	1.4	**Address**	PROPERTIES LLC 508 GUINEVERE CT MCDONOUGH, GA 30252	**Building Value:**	$473,400	**Last 2 Sales**		
District	City/Stockbridge SSD					**Misc Value:**	$11,440	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$652,540	9/29/2005	$502,000	FM	Q
								9/26/2002	$0	U	U

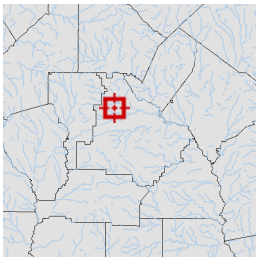
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed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

Date created: 6/29/2026
Last Data Uploaded: 6/29/2026 1:13:22 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA

Overview



Legend

- Parcels
- Roads

Parcel ID	S33-01052000	**Class**	Commercial	**Owner**	EKSTEDT	**Land Value:**	$167,700			
Property Address	4231 NORTH HENRY BLVD	**Acreage**	1.4	**Address**	PROPERTIES LLC 508 GUINEVERE CT MCDONOUGH, GA 30252	**Building Value:**	$473,400	**Last 2 Sales**		
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Date created: 6/29/2026
Last Data Uploaded: 6/29/2026 1:13:22 AM

Developed by SCHNEIDER GEOSPATIAL

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? **Yes**_____ **No** X

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

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

We certify that the foregoing information is true and correct, this 1st day of June, 2026

Applicant's Name - Printed

Jack Nichols

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of June, 2026.

Notary Public

NOTARY PUBLIC GEORGIA
MARSHA L. GILLESPIE
MONROE COUNTY
My Commission Expires
01/07/2029

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? **Yes**_____**No** X

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

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

We certify that the foregoing information is true and correct, this 1st day of June 2026

Vulcan Lands, Inc.
Applicant's Name - Printed by Nathan Weinert as Assistant Secretary

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of June 2026

CAROLINE DICKENS REED NOTARY PUBLIC MY COMMISSION EXPIRES 02-05-2029 ALABAMA STATE AT LARGE

Caroline D. Reed
Notary Public

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? **Yes**_____ **No** X

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

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

We certify that the foregoing information is true and correct, this 29th day of May, 2026

Ekstedt Properties, LLC c/o Chuck Ekstedt
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29 day of May, 2026

Notary Public

TIFFANY HURLEY
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 10/16/2027

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

4231 North Henry Blvd Stockbridge, GA

Parcel No. S33-01052000

1.4 Acres

COMP-2026.06.1145

Address:
4231 NORTH HENRY BLVD, STOCKBRIDGE, GA 30281
Web Form

City of Stockbridge Planning a

Community Development Dep

Application for an Amendment to the Comprehensiv

Name of Applicant:	First Vulcan Lands, Inc.	Last c/o Vulcan Materials
Applicant's Address:	1200 Urban Center Drive	
City: Birmingham	State: Alabama	

Name of Agent:	First Jack	Last Nichols
Agent's Address:	231 Riverside Drive	
City: Macon	State: Georgia	

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

From: Low Density Mixed Use

To: Heavy Industrial

Project Name: 4231 North Henry Boulevard

Purpose of Project Further development of natural resources associated with the existing quarry pursuant to S
Industrial rather than Low Density Mixed Use.

Nearest intersection to the property: North Henry Boulevard and Pinehurst Drive

Size of Tract: 1.4 acres Landlot/ District62 / 12

Applicant Signature:
Vulcan Lands, Inc.

Property Owner Authorization Form please click here

Stockbridge
Where Community Connects

TO:	Planning Commission; Mayor/Council
FROM:	Gordon Linton, Senior Planner
CC:	R. Ryan Anderson, Community Development Director
DATE:	July 16, 2026 (Planning Commission)
	August 10, 2026 (Mayor and Council)
Subject:	CP-2026-01 for 4231 North Henry Boulevard

Summary of Request: The applicant, Vulcan Lands, Inc., is requesting a Comprehensive Plan Amendment for approximately 1.4 acres located at 4231 North Henry Boulevard to amend the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial. The purpose of the request is to facilitate the incorporation of the subject property into the existing Stockbridge Quarry operation.

According to the applicant, the majority of the subject property will be utilized for the construction of a proposed berm along the northern boundary of the quarry, while a limited portion of the site may ultimately be incorporated into the edge of the quarry pit as quarry operations progress. The proposed berm is intended to provide additional visual screening and buffering between quarry operations and adjacent residential, commercial, institutional, and public properties.

The requested Future Land Use amendment is accompanied by a Rezoning request from C-2 (General Commercial District) to HI (Heavy Industrial District) and a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow for the development of natural resources and quarry-related activities.

The subject property is currently developed with a commercial building occupied by a mailing and printing services business; however, it is immediately adjacent to and surrounded on multiple sides by the existing Stockbridge Quarry. Approval of the requested Comprehensive Plan Amendment would establish a Future Land Use designation that is consistent with the proposed heavy industrial use and the surrounding quarry operation.

I. PURPOSE

Consideration of a request to amend the Future Land Use Map for property located at 4231 North Henry Boulevard from Low Density Mixed-Use to Heavy Industrial to allow for the expansion of the existing Stockbridge Quarry, including the construction of a proposed berm.

II. PROPERTY INFORMATION

Proposed Use	Expansion of the existing Stockbridge Quarry operation, including the construction of a berm and associated quarry-related activities
Site Address	4231 North Henry Boulevard
Parcel Identification	S33-01052000
Parcel Acreage	1.4 Acres
Applicant	Vulcan Lands, Inc. c/o Vulcan Materials Company
Agent:	Jack Nichols, Brannan Groover, LLP
Owner:	Ekstedt Properties, LLC
Current Future Land Use Designation	Low Density Mixed-Use
Proposed Future Land Use Designation	Heavy Industrial
Current Use of Property:	The subject property is developed with a commercial building occupied by a mailing, printing, and direct mail services business. The site includes associated parking and access improvements and fronts North Henry Boulevard.

SURROUNDING LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Ultimate Auto Body Shop, Commercial Vehicle Storage Area, and Single-Family Residences	Low-Density Mixed Use
Property to the South	Stockbridge Quarry	Heavy Industrial
Property to the East	Stockbridge Quarry; City of Stockbridge Well Site	Transportation/Communication/Utilities; Low-Density Mixed Use
Property to the West	Abundant Life of Jesus Church, Vacant Commercial Building, Car on Demand USA, and Single-Family Residences	Low-Density Mixed Use

The surrounding Future Land Use pattern consists primarily of Low-Density Mixed Use designations to the north and west, Heavy Industrial to the south, and a combination of Heavy Industrial and Transportation/Communication/Utilities to the east. The subject property is situated at the transition between the existing Stockbridge Quarry and the North Henry Boulevard corridor. The requested Comprehensive Plan Amendment would change the Future Land Use designation of the subject property from Low-Density Mixed Use to Heavy Industrial to better align with the existing quarry operation and the proposed expansion.

III. FINDINGS OF FACTS

1. The subject property is located at 4231 North Henry Boulevard and consists of approximately 1.4 acres.
2. The request is associated with concurrent applications for a Rezoning from C-2 (General Commercial District) to HI (Heavy Industrial District) and a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code for the development of natural resources and quarry-related activities.
3. The subject property is currently developed with a commercial building occupied by a mailing and printing services business.
4. The property is immediately adjacent to the existing Stockbridge Quarry and is surrounded on multiple sides by quarry-related property.
5. The subject property fronts North Henry Boulevard, a Principal Arterial roadway that provides regional access to the site.
6. Surrounding land uses include the existing Stockbridge Quarry to the south and east, the

City of Stockbridge municipal well site to the east, commercial and institutional uses along North Henry Boulevard, and single-family residential properties to the west.

7. Existing Future Land Use designations surrounding the property include Heavy Industrial to the south, Heavy Industrial and Transportation/Communication/Utilities to the east, and Low-Density Mixed Use to the north and west.

IV. MAPS, SITE PLAN, AND SUPPORTING EXHIBITS

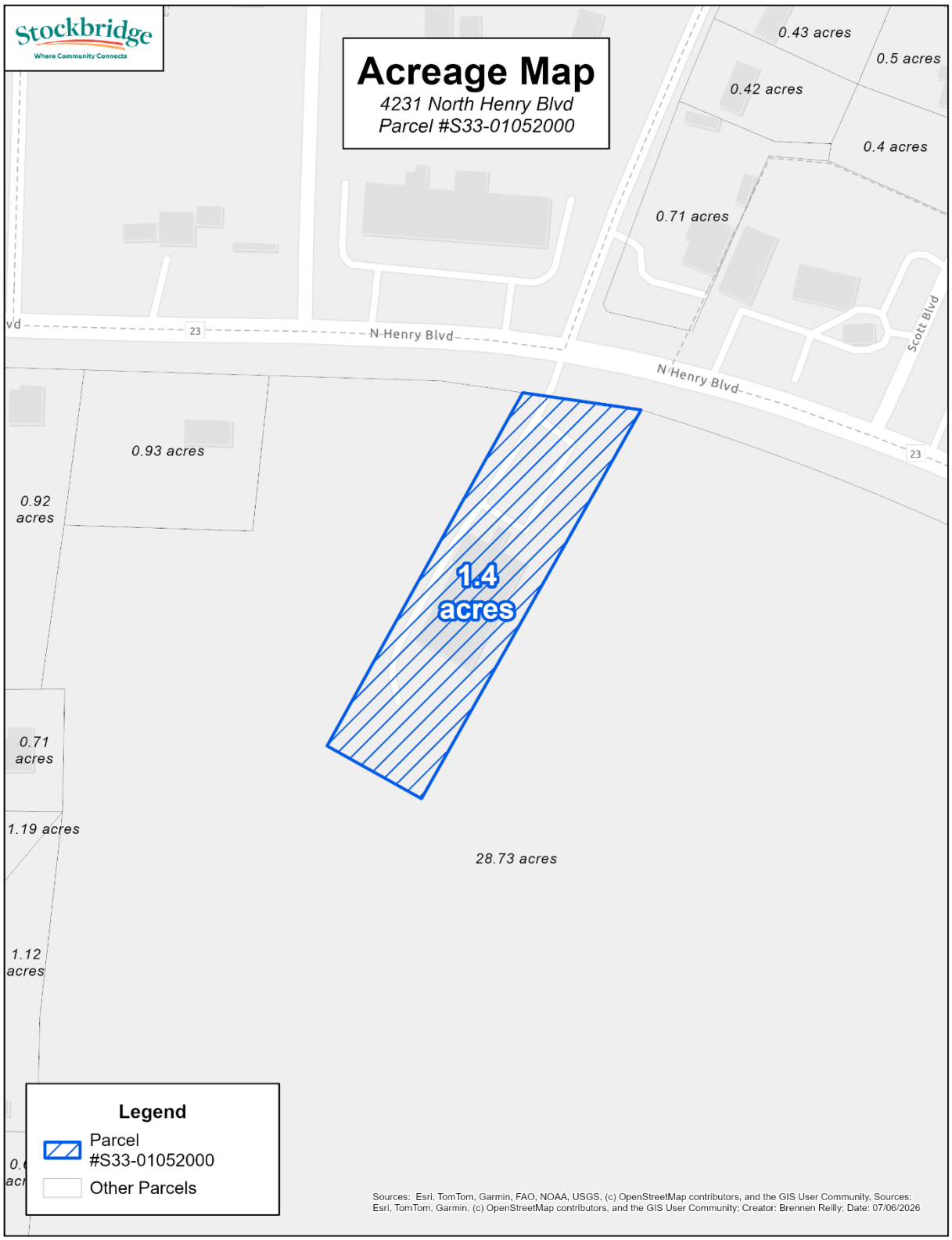
The following exhibits are included as part of the review of the requested rezoning, Comprehensive Plan Amendment, and Special Use Permit:

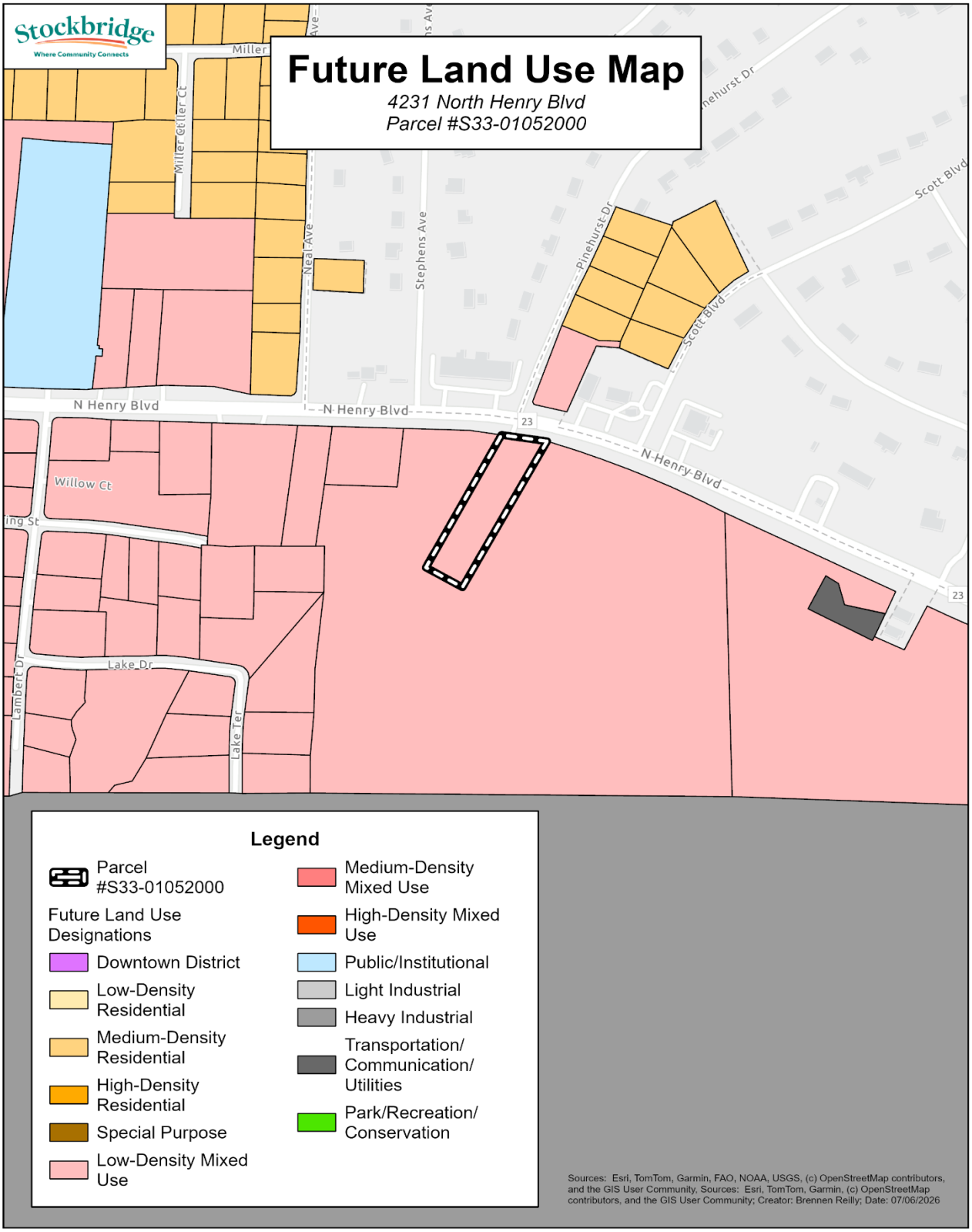
- Vicinity Map of 4231 North Henry Boulevard
- Aerial Photograph of the Subject Property and Surrounding Area
- Parcel Acreage Map of 4231 North Henry Boulevard
- Existing Zoning Map of 4231 North Henry Boulevard
- Future Land Use Map of 4231 North Henry Boulevard
- Proposed Site Plan
- Aerial Photograph with Proposed Site Plan Overlay

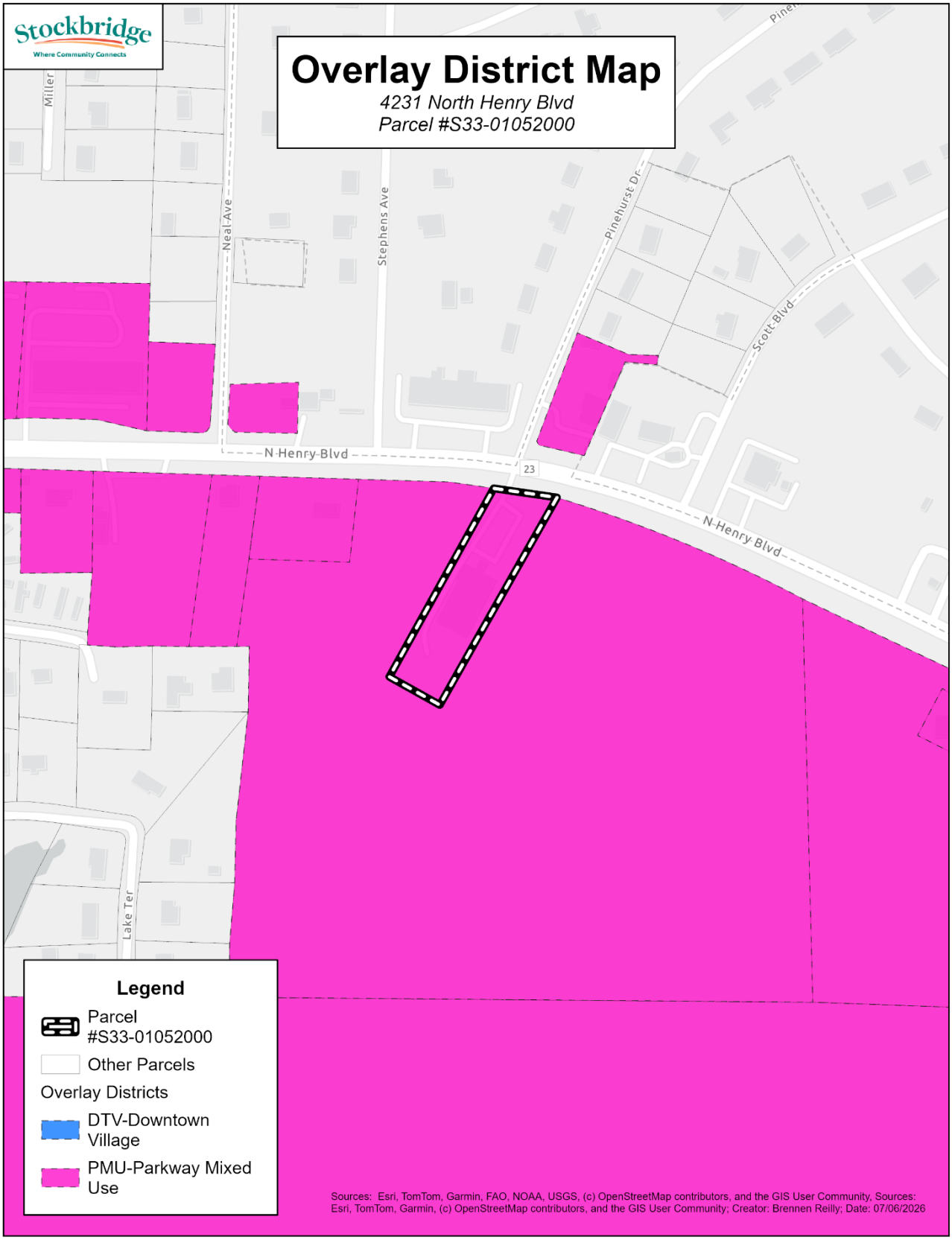
These exhibits illustrate the location of the subject property, surrounding land uses, zoning classifications, future land use designations, transportation network, and proximity to nearby residential, commercial, institutional, industrial, and quarry-related uses. The exhibits also depict the proposed incorporation of the subject property into the existing Stockbridge Quarry operation, including the construction of a proposed berm and associated quarry-related activities. Additionally, the exhibits illustrate the relationship of the subject property to the existing Stockbridge Quarry, nearby residential neighborhoods, and the City of Stockbridge well site.

Stockbridge
Where Community Connects
Points of Interest Map
4231 North Henry Blvd
Parcel #S33-01052000
N
City Cemetery
Shopping Plaza
Ultimate Auto Body Shop
Henry Food Mart
Billy's Food Mart
Ed's Public Safety
X-pert Auto Care
High Class Auto Sales
Mobile Home Community
Rock Quarry Liquor Store
Stockbridge Rock Quarry
Legend
Parcel #S33-01052000
Points of Interest
0 0.02 0.04 0.09 0.14 0.18
Miles
Esri, Vantor, Earthstar Geographics, and the GIS User Community; Creator: Brennen Reilly; Date: 07/07/2026

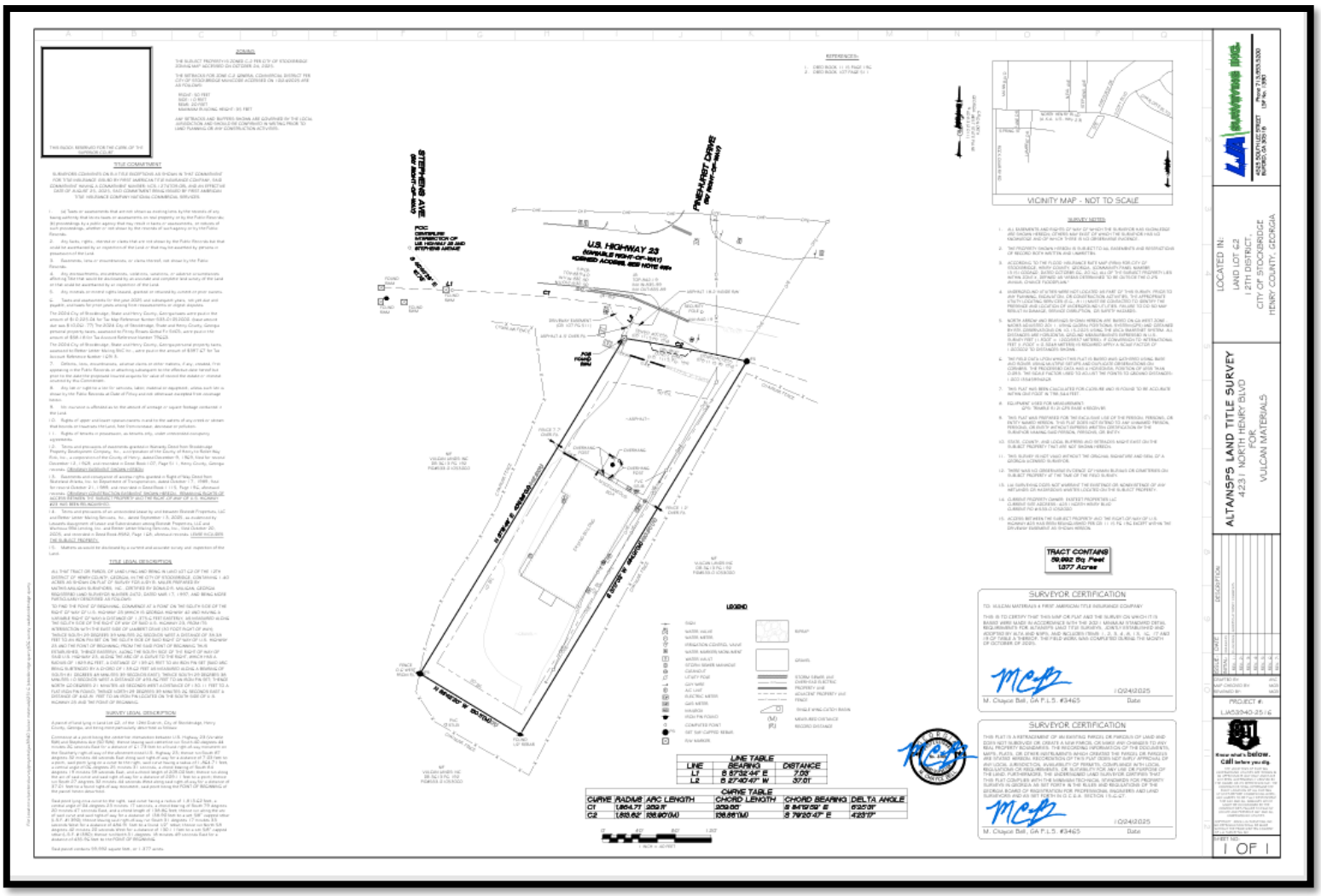
Stockbridge
Where Community Connects
Aerial Photo Map
4231 North Henry Blvd
Parcel #S33-01052000
23
N Henry Blvd
N Henry Blvd
N
0
0.01
0.03
0.05 Miles
Microsoft, Vantor, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026
Legend
Parcel #S33-01052000


Stockbridge
Where Community Connects
Acreage Map
4231 North Henry Blvd
Parcel #S33-01052000
0.43 acres
0.5 acres
0.42 acres
0.4 acres
0.71 acres
N Henry Blvd
Scott Blvd
23
0.93 acres
0.92 acres
1.4 acres
0.71 acres
1.19 acres
28.73 acres
1.12 acres
Legend
Parcel #S33-01052000
Other Parcels
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026

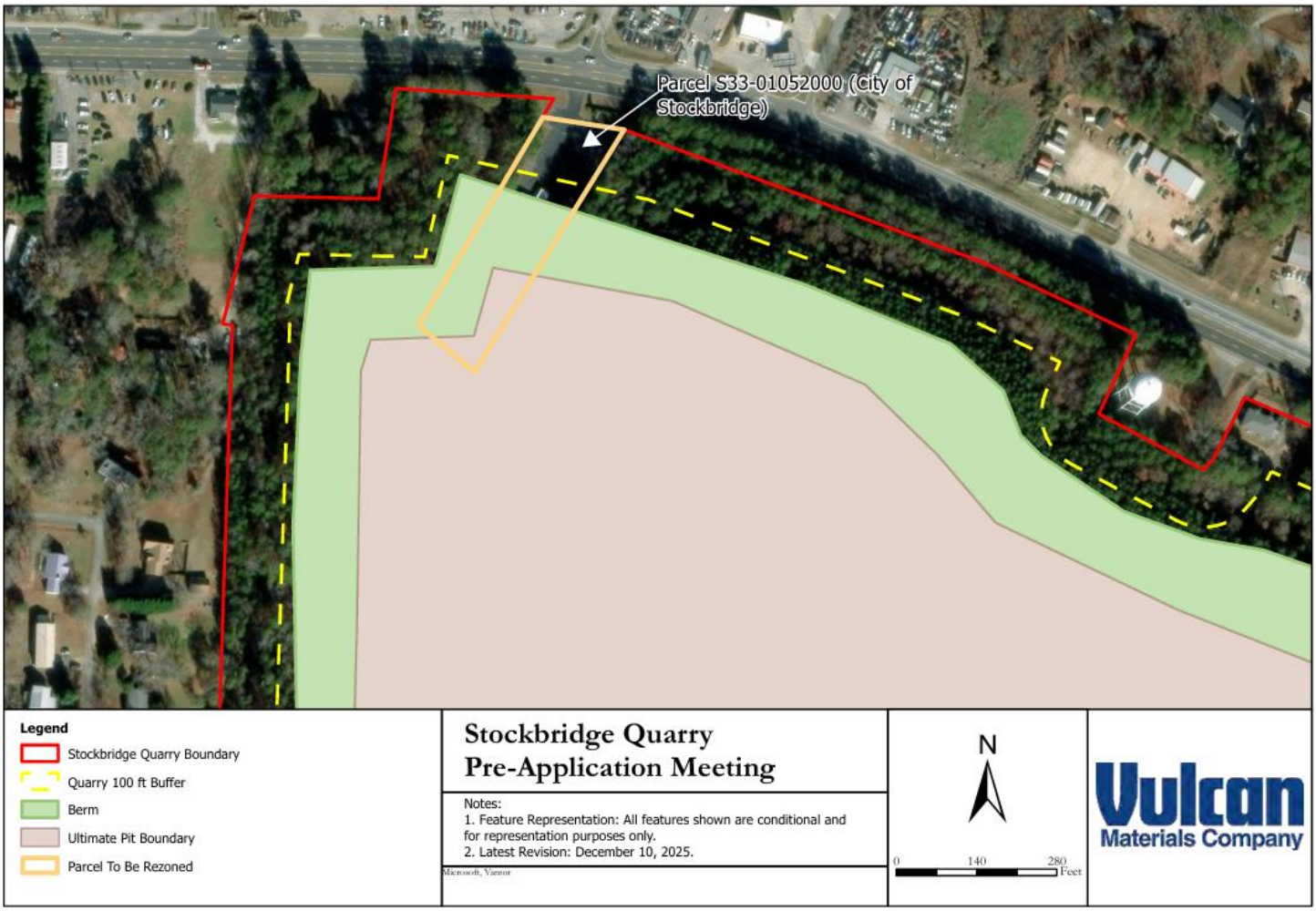

Stockbridge
Where Community Connects
Future Land Use Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller
Miller Geiller Ct
Neal Ave
Stephens Ave
Pinehurst Dr
Scott Blvd
N Henry Blvd
23
Willow Ct
Lake Dr
Lambert Dr
Lake Ter
Legend
Parcel #S33-01052000
Future Land Use Designations
Downtown District
Low-Density Residential
Medium-Density Residential
High-Density Residential
Special Purpose
Low-Density Mixed Use
Medium-Density Mixed Use
High-Density Mixed Use
Public/Institutional
Light Industrial
Heavy Industrial
Transportation/ Communication/ Utilities
Park/Recreation/ Conservation
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026


Stockbridge
Where Community Connects
Overlay District Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller
Neal Ave
Stephens Ave
Pinehurst Dr
Scott Blvd
N Henry Blvd
23
N Henry Blvd
Lake Ter
Legend
Parcel #S33-01052000
Other Parcels
Overlay Districts
DTV-Downtown Village
PMU-Parkway Mixed Use
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026

ALTA/NSPS Land Title Survey of the Subject Property.



Applicant's Conceptual Site Plan Showing the Proposed Berm and Ultimate Pit Boundary.



Applicant's Conceptual Aerial Rendering of the Proposed Quarry Expansion and Berm

Applicant's Conceptual Street-Level Rendering of the Proposed Berm

V. DEVELOPMENT INFORMATION

The applicant proposes to incorporate the approximately 1.4-acre subject property into the existing Stockbridge Quarry operation through the expansion of quarry-related activities. The request includes a Rezoning from C-2 (General Commercial District) to HI (Heavy Industrial District), a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial, and a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow for the development of natural resources and quarry-related activities.

The subject property is currently developed with a commercial building occupied by a mailing and printing services business. Although commercially zoned, the parcel is uniquely situated because it is immediately adjacent to the existing Stockbridge Quarry and surrounded on multiple sides by quarry-related property. If approved, the property would transition from a commercial use into an integrated component of the existing quarry operation, resulting in a more cohesive land use pattern and zoning classification.

Proposed Berm

According to the submitted site plan, the majority of the subject property will be utilized for the construction of a proposed berm along the northern boundary of the quarry adjacent to North Henry Boulevard. A berm is an engineered earthen embankment constructed from compacted soil, rock, and other approved fill materials. Berms are commonly incorporated into quarry, mining, transportation, and industrial developments to provide physical separation between differing land uses while supplementing existing buffering and screening measures.

Purpose of the Berm

The proposed berm is intended to serve as a permanent buffering feature between the existing Stockbridge Quarry and surrounding development. According to the applicant, the berm is designed to:

- Provide additional visual screening along North Henry Boulevard.
- Supplement the existing wooded buffer surrounding the quarry.
- Create additional separation between quarry operations and nearby residential, commercial, institutional, and public properties.
- Improve compatibility between the quarry operation and surrounding development.
- Establish a long-term transition between industrial activities and adjacent land uses.

Ultimate Pit Boundary

The submitted site plan indicates that the ultimate quarry pit boundary will remain south of the proposed berm. The ultimate pit boundary represents the maximum anticipated extent of quarry excavation based on the proposed mining plan. Locating the berm north of this boundary allows it to function as a permanent screening and buffering feature between the active quarry operation and surrounding properties.

Relationship to Surrounding Development

The proposed development does not include the construction of new commercial buildings, residential units, or other vertical development. Instead, the application facilitates the expansion of an existing quarry by incorporating the subject property into the overall operation. The proposal is intended to support the continued extraction and management of natural resources while improving the overall development pattern through the elimination of an isolated commercial parcel within a predominantly heavy industrial area.

The subject property fronts North Henry Boulevard, a Principal Arterial roadway that provides regional access to the quarry. Surrounding land uses include the existing Stockbridge Quarry to the south and east, the City of Stockbridge municipal well site to the east, commercial businesses along North Henry Boulevard, Abundant Life of Jesus Church to the west, and nearby single-family residential neighborhoods along Lake Terrace, Spring Street, and North Henry Boulevard. Existing mature vegetation currently provides a natural buffer between the quarry and many surrounding properties. The proposed berm is intended to supplement this existing vegetation by providing an additional layer of visual screening and separation.

As part of its review, Staff evaluated the residential, commercial, institutional, and public properties located nearest to the proposed berm. The analysis identified nearby residential neighborhoods within the City of Stockbridge, commercial properties located in both Stockbridge and unincorporated Henry County, the City of Stockbridge municipal well site, and Abundant Life of Jesus Church. The proposed berm is intended to strengthen the existing buffer and improve the visual transition between the quarry operation and surrounding development.

Regulatory Requirements

If approved, the proposed Comprehensive Plan Amendment, Rezoning, and Special Use Permit would allow the subject property to become part of the existing Stockbridge Quarry operation. Development of the site would remain subject to all applicable local, state, and federal permitting requirements, including those governing quarry operations, environmental protection, stormwater management, erosion and sedimentation control, and any other required regulatory approvals.

VI. STAFF ANALYSIS

The applicant requests a **Comprehensive Plan Amendment** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.7):**

1. Consistency with the Comprehensive Plan.

The applicant is requesting a Comprehensive Plan Amendment to change the Future Land Use designation of the subject property from Low Density Mixed-Use to Heavy Industrial. The purpose of the amendment is to facilitate the incorporation of the approximately 1.4-acre parcel into the existing Stockbridge Quarry operation through concurrent applications for a Rezoning and Special Use Permit.

The City of Stockbridge Comprehensive Plan serves as the City's long-range policy document for guiding future growth, land use, economic development, transportation, infrastructure, environmental stewardship, and community development. The Future Land Use Map establishes

the City's long-term vision for future growth and provides the policy framework for evaluating requests to amend land use designations.

The subject property is currently designated Low Density Mixed-Use, a land use category intended to support a compatible mixture of residential, commercial, office, institutional, civic, and complementary uses along major transportation corridors. This designation reflects the City's long-term vision of promoting coordinated development patterns that encourage compatibility among adjoining land uses and reinforce the character of the North Henry Boulevard corridor.

Staff acknowledges that the subject property is immediately adjacent to the existing Stockbridge Quarry and is bordered by Heavy Industrial land to the south and a combination of Heavy Industrial and Transportation/Communication/Utilities designations to the east. Approval of the requested amendment would establish consistency between the proposed Heavy Industrial Future Land Use designation and the applicant's concurrent request to rezone the property to HI (Heavy Industrial District) while incorporating an isolated commercially developed parcel into the existing quarry operation.

However, Staff finds that the requested amendment is inconsistent with the City's adopted long-term planning vision for the North Henry Boulevard corridor. The subject property is located within the Parkway Mixed Use (PMU) Overlay District, which was established to promote a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development through high-quality site design, landscaping, gateway aesthetics, pedestrian connectivity, and compatible land uses. The requested amendment from Low Density Mixed-Use to Heavy Industrial is not consistent with the purpose and intent of the PMU Overlay District and would alter the development pattern envisioned for this portion of the corridor.

While the proposed amendment would establish consistency between the Future Land Use Map and the requested HI zoning classification, Staff finds that it does not further the Comprehensive Plan's broader objectives of promoting compatible land use patterns, protecting community character, encouraging high-quality mixed-use development along major transportation corridors, and guiding orderly long-term growth.

Accordingly, Staff finds that the requested Future Land Use Map Amendment is inconsistent with the Comprehensive Plan and the adopted planning objectives of the Parkway Mixed Use (PMU) Overlay District. Therefore, Staff does not support approval of the requested Comprehensive Plan Amendment.

Existing Future Land Use	Proposed Future Land Use	Reason for Amendment
Low Density Mixed-Use	Heavy Industrial	To incorporate the property into the existing Stockbridge Quarry operation and align the Future Land Use designation with the surrounding development pattern.

Lastly, the proposed Future Land Use Map Amendment from Low Density Mixed-Use to Heavy Industrial is consistent with the policy goals of the 2024 Comprehensive Plan (pages 42–44), as outlined below:

Community Goals and Policies (Pages 42–44)	Staff Analysis
Future Land Use Goal #1: To ensure that new developments promote a better sense of place and preserve valued elements of community character.	Although the applicant proposes a landscaped berm intended to improve visual screening, Staff finds that changing the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial would alter the long-term character envisioned for this portion of the North Henry Boulevard corridor. The proposed amendment is not consistent with the purpose and intent of the Parkway Mixed Use (PMU) Overlay District, which promotes a coordinated pattern of mixed-use and commercial development supported by high-quality site design and compatible land uses.
Future Land Use Goal #2: To establish land use designations that meet the needs of the City and are consistent with the Unified Development Code.	While the proposed amendment would align the Future Land Use designation with the requested HI (Heavy Industrial District) zoning classification, Staff finds that it does not support the City's adopted long-term land use objectives for the North Henry Boulevard corridor. The proposed amendment would convert property planned for Low Density Mixed-Use development to Heavy Industrial, which is inconsistent with the planning objectives of the PMU Overlay District.
Future Land Use Goal #3: To identify available land for redevelopment and work with the development community on desirable development.	Staff recognizes that the proposal would incorporate an existing commercial parcel into the adjacent quarry operation. However, Staff finds that maintaining opportunities for redevelopment consistent with the existing Low Density Mixed-Use designation better supports the Comprehensive Plan and the City's vision for mixed-use and commercial development along the North Henry Boulevard corridor.
Natural, Cultural, and Historic Resources Goal #1: To promote the efficient use of natural resources and identify and protect environmentally sensitive and culturally/historically significant areas.	Staff acknowledges that the proposal would facilitate the continued operation of an existing quarry. However, Staff finds that the primary planning consideration is whether the requested Future Land Use Map Amendment is appropriate within the context of the City's adopted land use policies. Staff concludes that expanding the Heavy Industrial Future Land Use designation into the PMU Overlay District is inconsistent with the City's long-term planning vision for the corridor.
Natural, Cultural, and Historic Resources Policy: Reduce the impact of new development through the preservation of greenspace.	The proposed landscaped berm and existing wooded vegetation would provide additional visual screening along North Henry Boulevard. While these improvements may enhance the site's appearance, Staff finds that they do not alter the fundamental land use issue presented by the application. The requested amendment remains inconsistent with the adopted planning objectives of the Parkway Mixed Use (PMU) Overlay District, which emphasize compatible mixed-use development and corridor character.

2. Relation to the Zoning of the Property.

The subject property is currently zoned C-2 (General Commercial District) and is developed with a commercial building occupied by a mailing and printing services business. The applicant has submitted a concurrent request to rezone the property to HI (Heavy Industrial District) in order to incorporate the parcel into the existing Stockbridge Quarry operation.

The current Low Density Mixed-Use Future Land Use designation supports a mixture of residential, commercial, office, institutional, and civic uses and is generally consistent with the existing C-2 (General Commercial District) zoning classification. As such, the existing Future Land Use designation and zoning classification are compatible with one another.

Staff recognizes that approval of the requested Future Land Use Map Amendment would establish consistency between the Comprehensive Plan and the applicant's concurrent request to rezone the property to HI (Heavy Industrial District). The proposed Heavy Industrial designation would also more closely reflect the existing quarry operation located immediately south and east of the subject property.

However, the purpose of a Comprehensive Plan Amendment is not solely to establish consistency between a proposed zoning classification and the Future Land Use Map, but to determine whether the proposed long-term land use designation is appropriate based upon the City's adopted planning policies. Staff finds that changing the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial would be inconsistent with the long-term planning vision established for the North Henry Boulevard corridor and the development objectives of the Parkway Mixed Use (PMU) Overlay District, which promotes mixed-use, commercial, office, residential, civic, and cultural development supported by compatible land uses and high-quality site design.

Accordingly, Staff finds that maintaining the existing Low Density Mixed-Use Future Land Use designation and C-2 (General Commercial District) zoning classification is more consistent with the City's adopted planning framework and long-term vision than the requested amendment.

3. Suitability of the Site’s Location.

The subject property possesses several physical characteristics that distinguish it within the North Henry Boulevard corridor. The approximately 1.4-acre parcel is immediately adjacent to the existing Stockbridge Quarry and is bordered by quarry-related property to the south and east. The property also fronts North Henry Boulevard, a Principal Arterial roadway that provides regional access.

Staff acknowledges that the site's proximity to the existing quarry distinguishes it from many other properties designated Low Density Mixed-Use. From a purely operational perspective, the requested Heavy Industrial Future Land Use designation would align more closely with the adjacent quarry operation.

However, suitability for a Future Land Use designation must also be evaluated in relation to the City's adopted planning policies. The subject property is located within the Parkway Mixed Use (PMU) Overlay District, which was established to encourage mixed-use, commercial, office, residential, civic, entertainment, and cultural development along the North Henry Boulevard corridor. The requested amendment would expand the Heavy Industrial Future Land Use designation into an area where the City's adopted planning policies encourage a coordinated mixed-use development pattern.

The applicant proposes to construct a landscaped berm to supplement the existing wooded buffer and improve visual screening along North Henry Boulevard. While Staff recognizes that the berm may enhance the visual transition between the quarry and surrounding properties, Staff finds that it does not alter the fundamental land use issue presented by the application. The requested amendment remains inconsistent with the long-term planning objectives established for the PMU Overlay District.

Accordingly, although the subject property's location adjacent to the existing quarry supports consideration of the request, Staff finds that the site is not suitable for the proposed Heavy Industrial Future Land Use designation because it is inconsistent with the City's adopted planning vision for the North Henry Boulevard corridor.

4. Maintaining the Current Land Use Designation.

The subject property is currently designated Low Density Mixed-Use on the City of Stockbridge Future Land Use Map. This designation is intended to encourage a compatible mixture of residential, commercial, office, institutional, and civic uses that promote connectivity, economic development, and a cohesive development pattern along major transportation corridors.

The subject property is presently developed with a commercial building occupied by a mailing and printing services business, which is consistent with the existing Future Land Use designation. Accordingly, the property is capable of continuing to function under its current designation or being redeveloped with uses that are compatible with the Low Density Mixed-Use classification.

Staff recognizes that the property's physical context differs from many other properties designated Low Density Mixed-Use because it is immediately adjacent to the existing Stockbridge Quarry and bordered on multiple sides by quarry-related heavy industrial property. This relationship provides the basis for the applicant's request to amend the Future Land Use designation to Heavy Industrial.

However, Staff finds that the existing Low Density Mixed-Use designation remains appropriate because it is consistent with the City's adopted Comprehensive Plan and the planning objectives established for the Parkway Mixed Use (PMU) Overlay District. The existing designation continues to support viable commercial and mixed-use redevelopment opportunities that reinforce the long-term vision for the North Henry Boulevard corridor.

While the requested amendment would facilitate the incorporation of the property into the existing quarry operation, it would also convert property planned for mixed-use development to Heavy Industrial, thereby altering the adopted land use vision for the corridor. Staff finds that the proposed landscaped berm does not change this fundamental planning consideration.

Accordingly, Staff finds that maintaining the existing Low Density Mixed-Use Future Land Use designation better supports the City's adopted Comprehensive Plan, preserves future redevelopment opportunities consistent with the long-term vision for the North Henry Boulevard corridor, and advances the planning objectives of the Parkway Mixed Use (PMU) Overlay District. Therefore, Staff does not find sufficient justification to amend the Future Land Use designation to Heavy Industrial.

IV. STAFF RECOMMENDATION

Staff recommends **DENIAL** of CP-2026-01, a request to amend the City of Stockbridge Future Land Use Map for approximately 1.4 acres located at 4231 North Henry Boulevard from Low Density Mixed-Use to Heavy Industrial.

Staff acknowledges that the subject property is immediately adjacent to the existing Stockbridge Quarry and that approval of the requested amendment would establish consistency between the proposed Heavy Industrial Future Land Use designation and the applicant's concurrent request to rezone the property to HI (Heavy Industrial District). Staff also recognizes that the applicant proposes to incorporate the property into the existing quarry operation through the construction of a landscaped berm intended to supplement the existing wooded buffer and provide additional visual screening along North Henry Boulevard.

However, Staff finds that the requested amendment is inconsistent with the City's adopted long-term planning vision for the North Henry Boulevard corridor. The subject property is located within the Parkway Mixed Use (PMU) Overlay District, which was established to promote a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development through high-quality site design, landscaping, gateway aesthetics, pedestrian connectivity, and compatible land uses. Changing the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial would be inconsistent with the purpose and intent of the PMU Overlay District and would alter the development pattern envisioned for this portion of the corridor.

While the proposed amendment would establish consistency between the Future Land Use Map and the requested HI (Heavy Industrial District) zoning classification, Staff finds that it does not further the Comprehensive Plan's broader objectives of promoting compatible land use patterns, protecting community character, encouraging high-quality development along major transportation corridors, and reinforcing the City's long-term vision for the North Henry Boulevard corridor.

Based upon the findings contained within this report, Staff concludes that the applicant has not demonstrated sufficient justification to amend the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial. Accordingly, Staff finds that the requested Comprehensive Plan Amendment is inconsistent with the Comprehensive Plan and the planning objectives of the Parkway Mixed Use (PMU) Overlay District and recommends **DENIAL** of CP-2026-01.

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUDY B. MILLER PREPARED BY MATHIS-MILLIGAN SURVEYORS, INC. CERTIFIED BY DONALD R. MILLIGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2472 DATED MAR. 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 (WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY) A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (30 FEET RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1,829.86 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET [SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST]; THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 493.86 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 422.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

JAMES BATES BRANNAN GROOVER

231 Riverside Drive
Suite 100
Macon, Georgia 31201
O 478.742.4280
F 478.742.8720

JACK NICHOLS DIRECT LINE: (478) 749-9982 EMAIL: jnichols@jamesbatesllp.com

- PLEASE REPLY TO THE MACON OFFICE -

June 1, 2026

Ryan Anderson
Community Development Director
Stockbridge, Georgia
randerson@stockbridgega.org

Veronia Green
Chief Planner
Stockbridge, Georgia
vgreen@stockbridgega.org

Re: Letter of Intent for 4231 North Henry Boulevard, Stockbridge, GA 30281
Parcel No. S33-01052000 (the "Subject Parcel")

Dear Mr. Anderson and Ms. Green:

I represent Vulcan Lands, Inc. c/o Vulcan Materials Company ("Applicant" or "Vulcan"), and I am submitting this letter of intent along with Vulcan's Application to the City of Stockbridge (the "City") relating to three zoning related requests for the above-referenced Subject Parcel. The three requests are for:

1. Rezoning of the Subject Parcel from C2 (general commercial district) to HI (heavy industrial district);
2. Special Use Permit for the Subject Parcel to allow the development of natural resources including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery; and
3. Comprehensive Plan Amendment to change the Subject Parcel's designation on the City's Future Land Use Map from Low Density Mixed-Use to Heavy Industrial.

The Subject Parcel is 1.4 acres currently zoned C2 that is owned by Ekstedt Properties, LLC ("Ekstedt"). There is one building on the property that is used in Ekstedt's business. Ekstedt is fully aware of the Applicant's requests to the City and supports the Applicant's requests for the Subject Parcel.

The Subject Parcel has approximately 140 feet of frontage along North Henry Boulevard. All remaining sides of the Subject Parcel are surrounded by property owned by the Applicant and currently used in the Applicant's Stockbridge Quarry. The Subject Parcel juts into the Applicant's property (parcel no. S33-01053000), creating a rectangular incision into the 30+

acres of property owned by the Applicant that surrounds the Subject Parcel. All the Applicant's property surrounding the Subject Parcel is already zoned HI and used as part of Applicant's quarry. In total the Applicant owns over 787 acres of property associated with the Stockbridge Quarry.

The Applicant requests that the Subject Parcel be rezoned to HI in order to allow the Applicant to utilize the 1.4 acres as part of its quarry operations. If rezoning is approved, the large majority of the Subject Parcel would be utilized as a berm with a small portion of the 1.4 acres being used as an edge of the Applicant's mining pit as shown on the Site Plan submitted with this Application.

Pursuant to the City's Unified Development Code ("UDC") at § 3.2.25, mines and quarries are allowed in the HI zoning district. That section states, "The development of natural resources, including removal of minerals and other natural materials, together with necessary buildings and machinery, is allowed in the HI zoning district . . . ." Section 3.1 of the UDC states that mines and quarries are Permitted Uses in the HI district, but it also says that the "[d]evelopment of natural resources, including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery" requires a Special Use in the HI district. Thus, to try and fully satisfy any discrepancies in the UDC, the Applicant is also requesting that it be granted a Special Use Permit pursuant to § 3.1 of the UDC to allow the Applicant to build a berm and conduct mining operations on the Subject Parcel.

Finally, the Applicant is also asking that the City's Comprehensive Plan be amended to the extent that the Subject Parcel is currently designated as Low Density Mixed-Use on the Future Land Use Map. The Applicant asks that the Subject Parcel's designation on the Future Land Use Map be changed to Heavy Industrial to conform to what the Subject Parcel would actually be used for if rezoning is approved. This change would also make sense so as to correspond to what all the property surrounding the Subject Parcel is currently used as, which is the Applicant's Stockbridge Quarry.

If you have any questions about the above requests, or if any other information is needed in support of the requests, please do not hesitate to contact me.

Respectfully,

JAMES BATES BRANNAN GROOVER LLP

By:

Jack Nichols

cc: Vulcan Materials Company

51748.0012

JAMES BATES BRANNAN GROOVER

231 Riverside Drive
Suite 100
Macon, Georgia 31201
O 478.742.4280
F 478.742.8720

JACK NICHOLS DIRECT LINE: (478) 749-9982 EMAIL: jnichols@jamesbatesllp.com

- PLEASE REPLY TO THE MACON OFFICE -

July 10, 2026

Ryan Anderson
Community Development Director
Stockbridge, Georgia
randerson@stockbridgega.org

Veronica Green
Chief Planner
Stockbridge, Georgia
vgreen@stockbridgega.org

Re: Addendum to Letter of Intent for 4231 North Henry Boulevard, Stockbridge, GA 30281
Parcel No. S33-01052000 (the "Subject Parcel")

Dear Mr. Anderson and Ms. Green:

Please accept this letter as an addendum to the initial Letter of Intent that was submitted with the application packets for Vulcan Lands, Inc. c/o Vulcan Materials Company's ("Applicant") three zoning-related requests, which are:

1. Rezoning of the Subject Parcel from C2 (general commercial district) to HI (heavy industrial district);
2. Special Use Permit for the Subject Parcel to allow the development of natural resources including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery; and
3. Comprehensive Plan Amendment to change the Subject Parcel's designation on the City's Future Land Use Map from Low Density Mixed-Use to Heavy Industrial.

At the Community Zoning & Information Meeting (CZIM) held on July 8, 2026, two items were raised relating to the above requests that I want to clarify.

First, the Applicant's plan for the Subject Parcel does not involve parking or the use of trucks to turn around on the Subject Parcel. The Applicant's intent, if the rezoning is approved, is to use the Subject Parcel for a continuation of its berm that surrounds the quarry. The Applicant would build a berm on the Subject Parcel and would plant trees to match the tree buffer that already exists on either side of the Subject Parcel.

Second, there was a question raised about whether blasting would happen on the Subject Parcel. There will not be blasting on the Subject Parcel. The Applicant's plan is to use the Subject Parcel as additional berm, which will allow further mining work to be done on other parcels at the quarry that are already owned by the Applicant. To clarify any concerns about this, I am attaching to this letter an updated image showing where additional berm is planned to be built (between the red lines) and where additional mining and blasting would occur (yellow area). Please note this is slightly different from the initial site plan that was submitted with the application packets as that initial site plan showed a small portion of the Subject Parcel being used as the edge of the expanded pit. The attached image is the Applicant's updated plan for the Subject Parcel, which should alleviate any concerns that blasting might happen on the Subject Parcel.

If you have any questions, or if any other information is needed in support of the requests, please do not hesitate to contact me.

Respectfully,

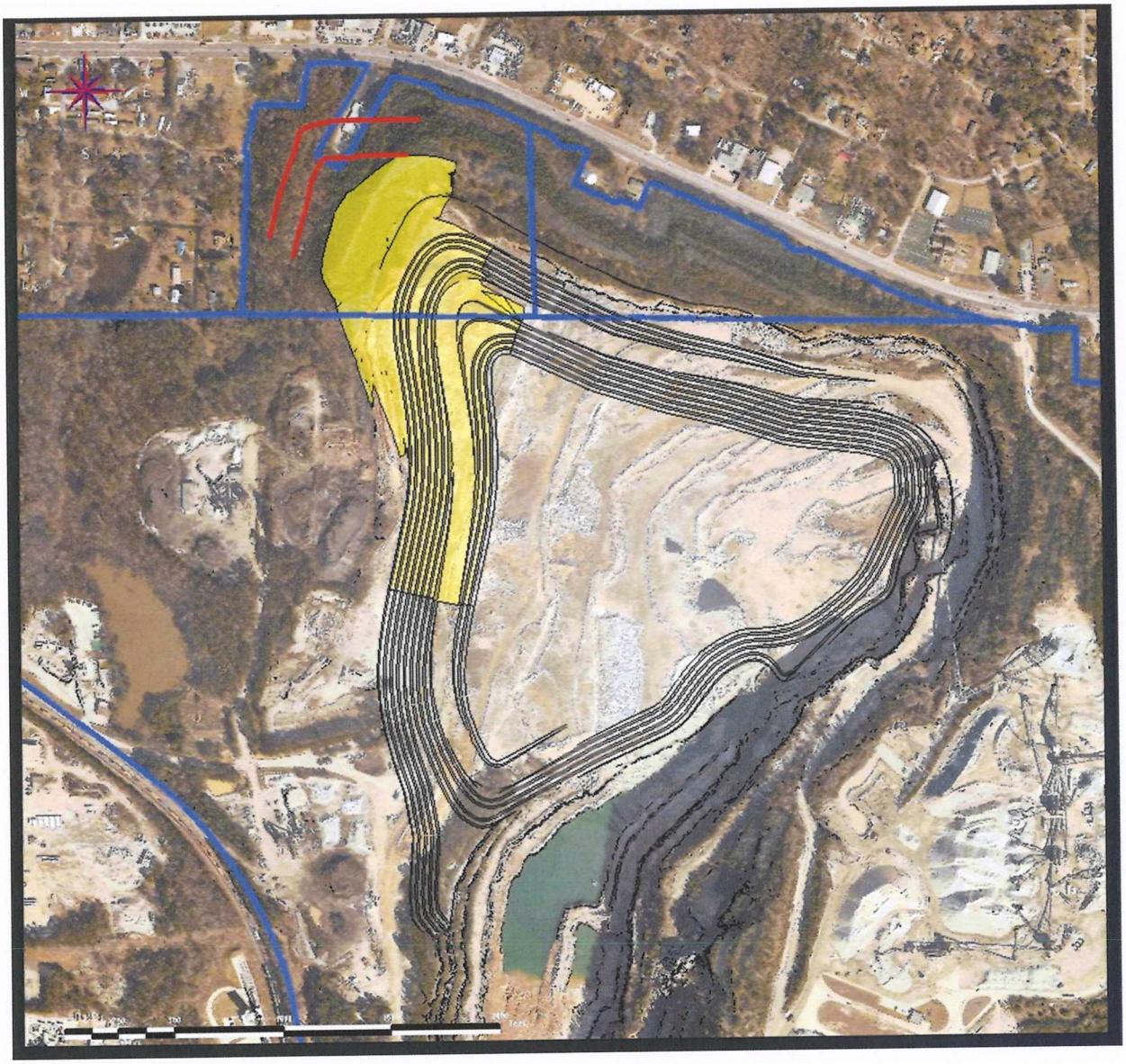
JAMES BATES BRANNAN GROOVER LLP

By: Jack Nichols

Jack Nichols

Enclosure
cc: Vulcan Materials Company

51748.0012



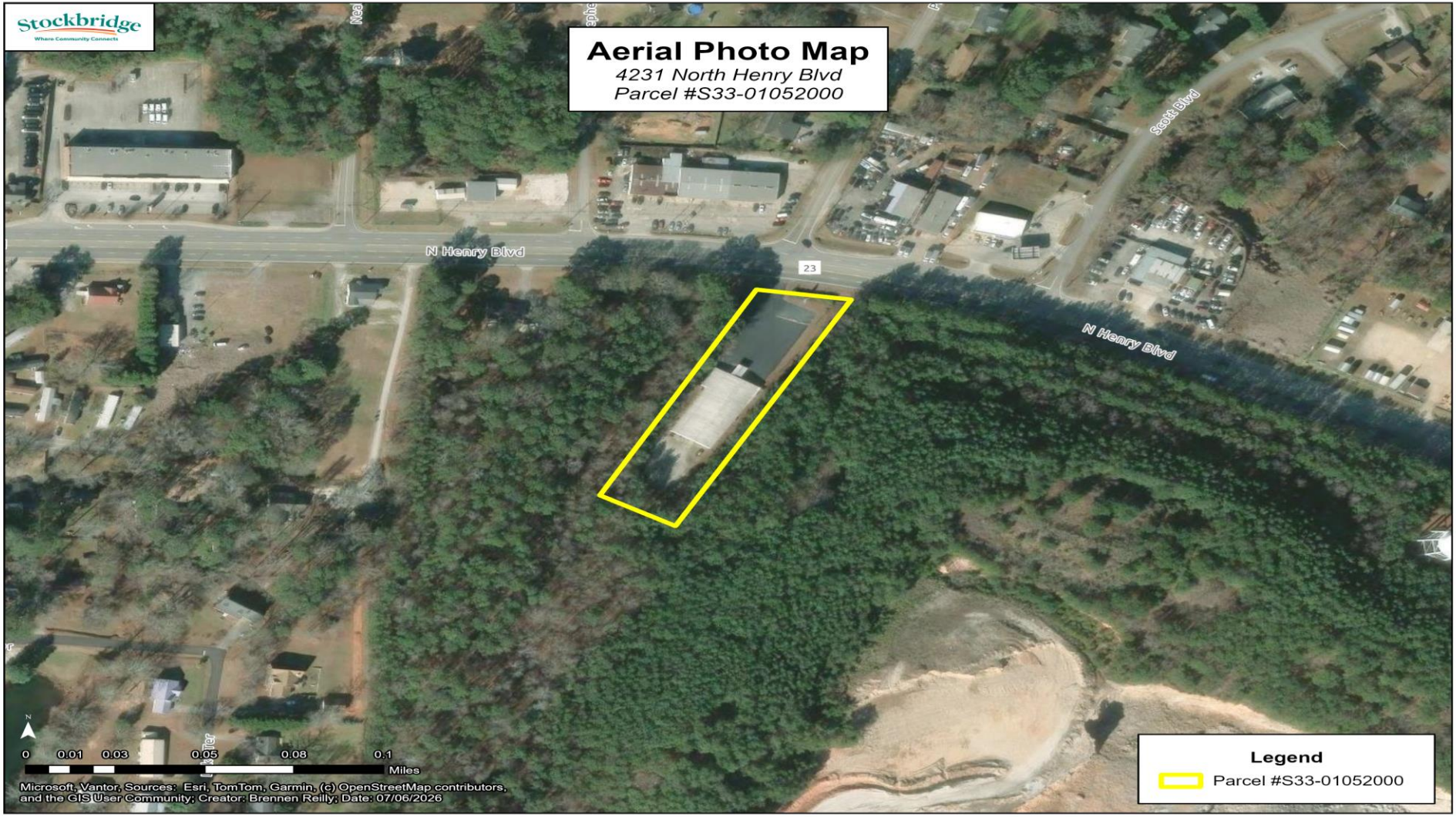
CP-2026-01, RZ-2026-02, and SP-2026-02 for 4231 North Henry Boulevard (Council District 4)

August 6, 2026 (Planning Commission)

August 10, 2026 (Mayor and Council)

Case Facts

- **Applicant:** Vulcan Lands, Inc. c/o Vulcan Materials Company
- **Address of Property:** 4231 North Henry Boulevard
- **Parcel Acreage**: 1.4 Acres
- **Parcel Identification:** S33-01052000
- **Current Use of Property:** The subject property is developed with a commercial building occupied by a mailing, printing, and direct mail services business. The site includes associated parking and access improvements and fronts North Henry Boulevard
- **Current Zoning of Property:** C-2 (General Commercial District)
- **Proposed Zoning:** HI (Heavy Industrial District)
- **Current Future Land Use Designation of Property**: Low Density Mixed-Use
- **Proposed Future Land Use Designation of Property :** Heavy Industrial
- **Property Posting and Legal Advertisement**: July 2, 2026
- **Mailed Notices Sent :** July 2, 2026
- **CZIM:** July 8, 2026

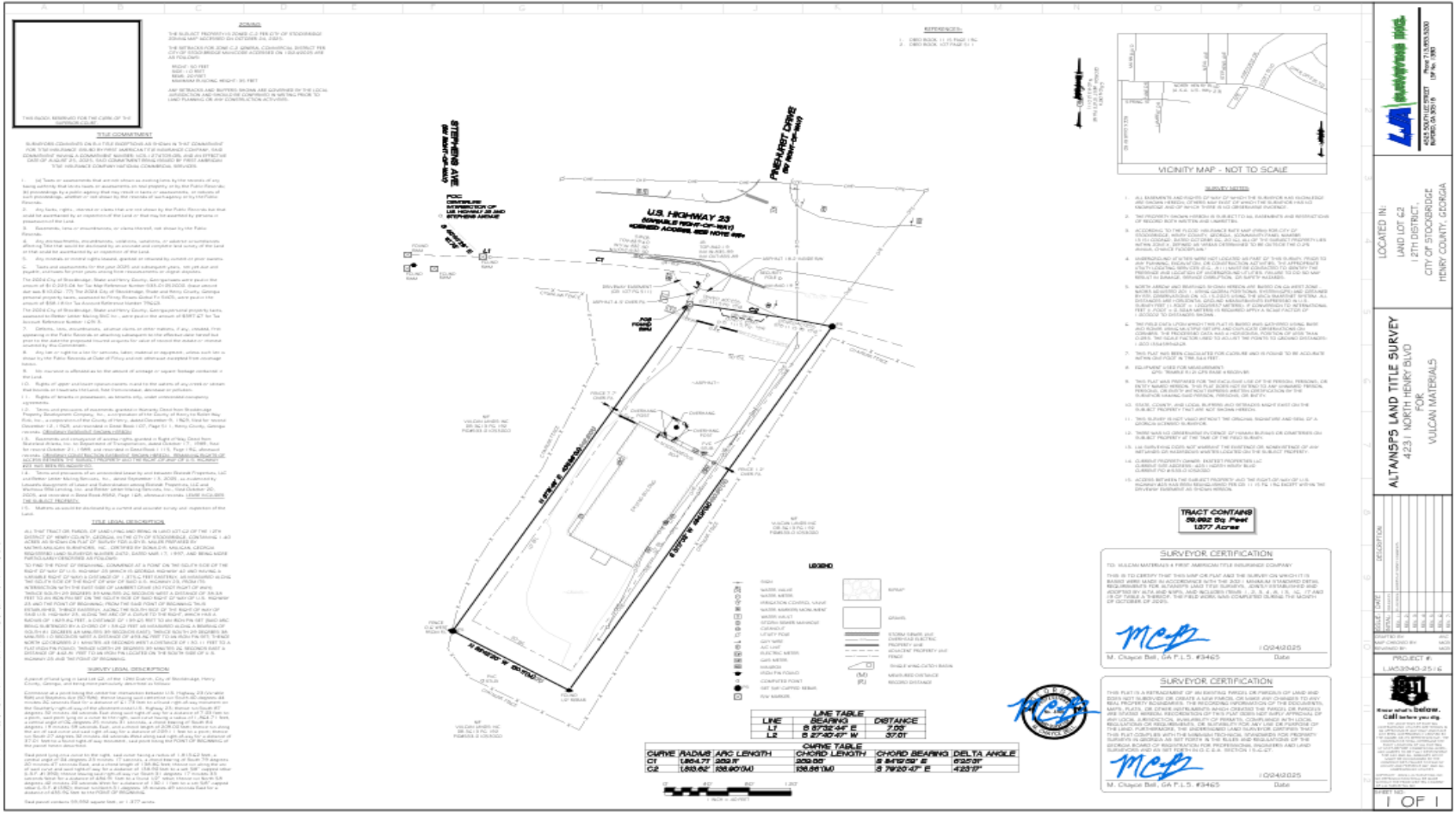

Stockbridge
Where Community Connects
Aerial Photo Map
4231 North Henry Blvd
Parcel #S33-01052000
N Henry Blvd
23
Scott Blvd
N Henry Blvd
0 0.01 0.03 0.05 0.08 0.1
Miles
Microsoft, Vantor, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026
Legend
Parcel #S33-01052000

Sign Posting and Legal Ad Notice on July 2, 2026

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2026-01. (Council District 4.)
Consideration of a Comprehensive Plan amendment application to change the future land use designation of the property at **4231 North Henry Boulevard** from Low-Density Mixed-Use to Heavy Industrial to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the Stockbridge Unified Development Code (UDC). Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres.

REZONING CASE #RZ-2026-02. (Council District 4.)
Consideration of a rezoning application to rezone the property at **4231 North Henry Boulevard** from the C-2 (General Commercial) District to the HI (Heavy Industrial) District to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the Stockbridge Unified Development Code (UDC). Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres.

SPECIAL USE PERMIT CASE #SP-2026-02. (Council District 4.)
Consideration of a special use permit application for the property at **4231 North Henry Boulevard** to allow for the development of natural resources, including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery, within the HI (Heavy Industrial) District. Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres.


ADDRESS
THE SUBJECT PROPERTY IS ZONED C-2 PER CITY OF STOCKBRIDGE ZONING MAP ADOPTED ON OCTOBER 04, 2021.
THE SETBACKS FOR ZONE C-2 GENERAL COMMERCIAL DISTRICT PER CITY OF STOCKBRIDGE MUNICODE ACCESSED ON 10/24/2025 ARE AS FOLLOWS:
FRONT: 50 FEET
SIDE: 10 FEET
REAR: 20 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
ANY SETBACKS AND BUFFERS SHOWN ARE COVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.
REFERENCES:
1. DEED BOOK 11 65 PAGE 196
2. DEED BOOK 107 PAGE 51
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT
TITLE COMMITMENT
SURVEYOR'S COMMENTS ON SCHEDULE B TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NAIB COMMITMENT NUMBER: NCS-1274709-GRL AND AN EFFECTIVE DATE OF AUGUST 21, 2025, SAID COMMITMENT WAS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.
1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.
5. Any minerals or mineral rights leased, granted or retained by current or prior owners.
6. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and liens for prior years arising from reassessments or digest disputes.
The 2024 City of Stockbridge, State and Henry County, Georgia taxes were paid in the amount of $1,020.06 for Tax Map Reference Number 033-01-25 2020, base amount due was $1,002.77. The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Pinnig Roses Global Fz (LLC), were paid in the amount of $98.1 from Tax Account Reference Number 179628.
The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Reiter Linter Mining SVC Inc., were paid in the amount of $387.67 for Tax Account Reference Number 1-076-5.
7. Deficits, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest insured by this Commitment.
8. Any lak or right to a lak for samples, labor, material or equipment, unless such lak is disclosed by the Public Records at Date of Policy and not shown or excepted from coverage herein.
9. No insurance is affirmed as to the amount of acreage or square footage contained in the Land.
10. Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.
11. Rights of tenants or possessors, as tenants only, under unrecorded occupancy agreements.
12. Terms and provisions of easements granted in Warranty Deed from Brookridge Property Development Company, Inc., a corporation of the County of Henry to Robin Ray Rolls, Inc., a corporation of the County of Henry, dated December 6, 1929, filed for record December 12, 1929, and recorded in Deed Book I 107, Page 51 I, Henry County, Georgia records. (Blanket Easement Covers Entirety)
13. Easements and conveyance of access rights granted in Right of Way Deed from Stanford Banks, Inc. to Department of Transportation, dated October 17, 1989, filed for record October 21, 1989, and recorded in Deed Book I 115, Page 192, aforesaid records. (Blanket Limited Access Easement Covers Entirety) (Property Does Not Access Between The Subject Property and The Right of Way of U.S. Highway #23 and Was Reconveyed)
14. Terms and provisions of an unrecorded Lease by and between Bonnell Properties, LLC and Reiter Linter Mining Services, Inc., dated September 15, 2025, as evidenced by Lessee's Assignment of Lease and Subordination among Bonnell Properties, LLC and Whitmire RRM Lending, Inc. and Reiter Linter Mining Services, Inc., dated October 20, 2025, and recorded in Deed Book 14582, Page 126, aforesaid records. (AFFECTS THE SUBJECT PROPERTY)
15. Matters as would be disclosed by a current and accurate survey and inspection of the Land.
TITLE LEGAL DESCRIPTION
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUSTIN MAURI PREPARED BY MATHIS-MAUGAN SURVEYORS, INC., CERTIFIED BY DONALD R. MAUGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2470, DATED MARCH 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY; A DISTANCE OF 1,875.42 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (60 FOOT RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 20 SECONDS WEST A DISTANCE OF 58.58 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING, THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1,809.42 FEET, A DISTANCE OF 1,901.25 FEET TO AN IRON PIN SET, SAID ARC BEING SUBTENDED BY A CHORD OF 1,814.22 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 44 MINUTES 30 SECONDS EAST; THENCE SOUTH 29 DEGREES 39 MINUTES 10 SECONDS WEST A DISTANCE OF 618.84 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 48 SECONDS WEST A DISTANCE OF 1,913.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 20 SECONDS EAST A DISTANCE OF 448.34 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.
SURVEY LEGAL DESCRIPTION
A parcel of land lying in Land Lot 62, of the 12th District, City of Stockbridge, Henry County, Georgia, and being more particularly described as follows:
Commence at a point being the centerline intersection between U.S. Highway 23 (variable Right-of-Way) and Stephens Ave (50' R/W). thence leaving said centerline run South 60 degrees 44 minutes 30 seconds East for a distance of 61.73 feet to a found right-of-way monument on the Southerly right-of-way of said U.S. Highway 23; thence run South 29 degrees 39 minutes 20 minutes 48 seconds East along said right-of-way for a distance of 7.33 feet to a point; said point lying on a curve to the right; said curve having a radius of 1,754.71 feet, a central angle of 04 degrees 20 minutes 01 seconds, a chord bearing of South 84 degrees 15 minutes 52 seconds East and a chord length of 132.80 feet; thence along the arc of said curve and said right-of-way for a distance of 132.83 feet to a point; thence run South 27 degrees 32 minutes 46 seconds West along said right-of-way for a distance of 37.01 feet to a found right-of-way monument; said point being the POINT OF BEGINNING of the parcel herein described.
Said point lying on a curve to the right; said curve having a radius of 1,810.42 feet, a central angle of 04 degrees 23 minutes 17 seconds, a chord bearing of South 79 degrees 20 minutes 47 seconds East, and a chord length of 138.86 feet; thence run along the arc of said curve and said right-of-way for a distance of 138.90 feet to a set 5/8" capped rebar (LSF #1958); thence leaving said right-of-way run South 31 degrees 17 minutes 33 seconds West for a distance of 494.19 feet to a found 1/2" rebar; thence run North 58 degrees 58 minutes 56 seconds West for a distance of 1,900.11 feet to a set 5/8" capped rebar (LSF #1958) thence northerly 0 degrees 46 minutes 49 seconds East for a distance of 455.76 feet to the POINT OF BEGINNING.
Said parcel contains 59,992 square feet, or 1.377 acres.
U.S. HIGHWAY 23
(VARIABLE RIGHT-OF-WAY)
RESTRICTED ACCESS, 4SR/ 1WAY
STEPHENS AVE
(50' Right-of-way)
PINEHURST DRIVE
(60' Right-of-way)
POC
CENTERLINE INTERSECTION OF US HIGHWAY 23 AND STEPHENS AVENUE
POB
FOUND REBAR
POINT OF BEGINNING
FOUND REBAR
FOUND NAIL
FOUND NAIL
FOUND NAIL

Development Information

Overview of Development

- The applicant is requesting a Comprehensive Plan Amendment, Rezoning, and Special Use Permit to incorporate the approximately 1.4-acre subject property into the existing Stockbridge Quarry operation.
- The property is currently developed with a commercial building but is immediately adjacent to the existing quarry and surrounded on multiple sides by quarry-related property.
- According to the applicant, the site would be redeveloped primarily with a landscaped earthen berm along North Henry Boulevard to provide additional visual screening, physical separation, and buffering between quarry operations and surrounding residential, commercial, institutional, and public properties.
- The applicant also indicates that the ultimate quarry pit would remain south of the proposed berm, allowing the berm to function as a transitional buffer between active quarry operations and adjacent development.

Legend

- Stockbridge Quarry Boundary
- Quarry 100 ft Buffer
- Berm
- Ultimate Pit Boundary
- Parcel To Be Rezoned

Stockbridge Quarry
Pre-Application Meeting

Notes:
1. Feature Representation: All features shown are conditional and for representation purposes only.
2. Latest Revision: December 10, 2025.

Microsoft, Vantor

N

0 140 280 Feet

Vulcan Materials Company

What Is A Berm?

What is a Berm?

A **berm** is a raised earthen embankment constructed from compacted soil, rock, or other approved fill material. Berms are commonly used in quarry, mining, transportation, and industrial developments to provide a physical and visual buffer between operational areas and adjacent properties.

In quarry operations, berms are designed to create separation between active extraction areas and surrounding land uses. They may support landscaping and vegetation, improve visual screening, define property boundaries, and provide a transition between industrial operations and neighboring residential, commercial, institutional, or public properties. Berms are often incorporated into site design as a long-term buffering feature and may be used in conjunction with existing natural vegetation to enhance compatibility with surrounding development.

For this application, the applicant proposes to construct a berm along the northern boundary of the existing Stockbridge Quarry adjacent to North Henry Boulevard. According to the submitted site plan, the berm is intended to supplement the existing wooded buffer by providing additional visual screening and separation between quarry operations and nearby residential, commercial, institutional, and public properties while supporting the continued operation of the existing quarry.

Purpose of the Berm

According to the applicant, the berm is intended to provide additional buffering and visual screening between the existing Stockbridge Quarry and surrounding properties. It would supplement the existing wooded vegetation along North Henry Boulevard and create a more defined transition between quarry operations and nearby residential, commercial, institutional, and public uses.

The applicant also indicates that the berm would provide physical separation between the quarry and the North Henry Boulevard corridor by functioning as a long-term landscape feature located between active quarry operations and adjacent development.

It is important to note that the berm is proposed as a buffering and screening measure. According to the applicant, it is not intended to eliminate quarry activities or replace compliance with applicable local, state, and federal regulations governing quarry operations, including blasting, dust control, stormwater management, and public safety.

Staff evaluated the proposed berm and its intended function as part of its analysis, which will be discussed later in the presentation.

Ultimate Pit Boundary

The purpose of the proposed berm is to provide additional buffering and visual screening between the existing Stockbridge Quarry operation and surrounding properties. The berm is intended to supplement the existing wooded vegetation along the northern edge of the quarry and create a more defined transition between heavy industrial quarry activities and nearby residential, commercial, institutional, and public uses.

The berm would also help establish physical separation between the quarry operation and the North Henry Boulevard corridor. As shown on the submitted site plan, the berm is located between the quarry operations and adjacent development, allowing it to function as a long-term site design feature that supports compatibility between the existing quarry and surrounding land uses.

The berm should be understood as a buffering and screening measure. It does not eliminate quarry operations or replace applicable local, state, and federal regulations governing quarry activities, including extraction, blasting, dust control, stormwater management, and public safety.

Potential Operational Impacts

Quarry operations are generally associated with operational activities such as rock extraction, blasting, crushing, material processing, truck traffic, equipment operation, and the transportation of aggregate materials. These activities have the potential to generate operational impacts including noise, vibration, dust, and increased truck movements.

The proposed application does not establish a new quarry operation but rather facilitates the expansion of the existing Stockbridge Quarry through the incorporation of the subject property into the overall quarry site. According to the submitted site plan, the primary improvement consists of the construction of a berm intended to provide additional visual screening and buffering between quarry operations and adjacent residential, commercial, institutional, and public properties.

Quarry operations, including blasting activities where permitted, remain subject to applicable federal, state, and local regulations governing public safety, environmental protection, air quality, stormwater management, erosion and sedimentation control, and other operational requirements. Any quarry-related activities conducted on the subject property shall comply with all applicable permits and regulatory approvals.

According to the applicant, the proposed berm is intended to supplement the existing wooded buffer by providing additional visual screening and separation; however, it is not intended to eliminate quarry operations or replace applicable regulatory requirements.

Permit Requirements

Approval of the requested Comprehensive Plan Amendment, Rezoning, and Special Use Permit does not, by itself, authorize quarry operations or site development. The applicant will be required to obtain all applicable local, state, and federal permits and approvals prior to commencing any site improvements or quarry-related activities.

Depending on the scope of the proposed development, permits and approvals may include, but are not limited to:

- Special Use Permit pursuant to Section 3.2.25 of the City of Stockbridge Unified Development Code for the development of natural resources.
- Land Disturbance Permit (LDP) from the City of Stockbridge for grading, earthwork, and berm construction.
- Erosion, Sedimentation, and Pollution Control (ES&PC) Plan approval, as required by state and local regulations.
- Stormwater Management review and approval, as applicable.
- Georgia Environmental Protection Division (GA EPD) permits or approvals applicable to quarry and mining operations, including any required modifications to existing permits.
- Compliance with all applicable Georgia Surface Mining Act requirements and any associated reclamation obligations.
- Any required approvals from the City Engineer, Public Works Department, or other reviewing agencies for grading, drainage, access, utilities, and related site improvements.
- Any additional permits or approvals required by local, state, or federal regulatory agencies prior to construction or operation.

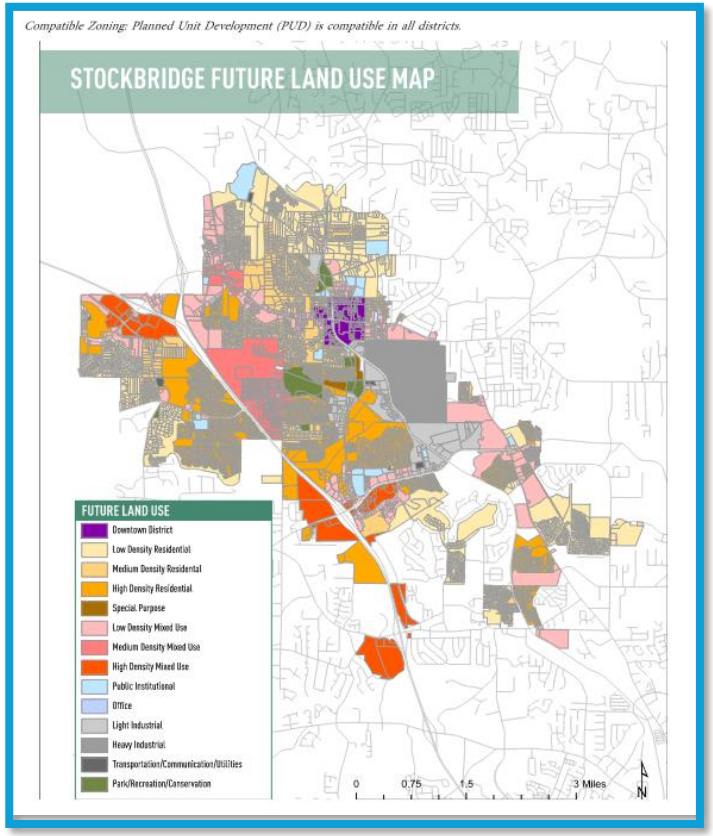
The applicant shall be responsible for obtaining and maintaining all required permits and complying with all applicable federal, state, and local laws, regulations, and permit conditions throughout the development and operation of the site.

PowerPoint Presentation
For CP-2026-01

Applicant's Request

The applicant is requesting a Comprehensive Plan Amendment to change the Future Land Use designation of the subject property from Low Density Mixed-Use to Heavy Industrial.

City of Stockbridge
Comprehensive Plan (2024)

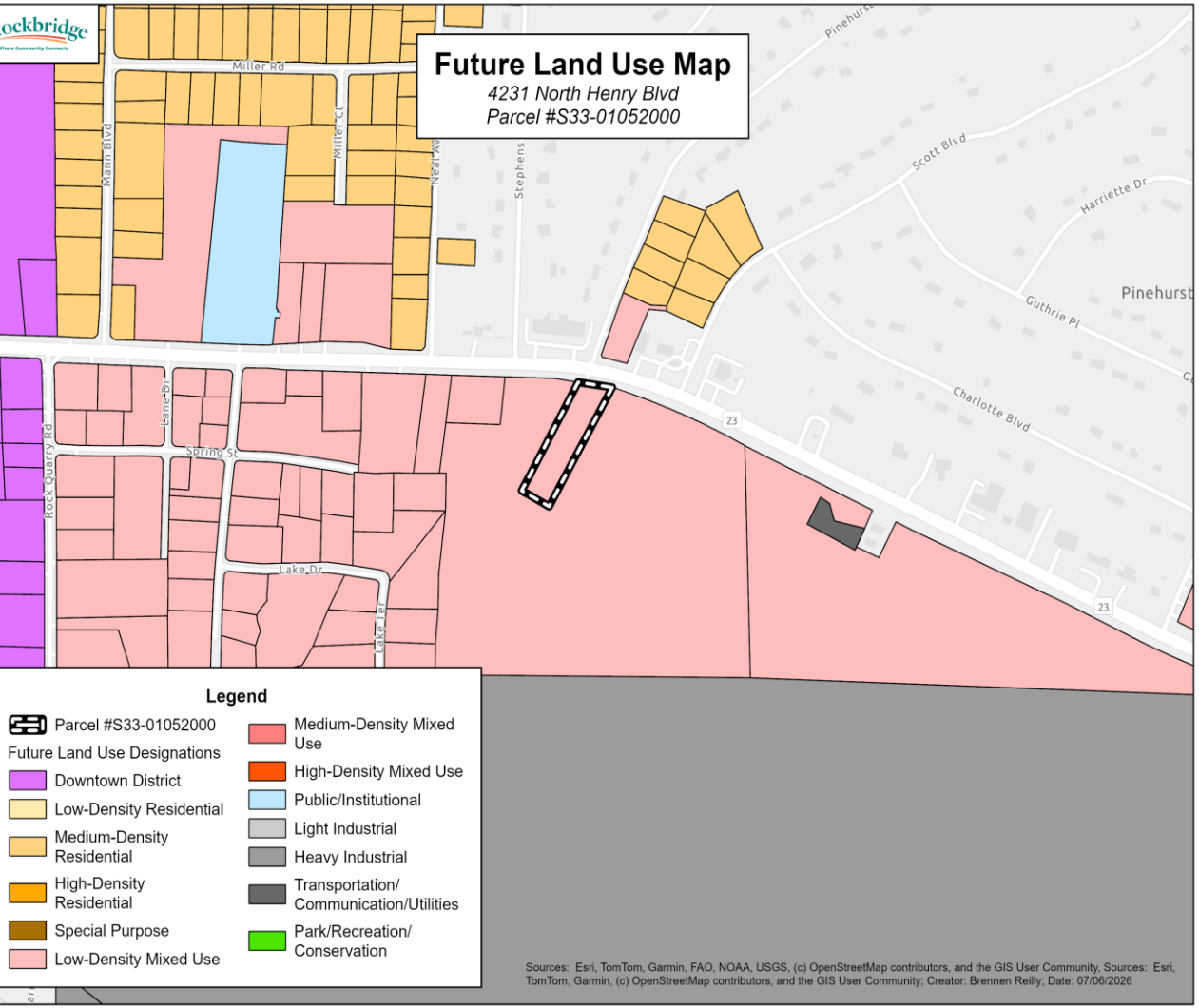


HEAVY INDUSTRIAL

This designation is intended for large industrial operations such as mining, intense manufacturing, and distribution centers. When located next to lower intensity uses such as residential neighborhoods or mixed-use developments, heavy landscaping and large buffers should be required. High Density Residential developments may also serve as a transition between heavy industrial, low and medium density residential developments, and mixed-use projects.

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Future Land Use Designation
Property to the North	Ultimate Auto Body Shop, Commercial Vehicle Storage Area, and Single-Family Residences	Low-Density Mixed Use
Property to the South	Stockbridge Quarry	Heavy Industrial
Property to the East	Stockbridge Quarry; City of Stockbridge Well Site	Transportation/Communication/Utilities; Low-Density Mixed Use
Property to the West	Abundant Life of Jesus Church, Vacant Commercial Building, Car on Demand USA, and Single-Family Residences	Low-Density Mixed Use



Surrounding Future Land Use Map

cityofstockbridge.com

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The requested Comprehensive Plan Amendment would change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial to support the expansion of the existing Stockbridge Quarry. While the request would create consistency with the proposed HI zoning, Staff finds that it is inconsistent with the City's Comprehensive Plan and the Parkway Mixed Use Overlay District, as it does not support the long-term vision for compatible mixed-use development along the North Henry Boulevard corridor. Therefore, Staff does not support the requested amendment.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. **Relation to the Zoning of the Property:** The existing Low Density Mixed-Use designation is compatible with the property's current C-2 General Commercial zoning and existing commercial use. Although the requested amendment would align the Future Land Use Map with the proposed HI Heavy Industrial zoning, Staff finds that the change would be inconsistent with the City's adopted planning vision and the objectives of the Parkway Mixed Use Overlay District. Maintaining the existing designation and zoning is therefore more consistent with the City's long-term planning framework.

3. **Suitability of the Site's Location:** The subject property is adjacent to the existing quarry and fronts North Henry Boulevard, which supports consideration of the request. However, the property is also located within the Parkway Mixed Use Overlay District, where the City's adopted policies encourage coordinated mixed-use and commercial development. Staff finds that the site is not suitable for a Heavy Industrial Future Land Use designation because the request is inconsistent with the long-term vision for the corridor.

4. **Maintaining the Current Land Use Designation:** The property is currently developed with a commercial use that is consistent with the Low Density Mixed-Use designation and may continue to operate or be redeveloped with compatible uses. Staff finds that maintaining the existing designation better supports the Comprehensive Plan, preserves future commercial and mixed-use redevelopment opportunities, and advances the planning objectives of the Parkway Mixed Use Overlay District. Therefore, Staff finds insufficient justification to change the designation to Heavy Industrial.

STAFF RECOMMENDATION

Staff recommends **DENIAL** of CP-2026-01, a request to amend the City of Stockbridge Future Land Use Map for approximately 1.4 acres located at 4231 North Henry Boulevard from Low Density Mixed-Use to Heavy Industrial.

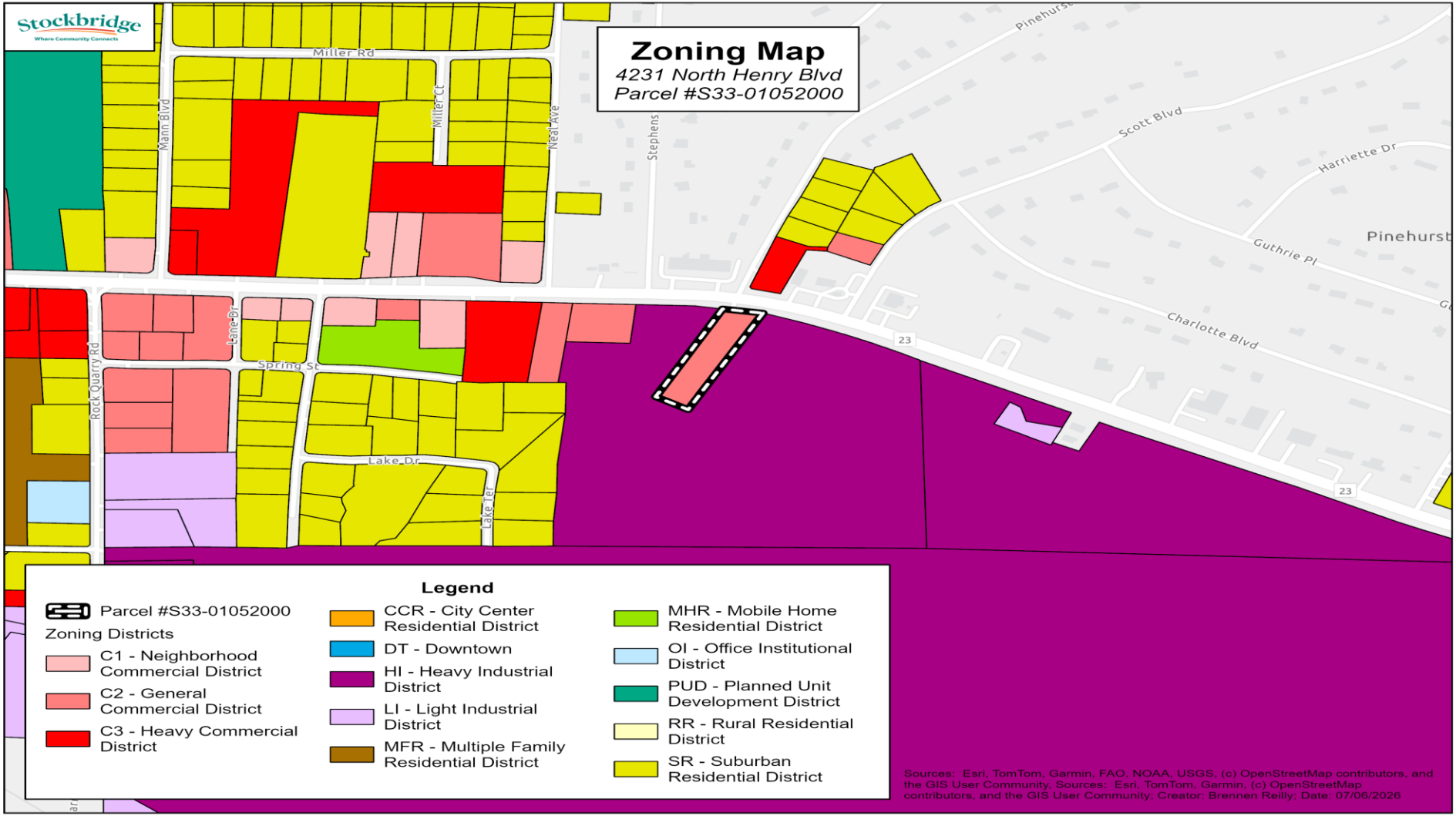
PowerPoint Presentation
For RZ-2026-02

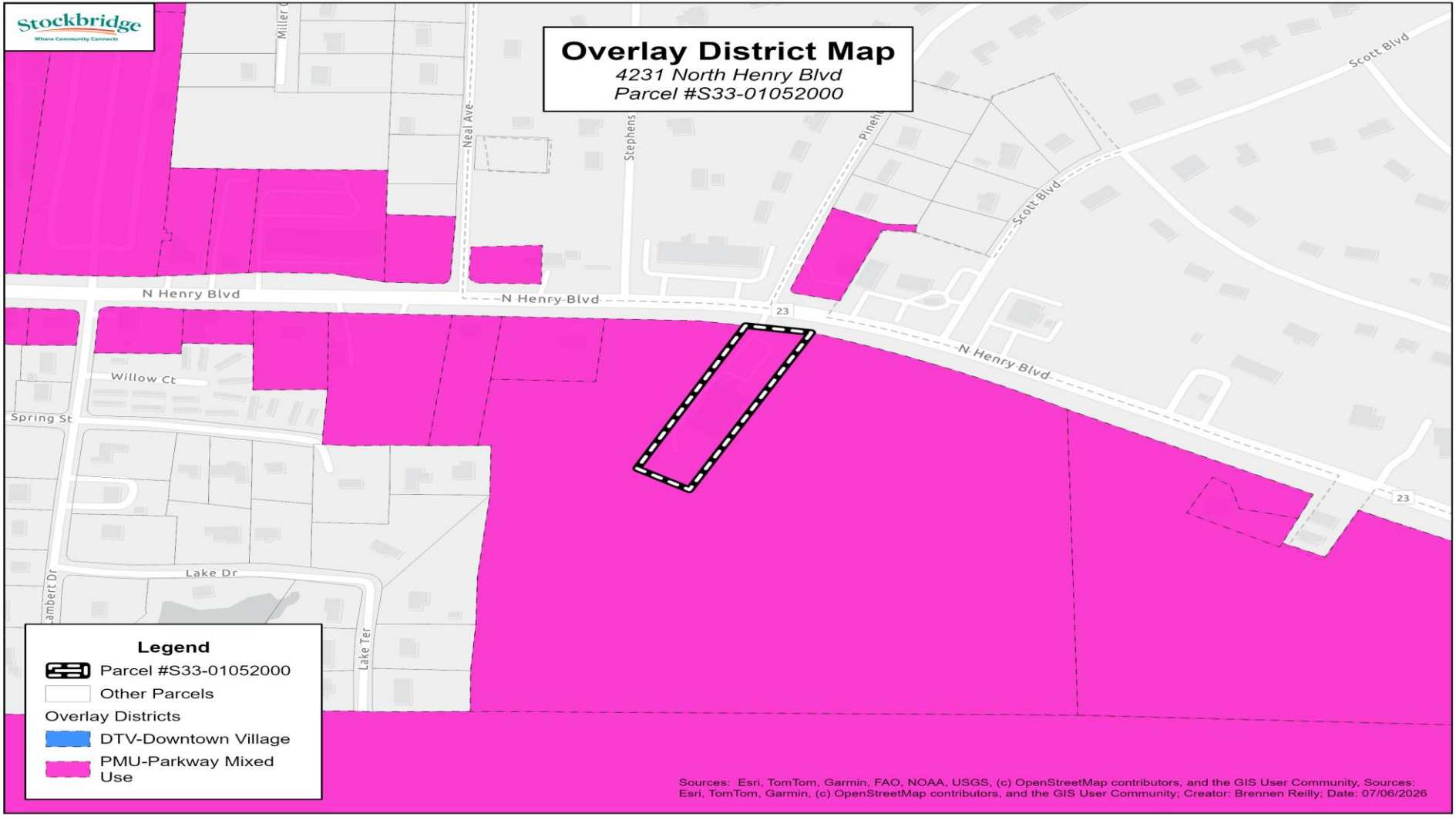
Applicant's Request

Rezone approximately 1.4 acres located at 4231 North Henry Boulevard from C-2 (General Commercial District) to HI (Heavy Industrial District) to allow for the further development of natural resources associated with the existing Stockbridge Quarry.

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	C-3 (Heavy Commercial District), C-2 (General Commercial District), and SR (Suburban Residential District)	Ultimate Auto Body Shop, Commercial Vehicle Storage Area, and Single-Family Residences
Property to the South	HI (Heavy Industrial District)	Stockbridge Quarry
Property to the East	HI (Heavy Industrial District); LI (Light Industrial District)	Stockbridge Quarry; City of Stockbridge Well Site
Property to the West	C-2 (General Commercial District); C-3 (Heavy Commercial District); SR (Suburban Residential District)	Abundant Life of Jesus Church, Vacant Commercial Building, Car on Demand USA, and Single-Family Residences


Stockbridge
Where Community Connects
Zoning Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller Rd
Mann Blvd
Miller Ct
Neal Ave
Stephens
Pinehurst
Scott Blvd
Harriette Dr
Guthrie Pl
Pinehurst
Charlotte Blvd
23
Lane Dr
Spring St
Rock Quarry Rd
Lake Dr
Lake Ter
Legend
Parcel #S33-01052000
Zoning Districts
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026


Stockbridge
Where Community Connects
Overlay District Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller
Neal Ave
Stephens
Pineh
Scott Blvd
Scott Blvd
N Henry Blvd
N Henry Blvd
N Henry Blvd
23
23
Willow Ct
Spring St
Lake Dr
Lake Ter
Legend
Parcel #S33-01052000
Other Parcels
Overlay Districts
DTV-Downtown Village
PMU-Parkway Mixed Use
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026

Parkway Mixed Use (PMU) Overlay District – Prohibited Uses.

D. Prohibited Uses.

1. Adult entertainment establishments.
2. Ambulance service.
3. Automobile broker (no vehicle storage), except for office uses.
4. Automobile rental and leasing facilities.
5. Automotive service repair and maintenance facilities—major.
6. Building and lumber supply establishments, providing that there is no outside storage of materials or equipment.
7. Daycare centers.
8. Funeral home, mortuaries, and crematoriums.
9. Greenhouses and nurseries including landscape service.
10. Pawnshop, loan brokers, check cashing, and other than mortgage loan brokers.
11. Retail warehouses/wholesalers providing sales of merchandise with no outdoor storage.
12. Rooming and boarding houses.
13. Self-service storage, mini-warehouses, or warehousing and storage.
14. Specialized housing facilities.
15. Tattoo and piercing parlors.
16. Trade shops, including electrical plumbing, heating/cooling, and roofing siding, having no outside storage.
17. Truck terminals, truck trailer storage lots, truck parking lots, and truck repair.
18. Industrial uses, warehouses, and business distribution centers.
19. Vape stores.
20. Veterinary clinic.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The requested rezoning is accompanied by a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial. While the request would establish consistency between the Future Land Use Map and the proposed HI zoning, Staff finds it is inconsistent with the Comprehensive Plan and the planning objectives of the Parkway Mixed Use (PMU) Overlay District, which promotes compatible mixed-use development along the North Henry Boulevard corridor.
2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code:** Although the proposed rezoning is generally consistent with the operational intent of the HI (Heavy Industrial District) and the property's location along a principal arterial roadway, Staff finds that expanding heavy industrial zoning into the PMU Overlay District is inconsistent with the City's adopted zoning objectives, which encourage compatible land use patterns, quality site design, and protection of community character.

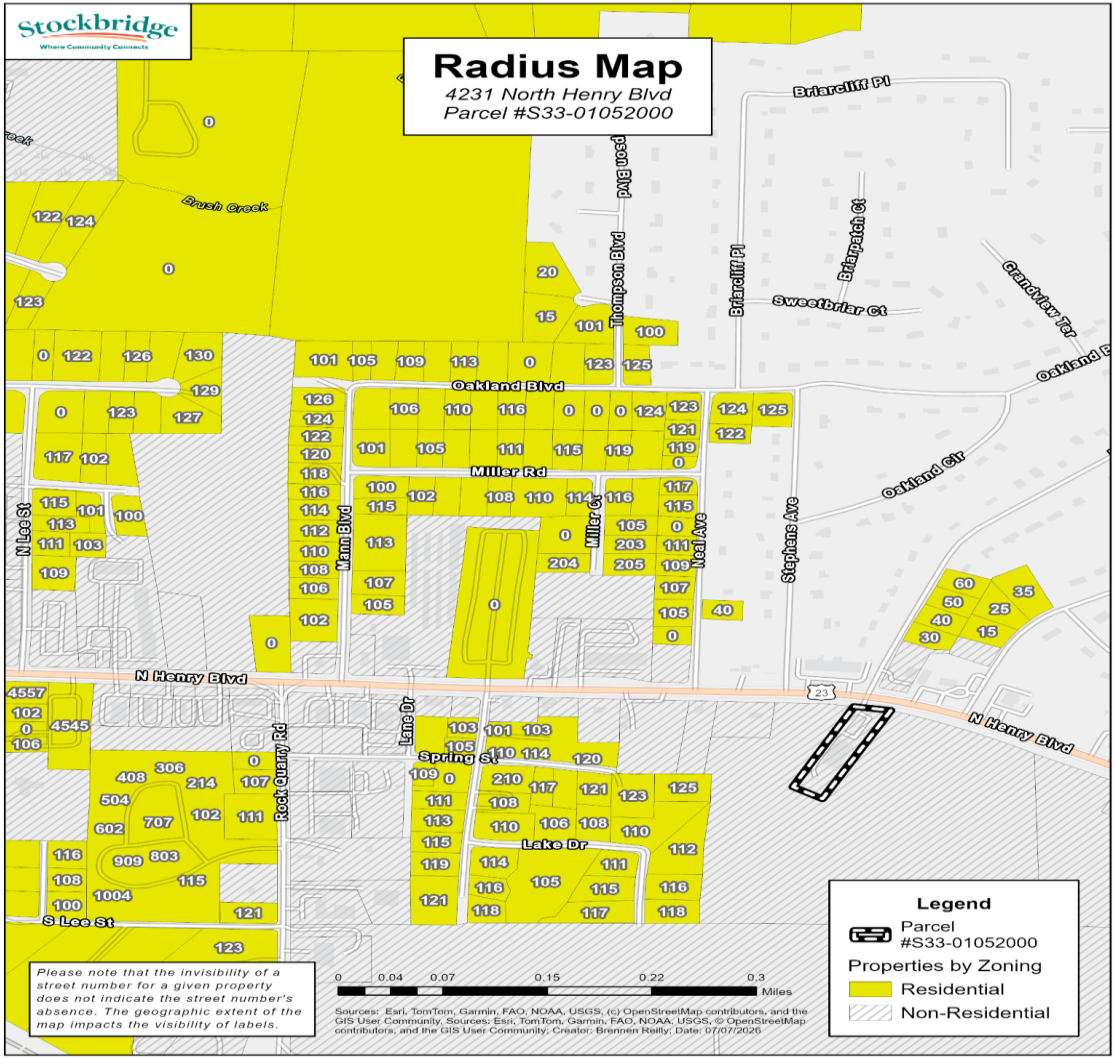
Staff Analysis (Section 9.2.1 C of The Unified Development Code)

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

The proposal would incorporate an isolated commercial parcel into the existing quarry operation and includes a landscaped berm intended to improve visual screening and buffering. However, Staff finds that these site-specific benefits are outweighed by the expansion of Heavy Industrial zoning into the PMU Overlay District, which is inconsistent with the City's long-term planning vision for the corridor.

Staff identified nearby residential, commercial, institutional, and public properties, including the City of Stockbridge municipal well site, to evaluate the relationship between the proposed quarry expansion and surrounding land uses. While the proposed landscaped berm may improve visual screening and buffering, Staff finds that the primary planning consideration is the expansion of the HI (Heavy Industrial District) into the Parkway Mixed Use (PMU) Overlay District. Although the request would incorporate an isolated C-2 (General Commercial District) parcel into the existing quarry operation and create a more cohesive zoning patter.

Staff concludes that these site-specific benefits are outweighed by the inconsistency of the proposed rezoning with the adopted purpose and intent of the PMU Overlay District and the City's long-term vision for the North Henry Boulevard corridor.



Radius Map Identifying Nearby Residential and Non-Residential Properties.

cityofstockbridge.com

Nearby Residential Properties

Parcel ID	Address	Jurisdiction	Existing Use	Relative Location
S33-01050000	4297 North Henry Blvd	Stockbridge	Residential	West
S33-01048000	125 Spring Street	Stockbridge	Residential	West
S33-01046000	110 Lake Terrace	Stockbridge	Residential	Southwest
S33-01046001	112 Lake Terrace	Stockbridge	Residential	Southwest
S33-01045001	116 Lake Terrace	Stockbridge	Residential	Southwest
S33-01045000	118 Lake Terrace	Stockbridge	Residential	Southwest

Nearby Commercial Properties

Parcel ID	Address	Jurisdiction	Existing Use	Relative Location
S33-01051000	4275 North Henry Blvd	Stockbridge	Commercial	Northwest
049A02029000	4198 North Henry Blvd	Stockbridge	Commercial	North
049A02030000	4168 North Henry Blvd	Henry County	Commercial	Northeast
049A02032000	4150 North Henry Blvd	Henry County	Commercial	Northeast
049A01037000	4248 North Henry Blvd	Henry County	Commercial	Northeast

Institutional and Public Facilities

Property	Jurisdiction	Existing Use	Relative Location
Abundant Life of Jesus Church	Stockbridge	Religious Institution	West
City of Stockbridge Well Site	Stockbridge	Municipal Utility	East

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

4. **The physical conditions of the site are relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property:** The approximately 1.4-acre property is adjacent to the existing quarry, fronts North Henry Boulevard, and is physically capable of accommodating the proposed development. The site's topography, access, and configuration support the proposed berm, subject to compliance with all applicable engineering, environmental, and permitting requirements.
5. **The potential impact of the rezoning on City infrastructure including water and sewage system:** The proposed rezoning is not expected to create significant additional demand for public water or sanitary sewer infrastructure because it expands an existing quarry operation rather than introducing new development. Staff notes that continued coordination with the Henry County Water Authority and the City of Stockbridge will be necessary due to the proximity of the municipal well site.
6. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** The proposal is not anticipated to significantly increase traffic volumes or alter the function of North Henry Boulevard, a Principal Arterial roadway. The request expands an existing quarry operation and does not include new access points or development that would generate substantial additional trips.
7. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan:** While the proposed berm may improve visual screening, Staff finds that the requested rezoning is inconsistent with the Comprehensive Plan, Unified Development Code, and the planning objectives of the Parkway Mixed Use (PMU) Overlay District, which encourage coordinated mixed-use development rather than the expansion of heavy industrial uses.
8. **The ability of the subject land to be developed as it is presently zoned:** The property is currently developed with a commercial use that is consistent with its C-2 (General Commercial) zoning and retains reasonable development potential under the existing zoning classification. Staff recognizes that landscaped berms may be incorporated as buffering or screening features within the C-2 District and are consistent with the landscaping and visual quality objectives of the Parkway Mixed Use (PMU) Overlay District. However, the request before the City is to rezone the property to HI (Heavy Industrial District) to facilitate its incorporation into the existing quarry operation. Staff finds that insufficient justification has been provided to support changing the property's zoning from C-2 to HI.

STAFF RECOMMENDATION

Staff recommends **DENIAL** of RZ-2026-02, a request to rezone approximately 1.4 acres located at 4231 North Henry Boulevard from C-2 (General Commercial District) to HI (Heavy Industrial District).

RECOMMENDED CONDITIONS IN THE EVENT OF APPROVAL

The following recommended conditions are provided for consideration only in the event that the Mayor and City Council approve the request contrary to Staff's recommendation:

1. **Substantial Conformance**. Development of the subject property shall be in substantial conformance with the applicant's revised site plan, conceptual renderings, and Addendum to the Letter of Intent dated July 10, 2026, except as otherwise modified by these conditions or required through subsequent engineering and permitting review.
2. **Use of the Subject Property.** The subject property shall be utilized solely for the construction and maintenance of a landscaped earthen berm and associated vegetative buffer in conjunction with the existing Stockbridge Quarry.
3. **Prohibited Activities.** Mining, excavation, blasting, mineral extraction, rock crushing, material processing, product or spoil storage, truck parking, truck staging, and truck turnaround activities shall be prohibited on the subject property.
4. **Removal of Existing Improvements.** The existing commercial building, paved parking area, and other improvements not incorporated into the approved berm design shall be removed in accordance with all applicable demolition, permitting, and environmental requirements.
5. **Berm Construction.** The berm shall be constructed in accordance with engineered grading, drainage, and stabilization plans reviewed and approved by the City. Final plans shall identify the berm's location, dimensions, slopes, elevations, construction materials, and stabilization measures.

RECOMMENDED CONDITIONS IN THE EVENT OF APPROVAL

6. **Landscaping and Screening.** The berm shall be landscaped with trees, shrubs, groundcover, and other approved plant materials designed to supplement and visually connect with the existing wooded buffer on adjoining quarry property. Final landscaping plans shall be reviewed and approved by the City prior to issuance of a Land Disturbance Permit.
7. **Beautification.** The subject property shall be developed and maintained as a landscaped berm incorporating a combination of trees, shrubs, groundcover, and other landscape materials designed to enhance the appearance of the North Henry Boulevard corridor. Landscaping shall be maintained in a healthy and orderly condition, and any dead, diseased, or damaged plant materials shall be replaced within the next appropriate planting season to ensure the berm continues to function as an attractive visual buffer and corridor beautification feature.
8. **Preservation of Existing Vegetation.** Existing mature vegetation shall be preserved to the greatest extent practicable, except where removal is necessary for approved grading, berm construction, drainage improvements, or public safety.
9. **No New Access.** No new vehicular access point shall be established from the subject property to North Henry Boulevard. Existing quarry access shall continue to utilize the established roadway network unless otherwise approved by the City and the Georgia Department of Transportation.
10. **Drainage and Stormwater Management.** Berm construction and associated grading shall not adversely affect adjacent properties, North Henry Boulevard, or public infrastructure. All stormwater management, erosion and sedimentation control, and drainage improvements shall comply with all applicable local, state, and federal requirements.

RECOMMENDED CONDITIONS IN THE EVENT OF APPROVAL

11. **Municipal Well Coordination.** Prior to issuance of a Land Disturbance Permit, the applicant shall coordinate with the City of Stockbridge Public Works Department and other applicable agencies regarding the protection of the City's municipal well site and associated public water infrastructure.
12. **Required Permits.** Approval of this rezoning shall not authorize land disturbance, construction, mining, or quarry-related operations. The applicant shall obtain all required local, state, and federal permits and approvals prior to commencing any site work.
13. **Unified Development Code Compliance.** The subject property and associated quarry operation shall comply with all applicable provisions of the Unified Development Code, including Section 3.2.25, as applicable, and all conditions imposed through the associated Special Use Permit.
14. **Companion Applications.** Approval of RZ-2026-02 shall be contingent upon approval of the associated Comprehensive Plan Amendment (CP-2026-01) and Special Use Permit (SP-2026-02). If either companion application is denied, this rezoning approval shall be null and void.
15. **Material Changes.** Any material change to the approved use, berm location, grading plan, landscaping plan, access arrangement, or operational commitments shall require review and approval by the City in accordance with the Unified Development Code.
16. **Limitation of Use.** Notwithstanding the uses otherwise permitted within the HI (Heavy Industrial) District, the subject property shall be limited to a landscaped berm and vegetative buffer associated with the existing Stockbridge Quarry unless otherwise approved by the Mayor and City Council through the applicable public hearing process.

PowerPoint Presentation
For SP-2026-02

Applicant's Request

Approve a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow the expansion of the existing Stockbridge Quarry through the development of natural resources on approximately 1.4 acres located at 4231 North Henry Boulevard.

UDC Development Regulations Relevant to Request

- Section 3.2.25 Development of Natural Resources
- Section 9.2.5 Special Use Permit Procedures
- Section 9.2.6 Special Use Permit Approval Criteria

9.2.5 (Requirements for special use permits)

1. **The proposed use shall not cause traffic congestion or conditions that will adversely affect nearby properties:** The proposed Special Use Permit expands the existing Stockbridge Quarry and does not establish a new quarry operation. Because the proposal is limited to a landscaped berm and does not include new access points, truck staging, mining, or blasting on the subject property, Staff does not anticipate significant traffic impacts beyond existing conditions.
2. **The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development:** The 1.4-acre property is immediately adjacent to the existing quarry, making it suitable for incorporation into the overall operation. The proposed landscaped berm will provide additional visual screening, buffering, and noise attenuation, with all grading and site improvements subject to City review and applicable regulations.
3. **Adequate public facilities are available to serve the proposed use:** The proposal is not expected to create additional demand for public infrastructure because no new buildings or operational facilities are proposed. Public water service is available, and all engineering, stormwater, and environmental improvements will be reviewed through the City's development review process.
4. **The applicant has made a binding agreement for any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public:** The applicant has submitted a site plan and conceptual berm design intended to provide additional screening and buffering. Staff recommends that any approval require development to remain substantially consistent with the approved plans and all applicable local, state, and federal regulations.
5. **The special use with specific limitations and design features as may have been required will further the aims of the comprehensive plan and will not be unduly detrimental to nearby properties:** The proposed Special Use Permit supports the expansion of the existing quarry by incorporating the subject property and providing additional buffering through a landscaped berm. When considered with the companion applications, Staff finds the proposal supports continued natural resource operations while minimizing impacts to surrounding properties.

9.2.6 Use permit considerations

1. **Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council:** The proposed Special Use Permit is not consistent with the City's Comprehensive Plan because it would facilitate the expansion of heavy industrial uses within the Parkway Mixed Use (PMU) Overlay District, which is intended for mixed-use and commercial development.
2. **Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed:** Although the property is adjacent to the existing quarry, Staff finds the proposed use is not compatible with the long-term planning objectives of the PMU Overlay District.
3. **Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development:** The proposed use can comply with applicable local, state, and federal regulations, subject to obtaining all required permits and approvals.
4. **The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets:** The proposal is not expected to significantly affect vehicular or pedestrian traffic because no new access points or operational facilities are proposed.

9.2.6 Use permit considerations

5. **The location and number of off-street parking spaces:** No additional off-street parking is required because the proposal does not include new buildings or parking demand.
6. **The amount and location of open space:** The proposed landscaped berm will provide additional landscaped open space, visual screening, and buffering along North Henry Boulevard.
7. **Protective screening:** The proposed berm enhances the existing wooded buffer by providing additional visual screening, physical separation, and noise attenuation between the quarry and surrounding properties.
8. **Hours and manner of operation:** The application does not propose changes to the existing hours or manner of quarry operations.
9. **Outdoor lighting:** No new outdoor lighting is proposed as part of this application.
10. **Ingress and egress to the property:** No new access points are proposed, and existing quarry access from North Henry Boulevard will remain unchanged.

STAFF RECOMMENDATION

Staff recommends **DENIAL** of SP-2026-02, a request for a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow the expansion of the existing Stockbridge Quarry onto approximately 1.4 acres located at 4231 North Henry Boulevard.

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 4231 North Henry Blvd, Stockbridge, GA 30281 [address], with Parcel Number S33-01052000, which is the subject of this application.

Name of Property Owner: Ekstedt Properties, LLC

Property Owner's Address: 4231 North Henry Boulevard, Stockbridge, GA 30281

Telephone: 678-565-9388 E-mail: ekstedt@charter.net

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: _____ Date: 5/29/2026

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Vulcan Lands, Inc. c/o Vulcan Materials Company

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 470-363-8747, mikemataya@vmcmail.com

1200 Urban Center Drive, Birmingham, AL 35242

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

Signature of Notary Public

Tiffany Hurley

Printed Name of Notary Public

5/29/2026

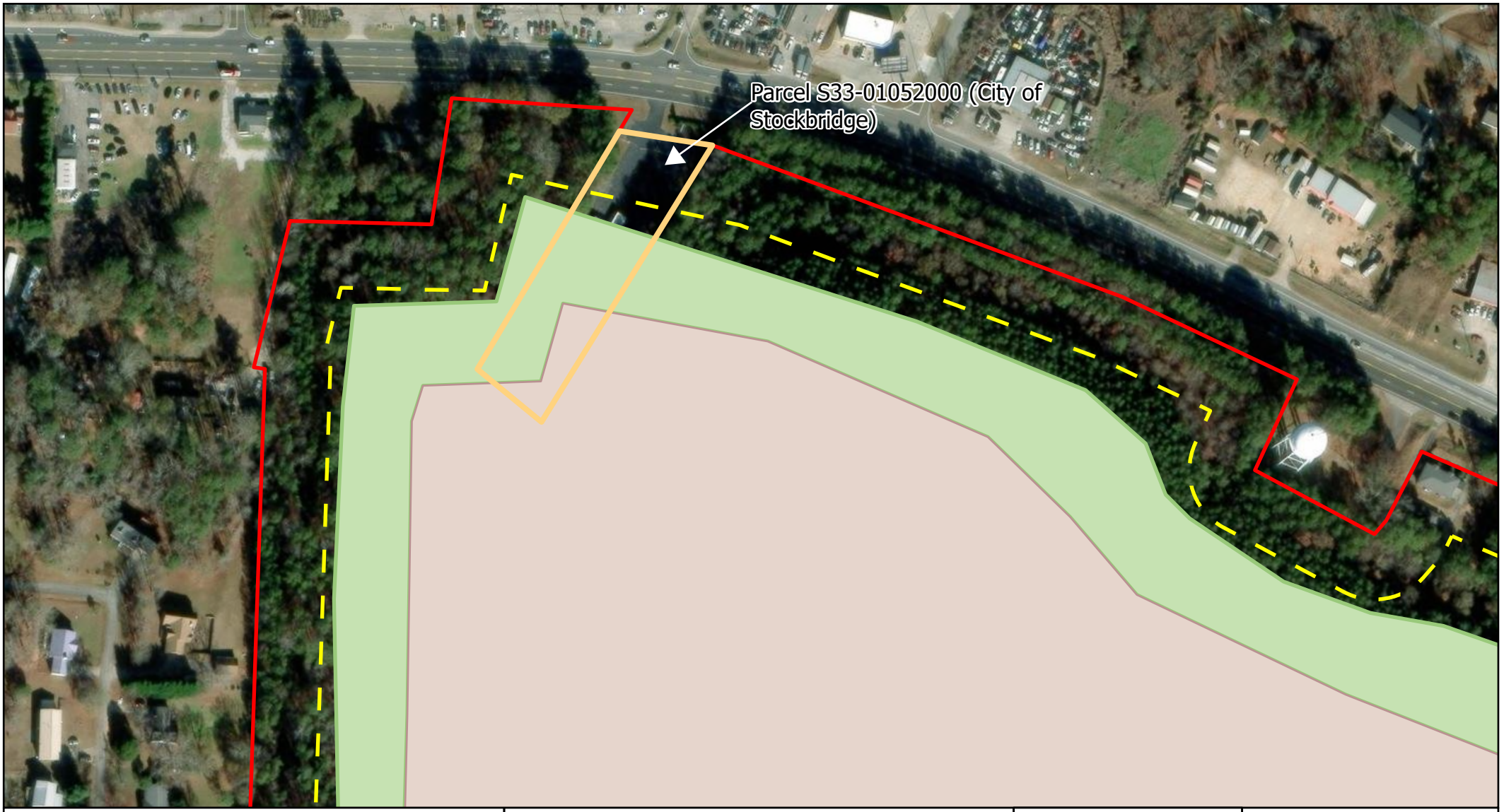
Date

May 29 2026

Date

Notary Public's Seal or Stamp

TIFFANY HURLEY
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 10/16/2027



Legend

- Stockbridge Quarry Boundary
- Quarry 100 ft Buffer
- Berm
- Ultimate Pit Boundary
- Parcel To Be Rezoned

Stockbridge Quarry Pre-Application Meeting

Notes:
1. Feature Representation: All features shown are conditional and for representation purposes only.
2. Latest Revision: December 10, 2025.

Microsoft, Vantor

N

0 140 280 Feet

Vulcan Materials Company

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ZONING

THE SUBJECT PROPERTY IS ZONED C-2 PER CITY OF STOCKBRIDGE ZONING MAP ACCESSED ON OCTOBER 24, 2025.

THE SETBACKS FOR ZONE C-2 GENERAL COMMERCIAL DISTRICT PER CITY OF STOCKBRIDGE MUNICODE ACCESSED ON 10/24/2025 ARE AS FOLLOWS:

FRONT: 50 FEET
SIDE: 10 FEET
REAR: 20 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

TITLE COMMITMENT

SURVEYORS COMMENTS ON B-II TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A COMMITMENT NUMBER: NCS-1274709-ORL AND AN EFFECTIVE DATE OF AUGUST 25, 2025, SAID COMMITMENT BEING ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.

5. Any minerals or mineral rights leased, granted or retained by current or prior owners.

6. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes.

The 2024 City of Stockbridge, State and Henry County, Georgia taxes were paid in the amount of $10,225.04 for Tax Map Reference Number 533-01052000. (base amount due was $10,061.77) The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Pitney Bowes Global Fin SVCS, were paid in the amount of $58.18 for Tax Account Reference Number 79663.

The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Better Letter Mailing SVC Inc., were paid in the amount of $397.67 for Tax Account Reference Number 16913.

7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest covered by this Commitment.

8. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

9. No insurance is afforded as to the amount of acreage or square footage contained in the Land.

10. Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.

11. Rights of tenants in possession, as tenants only, under unrecorded occupancy agreements.

12. Terms and provisions of easements granted in Warranty Deed from Stockbridge Property Development Company, Inc., a corporation of the County of Henry to Roller Way Rink, Inc., a corporation of the County of Henry, dated December 9, 1969, filed for record December 12, 1969, and recorded in Deed Book 107, Page 511, Henry County, Georgia records. DRIVEWAY EASEMENT SHOWN HEREON

13. Easements and conveyance of access rights granted in Right of Way Deed from Skateland Atlanta, Inc. to Department of Transportation, dated October 17, 1989, filed for record October 21, 1989, and recorded in Deed Book 1115, Page 196, aforesaid records. DRIVEWAY CONSTRUCTION EASEMENT SHOWN HEREON. REMAINING RIGHTS OF ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED.

14. Terms and provisions of an unrecorded Lease by and between Ekstedt Properties, LLC and Better Letter Mailing Services, Inc., dated September 13, 2005, as evidenced by Lessee's Assignment of Lease and Subordination among Ekstedt Properties, LLC and Wachovia SBA Lending, Inc. and Better Letter Mailing Services, Inc., filed October 20, 2005, and recorded in Deed Book 8582, Page 168, aforesaid records. LEASE INCLUDES THE SUBJECT PROPERTY.

15. Matters as would be disclosed by a current and accurate survey and inspection of the Land.

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUDY B. MILLER PREPARED BY MATHIS-MILLIGAN SURVEYORS, INC., CERTIFIED BY DONALD R. MILLIGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2472, DATED MAR 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 (WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY) A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (80 FOOT RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1829.86 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET (SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST); THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 493.86 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 442.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

SURVEY LEGAL DESCRIPTION

A parcel of land lying in Land Lot 62, of the 12th District, City of Stockbridge, Henry County, Georgia, and being more particularly described as follows:

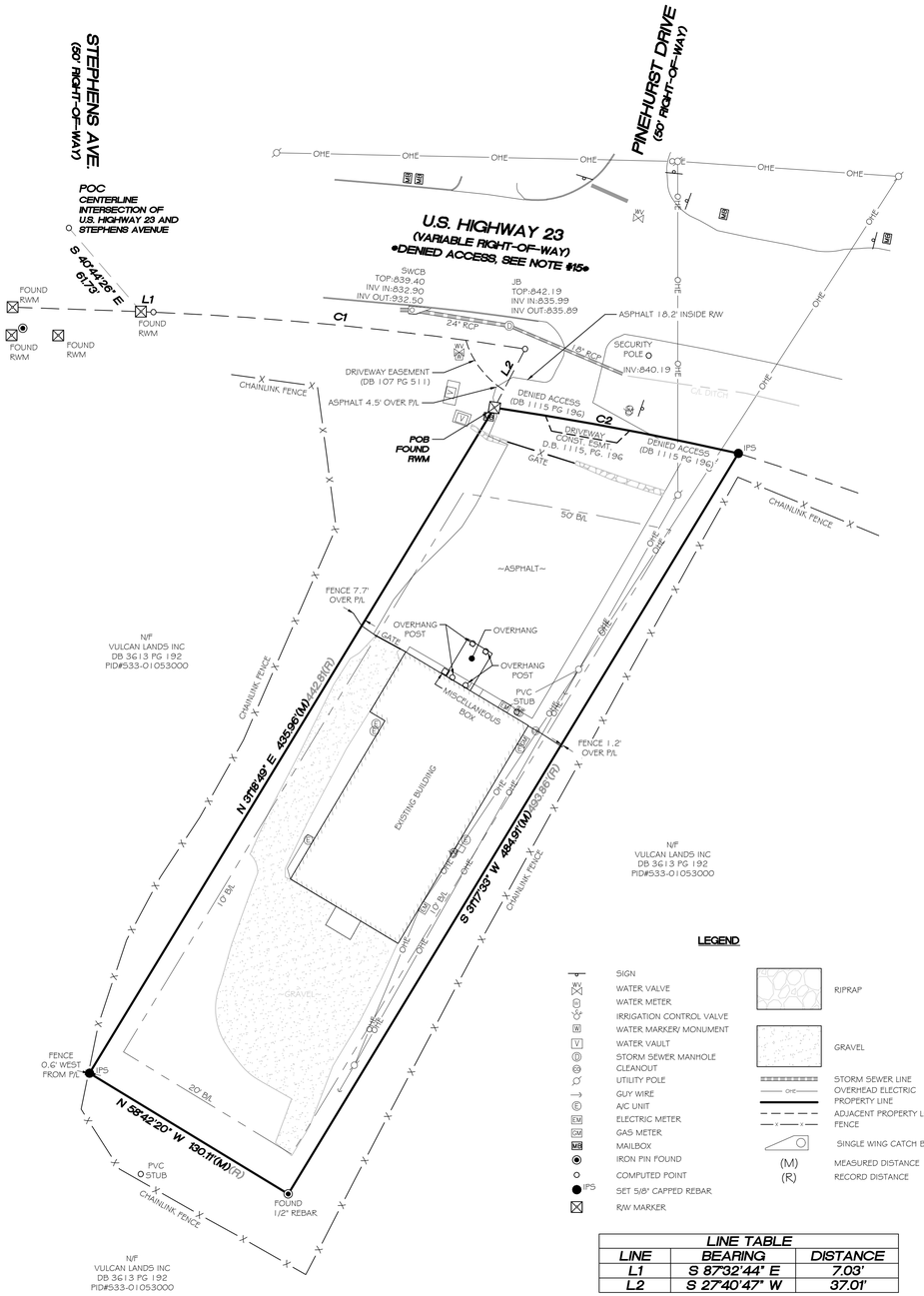
Commence at a point being the centerline intersection between U.S. Highway 23 (Variable R/W) and Stephens Ave (50' R/W); thence leaving said centerline run South 40 degrees 44 minutes 26 seconds East for a distance of 61.73 feet to a found right-of-way monument on the Southerly right-of-way of the aforementioned U.S. Highway 23; thence run South 87 degrees 32 minutes 44 seconds East along said right-of-way for a distance of 7.03 feet to a point, said point lying on a curve to the right, said curve having a radius of 1,864.71 feet, a central angle of 06 degrees 25 minutes 31 seconds, a chord bearing of South 84 degrees 19 minutes 59 seconds East, and a chord length of 209.00 feet; thence run along the arc of said curve and said right-of-way for a distance of 209.11 feet to a point; thence run South 27 degrees 32 minutes 44 seconds West along said right-of-way for a distance of 37.01 feet to a found right-of-way monument, said point being the POINT OF BEGINNING of the parcel herein described.

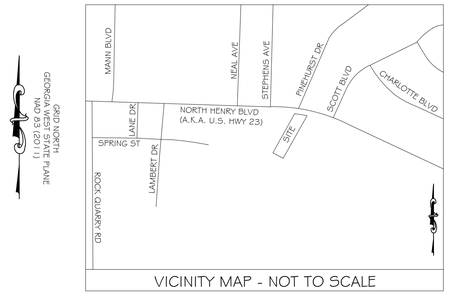
Said point lying on a curve to the right, said curve having a radius of 1,813.62 feet, a central angle of 04 degrees 23 minutes 17 seconds, a chord bearing of South 79 degrees 20 minutes 47 seconds East, and a chord length of 138.86 feet; thence run along the arc of said curve and said right-of-way for a distance of 138.90 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right-of-way run South 31 degrees 17 minutes 33 seconds West for a distance of 484.91 feet to a found 1/2" rebar; thence run North 58 degrees 42 minutes 20 seconds West for a distance of 130.11 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 31 degrees 18 minutes 49 seconds East for a distance of 435.96 feet to the POINT OF BEGINNING.

Said parcel contains 59,992 square feet, or 1.377 acres.

REFERENCES:

1. DEED BOOK 1115 PAGE 196
2. DEED BOOK 107 PAGE 511





VICINITY MAP - NOT TO SCALE

SURVEY NOTES

1. ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, (COMMUNITY-PANEL NUMBER 13151C0086D, DATED OCTOBER 06, 2016), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
4. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. PRIOR TO ANY PLANNING, EXCAVATION, OR CONSTRUCTION ACTIVITIES, THE APPROPRIATE UTILITY LOCATING SERVICES (E.G., 811) MUST BE CONTACTED TO IDENTIFY THE PRESENCE AND LOCATION OF UNDERGROUND UTILITIES. FAILURE TO DO SO MAY RESULT IN DAMAGE, SERVICE DISRUPTION, OR SAFETY HAZARDS.
5. NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GA WEST ZONE - NAD83 ADJUSTED 2011. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 10-15-2025 USING THE LEICA SMARTNET SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET (1-FOOT = 1200/3937 METERS). A CONVERSION TO INTERNATIONAL FEET (1-FOOT = 0.3048 METERS) IS REQUIRED APPLY A SCALE FACTOR OF 1.000002 TO DISTANCES SHOWN.
6. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED USING BASE AND ROVER USING MULTIPLE SETUPS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITION OF LESS THAN 0.093. THE SCALE FACTOR USED TO ADJUST THE POINTS TO GROUND DISTANCES: 1.000013545994269.
7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 798,544 FEET.
8. EQUIPMENT USED FOR MEASUREMENT:
   GPS: TRIMBLE R12i GPS BASE & RECEIVER
9. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
10. STATE, COUNTY, AND LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A GEORGIA LICENSED SURVEYOR.
12. THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
13. LJA SURVEYING DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY.
14. CURRENT PROPERTY OWNER: EKSTEDT PROPERTIES LLC
    CURRENT SITE ADDRESS: 4231 NORTH HENRY BLVD
    CURRENT PID #:533-01052000
15. ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED PER DB 1115 PG 196 EXCEPT WITHIN THE DRIVEWAY EASEMENT AS SHOWN HEREON.

TRACT CONTAINS
59,992 Sq. Feet
1.377 Acres

LEGEND

	SIGN		RIPRAP
WV	WATER VALVE		
WM	WATER METER		
IC	IRRIGATION CONTROL VALVE		
WM	WATER MARKER/ MONUMENT		GRAVEL
V	WATER VAULT		
D	STORM SEWER MANHOLE		
CO	CLEANOUT		
	UTILITY POLE		STORM SEWER LINE
	GUY WIRE	OHE	OVERHEAD ELECTRIC
AC	A/C UNIT		PROPERTY LINE
EM	ELECTRIC METER		ADJACENT PROPERTY LINE
GM	GAS METER	x x x	FENCE
MB	MAILBOX		SINGLE WING CATCH BASIN
	IRON PIN FOUND	(M)	MEASURED DISTANCE
	COMPUTED POINT	(R)	RECORD DISTANCE
IPS	SET 5/8" CAPPED REBAR		
	R/W MARKER		

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°32'44" E	7.03'
L2	S 27°40'47" W	37.01'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,864.71'	209.11'	209.00'	S 84°19'59" E	6°25'31"
C2	1,813.62'	138.90'(M)	138.86'(M)	S 79°20'47" E	4°23'17"

0' 40' 80' 120'
1 INCH = 40 FEET

SURVEYOR CERTIFICATION

TO: VULCAN MATERIALS & FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF OCTOBER OF 2025.

10/24/2025
M. Chayce Bell, GA P.L.S. #3465 Date

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA PROFESSIONAL No. 3465 LAND SURVEYOR M. CHAYCE BELL

10/24/2025
M. Chayce Bell, GA P.L.S. #3465 Date

LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone 713.953.5200
LSF No. 1390

LOCATED IN:
LAND LOT 62
12TH DISTRICT,
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY
4231 NORTH HENRY BLVD
FOR
VULCAN MATERIALS

ISSUE:	DATE	DESCRIPTION
INITIAL:	10/24/2025	
REV. 1	01/22/2026	ADDRESS ATTORNEY COMMENTS
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: AKC
MAP CHECKED BY: MCB
REVIEWED BY: MCB

PROJECT #:
LJA53940-2516

Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

COPYRIGHT 2026 LJA SURVEYING INC
NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC

SHEET NO:
1 OF 1

File Locations:\sectors\survey\projects\lja3940 (vulcan materials)\05 ig (stockbridge quarry)\05 survey cad\stockbridge quarry

City of Stockbridge

AGENDA ITEM

MEETING DATE

AUGUST 10, 2026

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2026-01. (Council District 4.) Consideration of a Comprehensive Plan amendment application to change the future land use designation of the property at 4231 North Henry Boulevard from Low-Density Mixed-Use to Heavy Industrial to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the UDC. The applicant has also applied to rezone the property via RZ-2026-02, and for a special use permit via SP-2026-02.

BACKGROUND INFORMATION:

Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Size: 1.377 +/- acres.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167

eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2026-01.

STAFF RECOMMENDATION:

DENIAL.

eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

City of Stockbridge

AGENDA ITEM

MEETING DATE

AUGUST 10, 2026

☐	RESOLUTION
☑	ORDINANCE
☐	CONTRACT APPROVAL/RENEWAL
☑	PUBLIC HEARING
☐	PRESENTATION
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☐	OTHER

FUNDING SOURCE

☐	GENERAL FUND
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☐	SPLOST
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☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2026-02. (Council District 4.) Consideration of a rezoning application to rezone the property at 4231 North Henry Boulevard from the C-2 (General Commercial) District to the HI (Heavy Industrial) District to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the UDC. The applicant has also applied for a Comprehensive Plan Amendment via CP-2026-01 and a special use permit via SP-2026-02.

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CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2026-02.

STAFF RECOMMENDATION:

DENIAL.

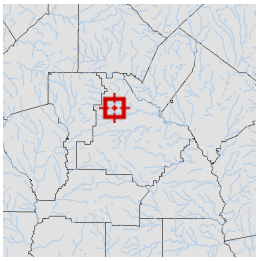
eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

Henry County, GA

Overview



Legend

Parcels

Roads

Parcel ID	S33-01052000	**Class**	Commercial	**Owner**	EKSTEDT	**Land Value:**	$167,700			
Property Address	4231 NORTH HENRY BLVD	**Acreage**	1.4	**Address**	PROPERTIES LLC 508 GUINEVERE CT MCDONOUGH, GA 30252	**Building Value:**	$473,400	**Last 2 Sales**		
District	City/Stockbridge SSD					**Misc Value:**	$11,440	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$652,540	9/29/2005	$502,000	FM	Q
								9/26/2002	$0	U	U

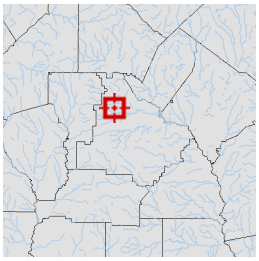
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed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

Date created: 6/29/2026
Last Data Uploaded: 6/29/2026 1:13:22 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA

Overview



Legend

- Parcels
- Roads

Parcel ID	S33-01052000	**Class**	Commercial	**Owner**	EKSTEDT	**Land Value:**	$167,700			
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Date created: 6/29/2026
Last Data Uploaded: 6/29/2026 1:13:22 AM

Developed by SCHNEIDER GEOSPATIAL

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? **Yes**_____ **No** X

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

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

We certify that the foregoing information is true and correct, this 1st day of June, 2026

Applicant's Name - Printed

Jack Nichols

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of June, 2026.

Notary Public

NOTARY PUBLIC GEORGIA
MARSHA L. GILLESPIE
MONROE COUNTY
My Commission Expires
01/07/2029

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? **Yes**_____**No** X

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

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

We certify that the foregoing information is true and correct, this 1st day of June 2026

Vulcan Lands, Inc.
Applicant's Name - Printed by Nathan Weinert as Assistant Secretary

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of June 2026

CAROLINE DICKENS REED NOTARY PUBLIC MY COMMISSION EXPIRES 02-05-2029 ALABAMA STATE AT LARGE

Caroline D. Reed
Notary Public

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? **Yes**_____ **No** X

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

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

We certify that the foregoing information is true and correct, this 29th day of May, 2026

Ekstedt Properties, LLC c/o Chuck Ekstedt
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29 day of May, 2026

Notary Public

TIFFANY HURLEY
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 10/16/2027

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

4231 North Henry Blvd Stockbridge, GA

Parcel No. S33-01052000

1.4 Acres

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUDY B. MILLER PREPARED BY MATHIS-MILLIGAN SURVEYORS, INC. CERTIFIED BY DONALD R. MILLIGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2472 DATED MAR. 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 (WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY) A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (30 FEET RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1,829.86 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET [SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST]; THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 493.86 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 422.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

JAMES BATES BRANNAN GROOVER

231 Riverside Drive
Suite 100
Macon, Georgia 31201
O 478.742.4280
F 478.742.8720

JACK NICHOLS DIRECT LINE: (478) 749-9982 EMAIL: jnichols@jamesbatesllp.com

- PLEASE REPLY TO THE MACON OFFICE -

July 10, 2026

Ryan Anderson
Community Development Director
Stockbridge, Georgia
randerson@stockbridgega.org

Veronica Green
Chief Planner
Stockbridge, Georgia
vgreen@stockbridgega.org

Re: Addendum to Letter of Intent for 4231 North Henry Boulevard, Stockbridge, GA 30281
Parcel No. S33-01052000 (the "Subject Parcel")

Dear Mr. Anderson and Ms. Green:

Please accept this letter as an addendum to the initial Letter of Intent that was submitted with the application packets for Vulcan Lands, Inc. c/o Vulcan Materials Company's ("Applicant") three zoning-related requests, which are:

1. Rezoning of the Subject Parcel from C2 (general commercial district) to HI (heavy industrial district);
2. Special Use Permit for the Subject Parcel to allow the development of natural resources including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery; and
3. Comprehensive Plan Amendment to change the Subject Parcel's designation on the City's Future Land Use Map from Low Density Mixed-Use to Heavy Industrial.

At the Community Zoning & Information Meeting (CZIM) held on July 8, 2026, two items were raised relating to the above requests that I want to clarify.

First, the Applicant's plan for the Subject Parcel does not involve parking or the use of trucks to turn around on the Subject Parcel. The Applicant's intent, if the rezoning is approved, is to use the Subject Parcel for a continuation of its berm that surrounds the quarry. The Applicant would build a berm on the Subject Parcel and would plant trees to match the tree buffer that already exists on either side of the Subject Parcel.

Second, there was a question raised about whether blasting would happen on the Subject Parcel. There will not be blasting on the Subject Parcel. The Applicant's plan is to use the Subject Parcel as additional berm, which will allow further mining work to be done on other parcels at the quarry that are already owned by the Applicant. To clarify any concerns about this, I am attaching to this letter an updated image showing where additional berm is planned to be built (between the red lines) and where additional mining and blasting would occur (yellow area). Please note this is slightly different from the initial site plan that was submitted with the application packets as that initial site plan showed a small portion of the Subject Parcel being used as the edge of the expanded pit. The attached image is the Applicant's updated plan for the Subject Parcel, which should alleviate any concerns that blasting might happen on the Subject Parcel.

If you have any questions, or if any other information is needed in support of the requests, please do not hesitate to contact me.

Respectfully,

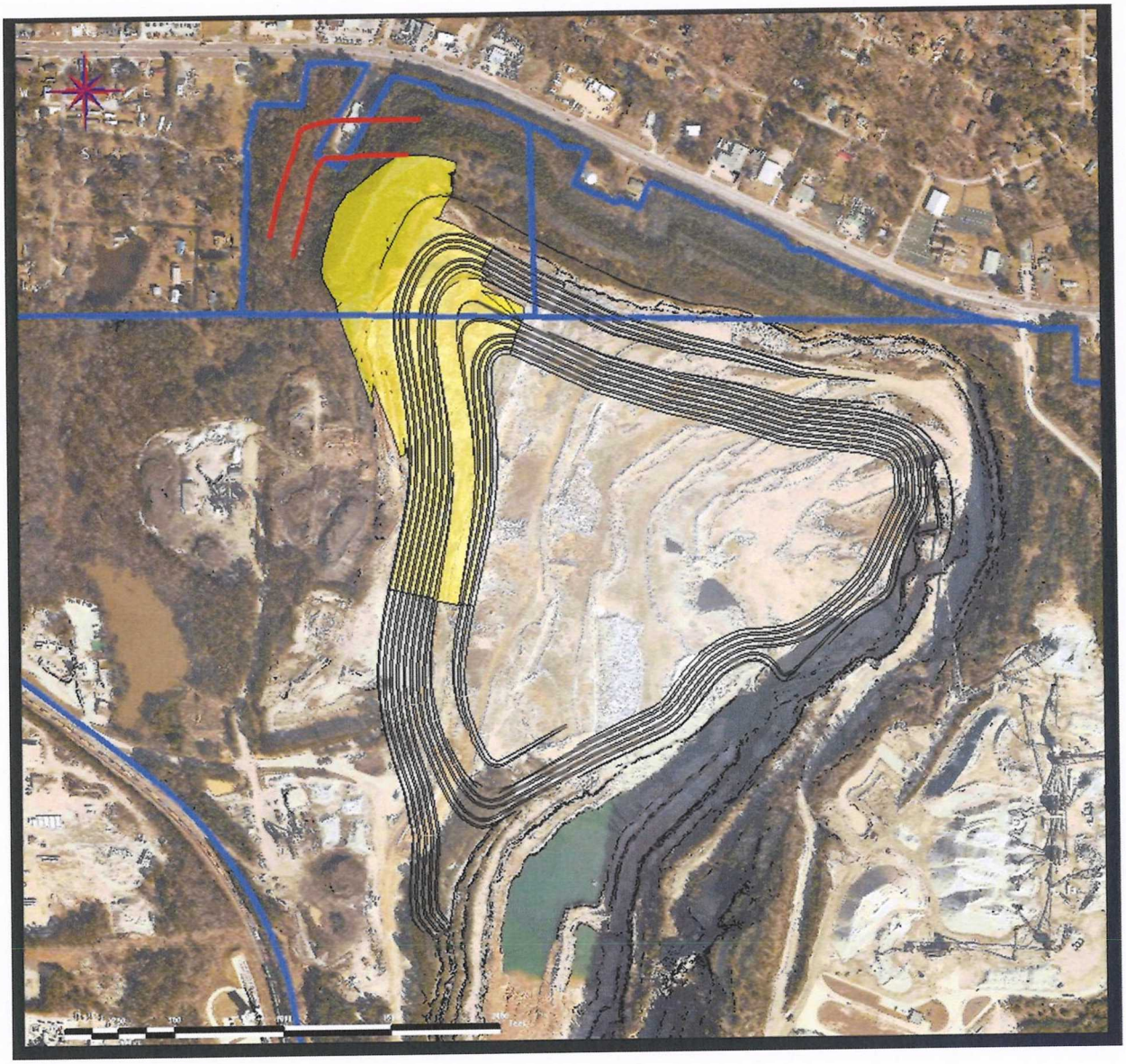
JAMES BATES BRANNAN GROOVER LLP

By: Jack Nichols

Jack Nichols

Enclosure
cc: Vulcan Materials Company

51748.0012



JAMES BATES BRANNAN GROOVER

231 Riverside Drive
Suite 100
Macon, Georgia 31201
O 478.742.4280
F 478.742.8720

JACK NICHOLS DIRECT LINE: (478) 749-9982 EMAIL: jnichols@jamesbatesllp.com

- PLEASE REPLY TO THE MACON OFFICE -

June 1, 2026

Ryan Anderson
Community Development Director
Stockbridge, Georgia
randerson@stockbridgega.org

Veronia Green
Chief Planner
Stockbridge, Georgia
vgreen@stockbridgega.org

Re: Letter of Intent for 4231 North Henry Boulevard, Stockbridge, GA 30281
Parcel No. S33-01052000 (the "Subject Parcel")

Dear Mr. Anderson and Ms. Green:

I represent Vulcan Lands, Inc. c/o Vulcan Materials Company ("Applicant" or "Vulcan"), and I am submitting this letter of intent along with Vulcan's Application to the City of Stockbridge (the "City") relating to three zoning related requests for the above-referenced Subject Parcel. The three requests are for:

1. Rezoning of the Subject Parcel from C2 (general commercial district) to HI (heavy industrial district);
2. Special Use Permit for the Subject Parcel to allow the development of natural resources including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery; and
3. Comprehensive Plan Amendment to change the Subject Parcel's designation on the City's Future Land Use Map from Low Density Mixed-Use to Heavy Industrial.

The Subject Parcel is 1.4 acres currently zoned C2 that is owned by Ekstedt Properties, LLC ("Ekstedt"). There is one building on the property that is used in Ekstedt's business. Ekstedt is fully aware of the Applicant's requests to the City and supports the Applicant's requests for the Subject Parcel.

The Subject Parcel has approximately 140 feet of frontage along North Henry Boulevard. All remaining sides of the Subject Parcel are surrounded by property owned by the Applicant and currently used in the Applicant's Stockbridge Quarry. The Subject Parcel juts into the Applicant's property (parcel no. S33-01053000), creating a rectangular incision into the 30+

acres of property owned by the Applicant that surrounds the Subject Parcel. All the Applicant's property surrounding the Subject Parcel is already zoned HI and used as part of Applicant's quarry. In total the Applicant owns over 787 acres of property associated with the Stockbridge Quarry.

The Applicant requests that the Subject Parcel be rezoned to HI in order to allow the Applicant to utilize the 1.4 acres as part of its quarry operations. If rezoning is approved, the large majority of the Subject Parcel would be utilized as a berm with a small portion of the 1.4 acres being used as an edge of the Applicant's mining pit as shown on the Site Plan submitted with this Application.

Pursuant to the City's Unified Development Code ("UDC") at § 3.2.25, mines and quarries are allowed in the HI zoning district. That section states, "The development of natural resources, including removal of minerals and other natural materials, together with necessary buildings and machinery, is allowed in the HI zoning district . . . ." Section 3.1 of the UDC states that mines and quarries are Permitted Uses in the HI district, but it also says that the "[d]evelopment of natural resources, including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery" requires a Special Use in the HI district. Thus, to try and fully satisfy any discrepancies in the UDC, the Applicant is also requesting that it be granted a Special Use Permit pursuant to § 3.1 of the UDC to allow the Applicant to build a berm and conduct mining operations on the Subject Parcel.

Finally, the Applicant is also asking that the City's Comprehensive Plan be amended to the extent that the Subject Parcel is currently designated as Low Density Mixed-Use on the Future Land Use Map. The Applicant asks that the Subject Parcel's designation on the Future Land Use Map be changed to Heavy Industrial to conform to what the Subject Parcel would actually be used for if rezoning is approved. This change would also make sense so as to correspond to what all the property surrounding the Subject Parcel is currently used as, which is the Applicant's Stockbridge Quarry.

If you have any questions about the above requests, or if any other information is needed in support of the requests, please do not hesitate to contact me.

Respectfully,

JAMES BATES BRANNAN GROOVER LLP

By:

Jack Nichols

cc: Vulcan Materials Company

51748.0012

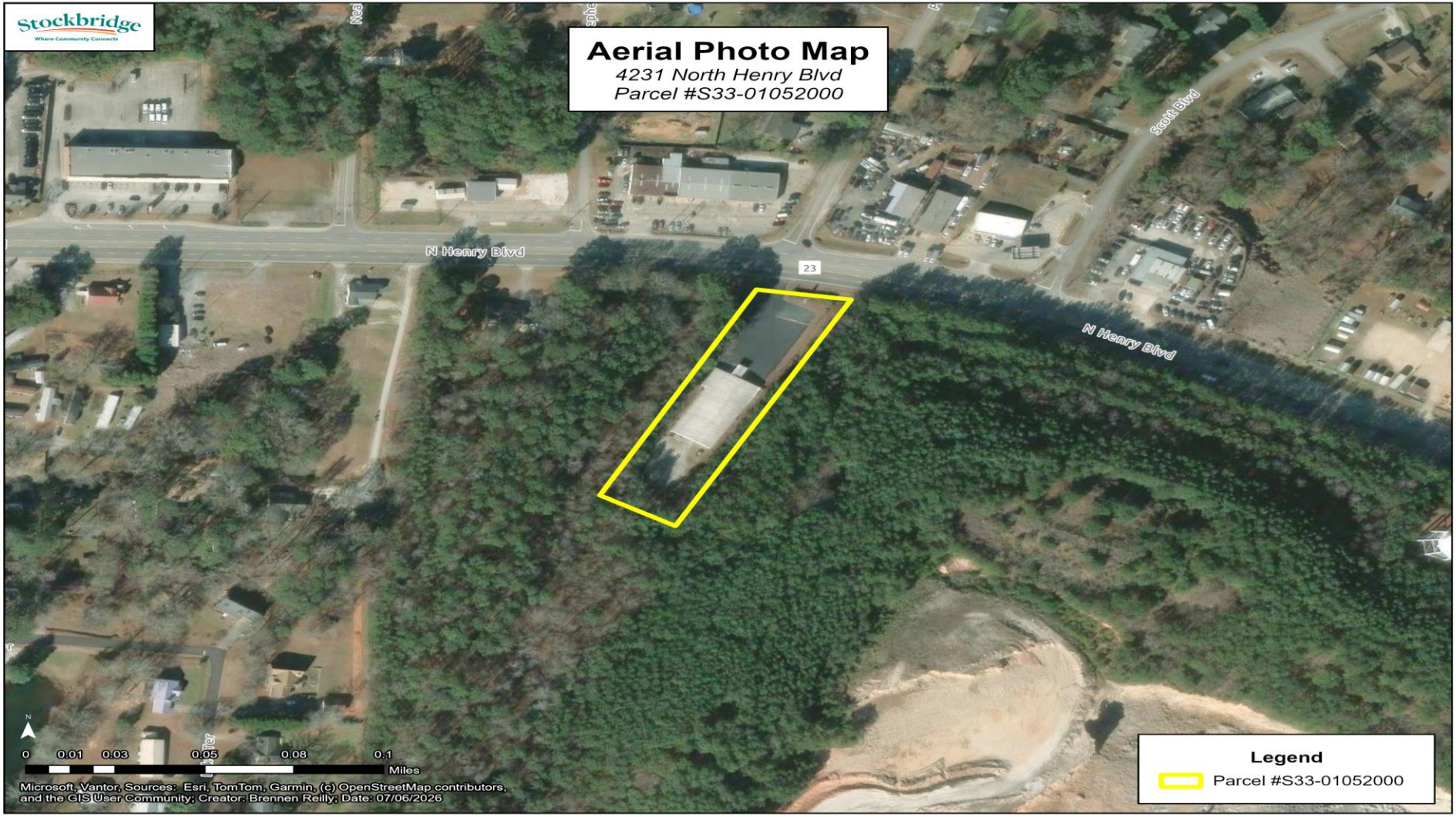
CP-2026-01, RZ-2026-02, and SP-2026-02 for 4231 North Henry Boulevard (Council District 4)

August 6, 2026 (Planning Commission)

August 10, 2026 (Mayor and Council)

Case Facts

- **Applicant:** Vulcan Lands, Inc. c/o Vulcan Materials Company
- **Address of Property:** 4231 North Henry Boulevard
- **Parcel Acreage**: 1.4 Acres
- **Parcel Identification:** S33-01052000
- **Current Use of Property:** The subject property is developed with a commercial building occupied by a mailing, printing, and direct mail services business. The site includes associated parking and access improvements and fronts North Henry Boulevard
- **Current Zoning of Property:** C-2 (General Commercial District)
- **Proposed Zoning:** HI (Heavy Industrial District)
- **Current Future Land Use Designation of Property**: Low Density Mixed-Use
- **Proposed Future Land Use Designation of Property :** Heavy Industrial
- **Property Posting and Legal Advertisement**: July 2, 2026
- **Mailed Notices Sent :** July 2, 2026
- **CZIM:** July 8, 2026

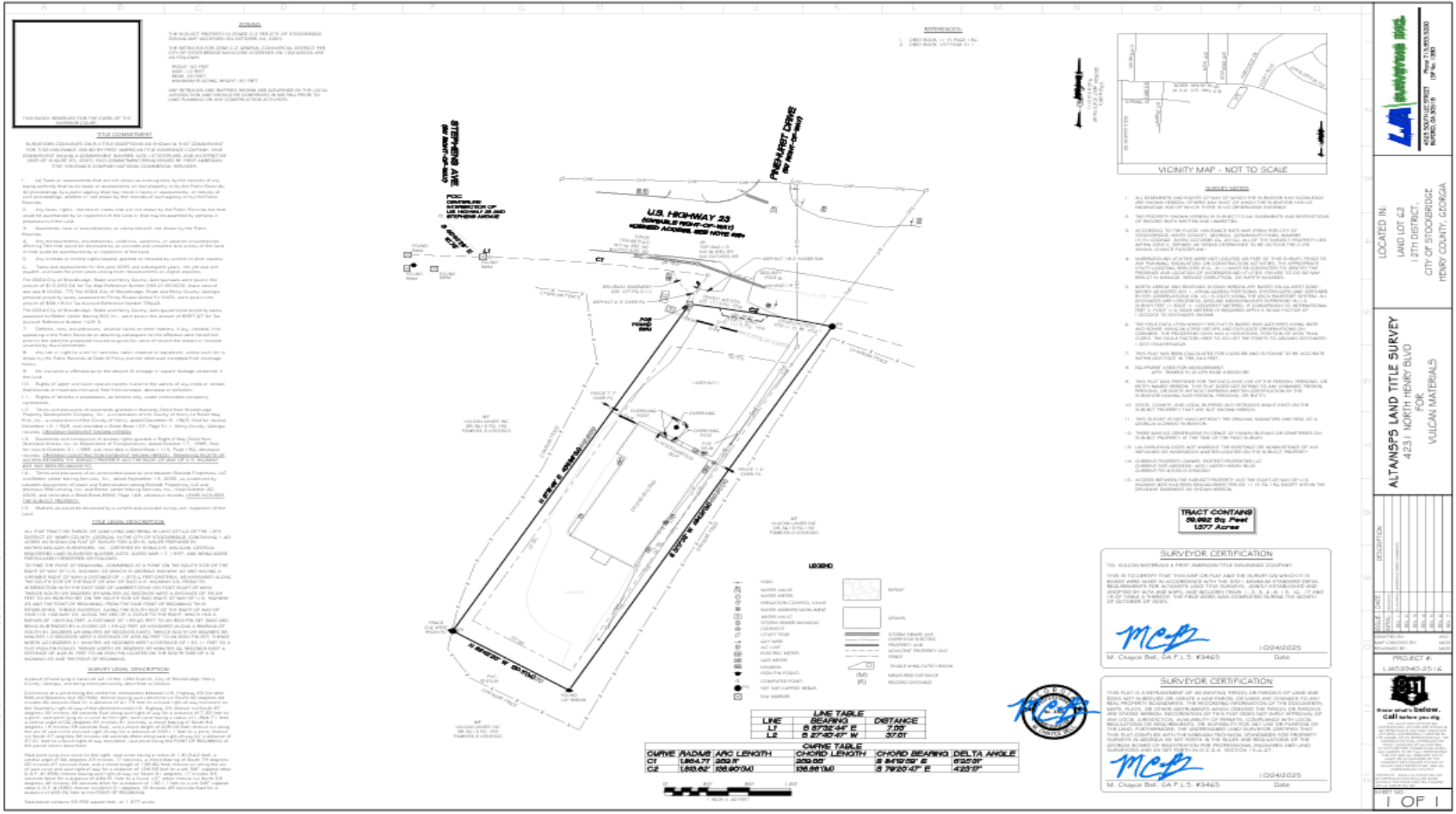

Stockbridge
Where Community Connects
Aerial Photo Map
4231 North Henry Blvd
Parcel #S33-01052000
N Henry Blvd
23
Scott Blvd
N Henry Blvd
0 0.01 0.03 0.05 0.08 0.1
Miles
Microsoft, Vantor, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026
Legend
Parcel #S33-01052000

Sign Posting and Legal Ad Notice on July 2, 2026

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2026-01. (Council District 4.)
Consideration of a Comprehensive Plan amendment application to change the future land use designation of the property at **4231 North Henry Boulevard** from Low-Density Mixed-Use to Heavy Industrial to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the Stockbridge Unified Development Code (UDC). Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres.

REZONING CASE #RZ-2026-02. (Council District 4.)
Consideration of a rezoning application to rezone the property at **4231 North Henry Boulevard** from the C-2 (General Commercial) District to the HI (Heavy Industrial) District to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the Stockbridge Unified Development Code (UDC). Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres.

SPECIAL USE PERMIT CASE #SP-2026-02. (Council District 4.)
Consideration of a special use permit application for the property at **4231 North Henry Boulevard** to allow for the development of natural resources, including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery, within the HI (Heavy Industrial) District. Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres.


ADDRESS
THE SUBJECT PROPERTY IS ZONED C-2 PER CITY OF STOCKBRIDGE ZONING MAP ADOPTED ON OCTOBER 04, 2021.
THE SETBACKS FOR ZONE C-2 GENERAL COMMERCIAL DISTRICT PER CITY OF STOCKBRIDGE MUNICODE ACCESSED ON 10/24/2025 ARE AS FOLLOWS:
FRONT: 50 FEET
SIDE: 10 FEET
REAR: 20 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
ANY SETBACKS AND BUFFERS SHOWN ARE COVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.
REFERENCES:
1. DEED BOOK 11 65 PAGE 196
2. DEED BOOK 107 PAGE 51
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT
TITLE COMMITMENT
SURVEYOR'S COMMENTS ON SCHEDULE B TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NAIB COMMITMENT NUMBER: NCS-1274709-GRL AND AN EFFECTIVE DATE OF AUGUST 21, 2025, SAID COMMITMENT WAS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.
1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.
5. Any minerals or mineral rights leased, granted or retained by current or prior owners.
6. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and liens for prior years arising from reassessments or digest disputes.
The 2024 City of Stockbridge, State and Henry County, Georgia taxes were paid in the amount of $1,020.06 for Tax Map Reference Number 033-01-25 2020, base amount due was $1,002.77. The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Pinnig Roses Global Fz (LLC), were paid in the amount of $98.1 for Tax Account Reference Number 179628.
The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Reiter Linder Mining SVC Inc., were paid in the amount of $387.67 for Tax Account Reference Number 1-076-5.
7. Deficits, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest insured by this Commitment.
8. Any lak or right to a lak for samples, labor, material or equipment, unless such lak is disclosed by the Public Records at Date of Policy and not shown or excepted from coverage herein.
9. No insurance is afforded as to the amount of acreage or square footage contained in the Land.
10. Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.
11. Rights of tenants or possessors, as tenants only, under unrecorded occupancy agreements.
12. Terms and provisions of easements granted in Warranty Deed from Brookridge Property Development Company, Inc., a corporation of the County of Henry to Robin Ray Rolls, Inc., a corporation of the County of Henry, dated December 6, 1929, filed for record December 12, 1929, and recorded in Deed Book I 107, Page 51 I, Henry County, Georgia records. (Blanket Easement, Docum Unclear)
13. Easements and conveyance of access rights granted in Right of Way Deed from Stanford Banks, Inc. to Department of Transportation, dated October 17, 1989, filed for record October 21, 1989, and recorded in Deed Book I 115, Page 192, aforesaid records. (Blanket Limited Access Easement, Includes Various Provisions Relative to Or Access Between The Subject Property and The Right of Way of U.S. Highway #23 and #23 Business) NOTHING TO PLOT
14. Terms and provisions of an unrecorded Lease by and between Bonnell Properties, LLC and Reiter Linder Mining Services, Inc., dated September 15, 2020, as evidenced by Leasehold Assignment of Lease and Subordination among Bonnell Properties, LLC and Whitmire RRM Lending, Inc. and Reiter Linder Mining Services, Inc., dated October 20, 2020, and recorded in Deed Book 49582, Page 126, aforesaid records. LEASE NOW ON THE SUBJECT PROPERTY.
15. Matters as would be disclosed by a current and accurate survey and inspection of the Land.
TITLE LEGAL DESCRIPTION
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUSTIN MAURI PREPARED BY MATHIS-MAUGAN SURVEYORS, INC., CERTIFIED BY DONALD R. MAUGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2470, DATED ____, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY; A DISTANCE OF 1,875.42 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (60 FOOT RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 20 SECONDS WEST A DISTANCE OF 58.58 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING, THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1,809.42 FEET, A DISTANCE OF 1,901.25 FEET TO AN IRON PIN SET, SAID ARC BEING SUBTENDED BY A CHORD OF 1,814.22 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 44 MINUTES 30 SECONDS EAST; THENCE SOUTH 29 DEGREES 39 MINUTES 10 SECONDS WEST A DISTANCE OF 618.84 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 48 SECONDS WEST A DISTANCE OF 1,913.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 20 SECONDS EAST A DISTANCE OF 448.34 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.
SURVEY LEGAL DESCRIPTION
A parcel of land lying in Land Lot 62, of the 12th District, City of Stockbridge, Henry County, Georgia, and being more particularly described as follows:
Commence at a point being the centerline intersection between U.S. Highway 23 (Variable Width) and Stephens Ave (60' R/W). thence leaving said centerline run South 60 degrees 44 minutes 30 seconds East for a distance of 61.73 feet to a found right-of-way monument on the Southerly right-of-way line of said U.S. Highway 23; thence run South 81 degrees 52 minutes 46 seconds East along said right-of-way for a distance of 7.33 feet to a point; said point lying on a curve to the right; said curve having a radius of 1,754.71 feet, a central angle of 04 degrees 20 minutes 51 seconds, a chord bearing of South 84 degrees 03 minutes 12 seconds East and a chord length of 133.06 feet; thence along the arc of said curve and said right-of-way for a distance of 133.11 feet to a point; thence run South 27 degrees 32 minutes 34 seconds West along said right-of-way for a distance of 37.01 feet to a found right-of-way monument; said point being the POINT OF BEGINNING of the parcel herein described.
Said point lying on a curve to the right; said curve having a radius of 1,810.42 feet, a central angle of 04 degrees 23 minutes 17 seconds, a chord bearing of South 79 degrees 20 minutes 47 seconds East, and a chord length of 138.86 feet; thence run along the arc of said curve and said right-of-way for a distance of 138.90 feet to a set 5/8" capped rebar (L.S.F. #1990); thence leaving said right-of-way run South 31 degrees 17 minutes 33 seconds West for a distance of 656.19 feet to a found 1/2" rebar; thence run North 58 degrees 58 minutes 58 seconds West for a distance of 1,900.11 feet to a set 5/8" capped rebar (L.S.F. #1990) thence running said right-of-way run North 31 degrees 17 minutes 33 seconds East for a distance of 656.19 feet to a found 1/2" rebar; thence run North 58 degrees 58 minutes 58 seconds West for a distance of 1,900.11 feet to a set 5/8" capped rebar (L.S.F. #1990) thence northerly 0 degrees 58 minutes 49 seconds East for a distance of 450.76 feet to the POINT OF BEGINNING.
Said parcel contains 59,992 square feet, or 1.377 acres.
POC
CENTERLINE INTERSECTION OF US HIGHWAY 23 AND STEPHENS AVENUE
STEPHENS AVE 60' RIGHT-OF-WAY
PINEHURST DRIVE 60' RIGHT-OF-WAY
U.S. HIGHWAY 23
(VARIABLE RIGHT-OF-WAY)
RESTRICTED ACCESS, 4SB WIDE R/W
POB
FOUND 5/8"
FOUND RBAR
FOUND RBAR
FOUND RBAR

Development Information

Overview of Development

- The applicant is requesting a Comprehensive Plan Amendment, Rezoning, and Special Use Permit to incorporate the approximately 1.4-acre subject property into the existing Stockbridge Quarry operation.
- The property is currently developed with a commercial building but is immediately adjacent to the existing quarry and surrounded on multiple sides by quarry-related property.
- According to the applicant, the site would be redeveloped primarily with a landscaped earthen berm along North Henry Boulevard to provide additional visual screening, physical separation, and buffering between quarry operations and surrounding residential, commercial, institutional, and public properties.
- The applicant also indicates that the ultimate quarry pit would remain south of the proposed berm, allowing the berm to function as a transitional buffer between active quarry operations and adjacent development.

Legend

- Stockbridge Quarry Boundary
- Quarry 100 ft Buffer
- Berm
- Ultimate Pit Boundary
- Parcel To Be Rezoned

Stockbridge Quarry
Pre-Application Meeting

Notes:
1. Feature Representation: All features shown are conditional and for representation purposes only.
2. Latest Revision: December 10, 2025.

Microsoft, Vantor

N

0 140 280 Feet

Vulcan Materials Company

What Is A Berm?

What is a Berm?

A **berm** is a raised earthen embankment constructed from compacted soil, rock, or other approved fill material. Berms are commonly used in quarry, mining, transportation, and industrial developments to provide a physical and visual buffer between operational areas and adjacent properties.

In quarry operations, berms are designed to create separation between active extraction areas and surrounding land uses. They may support landscaping and vegetation, improve visual screening, define property boundaries, and provide a transition between industrial operations and neighboring residential, commercial, institutional, or public properties. Berms are often incorporated into site design as a long-term buffering feature and may be used in conjunction with existing natural vegetation to enhance compatibility with surrounding development.

For this application, the applicant proposes to construct a berm along the northern boundary of the existing Stockbridge Quarry adjacent to North Henry Boulevard. According to the submitted site plan, the berm is intended to supplement the existing wooded buffer by providing additional visual screening and separation between quarry operations and nearby residential, commercial, institutional, and public properties while supporting the continued operation of the existing quarry.

Purpose of the Berm

According to the applicant, the berm is intended to provide additional buffering and visual screening between the existing Stockbridge Quarry and surrounding properties. It would supplement the existing wooded vegetation along North Henry Boulevard and create a more defined transition between quarry operations and nearby residential, commercial, institutional, and public uses.

The applicant also indicates that the berm would provide physical separation between the quarry and the North Henry Boulevard corridor by functioning as a long-term landscape feature located between active quarry operations and adjacent development.

It is important to note that the berm is proposed as a buffering and screening measure. According to the applicant, it is not intended to eliminate quarry activities or replace compliance with applicable local, state, and federal regulations governing quarry operations, including blasting, dust control, stormwater management, and public safety.

Staff evaluated the proposed berm and its intended function as part of its analysis, which will be discussed later in the presentation.

Ultimate Pit Boundary

The purpose of the proposed berm is to provide additional buffering and visual screening between the existing Stockbridge Quarry operation and surrounding properties. The berm is intended to supplement the existing wooded vegetation along the northern edge of the quarry and create a more defined transition between heavy industrial quarry activities and nearby residential, commercial, institutional, and public uses.

The berm would also help establish physical separation between the quarry operation and the North Henry Boulevard corridor. As shown on the submitted site plan, the berm is located between the quarry operations and adjacent development, allowing it to function as a long-term site design feature that supports compatibility between the existing quarry and surrounding land uses.

The berm should be understood as a buffering and screening measure. It does not eliminate quarry operations or replace applicable local, state, and federal regulations governing quarry activities, including extraction, blasting, dust control, stormwater management, and public safety.

Potential Operational Impacts

Quarry operations are generally associated with operational activities such as rock extraction, blasting, crushing, material processing, truck traffic, equipment operation, and the transportation of aggregate materials. These activities have the potential to generate operational impacts including noise, vibration, dust, and increased truck movements.

The proposed application does not establish a new quarry operation but rather facilitates the expansion of the existing Stockbridge Quarry through the incorporation of the subject property into the overall quarry site. According to the submitted site plan, the primary improvement consists of the construction of a berm intended to provide additional visual screening and buffering between quarry operations and adjacent residential, commercial, institutional, and public properties.

Quarry operations, including blasting activities where permitted, remain subject to applicable federal, state, and local regulations governing public safety, environmental protection, air quality, stormwater management, erosion and sedimentation control, and other operational requirements. Any quarry-related activities conducted on the subject property shall comply with all applicable permits and regulatory approvals.

According to the applicant, the proposed berm is intended to supplement the existing wooded buffer by providing additional visual screening and separation; however, it is not intended to eliminate quarry operations or replace applicable regulatory requirements.

Permit Requirements

Approval of the requested Comprehensive Plan Amendment, Rezoning, and Special Use Permit does not, by itself, authorize quarry operations or site development. The applicant will be required to obtain all applicable local, state, and federal permits and approvals prior to commencing any site improvements or quarry-related activities.

Depending on the scope of the proposed development, permits and approvals may include, but are not limited to:

- Special Use Permit pursuant to Section 3.2.25 of the City of Stockbridge Unified Development Code for the development of natural resources.
- Land Disturbance Permit (LDP) from the City of Stockbridge for grading, earthwork, and berm construction.
- Erosion, Sedimentation, and Pollution Control (ES&PC) Plan approval, as required by state and local regulations.
- Stormwater Management review and approval, as applicable.
- Georgia Environmental Protection Division (GA EPD) permits or approvals applicable to quarry and mining operations, including any required modifications to existing permits.
- Compliance with all applicable Georgia Surface Mining Act requirements and any associated reclamation obligations.
- Any required approvals from the City Engineer, Public Works Department, or other reviewing agencies for grading, drainage, access, utilities, and related site improvements.
- Any additional permits or approvals required by local, state, or federal regulatory agencies prior to construction or operation.

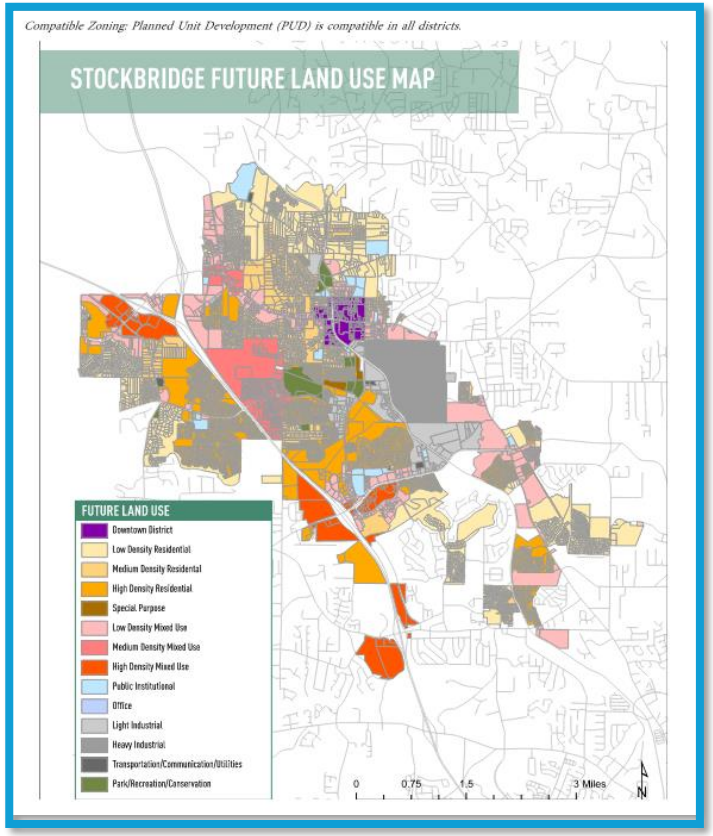
The applicant shall be responsible for obtaining and maintaining all required permits and complying with all applicable federal, state, and local laws, regulations, and permit conditions throughout the development and operation of the site.

PowerPoint Presentation
For CP-2026-01

Applicant's Request

The applicant is requesting a Comprehensive Plan Amendment to change the Future Land Use designation of the subject property from Low Density Mixed-Use to Heavy Industrial.

City of Stockbridge
Comprehensive Plan (2024)

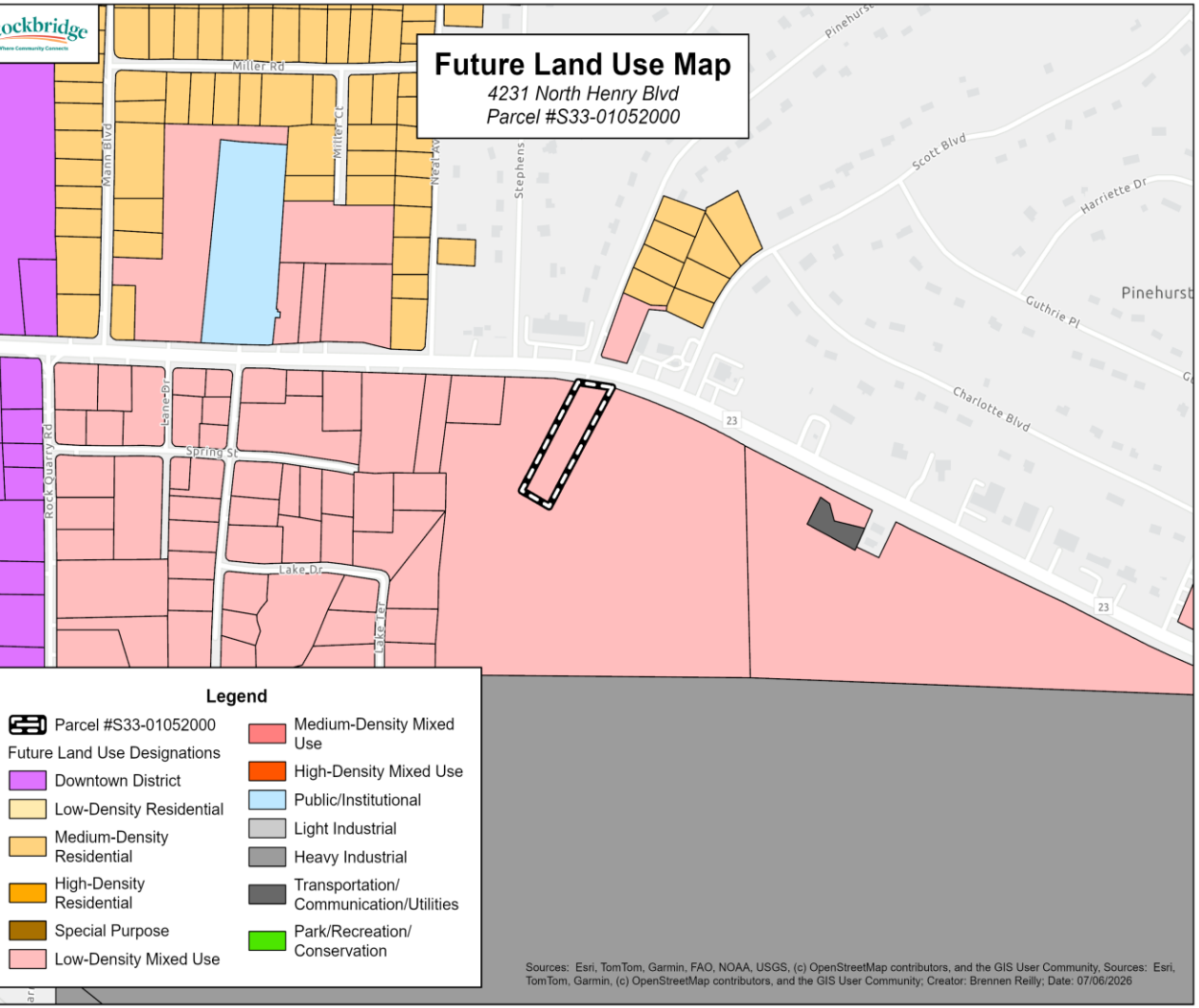


HEAVY INDUSTRIAL

This designation is intended for large industrial operations such as mining, intense manufacturing, and distribution centers. When located next to lower intensity uses such as residential neighborhoods or mixed-use developments, heavy landscaping and large buffers should be required. High Density Residential developments may also serve as a transition between heavy industrial, low and medium density residential developments, and mixed-use projects.

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Future Land Use Designation
Property to the North	Ultimate Auto Body Shop, Commercial Vehicle Storage Area, and Single-Family Residences	Low-Density Mixed Use
Property to the South	Stockbridge Quarry	Heavy Industrial
Property to the East	Stockbridge Quarry; City of Stockbridge Well Site	Transportation/Communication/Utilities; Low-Density Mixed Use
Property to the West	Abundant Life of Jesus Church, Vacant Commercial Building, Car on Demand USA, and Single-Family Residences	Low-Density Mixed Use



Surrounding Future Land Use Map

cityofstockbridge.com

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The requested Comprehensive Plan Amendment would change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial to support the expansion of the existing Stockbridge Quarry. While the request would create consistency with the proposed HI zoning, Staff finds that it is inconsistent with the City's Comprehensive Plan and the Parkway Mixed Use Overlay District, as it does not support the long-term vision for compatible mixed-use development along the North Henry Boulevard corridor. Therefore, Staff does not support the requested amendment.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. **Relation to the Zoning of the Property:** The existing Low Density Mixed-Use designation is compatible with the property's current C-2 General Commercial zoning and existing commercial use. Although the requested amendment would align the Future Land Use Map with the proposed HI Heavy Industrial zoning, Staff finds that the change would be inconsistent with the City's adopted planning vision and the objectives of the Parkway Mixed Use Overlay District. Maintaining the existing designation and zoning is therefore more consistent with the City's long-term planning framework.

3. **Suitability of the Site's Location:** The subject property is adjacent to the existing quarry and fronts North Henry Boulevard, which supports consideration of the request. However, the property is also located within the Parkway Mixed Use Overlay District, where the City's adopted policies encourage coordinated mixed-use and commercial development. Staff finds that the site is not suitable for a Heavy Industrial Future Land Use designation because the request is inconsistent with the long-term vision for the corridor.

4. **Maintaining the Current Land Use Designation:** The property is currently developed with a commercial use that is consistent with the Low Density Mixed-Use designation and may continue to operate or be redeveloped with compatible uses. Staff finds that maintaining the existing designation better supports the Comprehensive Plan, preserves future commercial and mixed-use redevelopment opportunities, and advances the planning objectives of the Parkway Mixed Use Overlay District. Therefore, Staff finds insufficient justification to change the designation to Heavy Industrial.

STAFF RECOMMENDATION

Staff recommends **DENIAL** of CP-2026-01, a request to amend the City of Stockbridge Future Land Use Map for approximately 1.4 acres located at 4231 North Henry Boulevard from Low Density Mixed-Use to Heavy Industrial.

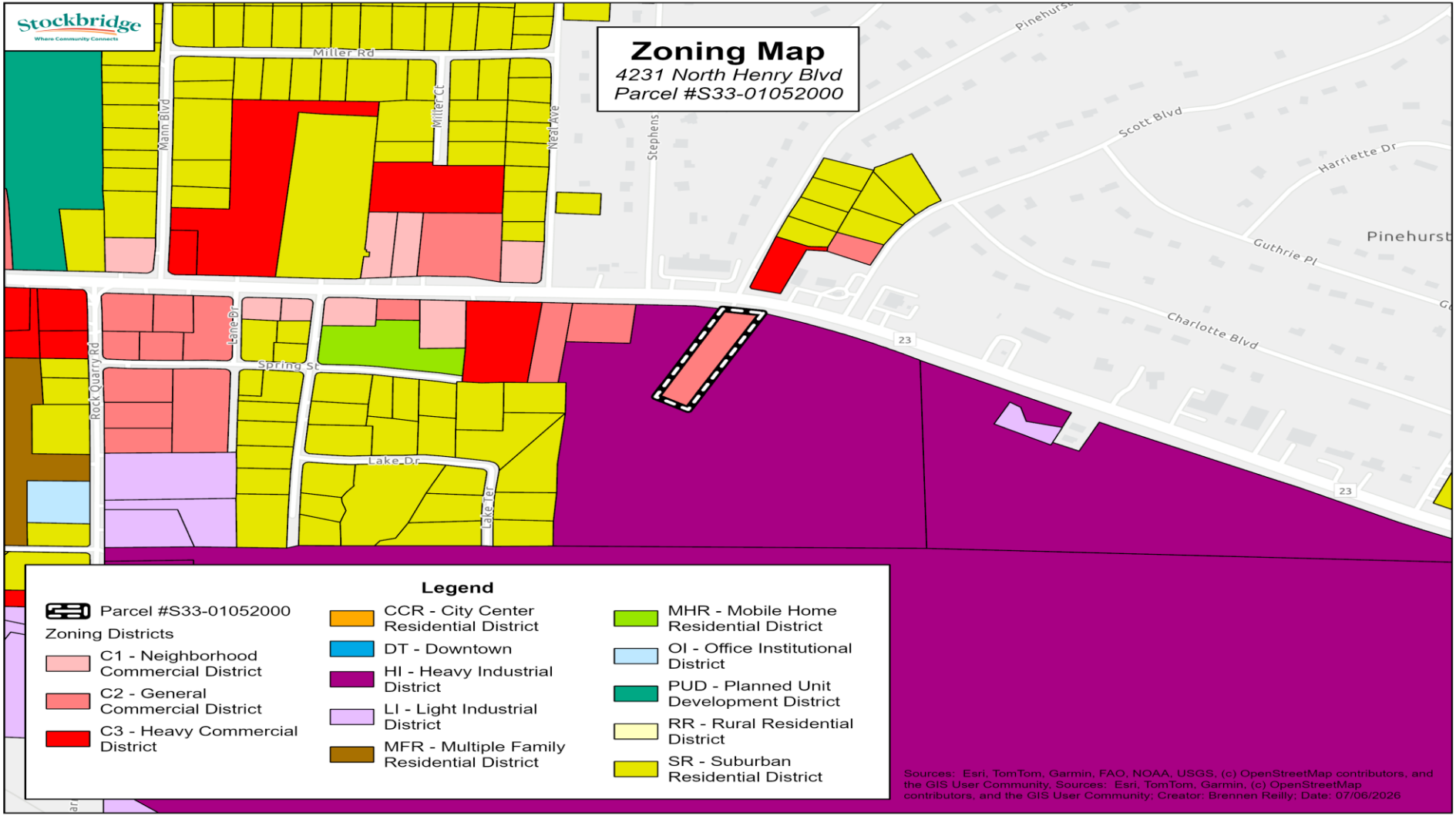
PowerPoint Presentation
For RZ-2026-02

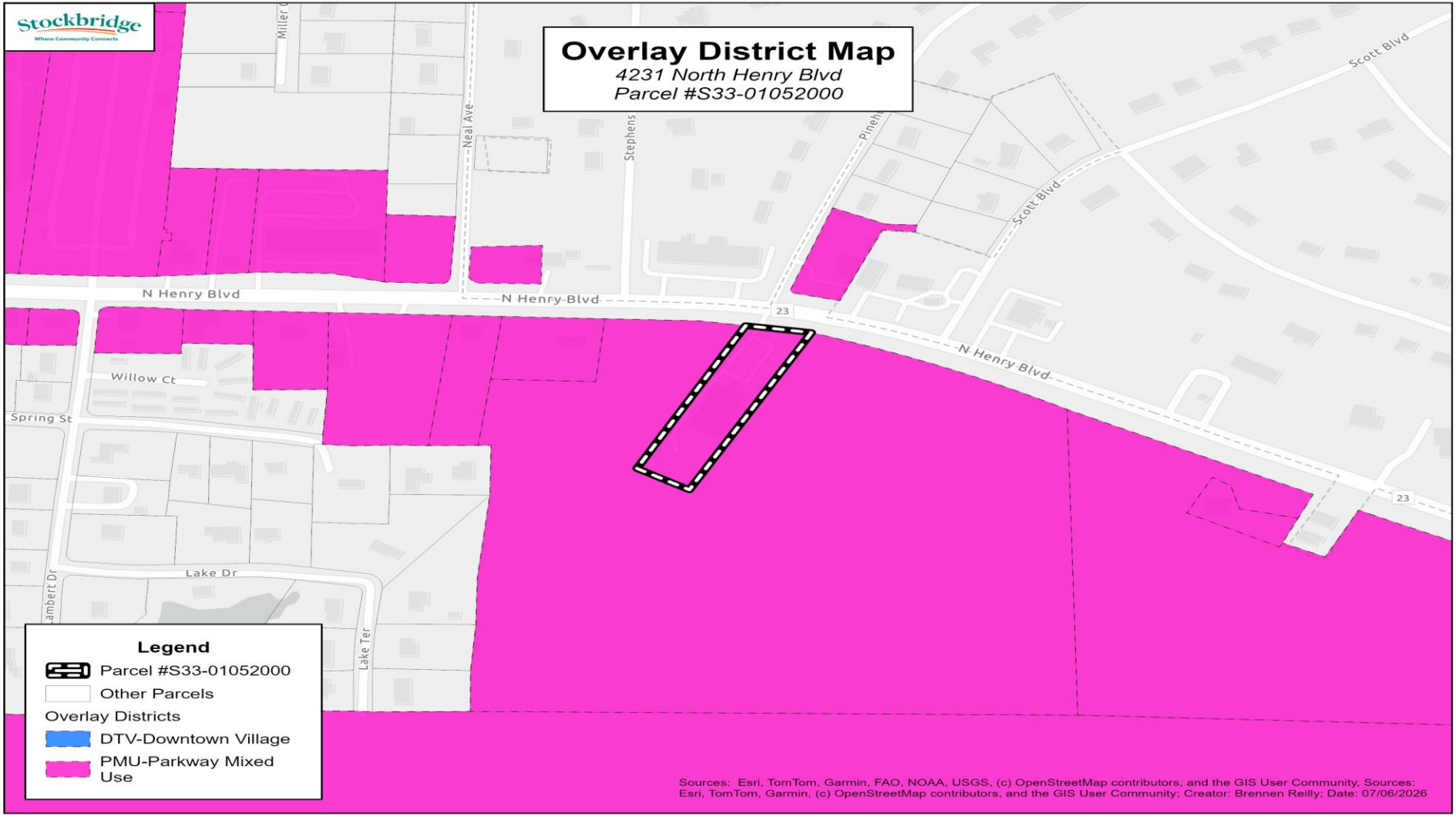
Applicant's Request

Rezone approximately 1.4 acres located at 4231 North Henry Boulevard from C-2 (General Commercial District) to HI (Heavy Industrial District) to allow for the further development of natural resources associated with the existing Stockbridge Quarry.

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	C-3 (Heavy Commercial District), C-2 (General Commercial District), and SR (Suburban Residential District)	Ultimate Auto Body Shop, Commercial Vehicle Storage Area, and Single-Family Residences
Property to the South	HI (Heavy Industrial District)	Stockbridge Quarry
Property to the East	HI (Heavy Industrial District); LI (Light Industrial District)	Stockbridge Quarry; City of Stockbridge Well Site
Property to the West	C-2 (General Commercial District); C-3 (Heavy Commercial District); SR (Suburban Residential District)	Abundant Life of Jesus Church, Vacant Commercial Building, Car on Demand USA, and Single-Family Residences


Stockbridge
Where Community Connects
Zoning Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller Rd
Mann Blvd
Miller Ct
Neal Ave
Stephens
Pinehurst
Scott Blvd
Harriette Dr
Guthrie Pl
Pinehurst
Charlotte Blvd
23
Lane Dr
Spring St
Rock Quarry Rd
Lake Dr
Lake Ter
Legend
Parcel #S33-01052000
Zoning Districts
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026


Stockbridge
Where Community Connects
Overlay District Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller
Neal Ave
Stephens
Pineh
Scott Blvd
Scott Blvd
N Henry Blvd
N Henry Blvd
N Henry Blvd
23
23
Willow Ct
Spring St
Lake Dr
Lake Ter
Legend
Parcel #S33-01052000
Other Parcels
Overlay Districts
DTV-Downtown Village
PMU-Parkway Mixed Use
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026

Parkway Mixed Use (PMU) Overlay District – Prohibited Uses.

D. Prohibited Uses.

1. Adult entertainment establishments.
2. Ambulance service.
3. Automobile broker (no vehicle storage), except for office uses.
4. Automobile rental and leasing facilities.
5. Automotive service repair and maintenance facilities—major.
6. Building and lumber supply establishments, providing that there is no outside storage of materials or equipment.
7. Daycare centers.
8. Funeral home, mortuaries, and crematoriums.
9. Greenhouses and nurseries including landscape service.
10. Pawnshop, loan brokers, check cashing, and other than mortgage loan brokers.
11. Retail warehouses/wholesalers providing sales of merchandise with no outdoor storage.
12. Rooming and boarding houses.
13. Self-service storage, mini-warehouses, or warehousing and storage.
14. Specialized housing facilities.
15. Tattoo and piercing parlors.
16. Trade shops, including electrical plumbing, heating/cooling, and roofing siding, having no outside storage.
17. Truck terminals, truck trailer storage lots, truck parking lots, and truck repair.
18. Industrial uses, warehouses, and business distribution centers.
19. Vape stores.
20. Veterinary clinic.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The requested rezoning is accompanied by a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial. While the request would establish consistency between the Future Land Use Map and the proposed HI zoning, Staff finds it is inconsistent with the Comprehensive Plan and the planning objectives of the Parkway Mixed Use (PMU) Overlay District, which promotes compatible mixed-use development along the North Henry Boulevard corridor.
2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code:** Although the proposed rezoning is generally consistent with the operational intent of the HI (Heavy Industrial District) and the property's location along a principal arterial roadway, Staff finds that expanding heavy industrial zoning into the PMU Overlay District is inconsistent with the City's adopted zoning objectives, which encourage compatible land use patterns, quality site design, and protection of community character.

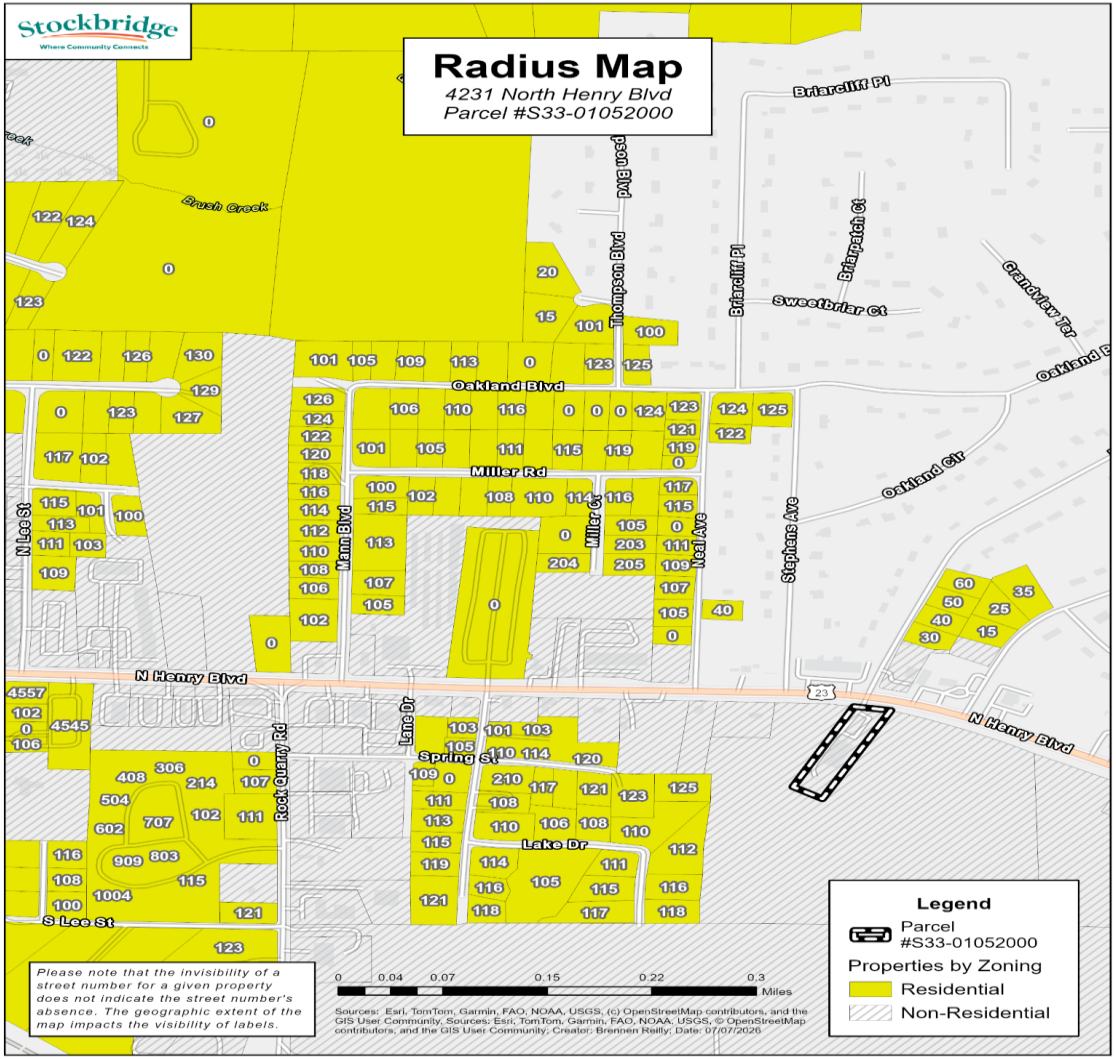
Staff Analysis (Section 9.2.1 C of The Unified Development Code)

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

The proposal would incorporate an isolated commercial parcel into the existing quarry operation and includes a landscaped berm intended to improve visual screening and buffering. However, Staff finds that these site-specific benefits are outweighed by the expansion of Heavy Industrial zoning into the PMU Overlay District, which is inconsistent with the City's long-term planning vision for the corridor.

Staff identified nearby residential, commercial, institutional, and public properties, including the City of Stockbridge municipal well site, to evaluate the relationship between the proposed quarry expansion and surrounding land uses. While the proposed landscaped berm may improve visual screening and buffering, Staff finds that the primary planning consideration is the expansion of the HI (Heavy Industrial District) into the Parkway Mixed Use (PMU) Overlay District. Although the request would incorporate an isolated C-2 (General Commercial District) parcel into the existing quarry operation and create a more cohesive zoning patter.

Staff concludes that these site-specific benefits are outweighed by the inconsistency of the proposed rezoning with the adopted purpose and intent of the PMU Overlay District and the City's long-term vision for the North Henry Boulevard corridor.



Radius Map Identifying Nearby Residential and Non-Residential Properties.

cityofstockbridge.com

Nearby Residential Properties

Parcel ID	Address	Jurisdiction	Existing Use	Relative Location
S33-01050000	4297 North Henry Blvd	Stockbridge	Residential	West
S33-01048000	125 Spring Street	Stockbridge	Residential	West
S33-01046000	110 Lake Terrace	Stockbridge	Residential	Southwest
S33-01046001	112 Lake Terrace	Stockbridge	Residential	Southwest
S33-01045001	116 Lake Terrace	Stockbridge	Residential	Southwest
S33-01045000	118 Lake Terrace	Stockbridge	Residential	Southwest

Nearby Commercial Properties

Parcel ID	Address	Jurisdiction	Existing Use	Relative Location
S33-01051000	4275 North Henry Blvd	Stockbridge	Commercial	Northwest
049A02029000	4198 North Henry Blvd	Stockbridge	Commercial	North
049A02030000	4168 North Henry Blvd	Henry County	Commercial	Northeast
049A02032000	4150 North Henry Blvd	Henry County	Commercial	Northeast
049A01037000	4248 North Henry Blvd	Henry County	Commercial	Northeast

Institutional and Public Facilities

Property	Jurisdiction	Existing Use	Relative Location
Abundant Life of Jesus Church	Stockbridge	Religious Institution	West
City of Stockbridge Well Site	Stockbridge	Municipal Utility	East

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

4. **The physical conditions of the site are relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property:** The approximately 1.4-acre property is adjacent to the existing quarry, fronts North Henry Boulevard, and is physically capable of accommodating the proposed development. The site's topography, access, and configuration support the proposed berm, subject to compliance with all applicable engineering, environmental, and permitting requirements.
5. **The potential impact of the rezoning on City infrastructure including water and sewage system:** The proposed rezoning is not expected to create significant additional demand for public water or sanitary sewer infrastructure because it expands an existing quarry operation rather than introducing new development. Staff notes that continued coordination with the Henry County Water Authority and the City of Stockbridge will be necessary due to the proximity of the municipal well site.
6. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** The proposal is not anticipated to significantly increase traffic volumes or alter the function of North Henry Boulevard, a Principal Arterial roadway. The request expands an existing quarry operation and does not include new access points or development that would generate substantial additional trips.
7. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan:** While the proposed berm may improve visual screening, Staff finds that the requested rezoning is inconsistent with the Comprehensive Plan, Unified Development Code, and the planning objectives of the Parkway Mixed Use (PMU) Overlay District, which encourage coordinated mixed-use development rather than the expansion of heavy industrial uses.
8. **The ability of the subject land to be developed as it is presently zoned:** The property is currently developed with a commercial use that is consistent with its C-2 (General Commercial) zoning and retains reasonable development potential under the existing zoning classification. Staff recognizes that landscaped berms may be incorporated as buffering or screening features within the C-2 District and are consistent with the landscaping and visual quality objectives of the Parkway Mixed Use (PMU) Overlay District. However, the request before the City is to rezone the property to HI (Heavy Industrial District) to facilitate its incorporation into the existing quarry operation. Staff finds that insufficient justification has been provided to support changing the property's zoning from C-2 to HI.

STAFF RECOMMENDATION

Staff recommends **DENIAL** of RZ-2026-02, a request to rezone approximately 1.4 acres located at 4231 North Henry Boulevard from C-2 (General Commercial District) to HI (Heavy Industrial District).

RECOMMENDED CONDITIONS IN THE EVENT OF APPROVAL

The following recommended conditions are provided for consideration only in the event that the Mayor and City Council approve the request contrary to Staff's recommendation:

1. **Substantial Conformance**. Development of the subject property shall be in substantial conformance with the applicant's revised site plan, conceptual renderings, and Addendum to the Letter of Intent dated July 10, 2026, except as otherwise modified by these conditions or required through subsequent engineering and permitting review.
2. **Use of the Subject Property.** The subject property shall be utilized solely for the construction and maintenance of a landscaped earthen berm and associated vegetative buffer in conjunction with the existing Stockbridge Quarry.
3. **Prohibited Activities.** Mining, excavation, blasting, mineral extraction, rock crushing, material processing, product or spoil storage, truck parking, truck staging, and truck turnaround activities shall be prohibited on the subject property.
4. **Removal of Existing Improvements.** The existing commercial building, paved parking area, and other improvements not incorporated into the approved berm design shall be removed in accordance with all applicable demolition, permitting, and environmental requirements.
5. **Berm Construction.** The berm shall be constructed in accordance with engineered grading, drainage, and stabilization plans reviewed and approved by the City. Final plans shall identify the berm's location, dimensions, slopes, elevations, construction materials, and stabilization measures.

RECOMMENDED CONDITIONS IN THE EVENT OF APPROVAL

6. **Landscaping and Screening.** The berm shall be landscaped with trees, shrubs, groundcover, and other approved plant materials designed to supplement and visually connect with the existing wooded buffer on adjoining quarry property. Final landscaping plans shall be reviewed and approved by the City prior to issuance of a Land Disturbance Permit.
7. **Beautification.** The subject property shall be developed and maintained as a landscaped berm incorporating a combination of trees, shrubs, groundcover, and other landscape materials designed to enhance the appearance of the North Henry Boulevard corridor. Landscaping shall be maintained in a healthy and orderly condition, and any dead, diseased, or damaged plant materials shall be replaced within the next appropriate planting season to ensure the berm continues to function as an attractive visual buffer and corridor beautification feature.
8. **Preservation of Existing Vegetation.** Existing mature vegetation shall be preserved to the greatest extent practicable, except where removal is necessary for approved grading, berm construction, drainage improvements, or public safety.
9. **No New Access.** No new vehicular access point shall be established from the subject property to North Henry Boulevard. Existing quarry access shall continue to utilize the established roadway network unless otherwise approved by the City and the Georgia Department of Transportation.
10. **Drainage and Stormwater Management.** Berm construction and associated grading shall not adversely affect adjacent properties, North Henry Boulevard, or public infrastructure. All stormwater management, erosion and sedimentation control, and drainage improvements shall comply with all applicable local, state, and federal requirements.

RECOMMENDED CONDITIONS IN THE EVENT OF APPROVAL

11. **Municipal Well Coordination.** Prior to issuance of a Land Disturbance Permit, the applicant shall coordinate with the City of Stockbridge Public Works Department and other applicable agencies regarding the protection of the City's municipal well site and associated public water infrastructure.
12. **Required Permits.** Approval of this rezoning shall not authorize land disturbance, construction, mining, or quarry-related operations. The applicant shall obtain all required local, state, and federal permits and approvals prior to commencing any site work.
13. **Unified Development Code Compliance.** The subject property and associated quarry operation shall comply with all applicable provisions of the Unified Development Code, including Section 3.2.25, as applicable, and all conditions imposed through the associated Special Use Permit.
14. **Companion Applications.** Approval of RZ-2026-02 shall be contingent upon approval of the associated Comprehensive Plan Amendment (CP-2026-01) and Special Use Permit (SP-2026-02). If either companion application is denied, this rezoning approval shall be null and void.
15. **Material Changes.** Any material change to the approved use, berm location, grading plan, landscaping plan, access arrangement, or operational commitments shall require review and approval by the City in accordance with the Unified Development Code.
16. **Limitation of Use.** Notwithstanding the uses otherwise permitted within the HI (Heavy Industrial) District, the subject property shall be limited to a landscaped berm and vegetative buffer associated with the existing Stockbridge Quarry unless otherwise approved by the Mayor and City Council through the applicable public hearing process.

PowerPoint Presentation
For SP-2026-02

Applicant's Request

Approve a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow the expansion of the existing Stockbridge Quarry through the development of natural resources on approximately 1.4 acres located at 4231 North Henry Boulevard.

UDC Development Regulations Relevant to Request

- Section 3.2.25 Development of Natural Resources
- Section 9.2.5 Special Use Permit Procedures
- Section 9.2.6 Special Use Permit Approval Criteria

9.2.5 (Requirements for special use permits)

1. **The proposed use shall not cause traffic congestion or conditions that will adversely affect nearby properties:** The proposed Special Use Permit expands the existing Stockbridge Quarry and does not establish a new quarry operation. Because the proposal is limited to a landscaped berm and does not include new access points, truck staging, mining, or blasting on the subject property, Staff does not anticipate significant traffic impacts beyond existing conditions.
2. **The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development:** The 1.4-acre property is immediately adjacent to the existing quarry, making it suitable for incorporation into the overall operation. The proposed landscaped berm will provide additional visual screening, buffering, and noise attenuation, with all grading and site improvements subject to City review and applicable regulations.
3. **Adequate public facilities are available to serve the proposed use:** The proposal is not expected to create additional demand for public infrastructure because no new buildings or operational facilities are proposed. Public water service is available, and all engineering, stormwater, and environmental improvements will be reviewed through the City's development review process.
4. **The applicant has made a binding agreement for any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public:** The applicant has submitted a site plan and conceptual berm design intended to provide additional screening and buffering. Staff recommends that any approval require development to remain substantially consistent with the approved plans and all applicable local, state, and federal regulations.
5. **The special use with specific limitations and design features as may have been required will further the aims of the comprehensive plan and will not be unduly detrimental to nearby properties:** The proposed Special Use Permit supports the expansion of the existing quarry by incorporating the subject property and providing additional buffering through a landscaped berm. When considered with the companion applications, Staff finds the proposal supports continued natural resource operations while minimizing impacts to surrounding properties.

9.2.6 Use permit considerations

1. **Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council:** The proposed Special Use Permit is not consistent with the City's Comprehensive Plan because it would facilitate the expansion of heavy industrial uses within the Parkway Mixed Use (PMU) Overlay District, which is intended for mixed-use and commercial development.
2. **Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed:** Although the property is adjacent to the existing quarry, Staff finds the proposed use is not compatible with the long-term planning objectives of the PMU Overlay District.
3. **Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development:** The proposed use can comply with applicable local, state, and federal regulations, subject to obtaining all required permits and approvals.
4. **The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets:** The proposal is not expected to significantly affect vehicular or pedestrian traffic because no new access points or operational facilities are proposed.

9.2.6 Use permit considerations

5. **The location and number of off-street parking spaces:** No additional off-street parking is required because the proposal does not include new buildings or parking demand.
6. **The amount and location of open space:** The proposed landscaped berm will provide additional landscaped open space, visual screening, and buffering along North Henry Boulevard.
7. **Protective screening:** The proposed berm enhances the existing wooded buffer by providing additional visual screening, physical separation, and noise attenuation between the quarry and surrounding properties.
8. **Hours and manner of operation:** The application does not propose changes to the existing hours or manner of quarry operations.
9. **Outdoor lighting:** No new outdoor lighting is proposed as part of this application.
10. **Ingress and egress to the property:** No new access points are proposed, and existing quarry access from North Henry Boulevard will remain unchanged.

STAFF RECOMMENDATION

Staff recommends **DENIAL** of SP-2026-02, a request for a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow the expansion of the existing Stockbridge Quarry onto approximately 1.4 acres located at 4231 North Henry Boulevard.

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 4231 North Henry Blvd, Stockbridge, GA 30281 [address], with Parcel Number S33-01052000, which is the subject of this application.

Name of Property Owner: Ekstedt Properties, LLC

Property Owner's Address: 4231 North Henry Boulevard, Stockbridge, GA 30281

Telephone: 678-565-9388 E-mail: ekstedt@charter.net

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: _____ Date: 5/29/2026

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Vulcan Lands, Inc. c/o Vulcan Materials Company

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 470-363-8747, mikemataya@vmcmail.com

1200 Urban Center Drive, Birmingham, AL 35242

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

Signature of Notary Public

Tiffany Hurley

Printed Name of Notary Public

5/29/2026

Date

May 29 2026

Date

Notary Public's Seal or Stamp

TIFFANY HURLEY
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 10/16/2027

REZ-2026.06.1186

Address:
4231 NORTH HENRY BLVD, STOCKBRIDGE, GA 30281
Web Form

City of Stockbridge Planni

Community Development I

Rezoning Request Application

Name of Applicant	First: Vulcan Lands, Inc.	
Applicants Address:	1200 Urban Center Drive	
City Birmingha m	State: Alabama	Zip: 35242
Name of Owner:	First Ekstedt Properties, LLC	
Owner's Address	4231 North Henry Boulevard	
City: Stockbridge	State: Georgia	Zip:30281

Name of Second Owner:	First	
Second Property Owner's Address:		
City:	State:	Zip:
Name of Third Owner:	First	
Third Property Owner's Address:		
City:	State:	Zip:
Name of Agent:	First Jack	
Agent's Address:	231 Riverside Drive	
City: Macon	State: Georgia	Zip: 31201

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

Request from C-2 (General Commercial District) to
(Current Zoning)

The property will be P
property for no less th
property owner shall

HI (Heavy Industrial District)

(Requested Zoning District)

For the Purpose of:

Further development of natural resources in conjunction with the existing quarry pursuant to Section 3.2.25 o

(Type of Development)

Case Name: Rezoning Application for 4231 North Henry Boulevard

Is Development of Regional Impact (DRI)? ○ Yes ✓ No

Nearest intersection to t

Size of Tract: 1.4 acres

Land Lot Number(s): 62

Gross Density: units per acre

Net Density: units per

Vulcan Lands, Inc.
Applicant Signature

Property Owner Authorization Form please click here

Stockbridge
Where Community Connects

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

DATE: July 16, 2026 (Planning Commission)

August 10, 2026 (Mayor and Council)

Subject: RZ-2026-02 For 4231 North Henry Boulevard

Summary of Request: The applicant, Vulcan Lands, Inc., is requesting to rezone approximately 1.4 acres located at 4231 North Henry Boulevard from C-2 (General Commercial District) to HI (Heavy Industrial District). The purpose of the request is to incorporate the subject property into the existing Stockbridge Quarry operation. According to the applicant, the majority of the site will be utilized for the construction of a berm, while a small portion of the property may be used as the edge of the quarry pit. The request is accompanied by a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial and a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow for the development of natural resources and quarry-related activities.

I. PURPOSE

Consideration of a request to rezone property located at 4231 North Henry Boulevard from C-2 (General Commercial District) to HI (Heavy Industrial District) to allow for the expansion of the existing Stockbridge Quarry, including the construction of a proposed berm.

II. PROPERTY INFORMATION

Proposed Use	Expansion of the existing Stockbridge Quarry operation, including the construction of a berm and associated quarry-related activities
Site Address	4231 North Henry Boulevard
Parcel Identification	S33-01052000

Parcel Acreage	1.4 Acres
Applicant	Vulcan Lands, Inc. c/o Vulcan Materials Company
Agent:	Jack Nichols, Brannan Groover, LLP
Owner:	Ekstedt Properties, LLC
Current Zoning of Property	C-2 (General Commercial District)
Proposed Zoning of Property	HI (Heavy Industrial District)
Current Use of Property:	The subject property is developed with a commercial building occupied by a mailing, printing, and direct mail services business. The site includes associated parking and access improvements and fronts North Henry Boulevard.

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	C-3 (Heavy Commercial District), C-2 (General Commercial District), and SR (Suburban Residential District)	Ultimate Auto Body Shop, Commercial Vehicle Storage Area, and Single-Family Residences
Property to the South	HI (Heavy Industrial District)	Stockbridge Quarry
Property to the East	HI (Heavy Industrial District); LI (Light Industrial District)	Stockbridge Quarry; City of Stockbridge Well Site
Property to the West	C-2 (General Commercial District); C-3 (Heavy Commercial District); SR (Suburban Residential District)	Abundant Life of Jesus Church, Vacant Commercial Building, Car on Demand USA, and Single-Family Residences

The surrounding area consists of a mix of industrial, commercial, institutional, and residential uses. The subject property is located adjacent to the existing Stockbridge Quarry and is surrounded on multiple sides by quarry-related property. Commercial and institutional uses are located along North Henry Boulevard to the north, while single-family residential properties are located to the west. A City of Stockbridge well site is located to the east. The proposed rezoning would incorporate the subject property into the existing Stockbridge Quarry operation and establish zoning consistency with adjacent heavy industrial properties.

III. FINDINGS OF FACTS

1. The subject property consists of approximately 1.4 acres located at 4231 North Henry Boulevard and is currently zoned C-2 (General Commercial District).

2. The request is accompanied by a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial and a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code.

3. The subject property is surrounded on multiple sides by land associated with the existing Stockbridge Quarry operation and is located adjacent to property zoned HI (Heavy Industrial District).

4. Surrounding land uses include quarry operations, commercial businesses, institutional uses, a municipal well site, and single-family residential properties.

5. The subject property fronts North Henry Boulevard, which is classified as a Principal Arterial roadway and serves as a major transportation corridor within the City of Stockbridge and the surrounding region.

IV. MAPS, SITE PLAN, AND SUPPORTING EXHIBITS

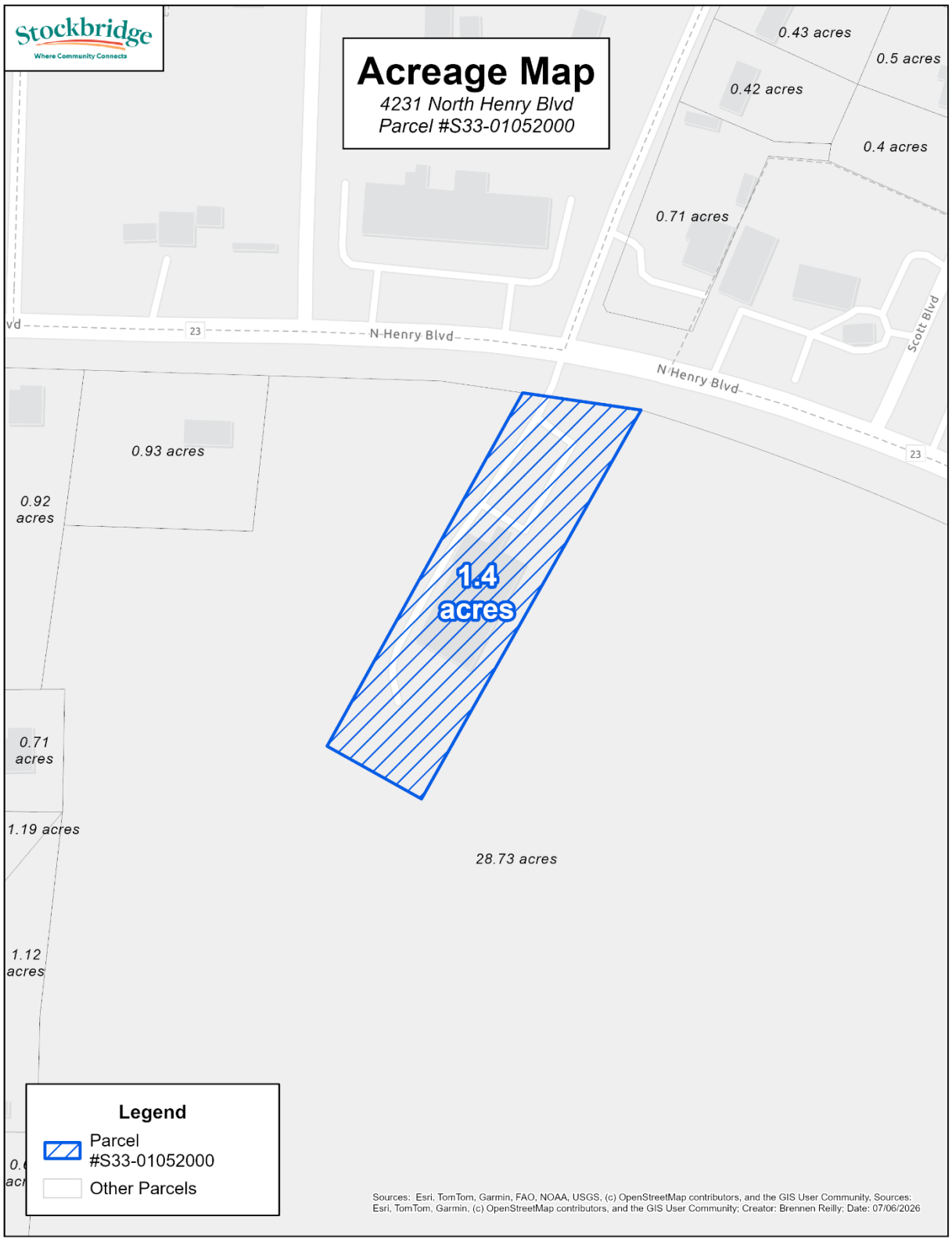
The following exhibits are included as part of the review of the requested rezoning, Comprehensive Plan Amendment, and Special Use Permit:

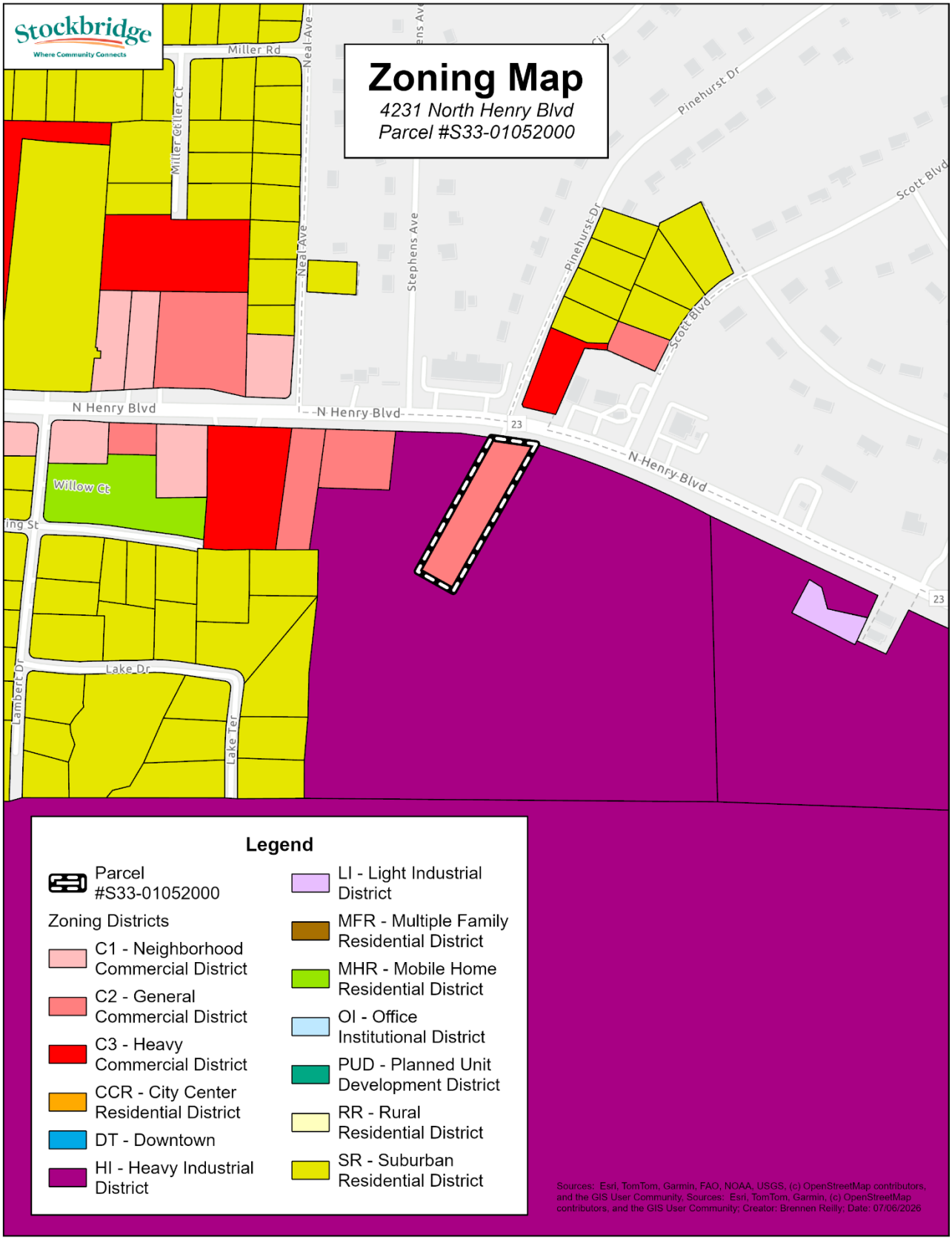
- Vicinity Map of 4231 North Henry Boulevard
- Aerial Photograph of the Subject Property and Surrounding Area
- Parcel Acreage Map of 4231 North Henry Boulevard
- Existing Zoning Map of 4231 North Henry Boulevard
- Future Land Use Map of 4231 North Henry Boulevard
- Proposed Site Plan
- Aerial Photograph with Proposed Site Plan Overlay

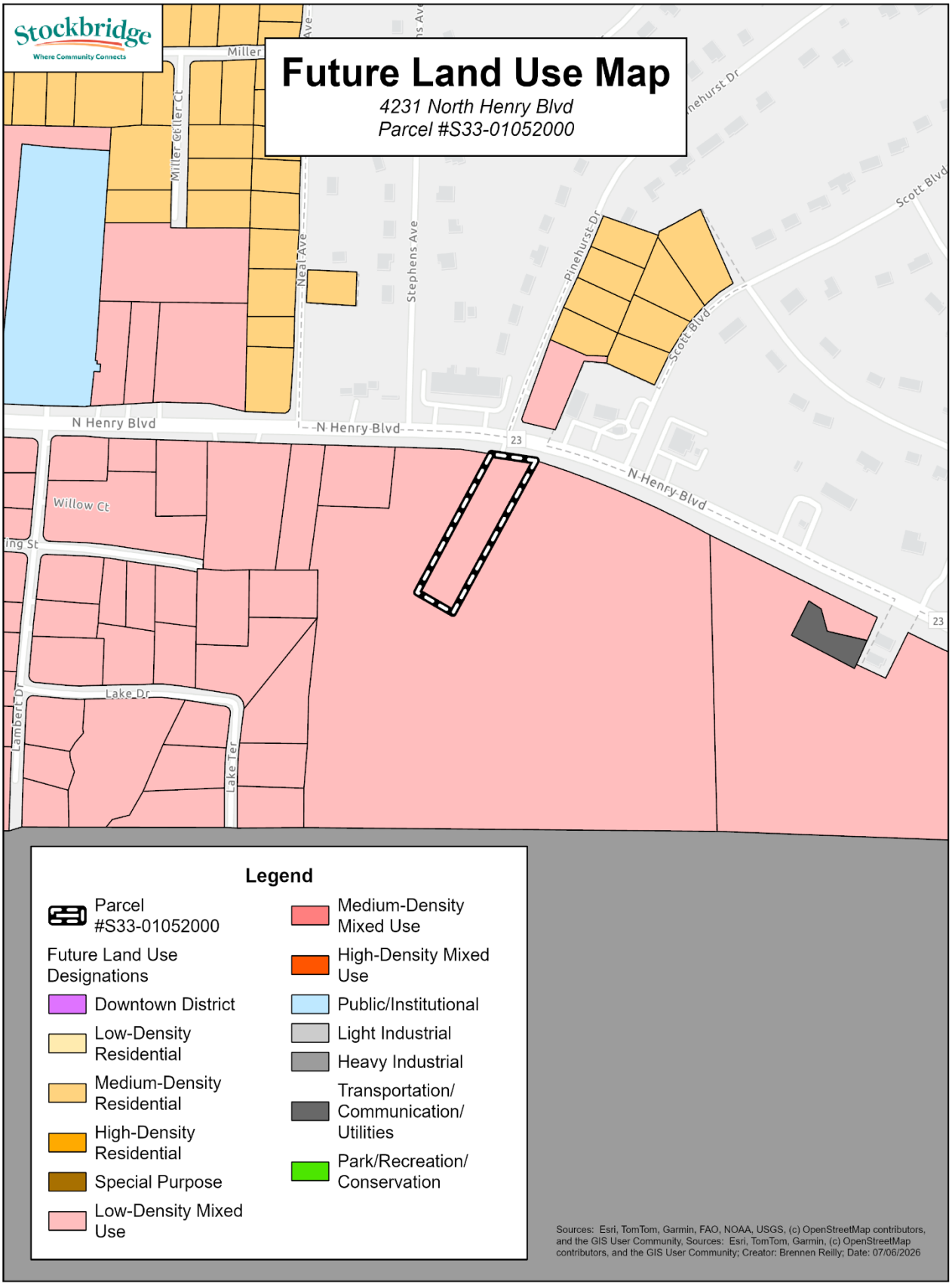
These exhibits illustrate the location of the subject property, surrounding land uses, zoning classifications, future land use designations, transportation network, and proximity to nearby residential, commercial, institutional, industrial, and quarry-related uses. The exhibits also depict the proposed incorporation of the subject property into the existing Stockbridge Quarry operation, including the construction of a proposed berm and associated quarry-related activities. Additionally, the exhibits illustrate the relationship of the subject property to the existing Stockbridge Quarry, nearby residential neighborhoods, and the City of Stockbridge well site.

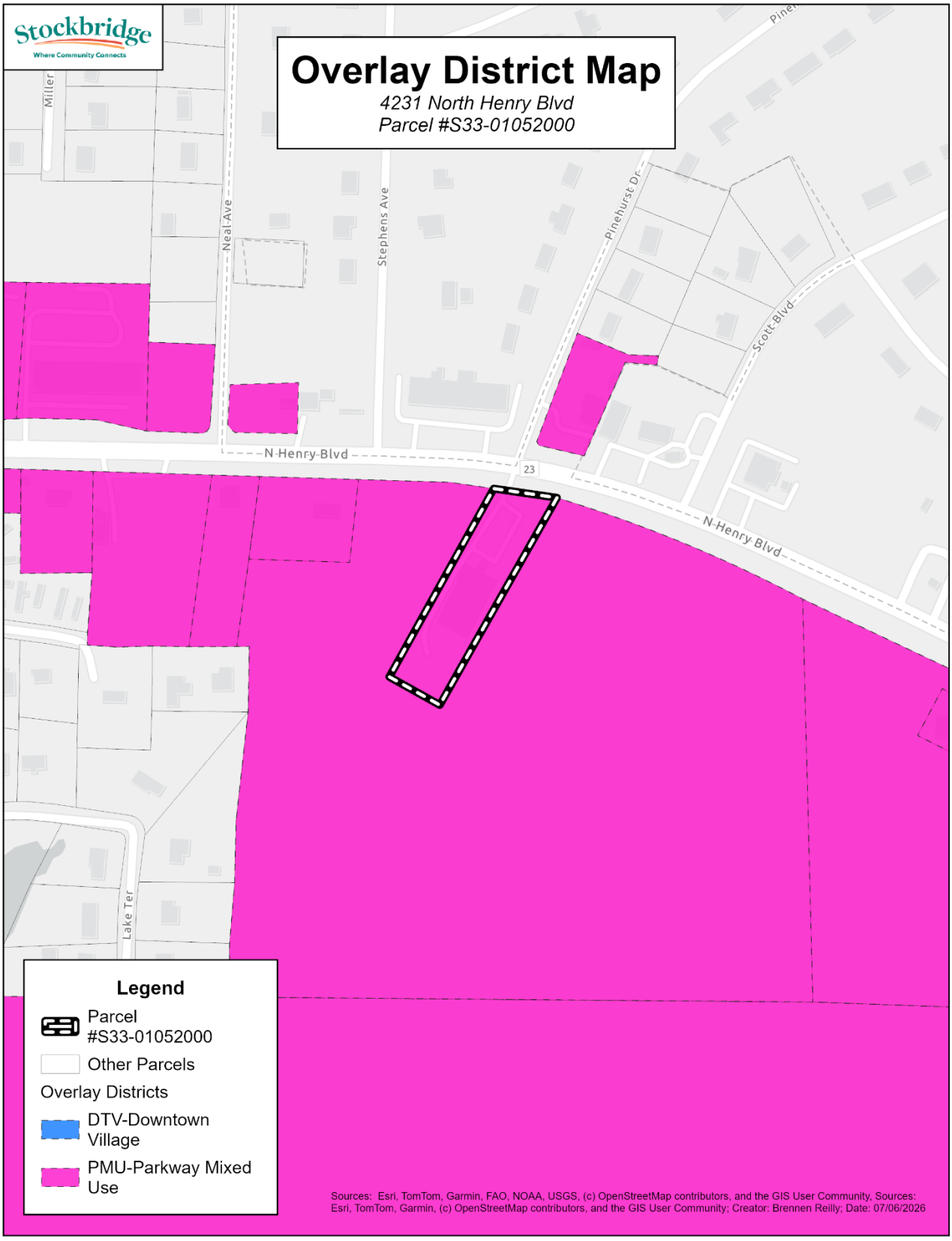
Stockbridge
Where Community Connects
Points of Interest Map
4231 North Henry Blvd
Parcel #S33-01052000
N
City Cemetery
Shopping Plaza
Ultimate Auto Body Shop
Henry Food Mart
Billy's Food Mart
Ed's Public Safety
X-pert Auto Care
High Class Auto Sales
Mobile Home Community
Rock Quarry Liquor Store
Stockbridge Rock Quarry
Legend
Parcel #S33-01052000
Points of Interest
0 0.02 0.04 0.09 0.14 0.18
Miles
Esri, Vantor, Earthstar Geographics, and the GIS User Community; Creator: Brennen Reilly; Date: 07/07/2026

Stockbridge
Where Community Connects
Aerial Photo Map
4231 North Henry Blvd
Parcel #S33-01052000
23
N Henry Blvd
N Henry Blvd
N
0
0.01
0.03
0.05 Miles
Microsoft, Vantor, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026
Legend
Parcel #S33-01052000

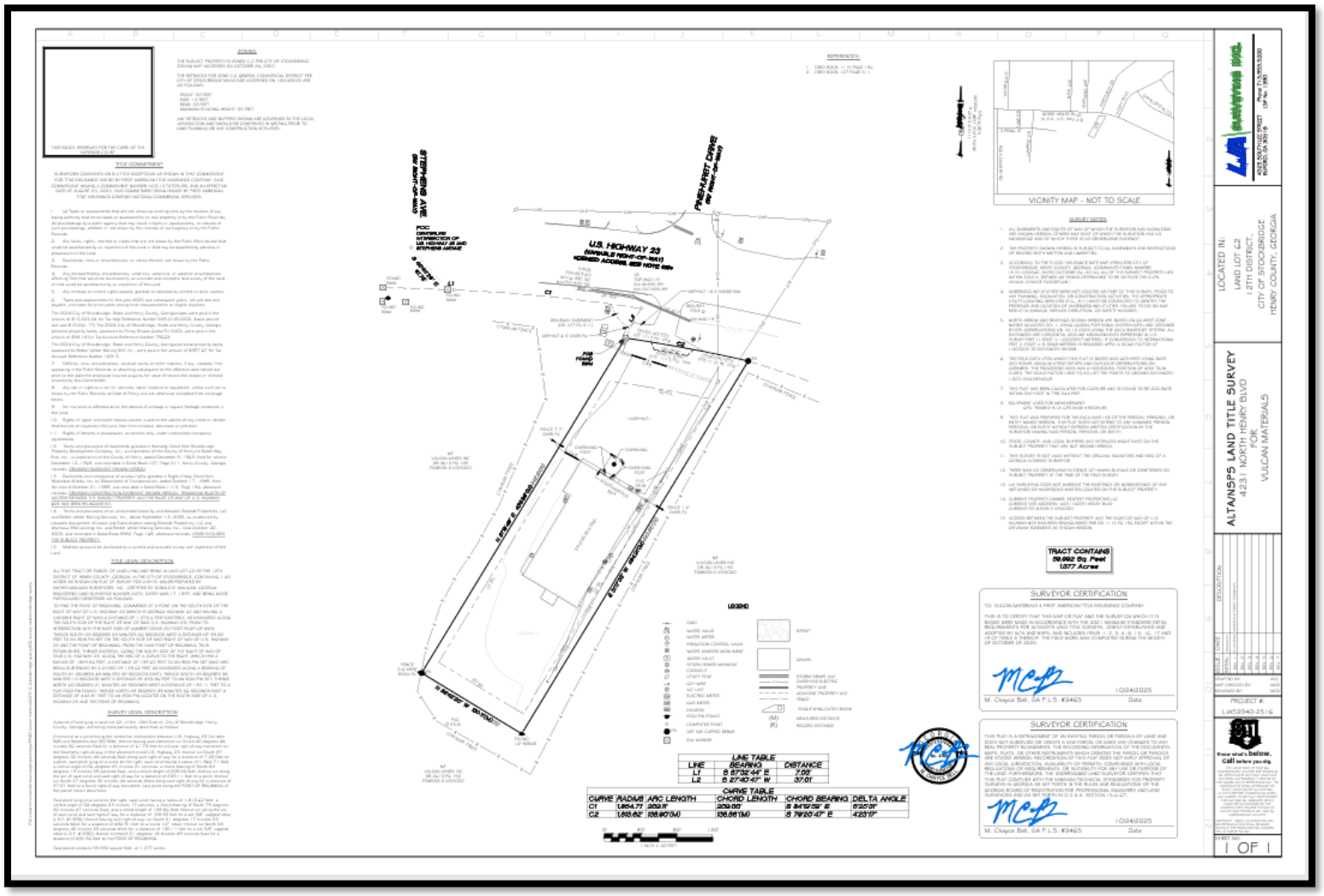

Stockbridge
Where Community Connects
Acreage Map
4231 North Henry Blvd
Parcel #S33-01052000
0.43 acres
0.5 acres
0.42 acres
0.4 acres
0.71 acres
N Henry Blvd
Scott Blvd
23
0.93 acres
0.92 acres
1.4 acres
0.71 acres
1.19 acres
28.73 acres
1.12 acres
Legend
Parcel #S33-01052000
Other Parcels
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026


Stockbridge
Where Community Connects
Zoning Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller Rd
Miller Geller Ct
Neal Ave
Stephens Ave
Pinehurst Dr
Scott Blvd
N Henry Blvd
23
Willow Ct
Lake Dr
Lambert Dr
Lake Ter
Legend
Parcel #S33-01052000
Zoning Districts
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026

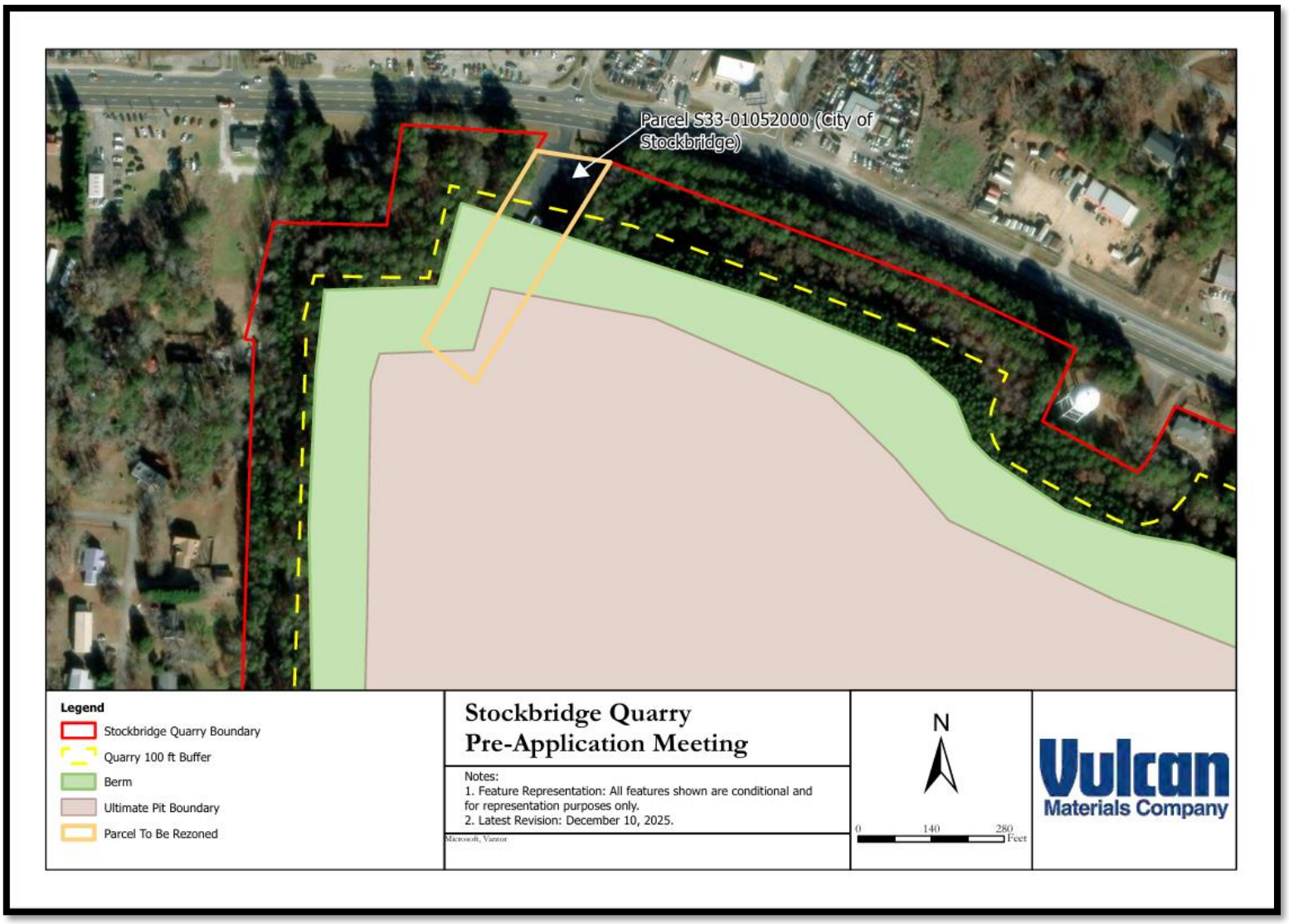

Stockbridge
Where Community Connects
Future Land Use Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller
Miller Geller Ct
Neal Ave
Stephens Ave
Pinehurst Dr
Scott Blvd
N Henry Blvd
23
Willow Ct
Lake Dr
Lambert Dr
Lake Ter
Legend
Parcel #S33-01052000
Future Land Use Designations
Downtown District
Low-Density Residential
Medium-Density Residential
High-Density Residential
Special Purpose
Low-Density Mixed Use
Medium-Density Mixed Use
High-Density Mixed Use
Public/Institutional
Light Industrial
Heavy Industrial
Transportation/ Communication/ Utilities
Park/Recreation/ Conservation
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026


Stockbridge
Where Community Connects
Overlay District Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller
Neal Ave
Stephens Ave
Pinehurst Dr
Scott Blvd
N Henry Blvd
23
N Henry Blvd
Lake Ter
Legend
Parcel #S33-01052000
Other Parcels
Overlay Districts
DTV-Downtown Village
PMU-Parkway Mixed Use
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026

ALTA/NSPS Land Title Survey of the Subject Property.



Applicant's Conceptual Site Plan Showing the Proposed Berm and Ultimate Pit Boundary.



Applicant's Conceptual Aerial Rendering of the Proposed Quarry Expansion

Applicant's Conceptual Street-Level Rendering of the Proposed Berm

V. DEVELOPMENT INFORMATION

The applicant proposes to incorporate the approximately 1.4-acre subject property into the existing Stockbridge Quarry operation through the expansion of quarry-related activities. The request includes a Rezoning from C-2 (General Commercial District) to HI (Heavy Industrial District), a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial, and a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow the development of natural resources and quarry-related activities.

The subject property is currently developed with a commercial building occupied by a mailing and printing services business. Although commercially zoned, the parcel is uniquely situated because it is immediately adjacent to the existing Stockbridge Quarry and is surrounded on multiple sides by quarry-related property. If approved, the property would transition from a commercial use to become part of the overall quarry operation, thereby creating a more cohesive development pattern and establishing zoning consistency with the surrounding HI-zoned properties.

According to the submitted site plan, the majority of the subject property will be utilized for the construction of a proposed berm located along the northern boundary of the existing quarry adjacent to North Henry Boulevard. A berm is an engineered earthen embankment typically constructed from compacted soil, rock, and other approved fill materials. Berms are commonly incorporated into quarry, mining, transportation, and industrial developments to provide physical separation between differing land uses and to supplement existing buffering and screening measures.

The proposed berm is intended to serve as a permanent buffering feature between the existing quarry operation and surrounding development. The applicant's conceptual rendering depicts the proposed berm as a landscaped earthen embankment designed to complement the existing tree canopy while providing additional visual screening along the North Henry Boulevard corridor." According to the applicant, the berm is designed to provide additional visual screening along the North Henry Boulevard corridor, supplement existing wooded vegetation, improve separation between quarry activities and adjacent residential, commercial, institutional, and public properties, and enhance compatibility between the quarry operation and surrounding land uses. The site plan also indicates that the ultimate quarry pit boundary will remain south of the proposed berm, allowing the berm to function as a transitional area between active quarry operations and adjacent development.

The proposed development does not include the construction of new commercial buildings, residential units, or other vertical development. Instead, the application facilitates the expansion of an existing heavy industrial use through the incorporation of the subject property into the existing quarry operation. The proposal is intended to support the continued extraction and management of natural resources while improving the overall development pattern by eliminating an isolated commercial parcel within a predominantly heavy industrial area.

The subject property fronts North Henry Boulevard, a Principal Arterial roadway that provides regional access to the quarry and serves as a major transportation corridor within the City of Stockbridge. The surrounding area consists of a mixture of heavy industrial, commercial, institutional, and residential land uses, including the existing Stockbridge Quarry to the south and east, the City of Stockbridge municipal well site to the east, commercial businesses along North Henry Boulevard, Abundant Life of Jesus Church to the west, and nearby single-family residential neighborhoods along Lake Terrace, Spring Street, and North Henry Boulevard. Existing mature

vegetation currently provides a natural buffer between the quarry and many surrounding properties. The proposed berm is intended to supplement these existing conditions by providing an additional layer of screening and separation along the northern edge of the quarry.

As part of its review, Staff evaluated the properties located nearest to the proposed berm to better understand the relationship between the proposed quarry expansion and surrounding development. The analysis identified adjacent residential, commercial, institutional, and public utility uses within both the City of Stockbridge and unincorporated Henry County. The proposed berm is intended to enhance compatibility between these surrounding land uses and the existing quarry by strengthening the existing buffer and improving the visual transition along the North Henry Boulevard corridor.

If approved, the proposed rezoning, Comprehensive Plan Amendment, and Special Use Permit would allow the subject property to become an integrated component of the existing Stockbridge Quarry while remaining subject to all applicable local, state, and federal permitting requirements governing quarry operations, environmental protection, stormwater management, and erosion and sedimentation control.

A. What is a Berm?

A berm is a raised earthen embankment constructed from compacted soil, rock, or other approved fill material. Berms are commonly used in quarry, mining, transportation, and industrial developments to provide a physical and visual buffer between operational areas and adjacent properties.

In quarry operations, berms are designed to create separation between active extraction areas and surrounding land uses. They may support landscaping and vegetation, improve visual screening, define property boundaries, and provide a transition between industrial operations and neighboring residential, commercial, institutional, or public properties. Berms are often incorporated into site design as a long-term buffering feature and may be used in conjunction with existing natural vegetation to enhance compatibility with surrounding development.

For this application, the applicant proposes to construct a berm along the northern boundary of the existing Stockbridge Quarry adjacent to North Henry Boulevard. According to the submitted site plan, the berm is intended to supplement the existing wooded buffer by providing additional visual screening and separation between quarry operations and nearby residential, commercial, institutional, and public properties while supporting the continued operation of the existing quarry.

B. Purpose of the Berm

The purpose of the proposed berm is to provide additional buffering and visual screening between the existing Stockbridge Quarry operation and surrounding properties. The berm is intended to supplement the existing wooded vegetation along the northern edge of the quarry and create a more defined transition between heavy industrial quarry activities and nearby residential, commercial, institutional, and public uses.

The berm would also help establish physical separation between the quarry operation and the North Henry Boulevard corridor. As shown on the submitted site plan, the berm is located between the quarry operations and adjacent development, allowing it to function as a long-term site design feature that supports compatibility between the existing quarry and surrounding land uses.

The berm should be understood as a buffering and screening measure. It does not eliminate quarry operations or replace applicable local, state, and federal regulations governing quarry activities, including extraction, blasting, dust control, stormwater management, and public safety.

C. Ultimate Pit Boundary

The ultimate pit boundary represents the maximum planned extent of excavation within the approved quarry operation at the completion of mining activities. It identifies the outer limit to which quarry extraction is anticipated to occur, based on the approved mine plan and applicable regulatory requirements.

According to the submitted site plan, the ultimate pit boundary is located south of the proposed berm, allowing the berm to remain between the active quarry operations and North Henry Boulevard. As a result, the berm is intended to function as a permanent buffering and screening feature while separating the ultimate limits of quarry excavation from adjacent residential, commercial, institutional, and public properties.

The location of the ultimate pit boundary demonstrates that the proposed berm is designed to remain outside the anticipated excavation area and serve as part of the long-term transition between the existing quarry operation and surrounding development.

D. Potential Operational Impacts

Quarry operations are generally associated with operational activities such as rock extraction, blasting, crushing, material processing, truck traffic, equipment operation, and the transportation of aggregate materials. These activities have the potential to generate operational impacts including noise, vibration, dust, and increased truck movements.

The proposed application does not establish a new quarry operation but rather facilitates the expansion of the existing Stockbridge Quarry through the incorporation of the subject property into the overall quarry site. According to the submitted site plan, the primary improvement consists of the construction of a berm intended to provide additional visual screening and buffering between quarry operations and adjacent residential, commercial, institutional, and public properties.

Quarry operations, including blasting activities where permitted, remain subject to applicable federal, state, and local regulations governing public safety, environmental protection, air quality, stormwater management, erosion and sedimentation control, and other operational requirements. Any quarry-related activities conducted on the subject property shall comply with all applicable permits and regulatory approvals.

The proposed berm does not eliminate quarry operations or their associated activities. Rather, it is intended to supplement the existing wooded buffer by providing additional visual separation and improving compatibility between the existing quarry operation and surrounding development.

E. Permit Requirements

Approval of the requested Comprehensive Plan Amendment, Rezoning, and Special Use Permit does not, by itself, authorize quarry operations or site development. The applicant will be required to obtain all applicable local, state, and federal permits and approvals prior to commencing any site improvements or quarry-related activities.

Depending on the scope of the proposed development, permits and approvals may include, but are not limited to:

- Special Use Permit pursuant to Section 3.2.25 of the City of Stockbridge Unified Development Code for the development of natural resources.
- Land Disturbance Permit (LDP) from the City of Stockbridge for grading, earthwork, and berm construction.
- Erosion, Sedimentation, and Pollution Control (ES&PC) Plan approval, as required by state and local regulations.
- Stormwater Management review and approval, as applicable.
- Georgia Environmental Protection Division (GA EPD) permits or approvals applicable to quarry and mining operations, including any required modifications to existing permits.
- Compliance with all applicable Georgia Surface Mining Act requirements and any associated reclamation obligations.
- Any required approvals from the City Engineer, Public Works Department, or other reviewing agencies for grading, drainage, access, utilities, and related site improvements.
- Any additional permits or approvals required by local, state, or federal regulatory agencies prior to construction or operation.

The applicant shall be responsible for obtaining and maintaining all required permits and complying with all applicable federal, state, and local laws, regulations, and permit conditions throughout the development and operation of the site.

VI. STAFF ANALYSIS

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.1 C):**

The Planning Commission and the City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.4

1. Consistency with the Comprehensive Plan.

The subject property is currently designated Low Density Mixed-Use on the City of Stockbridge Future Land Use Map. The applicant has submitted a concurrent Comprehensive Plan Amendment requesting to change the Future Land Use designation to Heavy Industrial, which is being evaluated in conjunction with the requested HI (Heavy Industrial District) rezoning. The Comprehensive Plan recognizes that when a proposed development is inconsistent with the adopted Future Land Use Map, a Comprehensive Plan Amendment should be considered prior to or concurrently with a rezoning request.

The proposed Heavy Industrial Future Land Use designation is intended to accommodate large-scale industrial operations, including mining, quarrying, manufacturing, and similar uses. The applicant proposes to incorporate the subject property into the existing Stockbridge Quarry operation through the construction of a landscaped berm as part of the overall quarry expansion.

Staff acknowledges that the subject property is immediately adjacent to the existing Stockbridge

Quarry and that approval of the requested Comprehensive Plan Amendment and Rezoning would establish consistency between the Future Land Use Map and the requested HI (Heavy Industrial District) zoning classification. The proposal would also incorporate an isolated commercially developed parcel into the existing quarry operation.

However, Staff finds that the proposed amendment is inconsistent with the City's adopted long-term planning vision for the North Henry Boulevard corridor. The subject property is located within the Parkway Mixed Use (PMU) Overlay District, which was established to encourage a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development supported by high-quality site design, pedestrian connectivity, gateway aesthetics, landscaping, and compatible land uses. The proposed Heavy Industrial Future Land Use designation is not consistent with the purpose and intent of the PMU Overlay District, which does not contemplate the expansion of heavy industrial land uses within the corridor.

While the proposed amendment would establish consistency between the Future Land Use Map and the requested HI zoning classification, Staff finds that redesignating the property from Low Density Mixed-Use to Heavy Industrial would alter the adopted land use vision for this portion of the North Henry Boulevard corridor and would not further the Comprehensive Plan's objectives of promoting compatible development patterns and reinforcing the character of the Parkway Mixed Use corridor.

Accordingly, Staff finds that the requested Comprehensive Plan Amendment is not consistent with the City's adopted Comprehensive Plan or the planning objectives established for the Parkway Mixed Use (PMU) Overlay District. Therefore, Staff does not support approval of the requested Comprehensive Plan Amendment.

Accordingly, Staff finds that the requested rezoning is not consistent with the Comprehensive Plan and does not support approval of the requested zoning amendment.

2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

Section 1.4 of the Unified Development Code states that the purpose and intent of the Zoning Code is to promote the public health, safety, aesthetics, convenience, order, prosperity, and general welfare of the City; encourage the most appropriate and best use of land; facilitate the efficient provision of public infrastructure; protect property values; and preserve natural resources.

The applicant is requesting to rezone the subject property from C-2 (General Commercial District) to HI (Heavy Industrial District) in order to incorporate the property into the existing Stockbridge Quarry operation. The subject property is currently developed with a commercial building but is surrounded on multiple sides by property associated with the existing quarry.

Section 2.4.12 of the Unified Development Code states that the intent of the HI (Heavy Industrial District) is to provide for the broadest range of industrial operations permitted within the City, including industries that may generate nuisance factors, provided they are appropriately located. The ordinance further provides that these uses should be located along an arterial or major collector street or have access to such thoroughfares.

Staff acknowledges that the proposed rezoning is generally consistent with the operational intent of the HI (Heavy Industrial District) because the request is associated with the expansion of an

existing quarry operation and the subject property fronts North Henry Boulevard, a Principal Arterial roadway. The applicant also proposes the construction of a landscaped berm intended to provide visual screening and buffering between quarry operations and adjacent properties.

However, Staff finds that the requested rezoning is not consistent with the overall purpose and intent of the City's zoning scheme when considered in conjunction with the adopted planning policies governing the North Henry Boulevard corridor. The subject property is located within the Parkway Mixed Use (PMU) Overlay District, which was established to promote a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development through high-quality site design, landscaping, pedestrian connectivity, gateway aesthetics, and compatible land uses. The PMU Overlay does not contemplate the expansion of heavy industrial land uses within the corridor.

Although the proposed rezoning would establish zoning consistency with the adjacent HI-zoned quarry properties, Staff finds that expanding the HI zoning district into the PMU Overlay District would be inconsistent with the City's adopted development objectives for the corridor and would not further the broader purposes of Section 1.4 of the Unified Development Code related to promoting compatible land use patterns, protecting community character, encouraging the most appropriate use of land, and advancing the general welfare of the City.

Accordingly, Staff finds that the requested rezoning does not adequately carry out the overall purposes and intent of the City of Stockbridge Unified Development Code and is inconsistent with the planning objectives established for the Parkway Mixed Use (PMU) Overlay District. Therefore, Staff does not support approval of the requested zoning amendment.

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

he proposed rezoning has the potential to create certain positive effects by incorporating the approximately 1.4-acre subject property into the existing Stockbridge Quarry operation. The request would eliminate an isolated C-2 (General Commercial District) parcel that is surrounded on multiple sides by quarry-related heavy industrial property and establish zoning consistency with the adjacent HI (Heavy Industrial District) properties. From a land use perspective, the proposal would consolidate an existing industrial operation rather than establish a new quarry at another location within the City.

According to the applicant's revised proposal, the subject property is intended to be developed as a landscaped berm that will provide additional visual screening and buffering between the existing quarry and surrounding development. The applicant has also clarified that the subject property will not be used for mining, blasting, truck parking, or truck turnaround activities. Staff acknowledges that the proposed berm and associated landscaping have the potential to improve the visual transition along the North Henry Boulevard corridor and supplement the existing wooded vegetation.

However, Staff finds that the primary planning consideration is not the construction of the berm, but the proposed expansion of the HI (Heavy Industrial District) into the Parkway Mixed Use (PMU) Overlay District. The PMU Overlay was established to promote a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development through high-quality site design, landscaping, gateway aesthetics, pedestrian connectivity, and compatible land uses. While the proposal may improve visual screening along the quarry frontage, the requested

rezoning would introduce a Heavy Industrial zoning classification into an area where the City's adopted planning policies envision mixed-use and commercial development. Staff finds that this expansion is inconsistent with the purpose and intent of the PMU Overlay District and would not positively contribute to the long-term character of the North Henry Boulevard corridor.

Accordingly, while the proposed rezoning presents certain positive site-specific considerations, including the consolidation of an existing industrial operation and the construction of a landscaped berm, Staff finds that these benefits are outweighed by the inconsistency of the requested rezoning with the City's adopted planning objectives for the Parkway Mixed Use (PMU) Overlay District. Therefore, Staff does not find that the proposed rezoning would result in an overall positive effect on the surrounding neighborhood, corridor, or community sufficient to support approval.

Analysis of Nearby Properties

Staff identified the properties located nearest to the proposed berm to evaluate the relationship between the proposed quarry expansion and surrounding land uses. The analysis includes residential, commercial, institutional, and public properties located within the City of Stockbridge and unincorporated Henry County. The proposed berm is intended to supplement the existing wooded buffer by providing additional visual screening and separation between quarry operations and adjacent development.

Table 1. Nearby Residential Properties

Parcel ID	Address	Jurisdiction	Existing Use	Relative Location
S33-01050000	4297 North Henry Blvd	Stockbridge	Residential	West
S33-01048000	125 Spring Street	Stockbridge	Residential	West
S33-01046000	110 Lake Terrace	Stockbridge	Residential	Southwest
S33-01046001	112 Lake Terrace	Stockbridge	Residential	Southwest
S33-01045001	116 Lake Terrace	Stockbridge	Residential	Southwest
S33-01045000	118 Lake Terrace	Stockbridge	Residential	Southwest

Table 2. Nearby Commercial Properties

Parcel ID	Address	Jurisdiction	Existing Use	Relative Location
S33-01051000	4275 North Henry Blvd	Stockbridge	Commercial	Northwest
049A02029000	4198 North Henry Blvd	Stockbridge	Commercial	North
049A02030000	4168 North Henry Blvd	Henry County	Commercial	Northeast
049A02032000	4150 North Henry Blvd	Henry County	Commercial	Northeast
049A01037000	4248 North Henry Blvd	Henry County	Commercial	Northeast

Table 3. Institutional and Public Facilities

Property	Jurisdiction	Existing Use	Relative Location
Abundant Life of Jesus Church	Stockbridge	Religious Institution	West

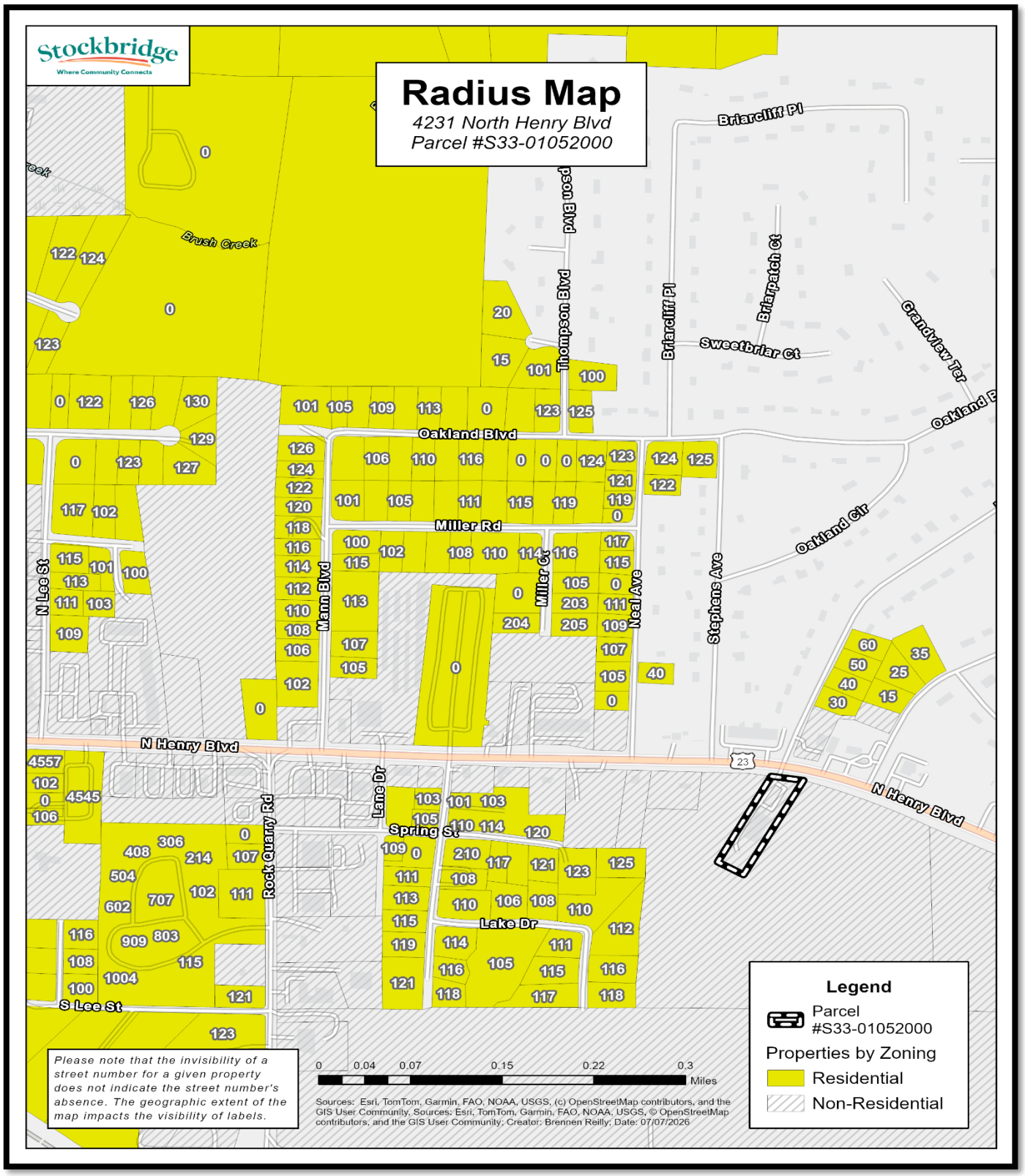
Property	Jurisdiction	Existing Use	Relative Location
City of Stockbridge Well Site	Stockbridge	Municipal Utility	East

The proposed berm is intended to serve as a permanent buffering feature between the existing Stockbridge Quarry and surrounding development. Staff acknowledges that the berm has the potential to improve visual screening along the North Henry Boulevard corridor and supplement the existing wooded vegetation located between the quarry and adjacent properties.

However, Staff's analysis also identified the close proximity of multiple residential properties, commercial businesses, Abundant Life of Jesus Church, and the City of Stockbridge municipal well site. While the proposed berm may enhance the visual transition between the quarry and these surrounding land uses, Staff finds that the primary planning consideration is the requested expansion of the HI (Heavy Industrial District) into the Parkway Mixed Use (PMU) Overlay District. The PMU Overlay was established to promote a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development supported by high-quality site design, gateway aesthetics, landscaping, pedestrian connectivity, and compatible land uses. Staff finds that expanding heavy industrial zoning within the PMU Overlay District is inconsistent with these adopted planning objectives and would not further the long-term vision established for the North Henry Boulevard corridor.

Although the proposed rezoning would incorporate an isolated C-2 (General Commercial District) parcel into the surrounding HI (Heavy Industrial District) quarry operation, Staff concludes that the inconsistency of the requested rezoning with the adopted purpose and intent of the Parkway Mixed Use (PMU) Overlay District outweighs the land use benefits associated with establishing a more cohesive zoning pattern.

Radius Map Identifying Nearby Residential and Non-Residential Properties.



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

The subject property consists of approximately 1.4 acres located at 4231 North Henry Boulevard and is currently developed with a commercial building and associated parking area. The parcel is adjacent to the existing Stockbridge Quarry and is surrounded on multiple sides by quarry-related property, making it physically situated for incorporation into the existing quarry operation.

- **Topography:** The property is located adjacent to an active quarry and exhibits topographic characteristics compatible with the proposed expansion. According to the submitted site plan, the majority of the parcel will be utilized for the construction of a berm along the northern edge of the quarry. The site's existing terrain and proximity to the quarry support the proposed grading and berm construction as part of the overall quarry operation.

- **Drainage:** The applicant will be required to comply with all applicable local, state, and federal stormwater management and erosion and sedimentation control requirements during site development. Any grading or earthwork associated with the proposed berm will be subject to review and approval through the applicable permitting process to ensure that drainage patterns are appropriately managed.

- **Access:** The property fronts North Henry Boulevard, a Principal Arterial roadway that provides direct access to the existing quarry operation and serves as a major transportation corridor within the City of Stockbridge. The site's location along an arterial roadway is consistent with the intent of the HI (Heavy Industrial District), which encourages heavy industrial uses to be located on or have access to arterial or major collector roadways.

- **Size and Shape:** Although the subject property is relatively small at approximately 1.4 acres, its size and configuration are appropriate for the proposed use because it is intended to become part of the larger Stockbridge Quarry operation rather than function as an independent development site. The parcel's location adjacent to the existing quarry allows it to be integrated into the overall operation, with the proposed berm serving as a transition and buffering feature between quarry activities and surrounding land uses.

Based on the site's physical characteristics, existing access, and relationship to the surrounding quarry property, the subject property appears capable of accommodating the proposed development as requested, subject to compliance with all applicable engineering, environmental, and regulatory requirements.

5. The potential impact of the rezoning on City infrastructure including water and sewage system.

The proposed rezoning is not anticipated to generate a significant increase in demand for municipal water or sanitary sewer services because the subject property is proposed to be incorporated into the existing Stockbridge Quarry operation rather than redeveloped for residential, commercial, institutional, or mixed-use purposes. The proposal does not include the construction of new residential units, commercial buildings, or other vertical development that would substantially increase utility demands.

The subject property is currently developed with a commercial building that is served by existing public infrastructure. If approved, the property would transition from commercial use to heavy industrial use as part of the existing Stockbridge Quarry operation. The proposed development primarily consists of the construction of a berm and the incorporation of the property into the existing quarry site.

The Henry County Water Authority (HCWA) has issued a Water Service Availability Letter dated June 29, 2026, indicating that water service is available to the subject property. The letter further states that the available fire flow exceeds the Authority's minimum adopted standards for commercial development, with a static pressure of 105 psi, residual pressure of 95 psi, available flow of 1,350 gallons per minute (gpm), and a calculated flow of 4,288 gpm at 20 psi. HCWA also notes that public sanitary sewer service is not currently available to the property and that utility availability will be reevaluated upon the submission of future development plans.

Staff also notes that the City of Stockbridge municipal well site is located immediately east of the subject property. Due to the proximity of this public utility infrastructure, continued coordination with the City's Public Works Department, the Henry County Water Authority, and any applicable state or regulatory agencies is recommended to ensure that the proposed quarry expansion complies with all applicable requirements intended to protect public water resources and utility infrastructure.

Because the proposal represents the expansion of an existing quarry operation rather than the establishment of a new industrial facility, significant improvements or extensions to the City's water or sanitary sewer infrastructure are not anticipated. Any future site improvements associated with the quarry operation shall comply with all applicable engineering, environmental, utility, and permitting requirements, including those established by the Henry County Water Authority.

6. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The subject property fronts North Henry Boulevard, a Principal Arterial roadway that serves as a major transportation corridor within the City of Stockbridge and the surrounding region. According to the Georgia Department of Transportation (GDOT) Traffic Analysis and Data Application (TADA), North Henry Boulevard carries an Annual Average Daily Traffic (AADT) volume of approximately 24,000 vehicles per day in the vicinity of the subject property. Nearby local streets, including those serving adjacent residential neighborhoods, experience substantially lower traffic volumes, reflecting their function as local residential roadways. The proposed rezoning would incorporate the approximately 1.4-acre subject property into the existing Stockbridge Quarry operation. The proposal does not include new residential, commercial, or mixed-use development that would generate significant new daily vehicular trips. Rather, the request facilitates the expansion of an existing industrial operation through the incorporation of the subject property into the overall quarry site.

According to the submitted site plan, the primary improvement consists of the construction of a berm along the northern edge of the quarry adjacent to North Henry Boulevard. The proposal does not identify new public street connections or modifications to the existing roadway network. Access associated with the quarry operation is expected to continue utilizing the existing roadway system. Pedestrian activity in the immediate vicinity of the subject property is limited due to the surrounding industrial and commercial land use pattern. Consequently, the proposed rezoning is not anticipated to substantially alter existing pedestrian circulation within the area.

Although quarry operations generate truck traffic associated with the transportation of materials, the proposed amendment represents the expansion of an existing quarry operation rather than the establishment of a new industrial use. Based on the nature of the request and the function of North Henry Boulevard as a Principal Arterial roadway, the proposed rezoning is not anticipated to significantly affect the operational function of adjacent thoroughfares. Any future access modifications or transportation improvements associated with the quarry operation shall be subject to review and approval by the appropriate local and state agencies.

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

The Planning Commission and Mayor and City Council should consider the requested rezoning in relation to the City's adopted planning policies, including the Comprehensive Plan, the Unified Development Code, and other applicable development regulations.

The subject property is currently located within the Parkway Mixed Use (PMU) Overlay District, which was established to promote high-quality development along major transportation corridors through a balanced mix of commercial, office, residential, civic, entertainment, and cultural uses. The PMU Overlay encourages coordinated site design, landscaping, gateway aesthetics, pedestrian connectivity, and compatibility among adjoining land uses to create an attractive and cohesive development pattern along the North Henry Boulevard corridor. The expansion of heavy industrial land uses is not consistent with the purpose and intent of the PMU Overlay District.

Staff acknowledges that the subject property possesses unique physical characteristics because it is immediately adjacent to the existing Stockbridge Quarry and bordered by quarry-related heavy industrial property to the south and east. The applicant proposes to incorporate the property into the existing quarry operation through the construction of a landscaped berm intended to supplement the existing wooded buffer and enhance visual screening along North Henry Boulevard. The applicant has also clarified that the subject property will not be used for mining, blasting, truck parking, or truck turnaround activities, but instead will function as a landscaped buffer for the existing quarry.

While the proposed berm may improve the visual transition between the quarry and surrounding development, Staff finds that the primary planning consideration is the requested expansion of the HI (Heavy Industrial District) into the Parkway Mixed Use (PMU) Overlay District. Approval of the requested rezoning would introduce a Heavy Industrial zoning classification into an area where the City's adopted planning policies encourage mixed-use, commercial, office, residential, civic, and cultural development. Staff finds that the requested rezoning is inconsistent with the long-term planning objectives established for the North Henry Boulevard corridor and does not further the purpose and intent of the PMU Overlay District.

Accordingly, Staff finds that the requested rezoning does not further the objectives of the Comprehensive Plan, the Unified Development Code, or the Parkway Mixed Use (PMU) Overlay District. Therefore, Staff does not support approval of the requested zoning amendment.

8. The ability of the subject land to be developed as it is presently zoned.

The subject property is currently zoned C-2 (General Commercial District) and is developed with a commercial building occupied by a mailing and printing services business. The existing commercial use demonstrates that the property is capable of being developed and utilized in accordance with the current zoning classification. Under the current C-2 zoning designation, the property may continue to be used for commercial purposes or be redeveloped with other uses permitted within the district, subject to the applicable provisions of the Unified Development Code.

Although the applicant is requesting to rezone the property to HI (Heavy Industrial District) in order to incorporate the parcel into the existing Stockbridge Quarry operation, Staff finds that the subject property is not rendered undevelopable under its existing zoning classification. Rather, the request is intended to facilitate the expansion of an existing heavy industrial use onto property that is currently designated and zoned for commercial development.

Staff acknowledges that the subject property's location immediately adjacent to the existing Stockbridge Quarry distinguishes it from many other commercially zoned properties within the City. However, the property also remains within the Parkway Mixed Use (PMU) Overlay District, which was established to encourage mixed-use, commercial, office, residential, civic, entertainment, and cultural development along the North Henry Boulevard corridor. The existing C-2 zoning classification is more consistent with the purpose and intent of the PMU Overlay District than the proposed HI zoning classification.

Accordingly, Staff finds that the subject property is capable of being developed and utilized under its existing C-2 (General Commercial District) zoning designation. Because the property retains reasonable development potential under the current zoning and the requested HI (Heavy Industrial District) classification is inconsistent with the adopted planning objectives of the Parkway Mixed Use (PMU) Overlay District, Staff does not find sufficient justification to support the requested rezoning.

VII. STAFF RECOMMENDATION

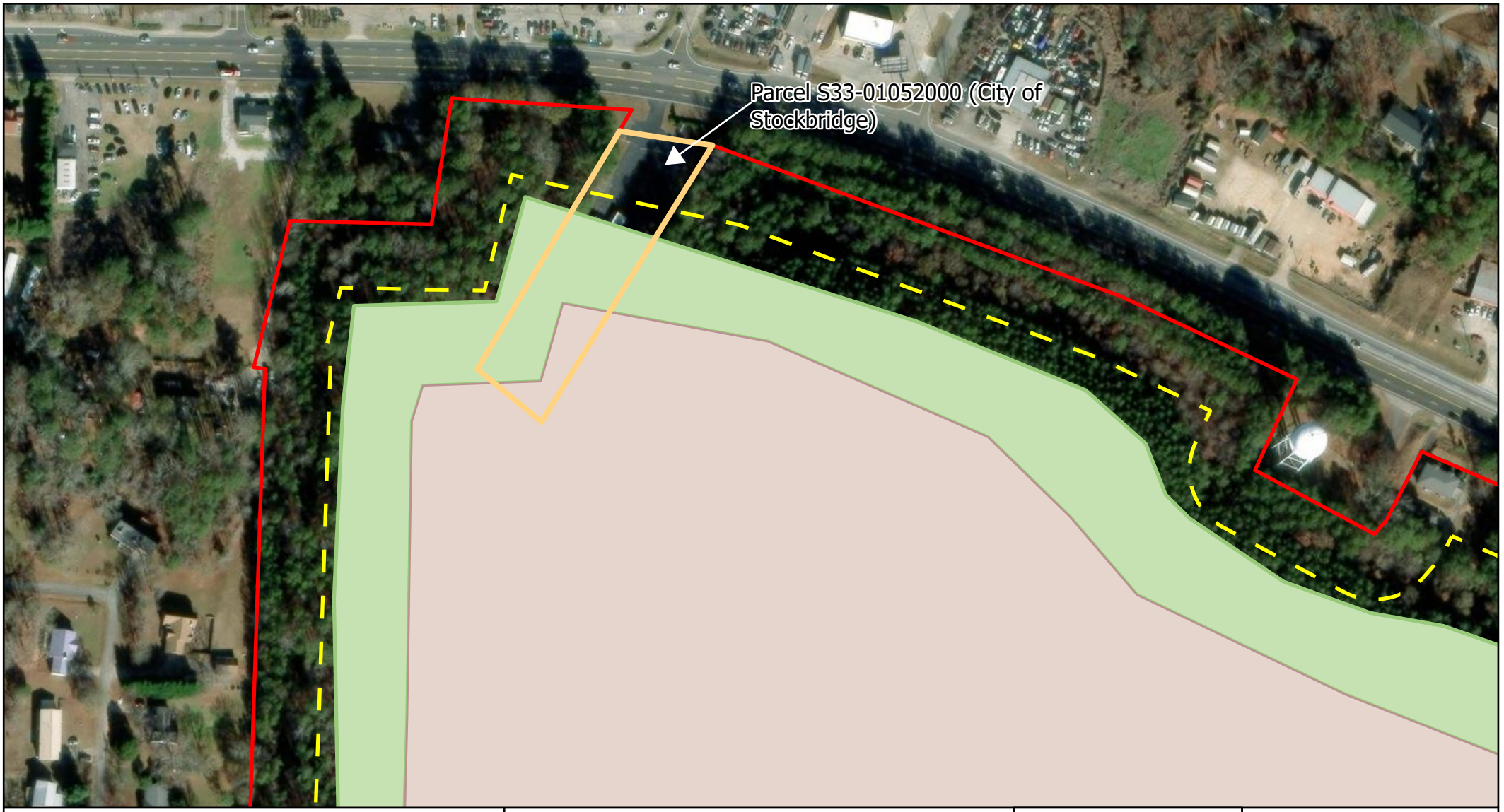
Staff recommends **DENIAL** of RZ-2026-02, a request to rezone approximately 1.4 acres located at 4231 North Henry Boulevard from C-2 (General Commercial District) to HI (Heavy Industrial District).

Staff acknowledges that the subject property is immediately adjacent to the existing Stockbridge Quarry and that the requested rezoning would establish zoning consistency with the surrounding Heavy Industrial properties. Staff also acknowledges the applicant's proposal to incorporate the property into the existing quarry operation through the construction of a landscaped berm intended to supplement the existing wooded buffer and provide additional visual screening along North Henry Boulevard.

However, Staff finds that the requested rezoning does not adequately satisfy the review criteria contained in Section 9.2.4 of the Unified Development Code. Specifically, Staff finds that the proposed expansion of the HI (Heavy Industrial District) into the Parkway Mixed Use (PMU) Overlay District is inconsistent with the adopted purpose and intent of the overlay, which was established to promote a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development through high-quality site design, landscaping, gateway aesthetics, pedestrian connectivity, and compatible land uses along the North Henry Boulevard corridor.

Staff further finds that, while the proposed berm may improve visual screening between the quarry and surrounding development, it does not alter the fundamental land use issue presented by the application. Approval of the requested rezoning would expand Heavy Industrial zoning into an area where the City's adopted planning policies envision mixed-use and commercial development, thereby altering the long-term development pattern established for the corridor.

Based upon the findings contained within this report, Staff concludes that the requested rezoning is inconsistent with the Comprehensive Plan, the Unified Development Code, and the planning objectives of the Parkway Mixed Use (PMU) Overlay District. Accordingly, Staff recommends **DENIAL** of RZ-2026-02.



Legend

- Stockbridge Quarry Boundary
- Quarry 100 ft Buffer
- Berm
- Ultimate Pit Boundary
- Parcel To Be Rezoned

Stockbridge Quarry Pre-Application Meeting

Notes:
1. Feature Representation: All features shown are conditional and for representation purposes only.
2. Latest Revision: December 10, 2025.

Microsoft, Vantor

N

0 140 280 Feet

Vulcan Materials Company

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ZONING

THE SUBJECT PROPERTY IS ZONED C-2 PER CITY OF STOCKBRIDGE ZONING MAP ACCESSED ON OCTOBER 24, 2025.

THE SETBACKS FOR ZONE C-2 GENERAL COMMERCIAL DISTRICT PER CITY OF STOCKBRIDGE MUNICODE ACCESSED ON 10/24/2025 ARE AS FOLLOWS:

FRONT: 50 FEET
SIDE: 10 FEET
REAR: 20 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

TITLE COMMITMENT

SURVEYORS COMMENTS ON B-II TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A COMMITMENT NUMBER: NCS-1274709-ORL AND AN EFFECTIVE DATE OF AUGUST 25, 2025, SAID COMMITMENT BEING ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.

5. Any minerals or mineral rights leased, granted or retained by current or prior owners.

6. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes.

The 2024 City of Stockbridge, State and Henry County, Georgia taxes were paid in the amount of $10,225.04 for Tax Map Reference Number 533-01052000. (base amount due was $10,061.77) The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Pitney Bowes Global Fin SVCS, were paid in the amount of $58.18 for Tax Account Reference Number 79663.

The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Better Letter Mailing SVC Inc., were paid in the amount of $397.67 for Tax Account Reference Number 16913.

7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest covered by this Commitment.

8. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

9. No insurance is afforded as to the amount of acreage or square footage contained in the Land.

10. Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.

11. Rights of tenants in possession, as tenants only, under unrecorded occupancy agreements.

12. Terms and provisions of easements granted in Warranty Deed from Stockbridge Property Development Company, Inc., a corporation of the County of Henry to Roller Way Rink, Inc., a corporation of the County of Henry, dated December 9, 1969, filed for record December 12, 1969, and recorded in Deed Book 107, Page 511, Henry County, Georgia records. DRIVEWAY EASEMENT SHOWN HEREON

13. Easements and conveyance of access rights granted in Right of Way Deed from Skateland Atlanta, Inc. to Department of Transportation, dated October 17, 1989, filed for record October 21, 1989, and recorded in Deed Book 1115, Page 196, aforesaid records. DRIVEWAY CONSTRUCTION EASEMENT SHOWN HEREON. REMAINING RIGHTS OF ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED.

14. Terms and provisions of an unrecorded Lease by and between Ekstedt Properties, LLC and Better Letter Mailing Services, Inc., dated September 13, 2005, as evidenced by Lessee's Assignment of Lease and Subordination among Ekstedt Properties, LLC and Wachovia SBA Lending, Inc. and Better Letter Mailing Services, Inc., filed October 20, 2005, and recorded in Deed Book 8582, Page 168, aforesaid records. LEASE INCLUDES THE SUBJECT PROPERTY.

15. Matters as would be disclosed by a current and accurate survey and inspection of the Land.

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUDY B. MILLER PREPARED BY MATHIS-MILLIGAN SURVEYORS, INC., CERTIFIED BY DONALD R. MILLIGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2472, DATED MAR 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 (WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY) A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (80 FOOT RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1829.86 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET (SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST); THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 493.86 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 442.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

SURVEY LEGAL DESCRIPTION

A parcel of land lying in Land Lot 62, of the 12th District, City of Stockbridge, Henry County, Georgia, and being more particularly described as follows:

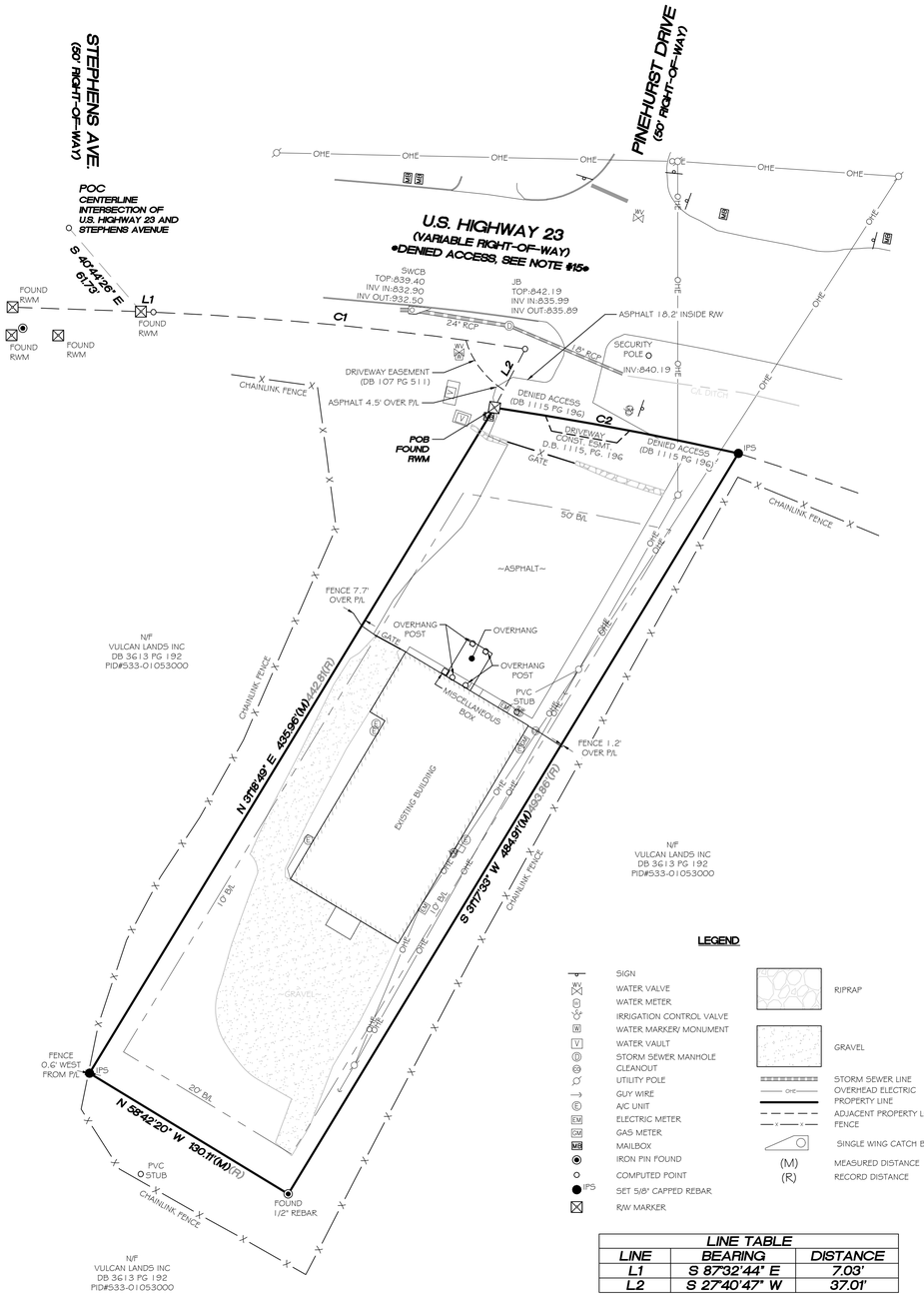
Commence at a point being the centerline intersection between U.S. Highway 23 (Variable R/W) and Stephens Ave (50' R/W); thence leaving said centerline run South 40 degrees 44 minutes 26 seconds East for a distance of 61.73 feet to a found right-of-way monument on the Southerly right-of-way of the aforementioned U.S. Highway 23; thence run South 87 degrees 32 minutes 44 seconds East along said right-of-way for a distance of 7.03 feet to a point, said point lying on a curve to the right, said curve having a radius of 1,864.71 feet, a central angle of 06 degrees 25 minutes 31 seconds, a chord bearing of South 84 degrees 19 minutes 59 seconds East, and a chord length of 209.00 feet; thence run along the arc of said curve and said right-of-way for a distance of 209.11 feet to a point; thence run South 27 degrees 32 minutes 44 seconds West along said right-of-way for a distance of 37.01 feet to a found right-of-way monument, said point being the POINT OF BEGINNING of the parcel herein described.

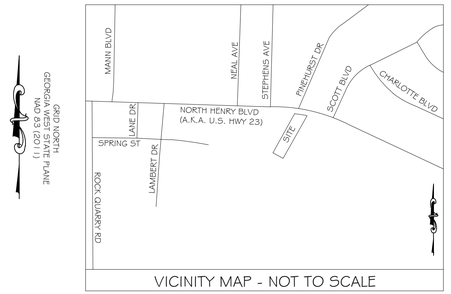
Said point lying on a curve to the right, said curve having a radius of 1,813.62 feet, a central angle of 04 degrees 23 minutes 17 seconds, a chord bearing of South 79 degrees 20 minutes 47 seconds East, and a chord length of 138.86 feet; thence run along the arc of said curve and said right-of-way for a distance of 138.90 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right-of-way run South 31 degrees 17 minutes 33 seconds West for a distance of 484.91 feet to a found 1/2" rebar; thence run North 58 degrees 42 minutes 20 seconds West for a distance of 130.11 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 31 degrees 18 minutes 49 seconds East for a distance of 435.96 feet to the POINT OF BEGINNING.

Said parcel contains 59,992 square feet, or 1.377 acres.

REFERENCES:

1. DEED BOOK 1115 PAGE 196
2. DEED BOOK 107 PAGE 511





VICINITY MAP - NOT TO SCALE

SURVEY NOTES

1. ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, (COMMUNITY-PANEL NUMBER 13151C0086D, DATED OCTOBER 06, 2016), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
4. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. PRIOR TO ANY PLANNING, EXCAVATION, OR CONSTRUCTION ACTIVITIES, THE APPROPRIATE UTILITY LOCATING SERVICES (E.G., 811) MUST BE CONTACTED TO IDENTIFY THE PRESENCE AND LOCATION OF UNDERGROUND UTILITIES. FAILURE TO DO SO MAY RESULT IN DAMAGE, SERVICE DISRUPTION, OR SAFETY HAZARDS.
5. NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GA WEST ZONE - NAD83 ADJUSTED 2011. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 10-15-2025 USING THE LEICA SMARTNET SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET (1-FOOT = 1200/3937 METERS). A CONVERSION TO INTERNATIONAL FEET (1-FOOT = 0.3048 METERS) IS REQUIRED APPLY A SCALE FACTOR OF 1.000002 TO DISTANCES SHOWN.
6. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED USING BASE AND ROVER USING MULTIPLE SETUPS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITION OF LESS THAN 0.093. THE SCALE FACTOR USED TO ADJUST THE POINTS TO GROUND DISTANCES: 1.000013545994269.
7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 798,544 FEET.
8. EQUIPMENT USED FOR MEASUREMENT:
   GPS: TRIMBLE R12i GPS BASE & RECEIVER
9. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
10. STATE, COUNTY, AND LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A GEORGIA LICENSED SURVEYOR.
12. THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
13. LJA SURVEYING DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY.
14. CURRENT PROPERTY OWNER: EKSTEDT PROPERTIES LLC
    CURRENT SITE ADDRESS: 4231 NORTH HENRY BLVD
    CURRENT PID #:533-01052000
15. ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED PER DB 1115 PG 196 EXCEPT WITHIN THE DRIVEWAY EASEMENT AS SHOWN HEREON.

TRACT CONTAINS
59,992 Sq. Feet
1.377 Acres

LEGEND

	SIGN		RIPRAP
WV	WATER VALVE		
WM	WATER METER		
IC	IRRIGATION CONTROL VALVE		
WM	WATER MARKER/ MONUMENT		GRAVEL
V	WATER VAULT		
D	STORM SEWER MANHOLE		
CO	CLEANOUT		
	UTILITY POLE		STORM SEWER LINE
	GUY WIRE	OHE	OVERHEAD ELECTRIC
AC	A/C UNIT		PROPERTY LINE
EM	ELECTRIC METER		ADJACENT PROPERTY LINE
GM	GAS METER	x x x	FENCE
MB	MAILBOX		SINGLE WING CATCH BASIN
	IRON PIN FOUND	(M)	MEASURED DISTANCE
	COMPUTED POINT	(R)	RECORD DISTANCE
IPS	SET 5/8" CAPPED REBAR		
	R/W MARKER		

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°32'44" E	7.03'
L2	S 27°40'47" W	37.01'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,864.71'	209.11'	209.00'	S 84°19'59" E	6°25'31"
C2	1,813.62'	138.90'(M)	138.86'(M)	S 79°20'47" E	4°23'17"

0' 40' 80' 120'
1 INCH = 40 FEET

SURVEYOR CERTIFICATION

TO: VULCAN MATERIALS & FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF OCTOBER OF 2025.

10/24/2025
M. Chayce Bell, GA P.L.S. #3465 Date

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA PROFESSIONAL No. 3465 LAND SURVEYOR M. CHAYCE BELL

10/24/2025
M. Chayce Bell, GA P.L.S. #3465 Date

LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone 713.953.5200
LSF No. 1390

LOCATED IN:
LAND LOT 62
12TH DISTRICT,
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY
4231 NORTH HENRY BLVD
FOR
VULCAN MATERIALS

ISSUE:	DATE	DESCRIPTION
INITIAL:	10/24/2025	
REV. 1	01/22/2026	ADDRESS ATTORNEY COMMENTS
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: AKC
MAP CHECKED BY: MCB
REVIEWED BY: MCB

PROJECT #:
LJA53940-2516

Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

COPYRIGHT 2026 LJA SURVEYING INC
NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC

SHEET NO:
1 OF 1

File Locations:\sectors\survey\projects\lja3940 (vulcan materials)\05 ig (stockbridge quarry)\05 survey cad\stockbridge quarry

City of Stockbridge

AGENDA ITEM

MEETING DATE

AUGUST 10, 2026

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

SPECIAL USE PERMIT CASE #SP-2026-02. (Council District 4.) Consideration of a special use permit application for the property at 4231 North Henry Boulevard to allow for the development of natural resources, including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery, within the HI (Heavy Industrial) District. The applicant has also applied for a Comprehensive Plan Amendment via CP-2026-01 and a rezoning via RZ-2026-02.

BACKGROUND INFORMATION:

Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Size: 1.377 +/- acres.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167

eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

SPECIAL USE PERMIT CASE #SP-2026-02.

STAFF RECOMMENDATION:

DENIAL.

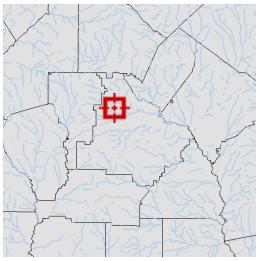
eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

Henry County, GA

Overview



Legend

Parcels

Roads

Parcel ID	S33-01052000	**Class**	Commercial	**Owner**	EKSTEDT	**Land Value:**	$167,700			
Property Address	4231 NORTH HENRY BLVD	**Acreage**	1.4	**Address**	PROPERTIES LLC 508 GUINEVERE CT MCDONOUGH, GA 30252	**Building Value:**	$473,400	**Last 2 Sales**		
District	City/Stockbridge SSD					**Misc Value:**	$11,440	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$652,540	9/29/2005	$502,000	FM	Q
								9/26/2002	$0	U	U

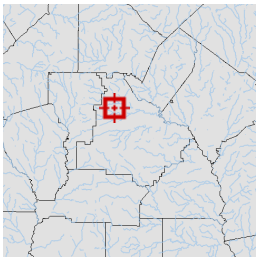
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed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

Date created: 6/29/2026
Last Data Uploaded: 6/29/2026 1:13:22 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA

Overview



Legend

- Parcels
- Roads

Parcel ID	S33-01052000	**Class**	Commercial	**Owner**	EKSTEDT	**Land Value:**	$167,700			
Property Address	4231 NORTH HENRY BLVD	**Acreage**	1.4	**Address**	PROPERTIES LLC 508 GUINEVERE CT MCDONOUGH, GA 30252	**Building Value:**	$473,400	**Last 2 Sales**		
District	City/Stockbridge SSD					**Misc Value:**	$11,440	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$652,540	9/29/2005	$502,000	FM	Q
								9/26/2002	$0	U	U

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

Date created: 6/29/2026
Last Data Uploaded: 6/29/2026 1:13:22 AM

Developed by SCHNEIDER GEOSPATIAL

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? **Yes**_____ **No** X

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

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

We certify that the foregoing information is true and correct, this 1st day of June, 2026

Applicant's Name - Printed

Jack Nichols

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of June, 2026.

Notary Public

NOTARY PUBLIC GEORGIA
MARSHA L. GILLESPIE
MONROE COUNTY
My Commission Expires
01/07/2029

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? **Yes**_____**No** X

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

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

We certify that the foregoing information is true and correct, this 1st day of June 2026

Vulcan Lands, Inc.
Applicant's Name - Printed by Nathan Weinert as Assistant Secretary

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of June 2026

CAROLINE DICKENS REED NOTARY PUBLIC MY COMMISSION EXPIRES 02-05-2029 ALABAMA STATE AT LARGE

Caroline D. Reed
Notary Public

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? **Yes**_____ **No** X

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

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

We certify that the foregoing information is true and correct, this 29th day of May, 2026

Ekstedt Properties, LLC c/o Chuck Ekstedt
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29 day of May, 2026

Notary Public

TIFFANY HURLEY
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 10/16/2027

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

4231 North Henry Blvd Stockbridge, GA

Parcel No. S33-01052000

1.4 Acres

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUDY B. MILLER PREPARED BY MATHIS-MILLIGAN SURVEYORS, INC. CERTIFIED BY DONALD R. MILLIGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2472 DATED MAR. 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 (WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY) A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (30 FEET RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1,829.86 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET [SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST]; THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 493.86 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 422.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

JAMES BATES BRANNAN GROOVER

231 Riverside Drive
Suite 100
Macon, Georgia 31201
O 478.742.4280
F 478.742.8720

JACK NICHOLS DIRECT LINE: (478) 749-9982 EMAIL: jnichols@jamesbatesllp.com

- PLEASE REPLY TO THE MACON OFFICE -

July 10, 2026

Ryan Anderson
Community Development Director
Stockbridge, Georgia
randerson@stockbridgega.org

Veronica Green
Chief Planner
Stockbridge, Georgia
vgreen@stockbridgega.org

Re: Addendum to Letter of Intent for 4231 North Henry Boulevard, Stockbridge, GA 30281
Parcel No. S33-01052000 (the "Subject Parcel")

Dear Mr. Anderson and Ms. Green:

Please accept this letter as an addendum to the initial Letter of Intent that was submitted with the application packets for Vulcan Lands, Inc. c/o Vulcan Materials Company's ("Applicant") three zoning-related requests, which are:

1. Rezoning of the Subject Parcel from C2 (general commercial district) to HI (heavy industrial district);
2. Special Use Permit for the Subject Parcel to allow the development of natural resources including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery; and
3. Comprehensive Plan Amendment to change the Subject Parcel's designation on the City's Future Land Use Map from Low Density Mixed-Use to Heavy Industrial.

At the Community Zoning & Information Meeting (CZIM) held on July 8, 2026, two items were raised relating to the above requests that I want to clarify.

First, the Applicant's plan for the Subject Parcel does not involve parking or the use of trucks to turn around on the Subject Parcel. The Applicant's intent, if the rezoning is approved, is to use the Subject Parcel for a continuation of its berm that surrounds the quarry. The Applicant would build a berm on the Subject Parcel and would plant trees to match the tree buffer that already exists on either side of the Subject Parcel.

Second, there was a question raised about whether blasting would happen on the Subject Parcel. There will not be blasting on the Subject Parcel. The Applicant's plan is to use the Subject Parcel as additional berm, which will allow further mining work to be done on other parcels at the quarry that are already owned by the Applicant. To clarify any concerns about this, I am attaching to this letter an updated image showing where additional berm is planned to be built (between the red lines) and where additional mining and blasting would occur (yellow area). Please note this is slightly different from the initial site plan that was submitted with the application packets as that initial site plan showed a small portion of the Subject Parcel being used as the edge of the expanded pit. The attached image is the Applicant's updated plan for the Subject Parcel, which should alleviate any concerns that blasting might happen on the Subject Parcel.

If you have any questions, or if any other information is needed in support of the requests, please do not hesitate to contact me.

Respectfully,

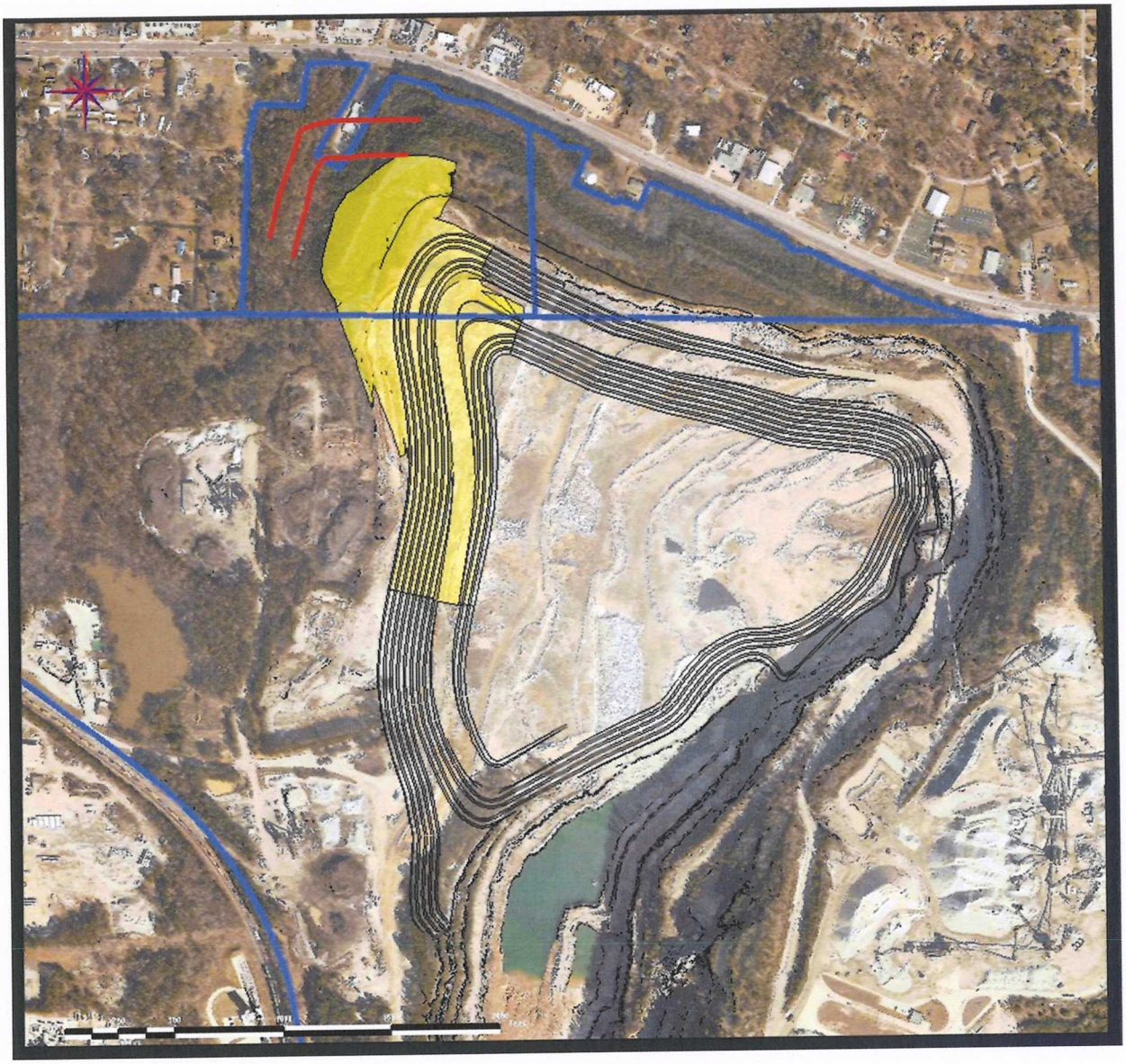
JAMES BATES BRANNAN GROOVER LLP

By: Jack Nichols

Jack Nichols

Enclosure
cc: Vulcan Materials Company

51748.0012



JAMES BATES BRANNAN GROOVER

231 Riverside Drive
Suite 100
Macon, Georgia 31201
O 478.742.4280
F 478.742.8720

JACK NICHOLS DIRECT LINE: (478) 749-9982 EMAIL: jnichols@jamesbatesllp.com

- PLEASE REPLY TO THE MACON OFFICE -

June 1, 2026

Ryan Anderson
Community Development Director
Stockbridge, Georgia
randerson@stockbridgega.org

Veronia Green
Chief Planner
Stockbridge, Georgia
vgreen@stockbridgega.org

Re: Letter of Intent for 4231 North Henry Boulevard, Stockbridge, GA 30281
Parcel No. S33-01052000 (the "Subject Parcel")

Dear Mr. Anderson and Ms. Green:

I represent Vulcan Lands, Inc. c/o Vulcan Materials Company ("Applicant" or "Vulcan"), and I am submitting this letter of intent along with Vulcan's Application to the City of Stockbridge (the "City") relating to three zoning related requests for the above-referenced Subject Parcel. The three requests are for:

1. Rezoning of the Subject Parcel from C2 (general commercial district) to HI (heavy industrial district);
2. Special Use Permit for the Subject Parcel to allow the development of natural resources including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery; and
3. Comprehensive Plan Amendment to change the Subject Parcel's designation on the City's Future Land Use Map from Low Density Mixed-Use to Heavy Industrial.

The Subject Parcel is 1.4 acres currently zoned C2 that is owned by Ekstedt Properties, LLC ("Ekstedt"). There is one building on the property that is used in Ekstedt's business. Ekstedt is fully aware of the Applicant's requests to the City and supports the Applicant's requests for the Subject Parcel.

The Subject Parcel has approximately 140 feet of frontage along North Henry Boulevard. All remaining sides of the Subject Parcel are surrounded by property owned by the Applicant and currently used in the Applicant's Stockbridge Quarry. The Subject Parcel juts into the Applicant's property (parcel no. S33-01053000), creating a rectangular incision into the 30+

acres of property owned by the Applicant that surrounds the Subject Parcel. All the Applicant's property surrounding the Subject Parcel is already zoned HI and used as part of Applicant's quarry. In total the Applicant owns over 787 acres of property associated with the Stockbridge Quarry.

The Applicant requests that the Subject Parcel be rezoned to HI in order to allow the Applicant to utilize the 1.4 acres as part of its quarry operations. If rezoning is approved, the large majority of the Subject Parcel would be utilized as a berm with a small portion of the 1.4 acres being used as an edge of the Applicant's mining pit as shown on the Site Plan submitted with this Application.

Pursuant to the City's Unified Development Code ("UDC") at § 3.2.25, mines and quarries are allowed in the HI zoning district. That section states, "The development of natural resources, including removal of minerals and other natural materials, together with necessary buildings and machinery, is allowed in the HI zoning district . . . ." Section 3.1 of the UDC states that mines and quarries are Permitted Uses in the HI district, but it also says that the "[d]evelopment of natural resources, including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery" requires a Special Use in the HI district. Thus, to try and fully satisfy any discrepancies in the UDC, the Applicant is also requesting that it be granted a Special Use Permit pursuant to § 3.1 of the UDC to allow the Applicant to build a berm and conduct mining operations on the Subject Parcel.

Finally, the Applicant is also asking that the City's Comprehensive Plan be amended to the extent that the Subject Parcel is currently designated as Low Density Mixed-Use on the Future Land Use Map. The Applicant asks that the Subject Parcel's designation on the Future Land Use Map be changed to Heavy Industrial to conform to what the Subject Parcel would actually be used for if rezoning is approved. This change would also make sense so as to correspond to what all the property surrounding the Subject Parcel is currently used as, which is the Applicant's Stockbridge Quarry.

If you have any questions about the above requests, or if any other information is needed in support of the requests, please do not hesitate to contact me.

Respectfully,

JAMES BATES BRANNAN GROOVER LLP

By:

Jack Nichols

cc: Vulcan Materials Company

51748.0012

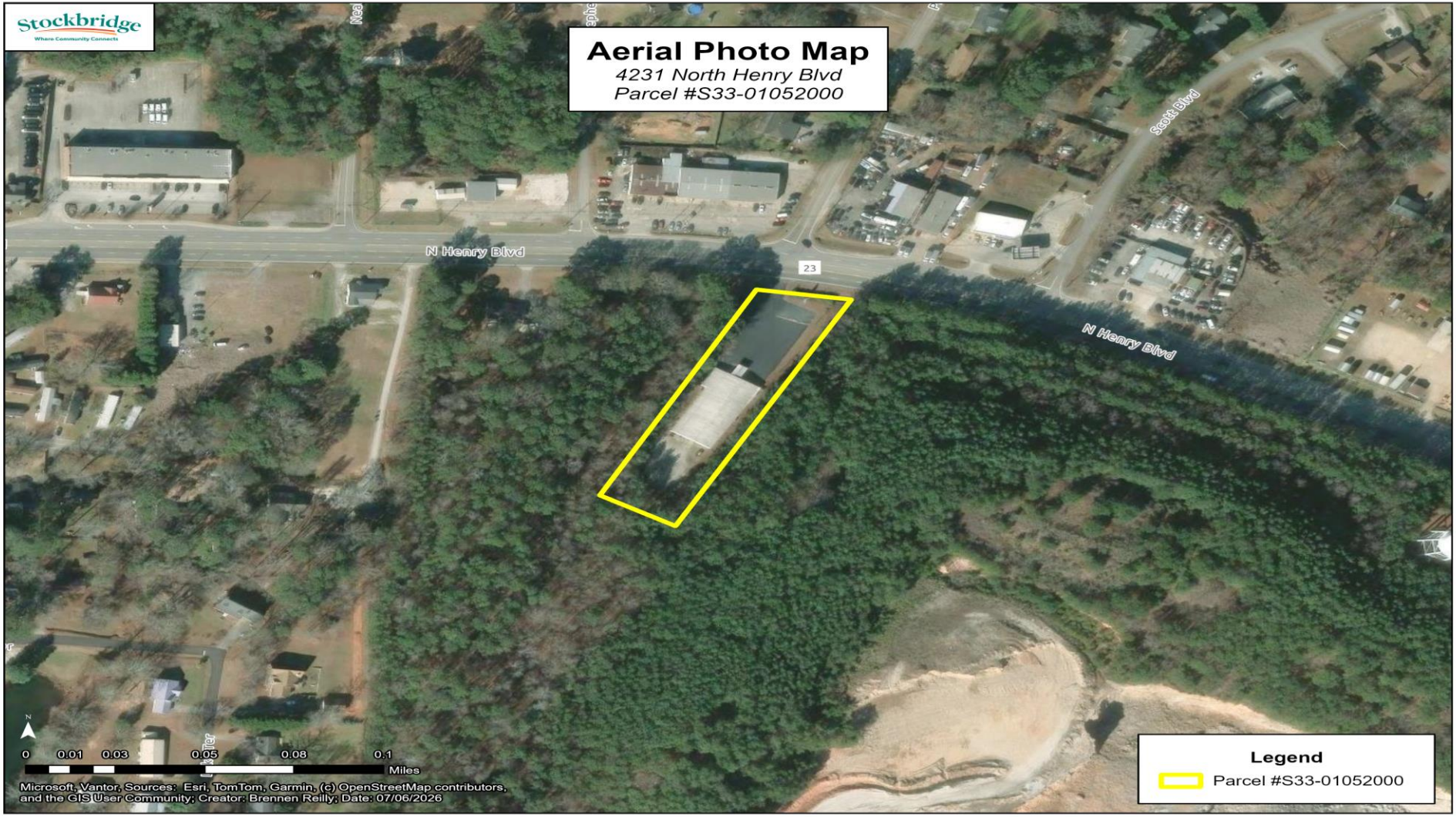
CP-2026-01, RZ-2026-02, and SP-2026-02 for 4231 North Henry Boulevard (Council District 4)

August 6, 2026 (Planning Commission)

August 10, 2026 (Mayor and Council)

Case Facts

- **Applicant:** Vulcan Lands, Inc. c/o Vulcan Materials Company
- **Address of Property:** 4231 North Henry Boulevard
- **Parcel Acreage**: 1.4 Acres
- **Parcel Identification:** S33-01052000
- **Current Use of Property:** The subject property is developed with a commercial building occupied by a mailing, printing, and direct mail services business. The site includes associated parking and access improvements and fronts North Henry Boulevard
- **Current Zoning of Property:** C-2 (General Commercial District)
- **Proposed Zoning:** HI (Heavy Industrial District)
- **Current Future Land Use Designation of Property**: Low Density Mixed-Use
- **Proposed Future Land Use Designation of Property :** Heavy Industrial
- **Property Posting and Legal Advertisement**: July 2, 2026
- **Mailed Notices Sent :** July 2, 2026
- **CZIM:** July 8, 2026

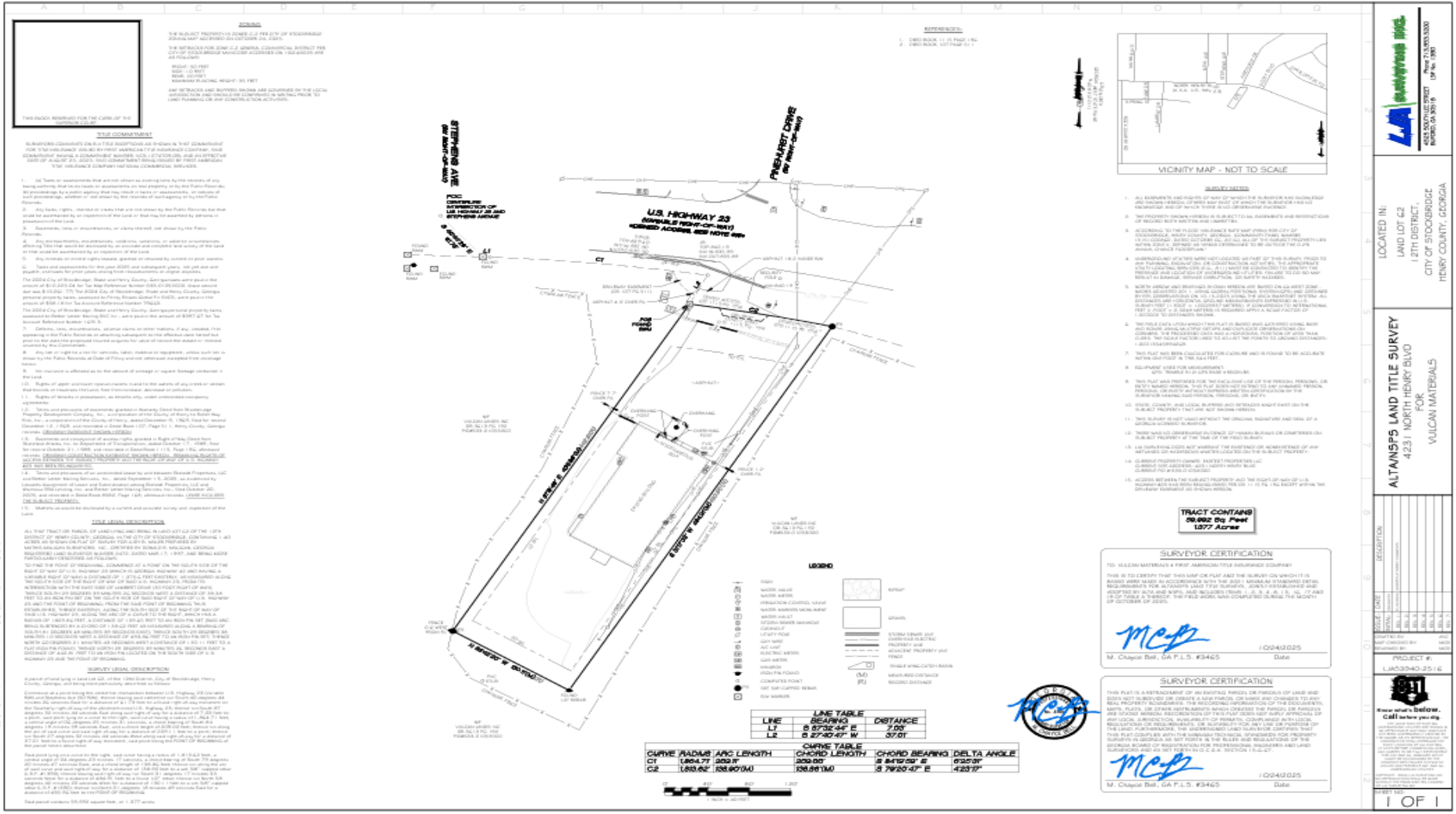

Stockbridge
Where Community Connects
Aerial Photo Map
4231 North Henry Blvd
Parcel #S33-01052000
N Henry Blvd
23
Scott Blvd
N Henry Blvd
0 0.01 0.03 0.05 0.08 0.1
Miles
Microsoft, Vantor, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026
Legend
Parcel #S33-01052000

Sign Posting and Legal Ad Notice on July 2, 2026

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2026-01. (Council District 4.)
Consideration of a Comprehensive Plan amendment application to change the future land use designation of the property at **4231 North Henry Boulevard** from Low-Density Mixed-Use to Heavy Industrial to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the Stockbridge Unified Development Code (UDC). Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres.

REZONING CASE #RZ-2026-02. (Council District 4.)
Consideration of a rezoning application to rezone the property at **4231 North Henry Boulevard** from the C-2 (General Commercial) District to the HI (Heavy Industrial) District to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the Stockbridge Unified Development Code (UDC). Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres.

SPECIAL USE PERMIT CASE #SP-2026-02. (Council District 4.)
Consideration of a special use permit application for the property at **4231 North Henry Boulevard** to allow for the development of natural resources, including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery, within the HI (Heavy Industrial) District. Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres.


ADDRESS
THE SUBJECT PROPERTY IS ZONED C-2 PER CITY OF STOCKBRIDGE ZONING MAP ADOPTED ON OCTOBER 04, 2021.
THE SETBACKS FOR ZONE C-2 GENERAL COMMERCIAL DISTRICT PER CITY OF STOCKBRIDGE MUNICODE ACCESSED ON 10/24/2025 ARE AS FOLLOWS:
FRONT: 50 FEET
SIDE: 10 FEET
REAR: 20 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
ANY SETBACKS AND BUFFERS SHOWN ARE COVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.
REFERENCES:
1. DEED BOOK 11 65 PAGE 196
2. DEED BOOK 107 PAGE 51
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT
TITLE COMMITMENT
SURVEYOR'S COMMENTS ON SCHEDULE B TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NAIB COMMITMENT NUMBER: NCS-1274709-GRL AND AN EFFECTIVE DATE OF AUGUST 21, 2025, SAID COMMITMENT WAS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.
1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.
5. Any minerals or mineral rights leased, granted or retained by current or prior owners.
6. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and liens for prior years arising from reassessments or digest disputes.
The 2024 City of Stockbridge, State and Henry County, Georgia taxes were paid in the amount of $1,020.06 for Tax Map Reference Number 033-01-25 2020, base amount due was $1,002.77. The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Pinnig Roses Global Fz (LLC), were paid in the amount of $98.1 for Tax Account Reference Number 179628.
The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Reiter Linder Mining SVC Inc., were paid in the amount of $387.67 for Tax Account Reference Number 1-076-5.
7. Deficits, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest insured by this Commitment.
8. Any lak or right to a lak for samples, labor, material or equipment, unless such lak is disclosed by the Public Records at Date of Policy and not shown or excepted from coverage herein.
9. No insurance is afforded as to the amount of acreage or square footage contained in the Land.
10. Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.
11. Rights of tenants or possessors, as tenants only, under unrecorded occupancy agreements.
12. Terms and provisions of easements granted in Warranty Deed from Brookridge Property Development Company, Inc., a corporation of the County of Henry to Robin Ray Rolls, Inc., a corporation of the County of Henry, dated December 6, 1929, filed for record December 12, 1929, and recorded in Deed Book I 107, Page 51 I, Henry County, Georgia records. (Blanket Easement, Docum Unclear)
13. Easements and conveyance of access rights granted in Right of Way Deed from Stanford Banks, Inc. to Department of Transportation, dated October 17, 1989, filed for record October 21, 1989, and recorded in Deed Book I 115, Page 192, aforesaid records. (Blanket Limited Access Easement, Includes Various Provisions Relative to Or Access Between The Subject Property and The Right of Way of U.S. Highway #23 and #23 Business) NOTHING TO PLOT
14. Terms and provisions of an unrecorded Lease by and between Bonnell Properties, LLC and Reiter Linder Mining Services, Inc., dated September 15, 2020, as evidenced by Leasehold Assignment of Lease and Subordination among Bonnell Properties, LLC and Whitmire RRM Lending, Inc. and Reiter Linder Mining Services, Inc., dated October 20, 2020, and recorded in Deed Book 49582, Page 126, aforesaid records. LEASE NOW ON THE SUBJECT PROPERTY.
15. Matters as would be disclosed by a current and accurate survey and inspection of the Land.
TITLE LEGAL DESCRIPTION
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUSTIN MAURI PREPARED BY MATHIS-MAUGAN SURVEYORS, INC., CERTIFIED BY DONALD R. MAUGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2470, DATED ____, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY; A DISTANCE OF 1,875.42 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (60 FOOT RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 20 SECONDS WEST A DISTANCE OF 58.58 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING, THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1,809.42 FEET, A DISTANCE OF 1,901.25 FEET TO AN IRON PIN SET, SAID ARC BEING SUBTENDED BY A CHORD OF 1,814.22 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 30 SECONDS EAST; THENCE SOUTH 29 DEGREES 39 MINUTES 10 SECONDS WEST A DISTANCE OF 618.84 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 48 SECONDS WEST A DISTANCE OF 1,913.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 20 SECONDS EAST A DISTANCE OF 448.34 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.
SURVEY LEGAL DESCRIPTION
A parcel of land lying in Land Lot 62, of the 12th District, City of Stockbridge, Henry County, Georgia, and being more particularly described as follows:
Commence at a point being the centerline intersection between U.S. Highway 23 (variable Right-of-Way) and Stephens Ave (50' R/W). thence leaving said centerline run South 60 degrees 44 minutes 36 seconds East for a distance of 61.73 feet to a found right-of-way monument on the Southerly right-of-way of said U.S. Highway 23; thence run South 29 degrees 39 minutes 20 minutes 48 seconds East along said right-of-way for a distance of 7.33 feet to a point; said point lying on a curve to the right; said curve having a radius of 1,754.71 feet, a central angle of 04 degrees 29 minutes 01 seconds, a chord bearing of South 84 degrees 15 minutes 59 seconds East, and a chord length of 137.56 feet; thence along the arc of said curve and said right-of-way for a distance of 137.59 feet to a point; thence run South 27 degrees 32 minutes 34 seconds West along said right-of-way for a distance of 37.01 feet to a found right-of-way monument; said point being the POINT OF BEGINNING of the parcel herein described.
Said point lying on a curve to the right; said curve having a radius of 1,819.42 feet, a central angle of 04 degrees 29 minutes 17 seconds, a chord bearing of South 79 degrees 20 minutes 47 seconds East, and a chord length of 139.86 feet; thence run along the arc of said curve and said right-of-way for a distance of 139.90 feet to a set 5/8" capped rebar (LSF #1958); thence leaving said right-of-way run South 31 degrees 17 minutes 33 seconds West for a distance of 656.19 feet to a found 1/2" rebar; thence run North 58 degrees 42 minutes 27 seconds West for a distance of 1,900.11 feet to a set 5/8" capped rebar (LSF #1958) thence northerly 0 degrees 46 minutes 49 seconds East for a distance of 455.76 feet to the POINT OF BEGINNING.
Said parcel contains 59,992 square feet, or 1.377 acres.
STEPHENS AVE 50' Right-of-way
POINT OF BEGINNING INTERSECTION OF U.S. HIGHWAY 23 AND STEPHENS AVENUE
POC
PINEHURST DRIVE 60' Right-of-way
U.S. HIGHWAY 23 (VARIABLE RIGHT-OF-WAY) RESTRICTED ACCESS, 4655 TRAFFIC VPH
POB FOUND REBAR
FOUND REBAR
FOUND NAIL
FOUND NAIL
FOUND NAIL
FOUND NAIL
SET 5/8" REBAR W/ CAP (LSF #1958)
SET 5/8" REBAR W/ CAP (LSF #1958)
SET 5/8" REBAR W/ CAP (LSF #1958)
SET 5/8" REBAR W/ CAP (LSF #1958)
N 58°42'33" W 1,900.11'
S 31°17'33" W 656.19'
S 29°39'10" W 618.84'
N 60°21'48" W 1,913.11'
N 29°39'20" E 448.34'
S 60°44'36" E 61.73'
S 27°40'47" W 37.01'
N 0°46'49" E 455.76'
S 29°39'20" W 58.58'
FENCE CLOSE TO LINE
FENCE CLOSE TO LINE
FENCE CLOSE TO LINE
FENCE CLOSE TO LINE
OVERHEAD UTILITY LINES
OVERHEAD UTILITY LINES
OVERHEAD UTILITY LINES
OVERHEAD UTILITY LINES
CHAINLINK FENCE
CHAINLINK FENCE
CHAINLINK FENCE

Development Information

Overview of Development

- The applicant is requesting a Comprehensive Plan Amendment, Rezoning, and Special Use Permit to incorporate the approximately 1.4-acre subject property into the existing Stockbridge Quarry operation.
- The property is currently developed with a commercial building but is immediately adjacent to the existing quarry and surrounded on multiple sides by quarry-related property.
- According to the applicant, the site would be redeveloped primarily with a landscaped earthen berm along North Henry Boulevard to provide additional visual screening, physical separation, and buffering between quarry operations and surrounding residential, commercial, institutional, and public properties.
- The applicant also indicates that the ultimate quarry pit would remain south of the proposed berm, allowing the berm to function as a transitional buffer between active quarry operations and adjacent development.

Legend

- Stockbridge Quarry Boundary
- Quarry 100 ft Buffer
- Berm
- Ultimate Pit Boundary
- Parcel To Be Rezoned

Stockbridge Quarry
Pre-Application Meeting

Notes:
1. Feature Representation: All features shown are conditional and for representation purposes only.
2. Latest Revision: December 10, 2025.

Microsoft, Vantor

N

0 140 280 Feet

Vulcan Materials Company

What Is A Berm?

What is a Berm?

A **berm** is a raised earthen embankment constructed from compacted soil, rock, or other approved fill material. Berms are commonly used in quarry, mining, transportation, and industrial developments to provide a physical and visual buffer between operational areas and adjacent properties.

In quarry operations, berms are designed to create separation between active extraction areas and surrounding land uses. They may support landscaping and vegetation, improve visual screening, define property boundaries, and provide a transition between industrial operations and neighboring residential, commercial, institutional, or public properties. Berms are often incorporated into site design as a long-term buffering feature and may be used in conjunction with existing natural vegetation to enhance compatibility with surrounding development.

For this application, the applicant proposes to construct a berm along the northern boundary of the existing Stockbridge Quarry adjacent to North Henry Boulevard. According to the submitted site plan, the berm is intended to supplement the existing wooded buffer by providing additional visual screening and separation between quarry operations and nearby residential, commercial, institutional, and public properties while supporting the continued operation of the existing quarry.

Purpose of the Berm

According to the applicant, the berm is intended to provide additional buffering and visual screening between the existing Stockbridge Quarry and surrounding properties. It would supplement the existing wooded vegetation along North Henry Boulevard and create a more defined transition between quarry operations and nearby residential, commercial, institutional, and public uses.

The applicant also indicates that the berm would provide physical separation between the quarry and the North Henry Boulevard corridor by functioning as a long-term landscape feature located between active quarry operations and adjacent development.

It is important to note that the berm is proposed as a buffering and screening measure. According to the applicant, it is not intended to eliminate quarry activities or replace compliance with applicable local, state, and federal regulations governing quarry operations, including blasting, dust control, stormwater management, and public safety.

Staff evaluated the proposed berm and its intended function as part of its analysis, which will be discussed later in the presentation.

Ultimate Pit Boundary

The purpose of the proposed berm is to provide additional buffering and visual screening between the existing Stockbridge Quarry operation and surrounding properties. The berm is intended to supplement the existing wooded vegetation along the northern edge of the quarry and create a more defined transition between heavy industrial quarry activities and nearby residential, commercial, institutional, and public uses.

The berm would also help establish physical separation between the quarry operation and the North Henry Boulevard corridor. As shown on the submitted site plan, the berm is located between the quarry operations and adjacent development, allowing it to function as a long-term site design feature that supports compatibility between the existing quarry and surrounding land uses.

The berm should be understood as a buffering and screening measure. It does not eliminate quarry operations or replace applicable local, state, and federal regulations governing quarry activities, including extraction, blasting, dust control, stormwater management, and public safety.

Potential Operational Impacts

Quarry operations are generally associated with operational activities such as rock extraction, blasting, crushing, material processing, truck traffic, equipment operation, and the transportation of aggregate materials. These activities have the potential to generate operational impacts including noise, vibration, dust, and increased truck movements.

The proposed application does not establish a new quarry operation but rather facilitates the expansion of the existing Stockbridge Quarry through the incorporation of the subject property into the overall quarry site. According to the submitted site plan, the primary improvement consists of the construction of a berm intended to provide additional visual screening and buffering between quarry operations and adjacent residential, commercial, institutional, and public properties.

Quarry operations, including blasting activities where permitted, remain subject to applicable federal, state, and local regulations governing public safety, environmental protection, air quality, stormwater management, erosion and sedimentation control, and other operational requirements. Any quarry-related activities conducted on the subject property shall comply with all applicable permits and regulatory approvals.

According to the applicant, the proposed berm is intended to supplement the existing wooded buffer by providing additional visual screening and separation; however, it is not intended to eliminate quarry operations or replace applicable regulatory requirements.

Permit Requirements

Approval of the requested Comprehensive Plan Amendment, Rezoning, and Special Use Permit does not, by itself, authorize quarry operations or site development. The applicant will be required to obtain all applicable local, state, and federal permits and approvals prior to commencing any site improvements or quarry-related activities.

Depending on the scope of the proposed development, permits and approvals may include, but are not limited to:

- Special Use Permit pursuant to Section 3.2.25 of the City of Stockbridge Unified Development Code for the development of natural resources.
- Land Disturbance Permit (LDP) from the City of Stockbridge for grading, earthwork, and berm construction.
- Erosion, Sedimentation, and Pollution Control (ES&PC) Plan approval, as required by state and local regulations.
- Stormwater Management review and approval, as applicable.
- Georgia Environmental Protection Division (GA EPD) permits or approvals applicable to quarry and mining operations, including any required modifications to existing permits.
- Compliance with all applicable Georgia Surface Mining Act requirements and any associated reclamation obligations.
- Any required approvals from the City Engineer, Public Works Department, or other reviewing agencies for grading, drainage, access, utilities, and related site improvements.
- Any additional permits or approvals required by local, state, or federal regulatory agencies prior to construction or operation.

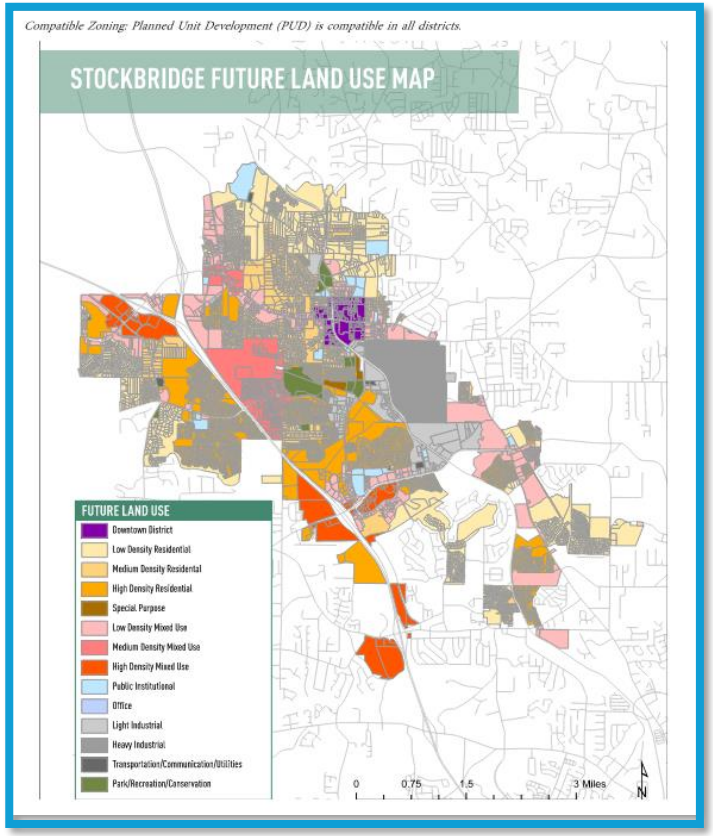
The applicant shall be responsible for obtaining and maintaining all required permits and complying with all applicable federal, state, and local laws, regulations, and permit conditions throughout the development and operation of the site.

PowerPoint Presentation
For CP-2026-01

Applicant's Request

The applicant is requesting a Comprehensive Plan Amendment to change the Future Land Use designation of the subject property from Low Density Mixed-Use to Heavy Industrial.

City of Stockbridge
Comprehensive Plan (2024)

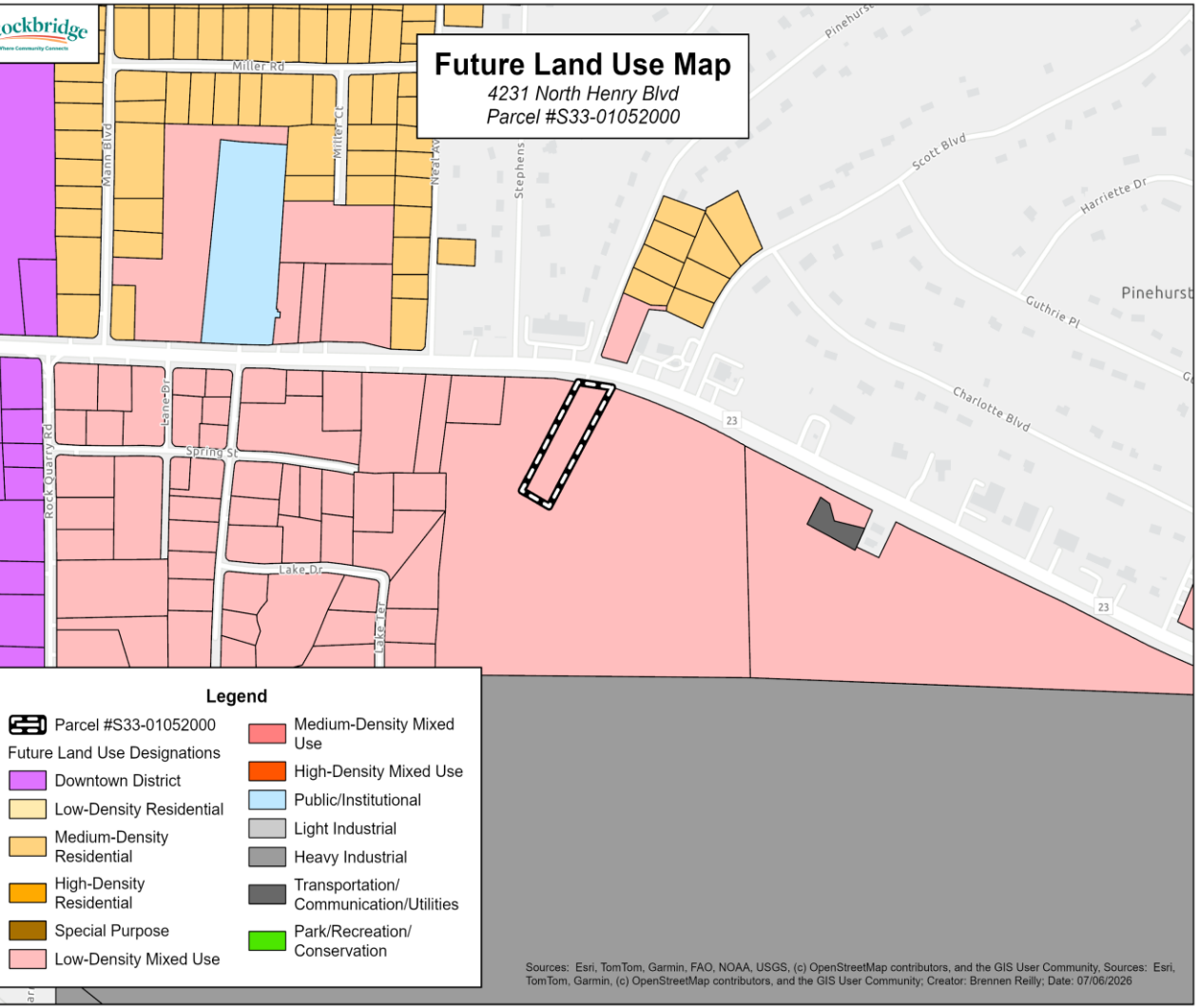


HEAVY INDUSTRIAL

This designation is intended for large industrial operations such as mining, intense manufacturing, and distribution centers. When located next to lower intensity uses such as residential neighborhoods or mixed-use developments, heavy landscaping and large buffers should be required. High Density Residential developments may also serve as a transition between heavy industrial, low and medium density residential developments, and mixed-use projects.

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Future Land Use Designation
Property to the North	Ultimate Auto Body Shop, Commercial Vehicle Storage Area, and Single-Family Residences	Low-Density Mixed Use
Property to the South	Stockbridge Quarry	Heavy Industrial
Property to the East	Stockbridge Quarry; City of Stockbridge Well Site	Transportation/Communication/Utilities; Low-Density Mixed Use
Property to the West	Abundant Life of Jesus Church, Vacant Commercial Building, Car on Demand USA, and Single-Family Residences	Low-Density Mixed Use



Surrounding Future Land Use Map

cityofstockbridge.com

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The requested Comprehensive Plan Amendment would change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial to support the expansion of the existing Stockbridge Quarry. While the request would create consistency with the proposed HI zoning, Staff finds that it is inconsistent with the City's Comprehensive Plan and the Parkway Mixed Use Overlay District, as it does not support the long-term vision for compatible mixed-use development along the North Henry Boulevard corridor. Therefore, Staff does not support the requested amendment.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

2. **Relation to the Zoning of the Property:** The existing Low Density Mixed-Use designation is compatible with the property's current C-2 General Commercial zoning and existing commercial use. Although the requested amendment would align the Future Land Use Map with the proposed HI Heavy Industrial zoning, Staff finds that the change would be inconsistent with the City's adopted planning vision and the objectives of the Parkway Mixed Use Overlay District. Maintaining the existing designation and zoning is therefore more consistent with the City's long-term planning framework.

3. **Suitability of the Site's Location:** The subject property is adjacent to the existing quarry and fronts North Henry Boulevard, which supports consideration of the request. However, the property is also located within the Parkway Mixed Use Overlay District, where the City's adopted policies encourage coordinated mixed-use and commercial development. Staff finds that the site is not suitable for a Heavy Industrial Future Land Use designation because the request is inconsistent with the long-term vision for the corridor.

4. **Maintaining the Current Land Use Designation:** The property is currently developed with a commercial use that is consistent with the Low Density Mixed-Use designation and may continue to operate or be redeveloped with compatible uses. Staff finds that maintaining the existing designation better supports the Comprehensive Plan, preserves future commercial and mixed-use redevelopment opportunities, and advances the planning objectives of the Parkway Mixed Use Overlay District. Therefore, Staff finds insufficient justification to change the designation to Heavy Industrial.

STAFF RECOMMENDATION

Staff recommends **DENIAL** of CP-2026-01, a request to amend the City of Stockbridge Future Land Use Map for approximately 1.4 acres located at 4231 North Henry Boulevard from Low Density Mixed-Use to Heavy Industrial.

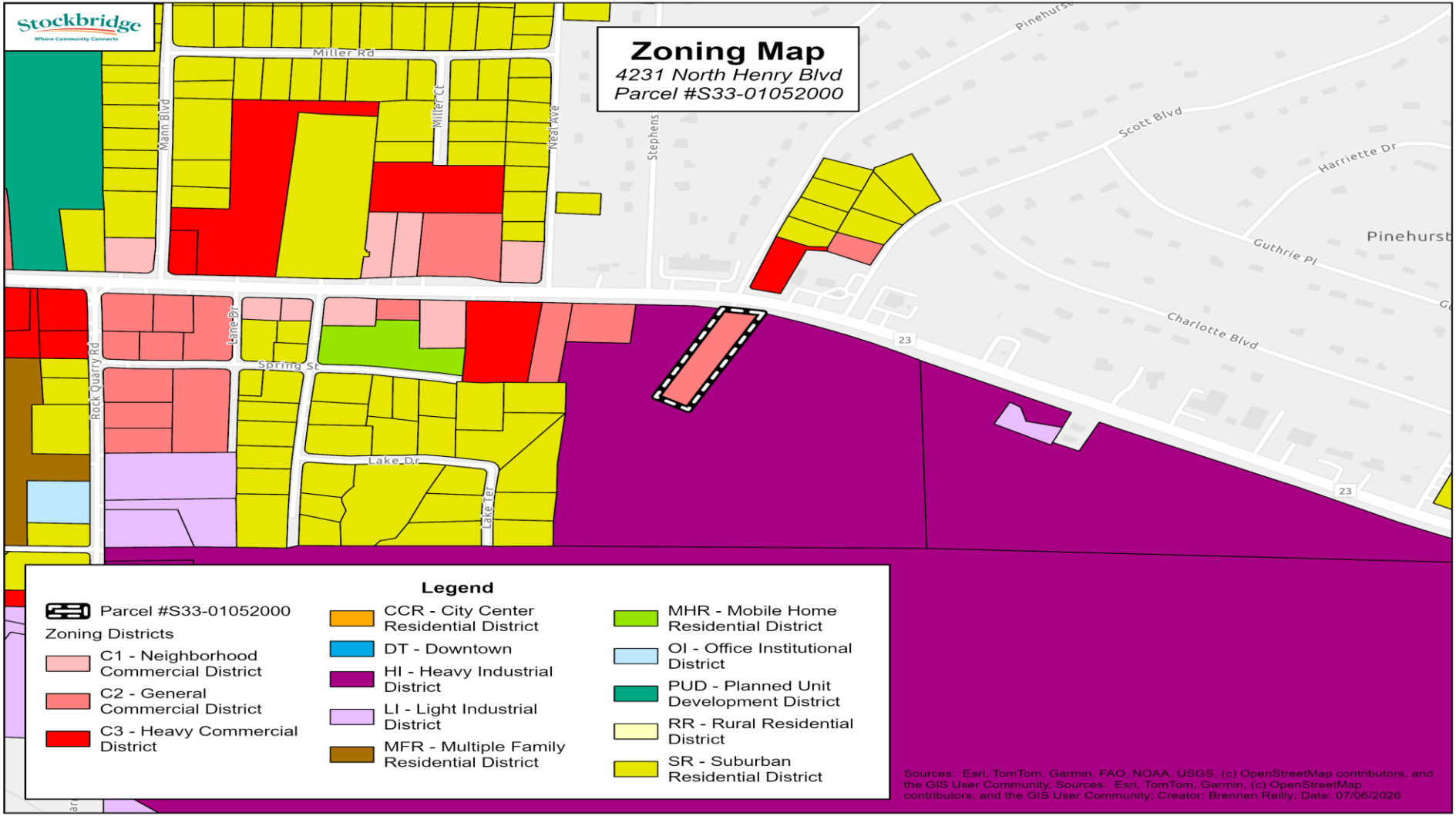
PowerPoint Presentation
For RZ-2026-02

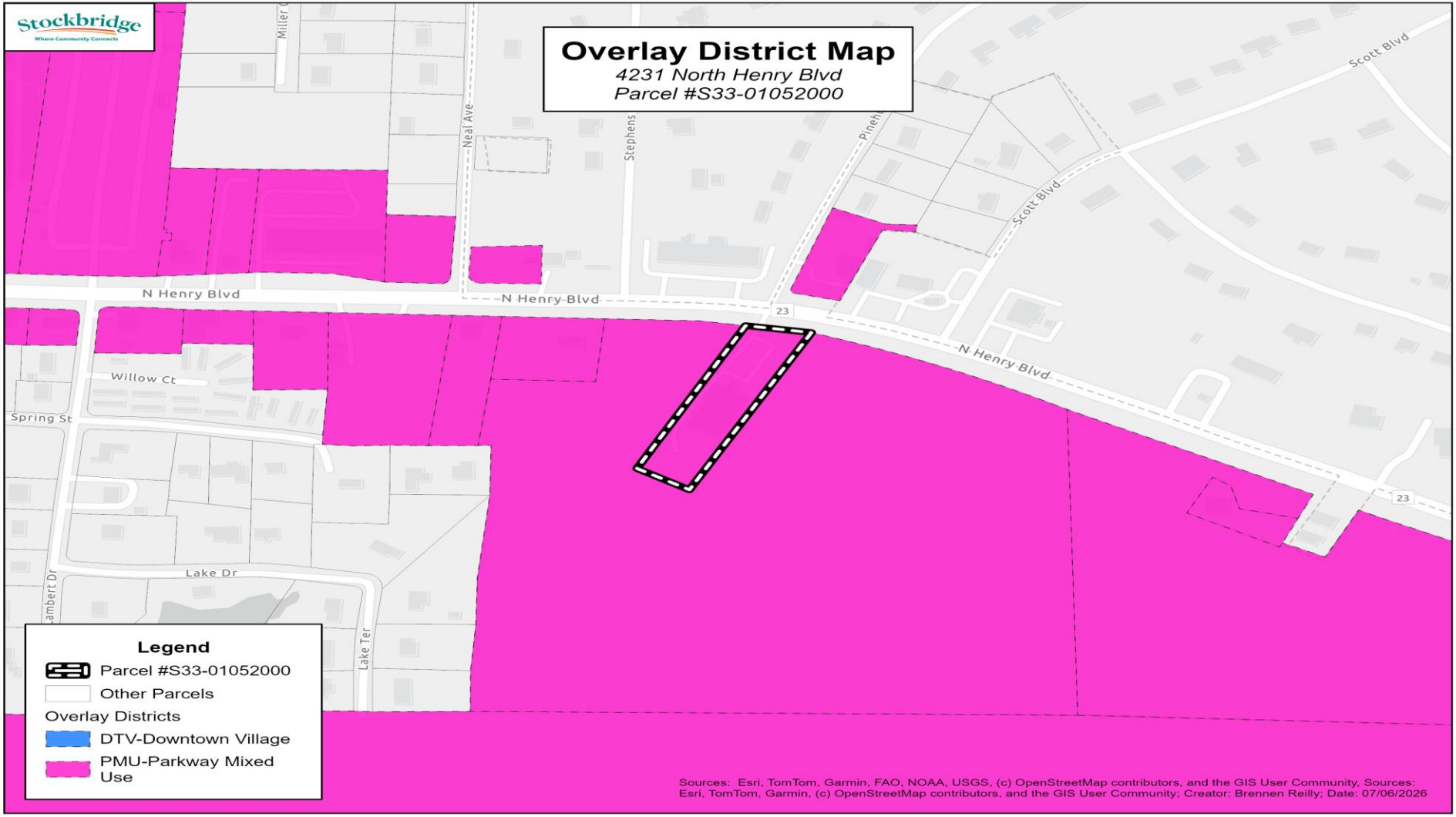
Applicant's Request

Rezone approximately 1.4 acres located at 4231 North Henry Boulevard from C-2 (General Commercial District) to HI (Heavy Industrial District) to allow for the further development of natural resources associated with the existing Stockbridge Quarry.

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	C-3 (Heavy Commercial District), C-2 (General Commercial District), and SR (Suburban Residential District)	Ultimate Auto Body Shop, Commercial Vehicle Storage Area, and Single-Family Residences
Property to the South	HI (Heavy Industrial District)	Stockbridge Quarry
Property to the East	HI (Heavy Industrial District); LI (Light Industrial District)	Stockbridge Quarry; City of Stockbridge Well Site
Property to the West	C-2 (General Commercial District); C-3 (Heavy Commercial District); SR (Suburban Residential District)	Abundant Life of Jesus Church, Vacant Commercial Building, Car on Demand USA, and Single-Family Residences


Stockbridge
Where Community Connects
Zoning Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller Rd
Mann Blvd
Miller Ct
Neal Ave
Stephens
Pinehurst
Scott Blvd
Harriette Dr
Guthrie Pl
Pinehurst
Charlotte Blvd
23
Lane Dr
Spring St
Rock Quarry Rd
Lake Dr
Lake Ter
Legend
Parcel #S33-01052000
Zoning Districts
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026


Stockbridge
Where Community Connects
Overlay District Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller
Neal Ave
Stephens
Pineh
Scott Blvd
Scott Blvd
N Henry Blvd
N Henry Blvd
N Henry Blvd
23
23
Willow Ct
Spring St
Lake Dr
Lake Ter
Legend
Parcel #S33-01052000
Other Parcels
Overlay Districts
DTV-Downtown Village
PMU-Parkway Mixed Use
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026

Parkway Mixed Use (PMU) Overlay District – Prohibited Uses.

D. Prohibited Uses.

1. Adult entertainment establishments.
2. Ambulance service.
3. Automobile broker (no vehicle storage), except for office uses.
4. Automobile rental and leasing facilities.
5. Automotive service repair and maintenance facilities—major.
6. Building and lumber supply establishments, providing that there is no outside storage of materials or equipment.
7. Daycare centers.
8. Funeral home, mortuaries, and crematoriums.
9. Greenhouses and nurseries including landscape service.
10. Pawnshop, loan brokers, check cashing, and other than mortgage loan brokers.
11. Retail warehouses/wholesalers providing sales of merchandise with no outdoor storage.
12. Rooming and boarding houses.
13. Self-service storage, mini-warehouses, or warehousing and storage.
14. Specialized housing facilities.
15. Tattoo and piercing parlors.
16. Trade shops, including electrical plumbing, heating/cooling, and roofing siding, having no outside storage.
17. Truck terminals, truck trailer storage lots, truck parking lots, and truck repair.
18. Industrial uses, warehouses, and business distribution centers.
19. Vape stores.
20. Veterinary clinic.

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

1. **Consistency with the Comprehensive Plan:** The requested rezoning is accompanied by a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial. While the request would establish consistency between the Future Land Use Map and the proposed HI zoning, Staff finds it is inconsistent with the Comprehensive Plan and the planning objectives of the Parkway Mixed Use (PMU) Overlay District, which promotes compatible mixed-use development along the North Henry Boulevard corridor.
2. **The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code:** Although the proposed rezoning is generally consistent with the operational intent of the HI (Heavy Industrial District) and the property's location along a principal arterial roadway, Staff finds that expanding heavy industrial zoning into the PMU Overlay District is inconsistent with the City's adopted zoning objectives, which encourage compatible land use patterns, quality site design, and protection of community character.

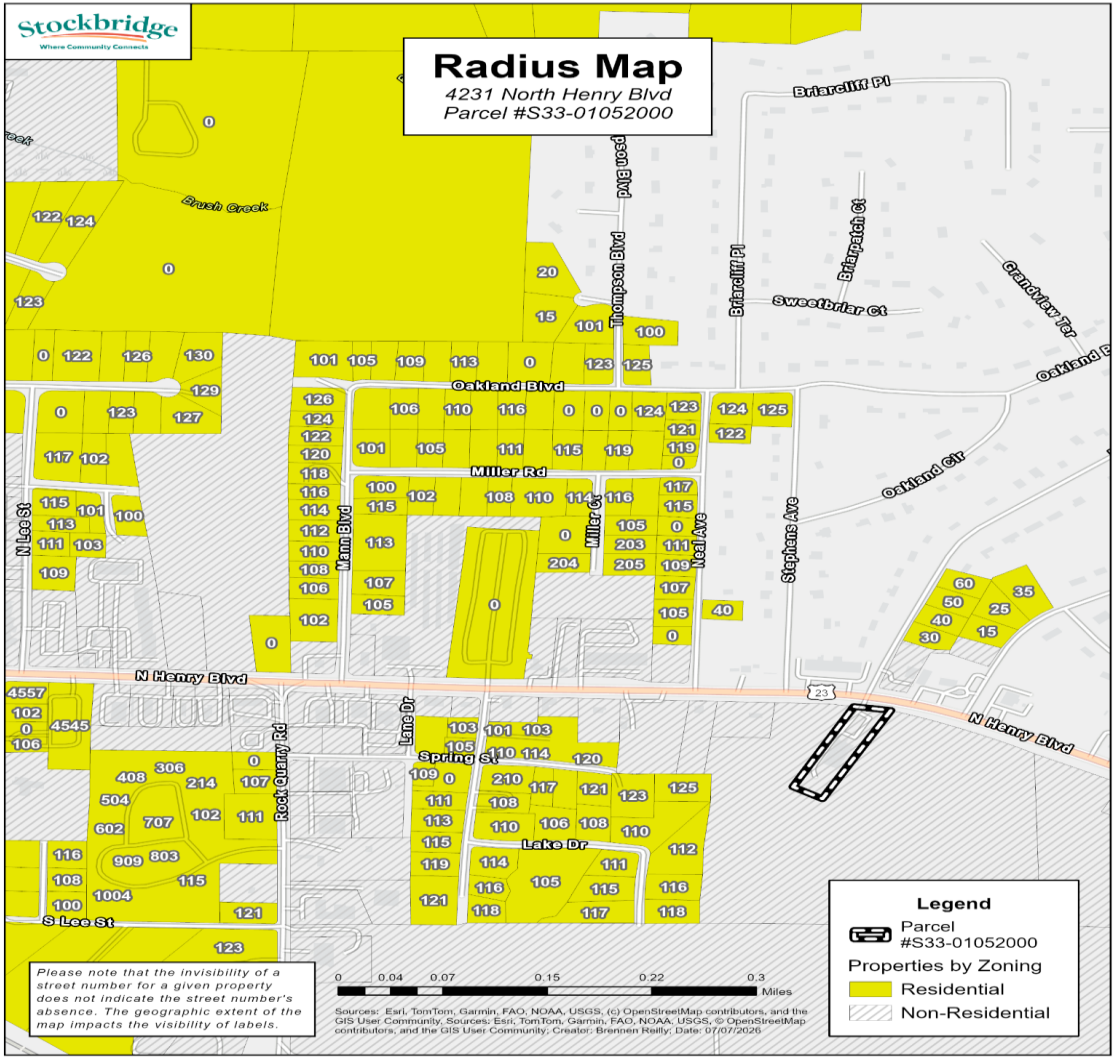
Staff Analysis (Section 9.2.1 C of The Unified Development Code)

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

The proposal would incorporate an isolated commercial parcel into the existing quarry operation and includes a landscaped berm intended to improve visual screening and buffering. However, Staff finds that these site-specific benefits are outweighed by the expansion of Heavy Industrial zoning into the PMU Overlay District, which is inconsistent with the City's long-term planning vision for the corridor.

Staff identified nearby residential, commercial, institutional, and public properties, including the City of Stockbridge municipal well site, to evaluate the relationship between the proposed quarry expansion and surrounding land uses. While the proposed landscaped berm may improve visual screening and buffering, Staff finds that the primary planning consideration is the expansion of the HI (Heavy Industrial District) into the Parkway Mixed Use (PMU) Overlay District. Although the request would incorporate an isolated C-2 (General Commercial District) parcel into the existing quarry operation and create a more cohesive zoning patter.

Staff concludes that these site-specific benefits are outweighed by the inconsistency of the proposed rezoning with the adopted purpose and intent of the PMU Overlay District and the City's long-term vision for the North Henry Boulevard corridor.



Radius Map Identifying Nearby Residential and Non-Residential Properties.

cityofstockbridge.com

Nearby Residential Properties

Parcel ID	Address	Jurisdiction	Existing Use	Relative Location
S33-01050000	4297 North Henry Blvd	Stockbridge	Residential	West
S33-01048000	125 Spring Street	Stockbridge	Residential	West
S33-01046000	110 Lake Terrace	Stockbridge	Residential	Southwest
S33-01046001	112 Lake Terrace	Stockbridge	Residential	Southwest
S33-01045001	116 Lake Terrace	Stockbridge	Residential	Southwest
S33-01045000	118 Lake Terrace	Stockbridge	Residential	Southwest

Nearby Commercial Properties

Parcel ID	Address	Jurisdiction	Existing Use	Relative Location
S33-01051000	4275 North Henry Blvd	Stockbridge	Commercial	Northwest
049A02029000	4198 North Henry Blvd	Stockbridge	Commercial	North
049A02030000	4168 North Henry Blvd	Henry County	Commercial	Northeast
049A02032000	4150 North Henry Blvd	Henry County	Commercial	Northeast
049A01037000	4248 North Henry Blvd	Henry County	Commercial	Northeast

Institutional and Public Facilities

Property	Jurisdiction	Existing Use	Relative Location
Abundant Life of Jesus Church	Stockbridge	Religious Institution	West
City of Stockbridge Well Site	Stockbridge	Municipal Utility	East

Staff Analysis (Section 9.2.1 C of The Unified Development Code)

4. **The physical conditions of the site are relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property:** The approximately 1.4-acre property is adjacent to the existing quarry, fronts North Henry Boulevard, and is physically capable of accommodating the proposed development. The site's topography, access, and configuration support the proposed berm, subject to compliance with all applicable engineering, environmental, and permitting requirements.
5. **The potential impact of the rezoning on City infrastructure including water and sewage system:** The proposed rezoning is not expected to create significant additional demand for public water or sanitary sewer infrastructure because it expands an existing quarry operation rather than introducing new development. Staff notes that continued coordination with the Henry County Water Authority and the City of Stockbridge will be necessary due to the proximity of the municipal well site.
6. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** The proposal is not anticipated to significantly increase traffic volumes or alter the function of North Henry Boulevard, a Principal Arterial roadway. The request expands an existing quarry operation and does not include new access points or development that would generate substantial additional trips.
7. **The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan:** While the proposed berm may improve visual screening, Staff finds that the requested rezoning is inconsistent with the Comprehensive Plan, Unified Development Code, and the planning objectives of the Parkway Mixed Use (PMU) Overlay District, which encourage coordinated mixed-use development rather than the expansion of heavy industrial uses.
8. **The ability of the subject land to be developed as it is presently zoned:** The property is currently developed with a commercial use that is consistent with its C-2 (General Commercial) zoning and retains reasonable development potential under the existing zoning classification. Staff recognizes that landscaped berms may be incorporated as buffering or screening features within the C-2 District and are consistent with the landscaping and visual quality objectives of the Parkway Mixed Use (PMU) Overlay District. However, the request before the City is to rezone the property to HI (Heavy Industrial District) to facilitate its incorporation into the existing quarry operation. Staff finds that insufficient justification has been provided to support changing the property's zoning from C-2 to HI.

STAFF RECOMMENDATION

Staff recommends **DENIAL** of RZ-2026-02, a request to rezone approximately 1.4 acres located at 4231 North Henry Boulevard from C-2 (General Commercial District) to HI (Heavy Industrial District).

RECOMMENDED CONDITIONS IN THE EVENT OF APPROVAL

The following recommended conditions are provided for consideration only in the event that the Mayor and City Council approve the request contrary to Staff's recommendation:

1. **Substantial Conformance**. Development of the subject property shall be in substantial conformance with the applicant's revised site plan, conceptual renderings, and Addendum to the Letter of Intent dated July 10, 2026, except as otherwise modified by these conditions or required through subsequent engineering and permitting review.
2. **Use of the Subject Property.** The subject property shall be utilized solely for the construction and maintenance of a landscaped earthen berm and associated vegetative buffer in conjunction with the existing Stockbridge Quarry.
3. **Prohibited Activities.** Mining, excavation, blasting, mineral extraction, rock crushing, material processing, product or spoil storage, truck parking, truck staging, and truck turnaround activities shall be prohibited on the subject property.
4. **Removal of Existing Improvements.** The existing commercial building, paved parking area, and other improvements not incorporated into the approved berm design shall be removed in accordance with all applicable demolition, permitting, and environmental requirements.
5. **Berm Construction.** The berm shall be constructed in accordance with engineered grading, drainage, and stabilization plans reviewed and approved by the City. Final plans shall identify the berm's location, dimensions, slopes, elevations, construction materials, and stabilization measures.

RECOMMENDED CONDITIONS IN THE EVENT OF APPROVAL

6. **Landscaping and Screening.** The berm shall be landscaped with trees, shrubs, groundcover, and other approved plant materials designed to supplement and visually connect with the existing wooded buffer on adjoining quarry property. Final landscaping plans shall be reviewed and approved by the City prior to issuance of a Land Disturbance Permit.
7. **Beautification.** The subject property shall be developed and maintained as a landscaped berm incorporating a combination of trees, shrubs, groundcover, and other landscape materials designed to enhance the appearance of the North Henry Boulevard corridor. Landscaping shall be maintained in a healthy and orderly condition, and any dead, diseased, or damaged plant materials shall be replaced within the next appropriate planting season to ensure the berm continues to function as an attractive visual buffer and corridor beautification feature.
8. **Preservation of Existing Vegetation.** Existing mature vegetation shall be preserved to the greatest extent practicable, except where removal is necessary for approved grading, berm construction, drainage improvements, or public safety.
9. **No New Access.** No new vehicular access point shall be established from the subject property to North Henry Boulevard. Existing quarry access shall continue to utilize the established roadway network unless otherwise approved by the City and the Georgia Department of Transportation.
10. **Drainage and Stormwater Management.** Berm construction and associated grading shall not adversely affect adjacent properties, North Henry Boulevard, or public infrastructure. All stormwater management, erosion and sedimentation control, and drainage improvements shall comply with all applicable local, state, and federal requirements.

RECOMMENDED CONDITIONS IN THE EVENT OF APPROVAL

11. **Municipal Well Coordination.** Prior to issuance of a Land Disturbance Permit, the applicant shall coordinate with the City of Stockbridge Public Works Department and other applicable agencies regarding the protection of the City's municipal well site and associated public water infrastructure.
12. **Required Permits.** Approval of this rezoning shall not authorize land disturbance, construction, mining, or quarry-related operations. The applicant shall obtain all required local, state, and federal permits and approvals prior to commencing any site work.
13. **Unified Development Code Compliance.** The subject property and associated quarry operation shall comply with all applicable provisions of the Unified Development Code, including Section 3.2.25, as applicable, and all conditions imposed through the associated Special Use Permit.
14. **Companion Applications.** Approval of RZ-2026-02 shall be contingent upon approval of the associated Comprehensive Plan Amendment (CP-2026-01) and Special Use Permit (SP-2026-02). If either companion application is denied, this rezoning approval shall be null and void.
15. **Material Changes.** Any material change to the approved use, berm location, grading plan, landscaping plan, access arrangement, or operational commitments shall require review and approval by the City in accordance with the Unified Development Code.
16. **Limitation of Use.** Notwithstanding the uses otherwise permitted within the HI (Heavy Industrial) District, the subject property shall be limited to a landscaped berm and vegetative buffer associated with the existing Stockbridge Quarry unless otherwise approved by the Mayor and City Council through the applicable public hearing process.

PowerPoint Presentation
For SP-2026-02

Applicant's Request

Approve a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow the expansion of the existing Stockbridge Quarry through the development of natural resources on approximately 1.4 acres located at 4231 North Henry Boulevard.

UDC Development Regulations Relevant to Request

- Section 3.2.25 Development of Natural Resources
- Section 9.2.5 Special Use Permit Procedures
- Section 9.2.6 Special Use Permit Approval Criteria

9.2.5 (Requirements for special use permits)

1. **The proposed use shall not cause traffic congestion or conditions that will adversely affect nearby properties:** The proposed Special Use Permit expands the existing Stockbridge Quarry and does not establish a new quarry operation. Because the proposal is limited to a landscaped berm and does not include new access points, truck staging, mining, or blasting on the subject property, Staff does not anticipate significant traffic impacts beyond existing conditions.
2. **The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development:** The 1.4-acre property is immediately adjacent to the existing quarry, making it suitable for incorporation into the overall operation. The proposed landscaped berm will provide additional visual screening, buffering, and noise attenuation, with all grading and site improvements subject to City review and applicable regulations.
3. **Adequate public facilities are available to serve the proposed use:** The proposal is not expected to create additional demand for public infrastructure because no new buildings or operational facilities are proposed. Public water service is available, and all engineering, stormwater, and environmental improvements will be reviewed through the City's development review process.
4. **The applicant has made a binding agreement for any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public:** The applicant has submitted a site plan and conceptual berm design intended to provide additional screening and buffering. Staff recommends that any approval require development to remain substantially consistent with the approved plans and all applicable local, state, and federal regulations.
5. **The special use with specific limitations and design features as may have been required will further the aims of the comprehensive plan and will not be unduly detrimental to nearby properties:** The proposed Special Use Permit supports the expansion of the existing quarry by incorporating the subject property and providing additional buffering through a landscaped berm. When considered with the companion applications, Staff finds the proposal supports continued natural resource operations while minimizing impacts to surrounding properties.

9.2.6 Use permit considerations

1. **Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council:** The proposed Special Use Permit is not consistent with the City's Comprehensive Plan because it would facilitate the expansion of heavy industrial uses within the Parkway Mixed Use (PMU) Overlay District, which is intended for mixed-use and commercial development.
2. **Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed:** Although the property is adjacent to the existing quarry, Staff finds the proposed use is not compatible with the long-term planning objectives of the PMU Overlay District.
3. **Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development:** The proposed use can comply with applicable local, state, and federal regulations, subject to obtaining all required permits and approvals.
4. **The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets:** The proposal is not expected to significantly affect vehicular or pedestrian traffic because no new access points or operational facilities are proposed.

9.2.6 Use permit considerations

5. **The location and number of off-street parking spaces:** No additional off-street parking is required because the proposal does not include new buildings or parking demand.
6. **The amount and location of open space:** The proposed landscaped berm will provide additional landscaped open space, visual screening, and buffering along North Henry Boulevard.
7. **Protective screening:** The proposed berm enhances the existing wooded buffer by providing additional visual screening, physical separation, and noise attenuation between the quarry and surrounding properties.
8. **Hours and manner of operation:** The application does not propose changes to the existing hours or manner of quarry operations.
9. **Outdoor lighting:** No new outdoor lighting is proposed as part of this application.
10. **Ingress and egress to the property:** No new access points are proposed, and existing quarry access from North Henry Boulevard will remain unchanged.

STAFF RECOMMENDATION

Staff recommends **DENIAL** of SP-2026-02, a request for a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow the expansion of the existing Stockbridge Quarry onto approximately 1.4 acres located at 4231 North Henry Boulevard.

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 4231 North Henry Blvd, Stockbridge, GA 30281 [address], with Parcel Number S33-01052000, which is the subject of this application.

Name of Property Owner: Ekstedt Properties, LLC

Property Owner's Address: 4231 North Henry Boulevard, Stockbridge, GA 30281

Telephone: 678-565-9388 E-mail: ekstedt@charter.net

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: _____ Date: 5/29/2026

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Vulcan Lands, Inc. c/o Vulcan Materials Company

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 470-363-8747, mikemataya@vmcmail.com

1200 Urban Center Drive, Birmingham, AL 35242

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

Signature of Notary Public

Tiffany Hurley

Printed Name of Notary Public

5/29/2026

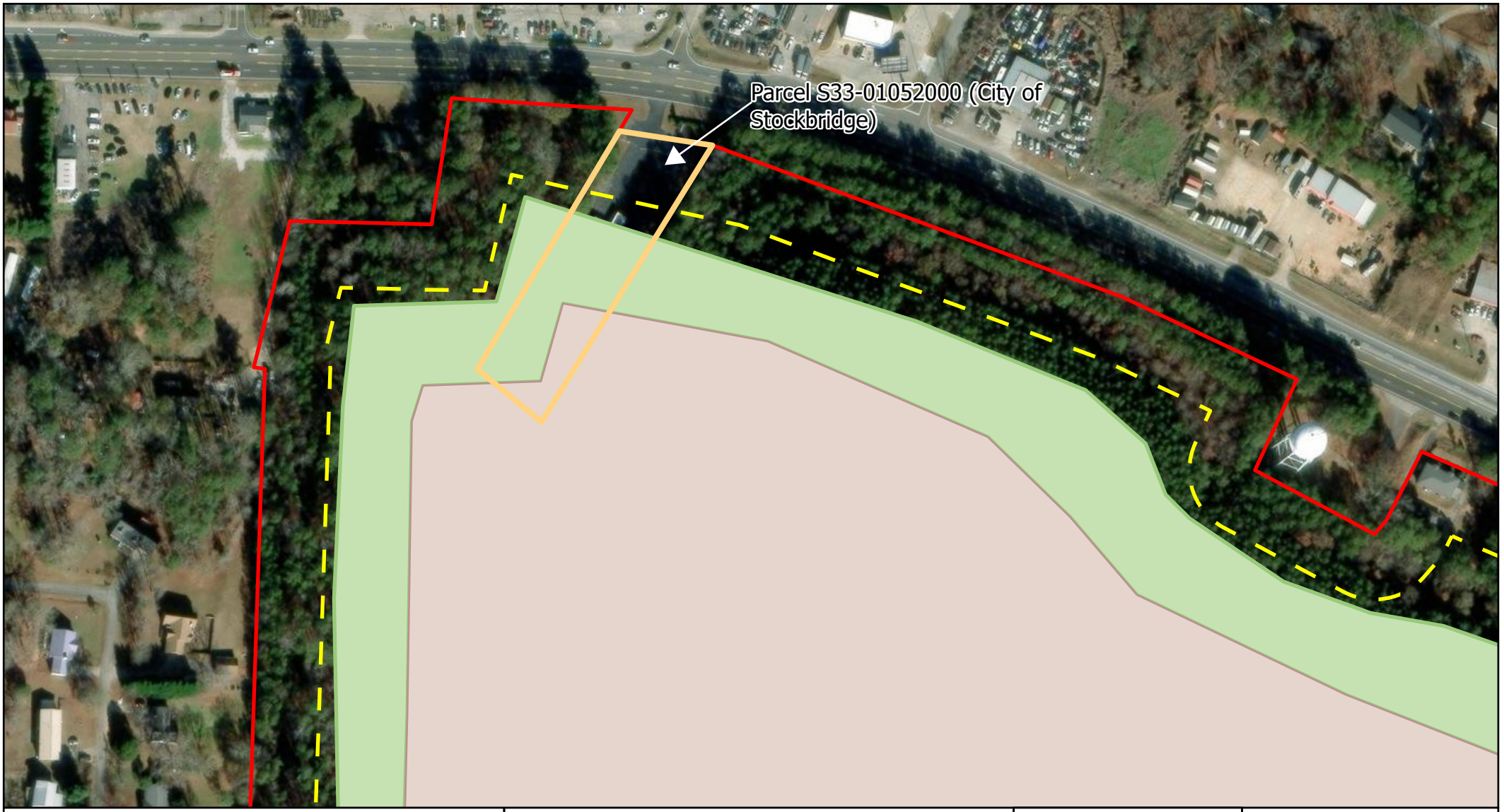
Date

May 29 2026

Date

Notary Public's Seal or Stamp

TIFFANY HURLEY
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 10/16/2027



Legend

- Stockbridge Quarry Boundary
- Quarry 100 ft Buffer
- Berm
- Ultimate Pit Boundary
- Parcel To Be Rezoned

Stockbridge Quarry Pre-Application Meeting

Notes:
1. Feature Representation: All features shown are conditional and for representation purposes only.
2. Latest Revision: December 10, 2025.

Microsoft, Vantor

N

0 140 280 Feet

Vulcan Materials Company

SPEC-2026.06.1187

Address:
4231 NORTH HENRY BLVD, STOCKBRIDGE, GA 30281
Web Form

City of Stockbridge Planning and

Community Development Departm

Special Use Permit Application

Name of Applicant:	First Vulcan Lands, Inc.	Last c/o Vulcan
Applicant's Address:	1200 Urban Center Drive	
City: Birmingham	State: Alabama	

Name of Agent:	First Jack	Last Nichols
Agent's Address:	231 Riverside Drive	
City: Macon	State: Georgia	

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

Special Use Permit(s) being requested:
Conditional use in the HI district to allow the development of natural resources pursuant to Section 3.1 of the Unified Development Code.

Nearest intersection to the property: North Henry Boulevard and Pinehurst Drive

Size of Tract: 1.4 acres

Land Lot Number(s): 62

Property Owner Authorization Form please click here

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

Veronica Green, Chief Planner

DATE: July 16, 2026 (Planning Commission)

August 10, 2026 (Mayor and Council)

SUBJECT: SP-2026-02 for 4231 North Henry Boulevard (To be located in Council District 4)

Summary of Request: The applicant, Vulcan Lands, Inc., is requesting a Special Use Permit pursuant to Section 3.2.25 of the City of Stockbridge Unified Development Code to allow for the development of natural resources and quarry-related activities on approximately 1.4 acres located at 4231 North Henry Boulevard.

The purpose of the request is to incorporate the subject property into the existing Stockbridge Quarry operation. According to the applicant, the majority of the property will be utilized for the construction of a proposed berm along the northern boundary of the quarry adjacent to North Henry Boulevard, while a limited portion of the site may ultimately be incorporated into the edge of the quarry pit as quarry operations progress. The proposed berm is intended to provide additional visual screening and buffering between the quarry operation and surrounding residential, commercial, institutional, and public properties.

The subject property is currently zoned C-2 (General Commercial District) and developed with a commercial building occupied by a mailing and printing services business. The applicant has submitted concurrent applications for a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial and a Rezoning from C-2 (General Commercial District) to HI (Heavy Industrial District). Approval of the requested Special Use Permit is contingent upon approval of the companion Comprehensive Plan Amendment and Rezoning applications.

I. PURPOSE

Consideration of a request for a Special Use Permit for property located at 4231 North Henry Boulevard to allow for the development of natural resources and quarry-related activities in conjunction with the existing Stockbridge Quarry, including the construction of a proposed berm, pursuant to Section 3.2.25 of the Unified Development Code.

II. PROJECT INFORMATION

Proposed Use	Expansion of the existing Stockbridge Quarry operation, including the construction of a berm and associated quarry-related activities
Site Address	4231 North Henry Boulevard
Parcel Identification	S33-01052000
Parcel Acreage	1.4 Acres
Applicant	Vulcan Lands, Inc. c/o Vulcan Materials Company
Agent:	Jack Nichols, Brannan Groover, LLP
Owner:	Ekstedt Properties, LLC
Current Use of Property:	The subject property is developed with a commercial building occupied by a mailing, printing, and direct mail services business. The site includes associated parking and access improvements and fronts North Henry Boulevard.

III. LAND USE ANALYSIS

The table below identifies the zoning classifications and existing land uses of adjacent properties surrounding the subject site.

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	C-3 (Heavy Commercial District), C-2 (General Commercial District), and SR (Suburban Residential District)	Ultimate Auto Body Shop, Commercial Vehicle Storage Area, and Single-Family Residences
Property to the South	HI (Heavy Industrial District)	Stockbridge Quarry
Property to the East	HI (Heavy Industrial District); LI (Light Industrial District)	Stockbridge Quarry; City of Stockbridge Well Site
Property to the West	C-2 (General Commercial District); C-3 (Heavy Commercial District); SR (Suburban Residential District)	Abundant Life of Jesus Church, Vacant Commercial Building, Car on Demand USA, and Single-Family Residences

The surrounding area consists of a mix of industrial, commercial, institutional, and residential uses. The subject property is located adjacent to the existing Stockbridge Quarry and is surrounded on multiple sides by quarry-related property. Commercial and institutional uses are located along North Henry Boulevard to the north, while single-family residential properties are located to the west. A City of Stockbridge well site is located to the east. The proposed rezoning would incorporate the subject property into the existing Stockbridge Quarry operation and establish zoning consistency with adjacent heavy industrial properties.

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Zoning	Existing Land Use
Property to the North	C-3 (Heavy Commercial District), C-2 (General Commercial District), and SR (Suburban Residential District)	Ultimate Auto Body Shop, Commercial Vehicle Storage Area, and Single-Family Residences
Property to the South	HI (Heavy Industrial District)	Stockbridge Quarry
Property to the East	HI (Heavy Industrial District); LI (Light Industrial District)	Stockbridge Quarry; City of Stockbridge Well Site
Property to the West	C-2 (General Commercial District); C-3 (Heavy Commercial District); SR (Suburban Residential District)	Abundant Life of Jesus Church, Vacant Commercial Building, Car on Demand USA, and Single-Family Residences

The surrounding Future Land Use pattern consists primarily of Low-Density Mixed Use designations

to the north and west, Heavy Industrial to the south, and a combination of Heavy Industrial and Transportation/Communication/Utilities to the east. The subject property is situated at the transition between the existing Stockbridge Quarry and the North Henry Boulevard corridor. The requested Comprehensive Plan Amendment would change the Future Land Use designation of the subject property from Low-Density Mixed Use to Heavy Industrial to better align with the existing quarry operation and the proposed expansion.

IV. FINDING OF FACTS

1. The subject property is located at 4231 North Henry Boulevard and consists of approximately 1.4 acres.
2. The request is associated with concurrent applications for a Rezoning from C-2 (General Commercial District) to HI (Heavy Industrial District) and a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code for the development of natural resources and quarry-related activities.
3. The subject property is currently developed with a commercial building occupied by a mailing and printing services business.
4. The property is immediately adjacent to the existing Stockbridge Quarry and is surrounded on multiple sides by quarry-related property.
5. The subject property fronts North Henry Boulevard, a Principal Arterial roadway that provides regional access to the site.
6. Surrounding land uses include the existing Stockbridge Quarry to the south and east, the City of Stockbridge municipal well site to the east, commercial and institutional uses along North Henry Boulevard, and single-family residential properties to the west.

7. Existing Future Land Use designations surrounding the property include Heavy Industrial to the south, Heavy Industrial and Transportation/Communication/Utilities to the east, and Low-Density Mixed Use to the north and west.

V. MAPS, SITE PLAN, RENDERINGS

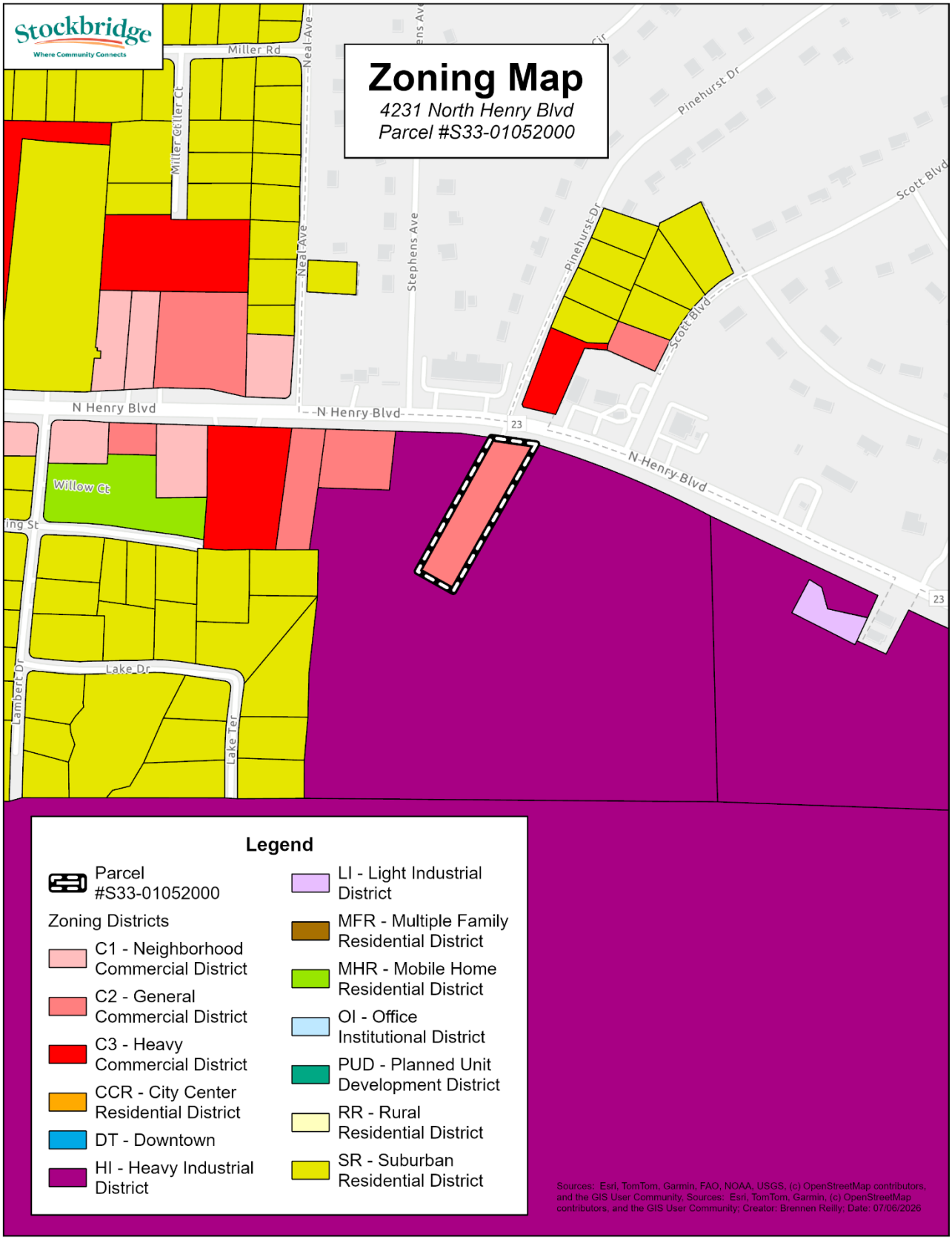
The following exhibits are included as part of the review of the requested rezoning, Comprehensive Plan Amendment, and Special Use Permit:

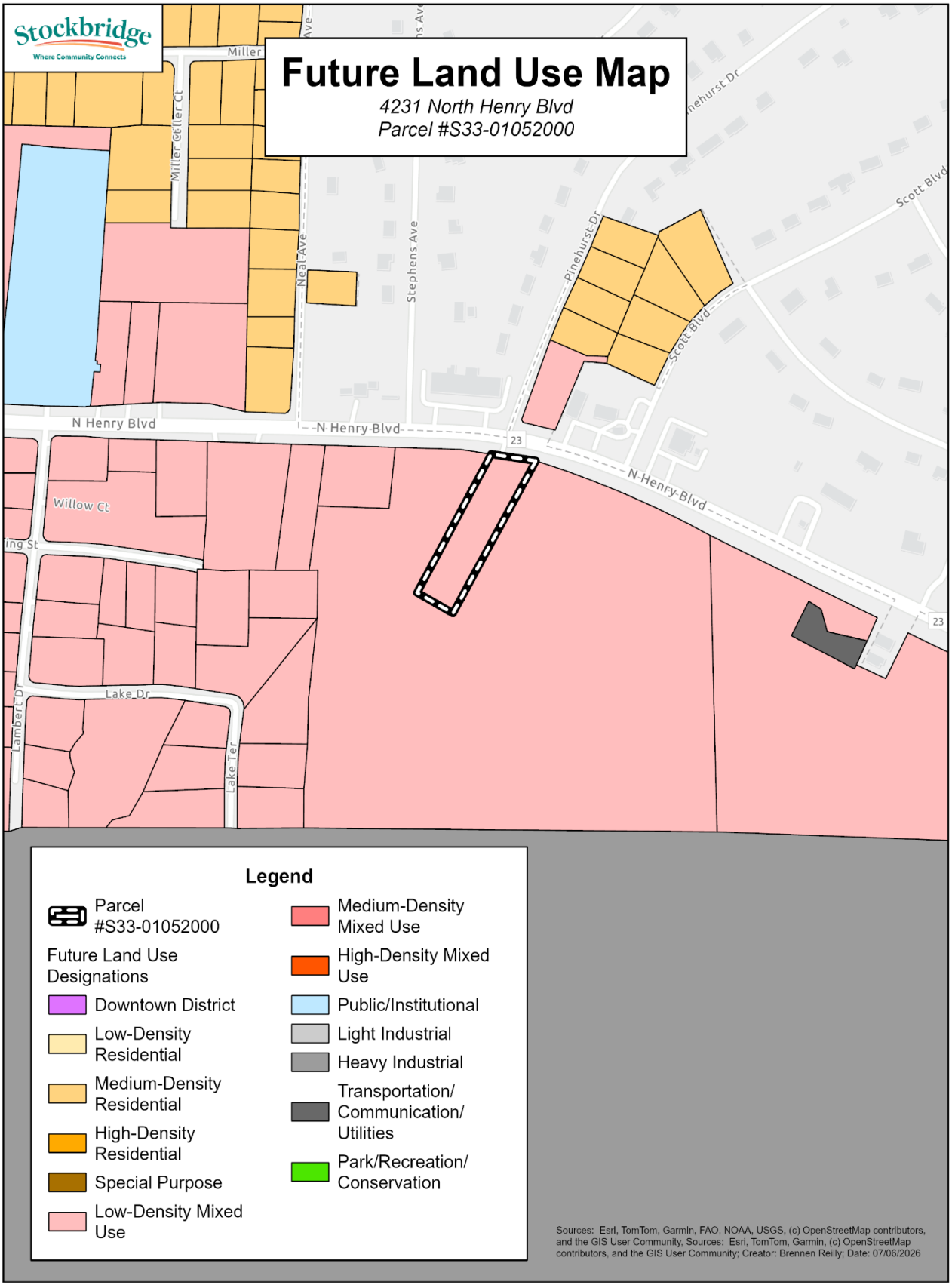
- Vicinity Map of 4231 North Henry Boulevard
- Aerial Photograph of the Subject Property and Surrounding Area
- Parcel Acreage Map of 4231 North Henry Boulevard
- Existing Zoning Map of 4231 North Henry Boulevard
- Future Land Use Map of 4231 North Henry Boulevard
- Proposed Site Plan
- Aerial Photograph with Proposed Site Plan Overlay

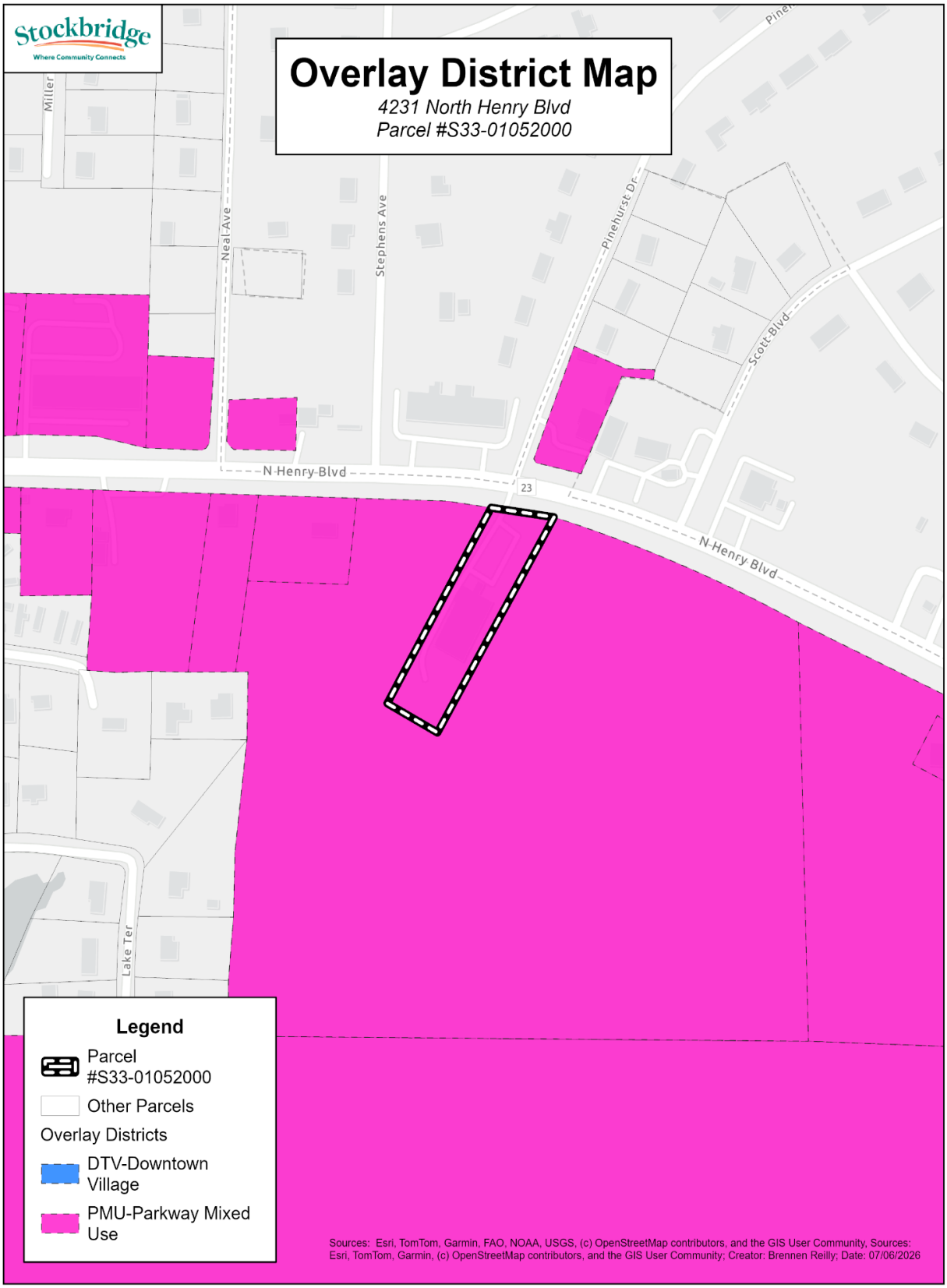
These exhibits illustrate the location of the subject property, surrounding land uses, zoning classifications, future land use designations, transportation network, and proximity to nearby residential, commercial, institutional, industrial, and quarry-related uses. The exhibits also depict the proposed incorporation of the subject property into the existing Stockbridge Quarry operation, including the construction of a proposed berm and associated quarry-related activities. Additionally, the exhibits illustrate the relationship of the subject property to the existing Stockbridge Quarry, nearby residential neighborhoods, and the City of Stockbridge well site.

Stockbridge
Where Community Connects
Aerial Photo Map
4231 North Henry Blvd
Parcel #S33-01052000
23
N Henry Blvd
N Henry Blvd
N
0
0.01
0.03
0.05 Miles
Microsoft, Vantor, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026
Legend
Parcel
#S33-01052000

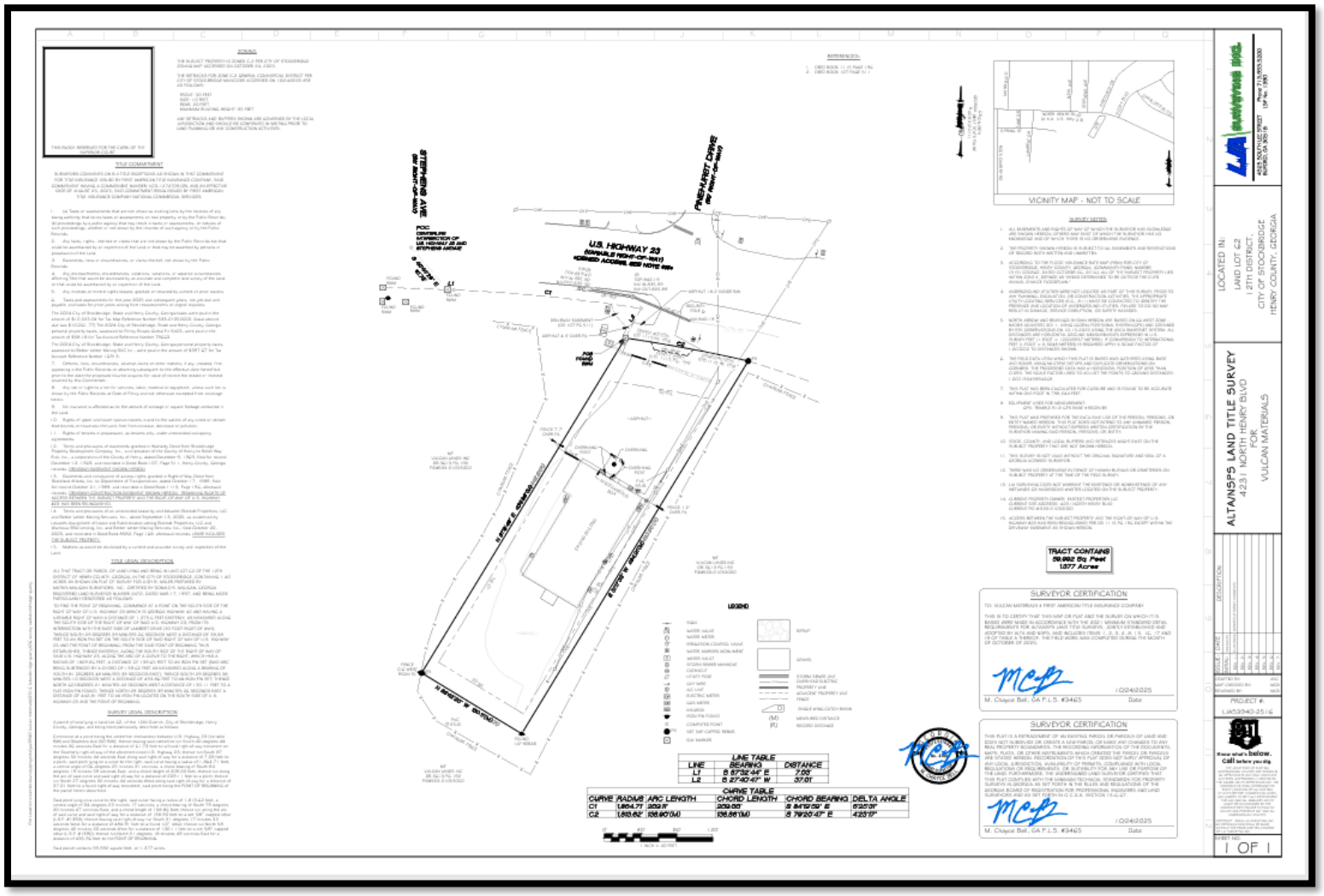
Stockbridge
Where Community Connects
Acreage Map
4231 North Henry Blvd
Parcel #S33-01052000
0.43 acres
0.5 acres
0.42 acres
0.4 acres
0.71 acres
N Henry Blvd
23
Scott Blvd
0.93 acres
0.92 acres
1.4 acres
0.71 acres
1.19 acres
28.73 acres
1.12 acres
Legend
Parcel #S33-01052000
Other Parcels
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026


Stockbridge
Where Community Connects
Zoning Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller Rd
Miller Geller Ct
Neal Ave
Stephens Ave
Pinehurst Dr
Scott Blvd
N Henry Blvd
23
Willow Ct
Lake Dr
Lambert Dr
Lake Ter
Legend
Parcel #S33-01052000
Zoning Districts
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026

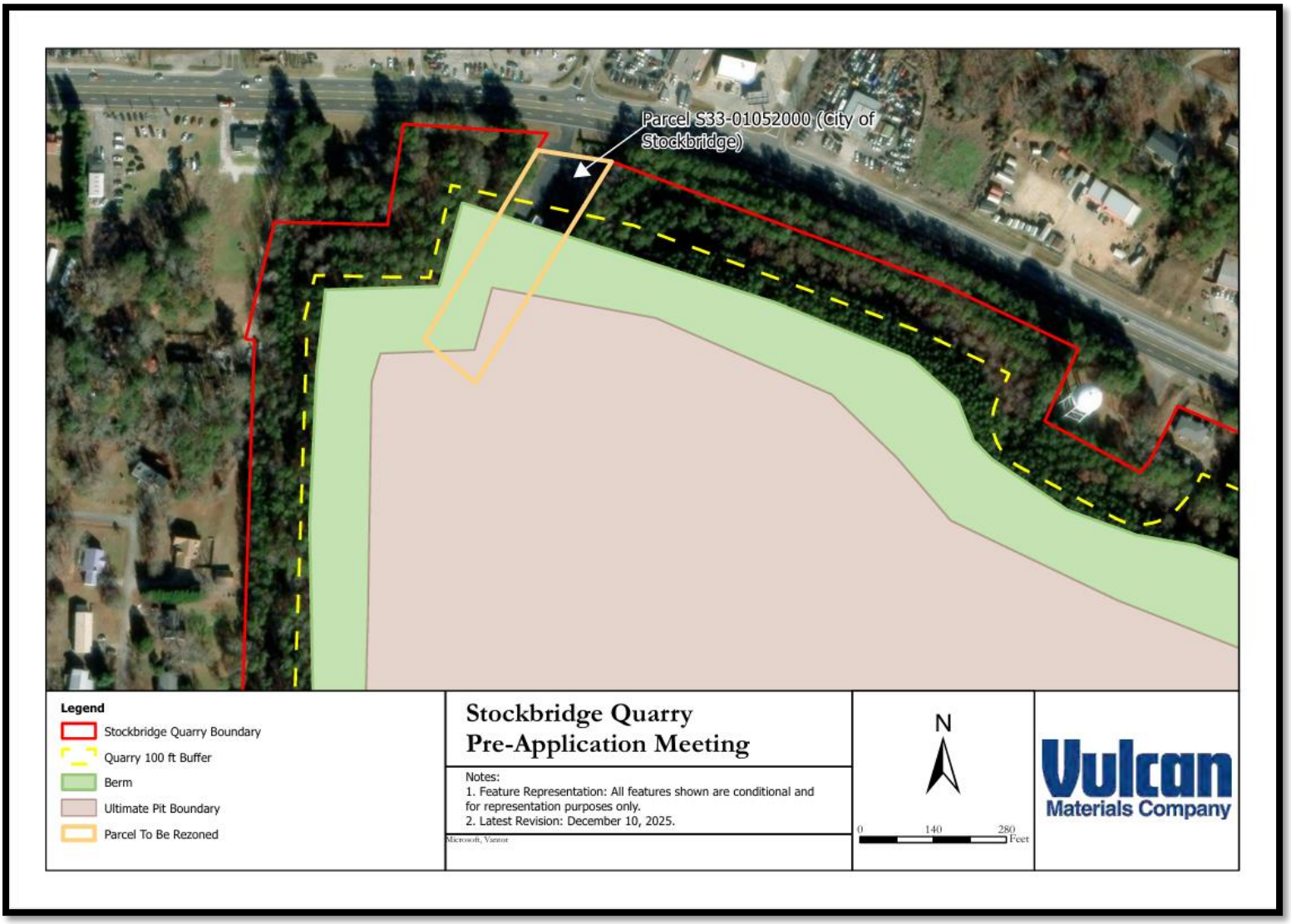

Stockbridge
Where Community Connects
Future Land Use Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller
Miller Geiler Ct
Neal Ave
Stephens Ave
Pinehurst Dr
Scott Blvd
N Henry Blvd
23
Willow Ct
Lake Dr
Lambert Dr
Lake Ter
Legend
Parcel #S33-01052000
Future Land Use Designations
Downtown District
Low-Density Residential
Medium-Density Residential
High-Density Residential
Special Purpose
Low-Density Mixed Use
Medium-Density Mixed Use
High-Density Mixed Use
Public/Institutional
Light Industrial
Heavy Industrial
Transportation/ Communication/ Utilities
Park/Recreation/ Conservation
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026


Stockbridge
Where Community Connects
Overlay District Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller
Neal Ave
Stephens Ave
Pinehurst Dr
Scott Blvd
N Henry Blvd
23
N Henry Blvd
Lake Ter
Legend
Parcel #S33-01052000
Other Parcels
Overlay Districts
DTV-Downtown Village
PMU-Parkway Mixed Use
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026

ALTA/NSPS Land Title Survey of the Subject Property.



Applicant's Conceptual Site Plan Showing the Proposed Berm and Ultimate Pit Boundary.



Applicant's Conceptual Aerial Rendering of the Proposed Quarry Expansion

Applicant's Conceptual Street-Level Rendering of the Proposed Berm

VI. DEVELOPMENT INFORMATION

The applicant proposes to incorporate the approximately 1.4-acre subject property into the existing Stockbridge Quarry operation through the expansion of quarry-related activities. The request includes a Rezoning from C-2 (General Commercial District) to HI (Heavy Industrial District), a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial, and a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow for the development of natural resources and quarry-related activities.

The subject property is currently developed with a commercial building occupied by a mailing and printing services business. Although commercially zoned, the parcel is uniquely situated because it is immediately adjacent to the existing Stockbridge Quarry and surrounded on multiple sides by quarry-related property. If approved, the property would transition from a commercial use into an integrated component of the existing quarry operation, resulting in a more cohesive land use pattern and zoning classification.

Proposed Berm

According to the submitted site plan, the majority of the subject property will be utilized for the construction of a proposed berm along the northern boundary of the quarry adjacent to North Henry Boulevard. A berm is an engineered earthen embankment constructed from compacted soil, rock, and other approved fill materials. Berms are commonly incorporated into quarry, mining, transportation, and industrial developments to provide physical separation between differing land uses while supplementing existing buffering and screening measures.

Purpose of the Berm

The proposed berm is intended to serve as a permanent buffering feature between the existing Stockbridge Quarry and surrounding development. According to the applicant, the berm is designed to:

- Provide additional visual screening along North Henry Boulevard.
- Supplement the existing wooded buffer surrounding the quarry.
- Create additional separation between quarry operations and nearby residential, commercial, institutional, and public properties.
- Improve compatibility between the quarry operation and surrounding development.
- Establish a long-term transition between industrial activities and adjacent land uses.

Ultimate Pit Boundary

The submitted site plan indicates that the ultimate quarry pit boundary will remain south of the proposed berm. The ultimate pit boundary represents the maximum anticipated extent of quarry excavation based on the proposed mining plan. Locating the berm north of this boundary allows it to function as a permanent screening and buffering feature between the active quarry operation and surrounding properties.

Relationship to Surrounding Development

The proposed development does not include the construction of new commercial buildings, residential units, or other vertical development. Instead, the application facilitates the expansion of an existing quarry by incorporating the subject property into the overall operation. The proposal is intended to support the continued extraction and management of natural resources while improving the overall development pattern through the elimination of an isolated commercial parcel within a predominantly heavy industrial area.

The subject property fronts North Henry Boulevard, a Principal Arterial roadway that provides regional access to the quarry. Surrounding land uses include the existing Stockbridge Quarry to the south and east, the City of Stockbridge municipal well site to the east, commercial businesses along North Henry Boulevard, Abundant Life of Jesus Church to the west, and nearby single-family residential neighborhoods along Lake Terrace, Spring Street, and North Henry Boulevard. Existing mature vegetation currently provides a natural buffer between the quarry and many surrounding properties. The proposed berm is intended to supplement this existing vegetation by providing an additional layer of visual screening and separation.

As part of its review, Staff evaluated the residential, commercial, institutional, and public properties located nearest to the proposed berm. The analysis identified nearby residential neighborhoods within the City of Stockbridge, commercial properties located in both Stockbridge and unincorporated Henry County, the City of Stockbridge municipal well site, and Abundant Life of Jesus Church. The proposed berm is intended to strengthen the existing buffer and improve the visual transition between the quarry operation and surrounding development.

Regulatory Requirements

If approved, the proposed Comprehensive Plan Amendment, Rezoning, and Special Use Permit would allow the subject property to become part of the existing Stockbridge Quarry operation. Development of the site would remain subject to all applicable local, state, and federal permitting requirements, including those governing quarry operations, environmental protection, stormwater management, erosion and sedimentation control, and any other required regulatory approvals.

VII. STAFF ANALYSIS

The following provisions of the City of Stockbridge Unified Development Code (UDC) were reviewed and analyzed in evaluating the applicant's request for a Special Use Permit to allow for the development of natural resources and quarry-related activities pursuant to Section 3.2.25. These provisions establish the applicable review criteria, development standards, and operational requirements associated with the proposed use.

UDC Development Regulations Relevant to this Request

UDC Section	Title	Staff Analysis
Section 3.2.25	Development of Natural Resources	Discuss how the quarry expansion meets the purpose and standards.

UDC Section	Title	Staff Analysis
Section 9.2. 5 (if applicable)	Special Use Permit Procedures	Explain the review process and approval authority.
Section 9.2.6 (if applicable)	Use permit	Explain the review process and approval authority.

9.2.5 Requirements for special use permits.

1. **The proposed use shall not cause traffic congestion or conditions that will adversely affect nearby properties.**

The subject property fronts North Henry Boulevard, a Principal Arterial roadway that provides direct access to the existing Stockbridge Quarry. According to the Georgia Department of Transportation (GDOT), North Henry Boulevard carries approximately 24,000 vehicles per day, demonstrating that the roadway is designed to accommodate regional traffic volumes.

The proposed Special Use Permit does not establish a new quarry operation but facilitates the continued operation and expansion of the existing Stockbridge Quarry through the incorporation of the subject property into the overall quarry site. According to the applicant's revised proposal, the subject property will be developed as a landscaped berm and will not be utilized for truck parking, truck turnaround activities, mining, or blasting. Because the proposal does not introduce new access points, loading areas, operational facilities, or truck staging areas, Staff does not anticipate that the requested expansion will result in a measurable increase in traffic volumes beyond those associated with the existing quarry operation.

The proposal does not include new commercial buildings, residential development, or modifications to the existing roadway network. Existing quarry traffic is expected to continue utilizing the established transportation system, with primary access provided from North Henry Boulevard.

Staff also considered the proximity of nearby residential, commercial, institutional, and public properties. The applicant proposes to construct a landscaped berm along the North Henry Boulevard frontage to supplement the existing wooded vegetation and provide additional visual screening and buffering between quarry operations and surrounding development. Based on the nature of the proposal and the applicant's revised site plan, Staff does not anticipate that the requested Special Use Permit will create traffic congestion or adversely affect the operational function of adjacent roadways beyond existing quarry traffic conditions.

2. **The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development.**

The subject property consists of approximately 1.4 acres and is immediately adjacent to the existing Stockbridge Quarry. The parcel's location, configuration, and relationship to the existing quarry make it suitable for incorporation into the overall quarry operation.

According to the applicant's revised site plan and Letter of Intent Addendum, the subject property will be utilized for the construction of a landscaped berm that will serve as a continuation of the existing quarry buffer. The applicant has stated that the property will not be used for mining, blasting, truck parking, or truck turnaround activities. The proposed berm is intended to supplement

the existing wooded buffer by providing additional physical and visual screening between quarry operations and adjacent residential, commercial, institutional, and public properties. In addition, the berm is intended to function as a noise attenuation feature, helping to reduce the transmission of sound from quarry activities to surrounding properties while enhancing the visual character of the North Henry Boulevard corridor.

Any grading, drainage, erosion and sedimentation control, stormwater management improvements, and berm construction associated with the project shall be subject to review and approval through the City's development review process and all applicable local, state, and federal regulatory requirements.

3. Adequate public facilities are available to serve the proposed use.

The proposal represents the expansion of an existing quarry operation and is not anticipated to generate a substantial increase in demand for municipal infrastructure. According to the applicant's revised proposal, the subject property will be developed as a landscaped berm and buffer and will not include new buildings, mining activities, blasting, truck parking, or truck turnaround operations. As such, the proposed use is not expected to require additional public facilities beyond those currently serving the existing quarry operation.

The Henry County Water Authority has confirmed that public water service is available to the property and that available fire flow exceeds the Authority's minimum standards. Public sanitary sewer service is not currently available; however, because the proposal does not include new residential, commercial, or industrial buildings, significant sanitary sewer capacity is not required.

Staff also recognizes that the City of Stockbridge municipal well site is located immediately east of the subject property. Continued coordination with the City of Stockbridge, the Henry County Water Authority, and all applicable local, state, and federal regulatory agencies will be necessary to ensure the continued protection of public infrastructure and water resources. Any future grading, drainage, stormwater management, erosion and sedimentation control, and berm construction shall be subject to review and approval through the City's development review process and all applicable regulatory requirements.

Based on the information submitted, Staff finds that adequate public facilities are available to serve the proposed use, subject to compliance with all applicable permitting and engineering requirements.

4. The applicant has made a binding agreement for any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public.

The applicant has submitted a site plan and conceptual renderings illustrating the proposed incorporation of the property into the existing Stockbridge Quarry, including construction of a landscaped berm along the North Henry Boulevard frontage. The proposed berm is intended to provide additional visual screening and buffering between quarry operations and surrounding development.

Should the Special Use Permit be approved, Staff recommends that development be substantially

consistent with the approved site plan and that the berm be installed and maintained in accordance with the approved engineering and landscape plans. The project shall also remain subject to all applicable local, state, and federal permitting requirements governing quarry operations.

5. The special use with specific limitations and design features as may have been required will further the aims of the comprehensive plan and will not be unduly detrimental to nearby properties.

The proposed Special Use Permit is associated with concurrent applications for a Comprehensive Plan Amendment and Rezoning to facilitate the expansion of the existing Stockbridge Quarry. The proposal is intended to incorporate an isolated commercial parcel into an established heavy industrial operation rather than establish a new quarry at a different location.

The proposed berm, existing wooded vegetation, and applicable regulatory requirements are intended to improve compatibility between the quarry and surrounding residential, commercial, institutional, and public properties. Staff finds that, when considered together with the companion Comprehensive Plan Amendment and Rezoning applications, the proposed Special Use Permit supports the continued management of natural resources while incorporating buffering measures intended to minimize impacts on adjacent properties.

9.2.6 Use permit considerations

1. Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council

The applicant has submitted a concurrent Comprehensive Plan Amendment requesting to change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial. The proposed Special Use Permit is dependent upon the approval of the requested Comprehensive Plan Amendment and the associated Rezoning.

The City of Stockbridge Comprehensive Plan establishes the City's long-term vision for growth and development through the Future Land Use Map and supporting goals and policies. While the subject property is immediately adjacent to the existing Stockbridge Quarry, Staff finds that the proposed Special Use Permit should also be evaluated in relation to the City's adopted planning objectives for the North Henry Boulevard corridor.

The subject property is located within the Parkway Mixed Use (PMU) Overlay District, which was established to encourage a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development through high-quality site design, landscaping, gateway aesthetics, pedestrian connectivity, and compatible land uses. Although the applicant proposes to develop the subject property as a landscaped berm that will provide additional visual screening and buffering, the requested Special Use Permit is intended to facilitate the expansion of a heavy industrial use within an area where the City's adopted planning policies encourage mixed-use and commercial development.

Staff finds that the proposed Special Use Permit is not consistent with the City's adopted Comprehensive Plan because it would facilitate a land use pattern that is inconsistent with the long-term vision established for the Parkway Mixed Use (PMU) Overlay District. While the proposed berm may improve the visual transition between the quarry and surrounding development, it does not alter the fundamental land use issue presented by the application.

Accordingly, Staff finds that the proposed Special Use Permit is not consistent with the Comprehensive Plan or the adopted planning objectives of the Parkway Mixed Use (PMU) Overlay District.

Community Goals and Policies (pages 42–44)

Community Goals and Policies (Pages 42–44)	Staff Analysis
Future Land Use Goal #1: To ensure that new developments promote a better sense of place and preserve valued elements of community character.	Although the applicant proposes a landscaped berm intended to improve visual screening, Staff finds that facilitating a heavy industrial use through the requested Special Use Permit is inconsistent with the long-term character envisioned for the North Henry Boulevard corridor and the planning objectives of the Parkway Mixed Use (PMU) Overlay District.
Future Land Use Goal #2: To establish land use designations that meet the needs of the City and are consistent with the Unified Development Code.	While the proposal would support the requested HI zoning classification, Staff finds that it does not further the City's adopted land use objectives for the corridor. The proposal would facilitate Heavy Industrial development within an area planned for Low Density Mixed-Use development.
Future Land Use Goal #3: To identify available land for redevelopment and work with the development community on desirable development.	Staff recognizes that the proposal would incorporate an existing commercial parcel into the adjacent quarry operation. However, maintaining redevelopment opportunities consistent with the existing Low Density Mixed-Use designation better supports the Comprehensive Plan's long-term vision for the corridor.
Natural, Cultural, and Historic Resources Goal #1: To promote the efficient use of natural resources and identify and protect environmentally sensitive and culturally/historically significant areas.	Staff acknowledges that the proposal would support the continued operation of an existing quarry. However, Staff finds that the primary planning consideration is the appropriateness of expanding heavy industrial land use within the Parkway Mixed Use (PMU) Overlay District, which is inconsistent with the City's adopted land use policies.
Natural, Cultural, and Historic Resources Policy: Reduce the impact of new development through the preservation of greenspace.	The proposed landscaped berm and existing wooded vegetation would provide additional visual screening along North Henry Boulevard. While these improvements are beneficial, Staff finds that they do not change the underlying inconsistency between the proposed Special Use Permit and the City's adopted planning objectives for the Parkway Mixed Use (PMU) Overlay District.

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed

The subject property is immediately adjacent to the existing Stockbridge Quarry and is bordered by Heavy Industrial properties to the south and east. The surrounding area also includes commercial businesses along North Henry Boulevard, Abundant Life of Jesus Church, the City of Stockbridge municipal well site, and nearby single-family residential neighborhoods. The applicant proposes to construct a landscaped berm intended to supplement the existing wooded vegetation by providing additional visual screening and buffering between the quarry operation and surrounding development.

Staff acknowledges that the subject property's proximity to the existing quarry provides a basis for considering the requested Special Use Permit. However, Staff also finds that compatibility must be evaluated within the context of the City's adopted planning policies. The subject property is located within the Parkway Mixed Use (PMU) Overlay District, which was established to encourage a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development through high-quality site design, landscaping, gateway aesthetics, pedestrian connectivity, and compatible land uses.

While the proposed berm may improve the visual transition between the quarry and surrounding properties, Staff finds that the requested Special Use Permit would facilitate the expansion of a heavy industrial use within an area where the City's adopted planning policies encourage mixed-use and commercial development. As a result, Staff finds that the proposed use is not compatible with the long-term planning objectives established for the Parkway Mixed Use (PMU) Overlay District.

Accordingly, Staff finds that the proposed Special Use Permit is not compatible with the surrounding land use pattern and the adopted planning vision for the North Henry Boulevard corridor and, therefore, does not satisfy this review criterion.

3. **Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development.**

The proposed Special Use Permit does not, in itself, violate any applicable local, state, or federal statutes, ordinances, or regulations governing land development. Approval of the Special Use Permit would not exempt the applicant from compliance with all applicable provisions of the City of Stockbridge Unified Development Code, nor from obtaining all required permits and approvals from the appropriate local, state, and federal regulatory agencies.

Quarry operations and associated site improvements shall remain subject to all applicable permitting requirements, including erosion and sedimentation control, stormwater management, engineering review, environmental protection requirements, and any permits required by the Georgia Environmental Protection Division (EPD), the U.S. Army Corps of Engineers, and other agencies having jurisdiction, as applicable.

Staff notes, however, that the requested Special Use Permit is proposed in conjunction with a Comprehensive Plan Amendment and Rezoning that Staff has determined are inconsistent with the City's adopted Comprehensive Plan and the planning objectives of the Parkway Mixed Use (PMU) Overlay District. While the proposed use is capable of complying with applicable regulatory requirements, Staff finds that it is not consistent with the City's adopted land use policies.

4. **The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets**

The subject property fronts North Henry Boulevard, a Principal Arterial roadway designed to accommodate regional traffic. According to the applicant's revised proposal, the subject property will be developed as a landscaped berm and will not be utilized for mining, blasting, truck parking, or truck turnaround activities. The proposal does not include new commercial or residential

development, new access points, or operational facilities that would generate additional traffic. Existing quarry traffic is anticipated to continue utilizing the established roadway network. Pedestrian activity within the immediate vicinity is limited because of the surrounding industrial and commercial land use pattern. Accordingly, Staff does not anticipate that the proposed Special Use Permit will significantly affect vehicular or pedestrian circulation along adjoining streets.

5. The location and number of off-street parking spaces

The proposal does not include new buildings or employee parking facilities. The existing parking area associated with the commercial building is anticipated to be removed as the property is incorporated into the proposed landscaped berm. The applicant has indicated that the parking area shown on the conceptual rendering is included solely to identify the subject property and will ultimately be replaced with grass, trees, and other landscaping consistent with the proposed berm design. Because no new parking demand is created by the proposal, Staff finds that additional off-street parking is not required.

6. The amount and location of open space

The proposal does not include active recreational open space. However, the proposed landscaped berm, together with the existing wooded vegetation, will establish a substantial buffer between North Henry Boulevard and the existing quarry operation. The berm is intended to provide physical separation, visual screening, and additional landscaped open space along the corridor, thereby improving the transition between the quarry and adjacent development.

7. Protective screening

Protective screening is a significant component of the proposed development. The applicant proposes to construct a landscaped earthen berm along the northern boundary of the quarry adjacent to North Henry Boulevard. The berm is intended to supplement the existing wooded vegetation by providing additional physical separation, visual screening, and noise attenuation between quarry operations and adjacent residential, commercial, institutional, and public properties. The applicant has submitted conceptual renderings illustrating the intended appearance of the berm upon completion. Staff acknowledges that the proposed berm represents an enhancement to the existing buffer along the corridor.

8. Hours and manner of operation

The application does not propose modifications to the existing hours or manner of operation of the Stockbridge Quarry beyond incorporating the subject property into the overall quarry operation. According to the applicant's revised proposal, the subject property will function as a landscaped berm and will not be utilized for mining, blasting, truck parking, or truck turnaround activities. Quarry operations shall continue to be conducted in accordance with all applicable permit conditions, regulatory requirements, and any conditions imposed by the Mayor and City Council if the Special Use Permit is approved.

9. Outdoor lighting

No new outdoor lighting is proposed as part of this application. Any future lighting associated with the quarry operation shall comply with the applicable provisions of the Unified Development Code and any conditions of approval established by the Mayor and City Council.

10. Ingress and egress to the property.

The proposal does not identify new access points to North Henry Boulevard. Access associated with the existing Stockbridge Quarry is anticipated to continue utilizing the established roadway network. Because the proposed berm will not function as an operational area for quarry activities, no changes to existing ingress or egress are proposed. Any future modifications to site access shall be subject to review and approval by the City of Stockbridge, the Georgia Department of Transportation, and other applicable agencies, as required.

VIII. STAFF RECOMMENDATION

Staff recommends **DENIAL** of SP-2026-02, a request for a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow the expansion of the existing Stockbridge Quarry onto approximately 1.4 acres located at 4231 North Henry Boulevard.

Staff acknowledges that the proposal represents the expansion of an existing quarry operation rather than the establishment of a new quarry. Staff also recognizes that the applicant proposes to develop the subject property as a landscaped berm intended to supplement the existing wooded buffer by providing additional physical separation, visual screening, and noise attenuation along North Henry Boulevard. In addition, Staff acknowledges that the proposal is not anticipated to significantly increase traffic volumes, create new access points, or require substantial additional public infrastructure.

However, after evaluating the request against the Special Use Permit approval criteria contained in Sections 9.2.5 and 9.2.6 of the Unified Development Code, Staff finds that the proposed use is not consistent with the City's adopted Comprehensive Plan and the long-term planning objectives established for the North Henry Boulevard corridor. Specifically, Staff finds that the requested Special Use Permit would facilitate the expansion of a heavy industrial use within the Parkway Mixed Use (PMU) Overlay District, which was established to promote a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development through high-quality site design, landscaping, gateway aesthetics, pedestrian connectivity, and compatible land uses.

While Staff recognizes that the proposed berm would improve visual screening between the existing quarry and surrounding development, Staff finds that the proposed screening does not alter the fundamental land use issue presented by the application. Approval of the requested Special Use Permit would facilitate a land use pattern that is inconsistent with the City's adopted planning vision for the North Henry Boulevard corridor and the development objectives of the Parkway Mixed Use (PMU) Overlay District.

Based upon the findings contained within this report and the applicable review criteria of the Unified Development Code, Staff concludes that the applicant has not demonstrated that the requested Special Use Permit is consistent with the Comprehensive Plan or the adopted planning objectives of the Parkway Mixed Use (PMU) Overlay District. Accordingly, Staff recommends **DENIAL** of SP-2026-02.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ZONING

THE SUBJECT PROPERTY IS ZONED C-2 PER CITY OF STOCKBRIDGE ZONING MAP ACCESSED ON OCTOBER 24, 2025.

THE SETBACKS FOR ZONE C-2 GENERAL COMMERCIAL DISTRICT PER CITY OF STOCKBRIDGE MUNICODE ACCESSED ON 10/24/2025 ARE AS FOLLOWS:

FRONT: 50 FEET
SIDE: 10 FEET
REAR: 20 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

TITLE COMMITMENT

SURVEYORS COMMENTS ON B-II TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A COMMITMENT NUMBER: NCS-1274709-ORL AND AN EFFECTIVE DATE OF AUGUST 25, 2025, SAID COMMITMENT BEING ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.

5. Any minerals or mineral rights leased, granted or retained by current or prior owners.

6. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes.

The 2024 City of Stockbridge, State and Henry County, Georgia taxes were paid in the amount of $10,225.04 for Tax Map Reference Number 533-01052000. (base amount due was $10,061.77) The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Pitney Bowes Global Fin SVCS, were paid in the amount of $58.18 for Tax Account Reference Number 79663.

The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Better Letter Mailing SVC Inc., were paid in the amount of $397.67 for Tax Account Reference Number 16913.

7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest covered by this Commitment.

8. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

9. No insurance is afforded as to the amount of acreage or square footage contained in the Land.

10. Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.

11. Rights of tenants in possession, as tenants only, under unrecorded occupancy agreements.

12. Terms and provisions of easements granted in Warranty Deed from Stockbridge Property Development Company, Inc., a corporation of the County of Henry to Roller Way Rink, Inc., a corporation of the County of Henry, dated December 9, 1969, filed for record December 12, 1969, and recorded in Deed Book 107, Page 511, Henry County, Georgia records. DRIVEWAY EASEMENT SHOWN HEREON

13. Easements and conveyance of access rights granted in Right of Way Deed from Skateland Atlanta, Inc. to Department of Transportation, dated October 17, 1989, filed for record October 21, 1989, and recorded in Deed Book 1115, Page 196, aforesaid records. DRIVEWAY CONSTRUCTION EASEMENT SHOWN HEREON. REMAINING RIGHTS OF ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED.

14. Terms and provisions of an unrecorded Lease by and between Ekstedt Properties, LLC and Better Letter Mailing Services, Inc., dated September 13, 2005, as evidenced by Lessee's Assignment of Lease and Subordination among Ekstedt Properties, LLC and Wachovia SBA Lending, Inc. and Better Letter Mailing Services, Inc., filed October 20, 2005, and recorded in Deed Book 8582, Page 168, aforesaid records. LEASE INCLUDES THE SUBJECT PROPERTY.

15. Matters as would be disclosed by a current and accurate survey and inspection of the Land.

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUDY B. MILLER PREPARED BY MATHIS-MILLIGAN SURVEYORS, INC., CERTIFIED BY DONALD R. MILLIGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2472, DATED MAR 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 (WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY) A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (80 FOOT RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1829.86 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET (SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST); THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 493.86 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 442.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

SURVEY LEGAL DESCRIPTION

A parcel of land lying in Land Lot 62, of the 12th District, City of Stockbridge, Henry County, Georgia, and being more particularly described as follows:

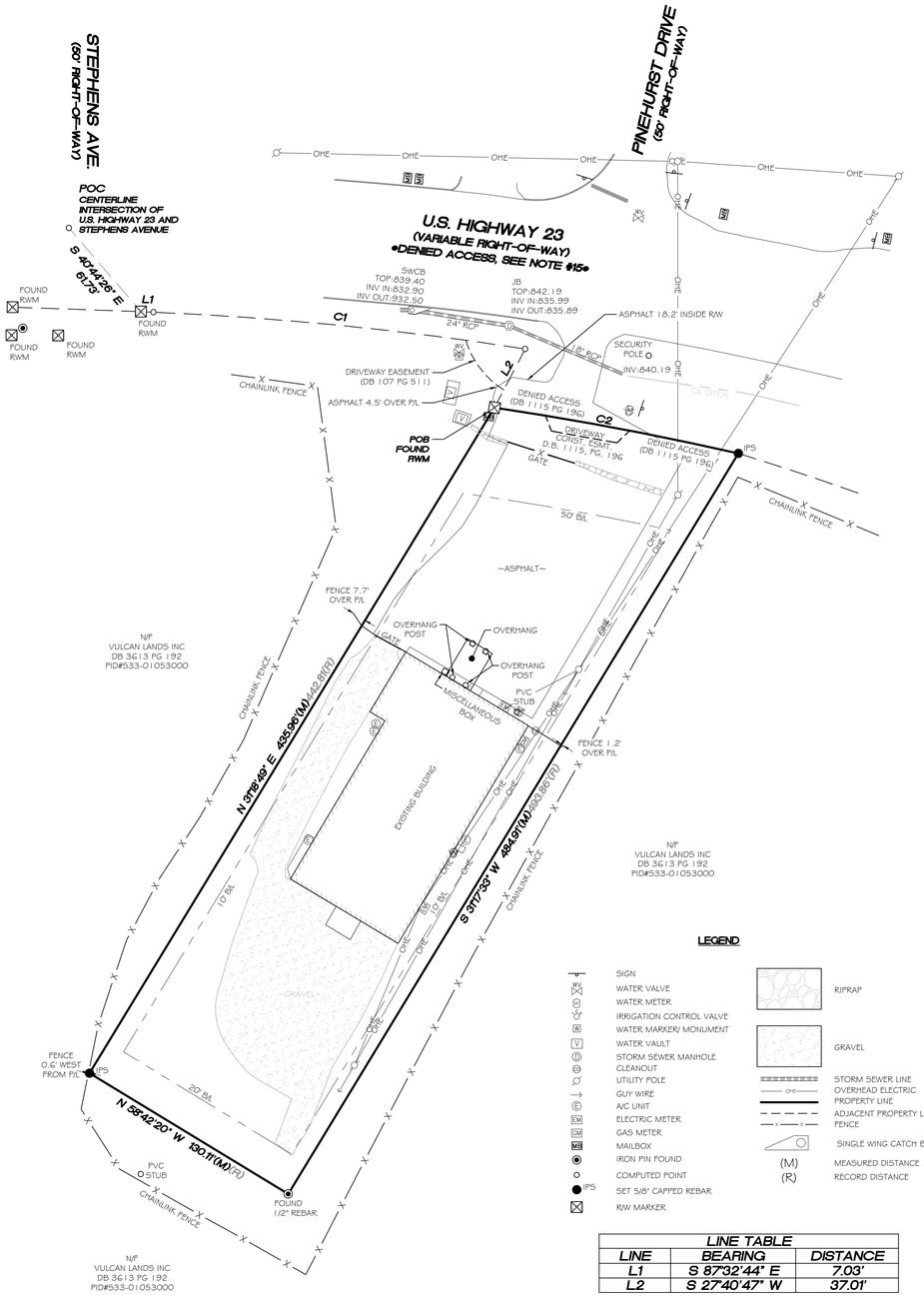
Commence at a point being the centerline intersection between U.S. Highway 23 (Variable R/W) and Stephens Ave (50' R/W); thence leaving said centerline run South 40 degrees 44 minutes 26 seconds East for a distance of 61.73 feet to a found right-of-way monument on the Southerly right-of-way of the aforementioned U.S. Highway 23; thence run South 87 degrees 32 minutes 44 seconds East along said right-of-way for a distance of 7.03 feet to a point, said point lying on a curve to the right, said curve having a radius of 1,864.71 feet, a central angle of 06 degrees 25 minutes 31 seconds, a chord bearing of South 84 degrees 19 minutes 59 seconds East, and a chord length of 209.00 feet; thence run along the arc of said curve and said right-of-way for a distance of 209.11 feet to a point; thence run South 27 degrees 32 minutes 44 seconds West along said right-of-way for a distance of 37.01 feet to a found right-of-way monument, said point being the POINT OF BEGINNING of the parcel herein described.

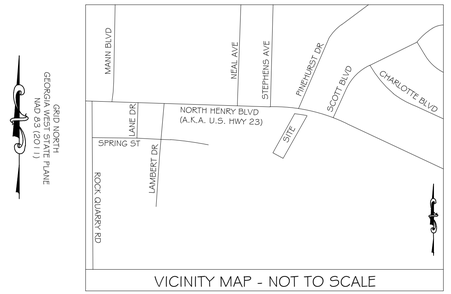
Said point lying on a curve to the right, said curve having a radius of 1,813.62 feet, a central angle of 04 degrees 23 minutes 17 seconds, a chord bearing of South 79 degrees 20 minutes 47 seconds East, and a chord length of 138.86 feet; thence run along the arc of said curve and said right-of-way for a distance of 138.90 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right-of-way run South 31 degrees 17 minutes 33 seconds West for a distance of 484.91 feet to a found 1/2" rebar; thence run North 58 degrees 42 minutes 20 seconds West for a distance of 130.11 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 31 degrees 18 minutes 49 seconds East for a distance of 435.96 feet to the POINT OF BEGINNING.

Said parcel contains 59,992 square feet, or 1.377 acres.

REFERENCES:

1. DEED BOOK 1115 PAGE 196
2. DEED BOOK 107 PAGE 511





VICINITY MAP - NOT TO SCALE

SURVEY NOTES

1. ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, (COMMUNITY-PANEL NUMBER 13151C0086D, DATED OCTOBER 06, 2016), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
4. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. PRIOR TO ANY PLANNING, EXCAVATION, OR CONSTRUCTION ACTIVITIES, THE APPROPRIATE UTILITY LOCATING SERVICES (E.G., 811) MUST BE CONTACTED TO IDENTIFY THE PRESENCE AND LOCATION OF UNDERGROUND UTILITIES. FAILURE TO DO SO MAY RESULT IN DAMAGE, SERVICE DISRUPTION, OR SAFETY HAZARDS.
5. NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GA WEST ZONE - NAD83 ADJUSTED 2011. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 10-15-2025 USING THE LEICA SMARTNET SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET (1-FOOT = 1200/3937 METERS). A CONVERSION TO INTERNATIONAL FEET (1-FOOT = 0.3048 METERS) IS REQUIRED APPLY A SCALE FACTOR OF 1.000002 TO DISTANCES SHOWN.
6. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED USING BASE AND ROVER USING MULTIPLE SETUPS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITION OF LESS THAN 0.093. THE SCALE FACTOR USED TO ADJUST THE POINTS TO GROUND DISTANCES: 1.000013545994269.
7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 798,544 FEET.
8. EQUIPMENT USED FOR MEASUREMENT:
   GPS: TRIMBLE R12i GPS BASE & RECEIVER
9. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
10. STATE, COUNTY, AND LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A GEORGIA LICENSED SURVEYOR.
12. THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
13. LJA SURVEYING DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY.
14. CURRENT PROPERTY OWNER: EKSTEDT PROPERTIES LLC
    CURRENT SITE ADDRESS: 4231 NORTH HENRY BLVD
    CURRENT PID #:533-01052000
15. ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED PER DB 1115 PG 196 EXCEPT WITHIN THE DRIVEWAY EASEMENT AS SHOWN HEREON.

TRACT CONTAINS
59,992 Sq. Feet
1.377 Acres

LEGEND

	SIGN		RIPRAP
WV	WATER VALVE		
WM	WATER METER		
IC	IRRIGATION CONTROL VALVE		
WM	WATER MARKER/ MONUMENT		GRAVEL
V	WATER VAULT		
D	STORM SEWER MANHOLE		
CO	CLEANOUT		
	UTILITY POLE		STORM SEWER LINE
	GUY WIRE	OHE	OVERHEAD ELECTRIC
AC	A/C UNIT		PROPERTY LINE
EM	ELECTRIC METER		ADJACENT PROPERTY LINE
GM	GAS METER	x x x	FENCE
MB	MAILBOX		SINGLE WING CATCH BASIN
	IRON PIN FOUND	(M)	MEASURED DISTANCE
	COMPUTED POINT	(R)	RECORD DISTANCE
IPS	SET 5/8" CAPPED REBAR		
	R/W MARKER		

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°32'44" E	7.03'
L2	S 27°40'47" W	37.01'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,864.71'	209.11'	209.00'	S 84°19'59" E	6°25'31"
C2	1,813.62'	138.90'(M)	138.86'(M)	S 79°20'47" E	4°23'17"

0' 40' 80' 120'
1 INCH = 40 FEET

SURVEYOR CERTIFICATION

TO: VULCAN MATERIALS & FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF OCTOBER OF 2025.

10/24/2025
M. Chayce Bell, GA P.L.S. #3465 Date

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA PROFESSIONAL No. 3465 LAND SURVEYOR M. CHAYCE BELL

10/24/2025
M. Chayce Bell, GA P.L.S. #3465 Date

LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone 713.953.5200
LSF No. 1390

LOCATED IN:
LAND LOT 62
12TH DISTRICT,
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY
4231 NORTH HENRY BLVD
FOR
VULCAN MATERIALS

ISSUE:	DATE	DESCRIPTION
INITIAL:	10/24/2025	
REV. 1	01/22/2026	ADDRESS ATTORNEY COMMENTS
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: AKC
MAP CHECKED BY: MCB
REVIEWED BY: MCB

PROJECT #:
LJA53940-2516

Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC

SHEET NO:
1 OF 1

File Locations:\sectors\survey\projects\lja3940 (vulcan materials)\05 ig (stockbridge quarry)\05 survey cad\stockbridge quarry

Request For Proposals (RFP) 2026-0007 - City of Stockbridge Comprehensive Residential Waste Collection And Disposal Services

Project Overview

Project Details	
Reference ID	Request For Proposals (RFP) 2026-0007
Project Name	City of Stockbridge Comprehensive Residential Waste Collection And Disposal Services
Project Facilitator	Wanda Cooley
Project Type	RFP (Request For Proposals)
Department	Purchasing
Project Description	The City of Stockbridge is requesting competitive sealed proposals from qualified contractors to furnish comprehensive solid waste services. These services include the collection and disposal of residential garbage, recycling, yard waste, and bulk waste generated within the City. The selected contractor shall provide all necessary supervision, labor, materials, equipment, and any other resources required to perform these services in full compliance with the specifications and requirements outlined in this Request for Proposals.
Open Date	Apr 09, 2026 12:00 PM EDT
Close Date	May 07, 2026 3:00 PM EDT

Highest Scoring Supplier	Score
GFL Environmental	**90.6 pts**

Conflict of Interest

DECLARATION OF CONFLICT OF INTEREST

You have been chosen as a Committee member for this Evaluation. Please read the following information on conflict of interest to see if you have any problem or potential problem in serving on this committee. ## Code of Conduct All information related to submissions received from Suppliers or Service Providers must be kept confidential by Committee members. ## Conflict of Interest No member of a Committee shall participate in the evaluation if that Committee member or any member of his or her immediate family: * has direct or indirect financial interest in the award of the contract to any proponent; * is currently employed by, or is a consultant to or under contract to a proponent; * is negotiating or has an arrangement concerning future employment or contracting with any proponent; or, * has an ownership interest in, or is an officer or director of, any proponent. Please sign below acknowledging that you have received and read this information. If you have a conflict or potential conflict, please indicate your conflict on this acknowledgment form with information regarding the conflict. I have read and understood the provisions related to the conflict of interest when serving on the Evaluation Committee. If any such conflict of interest arises during the Committee's review of this project, I will immediately report it to the Purchasing Director.

Name	Date Signed	Has a Conflict of Interest?
Decius Aaron Public Works Director	May 12, 2026 4:39 PM EDT	No
Leslie Norsworthy Exec. Asst. Public Works	May 14, 2026 7:48 AM EDT	No
Jeremy Andrews Procurement Mgr.	May 15, 2026 2:55 PM EDT	No
Kim Barnett Utility Billing Manager	May 13, 2026 8:13 AM EDT	No
Marcel Jackson Public Works Director City of Avondale Estates	May 12, 2026 4:31 PM EDT	No
Todd Ennis Solid Waste Director City of Griffin, Georgia	May 14, 2026 10:08 AM EDT	No

Public Q&A

RFP 2026-0007 Questions

Georgia Waste Systems, LLC dba WM, Apr 23, 2026 5:48 PM EDT, Not Public - Pending

1. When does the current contract expire with the current hauler?

2. What is the current monthly rate for the current scope of services to the residents?

3.Is it possible for the city to change the contract term extension language to bi-lateral?

4. I know the intent of the city is to maintain the hauler for at least the 2-year initial period. Can you the city remove the 30-day termination language for clause?

5. Can the city look at reducing the stacking Liquidation Damage language from 4 hours to cure and allow 24 hours language in the contract to cure?

6. Can the city cap the Liquidated Damage amounts to per day versus per action per day?

7. Can you explain who determines the 95% collection measurement?

8. Can the city change the language requiring the city to approve hauler routing versus just providing the city notice of a routing change?

9. Can penalty interest be removed or pricing reduced?

10. Who determines the improper disposal and missed collection? Can providing video or pictures 24 hours after the notice not count towards an incident?

11. How many incidents of missed pick-ups/improper disposal per day/ per month does the current hauler average?

12. Is there a requirement for haulers equipment to be less than 6 years old to prevent infrastructure damage?

13. Are all haulers required to purchase new carts?

Questions for Solid Waste Removal and Refuse Collection

GFL Environmental, Apr 27, 2026 11:34 AM EDT, Not Public - Pending

Will all new carts/cans be mandatory for the new contract?

Questions for Solid Waste Removal and Refuse Collection

GFL Environmental, Apr 27, 2026 11:48 AM EDT, Not Public - Pending
Can this be serviced 5 days a week? What days of service are best days of service?

Questions for Solid Waste Removal and Refuse Collection

GFL Environmental, Apr 27, 2026 11:56 AM EDT, Not Public - Pending
Is contractor expected to pick up extra bags outside of can? Is that mandatory?

Questions for Solid Waste Removal and Refuse Collection

GFL Environmental, Apr 27, 2026 12:23 PM EDT, Not Public - Pending
Is the Maintenance bond required? It specifies that road repairs would be included in this work and that is not a part of the current contract.

Recycle cart count

Arrow Waste, Apr 27, 2026 2:24 PM EDT, Not Public - Pending
Should each residential dwelling have a recycle cart delivered, or should we use the number provided in the RFP of 4,032?

Bulk & YW info

Arrow Waste, Apr 28, 2026 5:53 AM EDT, Not Public - Pending
Do you have any data around bulk or YW collections or tonnage from the prior year?

Questions

AMWASTE of Georgia, LLC, Apr 28, 2026 8:12 AM EDT, Not Public - Pending

Please provide a complete address list with the service days. This will be necessary if the city requires the service days to stay the same as they currently are.

Provide some detail around the 2 community clean up events and what equipment has been utilized by GFL in the past.

Will the city accept 95 gallon recycle carts at a different color for recycling service?

Can the billing resident service counts be reviewed and adjusted quarterly for the monthly billing? The bid referenced only annual adjustments unless there is an annexation.

How much growth is projected over the next 5 years inside the city limits?

Renewals

Waste Pro of GA Inc., Apr 28, 2026 10:07 AM EDT, Not Public - Pending

Section 1 of the contract example titled "Optional Renewals" on page 3 of the specs describes renewals "at the sole discretion of the City". Please change this to say "upon mutual agreement of both parties".

Right to Cure

Waste Pro of GA Inc., Apr 28, 2026 10:07 AM EDT, Not Public - Pending

Section 6 of the contract example titled "Termination for Cause". Will the city consider allowing a 20 day period to cure any issues or some kind of right to cure?

Termination

Waste Pro of GA Inc., Apr 28, 2026 10:07 AM EDT, Not Public - Pending

Section 7 of the contract example titled "Termination for Convenience". Please remove this section. It prevents companies from the assurance that capital can be amortized and thus we will build that "risk" into the rate causing the city higher prices.

Deduction Language

Waste Pro of GA Inc., Apr 28, 2026 10:08 AM EDT, Not Public - Pending

Section 9.1 & 9.4 (Exhibit A) page 10 & 11- please clarify what would be an "authorized Deduction" and provide an example. Seems like the liquidated damages on page 43 would cover. Is this a double charge for issues?

Indemnity

Waste Pro of GA Inc., Apr 28, 2026 10:08 AM EDT, Not Public - Pending

Section 12.3 of Exhibit A page 13. Please make this section reciprocal indemnity. The section is one sided.

Transition Plan

Waste Pro of GA Inc., Apr 28, 2026 10:09 AM EDT, Not Public - Pending

Section 1.2 of Exhibit B (Transition) on page 30 states "The transition plan should be received by the City within thirty (30) days of notice of contract award". Is a transition plan required with our submittal?

List

Waste Pro of GA Inc., Apr 28, 2026 10:09 AM EDT, Not Public - Pending

Section 1.2 of Exhibit B states "Please supply a COMPLETE Inclusion/Exempt Waste List". Please clarify what is required here and provide an example.

Carts

Waste Pro of GA Inc., Apr 28, 2026 10:09 AM EDT, Not Public - Pending
Who will own the carts at the end of this project?

Recycle

Waste Pro of GA Inc., Apr 28, 2026 10:10 AM EDT, Not Public - Pending
Is recycling an elective service? Are all residents billed?

Special Events

Waste Pro of GA Inc., Apr 28, 2026 10:10 AM EDT, Not Public - Pending
Exhibit B page 37 "Special Events"- please provide the size, type & frequency of collection of the equipment needed for these events.

Clean up events

Waste Pro of GA Inc., Apr 28, 2026 10:11 AM EDT, Not Public - Pending
Exhibit B page 38 "Clean Up Events"- are these two events included in the (5) events described on page 37 under "Special Events"?

Clean up events

Waste Pro of GA Inc., Apr 28, 2026 10:11 AM EDT, Not Public - Pending
Exhibit B page 38 "Clean Up Events"- please provide the size, type & frequency of collection of the equipment needed for these events.

Carts

Waste Pro of GA Inc., Apr 28, 2026 10:12 AM EDT, Not Public - Pending

Exhibit B page 38 "Trash Carts" will all bidders be required to provide "brand new" carts including the current hauler as stated here?

Stop Service

Waste Pro of GA Inc., Apr 28, 2026 10:12 AM EDT, Not Public - Pending

Exhibit B page 39 "Delinquent accounts" when accounts are suspended, will we need to pick up the carts? Will vendors be able to bill for that extra labor?

Rate Changes

Waste Pro of GA Inc., Apr 28, 2026 10:13 AM EDT, Not Public - Pending

Will annual CPI increases be allowed?

Missed Collection

Waste Pro of GA Inc., Apr 28, 2026 10:13 AM EDT, Not Public - Pending

Exhibit B page 45 "Missed Collections"- will the city allow industry standard of 24 hours from time of call to resolve misses?

Missed Collection

Waste Pro of GA Inc., Apr 28, 2026 10:14 AM EDT, Not Public - Pending

Exhibit B page 45 "Customer Service Standards"- the times listed here to resolve differ from the missed collection times above. Will the city allow industry standard of 24 hours from time of call to resolve complaints?

Calls

Waste Pro of GA Inc., Apr 28, 2026 10:14 AM EDT, Not Public - Pending

Who will residents call for requests, the city or the contractor?

Litigation

Waste Pro of GA Inc., Apr 28, 2026 10:16 AM EDT, Not Public - Pending

Exhibit C, Section I.B on page 51 refers to submitting litigation history. Please clarify if only history related to municipal contracts is required.

Form

Waste Pro of GA Inc., Apr 28, 2026 10:16 AM EDT, Not Public - Pending

Exhibit C, Section I.N.a on page 54 requires "All Corporations should provide corporate seal, a copy of the Secretary of State's Certificate of Incorporation, and a listing of the principals of the corporation with the Proposal". Is there a form that this information should be listed on that the city can provide?

Bonds

Waste Pro of GA Inc., Apr 28, 2026 10:17 AM EDT, Not Public - Pending

The "Bond Documents" in Exhibit D seem to ask for (a Payment Bond, a Performance Bond, and a Maintenance Bond), but no amounts are listed. Please clarify what bonds are required and for what amounts. A Maintenance Bond seems out of place for this project.

Bonds

Waste Pro of GA Inc., Apr 28, 2026 10:18 AM EDT, Not Public - Pending

For the bonds required, typically the surety provides the entire bond documentation. Will those forms be acceptable to satisfy the requirements for bonds in lieu of Exhibit D?

Price Calculation

Waste Pro of GA Inc., Apr 28, 2026 10:18 AM EDT, Not Public - Pending
On page 2 of Exhibit K, the "Overall Total Base Bid" number. Please clarify what goes into this number. Does it include all of the Specialty Fees listed on page 1?

Billing

Waste Pro of GA Inc., Apr 28, 2026 10:19 AM EDT, Not Public - Pending
Does the city do all residential billing to the residents?

Routes

Waste Pro of GA Inc., Apr 28, 2026 10:19 AM EDT, Not Public - Pending
Please provide the current route descriptions including day of the week info by area (map).

2cd carts

Waste Pro of GA Inc., Apr 28, 2026 10:19 AM EDT, Not Public - Pending
On Exhibit B page 35- How many of the "2cd carts" listed are recycle carts?

Glass

Waste Pro of GA Inc., Apr 28, 2026 10:20 AM EDT, Not Public - Pending
Section 8.B on page 32- Is glass included in the recyclable. City website seems to indicate no.

Clarify Language

Waste Pro of GA Inc., Apr 28, 2026 10:20 AM EDT, Not Public - Pending

Section 12.2 on page 12- please clarify this section. What is being addressed here? The section seems out of place for a sanitation bid.

Payment Terms

Waste Pro of GA Inc., Apr 28, 2026 10:21 AM EDT, Not Public - Pending
What are the payment terms from the city? Net 15, 20 , 30

Yard Waste

Waste Pro of GA Inc., Apr 28, 2026 10:21 AM EDT, Not Public - Pending
Can yard waste be commingled with MSW & Bulk?

Exhibit K

Waste Pro of GA Inc., Apr 28, 2026 10:24 AM EDT, Not Public - Pending
Exhibit K states several times "Including Administrative Fee" in the description of each service line. What does this refer to?

Page 6 Contract

Red Oak Sanitation, Apr 29, 2026 8:47 AM EDT, Not Public - Pending
Does it need to be filled out?

65 gallon recycling (2)

Red Oak Sanitation, Apr 29, 2026 8:48 AM EDT, Not Public - Pending
Can you please confirm each resident can get (2) 65 gallon recycling containers? Can we just provide each customer with (1) 95 gallon container with a different color lid?

10 bags

Red Oak Sanitation, Apr 29, 2026 8:49 AM EDT, Not Public - Pending
10 bags does that include trash and yard waste combined? Please confirm the bag size. For example: 13 gallon generic kitchen bag compared to ten 55 gallon bags.

Response Time

Red Oak Sanitation, Apr 29, 2026 8:49 AM EDT, Not Public - Pending
Would the city have any issue making all requests, missed pick ups, and complaints all addressed in a 24hr period?

Upload Question

Red Oak Sanitation, Apr 29, 2026 9:00 AM EDT, Not Public - Pending
What is the difference between Exhibit C - Request for Proposal and the bottom upload _ Request for Proposal?

Bond Submission

Red Oak Sanitation, Apr 29, 2026 9:12 AM EDT, Not Public - Pending
Please confirm Bond Documents Submission. Do they need to be filled out or the bond documents are only related to the final Performance & Payment Bond if Red Oak is ultimately awarded the contract.

Vendor Registration

Red Oak Sanitation, Apr 29, 2026 9:19 AM EDT, Not Public - Pending
page 57 - Just confirming if awarded this needs to be done but not for the submission?

Submissions

Supplier	Date Submitted	Name	Email	Confirmation Code
Waste Pro of GA Inc.	May 06, 2026 8:02 PM EDT	Bob Wolk	rwolk@wasteprousa.com	ODI4MjU3
GFL Environmental	May 06, 2026 5:01 PM EDT	Luke Ewing	lewing@gflenv.com	ODI4MTcz
Arrow Waste	May 07, 2026 12:25 PM EDT	Justin Vetsch	justin.vetsch@arrowwaste.com	ODI4NzA5
Red Oak Sanitation	May 07, 2026 1:15 PM EDT	John Spagnuolo	john@redoaksanitation.com	ODI4ODA3
Ryland Environmental, Inc.	May 07, 2026 12:16 PM EDT	James Lanier	james@rylandenvironmental.us	ODI4Njk1

Project Criteria

Criteria	Points	Description
A - Experience with Government Entities	**20 pts**	
A-1 -	10 pts	Does the offeror's proposal demonstrate extensive experience in the solid waste industry, including years of successfully operating residential and commercial collection programs encompassing garbage, recycling, yard waste, and bulk waste services?
A-2 -	10 pts	Does the offeror's proposal show relevant and recent experience with comparable government contracts or projects?
B - Service Delivery Approach/Transition	**15 pts**	
B-1 -	15 pts	Does the offeror’s proposed service delivery approach and plan demonstrate a seamless transition of services?
C - Customer Service Experience	**15 pts**	
C-1 -	15 pts	Does the proposal clearly demonstrate how the offeror will meet customer service expectations?

D - Personnel/Staff Experience	**10 pts**	
D-1 -	10 pts	Does the qualifications and experience of the proposer's personnel provide sufficient evidence of their ability to successfully deliver all required services?
E - Firm's Financial Stability	**20 pts**	
E-1 -	20 pts	Does the proposal clearly demonstrate the proposer's financial capacity to sustain and successfully deliver all required services?
F - Cost	**20 pts**	
F-1 -	20 pts	Cost proposals will be scored based on the Overall Total Base Bid as submitted in Exhibit K, with the lowest responsive and responsible total receiving the maximum points and all others scored proportionally using a predetermined mathematical formula; no subjective evaluation of cost will be performed.
Total	**100 pts**	

Scoring Summary

Active Submissions

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Supplier	**/ 100 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
GFL Environmental	90.6 pts	17.6 pts	9 pts	8.6 pts	13.6 pts
Arrow Waste	80.24 pts	15 pts	7.8 pts	7.2 pts	12.2 pts
Waste Pro of GA Inc.	80.18 pts	17.4 pts	8.6 pts	8.8 pts	11.8 pts
Red Oak Sanitation	74.25 pts	15.4 pts	7.8 pts	7.6 pts	10.2 pts
Ryland Environmental, Inc.	63.94 pts	15.8 pts	7.8 pts	8 pts	8.2 pts

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Supplier	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
GFL Environmental	13.6 pts	13.4 pts	13.4 pts	8.4 pts	8.4 pts
Arrow Waste	12.2 pts	12.6 pts	12.6 pts	8.2 pts	8.2 pts
Waste Pro of GA Inc.	11.8 pts	13.2 pts	13.2 pts	9.2 pts	9.2 pts
Red Oak Sanitation	10.2 pts	10 pts	10 pts	8.4 pts	8.4 pts
Ryland Environmental, Inc.	8.2 pts	8.2 pts	8.2 pts	6.4 pts	6.4 pts

	E - Firm's Financial Stability	E-1 -	F - Cost	F-1 -
Supplier	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**
GFL Environmental	17.6 pts	17.6 pts	20 pts	20 pts ($17.75)

	E - Firm's Financial Stability	E-1 -	F - Cost	F-1 -
Supplier	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**
Arrow Waste	15.6 pts	15.6 pts	16.64 pts	16.64 pts ($21.34)
Waste Pro of GA Inc.	17.4 pts	17.4 pts	11.18 pts	11.18 pts ($31.74)
Red Oak Sanitation	16.6 pts	16.6 pts	13.65 pts	13.65 pts ($26)
Ryland Environmental, Inc.	16 pts	16 pts	9.342 pts	9.342 pts ($38)

Proposal Scores

Waste Pro of GA Inc. - Scoring Summary

Evaluation Group 1 - Evaluation Committee Members

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Leslie Norsworthy	70 pts	17 pts	8 pts	9 pts	11 pts
Decius Aaron	66 pts	18 pts	9 pts	9 pts	9 pts
Kim Barnett	65 pts	16 pts	8 pts	8 pts	12 pts
Marcel Jackson	64 pts	16 pts	8 pts	8 pts	12 pts
Todd Ennis	80 pts	20 pts	10 pts	10 pts	15 pts
		Average:	**8.6 pts**	**8.8 pts**	**Average:**

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
			↓	↓	
Calculated:	**69 pts**	**17.4 pts**	**8.6 pts**	**8.8 pts**	**11.8 pts**

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
Leslie Norsworthy	11 pts	13 pts	13 pts	9 pts	9 pts
Decius Aaron	9 pts	13 pts	13 pts	9 pts	9 pts
Kim Barnett	12 pts	12 pts	12 pts	10 pts	10 pts
Marcel Jackson	12 pts	13 pts	13 pts	8 pts	8 pts

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
Todd Ennis	15 pts	15 pts	15 pts	10 pts	10 pts
	11.8 pts	**Average:**	**13.2 pts**	**Average:**	**9.2 pts**
	↓		↓		↓
Calculated:	**11.8 pts**	**13.2 pts**	**13.2 pts**	**9.2 pts**	**9.2 pts**

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Leslie Norsworthy	20 pts	20 pts
Decius Aaron	17 pts	17 pts

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Kim Barnett	15 pts	15 pts
Marcel Jackson	15 pts	15 pts
Todd Ennis	20 pts	20 pts
	Average:	**17.4 pts**
		↓
Calculated:	**17.4 pts**	**17.4 pts**

Evaluation Group 2 - Procurement

	Total	F - Cost	F-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**
Jeremy Andrews	11.18 pts	11.18 pts	$31.74
		Average:	**$31.74**
			↓
Calculated:	**11.18 pts**	**11.18 pts**	**11.18 pts ($31.74)**

GFL Environmental - Scoring Summary

Evaluation Group 1 - Evaluation Committee Members

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Leslie Norsworthy	72 pts	17 pts	9 pts	8 pts	14 pts
Decius Aaron	72 pts	19 pts	10 pts	9 pts	14 pts
Kim Barnett	63 pts	16 pts	8 pts	8 pts	12 pts
Marcel Jackson	66 pts	16 pts	8 pts	8 pts	13 pts
Todd Ennis	80 pts	20 pts	10 pts	10 pts	15 pts
		Average:	**9 pts**	**8.6 pts**	**Average:**
			↓	↓	

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Calculated:	**70.6 pts**	**17.6 pts**	**9 pts**	**8.6 pts**	**13.6 pts**

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
Leslie Norsworthy	14 pts	13 pts	13 pts	8 pts	8 pts
Decius Aaron	14 pts	14 pts	14 pts	8 pts	8 pts
Kim Barnett	12 pts	12 pts	12 pts	8 pts	8 pts
Marcel Jackson	13 pts	13 pts	13 pts	8 pts	8 pts
Todd Ennis	15 pts	15 pts	15 pts	10 pts	10 pts

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
	13.6 pts	**Average:**	**13.4 pts**	**Average:**	**8.4 pts**
	↓		↓		↓
Calculated:	**13.6 pts**	**13.4 pts**	**13.4 pts**	**8.4 pts**	**8.4 pts**

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Leslie Norsworthy	20 pts	20 pts
Decius Aaron	17 pts	17 pts
Kim Barnett	15 pts	15 pts

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Marcel Jackson	16 pts	16 pts
Todd Ennis	20 pts	20 pts
	Average:	**17.6 pts**
		↓
Calculated:	**17.6 pts**	**17.6 pts**

Evaluation Group 2 - Procurement

	Total	F - Cost	F-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**
Jeremy Andrews	20 pts	20 pts	$17.75
		Average:	**$17.75**
			↓
Calculated:	**20 pts**	**20 pts**	**20 pts ($17.75)**

Arrow Waste - Scoring Summary

Evaluation Group 1 - Evaluation Committee Members

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Leslie Norsworthy	67 pts	15 pts	9 pts	6 pts	13 pts
Decius Aaron	57 pts	12 pts	6 pts	6 pts	11 pts
Kim Barnett	62 pts	16 pts	8 pts	8 pts	12 pts
Marcel Jackson	59 pts	12 pts	6 pts	6 pts	12 pts
Todd Ennis	73 pts	20 pts	10 pts	10 pts	13 pts
		Average:	**7.8 pts**	**7.2 pts**	**Average:**
			↓	↓	

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Calculated:	**63.6 pts**	**15 pts**	**7.8 pts**	**7.2 pts**	**12.2 pts**

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
Leslie Norsworthy	13 pts	13 pts	13 pts	8 pts	8 pts
Decius Aaron	11 pts	12 pts	12 pts	7 pts	7 pts
Kim Barnett	12 pts	11 pts	11 pts	8 pts	8 pts
Marcel Jackson	12 pts	12 pts	12 pts	8 pts	8 pts
Todd Ennis	13 pts	15 pts	15 pts	10 pts	10 pts

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
	12.2 pts	**Average:**	**12.6 pts**	**Average:**	**8.2 pts**
	↓		↓		↓
Calculated:	**12.2 pts**	**12.6 pts**	**12.6 pts**	**8.2 pts**	**8.2 pts**

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Leslie Norsworthy	18 pts	18 pts
Decius Aaron	15 pts	15 pts
Kim Barnett	15 pts	15 pts

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Marcel Jackson	15 pts	15 pts
Todd Ennis	15 pts	15 pts
	Average:	**15.6 pts**
		↓
Calculated:	**15.6 pts**	**15.6 pts**

Evaluation Group 2 - Procurement

	Total	F - Cost	F-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**
Jeremy Andrews	16.64 pts	16.64 pts	$21.34
		Average:	**$21.34**
			↓
Calculated:	**16.64 pts**	**16.64 pts**	**16.64 pts ($21.34)**

Red Oak Sanitation - Scoring Summary

Evaluation Group 1 - Evaluation Committee Members

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Leslie Norsworthy	61 pts	17 pts	8 pts	9 pts	9 pts
Decius Aaron	56 pts	11 pts	6 pts	5 pts	10 pts
Kim Barnett	55 pts	13 pts	7 pts	6 pts	12 pts
Marcel Jackson	61 pts	16 pts	8 pts	8 pts	10 pts
Todd Ennis	70 pts	20 pts	10 pts	10 pts	10 pts
		Average:	**7.8 pts**	**7.6 pts**	**Average:**
			↓	↓	

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Calculated:	**60.6 pts**	**15.4 pts**	**7.8 pts**	**7.6 pts**	**10.2 pts**

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
Leslie Norsworthy	9 pts	8 pts	8 pts	9 pts	9 pts
Decius Aaron	10 pts	12 pts	12 pts	8 pts	8 pts
Kim Barnett	12 pts	8 pts	8 pts	7 pts	7 pts
Marcel Jackson	10 pts	12 pts	12 pts	8 pts	8 pts
Todd Ennis	10 pts	10 pts	10 pts	10 pts	10 pts

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
	10.2 pts	**Average:**	**10 pts**	**Average:**	**8.4 pts**
	↓		↓		↓
Calculated:	**10.2 pts**	**10 pts**	**10 pts**	**8.4 pts**	**8.4 pts**

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Leslie Norsworthy	18 pts	18 pts
Decius Aaron	15 pts	15 pts
Kim Barnett	15 pts	15 pts

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Marcel Jackson	15 pts	15 pts
Todd Ennis	20 pts	20 pts
	Average:	**16.6 pts**
		↓
Calculated:	**16.6 pts**	**16.6 pts**

Evaluation Group 2 - Procurement

	Total	F - Cost	F-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**
Jeremy Andrews	13.65 pts	13.65 pts	$26
		Average:	**$26**
			↓
Calculated:	**13.65 pts**	**13.65 pts**	**13.65 pts ($26)**

Ryland Environmental, Inc. - Scoring Summary

Evaluation Group 1 - Evaluation Committee Members

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Leslie Norsworthy	58 pts	18 pts	9 pts	9 pts	8 pts
Decius Aaron	57 pts	17 pts	8 pts	9 pts	10 pts
Kim Barnett	44 pts	14 pts	7 pts	7 pts	3 pts
Marcel Jackson	44 pts	10 pts	5 pts	5 pts	8 pts
Todd Ennis	70 pts	20 pts	10 pts	10 pts	12 pts
		Average:	**7.8 pts**	**8 pts**	**Average:**
			↓	↓	

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Calculated:	**54.6 pts**	**15.8 pts**	**7.8 pts**	**8 pts**	**8.2 pts**

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
Leslie Norsworthy	8 pts	8 pts	8 pts	6 pts	6 pts
Decius Aaron	10 pts	8 pts	8 pts	7 pts	7 pts
Kim Barnett	3 pts	5 pts	5 pts	7 pts	7 pts
Marcel Jackson	8 pts	8 pts	8 pts	6 pts	6 pts
Todd Ennis	12 pts	12 pts	12 pts	6 pts	6 pts

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
	8.2 pts	**Average:**	**8.2 pts**	**Average:**	**6.4 pts**
	↓		↓		↓
Calculated:	**8.2 pts**	**8.2 pts**	**8.2 pts**	**6.4 pts**	**6.4 pts**

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Leslie Norsworthy	18 pts	18 pts
Decius Aaron	15 pts	15 pts
Kim Barnett	15 pts	15 pts

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Marcel Jackson	12 pts	12 pts
Todd Ennis	20 pts	20 pts
	Average:	**16 pts**
		↓
Calculated:	**16 pts**	**16 pts**

Evaluation Group 2 - Procurement

	Total	F - Cost	F-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**
Jeremy Andrews	9.342 pts	9.342 pts	$38
		Average:	**$38**
			↓
Calculated:	**9.342 pts**	**9.342 pts**	**9.342 pts ($38)**

Request For Proposals (RFP) No. 2026-0007, Comprehensive Residential Waste Collection and Disposal Services.

End User: Department of Public Works, Decius Aaron, Director.

STAFF COMMENTS:

_____

_____

_____

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_____

_____

_____

_____

_____ _____ / / _____

Staff Signature *Date: mm/dd/yyyy*

Stockbridge
Where Community Connects

City of Stockbridge Georgia
Pre-Proposers Conference for RFP 2026-0007
Comprehensive Residential Waste Collection & Disposal Services
SIGN-IN SHEET

Date: Thursday, April 23, 2026
Location: City Council Chambers
Time: 11:00AM EST

PLEASE PRINT LEGIBLY
"This sign in sheet will be shared with all attendees."

Business Name	Representative's Name	Email Address
Red Oak Sanitation	John Spagnuolo	John@RedOakSanitation.com
Ryland Environmental	Maurice Dillard	Maurice@rylandenvironmental.MS
GFL ENVIRONMENTAL	SCOTT JOHNSON	scott.johnson@gflenv.com
GEORGIA WASTE SYSTEMS, DBA WM	ALAN OWENS	aowens22@wm.com
Amwaste	Cyron Ellis	cellise@amwasteusa.com
Waste Pro	Mike Ochoa	MOchoa@wastepro usa.com
Preferred Waste Solution	Julia Isaac	CSR@pwastesolutions.com
Arrow Waste	Aaron Perry	Aaron.perry@Arrowwaste.com
Decius T. Auron (Stockbridge)	Decius T. Auron	dauron@stockbridgega.org
City of Stockbridge	Leslie Wordsworth	Lwordsworth@Stockbridgega.org
City of Stockbridge	Jeremy Andrews	jandrews@stockbridgega.org
City of Stockbridge	Cooley, Wanda	WCooley@Stockbridgega.org

Stockbridge
Where Community Connects

City of Stockbridge Georgia
Pre-Proposers Conference for RFP 2026-0007
Comprehensive Residential Waste Collection & Disposal Services
SIGN-IN SHEET

Date: Thursday, April 23, 2026
Location: City Council Chambers
Time: 11:00AM EST

PLEASE PRINT LEGIBLY
"*This sign in sheet will be shared with all attendees.*"

Business Name	Representative's Name	Email Address
Amwaste	Brandon Weems	bweems@amwasteusa.com

Stockbridge
Where Community Connects

Response Proposals Listing
for
Request For Proposals No. 2026-0007
City of Stockbridge
Comprehensive Residential Waste Collection And Disposal Services

The following proposals were received in response to Request For Proposals No. 2026-0007, City of Stockbridge Comprehensive Residential Waste Collection And Disposal Services by closing, May 7, 2026, 3:00PM, EST.

Arrow Waste

GFL Environmental

Red Oak Sanitation

Ryland Environmental, Inc.

Waste Pro of GA, Inc.

Stockbridge

Where Community Connects

EVALUATION COMMITTEE MEMORANDUM

Date: March 25, 2026

To: Mr. Shawn Edmondson
City Manager

From: Jeremy Andrews, Purchasing Manager, Purchasing Division

Cc: Frank Milazi, Chief Financial Officer, Treasurer
Wanda J. Cooley, Contract Specialist

Subject: Request For Appointment or Approval of Evaluation Committee Members for Request For Proposal (RFP) No. 2026-0007 – City of Stockbridge Comprehensive Residential Waste Collection And Disposal Services.

PURPOSE

Requesting approval and appointment of the Evaluation Committee for RFP No. 2026-0007, City of Stockbridge Comprehensive Residential Waste Collection And Disposal Services. The Evaluation Committee (EC) will select the most responsive and responsible qualified firm to provide Comprehensive Residential Waste Collection & Disposal Services to the City of Stockbridge, Georgia.

BACKGROUND

The Purchasing Manager has been provided with the following names to serve as Evaluation Committee (EC) Members by the Public Works Director, Decius Aaron. Responsive proposals will be reviewed by the Evaluation Committee in accordance with the criteria established in solicitation RFP No. 2026-0007 – City of Stockbridge Comprehensive Residential Waste Collection And Disposal Services.

SECTION 3. AMENDMENT TO SECTION § 3.30.110. (G) (a-d). EVALUATION OF PROPOSAL. The committee shall consist of no fewer than five (5) members; (b). No member may be from the same city department as any other member; (c) Individuals working for the procurement division are ineligible to serve on an evaluation committee; and (d). Legal counsel may not serve as members of an evaluation committee or otherwise participate in the deliberations of the committee except as a resource to the committee, if needed.

EVALUATION COMMITTEE COMPOSITION

The following individuals have been selected to serve:

- Leslie Norsworthy, Public Works Administrative Analyst
  LNorsworthy@stockbridgega.org
- Decius Aaron, Public Works Director
  Daaron@stockbridgega.org
- Kim Barnett, Utility Billing Manager
  Kbarnett@stockbridgega.org
- Todd Ennis, City of Griffin Solid Waste Director
  Tenn@cityofgriffin.com
- Marcel Jacon, Public Works Director – City of Avondale Estates
  Mjackson@avondaleestates.org

RECOMMENDATION:

For your information and adherence effective (date of memorandum).

For Approval:

Signature: Mr. Shawn Edmondson, City Manager

Signature Date: 4/2/26

Request For Proposals (RFP) 2026-0007 - City of Stockbridge Comprehensive Residential Waste Collection And Disposal Services

Project Overview

Project Details	
Reference ID	Request For Proposals (RFP) 2026-0007
Project Name	City of Stockbridge Comprehensive Residential Waste Collection And Disposal Services
Project Facilitator	Wanda Cooley
Project Type	RFP (Request For Proposals)
Department	Purchasing
Project Description	The City of Stockbridge is requesting competitive sealed proposals from qualified contractors to furnish comprehensive solid waste services. These services include the collection and disposal of residential garbage, recycling, yard waste, and bulk waste generated within the City. The selected contractor shall provide all necessary supervision, labor, materials, equipment, and any other resources required to perform these services in full compliance with the specifications and requirements outlined in this Request for Proposals.
Open Date	Apr 09, 2026 12:00 PM EDT
Close Date	May 07, 2026 3:00 PM EDT

Highest Scoring Supplier	Score
GFL Environmental	**90.6 pts**

Conflict of Interest

DECLARATION OF CONFLICT OF INTEREST

You have been chosen as a Committee member for this Evaluation. Please read the following information on conflict of interest to see if you have any problem or potential problem in serving on this committee. ## Code of Conduct All information related to submissions received from Suppliers or Service Providers must be kept confidential by Committee members. ## Conflict of Interest No member of a Committee shall participate in the evaluation if that Committee member or any member of his or her immediate family: * has direct or indirect financial interest in the award of the contract to any proponent; * is currently employed by, or is a consultant to or under contract to a proponent; * is negotiating or has an arrangement concerning future employment or contracting with any proponent; or, * has an ownership interest in, or is an officer or director of, any proponent. Please sign below acknowledging that you have received and read this information. If you have a conflict or potential conflict, please indicate your conflict on this acknowledgment form with information regarding the conflict. I have read and understood the provisions related to the conflict of interest when serving on the Evaluation Committee. If any such conflict of interest arises during the Committee's review of this project, I will immediately report it to the Purchasing Director.

Name	Date Signed	Has a Conflict of Interest?
Decius Aaron Public Works Director	May 12, 2026 4:39 PM EDT	No
Leslie Norsworthy Exec. Asst. Public Works	May 14, 2026 7:48 AM EDT	No
Jeremy Andrews Procurement Mgr.	May 15, 2026 2:55 PM EDT	No
Kim Barnett Utility Billing Manager	May 13, 2026 8:13 AM EDT	No
Marcel Jackson Public Works Director City of Avondale Estates	May 12, 2026 4:31 PM EDT	No
Todd Ennis Solid Waste Director City of Griffin, Georgia	May 14, 2026 10:08 AM EDT	No

Public Q&A

RFP 2026-0007 Questions

Georgia Waste Systems, LLC dba WM, Apr 23, 2026 5:48 PM EDT, Not Public - Pending

1. When does the current contract expire with the current hauler?

2. What is the current monthly rate for the current scope of services to the residents?

3.Is it possible for the city to change the contract term extension language to bi-lateral?

4. I know the intent of the city is to maintain the hauler for at least the 2-year initial period. Can you the city remove the 30-day termination language for clause?

5. Can the city look at reducing the stacking Liquidation Damage language from 4 hours to cure and allow 24 hours language in the contract to cure?

6. Can the city cap the Liquidated Damage amounts to per day versus per action per day?

7. Can you explain who determines the 95% collection measurement?

8. Can the city change the language requiring the city to approve hauler routing versus just providing the city notice of a routing change?

9. Can penalty interest be removed or pricing reduced?

10. Who determines the improper disposal and missed collection? Can providing video or pictures 24 hours after the notice not count towards an incident?

11. How many incidents of missed pick-ups/improper disposal per day/ per month does the current hauler average?

12. Is there a requirement for haulers equipment to be less than 6 years old to prevent infrastructure damage?

13. Are all haulers required to purchase new carts?

Questions for Solid Waste Removal and Refuse Collection

GFL Environmental, Apr 27, 2026 11:34 AM EDT, Not Public - Pending

Will all new carts/cans be mandatory for the new contract?

Questions for Solid Waste Removal and Refuse Collection

GFL Environmental, Apr 27, 2026 11:48 AM EDT, Not Public - Pending
Can this be serviced 5 days a week? What days of service are best days of service?

Questions for Solid Waste Removal and Refuse Collection

GFL Environmental, Apr 27, 2026 11:56 AM EDT, Not Public - Pending
Is contractor expected to pick up extra bags outside of can? Is that mandatory?

Questions for Solid Waste Removal and Refuse Collection

GFL Environmental, Apr 27, 2026 12:23 PM EDT, Not Public - Pending
Is the Maintenance bond required? It specifies that road repairs would be included in this work and that is not a part of the current contract.

Recycle cart count

Arrow Waste, Apr 27, 2026 2:24 PM EDT, Not Public - Pending
Should each residential dwelling have a recycle cart delivered, or should we use the number provided in the RFP of 4,032?

Bulk & YW info

Arrow Waste, Apr 28, 2026 5:53 AM EDT, Not Public - Pending
Do you have any data around bulk or YW collections or tonnage from the prior year?

Questions

AMWASTE of Georgia, LLC, Apr 28, 2026 8:12 AM EDT, Not Public - Pending

Please provide a complete address list with the service days. This will be necessary if the city requires the service days to stay the same as they currently are.

Provide some detail around the 2 community clean up events and what equipment has been utilized by GFL in the past.

Will the city accept 95 gallon recycle carts at a different color for recycling service?

Can the billing resident service counts be reviewed and adjusted quarterly for the monthly billing? The bid referenced only annual adjustments unless there is an annexation.

How much growth is projected over the next 5 years inside the city limits?

Renewals

Waste Pro of GA Inc., Apr 28, 2026 10:07 AM EDT, Not Public - Pending

Section 1 of the contract example titled "Optional Renewals" on page 3 of the specs describes renewals "at the sole discretion of the City". Please change this to say "upon mutual agreement of both parties".

Right to Cure

Waste Pro of GA Inc., Apr 28, 2026 10:07 AM EDT, Not Public - Pending

Section 6 of the contract example titled "Termination for Cause". Will the city consider allowing a 20 day period to cure any issues or some kind of right to cure?

Termination

Waste Pro of GA Inc., Apr 28, 2026 10:07 AM EDT, Not Public - Pending

Section 7 of the contract example titled "Termination for Convenience". Please remove this section. It prevents companies from the assurance that capital can be amortized and thus we will build that "risk" into the rate causing the city higher prices.

Deduction Language

Waste Pro of GA Inc., Apr 28, 2026 10:08 AM EDT, Not Public - Pending

Section 9.1 & 9.4 (Exhibit A) page 10 & 11- please clarify what would be an "authorized Deduction" and provide an example. Seems like the liquidated damages on page 43 would cover. Is this a double charge for issues?

Indemnity

Waste Pro of GA Inc., Apr 28, 2026 10:08 AM EDT, Not Public - Pending

Section 12.3 of Exhibit A page 13. Please make this section reciprocal indemnity. The section is one sided.

Transition Plan

Waste Pro of GA Inc., Apr 28, 2026 10:09 AM EDT, Not Public - Pending

Section 1.2 of Exhibit B (Transition) on page 30 states "The transition plan should be received by the City within thirty (30) days of notice of contract award". Is a transition plan required with our submittal?

List

Waste Pro of GA Inc., Apr 28, 2026 10:09 AM EDT, Not Public - Pending

Section 1.2 of Exhibit B states "Please supply a COMPLETE Inclusion/Exempt Waste List". Please clarify what is required here and provide an example.

Carts

Waste Pro of GA Inc., Apr 28, 2026 10:09 AM EDT, Not Public - Pending
Who will own the carts at the end of this project?

Recycle

Waste Pro of GA Inc., Apr 28, 2026 10:10 AM EDT, Not Public - Pending
Is recycling an elective service? Are all residents billed?

Special Events

Waste Pro of GA Inc., Apr 28, 2026 10:10 AM EDT, Not Public - Pending
Exhibit B page 37 "Special Events"- please provide the size, type & frequency of collection of the equipment needed for these events.

Clean up events

Waste Pro of GA Inc., Apr 28, 2026 10:11 AM EDT, Not Public - Pending
Exhibit B page 38 "Clean Up Events"- are these two events included in the (5) events described on page 37 under "Special Events"?

Clean up events

Waste Pro of GA Inc., Apr 28, 2026 10:11 AM EDT, Not Public - Pending
Exhibit B page 38 "Clean Up Events"- please provide the size, type & frequency of collection of the equipment needed for these events.

Carts

Waste Pro of GA Inc., Apr 28, 2026 10:12 AM EDT, Not Public - Pending

Exhibit B page 38 "Trash Carts" will all bidders be required to provide "brand new" carts including the current hauler as stated here?

Stop Service

Waste Pro of GA Inc., Apr 28, 2026 10:12 AM EDT, Not Public - Pending

Exhibit B page 39 "Delinquent accounts" when accounts are suspended, will we need to pick up the carts? Will vendors be able to bill for that extra labor?

Rate Changes

Waste Pro of GA Inc., Apr 28, 2026 10:13 AM EDT, Not Public - Pending

Will annual CPI increases be allowed?

Missed Collection

Waste Pro of GA Inc., Apr 28, 2026 10:13 AM EDT, Not Public - Pending

Exhibit B page 45 "Missed Collections"- will the city allow industry standard of 24 hours from time of call to resolve misses?

Missed Collection

Waste Pro of GA Inc., Apr 28, 2026 10:14 AM EDT, Not Public - Pending

Exhibit B page 45 "Customer Service Standards"- the times listed here to resolve differ from the missed collection times above. Will the city allow industry standard of 24 hours from time of call to resolve complaints?

Calls

Waste Pro of GA Inc., Apr 28, 2026 10:14 AM EDT, Not Public - Pending

Who will residents call for requests, the city or the contractor?

Litigation

Waste Pro of GA Inc., Apr 28, 2026 10:16 AM EDT, Not Public - Pending

Exhibit C, Section I.B on page 51 refers to submitting litigation history. Please clarify if only history related to municipal contracts is required.

Form

Waste Pro of GA Inc., Apr 28, 2026 10:16 AM EDT, Not Public - Pending

Exhibit C, Section I.N.a on page 54 requires "All Corporations should provide corporate seal, a copy of the Secretary of State's Certificate of Incorporation, and a listing of the principals of the corporation with the Proposal". Is there a form that this information should be listed on that the city can provide?

Bonds

Waste Pro of GA Inc., Apr 28, 2026 10:17 AM EDT, Not Public - Pending

The "Bond Documents" in Exhibit D seem to ask for (a Payment Bond, a Performance Bond, and a Maintenance Bond), but no amounts are listed. Please clarify what bonds are required and for what amounts. A Maintenance Bond seems out of place for this project.

Bonds

Waste Pro of GA Inc., Apr 28, 2026 10:18 AM EDT, Not Public - Pending

For the bonds required, typically the surety provides the entire bond documentation. Will those forms be acceptable to satisfy the requirements for bonds in lieu of Exhibit D?

Price Calculation

Waste Pro of GA Inc., Apr 28, 2026 10:18 AM EDT, Not Public - Pending
On page 2 of Exhibit K, the "Overall Total Base Bid" number. Please clarify what goes into this number. Does it include all of the Specialty Fees listed on page 1?

Billing

Waste Pro of GA Inc., Apr 28, 2026 10:19 AM EDT, Not Public - Pending
Does the city do all residential billing to the residents?

Routes

Waste Pro of GA Inc., Apr 28, 2026 10:19 AM EDT, Not Public - Pending
Please provide the current route descriptions including day of the week info by area (map).

2cd carts

Waste Pro of GA Inc., Apr 28, 2026 10:19 AM EDT, Not Public - Pending
On Exhibit B page 35- How many of the "2cd carts" listed are recycle carts?

Glass

Waste Pro of GA Inc., Apr 28, 2026 10:20 AM EDT, Not Public - Pending
Section 8.B on page 32- Is glass included in the recyclable. City website seems to indicate no.

Clarify Language

Waste Pro of GA Inc., Apr 28, 2026 10:20 AM EDT, Not Public - Pending

Section 12.2 on page 12- please clarify this section. What is being addressed here? The section seems out of place for a sanitation bid.

Payment Terms

Waste Pro of GA Inc., Apr 28, 2026 10:21 AM EDT, Not Public - Pending
What are the payment terms from the city? Net 15, 20 , 30

Yard Waste

Waste Pro of GA Inc., Apr 28, 2026 10:21 AM EDT, Not Public - Pending
Can yard waste be commingled with MSW & Bulk?

Exhibit K

Waste Pro of GA Inc., Apr 28, 2026 10:24 AM EDT, Not Public - Pending
Exhibit K states several times "Including Administrative Fee" in the description of each service line. What does this refer to?

Page 6 Contract

Red Oak Sanitation, Apr 29, 2026 8:47 AM EDT, Not Public - Pending
Does it need to be filled out?

65 gallon recycling (2)

Red Oak Sanitation, Apr 29, 2026 8:48 AM EDT, Not Public - Pending
Can you please confirm each resident can get (2) 65 gallon recycling containers? Can we just provide each customer with (1) 95 gallon container with a different color lid?

10 bags

Red Oak Sanitation, Apr 29, 2026 8:49 AM EDT, Not Public - Pending
10 bags does that include trash and yard waste combined? Please confirm the bag size. For example: 13 gallon generic kitchen bag compared to ten 55 gallon bags.

Response Time

Red Oak Sanitation, Apr 29, 2026 8:49 AM EDT, Not Public - Pending
Would the city have any issue making all requests, missed pick ups, and complaints all addressed in a 24hr period?

Upload Question

Red Oak Sanitation, Apr 29, 2026 9:00 AM EDT, Not Public - Pending
What is the difference between Exhibit C - Request for Proposal and the bottom upload _ Request for Proposal?

Bond Submission

Red Oak Sanitation, Apr 29, 2026 9:12 AM EDT, Not Public - Pending
Please confirm Bond Documents Submission. Do they need to be filled out or the bond documents are only related to the final Performance & Payment Bond if Red Oak is ultimately awarded the contract.

Vendor Registration

Red Oak Sanitation, Apr 29, 2026 9:19 AM EDT, Not Public - Pending
page 57 - Just confirming if awarded this needs to be done but not for the submission?

Submissions

Supplier	Date Submitted	Name	Email	Confirmation Code
Waste Pro of GA Inc.	May 06, 2026 8:02 PM EDT	Bob Wolk	rwolk@wasteprousa.com	ODI4MjU3
GFL Environmental	May 06, 2026 5:01 PM EDT	Luke Ewing	lewing@gflenv.com	ODI4MTcz
Arrow Waste	May 07, 2026 12:25 PM EDT	Justin Vetsch	justin.vetsch@arrowwaste.com	ODI4NzA5
Red Oak Sanitation	May 07, 2026 1:15 PM EDT	John Spagnuolo	john@redoaksanitation.com	ODI4ODA3
Ryland Environmental, Inc.	May 07, 2026 12:16 PM EDT	James Lanier	james@rylandenvironmental.us	ODI4Njk1

Project Criteria

Criteria	Points	Description
A - Experience with Government Entities	**20 pts**	
A-1 -	10 pts	Does the offeror's proposal demonstrate extensive experience in the solid waste industry, including years of successfully operating residential and commercial collection programs encompassing garbage, recycling, yard waste, and bulk waste services?
A-2 -	10 pts	Does the offeror's proposal show relevant and recent experience with comparable government contracts or projects?
B - Service Delivery Approach/Transition	**15 pts**	
B-1 -	15 pts	Does the offeror’s proposed service delivery approach and plan demonstrate a seamless transition of services?
C - Customer Service Experience	**15 pts**	
C-1 -	15 pts	Does the proposal clearly demonstrate how the offeror will meet customer service expectations?

D - Personnel/Staff Experience	**10 pts**	
D-1 -	10 pts	Does the qualifications and experience of the proposer's personnel provide sufficient evidence of their ability to successfully deliver all required services?
E - Firm's Financial Stability	**20 pts**	
E-1 -	20 pts	Does the proposal clearly demonstrate the proposer's financial capacity to sustain and successfully deliver all required services?
F - Cost	**20 pts**	
F-1 -	20 pts	Cost proposals will be scored based on the Overall Total Base Bid as submitted in Exhibit K, with the lowest responsive and responsible total receiving the maximum points and all others scored proportionally using a predetermined mathematical formula; no subjective evaluation of cost will be performed.
Total	**100 pts**	

Scoring Summary

Active Submissions

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Supplier	**/ 100 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
GFL Environmental	90.6 pts	17.6 pts	9 pts	8.6 pts	13.6 pts
Arrow Waste	80.24 pts	15 pts	7.8 pts	7.2 pts	12.2 pts
Waste Pro of GA Inc.	80.18 pts	17.4 pts	8.6 pts	8.8 pts	11.8 pts
Red Oak Sanitation	74.25 pts	15.4 pts	7.8 pts	7.6 pts	10.2 pts
Ryland Environmental, Inc.	63.94 pts	15.8 pts	7.8 pts	8 pts	8.2 pts

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Supplier	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
GFL Environmental	13.6 pts	13.4 pts	13.4 pts	8.4 pts	8.4 pts
Arrow Waste	12.2 pts	12.6 pts	12.6 pts	8.2 pts	8.2 pts
Waste Pro of GA Inc.	11.8 pts	13.2 pts	13.2 pts	9.2 pts	9.2 pts
Red Oak Sanitation	10.2 pts	10 pts	10 pts	8.4 pts	8.4 pts
Ryland Environmental, Inc.	8.2 pts	8.2 pts	8.2 pts	6.4 pts	6.4 pts

	E - Firm's Financial Stability	E-1 -	F - Cost	F-1 -
Supplier	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**
GFL Environmental	17.6 pts	17.6 pts	20 pts	20 pts ($17.75)

	E - Firm's Financial Stability	E-1 -	F - Cost	F-1 -
Supplier	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**
Arrow Waste	15.6 pts	15.6 pts	16.64 pts	16.64 pts ($21.34)
Waste Pro of GA Inc.	17.4 pts	17.4 pts	11.18 pts	11.18 pts ($31.74)
Red Oak Sanitation	16.6 pts	16.6 pts	13.65 pts	13.65 pts ($26)
Ryland Environmental, Inc.	16 pts	16 pts	9.342 pts	9.342 pts ($38)

Proposal Scores

Waste Pro of GA Inc. - Scoring Summary

Evaluation Group 1 - Evaluation Committee Members

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Leslie Norsworthy	70 pts	17 pts	8 pts	9 pts	11 pts
Decius Aaron	66 pts	18 pts	9 pts	9 pts	9 pts
Kim Barnett	65 pts	16 pts	8 pts	8 pts	12 pts
Marcel Jackson	64 pts	16 pts	8 pts	8 pts	12 pts
Todd Ennis	80 pts	20 pts	10 pts	10 pts	15 pts
		Average:	**8.6 pts**	**8.8 pts**	**Average:**

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
			↓	↓	
Calculated:	**69 pts**	**17.4 pts**	**8.6 pts**	**8.8 pts**	**11.8 pts**

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
Leslie Norsworthy	11 pts	13 pts	13 pts	9 pts	9 pts
Decius Aaron	9 pts	13 pts	13 pts	9 pts	9 pts
Kim Barnett	12 pts	12 pts	12 pts	10 pts	10 pts
Marcel Jackson	12 pts	13 pts	13 pts	8 pts	8 pts

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
Todd Ennis	15 pts	15 pts	15 pts	10 pts	10 pts
	11.8 pts	**Average:**	**13.2 pts**	**Average:**	**9.2 pts**
	↓		↓		↓
Calculated:	**11.8 pts**	**13.2 pts**	**13.2 pts**	**9.2 pts**	**9.2 pts**

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Leslie Norsworthy	20 pts	20 pts
Decius Aaron	17 pts	17 pts

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Kim Barnett	15 pts	15 pts
Marcel Jackson	15 pts	15 pts
Todd Ennis	20 pts	20 pts
	Average:	**17.4 pts**
		↓
Calculated:	**17.4 pts**	**17.4 pts**

Evaluation Group 2 - Procurement

	Total	F - Cost	F-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**
Jeremy Andrews	11.18 pts	11.18 pts	$31.74
		Average:	**$31.74**
			↓
Calculated:	**11.18 pts**	**11.18 pts**	**11.18 pts ($31.74)**

GFL Environmental - Scoring Summary

Evaluation Group 1 - Evaluation Committee Members

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Leslie Norsworthy	72 pts	17 pts	9 pts	8 pts	14 pts
Decius Aaron	72 pts	19 pts	10 pts	9 pts	14 pts
Kim Barnett	63 pts	16 pts	8 pts	8 pts	12 pts
Marcel Jackson	66 pts	16 pts	8 pts	8 pts	13 pts
Todd Ennis	80 pts	20 pts	10 pts	10 pts	15 pts
		Average:	**9 pts**	**8.6 pts**	**Average:**
			↓	↓	

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Calculated:	**70.6 pts**	**17.6 pts**	**9 pts**	**8.6 pts**	**13.6 pts**

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
Leslie Norsworthy	14 pts	13 pts	13 pts	8 pts	8 pts
Decius Aaron	14 pts	14 pts	14 pts	8 pts	8 pts
Kim Barnett	12 pts	12 pts	12 pts	8 pts	8 pts
Marcel Jackson	13 pts	13 pts	13 pts	8 pts	8 pts
Todd Ennis	15 pts	15 pts	15 pts	10 pts	10 pts

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
	13.6 pts	**Average:**	**13.4 pts**	**Average:**	**8.4 pts**
	↓		↓		↓
Calculated:	**13.6 pts**	**13.4 pts**	**13.4 pts**	**8.4 pts**	**8.4 pts**

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Leslie Norsworthy	20 pts	20 pts
Decius Aaron	17 pts	17 pts
Kim Barnett	15 pts	15 pts

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Marcel Jackson	16 pts	16 pts
Todd Ennis	20 pts	20 pts
	Average:	**17.6 pts**
		↓
Calculated:	**17.6 pts**	**17.6 pts**

Evaluation Group 2 - Procurement

	Total	F - Cost	F-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**
Jeremy Andrews	20 pts	20 pts	$17.75
		Average:	**$17.75**
			↓
Calculated:	**20 pts**	**20 pts**	**20 pts ($17.75)**

Arrow Waste - Scoring Summary

Evaluation Group 1 - Evaluation Committee Members

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Leslie Norsworthy	67 pts	15 pts	9 pts	6 pts	13 pts
Decius Aaron	57 pts	12 pts	6 pts	6 pts	11 pts
Kim Barnett	62 pts	16 pts	8 pts	8 pts	12 pts
Marcel Jackson	59 pts	12 pts	6 pts	6 pts	12 pts
Todd Ennis	73 pts	20 pts	10 pts	10 pts	13 pts
		Average:	**7.8 pts**	**7.2 pts**	**Average:**
			↓	↓	

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Calculated:	**63.6 pts**	**15 pts**	**7.8 pts**	**7.2 pts**	**12.2 pts**

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
Leslie Norsworthy	13 pts	13 pts	13 pts	8 pts	8 pts
Decius Aaron	11 pts	12 pts	12 pts	7 pts	7 pts
Kim Barnett	12 pts	11 pts	11 pts	8 pts	8 pts
Marcel Jackson	12 pts	12 pts	12 pts	8 pts	8 pts
Todd Ennis	13 pts	15 pts	15 pts	10 pts	10 pts

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
	12.2 pts	**Average:**	**12.6 pts**	**Average:**	**8.2 pts**
	↓		↓		↓
Calculated:	**12.2 pts**	**12.6 pts**	**12.6 pts**	**8.2 pts**	**8.2 pts**

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Leslie Norsworthy	18 pts	18 pts
Decius Aaron	15 pts	15 pts
Kim Barnett	15 pts	15 pts

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Marcel Jackson	15 pts	15 pts
Todd Ennis	15 pts	15 pts
	Average:	**15.6 pts**
		↓
Calculated:	**15.6 pts**	**15.6 pts**

Evaluation Group 2 - Procurement

	Total	F - Cost	F-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**
Jeremy Andrews	16.64 pts	16.64 pts	$21.34
		Average:	**$21.34**
			↓
Calculated:	**16.64 pts**	**16.64 pts**	**16.64 pts ($21.34)**

Red Oak Sanitation - Scoring Summary

Evaluation Group 1 - Evaluation Committee Members

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Leslie Norsworthy	61 pts	17 pts	8 pts	9 pts	9 pts
Decius Aaron	56 pts	11 pts	6 pts	5 pts	10 pts
Kim Barnett	55 pts	13 pts	7 pts	6 pts	12 pts
Marcel Jackson	61 pts	16 pts	8 pts	8 pts	10 pts
Todd Ennis	70 pts	20 pts	10 pts	10 pts	10 pts
		Average:	**7.8 pts**	**7.6 pts**	**Average:**
			↓	↓	

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Calculated:	**60.6 pts**	**15.4 pts**	**7.8 pts**	**7.6 pts**	**10.2 pts**

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
Leslie Norsworthy	9 pts	8 pts	8 pts	9 pts	9 pts
Decius Aaron	10 pts	12 pts	12 pts	8 pts	8 pts
Kim Barnett	12 pts	8 pts	8 pts	7 pts	7 pts
Marcel Jackson	10 pts	12 pts	12 pts	8 pts	8 pts
Todd Ennis	10 pts	10 pts	10 pts	10 pts	10 pts

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
	10.2 pts	**Average:**	**10 pts**	**Average:**	**8.4 pts**
	↓		↓		↓
Calculated:	**10.2 pts**	**10 pts**	**10 pts**	**8.4 pts**	**8.4 pts**

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Leslie Norsworthy	18 pts	18 pts
Decius Aaron	15 pts	15 pts
Kim Barnett	15 pts	15 pts

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Marcel Jackson	15 pts	15 pts
Todd Ennis	20 pts	20 pts
	Average:	**16.6 pts**
		↓
Calculated:	**16.6 pts**	**16.6 pts**

Evaluation Group 2 - Procurement

	Total	F - Cost	F-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**
Jeremy Andrews	13.65 pts	13.65 pts	$26
		Average:	**$26**
			↓
Calculated:	**13.65 pts**	**13.65 pts**	**13.65 pts ($26)**

Ryland Environmental, Inc. - Scoring Summary

Evaluation Group 1 - Evaluation Committee Members

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Leslie Norsworthy	58 pts	18 pts	9 pts	9 pts	8 pts
Decius Aaron	57 pts	17 pts	8 pts	9 pts	10 pts
Kim Barnett	44 pts	14 pts	7 pts	7 pts	3 pts
Marcel Jackson	44 pts	10 pts	5 pts	5 pts	8 pts
Todd Ennis	70 pts	20 pts	10 pts	10 pts	12 pts
		Average:	**7.8 pts**	**8 pts**	**Average:**
			↓	↓	

	Total	A - Experience with Government Entities	A-1 -	A-2 -	B - Service Delivery Approach/Transition
Reviewer	**/ 80 pts**	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 15 pts**
Calculated:	**54.6 pts**	**15.8 pts**	**7.8 pts**	**8 pts**	**8.2 pts**

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
Leslie Norsworthy	8 pts	8 pts	8 pts	6 pts	6 pts
Decius Aaron	10 pts	8 pts	8 pts	7 pts	7 pts
Kim Barnett	3 pts	5 pts	5 pts	7 pts	7 pts
Marcel Jackson	8 pts	8 pts	8 pts	6 pts	6 pts
Todd Ennis	12 pts	12 pts	12 pts	6 pts	6 pts

	B-1 -	C - Customer Service Experience	C-1 -	D - Personnel/Staff Experience	D-1 -
Reviewer	**/ 15 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**	**/ 10 pts**
	8.2 pts	**Average:**	**8.2 pts**	**Average:**	**6.4 pts**
	↓		↓		↓
Calculated:	**8.2 pts**	**8.2 pts**	**8.2 pts**	**6.4 pts**	**6.4 pts**

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Leslie Norsworthy	18 pts	18 pts
Decius Aaron	15 pts	15 pts
Kim Barnett	15 pts	15 pts

	E - Firm's Financial Stability	E-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**
Marcel Jackson	12 pts	12 pts
Todd Ennis	20 pts	20 pts
	Average:	**16 pts**
		↓
Calculated:	**16 pts**	**16 pts**

Evaluation Group 2 - Procurement

	Total	F - Cost	F-1 -
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 20 pts**
Jeremy Andrews	9.342 pts	9.342 pts	$38
		Average:	**$38**
			↓
Calculated:	**9.342 pts**	**9.342 pts**	**9.342 pts ($38)**

Request For Proposals (RFP) No. 2026-0007, Comprehensive Residential Waste Collection and Disposal Services.

End User: Department of Public Works, Decius Aaron, Director.

STAFF COMMENTS:

_____

_____

_____

_____

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_____

_____

_____ _____ / / _____

Staff Signature *Date: mm/dd/yyyy*

RFP 2026-0007

COS Comprehensive Residential Waste Collection & Disposal Services

Contract Documents Required:

Full Request For Proposal

Vendor: GFL Environmental

CITY OF STOCKBRIDGE RESIDENTIAL WASTE COLLECTION AND DISPOSAL SERVICES

Attention - Wanda Cooley, Contract Specialist

Due Date: 5/7/26 by 3:00PM

Submitted by Luke Ewing - Government Contract Manager - 1280 Rum Creek Pkwy Stockbridge, GA 30281

lewing@gflenv.com, 770-298-0844

GFL GREEN FOR LIFE

environmental

Table of Contents

1.0 Cover Letter

a. Transmittal Letter

2.0 Executive Summary

3.0 Evaluation and Selection Criteria

a. General Management

b. Financial Stability and Strength

c. Garbage Collection Experience

d. Overview of Services

e. Collection Service

f. Equipment and Route Description

g. Cart Management and Administration

h. Customer Service

i. Public Education Plan

j. Management Plan

k. Clean-up Event Plan

l. Safety Plan

m. Cost/Price Proposals

n. References

o. Evidence of Insurance

p. W9 Form

q. Notarized E-Verify Affidavit

1.0 (A) Transmittal Letter

I have read and understood the sanitation collection services for residential and commercial customers within the incorporated municipal limits of the City of Stockbridge. If awarded, we will carry out the proposed Work in accordance with all the provisions of the Contract. I further state that I am an authorized representative who can commit GFL Environmental to such Contract. We acknowledge and have recognized the RFP Clarification and have met the requirements with the information provided. Due to the location of the city, GFL has a disposal advantage. GFL is bidding and will be servicing and disposing at an EPD Approved Receiving Facility. GFL has reviewed all answers to RFP questions and has prepped accordingly through the use of Addendum. GFL's services per the RFP will include: Weekly curbside household garbage collection. Rear-load ("back door") collection services. Clam truck services for bulk waste and special collections. Provision, delivery, maintenance, repair, and replacement of residential trash carts. Transportation and lawful disposal of collected waste. All cans will be maintained in a sanitary condition, and the areas surrounding dumpsters will be kept free of trash and debris. An adequate number of cans will be provided to service all homes and facilities. As your partner, GFL will sponsor and support up to 5 events per year as well as offer at least 2 community clean up days each year. We pride ourselves in superior service and community sustainability. Myself and our general manager toured the city limits and fully understand what is needed and required to service the homes and businesses successfully and efficiently. As the current incumbent to this contract, our local team will ensure the transition to the new contract will be smooth and without disruptions. The current contract expires January 31, 2027. The city requests a four-day pickup. The dates should be Monday through Thursday. The local GFL team is prepared to service on those days and currently does so.

Luke Ewing, Government Contracts Manager - GFL Environmental - www.gflenv.com

Date: 4/30/2026

WRITTEN CONSENT
OF THE SOLE MANAGER OF
Waste Industries of Atlanta, LLC, dba GFL ENVIRONMENTAL

The undersigned, being the sole Manager of Waste Industries of Atlanta LLC, dba GFL Environmental, does hereby adopt the following resolution by executing this written consent, effective for all purposes as of May 7, 2026.

RESOLVED, that the following person be, and he is hereby authorized to execute documentation on behalf of the Company in connection with City of Stockbridge due on 4/30/26.

Luke Ewing Government Contracts Manager

This action is taken and effective as of the date first set forth above.

WASTE INDUSTRIES USA, LLC

By:
Name: Patrick Dovigi
Title: Chief Executive Officer

2.0 Executive Summary

GFL is the current service provider for the City of Stockbridge and is committed to its success, residents and staff members. The GFL team is local to the City of Stockbridge and is located at: 1280 Rum Creek Pkwy Stockbridge, GA 30281. This is the location of where the contract will be managed and maintained. GFL is always available by phone and can be reached at the following numbers: 770-318-9790 or 678-725-3915. Scott Johnson and Luke Ewing are the points of contact. GFL will provide collection, transportation and proper disposal of solid waste & recycling for approximately 11000 accounts within the city limits. Recycling Optional for Residents but will be offered by GFL. Bulk Waste - Up to 3 items per week. Yard waste - bagged up to 10 bags per week, no more than 50 lbs each; Call in required for unbagged, contained twigs/limbs. GFL will submit detailed reports based on a request from Stockbridge for performance measures. Trash and recycling collection will be provided the day after the holiday unless the holiday is on Saturday or Sunday if your regular day falls on the holiday. If Christmas is on Monday, the services will run a day behind all week. Holidays refers to any of the following: New Year's Day, Martin Luther King, Jr. Birthday, Juneteenth, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day, and other holidays mutually agreed to by the City and GFL and so specified in the proposed contract. In no instance will there be more than one holiday during a collection week. When the scheduled collection day falls on a holiday, collection for that day will be collected one day later. GFL will publish the yearly calendar including alternate collection days and must be published on GFL's website; also written documentation regarding the holiday schedule shall be submitted to the City. GFL utilizes CNG trucks to demonstrate a commitment to reducing air pollution from collection vehicles.

GFL will have to comply with the GA Rules for Solid Waste Management pertaining to the collection and disposal of MSW, bulk, and yard waste. City residents are billed for sanitation on their property taxes. Any specialty fees will be billed by the vendor directly to the residents.

3.0 (A). General Management

GFL is prepared and ready to start servicing City of Stockbridge regarding:

Residential solid waste collection and disposal services for all eligible residential customers within the incorporated municipal limits of the City of Stockbridge. GFL has chosen South Side Transfer Station and the Welcome All Transfer Station for disposal and is an EPD Approved Receiving Facility. GFL will be disposing of all recycling at Pratt Recycling. Each truck driver will secure all carts and keep the area surrounding free of debris and trash. The local GFL team will be responsible for the collection, transportation and proper disposal of solid waste & recycling for approximately 11000 accounts within

the city limits. Recycling Optional for Residents. Bulk Waste - Up to 3 items per week. Yard waste - bagged up to 10 bags per week, no more than 50 lbs each; Call in required for unbagged, contained twigs/limbs. The local GFL team shall provide an internet/email-based system for the communication of all service requests from the City and the customers to GFL. All requests shall be tracked, recorded, and reported monthly showing the date, type, and resolution of each request. GFL's personnel will be trained both in program operations and in customer service and ensure that all personnel maintain a positive attitude with the public and in the workplace. GFL has been a pillar in the Stockbridge community for the past 10 years and will maintain consistency and efficiency through the duration of the contract.

Understanding honesty, commitment to our employees and community, and the endless search for improvement are the reasons for our past success and the foundation for our future growth. Living in the communities we serve; we are committed to improving them. From state-of-the-art landfills and transfer stations to strategic environmental policies, we can help communities maintain and improve their quality of life by providing efficient, innovative, and cost-effective solid waste solutions. By standing by our principles, we have earned the trust and respect of our customers and industry and promise to work alongside Stockbridge throughout the duration of the contract. We currently service over 100 municipal contracts in GA and our success is translated through our customer relationships and references. In the collection of solid waste and recyclables, GFL and its employees shall not place the same upon or suffer the same to be placed, or scattered upon any public place, or private street, alley, or drive, and agrees to replace any cart or lid damaged by its employees and upon collection leave the premises in a neat and clean condition.

Scott Johnson, General Manager of GFL's Fairburn Branch, will be our company's point of contact. Luke Ewing, GFL's Government Contracts Manager, will also be an additional point of contact to ensure the contract and all requirements are upheld and met.

Across its organization, GFL has a workforce of more than 11,500 employees and provides its broad range of environmental services to more than 135,000 commercial and industrial customers and its solid waste collection services to more than 4 million households.

Services Provided by GFL:

Residential Curbside Collection: At GFL, we strive to provide our customers with constantly evolving, innovative, diverse trash services that help keep streets clean and safe. Weekly collection of household garbage from all residential units within City limits. Collection shall utilize GFL-provided standardized roll-out carts. Routes and collection days shall be approved by the City prior to implementation. GFL will provide route maps and schedules. GFL will be servicing the residents Monday through Thursday. Through our residential subscription programs, we provide individual homes with regular, reliable curbside trash pickup service, with a range of service options available, as well as an appropriate cart or container to hold trash until it's collected. GFL assists municipalities with recycling and disposal of Household Hazardous Waste (HHW) through community round-up and stewardship programs. Information about planned round-up or collection events/ initiatives in your community, including those organized at established local waste drop-off sites, will be available through your municipality.

GFL will provide a 95-gallon cart for each occupied location to be serviced on a weekly basis.
Cart Contents will contain bagged municipal solid waste as defined by the Georgia Comprehensive Solid Waste Management Act of 1990 may be placed in the cart for collection. Carts must be placed at the

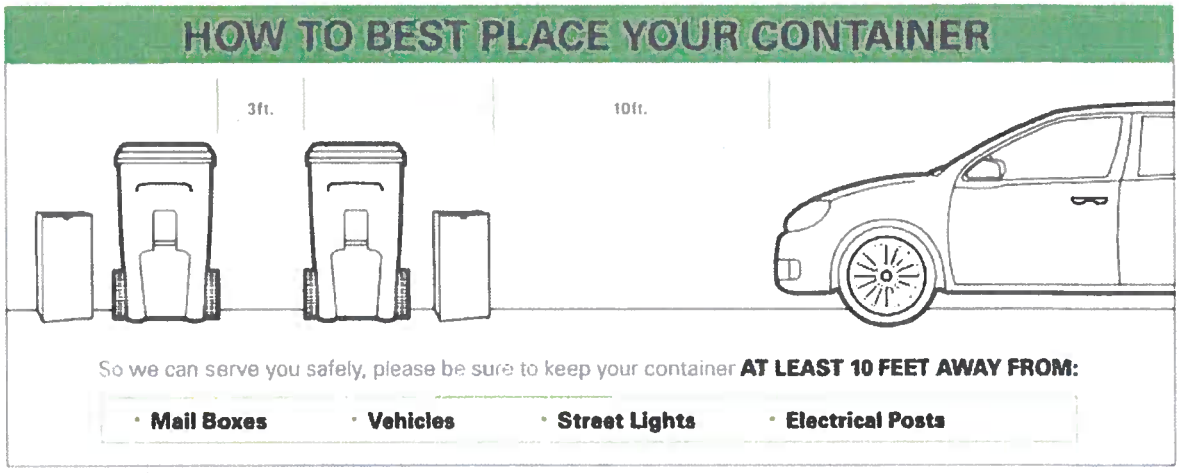
curb no later than 6:00 A.M. on the morning of collection and should be placed as close to the curb as is safely possible without interfering with the flow of traffic.

Correct placement of your container for curbside trash, recycling and organic waste collection is easy, but it's also important to ensure your services are handled properly and safely. We don't want to miss your collection, but we can't pick up your trash if it isn't by the curb when our truck gets there on your service day. This guide on container placement will ensure you're prepared:

Place your trash can and recycling bin at the curb with the wheels facing your house and the lid opening into the street. Keep your garbage cans four feet apart and at least four feet or more from any obstacles such as mailboxes, cars, lamp posts, or power lines. Keep your container at the curb until the end of the day if it hasn't been collected. Sometimes the timing of our arrival changes, and we don't want to miss you if we come later than expected. It's generally best to put your container out the night before your collection day. That way even if we're early, you won't miss your pick-up.

Note: Some areas with HOAs have specific regulations for when your trash should be at the curb, so always check your bylaws first. If you follow these guidelines, you shouldn't have any problems with your collection. On rare occasions something can go wrong, so if you have any issues with your service such as a missed collection, please contact your local branch to report it.

Our job is to provide you with the best waste collection service possible, so please don't hesitate to reach out!



Equipment: GFL is currently using and will also utilize collection vehicles and equipment that are safe, properly maintained, and appropriate for the services required under this agreement. GFL's vehicles are in good operating condition, properly licensed, compliant with all applicable state and federal regulations, and capable of performing the required services in a reliable and efficient manner. All equipment used in service delivery shall be maintained in a clean and professional condition and operated in a manner that promotes safety, efficiency, and minimal disruption to residents. All vehicles shall be secure, preventing any leakage of fluids or littering of material. Any fluid leak (except for oil, fuel, anti-freeze, or other substance deemed as hazardous material) must be cleaned up within one business day. All incidents should be reported to the City immediately. Should a hydraulic hose or other

vehicle related item break or leak fluid while on a collection route, the local GFL team shall respond to and make efforts to contain and clean the oil leak or other hazardous substance within a two (2) hour time period. Cleaning shall include complete removal of any oil tracked on the street or resident's driveway as well as any oil or other hazardous material leaked into a storm water system. It will be the sole determination of the City as to whether the cleaning is adequate in the event of a dispute. Clean up and disposal of all material deemed to be toxic, hazardous, or otherwise not approved for disposal at a regular municipal solid waste landfill must be disposed of properly under all local, state, and federal regulations. The City may request written documentation substantiating how and where the material was disposed of. All collection equipment shall be maintained in a first class, safe, and efficient working condition throughout the term of the contract. Such vehicles shall be maintained and painted as often as necessary to preserve and present a well-kept appearance, and a regular preventative maintenance program. GFL has this process streamlined and is currently doing this for all municipal contracts.

Trash Carts/Receptacles: The local GFL team will provide each residential customer with a standardized roll-out cart (minimum 95-gallon capacity). We will ensure carts are durable, wheeled, lidded, and compatible with automated or semi-automated collection. Our carts are marked with our identification. We will deliver carts prior to service commencement. Our local team will maintain responsibility for: Repair (normal wear and tear), Replacement of damaged carts, Replacement of stolen carts (per defined policy), Maintain an inventory tracking system and provide additional carts upon request (per approved pricing).

Recycling: GFL will provide no more than two (2) 65-gallon cart for each occupied location. Recycling is to be serviced every two (2) weeks. Recycling customers will receive one (1) can and this is an optional service available to each resident. A 95 gallon container can also be utilized clearly identified as recycling. GFL will be disposing of all recyclables with Pratt Recycling. This location's address is: 1920 Sarasota Business Pkwy. NE Conyers, GA 30013. GFL has been utilizing Pratt for over 10 years and has supporting documentation for reference. Within the past 10 years, GFL has not received a disposal violation. Recycling is essential to the future of our planet. As such, it forms an integral part of GFL's commitment to the environment. For our customers, recycling is an opportunity to maintain a more sustainable waste stream that helps keep recyclable materials out of landfills. Our residential recycling plans offer customers the resources they need to achieve this. GFL will provide you with a regular, reliable curbside collection of your recyclables on your scheduled service day, and a suitable bin or container to hold items until they are picked up. Once you have your container, simply follow the same guidelines as your solid waste container in regards to curbside placement, according to your recycling collection schedule. At GFL, we pride ourselves on being at the forefront of innovative recycling practices and we strive to offer superior recycling opportunities to all our customers. Recycling is the process of separating specific reusable materials from garbage streams and diverting them to facilities that will repurpose them for reuse. Recycling offers a sustainable alternative to regular waste streams by decreasing input into municipal landfills. It's essential to the future of our planet to drastically reduce the environmental impact of our waste materials and ensure that scarce resources are recovered and reused. At GFL, our recycling operations involve materials such as wood, paper, cardboard, plastic, aluminum and other metals. We collect, sort and prepare these materials for market and future use as recycled material. When it comes to recycling, awareness is key. Contamination is the biggest issue impacting successful recycling practices today, when people throw in items they shouldn't, such as grease-soaked cardboard, plastic bags or paint cans. This is why it's important to know what you can recycle and what you can't.

USUALLY ACCEPTED: Plastic recycling

Includes all CLEANED plastic bottles and jars #1 to #7: soft drink bottles, milk jugs, detergent bottles, FLATTENED cartons, etc. Check the bottom of the container. If you see the recycling symbol with a #1, 2, 3, 4, 5, 6, or 7 in the center, it is acceptable.

USUALLY ACCEPTED: Metal recycling

Includes aluminum cans, pie and baking pans, tin cans, steel food containers, EMPTY aerosol cans, and lids. Metal beverage cans, baking tins, foil, and food containers are also included in this material category.

All items must be CLEAN OF FOOD.

USUALLY ACCEPTED: Cardboard recycling

Includes corrugated cardboard, shipping boxes, cereal and dry food boxes, shoe boxes, tissue boxes, moving boxes, detergent boxes, soda/beer cartons, and paper towel/toilet tissue rolls.

All boxes MUST BE FLATTENED for proper disposal.

USUALLY ACCEPTED: Paper recycling

What can't I recycle?

Styrofoam

Window glass and mirrors

Electronic waste (TVs and computers)

Motor oil containers

Yard waste

Chemical containers

Shredded paper

Plastic bags

Ceramics or dishes

Food waste

Scrap metal

Monitors

Includes newspapers, inserts, labels, magazines, catalogs, paperback books, manila folders, letterhead, notebook paper (no backings), computer paper, envelopes (with windows), coupon books, index cards, calendars, and brown paper bags.

PRATT INDUSTRIES

Johnathan Cleveland
Transfer Station Supervisor
1920 Sarasota Business Pkwy
Conyers Ga 30013
jbcleveland2@prattindustries.com
Mobile: 770-733-7282

PRATT INDUSTRIES

Georgia Facility Capacities

- **Conyers (Eco-Campus):** This is Pratt's largest and most advanced MRF in Georgia. At full capacity, it can process **10,500 tons of material per month**, including 5,000 tons of paper fiber.
- **Atlanta:** This facility has the capacity to process up to **7,000 tons of material per month**, with approximately 4,000 tons of that being paper feedstock.
- **Columbus:** At full capacity, this MRF is capable of processing **200 tons per day** of single-stream recyclables, which includes 150 tons of paper and old corrugated containers (OCC).
- **Warner Robins (Peach County):** A new $120 million facility, which officially opened in December 2025, is designed to produce corrugated boxes using 100% recycled containerboard, primarily sourced from the Conyers mill.

Broader Operations

Pratt Recycling, the division responsible for sourcing these materials, recovers more than **3 million tons** of paper and other recyclables annually across its entire network. Much of this material is used to feed the company's 100% recycled paper mills, including the anchor mill in Conyers, Georgia.

PRATT INDUSTRIES

Based on available violation records for Pratt Industries (parent company) and its subsidiaries, there are no significant, recent, or widely reported environmental disposal violations in Georgia within the last five years. Pratt Recycling, Inc. has faced scrutiny regarding the processing of contaminated recycling, rather than unlawful disposal violations.

- **Audit Findings:** A 2023 review in DeKalb County raised questions about the amount of materials being recycled by the contractor, noting high contamination rates.
- **Safety Focus:** The company has reported, rather than faced violations for, the challenges of managing lithium-ion battery contamination in their recycling stream.
- **History:** Historical records indicate federal/state penalties for entities under the Pratt Industries parent company occurred more than five years ago (e.g., 2013).

Information indicates the company is actively operating under state solid waste management guidelines.

Rear-Load/Back Door Service: GFL will collect from designated rear or side locations for approved customers. GFL will coordinate with the City for approved back door service accounts and it must comply with ADA considerations where applicable. The local GFL drivers shall provide back door pick-up to elderly or disabled residents, as designated by the City, who are physically unable to place carts at curbside on pick-up day. In no case will the quantity of persons receiving back door pick-up exceed three (3%) percent of the total residential premises. GFL will provide back door residential solid waste collection service at no additional charge for those residents not physically able to take carts to curbside, provided however, that such exemptions will be granted only if there is no other occupant of the residential premises physically capable of placing the cart at curbside and the resident provides an affidavit from a physician certifying the physical disability. In no event will back door service be provided at a distance of more than one hundred and fifty (150) feet from the public roadway. In the event where back door service is provided pursuant to this section, the occupant shall use the cart for storage of residential solid waste but must place the residential solid waste in bags, designed to accommodate storage of waste, each bag not to exceed thirty (30) pounds in weight. GFL's employees servicing backdoor collection will be required to follow regular walk patterns for pedestrians while on private property. Employees will take care not to damage property, shrubs, and other plantings. Employees will not be required to expose themselves to danger by vicious animals in order to accomplish collection.

Yard Waste/Bulk Waste Services: GFL will dispose of all yard and bulk waste at the following locations: 5225 Welcome All Rd. College Park, GA and 252 First Manassas Mile, Fayetteville, GA 30215. These locations are named: Welcome All Transfer Station and South Side Transfer Station. These locations are owned and operated by our local GFL team members. Please contact Scott Johnson for any questions or concerns: 770-719-1590. Extra bags are considered to be bulk pick up. Up to 3 bulk items can be picked up per service. Residents are required to request this service a day in advance. The local GFL team in Stockbridge will collect bulk items including furniture, appliances (non-hazardous), and yard debris as specified by the City and will be serviced bi-weekly or as per needed on-call. Any special collection events upon City request will be handled and serviced by GFL. 1. Leaves and grass clippings must be placed in kraft bags and placed at the curb no later than 6:00 A.M. on the morning of collection and should be placed as close to the curb as is safely possible without interfering with the flow of traffic. Up to ten (10) bags will be removed weekly on the normal collection day. Each bag shall weigh no more than fifty (50) pounds. Collection crews will only be required to pick up from one location and will not be required to move their truck multiple times at the same residence to pick up yard waste. Multiple week pickups can be scheduled in the event the number of bags exceed ten (10) or the resident can request to have them collected in one pick up and must call to schedule a Special Pick Up and will be accessed a Special Pickup Fee. In the event of yard waste set out that does not meet the specifications above; GFL will leave a clearly explanatory printed or written notice for the customer and notify the City within eight (8) working hours. Residents will be required to call in their requests for yard waste (twigs, limbs, and branches) pickup no less than twenty-four (24) hours before the scheduled day of service. Residents will also be required to call in their requests for bulk waste pickup no less than twenty-four (24) hours before the scheduled day of service. Bulk items are described as any item that is too large to fit into the 95-gallon cart. This may include furniture, mattresses, appliances, etc. No more than three (3) items will be removed during each weekly service at no additional charge.

As your local solid waste management experts, GFL offers convenient, scheduled, full-service home collection options for customers requiring disposal of large bulky items. If you've got a fridge that's no longer cooling or a washer that's all washed out, chances are you'll want to replace them. When that time comes, rather than lugging cumbersome old units down to your local disposal depot, give GFL a call

and we'll take your items away. All you need to do is set no more than 2 bulk items out by the curb on the same day as your yard waste pickup day (every other week) and we will remove the items. As your local solid waste management experts, GFL offers convenient, scheduled, full-service home collection options for customers requiring disposal of large or bulky items. If you've got a fridge that's no longer cooling or a washer that's all washed out, chances are you'll want to replace them. When that time comes, rather than lugging cumbersome old units down to your local disposal depot, give GFL a call and we'll take your items away. Whether it's a broken water heater, a used dryer, or an old mattress, we'll handle your used white goods and bulky items safely and with care. All you need to do is contact your local GFL branch and we'll schedule a convenient time for one of our trained professionals to collect your goods from your home.

Accepted Items:

The following items are generally accepted for bulk pickup. Please note: these items vary by location, and you should call your local branch to confirm it's accepted.

Excess household trash

Cardboard (please break down flat and remove packing material)

Mattresses

Box Springs

Bicycles

Toys

Car seats

Grills (no Propane tanks or hot ashes)

Televisions

White goods

Furniture fixtures (no fluorescent lights)

Sofas

Chairs

Tables

Unaccepted Items:

The following items are generally not accepted for bulk pickup. Please note: these items vary by location, and you should call your local branch to confirm it's not accepted.

Items containing fuels such as Lawn mowers, propane tanks

Household chemicals

Pool chemicals

Oil, anti-freeze, automotive filters

Batteries, small or large

Cooking oils

Paint

Next time you need disposal of your old household items, keep GFL in mind. We can take care of them for you with one simple call.

City owned facilities to receive free service: GFL will provide free services with (9) FL dumpsters emptied weekly and 2 times per week, (1) 20 Yd Open Top Roll off on call approx 1 per month. GFL will also provide solid waste and recyclable collection services or City-sponsored special events (up to five (5) events per fiscal year, but an event may run for multiple days), at no additional cost to the City. These collections will be considered incidental to the contract. GFL will provide dumpsters and/or carts two (2) days before the events at locations designated by the City. The GFL team will provide up to two (2) community clean up events (Spring and Fall). The contractor will provide equipment and labor. Prior to the event GFL will work with the City to develop a process and schedule fully detailing a work plan.

GFI understands and is willing to provide solid waste and recyclable collection services to all City owned facilities at no additional cost to the City. Said containers will be emptied once per week on the same schedule set forth above. Any new facilities constructed or purchased during the duration of the contract shall be provided the same service. Current locations include:

1. City Hall 4640 North Henry Blvd

2. Municipal Court 4602 North Henry Blvd

3. Merle Manders Conference Center 111 Davis Road

4. Police Department 4545 North Henry Blvd

5. Mainstreet Office 130 MLK Sr. Heritage Trail

6. Amphitheater 4650 North Henry Blvd

7. Public Works Administrative Building 321 Taylor Drive

8. Public Works Maintenance Facility 351 Taylor Drive

Disposal: All materials will be transported by GFL to a properly permitted disposal site. The address of the facility is: 5225 Welcome All Rd. College Park, GA and 252 First Manassas Mile, Fayetteville, GA 30215. These locations are named: Welcome All Transfer Station and South Side Transfer Station. These locations

are owned and operated by our local GFL team members. GFL acknowledges and will comply with all Georgia EPD and applicable regulations.

(B). Financial Stability and Strength

Below are two links detailing our Financials. We are a publicly held company and as such all financials may be viewed.

https://d18rn0p25nwr6d.cloudfront.net/CIK-0001780232/bde43bf3-1521-406f-87d9-43ca23885928.pdf

We have disclosures in our latest quarterly financial statements, available from our website or the SEC.

https://gfl2019ipo.q4web.com/English/financials/sec-filings/default.aspx

Audited Report

Annual and Transition Report (foreign private issuer)

- PDF Format Download (opens in new window)

https://d18rn0p25nwr6d.cloudfront.net/CIK-0001780232/f645562e-1929-4993-b001-c755128a87ff.pdf

- Excel Format Download (opens in new window)

https://d18rn0p25nwr6d.cloudfront.net/CIK-0001780232/4b93e45f-4a3d-45de-b5c4-c3bd83c887b9.xls

- XBRL Format Download (opens in new window)

https://d18rn0p25nwr6d.cloudfront.net/CIK-0001780232/ef12609c-ef70-47a1-8a5c-60bf9836fc4b.zip

- XBRL Format Download (opens in new window)

https://d18rn0p25nwr6d.cloudfront.net/CIK-0001780232/4b3077af-f346-42d4-8218-62e5ae3637f2.html

CITY OF STOCKBRIDGE
4640 North Henry Blvd
Stockbridge, GA 30281
770.389.7900
www.stockbridgega.org

Stockbridge

Where Community Connects

OCCUPATIONAL TAX CERTIFICATE

Business Name: Waste Industries Atlanta LLC
DBA: GFL Environmental

Business Location: 1280 RUM CREEK PKWY
STOCKBRIDGE, Georgia 30281

Owner:

License Number: OTC-0441-2019

Issued Date: 01/01/2026

Expiration Date: 12/31/2026

Business Type(s): 562111 Solid Waste Collection
562111 Solid Waste Collection

Mailing Address: 1000 Social Street, Ste 1100
Raleigh, North Carolina 27609

License Type: Occupational Tax Certificate

Classification: Commercial

Uneeda Smith-Sellers

Occupational Tax Department

If the business moves from the location listed then the occupational tax certificate is null and void

TO BE POSTED IN A CONSPICUOUS PLACE

Credit Information for Waste Industries USA, LLC & Affiliates dba GFL Environmental

Nature of Business:	Waste Collection and Disposal
Type of Ownership:	Corporation
Date of incorporation:	December 31, 1970
Federal ID Number*:	56-0954929
Dun & Bradstreet Number:	01-635-6896
Officers:	Patrick Dovigi, President and CEO Luke Pelosi, CFO Greg Yorston, COO Mindy Gilbert, Executive VP and Secretary
Bank Reference:	Bank of America Merrill Lynch 600 Peachtree Street, NE, 3rd Floor Atlanta, GA 30308 Attn: Andrea Pinder-Jack www.bankvod.com
Address:	3301 Benson Drive, Suite 601 Raleigh, NC 27609 Phone: 919-325-3000 Fax: 919-325-4040

Credit References:

Marathon Equipment Company
PO Box 2244
Birmingham, AL 35201
Fax: 205-695-7250
All credit references are fax ONLY

Rehrig
4010 East 26th Street
Los Angeles, CA 90058
Phone: 323-262-5145
Fax: 323-269-8506
DSokolowski@Rehrig.com

Lewis Steel Works
PO Box 338
Wrens, GA 30833
Phone: 706-547-6561
706-547-3020
ben@lewissteelworks.com

Mansfield Oil Company
1025 Airport Parkway SW
Gainesville, GA 30501
Phone: 678-450-2000 Fax:
Fax: 770-532-6266
RCampos@mansfieldoil.com

Business Litigation: No legal action has ever been taken against Waste Industries of Atlanta LLC dba GFL Environmental relative to the performance or compliance of any government contract involving the collection of solid waste, recyclables, yard trimmings or bulk waste including the operation of any processing facility. In addition, no instance of collusion or any other state or federal anti-trust violation has ever been charged against Waste Industries of Atlanta LLC dba GFL Environmental.

Executive Officers and Directors

The following table lists our executive officers and directors, their respective ages (as of the date of this prospectus), their positions and a brief account of the business experience of each of them. The business address for our executive officers and directors is: 100 New Park Place, Suite 500, Vaughan, ON, L4K 0H9.

Patrick Dovigi

Mr. Dovigi is the Founder, President and CEO and Chairman of the Board of Directors of GFL. In 2007, Mr. Dovigi had a vision to create a company that is a "one-stop shop" provider of environmental solutions. Since then, drawing on the discipline he learned in his earlier hockey career, Mr. Dovigi has driven GFL to become the 4th largest environmental services company in North America. Mr. Dovigi has instilled an entrepreneurial culture in GFL's leadership team with a focus on operational excellence, sustainability, and safety as core values. In 2017, he was recognized by Waste360 with a Top 40 under 40 award and in the EY Entrepreneur of the Year Ontario Awards, as Entrepreneur of the Year in the Power &. Utilities Sector. Mr. Dovigi currently serves on the board of directors of Environmental Research &. Education Foundation (EREF) and of the Toronto General&. Western Hospital Foundation.

Luke Pelosi

Mr. Pelosi joined GFL as Director, Mergers &. Acquisitions in January 2015 and became Executive Vice President, Corporate Development in October 2016. In addition, Mr. Pelosi was appointed interim Chief Financial Officer in January 2017. Mr. Pelosi held the role of Executive Vice President and Chief Operating Officer until October 10, 2018, during which time Mr. Pelosi worked with Mr. Dovigi on the development and execution of our acquisition strategy. Effective October 10, 2018, Mr. Pelosi was appointed our Executive Vice President and Chief Financial Officer. Mr. Pelosi has 16 years of financial management experience with a focus on financial analysis, mergers and acquisitions and general corporate finance. Prior to joining GFL, Mr. Pelosi was a Director in the M&A Advisory group of KPMG LLP where he provided due diligence services to Canadian private equity market investors. Prior to that, Mr. Pelosi worked in KPMG's Complex Accounting group. Mr. Pelosi is a Chartered Professional Accountant and holds a bachelor's degree in commerce from Concordia University.

Greg Yorston

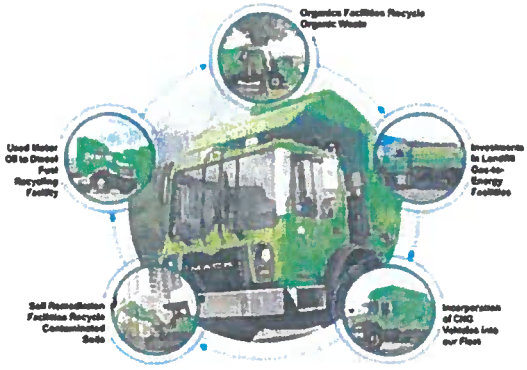
Mr. Yorston joined GFL on November 14, 2018, as Executive Vice-President and Chief Operating Officer, Solid Waste. From 2013 to 2018, Mr. Yorston was Senior Vice President of Operations of Waste Industries and assumed the roles of Chief Operating Officer on January 1, 2014, and President in early 2015. Mr. Yorston has over 30 years of experience working directly within the waste industry. Mr. Yorston worked for 26 years with Waste Management, where he was the Corporate Vice President for Operations and Business Solutions prior to joining Waste Industries. During his tenure at Waste Management, he held various

management positions, including 12 years as an Area Vice President with responsibility for collection, recycling, and landfill disposal services in the southeastern United States.

Mindy Gilbert

Ms. Gilbert joined GFL as Executive Vice President and General Counsel in October 2018. Prior to joining GFL, Ms. Gilbert was a partner at a major Canadian law firm for over 16 years. During her time in private practice, Ms. Gilbert specialized in the areas of mergers and acquisitions, securities, and corporate law, providing advice to clients in various industries. Ms. Gilbert has served as a member of the Securities Advisory Committee of the Ontario Securities Commission and the Listing Advisory Committee of the Toronto Stock Exchange. She holds an LL. B from Osgoode Hall Law School and was called to the Ontario bar in January 1999.

(C). Garbage Collection Experience



GFL is committed to providing sustainable solutions to the City of Stockbridge.

- Enhances value for the city and community.
- A robust environmental management system tracks regulatory compliance and various performance measures.
- Well positioned to adapt to environmental regulatory changes given GFL's scale and sophistication.
- Committed to identifying and implementing sustainable environmental solutions.

While it's easy for us to recognize our successes it's always rewarding and uplifting when others see the value and quality in what we do. And in 2007 Waste Industries was recognized by Forbes magazine as one of the 200 Best Small Companies in America. Our successful track records that cover nearly 4 decades remind us that great companies consistently outperform those around them because in good and not-so-good times they are always reaching higher!

There are many reasons why we achieved this honor, but the main reason is because our employees are happy. We're excited and enthusiastic about "what" we do and we're grateful for "who" we do it for. We foster a team environment that is serious about meeting the needs of our customers. Waste Industries has one of the lowest defection rates in the business because our employees are genuinely committed to getting things done. Our Mission Statement and Business Principles can be found at every branch, in every office, and in the minds, hearts, and pockets of our employees. Many of our managers carry them in their wallets.

Through our system of curbside collection programs, network of transfer stations, long-haul waste transportation systems, specialized landfills, commercial and industrial roll-off services, we have been successful in providing Governmental participants and industry with long-term, environmentally sound alternatives to solid waste management. GFL Environmental Inc. is the leading North American provider of diversified environmental solutions, and the only major diversified environmental services

company in North America offering services in solid waste management, liquid waste management and infrastructure development. Recognized by our signature fleet of well-maintained, bright green trucks, we offer a robust, consolidated, and sophisticated approach to meeting our customers' environmental service requirements.

Through GFL's strategically located network of facilities across the State of Georgia we have capabilities that can be mobilized to service our customers wherever they are. Especially those who reside in Stockbridge. We believe that by providing accessible, cost-effective environmental solutions we will encourage greater environmental responsibility and allow our customers and the communities we serve to be GREEN FOR LIFE.

EQUAL EMPLOYMENT OPPORTUNITY (EEO)

GFL Environmental is an equal employment opportunity employer. As such, the Company offers equal employment opportunities without regard to race, color, religion, creed, sex (including pregnancy), age, marital status, sexual orientation, national origin, genetic information, or any other characteristic protected by applicable discrimination laws. Furthermore, no employee of the Company may discriminate against any applicant or fellow employee based on a disability or veteran/military status. The principles of equal employment opportunity apply to all terms, conditions, and privileges of employment, including but not limited to hiring, job placement, training, compensation, discipline, advancement, and termination.

GFL Environmental does not authorize or condone unlawful discrimination or harassment. Employees who believe they are being or have been unlawfully discriminated against or harassed by a fellow employee, a customer, or a vendor should immediately report the incident to the Human Resources Manager. If unlawful discrimination or harassment is found to have occurred, appropriate disciplinary action will be taken, up to and including termination.

Invitation to Self-Identify

The Affirmative Action Program of GFL Environmental sets forth our nondiscrimination policy and outlines the steps we follow to implement the policy. If you are an individual with a disability, protected veteran, or if you wish to self-identify by gender or race/ethnicity, please advise us. Employees may contact the Human Resources Director and Affirmative Action Administrator on 919-325-3000 now or at any time in the future. Submitting this information is voluntary and refusal to provide it will not subject you to any adverse treatment, including but not limited to discharge or disciplinary treatment. The information you supply will be kept confidential except as necessary to comply with the law.

Individuals with Disabilities

The Company will not discriminate against qualified individuals with disabilities in any aspect of employment, including job application procedures, hiring, advancement, job assignments, leave of absence, transfers, layoffs, demotions, promotions, discipline, discharge, compensation, fringe benefits and job training. Employment opportunities will not be denied to an otherwise qualified applicant or employee because of the need to provide reasonable accommodation as required by law regarding the physical or mental impairment(s) of such an individual.

As defined by the Americans with Disabilities Act ("ADA"), as amended, qualified individuals with disabilities are those persons with a physical or mental impairment substantially limiting one or more major life activities, a record of such impairment, or who are regarded as having such impairment, who nevertheless meet the legitimate skill, experience, and educational requirements of the job and are able to perform the essential functions of the job with or without reasonable accommodation, as applicable and defined by law. For purposes of this policy, qualified individuals with a disability shall not include any employee or applicant who is currently engaging in alcohol abuse that adversely affects his or her job performance or who is currently engaging in the illegal use of drugs.

The Company will provide reasonable accommodation to any employee with a known disability who is otherwise qualified to perform the essential functions of his or her job. In determining the Company's ability to offer reasonable accommodation to an otherwise qualified applicant or employee with a disability, each request for accommodation will be evaluated on a case-by-case basis.

The Company may require documentation, including medical records, to establish that the individual has a "disability" within the meaning of the ADA. The Company may also require the individual to identify with precision what his or her abilities and limitations are for purposes of planning and providing any requested reasonable accommodation.

The Company prohibits retaliation against any employee for requesting reasonable accommodation. Employees with questions about medical conditions or impairments are encouraged to contact their Human Resources Manager.

Policy Prohibiting Unlawful Harassment and Discrimination

The Company will not tolerate any unlawful discrimination or harassment of employees. Types of unlawful discrimination and harassment covered by this Policy include harassment of, or discrimination against an individual because of that person's sex, race, religion, color, national origin, age, sexual orientation, disability, veteran status, genetic information, or any other characteristic protected by law. Any employee who engages in any form of unlawful discrimination or harassment will be disciplined. Discipline may include, but is not limited to, oral or written warning, transfer, demotion, suspension, or discharge. The Company also forbids retaliation of any type against an employee for reporting unlawful harassment or discrimination.

The Company strictly prohibits sexual harassment in any form. The definition of sexual harassment is as follows:

Unwelcome sexual advances, requests for sexual favors and other verbal, graphic or physical conduct of a sexual nature, when (]) submission to such conduct is made either explicitly or implicitly a term or a condition of an individual's employment; (2) submission to or rejection of such conduct by an individual is used as a basis for employment decisions affecting such individual; or (3) such conduct has a purpose or effect of unreasonably interfering with an individual's work performance or creating an intimidating, hostile, or offensive working environment.

If an employee feels that he or she has been unlawfully harassed or discriminated against at work, or if an employee feels that a fellow employee is being unlawfully harassed or discriminated against, the Company encourages the employee to immediately notify his or her supervisor or Human Resources Manager. If possible, such notice should be in writing (signed and dated), stating the date, place, time, nature of the harassment, and the name(s) and position(s) of the offending party and any witnesses to the alleged harassment. If an employee feels that his or her supervisor is involved in the harassment or discrimination in any way, or the employee believes for some other reason that his or her supervisor cannot be approached, then the following people, in this order, should be notified: General/Facility Manager, Human Resources Manager, or Region Manager. Any supervisor or other individual receiving a report of alleged harassment or discrimination must in turn report the complaint to one of the people listed above.

This policy also applies to any person with whom an employee comes into contact while performing his or her duties, such as contractors, vendors, and/or suppliers. Employees should immediately inform their supervisors, General/Facility Manager or Human Resources Manager if they believe that they have been unlawfully discriminated against or unlawfully harassed while on duty by a contractor, vendor, supplier, or the like.

The Company encourages reports of any acts of alleged unlawful harassment or discrimination when they happen. All reports of unlawful discrimination and harassment will be investigated promptly. Supervisors who fail to uphold this policy or who fail to escalate complaints of conduct or allegations of the type which are prohibited by this policy will be subject to discipline up to and including discharge. In all cases, the employee who reports unlawful harassment or discrimination will be advised of the outcome of the investigation. To the greatest extent possible, the Company will attempt to maintain confidentiality of any harassment or discrimination investigation. The disclosure of any information relating to a charge of unlawful harassment or discrimination will be made only on a need-to-know basis. The Company requires all employees to fully comply with this policy.

(D). Overview of Services

GFL will provide collection, transportation and proper disposal of solid waste & recycling for approximately 11000 accounts within the city limits. Recycling Optional for Residents. Bulk Waste - Up to 3 items per week. Yard waste - bagged up to 10 bags per week, no more than 50 lbs each; Call in required for unbagged, contained twigs/limbs. GFL will submit detailed reports based on a request from Stockbridge for performance measures. Trash and recycling collection will be provided the day after the holiday unless the holiday is on Saturday or Sunday if your regular day falls on the holiday. If Christmas is on Monday, the services will run a day behind all week. Holidays refers to any of the following: New Year's Day, Martin Luther King, Jr. Birthday, Juneteenth, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day, and other holidays mutually agreed to by the City and GFL and so specified in the proposed contract. In no instance will there be more than one holiday during a collection week. When the scheduled collection day falls on a holiday, collection for that day will be collected one day later. GFL will publish the yearly calendar including alternate collection days and must be published on GFL's website; also written documentation regarding the holiday schedule shall be submitted to the

City. GFL utilizes CNG trucks to demonstrate a commitment to reducing air pollution from collection vehicles.

GFL will have to comply with the GA Rules for Solid Waste Management pertaining to the collection and disposal of MSW, bulk, and yard waste. City residents are billed for sanitation on their property taxes. Any specialty fees will be billed by the vendor directly to the residents.

GFL's Inclusion and Exempt Waste List:

Acceptable Solid Waste" means mixed household solid waste and mixtures of household, commercial and industrial solid waste that are permitted under the governing permits and then applicable laws to be accepted at the applicable disposal facilities and that are not otherwise Unacceptable Waste.

"Unacceptable Solid Waste" means:

any material which by reason of its composition characteristics or quantity is hazardous waste as defined in the Resource Conservation and Recovery Act of 1976, 42 U.S.C. 6901 et seq., and the regulations thereunder or any material which by reason of its composition or characteristics is hazardous waste, a hazardous substance or hazardous material as defined in or under any other federal, state or local law, and the applicable regulations thereunder, and any other material which any governmental agency or unit having or claiming appropriate jurisdiction shall determine from time to time to be harmful, toxic or dangerous, or otherwise ineligible for disposal at the applicable disposal facility; explosive materials, corrosive materials, pathological waste, radioactive materials, cesspool and other human waste, human remains, motor vehicles, batteries, tires, refrigerators, gasoline tanks, gas cylinders, asbestos insulation, closed metal containers, barrels, more than an incidental amount of tires, refrigerators that have not been properly evacuated, liquid waste including chemical wastes, sewage and other highly diluted water-carried materials or substances and those in gaseous forms, special nuclear or by-product materials within the meaning of the Atomic Energy Act of 1954, as amended; and any other material which may present a substantial endangerment to public health or safety, would cause applicable air quality or water effluent standards to be violated by the normal operation of the Transfer Station or because of its size, durability or composition cannot be managed or disposed of at the applicable disposal facility or has a reasonable possibility of otherwise adversely affecting the operation of the applicable disposal facility outside the normal usage expected for the facility.

a) Title to waste material that does not conform to the definition of Acceptable Solid Waste shall remain with the generator and shall not be deemed to be passed to CONTRACTOR at any time.

(E). Collection Service

GFL currently and will provide equipment that will accommodate Stockbridge's public streets, alleyways and gated communities. We also use automatic lifters to prevent injuries and to minimize wind-blown litter. Special collections shall be made using appropriate equipment. GFL shall, if necessary, hand-clean all spillage resulting from its collection activities. GFL provides a team of environmental experts who ensure, through a routine process of audits, inspections, and training, that our pristine environmental record continues to be untarnished. Our comprehensive program includes vehicles and equipment, operations facilities, transfer stations and landfills. It also provides

strict guidelines and instructions for the consideration and use of all subcontractors and their facilities. All garbage collected will be delivered to a permitted solid waste disposal facility operating in compliance with applicable federal, state, and local laws. GFL will work closely with the county to reduce the amount of waste disposed of in local and regional landfills through GFL's marketed recycling program. All moving equipment either owned or operated by GFL is maintained through a routine scheduled maintenance program that includes safety checks and washing. Procedures include daily, weekly, monthly, quarterly, and annual inspections of specific mechanisms, systems, and aesthetic features. GFL will support the county regarding street and road life by minimizing heavy truck traffic throughout the day. GFL will always retain sufficient personnel and equipment to fulfill the requirements and specifications for the services described in this RFP. GFL will provide a Route Supervisor to oversee the sanitation route drivers servicing the City. The Route Supervisor shall be available to address customer complaints each day. The local GFL team shall be on duty Monday through Friday from 8:00 A.M. to 5:00 P.M. a dispatch customer service representative to receive customer calls and route issues. GFL shall provide a twenty-four (24) hour answering service line or device to receive customer calls. The Route Supervisor and all collection vehicles must be equipped with 2-way communication devices.

(F). Equipment and Route Description

GFK understands that the City requires all solid waste collection to begin no sooner than 6:00 A.M. and shall be completed by 6:00 P.M., except by express authorization of the City. The City requires scheduled collection days to be Monday through Friday. No collections shall be made from any types of premises on Sundays. Saturdays will only be allowed for missed pickups and holiday weeks as previously described. The local GFL team may request City authorization for exceptions to these time restrictions. GFL must request such an exception from the City via telephone or e-mail, prior to requested collection event and specify the date, time, and reason for the exception. For purposes of this RFP, the City intends to retain the existing garbage, recycling, yard waste and bulk waste collection days and routes. However, the City may evaluate further routing efficiencies, including analysis of changing collection days and/or service areas, at any time in the future. GFL will create and distribute all service days to residents by residential letter and electronically. GFL's system allows you to look up your service days online and can connect you to a local GFL representative who can answer any questions the resident or staff member might have. GFL is currency-using and will continue to utilize routing software to create a routed service strategy that limits truck traffic through the community while maximizing productivity to minimize fuel consumption and the City's carbon footprint. Prior to service implementation, GFL will submit service route maps that are color-coded by zone for final route approval. Route maps shall be delivered in an electronic format that enables the City to display on its website. Existing routing will be provided upon contract approval.

GFL is currently using the following trucks for servicing: 728131, 836133, 836140, 728132, 726101, 713007. This includes all trash, recycling and boom trucks. These trucks are CNG and do not require diesel. 6 vehicles will be dedicated to the City of Stockbridge.

DRIVERS - All GFL drivers will possess a Commercial Driver's License as required by the RFP and our local, state, and federal law in the Class required for the vehicle that they operate. Any new certifications required by changes in law will be acquired within the allowable legal time frame.

VEHICLES - Every vehicle operated by GFL during the performance of the services will meet all local, state, and federal regulations and will satisfy the standards as set forth in the RFP.

Compliance Reporting: Ad Hoc Reports can be submitted to the County upon request, and the reporting period shall be defined at the time of the request. Ad Hoc reports shall include the following information for each collection service (refuse, recycling, and yard trimmings).

1. Complaints/Resolution summary.
2. Daily route sheet with attached disposal site weight ticket.
3. Recycling participation.
4. Route operational data form.
5. Vehicle identification number.
6. Daily staffing summary (including substitutions).
7. Landfill tickets.
8. Disposed tonnage of refuse and recyclables, itemized on a per-day basis.

Monthly Reports:

1. A cover letter that abstracts the report and highlights major accomplishments, problems trends and other pertinent information for the associated month.
2. Complaints/resolution summary for the associated month.

5. Tonnage summary for the associated month.

Annual Report: The obligation to submit an annual report shall survive the termination or expiration of the contract. The annual report should be submitted to the County no later than thirty (30) days following every twelve (12) month period of the contract and should include a compilation of the monthly reports for the associated year.

<u>GFL's Logistic Team- Routing Support</u>

The following bullet points outline our strategy for providing safe and efficient routes.

- Right side of street routing algorithm
- Left hand turn penalties.
- U Turn penalties
- DOT Hour Compliance modeling
- DOT Payload Modeling
- Time zones (traffic around schools)

- Municipal Border Compliance
- Disposal Optimization (tons, time, and cost)
- Traffic Modeling

(G). Cart Management and Administration

The local GFL team will deliver your trash container promptly to your residence. Then you can simply follow our container placement guidelines for curbside pickup to ensure your service occurs properly and safely. GFL maintains all cart replacement and warranty work with a specific cart manufacturer or supplier should be provided. During servicing carts that are blocked by parked cars or placed too close to other carts or waste items, and other challenges GFL will contact the City and make note of the specific residence. If we are unable to reach a point of contact, GFL will place on schedule for the next day to ensure residents are serviced in a timely manner.

(H). Customer Service

While it's easy for us to recognize our successes it's always rewarding and uplifting when others see the value and quality in what we do. Waste Industries was recognized by Forbes magazine as one of the 200 Best Small Companies in America. Our successful track records that cover nearly 4 decades remind us that great companies consistently outperform those around them because in good and not-so-good times they are always reaching higher!

There are many reasons why we achieved this honor, but the main reason is because our employees are happy. We're excited and enthusiastic about "what" we do and we're grateful for "who" we do it for. We foster a team environment that is serious about meeting the needs of our customers. Waste Industries has one of the lowest defection rates in the business because our employees are genuinely committed to getting things done. Our Mission Statement and Business Principles can be found at every branch, in every office, and in the minds, hearts, and pockets of our employees. Many of our managers carry them in their wallets. GFL will create a custom phone number specifically for the City of Stockbridge and you will have a dedicated Contract Representative who is named Luke Ewing. He can be contacted at: 678-725-3915 or lewing@gflenv.com. For all service related issues, Scott Johnson will be the point of contact. He can be reached at 770-318-9790. GFL is currently delivering reliable, safe, and cost-effective sanitation services while maintaining high standards of customer service and regulatory compliance to all of its contracts here in Georgia. GFL will be on duty Monday through Friday from 8:00 A.M. to 5:00 P.M. a dispatch customer service representative to receive customer calls and route issues. The local GFL team shall provide a twenty-four (24) hour answering service line or device to receive customer calls. The Route Supervisor and all collection vehicles must be equipped with 2-way communication devices.

Missed Pickups:

The local GFL team will respond and handle all missed pickups within 24 hours. Any verified missed collections shall be completed no later than the next business day. GFL takes pride in providing the best value in customer service in the industry. Our motto is going the "extra green mile" in service to all our customers. We truly believe in being a citizen wherever we serve. GFL consolidates collection days to minimize the number of days materials are set out so that litter can be minimized as much as possible. If a County or Agency chooses to direct all customer service calls to GFL, our customer service representatives will field the calls. All customer requests will be handled and recorded by our customer

service department through our Tower software. The Call Center operates 8:00 a.m. to 5:00 p.m. Customers can leave a message. Customers can request additional carts and services over the phone. We can handle Spanish-speaking requests through Google Translation Software. We feel it is a realistic goal to resolve all complaints within 48 hours of being notified. In the event an entire neighborhood is missing, we do have the capability to work on Saturdays, so the customer does not have to wait until the next service week. In the case of inclement weather events, we have the following ways of communicating: Phone Blasts, Email for posting on the County Website. Our company currently uses the latest version of TOWER waste management software. TOWER is considered the industry leader in comprehensive billing and services software. When a customer complaint or request is received either from the customer or from the County, the following occurs.

GFL agrees to pick up all missed collections on the same day the Contractor receives notice of a missed collection, provided notice is received by GFL before 11:00 A.M. and GFL further agrees to pick up the missed collection before 6:00 P.M. on the following business day if the notice is received after 11:00 A.M. GFL is willing and able to substantiate via written records or photos that the household did not have their cart out at the time the collection vehicle serviced the household, GFL may inform the household of this fact and provide the household the option to pay a late set out fee to return or hold the solid waste until the next scheduled collection day.

How do we do it? It begins and ends with our people! From the hiring to the ongoing training and high expectations of our employees, everyone at GFL is challenged to be the best they can be. Before employment is offered, all our applicants are drug screened and interviewed to determine if pride in job performance is their strong point. Once hired, our employees are fully trained in performing their responsibilities in a professional and safe manner. This applies to the customer service representatives in our office as well as the customer service representatives on the trucks (our drivers are referred to as customer service representatives). We even provide our drivers with business cards to provide professional interaction with the customers on his or her route. Our route supervisors also provide constant interaction with citizens in the service area.

We "inspect what we expect" to ensure customers are satisfied daily. We use a 10-2-4 route check system to monitor how our routes are performing. In addition, our drivers are required to call in to the office once their routes are complete to determine if any missed pick-ups have occurred to go back before leaving the route for the day. We consider any calls from a citizen regarding a missed pick-up as a missed pick-up! The driver's routes are monitored daily and posted for missed pick-ups and production. Our goal, of course, is "O" and many of our drivers achieve that goal every day. We will continue in the future.

To retain an unhappy customer, we follow the following playbook:
The nature of the call is determined, and the customer is located by name or address in our system. Next, the information regarding the call is entered into the customer note section for historical data e.g., missed pick-ups, damaged containers, etc. The responsible driver is notified by radio to correct the problem BEFORE he comes in. If a container needs to be delivered or replaced, the container delivery driver is then notified to perform the service. The note will remain open in the customer data file until the issue is resolved by the end of the same day. A supervisor reviews all open notes BEFORE the end of the day to ensure the issue has been resolved by day's end. Historical data also aids us in tracking repeat complaints and resolving the issue before it becomes unmanageable. Missed pick-ups

will be addressed within 24 hours. Call to check back in with the customer to ensure service request is completed and recorded.

If the City chooses to direct all customer service calls to GFL, our customer service representatives will field the calls. All customer requests will be handled and recorded by our customer service department through our Tower software. Our company currently uses the latest version of TOWER waste management software. TOWER is considered the industry leader in comprehensive billing and services software. When a customer complaint or request is received either from the customer or from the City, the following occurs.

1. The nature of the call is determined, and the customer is located by name or address in our system.
2. The information regarding the call is entered in the customer note section for historical data e.g., missed pick-ups, damaged containers, etc.
3. The responsible driver is notified by radio to correct the problem BEFORE he comes in. If a container needs to be delivered or replaced, the container delivery driver is then notified to perform the service.
4. The note will remain open in the customer data file until the issue is resolved by the end of the same day.
5. A supervisor reviews all open notes BEFORE the end of the day to ensure the issue has been resolved by days end.
6. Historical data also aids us in the tracking of repeat complaints and resolving the issue before it becomes unmanageable.
7. Missed pick-ups will be addressed within 24 hours.

(I). Public Education Plan

The local GFL team will provide public education information that can be distributed to all residents in physical or electronic form. This information will show collection days, what to dispose of/not, and a direct line of communication to our team to ensure all residents are taken care of in a timely manner and within 24 hours if there is a missed pickup. Our plan is comprehensive and easy to digest for all residents and staff members. Educating the residents and connecting them with their service provider is crucial to continued success.

(J). Management Plan

As part of the GFL Environmental commitment to excellence, I want to assure you that the transition to the new residential contract with the City of Stockbridge will be executed seamlessly. Our comprehensive approach ensures that all services required by Stockbridge are efficiently performed by GFL. We have implemented a robust reporting process that systematically communicates clear expectations and daily requirements to our operational personnel. This ensures that our team is well-informed and equipped to meet the specific needs of Stockbridge. Moreover, supervisory personnel have complete visibility into daily performance, allowing for effective oversight. In our commitment to navigating the dynamic nature of our operational environment, we maintain a proactive stance by regularly updating our checks and procedures. This adaptability is pivotal in allowing us to effectively respond to various challenges arising from factors such as seasonality, population changes, weather fluctuations, and any other issues, be they acute or chronic, that could potentially impact the seamless delivery of our services. As a further

measure to uphold our commitment to excellence, our supervisors are mandated to conduct daily inspections of all routes. This dual-purpose initiative not only ensures that our drivers consistently meet performance expectations but also provides an invaluable opportunity to engage with our customers, addressing any issues or concerns they may have. This customer-centric approach is integral to maintaining the highest level of service satisfaction. Additionally, our innovative 10-2-4 program plays a crucial role in enhancing operational efficiency. This program allows us to monitor the real-time movement of our trucks, enabling us to strategically mobilize equipment throughout the day. This strategic deployment ensures timely assistance to routes that may require additional support, facilitating the prompt and efficient collection of our customers' garbage. Each Driver is assigned to a Lead Driver, who communicates daily results directly to the Operations Supervisor. This immediate feedback loop allows us to address customer needs within 24 hours of any reported issue. The Operations Supervisor, in turn, reports to the General Manager on a weekly basis. This report encompasses issues addressed during the week and highlights any emerging trends within specific route systems. In cases requiring immediate action, both the Lead Driver and Operations Supervisor have the authority to address issues without requiring input from the General Manager. This streamlined approach ensures agility in resolving operational challenges. The General Manager reports to the Regional Vice President monthly, providing comprehensive insights into ongoing operations. To further enhance visibility and efficiency, a Quarterly Operational Review is conducted with key stakeholders, including the CEO, COO, CFO, Area Vice President, Division Manager, and the General Manager. This collaborative forum supports our collective efforts to maintain transparency and operational excellence across all levels of our management team. GFL takes pride in providing the best value in customer service in the industry. Our motto is going the "extra green mile" in service to all of our customers. We truly believe in being a citizen wherever we serve. We "inspect what we expect" to ensure customers are satisfied daily. Our check system monitors how our routes are performing. In addition, our drivers are required to call in to the office once their routes are complete to determine if any missed pick-ups have occurred to go back before leaving the route for the day. We consider any calls from a citizen regarding a missed pick-up as a missed pick-up! The driver's routes are monitored daily and posted for missed pick-ups and production. Our goal, of course, is "O" and many of our drivers achieve that goal every day. We will continue in the future. All moving equipment either owned or operated by GFL is maintained through a routine scheduled maintenance program that includes safety checks and washing. Procedures include daily, weekly, monthly, quarterly, and annual inspections of specific mechanisms, systems, and aesthetic features.

When any direct or indirect damage or injury is done to public property by or on account of any act, omission, negligence, or misconduct in the execution of the work, GFL and its local team shall either restore at his own expense such property to a condition similar, or equal to that existing before such damage or injury occurred.

(K) Clean-up Event Plan

As your current and potential future partner, GFL will sponsor and support up to 5 events per year as well as offer community clean up days. We pride ourselves in superior service and community sustainability. GFL's vehicles are in good operating condition, properly licensed, compliant with all applicable state and federal regulations, and capable of performing the required services in a reliable and efficient manner. All equipment used in service delivery shall be maintained in a clean and professional condition and operated in a manner that promotes safety, efficiency, and minimal disruption to residents. All equipment used in service delivery shall be maintained in a clean and professional condition and operated in a manner that promotes safety, efficiency, and minimal disruption to residents. Community

clean up events may include up to two (2) Council Initiative Clean-up Events for large item drop-off. Community Clean-up Events will include no more than two (2) 30YD Rolloff containers and an attendant for up to 6 hours per event.

(L). Safety Plan Required

GFL's Emergency Plan: In case of inclement weather events, we have the following ways of communicating: Phone Blasts, Email for posting on the County Website. Our company currently uses the latest version of TOWER waste management software. TOWER is considered the industry leader in comprehensive billing and services software. GFL may postpone trash collection due to severe weather at the sole discretion of the Contractor. "Severe Weather" shall include, but shall not be limited to, those cases in which snow, sleet, ice, or cold temperatures might jeopardize the safety of GFL's staff or result in unsafe driving conditions. If collections are postponed, the GFL will then notify the City via telephone or email. Upon postponement, collection will be made on a day agreed upon between GFL and the City.

All trucks are equipped with Drive Cam.

It is a safety program that consists of a palm-sized digital video recording device mounted in the vehicle, wireless upload process, web-based review system and driver coaching. • The Program is designed to capture 12 seconds of video and audio inside and outside of the vehicle when activated by a risky driving event, such as hard braking, sudden acceleration, swerving, excessive speed or other potentially unsafe actions that could lead to a collision. Some customers may have a 20-second video capture. Events are uploaded and analyzed by the Drive Cam Program's highly trained reviewers and posted to a secure website for driver coaching or positive reinforcement when needed. This device increases the safety and driving habits of our drivers thus increasing safety.

All our CDL Drivers are professionals who have completed a lengthy training and safety process. Prior to employment each employee must meet our strict standards for employment including a comprehensive criminal background check, safe driving history and drug screen. The GFL uniform that each driver wears, shows their attention to detail and concern for our great reputation. They are courteous and always helpful to the residents that we service.

(M). Cost/Price Proposals (attached with bid)

EXHIBIT K:

COST PROPOSAL
RFP No. 2026-0007
CITY OF STOCKBRIDGE COMPREHENSIVE RESIDENTIAL WASTE COLLECTION AND DISPOSAL SERVICES

RESIDENTIAL PRICE SHEET

FEE BREAKDOWN	
Rate per month, per unit for weekly curbside waste collection	$ 14.25
Rate per month, per unit for biweekly curbside recycling collection	$ 2.00
Rate per month per unit for weekly yard waste collection	$ 0.75
Rate per month per unit for weekly bulk waste collection	$ 0.75
Total Monthly Fee Per Resident	$ 17.75

SPECIALTY FEES:

Additional collection price for each additional regular cart:

Units: Proposed price per extra cart resident per month: $ 12.00
(Paid by resident directly to vendor)

BULK WASTE (including Administrative Fee) for one time collection of bulk waste that exceeds 3 items.

Units: Proposed price per collection occurrence $ 0 (Included)
(Paid by resident directly to vendor)

YARD WASTE (Including Administrative Fee) for one time collection of yard waste that exceeds four (4) cubic yards.

Units: Proposed price per collection occurrence: $ 0 (Included)
(Paid by resident directly to vendor)

MISSED PICKUP LATE SET OUT RETURN (Including Administrative Fee)

Units: Proposed price per collection occurrence $ 0 (Included)
(Paid by resident directly to vendor)

CART BRANDING – Should the City opt to have the City branding added to the cart

Units: Proposed price per cart $ 1.50

CLEAN-UP EVENT FEE (Including Administrative Fee)

Fixed annual price for two (2) cleanup events (Spring and Fall) six (6) hours each price should include disposal cost.

Units: Proposed price per year $ 0 (Included)

EXHIBIT K:

COST PROPOSAL
RFP No. 2026-0007
CITY OF STOCKBRIDGE COMPREHENSIVE RESIDENTIAL WASTE COLLECTION AND DISPOSAL SERVICES

OVERALL TOTAL BASE BID (Numerical) ⟶ $ 17.75

OVERALL TOTAL BASE BID IN WORDS

Please note that prices may be negotiated in the best interest of the City after the scoring is completed.

End of Exhibit K.

(N). References

References:

City of Grantville - collection and disposal of sanitation services - recommendation letter attached from 4/6/26. Mayor Proctor - mayorproctor@grantvillega.org or (470) 241-9770

City of Fayetteville: collection and disposal of sanitation services
Ray Gibson - City Manager: Rgibson@fayetteville-ga.gov or (770) 461-6029

City of Union City: Waste Management Services
Vince Williams - Mayor: vwilliams@unioncityga.org or (770)-964-2288

Cobb County School District and Government - disposal and collection contract with GFL to dump at Cobb County Transfer Station owned by GFL. GFL also services all dumpster and commercial units at each school district and Government faclities.
Tyler Lovelace | Supervisor | Maintenance
560 Glover Street SE | Marietta, GA 30060
W 770.426.3425 | cobbk12.org
Email: Tyler.lovelace@cobbk12.org

Cedartown, Georgia - Residential & Commercial
Services: 201 East Avenue Cedartown, GA 30125
Contact: Edward Guzman- City Manager
Phone: 770-748-3220

Douglasville, Georgia- Commercial and Roll-off
Services: 2699 Cochran Industrial Boulevard
Contact: Gregory Roberts- Director of Public
Services Phone: 770-920-3005
Email: robertsg@douglasvillega.gov
Service Date: 2018- present

Rockmart, Georgia- 26,000 homes, Residential Curbside and
Commercial Services: 316 N. Piedmont Avenue
Contact: Stacey Smith- City Clerk/Public Information Officer
Phone: 478-293-1099
Email: ssmith@rockmart-ga.gov
Service Date: 1997- Present

Forsyth County Schools
Matthew Wark
Chief Facilities Officer
1120 Dahlonega Hwy.
Cumming, GA 30040
Email: MWark@forsyth.k12.ga.us

Bartow County Schools
Clint Terza
Superintendent
65 Gilreath Road
Cartersville, GA
Email: clint.terza@bartow.k12.ga.us

Clayton County Schools
Charlotte Parramore
Maintenance Supervisor
1058 Fifth Avenue
Jonesboro, Ga. 30236
(770) 473-2825
Email: charlotte.parramore@clayton.k12.ga.us

Union County
Matt White and Pam Hawkins
Commissioner's Office
65 Courthouse Street, Suite 1
Blairsville, GA 30512
Email: transferstation@uniongov.com

White County
Derick Canupp
Director of Public Works
675 Truelove Rd.
Cleveland, GA 30528
(706) 865-2510
Email: dcanupp@whitecounty.net

City of Grantville

123 LaGrange Street
P.O. Box 160
Grantville, GA 30220

770-583-2289
Telephone

770-583-2280
Telefax

April 6, 2026

To Whom It May Concern,

I am pleased to provide this letter of recommendation on behalf of GFL Environmental for their outstanding garbage collection and waste management services.

The City of Grantville has had the opportunity to work with GFL Environmental, and throughout our partnership, they have consistently demonstrated a high level of dependability and professionalism. Their team reliably adheres to scheduled service times, ensuring that our community's sanitation needs are met without disruption. This consistency has been essential in maintaining the cleanliness and overall quality of life for our residents.

In addition to their routine services, GFL Environmental has shown exceptional flexibility and commitment when supporting special events within our city. Whether assisting with increased waste demands during festivals, community gatherings, or other public events, they have gone above and beyond to provide timely and efficient service. Their responsiveness and willingness to accommodate unique needs make them a valuable partner.

Their customer service is also noteworthy. GFL Environmental maintains open communication, addresses concerns promptly, and works collaboratively with city staff to ensure all expectations are met or exceeded.

Based on our experience, I confidently recommend GFL Environmental to any municipality or organization seeking reliable, high-quality waste management services. Their dedication to service, dependability, and community support sets them apart.

If you require any additional information, please do not hesitate to contact my office.

Sincerely,

Richard Proctor
Mayor, City of Grantville

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY): 05/05/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Aon Risk Services Northeast, Inc.
Cleveland OH Office
950 Main Avenue
Suite 1600
Cleveland OH 44113 USA

CONTACT NAME:
PHONE (A/C, No, Ext): (866) 283-7122 | FAX (A/C, No.): (800) 363-0105
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	National Union Fire Ins Co of Pittsburgh	19445
INSURER B:	AIU Insurance Company	19399
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED
GFL Environmental Holdings (US), Inc
and its subsidiaries
26999 Central Park Blvd
Southfield MI 48076 USA

COVERAGES **CERTIFICATE NUMBER:** 570119831653 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y		014121394	06/01/2025	06/01/2026	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
							MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$1,000,000
	POLICY [X] PRO-JECT [X] LOC						PRODUCTS - COMP/OP AGG	$1,000,000
	OTHER:						Per Location/ Project Aggregate	$1,000,000
A	AUTOMOBILE LIABILITY	Y		014-12-1393	06/01/2025	06/01/2026	COMBINED SINGLE LIMIT (Ea accident)	$5,000,000
	X ANY AUTO						BODILY INJURY (Per person)	
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	
	DED / RETENTION							
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WC014121402	06/01/2025	06/01/2026	X PER STATUTE / OTH-ER	
B	ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: N	N/A		WC014121401	06/01/2025	06/01/2026	E.L. EACH ACCIDENT	$5,000,000
	(Mandatory in NH)						E.L. DISEASE-EA EMPLOYEE	$5,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-POLICY LIMIT	$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The General Liability policy does not exclude Contractual Liability. RE: Request For Proposals (RFP) 2026-0007, City of Stockbridge Comprehensive Residential Waste Collection And Disposal Services, Pre-Proposer's Conference: 4/23/2026. The City of Stockbridge, GA, their member (including, without limitation, members of the City's Council and members of the citizens' advisory committees of each), officers, employees and agents are included as Additional Insured in accordance with the policy provisions of the General Liability and Automobile Liability policies. General Liability policy evidenced herein is Primary to other insurance available to Additional Insured, but only in accordance with the policy's provisions.

CERTIFICATE HOLDER

City of Stockbridge, GA
4640 N. Henry Blvd.
Stockbridge GA 30281 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services Northeast Inc.

Holder Identifier :

Certificate No : 570119831653

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AGENCY CUSTOMER ID: 570000100403

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Aon Risk Services Northeast, Inc.	GFL Environmental Holdings (US), Inc
POLICY NUMBER	
See Certificate Number: 570119831653	
CARRIER / NAIC CODE	EFFECTIVE DATE:
See Certificate Number: 570119831653	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

GFL Named Insureds

GFL ENVIRONMENTAL HOLDINGS (US), INC.

1877984 Delaware, LLC
American Waste, Inc.
Baldwin Pontiac LLC
Brent Run Landfill, Inc.
Capital Waste Co- Invest, LP
Dafter Sanitary Landfill, Inc.
GFL (CW) Holdco, LLC (fka County Waste of Virginia, LLC)
GFL Environmental Real Property, Inc.
GFL Environmental USA Inc.
GFL Environmental USA Roll-Off Inc.
GFL HoldCo (US) GP, LLC
GFL Holdco (US), LLC
GFL North Michigan Landfill, LLC
GFL of Virginia, LLC (fka County Waste, LLC)
GFL Recycling of Virginia, LLC (fka County Recycling, LLC)
GFL Slim Jim 2, LLC
GFL Slim Jim 3, LLC
GFL Southwest Virginia, LLC (fka County Waste Southwest Virginia, LLC)
GFL US 13, LLC
GFL Wrangler US 5, LLC
Green Ridge Recycling and Disposal Facility, LLC
J&E Recycling, LLC
Primary American Casualty & Environmental, Inc.
WCA Waste Corporation
Wexford County Landfill, LLC
Wexford Water Technologies, LLC
Wood Island Waste Management, Inc.
Wrangler Holdco Corp.

WASTE INDUSTRIES USA, LLC.

Black Creek Renewable Energy, LLC
ETC of Georgia, LLC
GFL Renewables LLC
GFL Wrangler Holdco US 2, Inc.
GFL Wrangler US 1, LLC
GFL Wrangler US 3, LLC
GFL Wrangler US 4, LLC
GFL Wrangler US 6, LLC
Haw River LandCo, LLC
L&L Disposal, LLC
Lakeway LandCo, LLC
Lakeway Sanitation & Recycling C&D, LLC
Lakeway Sanitation & Recycling MSW, LLC
Laurens County Landfill, LLC
Red Rock Disposal, LLC
S&S Enterprises of Mississippi, LLC
Safeguard Landfill Management, LLC
Sampson County Disposal, LLC
Southeastern Disposal, LLC
Transwaste Services, LLC
Wake County Disposal, LLC
Wake Reclamation, LLC
Waste Industries Atlanta, LLC
Waste Industries of Tennessee, LLC
Waste Industries, LLC
Waste Services of Decatur, LLC
WI Burnt Poplar Transfer, LLC
WI High Point Landfill, LLC
WI Shiloh Landfill, LLC
Wilmington LandCo, LLC
Wimberly Hill, LLC

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AGENCY CUSTOMER ID: 570000100403

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Aon Risk Services Northeast, Inc.	GFL Environmental Holdings (US), Inc
POLICY NUMBER: See Certificate Number: 570119831653	
CARRIER: See Certificate Number: 570119831653 / NAIC CODE:	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

GFL Named Insureds

WCA WASTE SYSTEMS, INC.

WCA GP LLC
GFL (Texas) Solids LLC
Waste Corporation of Arkansas, LLC
Waste Corporation of Kansas, LLC
WCA of Alabama, L.L.C.
WCA of Oklahoma, LLC
Pauls Valley Landfill, LLC
N.E. Land Fill, LLC
Sooner Waste, LLC
Waste Corporation of Tennessee, LLC
Jones Sanitation, L.L.C.
WCA of Central Florida, Inc.
GFL Florida Holding Company LLC
Sugar Landfill, LP (formerly Fort Bend County Landfill, L.P.)
GFL Recycling Center - Northeast, LLC (formerly Sprint Recycling Center - Northeast, LLC)
WCA Texas Management General, Inc.
Fort Bend Regional Landfill, L.P.
Conroe Landfill, LP (formerly Sprint Montgomery County Landfill, LP)
GFL Triple-S Compost, LLC (formerly Triple-S Compost LLC)
WCA Management Limited, Inc.
WCA Management General, Inc.
WCA Management Company, LP
GFL of Texas, LP (formerly Waste Corporation of Texas, L.P.) (merged with V.F. Waste Services, LLC and 6ish Holdings, Inc.)
Waste Corporation of Missouri, LLC (WCA of Missouri, LLC) (merged with Town & Country Disposal Solid Waste Transfer Station, LLC, Town & Country Recycling, LLC and Town and Country Disposal of Western Missouri, LLC)
Eagle Ridge Landfill, LLC
WCA - Kansas City Transfer, LLC
LRS South
Inland Waste Solutions, LLC
Alternative Waste Management, LLC

GFL EVERGLADES HOLDINGS LLC

Alabama Dumpster Service, L.L.C.
Angelo's Aggregate Materials, Ltd.
Arbor Hills Landfill, Inc.
Area Disposal Service, Inc.
Bunn Box, LLC (formerly Bunn Box, Inc.)
Bunn Excavating, Inc.
Clinton Landfill, Inc.
Cobb County Transfer Station, LLC
Coulter Companies, Inc.
Eagle Bluff Landfill, Inc.
Eagle Point Landfill, LLC
Emerald Park Landfill, LLC
GFL Birmingham, LLC
GFL Muskego LLC
GFL Solid Waste Midwest LLC
GFL Solid Waste Southeast LLC
Glacier Ridge Landfill, LLC
Gwinnett Transfer Station, LLC
Henson Disposal, LLC
Henson Parent, LLC
Hickory Meadows Landfill, LLC
Hickory Ridge Landfill, Inc.
Hoosier Landfill, Inc.

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AGENCY CUSTOMER ID: 570000100403

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Aon Risk Services Northeast, Inc.	GFL Environmental Holdings (US), Inc
POLICY NUMBER	
See Certificate Number: 570119831653	
CARRIER / NAIC CODE	EFFECTIVE DATE:
See Certificate Number: 570119831653	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

GFL Named Insureds

Land & Gas Reclamation, Inc.
Mallard Ridge Landfill, Inc.
Montgomery Transfer Station, LLC
Opelika Transfer Station, LLC
Otis Road Landfill, LLC
PDC Services, Inc.
Peoria City/County Landfill, Inc.
Peoria Disposal Company
PH Land, LLC
Seven Mile Creek Landfill, LLC
Smyrna Transfer Station, LLC
Stone's Throw Landfill, LLC
Tallassee Waste Disposal Center, Inc.
Tazewell County Landfill, Inc.
Welcome All Transfer Station, LLC
Zion Landfill, Inc.

VARIOUS

Capital Waste Buyer, Inc.
Capital Waste Holdings, Inc.
Capital Waste Investor II GP, LLC
Capital Waste Investor II JV, LP
Capital Waste Investor II, LP
Capital Waste Midco, Inc.
Capital Waste Services LLC
Capital Waste Topco, Inc.
Chattanooga Transfer, LLC
Desoto Landfill, LLC
DeSoto Recycling & Disposal, L.L.C.
EcoSouth DeSoto Holdings, LLC
EcoSouth Florida Intermediate Equity Aggregator, LLC
EcoSouth Florida Intermediate Equity, LP
EcoSouth Florida Intermediate, LLC
EcoSouth Florida JV, LLC
EcoSouth Florida Subsidiary OpCo, LLC (fka GFL Florida, LLC)
EcoSouth Florida, LLC
EcoSouth Intermediate II, LLC
Ft. Meade Landfill, LLC
Gabbert LLC
GFL US 11, LLC
GFL US 12, LLC
GFL US 7, L.P.
GFL US 8, LLC
GFL US 9, L.P.
GFL Wrangler US 2, LLC
GFL Wrangler US, L.P.
GWS Transfer LLC
Kinderhook Capital Fund 7 GP, LLC
Kinderhook Capital Fund 7, L.P.
Kinderhook Capital Fund 7-B, L.P.
M & G CD Disposal Facility, L.L.C.
Pee Dee Environmental Services, Inc.
Priority Waste Services, Inc.
Sandlands C & D Landfill of SC LLC
TST Ventures, LLC

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ENDORSEMENT

This endorsement, effective 12:01 A.M. 06/01/2025
forms a part of Policy No. 014-12-1394
issued to GFL ENVIRONMENTAL HOLDINGS (US), INC.
by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA.

LIMITED ADVICE OF CANCELLATION PROVIDED VIA E-MAIL TO ENTITIES OTHER THAN THE FIRST NAMED INSURED

This policy is amended as follows:

In the event that the **Insurer** cancels this policy for any reason other than non-payment of premium, and

1. the cancellation effective date is prior to this policy's expiration date;

2. the **First Named Insured** is under an existing contractual obligation to notify a certificate holder when this policy is canceled (hereinafter, the "Certificate Holder(s)") and has provided to the **Insurer**, either directly or through its broker of record, the email address of a contact at each such entity; and

3. the **Insurer** received this information after the **First Named Insured** receives notice of cancellation of this policy and prior to this policy's cancellation effective date, via an electronic spreadsheet that is acceptable to the **Insurer**,

the **Insurer** will provide advice of cancellation (the "Advice") via e-mail to each such Certificate Holders withi n 30 days after the **First Named Insured** provides such information to the**Insurer**; provided, however, that if a specific number of days is not stated above, then the Advice will be provided to such Certificate Holder(s) as soon as reasonably practicable after the **First Named Insured** provides such information to the **Insurer**.

Proof of the **Insurer** emailing the Advice, using the information provided by the**First Named Insured**, will serve as proof that the **Insurer** has fully satisfied its obligations under this endorsement.

This endorsement does not affect, in any way, coverage provided under this policy or the cancellation of this policy or the effective date thereof, nor shall this endorsement invest any rights in any entity not insured under this policy.

The following Definitions apply to this endorsement:

1. **First Named Insured** means the Named Insured shown on the Declarations Page of this policy.
2. **Insurer** means the insurance company shown in the header on the Declarations page of this policy.

All other terms, conditions and exclusions shall remain the same.

Authorized Representative

POLICY NUMBER: 014-12-1394

COMMERCIAL GENERAL LIABILITY
CG 20 10 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
ANY PERSON OR ORGANIZATION WHOM YOU BECOME OBLIGATED TO INCLUDE AS AN ADDITIONAL INSURED AS A RESULT OF ANY CONTRACT OR AGREEMENT YOU HAVE ENTERED INTO.	PER THE CONTRACT OR AGREEMENT
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

© Insurance Services Office, Inc., 2018

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

© Insurance Services Office, Inc., 2018

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
BLANKET WHERE REQUIRED BY WRITTEN CONTRACT	BLANKET WHERE REQUIRED BY WRITTEN CONTRACT
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

© Insurance Services Office, Inc., 2018

ENDORSEMENT

This endorsement, effective 12:01 A.M. 06/01/2025
forms a part of Policy No. 014-12-1393
issued to GFL ENVIRONMENTAL HOLDINGS (US), INC.
by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA.

LIMITED ADVICE OF CANCELLATION PROVIDED VIA E-MAIL TO ENTITIES OTHER THAN THE FIRST NAMED INSURED

This policy is amended as follows:

In the event that the **Insurer** cancels this policy for any reason other than non-payment of premium, and

1. the cancellation effective date is prior to this policy's expiration date;

2. the **First Named Insured** is under an existing contractual obligation to notify a certificate holder when this policy is canceled (hereinafter, the "Certificate Holder(s)") and has provided to the **Insurer**, either directly or through its broker of record, the email address of a contact at each such entity; and

3. the **Insurer** received this information after the **First Named Insured** receives notice of cancellation of this policy and prior to this policy's cancellation effective date, via an electronic spreadsheet that is acceptable to the **Insurer**,

the **Insurer** will provide advice of cancellation (the "Advice") via e-mail to each such Certificate Holders withi n 30 days after the **First Named Insured** provides such information to the**Insurer**; provided, however, that if a specific number of days is not stated above, then the Advice will be provided to such Certificate Holder(s) as soon as reasonably practicable after the **First Named Insured** provides such information to the **Insurer**.

Proof of the **Insurer** emailing the Advice, using the information provided by the**First Named Insured**, will serve as proof that the **Insurer** has fully satisfied its obligations under this endorsement.

This endorsement does not affect, in any way, coverage provided under this policy or the cancellation of this policy or the effective date thereof, nor shall this endorsement invest any rights in any entity not insured under this policy.

The following Definitions apply to this endorsement:

1. **First Named Insured** means the Named Insured shown on the Declarations Page of this policy.
2. **Insurer** means the insurance company shown in the header on the Declarations page of this policy.

All other terms, conditions and exclusions shall remain the same.

Authorized Representative

ENDORSEMENT

This endorsement, effective 12:01 A.M. 06/01/2025

forms a part of Policy No. 014-12-1393

issued to GFL ENVIRONMENTAL HOLDINGS (US), INC.

by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA.

ADDITIONAL INSURED - WHERE REQUIRED UNDER CONTRACT OR AGREEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

SCHEDULE

ADDITIONAL INSURED:

ANY PERSON OR ORGANIZATION FOR WHOM YOU ARE CONTRACTUALLY BOUND TO PROVIDE ADDITIONAL INSURED STATUS BUT ONLY TO THE EXTENT OF SUCH PERSON'S OR ORGANIZATION'S LIABILITY ARISING OUT OF THE USE OF A COVERED "AUTO".

I. **SECTION II - COVERED AUTOS LIABILITY COVERAGE, A. Coverage, 1. - Who Is Insured,** is amended to add:

d. Any person or organization, shown in the schedule above, to whom you become obligated to include as an additional insured under this policy, as a result of any contract or agreement you enter into which requires you to furnish insurance to that person or organization of the type provided by this policy, but only with respect to liability arising out of use of a covered "auto". However, the insurance provided will not exceed the lesser of:

(1) The coverage and/or limits of this policy, or

(2) The coverage and/or limits required by said contract or agreement.

AUTHORIZED REPRESENTATIVE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement changes the policy to which it is attached effective on the inception date of the policy unless a different date is indicated below.

(The following "attaching clause" need be completed only when this endorsement is issued subsequent to preparation of the policy).

This endorsement, effective 12:01 AM 06/01/2025 forms a part of Policy No. WC014121402

Issued to GFL ENVIRONMENTAL HOLDINGS (US), INC.

By A I U INSURANCE COMPANY

LIMITED ADVICE OF CANCELLATION PROVIDED VIA E-MAIL TO ENTITIES OTHER THAN THE NAMED INSURED (WORKERS' COMPENSATION ONLY)

This policy is amended as follows:

In the event that the **Insurer** cancels this policy for any reason other than non-payment of premium, and

1. the cancellation effective date is prior to this policy's expiration date;

2. the **Named Insured** or, if applicable, any other employers named in Item 1 of the Information Page is under an existing contractual obligation to notify a certificate holder when this policy is canceled (hereinafter, the "Certificate Holder(s)") and the **Named Insured** has provided to the **Insurer**, either directly or through its broker of record, the email address of a contact at each such entity; and

3. the **Insurer** received this information after the **Named Insured** receives notice of cancellation of this policy and prior to this policy's cancellation effective date, via an electronic spreadsheet that is acceptable to the **Insurer**,

the **Insurer** will provide advice of cancellation (the "Advice") via e-mail to each such Certificate Holders within 30 days after the **Named Insured** provides such information to the **Insurer**; provided, however, that if a specific number of days is not stated above, then the Advice will be provided to such Certificate Holder(s) as soon as reasonably practicable after the **Named Insured** provides such information to the **Insurer**.

Proof of the **Insurer** emailing the Advice, using the information provided by the **First Named Insured**, will serve as proof that the **Insurer** has fully satisfied its obligations under this endorsement.

This endorsement does not affect, in any way, coverage provided under this policy or the cancellation of this policy or the effective date thereof, nor shall this endorsement invest any rights in any entity not insured under this policy.

The following definitions apply to this endorsement:

1. **Named Insured** means the insured first named employer in Item 1 of the Information Page of this policy.

2. **Insurer** means the insurance company shown in the header on the Information Page of this policy.

All other terms, conditions and exclusions shall remain the same.

Don Bailey

AUTHORIZED REPRESENTATIVE

INSURE

Trusted Choice
Independent Insurance Agent

2607 GLENWOOD AVENUE • P. O. BOX 31508 • RALEIGH, N. C. 27622 • 919/781-1115 • (FAX) 919/783-6427

April 30, 2026

City of Stockbridge
6640 N. Henry Boulevard
Stockbridge, Georgia 30281

Re: Waste Industries Atlanta, LLC dba GFL Environmental
Proposal for Comprehensive Residential Waste Collection and Disposal Services

To Whom It May Concern:

Our above client is submitting proposal to you for the above services in response to your request (RFP 2026-0007).

If a contract for these services is awarded to Waste Industries Atlanta, LLC dba GFL Environmental, and the City requires a performance guarantee, the United States Fire Insurance Company has agreed to provide a Performance Bond on their behalf. Other bonds will be provided if required by contract for services. United States Fire Insurance Company is a surety licensed to conduct business in Georgia, has an A.M. Best rating of A+ XV and appears on the US Treasury Department current list of approved sureties with an underwriting amount of $251,791,000.

We have provided bonds for this client for several years and highly recommend them to you as a professional and dependable organization.

Please give us a call if you have any questions.

Sincerely,

James W. Poole
Attorney-in-Fact
United States Fire Insurance Company

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

James W. Poole; Robert G. Salmon, Jr.; John D.Kinney; David J. Braswell

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **One Hundred Twenty Five Million Eight Hundred Thousand Dollars ($125,800,000)**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 17th day of January, 2025.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey}
County of Morris }

On this 17th day of January, 2025, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

ETHAN SCHWARTZ
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 6/29/2026
COMMISSION: #50223171

Ethan Schwartz (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 30th day of April 2026

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

*For verification of the authenticity of the Power of Attorney, please contact SuretyInquiries@amyntagroup.com.

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Jeffrey W. Cown, Director

EPD Director's Office
2 Martin Luther King, Jr. Drive SE
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

Apr 01, 2025

Mr. Scott Mann
Eagle Point Landfill, LLC
8880 Old Federal Road
Ball Ground, GA 30107

RE: Request for Variance under the Provisions of O.C.G.A. § 12-7-6(b)(15)
Eagle Point Landfill Expansion
Forsyth County
File: BV-058-24-07

Dear Mr. Mann:

The Georgia Environmental Protection Division (EPD) has reviewed your stream buffer variance application for the above-referenced project. The review was conducted to consider the potential impacts of the proposed project's encroachment on buffers to State waters within the context of the Georgia Erosion and Sedimentation Act and the potential impact to State waters within the context of Georgia's National Pollutant Discharge Elimination System (NPDES) General Permits for Stormwater Discharges Associated with Construction Activities. This review, and the variance granted herein, is limited to only the request(s) in the application that you submitted for permission to conduct land-disturbing activities within 25-foot areas located immediately adjacent to the banks of State waters where vegetation has been wrested by normal stream flow or wave action. To the extent that your buffer variance application includes a request to conduct land-disturbing activities within 25 feet of State waters where there is no vegetation that has been wrested by normal stream flow or wave action, such request has not been considered by EPD, and the related activity is not addressed in the variance granted herein.

Pursuant to Ga. Comp. R. and Regs. 391-3-7-.05(2)(h) and subject to the conditions and contingencies described further below, authorization is hereby granted to encroach within the 25-foot buffer adjacent to State waters as delineated in your application dated October 7, 2024. ***Buffer impacts authorized by this variance must be completed within five years of the date of this approval letter. If the approved buffer impacts cannot be completed prior to the expiration date, a time extension must be requested in writing at least 90 calendar days prior to the expiration date with justifiable cause demonstrated.***

Authorization for the above referenced project is subject to the following conditions and contingencies:

1) All graded slopes 3:1 or greater must be hydroseeded and covered with Georgia DOT approved wood fiber matting or coconut fiber matting. If not hydroseeded, Georgia DOT approved matting that has been incorporated with seed and fertilizer must be used. All slopes must be properly protected until a permanent vegetative stand is established;

2) The amount of land cleared during construction must be kept to a minimum;

3) All disturbed areas must be seeded, fertilized, and mulched as soon as the final grade is achieved. Also, these disturbed areas must be protected until permanent vegetation is established;

4) A double row of Georgia DOT type "C" silt fence or an approved high performance silt fence must be installed between the land disturbing activities and State waters where appropriate;

5) Buffer variance conditions must be incorporated into any Land Disturbing Activity Permit issued by Forsyth County for this project;

6) This project must be conducted in strict adherence to the approved erosion and sedimentation control plan and any Land Disturbing Activity Permit issued by Forsyth County; and

7) Post-construction stormwater management systems must be maintained to ensure pollutant removal efficiencies for water quality protection.

The granting of this approval does not relieve you of any obligation or responsibility for complying with the provisions of any other law or regulations of any federal, local, or additional State authority, nor does it obligate any of the aforementioned to permit this project if they do not concur with its concept of development/control. As a delegated "Issuing Authority," Forsyth County is expected to ensure that the stream buffer variance requirements are met for this project and is empowered to be more restrictive in this regard.

If you have questions concerning this letter, please contact Brian Kent, Erosion and Sedimentation Control Unit, Nonpoint Source Program, at (470) 521-1463.

Sincerely,

Jeffrey W. Cown

Jeffrey W. Cown
Director

JWC:bk

cc: Brandon Smith, Hodges, Harbin, Newberry & Tribble, Inc.
David McKee, County Manager
John Barlow, Planner II Forsyth County
Jonathan Wells, EPD Mountain District
Robert Amos, Georgia Soil and Water Conservation Commission
John Thomson, WRD Fisheries Northeast Region II

File: BV-058-24-07

WYRICK
ROBBINS
YATES
& PONTON
LLP

ATTORNEYS AT LAW

The Summit
4101 Lake Boone Trail
Suite 300
Raleigh, NC 27607.7506

PO Drawer 17803
Raleigh, NC 27619

ph 919.781.4000
fax 919.781.4865
www.wyrick.com

Email: linman@wyrick.com

MEMORANDUM

Via Email

TO: Waste Industries

ATTN: Leslie Childress

CC: Tom Cook

FROM: Lisa Inman

DATE: September 15, 2004

RE: Employer Identification Numbers

You have requested some clarification on the proper use of employer identification numbers for some of the Waste Industries entities. In particular, you note that, while most of the Waste Industries entities have their own EINs, Waste Industries, LLC and Waste Industries USA, Inc. have the same EIN.

Waste Industries, LLC is a wholly-owned subsidiary of Waste Industries USA, Inc. To put it another way, Waste Industries, LLC is a single member LLC that, for federal tax purposes, is a disregarded entity. The Federal Tax Regulations provide that a disregarded entity, such as a single member LLC that does not "check the box" to be taxed as a corporation, uses its owner's EIN. This rule does not *prohibit* a single-member LLC from obtaining an EIN, and most of the single member LLCs in the Waste Industries family *do* have a separate EIN, but our preference is not to obtain a separate EIN for Waste Industries, LLC because of the potential effect on pre-existing contracts and other documents.

Section 301.6109-1(h)(2) of the Treasury Regulations adopted by the IRS is set forth on the attached page for your reference. Please let me know if you require anything further. If there are any government entities that have questions or concerns about the EIN of Waste Industries, LLC (or any other Waste Industries entity), we would encourage such parties to call our tax partner, Tom Cook, at the phone number set forth above.

(h) *Special rules for certain entities under §301.7701–3*—(1) *General rule.* Any entity that has an employer identification number (EIN) will retain that EIN if its federal tax classification changes under §301.7701–3.

(2) *Special rules for entities that are disregarded as entities separate from their owners*—(i) *When an entity becomes disregarded as an entity separate from its owner.* Except as otherwise provided in regulations or other guidance, a single owner entity that is disregarded as an entity separate from its owner under §301.7701–3, must use its owner's taxpayer identifying number (TIN) for federal tax purposes.

(ii) *When an entity that was disregarded as an entity separate from its owner becomes recognized as a separate entity.* If a single owner entity's classification changes so that it is recognized as a separate entity for federal tax purposes, and that entity had an EIN, then the entity must use that EIN and not the TIN of the single owner. If the entity did not already have its own EIN, then the entity must acquire an EIN and not use the TIN of the single owner.

(3) *Effective date.* The rules of this paragraph (h) are applicable as of January 1, 1997.

Department of the Treasury
Internal Revenue Service
Ogden, UT 84201

In reply refer to: 0457809038
Sep 30, 2019 LTR 147C
56-0954929

WASTE INDUSTRIES USA LLC
% WRANGLER HOLDCO CORP SOLE MBR
3301 BENSON DRIVE
RALEIGH NC 27609-7362 990

Taxpayer Identification Number: 56-0954929

Form(s):

Dear Taxpayer:

Thank you for your telephone inquiry of September 30th, 2019.

Your Employer Identification Number (EIN) is 56-0954929. Please keep this letter in your permanent records. Enter your name and your EIN on all business federal tax forms and on related correspondence.

If you have any questions regarding this letter, please call our Customer Service Department at 1-800-829-0115 between the hours of 7:00 AM and 10:00 PM. If you prefer, you may write to us at the address shown at the top of the first page of this letter. When you write, please include a telephone number where you may be reached and the best time to call.

Sincerely,

MS.REESE
1003528068
Customer Service Representative

Secretary of State
Corporations Division
315 West Tower
#2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CONTROL NUMBER: 0465378
EFFECTIVE DATE: 11/05/2004
JURISDICTION : DELAWARE
REFERENCE : 0091
PRINT DATE : 11/08/2004
FORM NUMBER : 350

ORIGIN INFORMATION & SERVICES, INC.
233 MITCHELL ST SW, STE 550
ATLANTA, GA 30303

CERTIFICATE OF AUTHORITY TO TRANSACT BUSINESS

I, Cathy Cox, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that

WASTE INDUSTRIES ATLANTA, LLC
A FOREIGN LIMITED LIABILITY COMPANY

has been organized under the laws of the jurisdiction stated above and has filed an application meeting the requirements of Georgia law to transact business as a foreign limited liability company in this state.

WHEREFORE, by the authority vested in me as Secretary of State, the above named limited liability company is hereby granted, on the effective date stated above, this certificate of authority to transact business in the State of Georgia as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on the date set forth above.

Cathy Cox
Secretary of State

OFFICE OF SECRETARY OF STATE
CORPORATIONS DIVISON

315 West Tower, #2 Martin Luther King, Jr. Drive
Atlanta, Georgia 30334-1530
(404) 656-2817
Registered agent, officer, entity status information via the Internet
http://www.georgiacorporations.org

WARREN RARY
Director

ENRICO M ROBINSON
Assistant Director

CATHY COX
Secretary of State

APPLICATION FOR CERTIFICATE OF AUTHORITY FOR FOREIGN LIMITED LIABILITY COMPANY

DO NOT WRITE IN SHADED AREA – SOS USE ONLY

DOCKET #		PENDING #		CONTROL #			
DOCKET CODE		DATE FILED		AMOUNT RECEIVED		CHECK/ RECEIPT #	
TYPE CODE		EXAMINER		JURISDICTION CODE			

NOTICE TO APPLICANT: PRINT PLAINLY OR TYPE REMAINDER OF THIS FORM

1. Waste Industries Atlanta, LLC
Limited Liability Company Name (Optional) — Name Reservation Number

October 28, 2004
Date Business Commenced (Or Proposed) in Georgia (NOTE. If the date provided here is more than 30 days prior to the date the application is received by the Secretary of State, a $500 penalty must be paid, penalty is statutory and cannot be waived by Secretary of State.)

2. Deborah A. Pike — (919) 781-4000 ext 3041
Name of filing person (certificate will be mailed to this person, at address below) — Telephone Number

4101 Lake Boone Trail, Suite 300 — Raleigh — North Carolina — 27607-7506
Address — City — State — Zip Code

3. Delaware — October 28, 2004 — Perpetual
Jurisdiction (Home state/country) — Date of Organization in home state — Period of Duration

4. 3301 Benson Drive, Suite 601 — Raleigh — North Carolina — 27609
Address of Principal Place of Business — City — State — Zip Code

5. Origin Information and Services, Inc.
Name of Registered Agent in Georgia

233 Mitchell Street, Suite 550
Registered Office Street Address in Georgia (Post office box or mail drop not acceptable for registered office address)

Atlanta — Fulton — Georgia — 30303
City — County — State — Zip Code

6. Waste Industries USA, Inc. (Attn: D. Stephen Grissom)
3301 Benson Drive, Suite 601 — Raleigh — North Carolina — 27609
Manager's Name & Address (Person w/responsibility for maintaining records) — City — State — Zip Code

7. 3301 Benson Drive, Suite 601 — Raleigh — North Carolina — 27609
Address Where Limited Liability Company Records Are Maintained — City — State — Zip Code

8. **NOTICE: Mail or deliver an original and one copy of this form and the filing fee of $225.00 to the Secretary of State at the above address. Filing fees are NON-refundable. This application is signed by a person duly authorized to sign such instruments by the laws of the jurisdiction under which the foreign limited liability company is organized. The foreign limited liability company undertakes to keep its records at the address shown in #7 above until its registration in Georgia is canceled or withdrawn. The foreign limited liability company, in accordance with Title 14 of the Official Code of Georgia Annotated, appoints the Secretary of State as agent for service of process if no agent has been appointed in Georgia or, if appointed, the agent's authority has been revoked or the agent cannot be found or served by the exercise of reasonable diligence.**

D. Stephen Grissom, CEO — 11/2/04
Authorized Signature — Date

Request certificates and obtain entity information via the Internet: http://www.georgiacorporations.org

FORM 241

NOV 05 2004 SECRETARY OF STATE 5:12

376858 v1

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Wrangler Holdco Corp.

2 Business name/disregarded entity name, if different from above.

GFL Environmental / Waste Industries Atlanta, LLC (EIN: 20-1828202)

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) 5

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) E

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

1000 SOCIAL STREET, SUITE 1100

Requester's name and address (optional)

6 City, state, and ZIP code

RALEIGH, NC 27609

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-				

or

Employer identification number

8	2	-	2	1	8	8	6	8	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person yousufibrahim yousufibrahim (Jan 31, 2025 16:31 EST) Date 01/30/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

RFP 2026-0007

COS Comprehensive Residential Waste Collection & Disposal Services

Contract Documents Required:

Proposal Letter

Vendor: GFL Environmental, Inc.

PROPOSAL LETTER

We propose to furnish and deliver all the deliverables and services named in the attached Request for Proposals (RFP). The price or prices offered herein shall apply for the period stated in the RFP.

We further agree to strictly abide by all the terms and conditions contained in the City of Stockbridge Procurement Manual as modified by any attached special terms and conditions, all of which are made a part hereof. Any exceptions are noted in writing and included with this bid.

It is understood and agreed that this statement of Proposal and proposal constitutes an offer, which when accepted in writing by Purchasing Office, City of Stockbridge, and subject to the terms and conditions of such acceptance, will constitute a valid and binding contract between the undersigned and the City of Stockbridge.

It is understood and agreed that we have read the City's specifications shown or referenced in the RFP and that this statement is made in accordance with the provisions of such specifications. By our written signature on this proposal, we guarantee and certify that all items included in this statement meet or exceed all such City specifications. We further agree, if awarded a contract, to deliver goods and services which meet or exceed the specifications. The City of Stockbridge reserves the right to reject any or all offers, waive technicalities, and informalities, and to make an award in the best interest of the city.

It is understood and agreed that this statement of Proposal shall be valid and held open for a period of one hundred twenty (120) days from opening date.

PROPOSAL SIGNATURE AND CERTIFICATION
(Proposer to sign and return)

I certify that this offer is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal for the same materials, supplies, equipment, or services and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of State and Federal Law and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of the proposal and certify that I am authorized to sign this proposal for the proposer. I further certify that the provisions of the Official Code of Georgia Annotated, Sections 45-10-20 et. seq. have not been violated and will not be violated in any respect.

Authorized Signature Date 4/30/26

Print/Type Name Luke Ewing

Print/Type Company Name Here GFL Environmental

Email lewing@gflenv.com

RFP 2026-0007

COS Comprehensive Residential Waste Collection
& Disposal Services

Contract Documents Required:

Exhibit D: Bond Documents

Vendor: GFL Environmental

CRUM & FORSTER
A FAIRFAX COMPANY

Bond Number: USFIC 30621

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, **Waste Industries Atlanta, LLC dba GFL Environmental**, with an office at **1280 Rum Creek Parkway, Stockbridge, Georgia 30281**("Principal"), and **United States Fire Insurance Company**, a corporation organized under the laws of the State of Delaware, and duly authorized to transact business in the State of **Georgia**, ("Surety"), are held and firmly bound unto **City of Stockbridge, Georgia** ("Obligee"), in the penal sum of **Five Per Cent (5%) of Amount Bid** (--------) DOLLARS, lawful money of the United States, to the payment of which well and truly to be made we hereby bind ourselves and our heirs, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS Waste Industries Atlanta, LLC dba GFL Environmental is presenting a proposal and bid to provide Comprehensive Residential Waste Collection and Disposal Services for The City of Stockbridge.

NOW, THEREFORE, the conditions of this Bid Bond are such that: if the above-named Obligee accepts the bid of the Bond Principal within the time specified in the bid documents, or within such time, not to exceed sixty (60) days, as may be agreed by the Bond Principal and Obligee; and the Bond Principal executes the contract awarded; and provides such bond or bonds as may be required in the bid documents with a surety licensed in the jurisdiction where the contract is to be performed and is otherwise acceptable to the Obligee, or pays to the Obligee the difference, not to exceed the amount of this Bid Bond, between the Bond Principal's bid and the amount of the contract awarded in good faith by the Obligee to the next lowest bidder in accordance with the contract documents, then this obligation shall be null and void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that in no event shall the Surety's liability exceed the above-stated penal sum of this bond.

Signed, sealed and dated this 4th day of May, 20 26.

Waste Industries Atlanta, LLC dba GFL Environmental
Principal

By: _____
(Signature)
Name & Title: Luke Ewing
Government Contract Manager

United States Fire Insurance Company

By: _____
James W. Poole, Attorney-in-Fact

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

James W. Poole; Robert G. Salmon, Jr.; John D.Kinney; David J. Braswell

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **One Hundred Twenty Five Million Eight Hundred Thousand Dollars ($125,800,000)**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 17th day of January, 2025.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey}
County of Morris }

On this 17th day of January, 2025, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

ETHAN SCHWARTZ
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 6/25/2028
COMMISSION: #50223171

Ethan Schwartz (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 1st day of MAY 2025

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

*For verification of the authenticity of the Power of Attorney, please contact SuretyInquiries@amyntagroup.com.

INSURE

Trusted Choice
Independent Insurance Agent

2607 GLENWOOD AVENUE • P. O. BOX 31508 • RALEIGH, N. C. 27622 • 919/781-1115 • (FAX) 919/783-6427

April 30, 2026

City of Stockbridge
6640 N. Henry Boulevard
Stockbridge, Georgia 30281

Re: Waste Industries Atlanta, LLC dba GFL Environmental
Proposal for Comprehensive Residential Waste Collection and Disposal Services

To Whom It May Concern:

Our above client is submitting proposal to you for the above services in response to your request (RFP 2026-0007).

If a contract for these services is awarded to Waste Industries Atlanta, LLC dba GFL Environmental, and the City requires a performance guarantee, the United States Fire Insurance Company has agreed to provide a Performance Bond on their behalf. Other bonds will be provided if required by contract for services. United States Fire Insurance Company is a surety licensed to conduct business in Georgia, has an A.M. Best rating of A+ XV and appears on the US Treasury Department current list of approved sureties with an underwriting amount of $251,791,000.

We have provided bonds for this client for several years and highly recommend them to you as a professional and dependable organization.

Please give us a call if you have any questions.

Sincerely,

James W. Poole
Attorney-in-Fact
United States Fire Insurance Company

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

James W. Poole; Robert G. Salmon, Jr.; John D.Kinney; David J. Braswell

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **One Hundred Twenty Five Million Eight Hundred Thousand Dollars ($125,800,000)**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 17th day of January, 2025.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey}
County of Morris }

On this 17th day of January, 2025, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

ETHAN SCHWARTZ
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 8/25/2029
COMMISSION: #50223171

Ethan Schwartz (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 30th day of APRIL 2026

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

*For verification of the authenticity of the Power of Attorney, please contact SuretyInquiries@amyntagroup.com.

RFP 2026-0007

COS Comprehensive Residential Waste Collection & Disposal Services

Contract Documents Required:

Exhibit E: Georgia Security And Immigration Compliance Act Affidavit

Vendor: GFL Environmental

Stockbridge
Where Community Connects

EXHIBIT E
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor(s) Name: GFL Enviornmental

Address: 1280 Rum Creek Pkwy Stockbridge, GA 30281

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify,* in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.GA. § 13-10-91(b).

The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the City of Stockbridge within five (5) business days after any subcontractor(s) is/are retained to perform such service.

170827
E Verify ™ Company Identification Number

12/12/2008
Date of Authorization

BY: Authorized Officer or Agent
(Name of Person or Entity)

4/30/26
Date

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

30th DAY OF April, 2026

Notary Public

Sabrina Gray Hills
NOTARY PUBLIC
Richmond County, GEORGIA
My Commission Expires 07/28/2026
[NOTARY SEAL]

My Commission Expires: 7/28/26

*** or any subsequent replacement** operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-60

Stockbridge
Where Community Connects

EXHIBIT E
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor(s) Name: GFL Enviornmental

Address: 1280 Rum Creek Pkwy Stockbridge, GA 30281

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The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.GA. § 13-10-91(b).

The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the City of Stockbridge within five (5) business days after any subcontractor(s) is/are retained to perform such service.

170827
E Verify ™ Company Identification Number

12/12/2008
Date of Authorization

BY: Authorized Officer or Agent
(Name of Person or Entity)

4/30/26
Date

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

30th DAY OF April, 2026

Notary Public

Sabrina Gray Hills
NOTARY PUBLIC
Richmond County, GEORGIA
My Commission Expires 07/28/2026
[NOTARY SEAL]

My Commission Expires: 7/28/26

*** or any subsequent replacement** operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-60

Stockbridge
Where Community Connects

EXHIBIT E
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor(s) Name: GFL Enviornmental

Address: 1280 Rum Creek Pkwy Stockbridge, GA 30281

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify,* in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.GA. § 13-10-91(b).

The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the City of Stockbridge within five (5) business days after any subcontractor(s) is/are retained to perform such service.

170827
E Verify ™ Company Identification Number

12/12/2008
Date of Authorization

BY: Authorized Officer or Agent
(Name of Person or Entity)

4/30/26
Date

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

30th DAY OF April, 2026

Notary Public

Sabrina Gray Hills
NOTARY PUBLIC
Richmond County, GEORGIA
My Commission Expires 07/28/2026
[NOTARY SEAL]

My Commission Expires: 7/28/26

*** or any subsequent replacement** operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-60

RFP 2026-0007

COS Comprehensive Residential Waste Collection & Disposal Services

Contract Documents Required:

Exhibit F: Drug-Free Work Place

Vendor: GFL Environmental

EXHIBIT F
DRUG-FREE WORKPLACE

The undersigned certifies that the provisions of Code Sections 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-free Workplace Act", have been complied with in full. The undersigned further certifies that:

(1) A drug-free workplace will be provided for the Service Provider's employees during the performance of the Contract: and

(2) Each Service Provider who hires a subcontractor to work in a drug-free workplace shall secure from the subcontractor the following written certification:
"As part of the subcontracting agreement with GFL Environmental (Service Provider), N/A (subcontractor) certifies to the Service Provider that a drug-free workplace will be provided for the subcontractor's employees during the performance of this Contract pursuant to paragraph (7) of the subsection (b) of Code Section 50-24-03."

Also, the undersigned further certifies that he/she will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Contract.

GFL Environmental
Company Name

4/30/26
BY: Authorized Officer or Agent Date
(Service Provider Signature)

Gov. Contract Manager
Title of Authorized Officer or Agent of Service Provider

Luke Ewing
Printed Name of Authorized Officer or Agent

End of Exhibit F.

RFP 2026-0007

COS Comprehensive Residential Waste Collection & Disposal Services

Contract Documents Required:

Exhibit G: Purchasing Policy Addendum

Vendor: GFL Environmental

EXHIBIT G

PURCHASING POLICY ADDENDUM

I, Luke Ewing, hereby certify that I have received certify that I have received a copy of the City of Stockbridge, GA, Financial Management Policies Purchasing Policy which can be found at https://stockbridgega.org/departments/procurement-division and agree to comply with all requirements of the City of Stockbridge, GA Financial Management Policies Purchasing Policy to the extent the policy is applicable to the undersigned.

4/30/26

BY: Authorized Officer or Agent (Service Provider Signature) — Date

Gov. Contract Manager

Title of Authorized Officer or Agent of Service Provider

Luke Ewing — 4/30/26

Printed Name of Authorized Officer or Agent — Date

End of Exhibit G.

EXHIBIT G

PURCHASING POLICY ADDENDUM

I, Luke Ewing, hereby certify that I have received certify that I have received a copy of the City of Stockbridge, GA, Financial Management Policies Purchasing Policy which can be found at https://stockbridgega.org/departments/procurement-division and agree to comply with all requirements of the City of Stockbridge, GA Financial Management Policies Purchasing Policy to the extent the policy is applicable to the undersigned.

4/30/26

BY: Authorized Officer or Agent Date
(Service Provider Signature)

Gov. Contract Manager

Title of Authorized Officer or Agent of Service Provider

Luke Ewing 4/30/26

Printed Name of Authorized Officer or Agent Date

End of Exhibit G.

RFP 2026-0007

COS Comprehensive Residential Waste Collection & Disposal Services

Contract Documents Required:

Exhibit H: Affidavit Verifying Status for Public Benefit Application

Vendor: GFL Environmental

Stockbridge
Where Community Connects

EXHIBIT H
AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION

By executing this affidavit under oath, as an applicant for a City of Stockbridge, Georgia Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit, execution of contract or other public benefit as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application for a City of Stockbridge license/permit and /or contract for

GFL Environmental

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

1. _____x_____ I am a United States citizen

OR

2. _____ I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States. *

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

Signature of Applicant: _____ Date: 4/30/26

Printed Name: Luke Ewing

* Alien Registration number for non-citizens: _____

** PLEASE INCLUDE A COPY OF YOUR PERMANENT RESIDENT CARD, EMPLOYMENT AUTHORIZATION, GREEN CARD PASSPORT WITH A COPY OF YOUR DRIVER LICENSE OR OTHER DOCUMENTATION AS ALLOWED UNDER THE LAW IF YOUR ARE A LEGAL PERMANENT RESIDENT (#2) **

Subscribed and Sworn Before Me, this the 30th day of April, 2026

Notary Public: _____ Sabrina Gray Hills

My Commission Expires: _____ NOTARY PUBLIC
Richmond County, GEORGIA
My Commission Expires 07/28/2026

* Note: O.C.G.A.§ 50-36-1(c)(2) requires that the Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the Federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

_____

End of Exhibit H.

Stockbridge
Where Community Connects

EXHIBIT H
AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION

By executing this affidavit under oath, as an applicant for a City of Stockbridge, Georgia Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit, execution of contract or other public benefit as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application for a City of Stockbridge license/permit and /or contract for

GFL Environmental

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

1. X I am a United States citizen

OR

2. _____ I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States. *

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

Signature of Applicant: _____ Date: 4/30/26

Printed Name: Luke Ewing

* Alien Registration number for non-citizens: _____

** PLEASE INCLUDE A COPY OF YOUR PERMANENT RESIDENT CARD, EMPLOYMENT AUTHORIZATION, GREEN CARD, PASSPORT WITH A COPY OF YOUR DRIVER LICENSE, OR OTHER DOCUMENTATION AS ALLOWED UNDER THE LAW IF YOUR ARE A LEGAL PERMANENT RESIDENT (#2).**

Subscribed and Sworn Before Me, this the 30th day of April, 2026

Notary Public: _____ Sabrina Gray Hills

My Commission Expires: _____ NOTARY PUBLIC
Richmond County, GEORGIA
My Commission Expires 07/28/2026

* Note: O.C.G.A.§ 50-36-1(e)(2) requires that aliens qualified under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the Federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

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End of Exhibit H.

Stockbridge
Where Community Connects

EXHIBIT H
AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION

By executing this affidavit under oath, as an applicant for a City of Stockbridge, Georgia Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit, execution of contract or other public benefit as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application for a City of Stockbridge license/permit and /or contract for

GFL Environmental

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

1. x I am a United States citizen

OR

2. _____ I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States. *

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

Signature of Applicant: _____ Date: 4/30/26

Printed Name: Luke Ewing

* Alien Registration number for non-citizens: _____

** PLEASE INCLUDE A COPY OF YOUR PERMANENT RESIDENT CARD, EMPLOYMENT AUTHORIZATION, GREEN CARD, PASSPORT WITH A COPY OF YOUR DRIVER LICENSE, OR OTHER DOCUMENTATION AS ALLOWED UNDER THE LAW IF YOUR ARE A LEGAL PERMANENT RESIDENT (#2).**

Subscribed and Sworn Before Me, this the 30th day of April, 2026

Notary Public: _____

Sabrina Gray Hills
NOTARY PUBLIC
Richmond County, GEORGIA
My Commission Expires 07/28/2026

My Commission Expires: _____

* Note: O.C.G.A.§ 50-36-1(e)(2) requires that aliens qualified under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the Federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

_____

End of Exhibit H.

RFP 2026-0007

COS Comprehensive Residential Waste Collection & Disposal Services

Contract Documents Required:

Exhibit I: References

Vendor: GFL Environmental

Stockbridge
Where Community Connects

EXHIBIT I
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP 2026-0007

SOLICITATION TITLE: **CITY OF STOCKBRIDGE RESIDENTIAL COMPREHENSIVE WASTE COLLECTION AND DISPOSAL SERVICES**

Proposing Firm (List name exactly as provided in the proposal):

GFL Environmental

Date of Verification: 4/30/26

Reference Organization: West Solutions

Project Verified (include the Project Name / Title and brief description of the Project:

Person Contacted: Blake West

Title of Contract: (CEO)

Telephone and extension: 770-549-7154

Email Address: westsolution02@gmail.com

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance?
2. Did the firm adhere to the scope of work and bid requirements?
3. Did the firm provide deliverables as agreed upon?
4. Would you contract with this firm again?

Additional Comments (if any):

GFL provides rollotts for Jobsites Clean ups, restorations and Demo Timely & all ways on point!

Signature and Date: Blake West 5/4/26

71

Stockbridge
Where Community Connects

EXHIBIT I
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP 2026-0007

SOLICITATION TITLE: **CITY OF STOCKBRIDGE RESIDENTIAL COMPREHENSIVE WASTE COLLECTION AND DISPOSAL SERVICES**

Proposing Firm (List name exactly as provided in the proposal):

GFL Environmental

Date of Verification: 4/30/26

Reference Organization: Pumping Iron Pro fit

Project Verified (include the Project Name / Title and brief description of the Project:

Total remodel of building and Weekly Trash Service 8 yrd can Roll OFF

Person Contacted: George Sawyer - Norine Sawyer

Title of Contract: owner (ceo)

Telephone and extension: 770-670-0707

Email Address: gs141561@gmail.com

Questions: (Yes) No

1. Were you satisfied with the Company/Organization's overall performance?
2. Did the firm adhere to the scope of work and bid requirements?
3. Did the firm provide deliverables as agreed upon?
4. Would you contract with this firm again?

Additional Comments (if any):

GFL has provided great Customer Service over the past 4 years willing to help and always go above and beyond

Signature and Date: [signature] 5-4-26

71

Stockbridge
Where Community Connects

EXHIBIT I
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP 2026-0007

SOLICITATION TITLE: **CITY OF STOCKBRIDGE RESIDENTIAL COMPREHENSIVE WASTE COLLECTION AND DISPOSAL SERVICES**

Proposing Firm (List name exactly as provided in the proposal):

GFL Environmental

Date of Verification: 4/30/26

Reference Organization: Particular Peoples Painter

Project Verified (include the Project Name / Title and brief description of the Project:

Person Contacted: Marvin Latta

Title of Contract: Owner

Telephone and extension: 678 789-4040

Email Address: marv_lat@hotmail.com

Questions: (Yes) No

1. Were you satisfied with the Company/Organization's overall performance? YES
2. Did the firm adhere to the scope of work and bid requirements? YES
3. Did the firm provide deliverables as agreed upon? YES
4. Would you contract with this firm again? YES

Additional Comments (if any):

Signature and Date: 5/4/26

May 1, 2026

To Whom It May Concern:

GFL's commitment to excellence and professionalism with Henry County Schools has proven them to be valued team members in our daily operations.

Handling/Managing a solid waste contract is challenging. Especially, when you consider our current capacity of 74+ containers at 64 different sites. Adding multiple container sizes and varying schedules to the mix, you can imagine the organizational structure required to successfully execute such a contract.

With that, GFL has never disappointed. They have a proven record of performance with Henry County Schools. Their administrative staff are very responsive, and their drivers are thorough and professional. We are a very satisfied partner.

We look forward to a continued partnership with GFL as our solid waste service provider.

Respectfully,

Barry L. Miles
Executive Director of Facilities and Maintenance - Operations
Henry County Schools

RFP 2026-0007

COS Comprehensive Residential Waste Collection & Disposal Services

Contract Documents Required:

Exhibit K: Cost Proposal

Vendor: GFL Environmental

EXHIBIT K:

COST PROPOSAL
RFP No. 2026-0007
CITY OF STOCKBRIDGE COMPREHENSIVE RESIDENTIAL WASTE COLLECTION AND DISPOSAL SERVICES

RESIDENTIAL PRICE SHEET

FEE BREAKDOWN	
Rate per month, per unit for weekly curbside waste collection	$ 14.25
Rate per month, per unit for biweekly curbside recycling collection	$ 2.00
Rate per month per unit for weekly yard waste collection	$ 0.75
Rate per month per unit for weekly bulk waste collection	$ 0.75
Total Monthly Fee Per Resident	$ 17.75

SPECIALTY FEES:

Additional collection price for each additional regular cart:

Units: Proposed price per extra cart resident per month: $ 12.00
(Paid by resident directly to vendor)

BULK WASTE (including Administrative Fee) for one time collection of bulk waste that exceeds 3 items.

Units: Proposed price per collection occurrence $ 0 (Included)
(Paid by resident directly to vendor)

YARD WASTE (Including Administrative Fee) for one time collection of yard waste that exceeds four (4) cubic yards.

Units: Proposed price per collection occurrence: $ 0 (Included)
(Paid by resident directly to vendor)

MISSED PICKUP LATE SET OUT RETURN (Including Administrative Fee)

Units: Proposed price per collection occurrence $ 0 (Included)
(Paid by resident directly to vendor)

CART BRANDING – Should the City opt to have the City branding added to the cart

Units: Proposed price per cart $ 1.50

CLEAN-UP EVENT FEE (Including Administrative Fee)

Fixed annual price for two (2) cleanup events (Spring and Fall) six (6) hours each price should include disposal cost.

Units: Proposed price per year $ 0 (Included)

EXHIBIT K:

COST PROPOSAL
RFP No. 2026-0007
CITY OF STOCKBRIDGE COMPREHENSIVE RESIDENTIAL WASTE COLLECTION AND DISPOSAL SERVICES

OVERALL TOTAL BASE BID (Numerical) ⟶ **$** 17.75

OVERALL TOTAL BASE BID IN WORDS

Please note that prices may be negotiated in the best interest of the City after the scoring is completed.

End of Exhibit K.

CITY OF STOCKBRIDGE RESIDENTIAL WASTE COLLECTION AND DISPOSAL SERVICES

Attention - Wanda Cooley, Contract Specialist

Due Date: 5/7/26 by 3:00PM

Submitted by Luke Ewing - Government Contract Manager - 1280 Rum Creek Pkwy Stockbridge, GA 30281

lewing@gflenv.com, 770-298-0844

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environmental

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1.0 (A) Transmittal Letter

I have read and understood the sanitation collection services for residential and commercial customers within the incorporated municipal limits of the City of Stockbridge. If awarded, we will carry out the proposed Work in accordance with all the provisions of the Contract. I further state that I am an authorized representative who can commit GFL Environmental to such Contract. We acknowledge and have recognized the RFP Clarification and have met the requirements with the information provided. Due to the location of the city, GFL has a disposal advantage. GFL is bidding and will be servicing and disposing at an EPD Approved Receiving Facility. GFL has reviewed all answers to RFP questions and has prepped accordingly through the use of Addendum. GFL's services per the RFP will include: Weekly curbside household garbage collection. Rear-load ("back door") collection services. Clam truck services for bulk waste and special collections. Provision, delivery, maintenance, repair, and replacement of residential trash carts. Transportation and lawful disposal of collected waste. All cans will be maintained in a sanitary condition, and the areas surrounding dumpsters will be kept free of trash and debris. An adequate number of cans will be provided to service all homes and facilities. As your partner, GFL will sponsor and support up to 5 events per year as well as offer at least 2 community clean up days each year. We pride ourselves in superior service and community sustainability. Myself and our general manager toured the city limits and fully understand what is needed and required to service the homes and businesses successfully and efficiently. As the current incumbent to this contract, our local team will ensure the transition to the new contract will be smooth and without disruptions. The current contract expires January 31, 2027. The city requests a four-day pickup. The dates should be Monday through Thursday. The local GFL team is prepared to service on those days and currently does so.

Luke Ewing, Government Contracts Manager - GFL Environmental - www.gflenv.com

Date: 4/30/2026

WRITTEN CONSENT
OF THE SOLE MANAGER OF
Waste Industries of Atlanta, LLC, dba GFL ENVIRONMENTAL

The undersigned, being the sole Manager of Waste Industries of Atlanta LLC, dba GFL Environmental, does hereby adopt the following resolution by executing this written consent, effective for all purposes as of May 7, 2026.

RESOLVED, that the following person be, and he is hereby authorized to execute documentation on behalf of the Company in connection with City of Stockbridge due on 4/30/26.

Luke Ewing Government Contracts Manager

This action is taken and effective as of the date first set forth above.

WASTE INDUSTRIES USA, LLC

By:
Name: Patrick Dovigi
Title: Chief Executive Officer

PROPOSAL LETTER

We propose to furnish and deliver all the deliverables and services named in the attached Request for Proposals (RFP). The price or prices offered herein shall apply for the period stated in the RFP.

We further agree to strictly abide by all the terms and conditions contained in the City of Stockbridge Procurement Manual as modified by any attached special terms and conditions, all of which are made a part hereof. Any exceptions are noted in writing and included with this bid.

It is understood and agreed that this statement of Proposal and proposal constitutes an offer, which when accepted in writing by Purchasing Office, City of Stockbridge, and subject to the terms and conditions of such acceptance, will constitute a valid and binding contract between the undersigned and the City of Stockbridge.

It is understood and agreed that we have read the City's specifications shown or referenced in the RFP and that this statement is made in accordance with the provisions of such specifications. By our written signature on this proposal, we guarantee and certify that all items included in this statement meet or exceed all such City specifications. We further agree, if awarded a contract, to deliver goods and services which meet or exceed the specifications. The City of Stockbridge reserves the right to reject any or all offers, waive technicalities, and informalities, and to make an award in the best interest of the city.

It is understood and agreed that this statement of Proposal shall be valid and held open for a period of one hundred twenty (120) days from opening date.

PROPOSAL SIGNATURE AND CERTIFICATION
(Proposer to sign and return)

I certify that this offer is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal for the same materials, supplies, equipment, or services and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of State and Federal Law and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of the proposal and certify that I am authorized to sign this proposal for the proposer. I further certify that the provisions of the Official Code of Georgia Annotated, Sections 45-10-20 et. seq. have not been violated and will not be violated in any respect.

Authorized Signature _____ Date 4/30/26

Print/Type Name Luke Ewing

Print/Type Company Name Here GFL Environmental

Email lewing@gflenv.com

2.0 Executive Summary

GFL is the current service provider for the City of Stockbridge and is committed to its success, residents and staff members. The GFL team is local to the City of Stockbridge and is located at: 1280 Rum Creek Pkwy Stockbridge, GA 30281. This is the location of where the contract will be managed and maintained. GFL is always available by phone and can be reached at the following numbers: 770-318-9790 or 678-725-3915. Scott Johnson and Luke Ewing are the points of contact. GFL will provide collection, transportation and proper disposal of solid waste & recycling for approximately 11000 accounts within the city limits. Recycling Optional for Residents but will be offered by GFL. Bulk Waste - Up to 3 items per week. Yard waste - bagged up to 10 bags per week, no more than 50 lbs each; Call in required for unbagged, contained twigs/limbs. GFL will submit detailed reports based on a request from Stockbridge for performance measures. Trash and recycling collection will be provided the day after the holiday unless the holiday is on Saturday or Sunday if your regular day falls on the holiday. If Christmas is on Monday, the services will run a day behind all week. Holidays refers to any of the following: New Year's Day, Martin Luther King, Jr. Birthday, Juneteenth, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day, and other holidays mutually agreed to by the City and GFL and so specified in the proposed contract. In no instance will there be more than one holiday during a collection week. When the scheduled collection day falls on a holiday, collection for that day will be collected one day later. GFL will publish the yearly calendar including alternate collection days and must be published on GFL's website; also written documentation regarding the holiday schedule shall be submitted to the City. GFL utilizes CNG trucks to demonstrate a commitment to reducing air pollution from collection vehicles.

GFL will have to comply with the GA Rules for Solid Waste Management pertaining to the collection and disposal of MSW, bulk, and yard waste. City residents are billed for sanitation on their property taxes. Any specialty fees will be billed by the vendor directly to the residents.

3.0 (A). General Management

GFL is prepared and ready to start servicing City of Stockbridge regarding:

Residential solid waste collection and disposal services for all eligible residential customers within the incorporated municipal limits of the City of Stockbridge. GFL has chosen South Side Transfer Station and the Welcome All Transfer Station for disposal and is an EPD Approved Receiving Facility. GFL will be disposing of all recycling at Pratt Recycling. Each truck driver will secure all carts and keep the area surrounding free of debris and trash. The local GFL team will be responsible for the collection, transportation and proper disposal of solid waste & recycling for approximately 11000 accounts within

the city limits. Recycling Optional for Residents. Bulk Waste - Up to 3 items per week. Yard waste - bagged up to 10 bags per week, no more than 50 lbs each; Call in required for unbagged, contained twigs/limbs. The local GFL team shall provide an internet/email-based system for the communication of all service requests from the City and the customers to GFL. All requests shall be tracked, recorded, and reported monthly showing the date, type, and resolution of each request. GFL's personnel will be trained both in program operations and in customer service and ensure that all personnel maintain a positive attitude with the public and in the workplace. GFL has been a pillar in the Stockbridge community for the past 10 years and will maintain consistency and efficiency through the duration of the contract.

Understanding honesty, commitment to our employees and community, and the endless search for improvement are the reasons for our past success and the foundation for our future growth. Living in the communities we serve; we are committed to improving them. From state-of-the-art landfills and transfer stations to strategic environmental policies, we can help communities maintain and improve their quality of life by providing efficient, innovative, and cost-effective solid waste solutions. By standing by our principles, we have earned the trust and respect of our customers and industry and promise to work alongside Stockbridge throughout the duration of the contract. We currently service over 100 municipal contracts in GA and our success is translated through our customer relationships and references. In the collection of solid waste and recyclables, GFL and its employees shall not place the same upon or suffer the same to be placed, or scattered upon any public place, or private street, alley, or drive, and agrees to replace any cart or lid damaged by its employees and upon collection leave the premises in a neat and clean condition.

Scott Johnson, General Manager of GFL's Fairburn Branch, will be our company's point of contact. Luke Ewing, GFL's Government Contracts Manager, will also be an additional point of contact to ensure the contract and all requirements are upheld and met.

Across its organization, GFL has a workforce of more than 11,500 employees and provides its broad range of environmental services to more than 135,000 commercial and industrial customers and its solid waste collection services to more than 4 million households.

Services Provided by GFL:

Residential Curbside Collection: At GFL, we strive to provide our customers with constantly evolving, innovative, diverse trash services that help keep streets clean and safe. Weekly collection of household garbage from all residential units within City limits. Collection shall utilize GFL-provided standardized roll-out carts. Routes and collection days shall be approved by the City prior to implementation. GFL will provide route maps and schedules. GFL will be servicing the residents Monday through Thursday. Through our residential subscription programs, we provide individual homes with regular, reliable curbside trash pickup service, with a range of service options available, as well as an appropriate cart or container to hold trash until it's collected. GFL assists municipalities with recycling and disposal of Household Hazardous Waste (HHW) through community round-up and stewardship programs. Information about planned round-up or collection events/ initiatives in your community, including those organized at established local waste drop-off sites, will be available through your municipality.

GFL will provide a 95-gallon cart for each occupied location to be serviced on a weekly basis.
Cart Contents will contain bagged municipal solid waste as defined by the Georgia Comprehensive Solid Waste Management Act of 1990 may be placed in the cart for collection. Carts must be placed at the

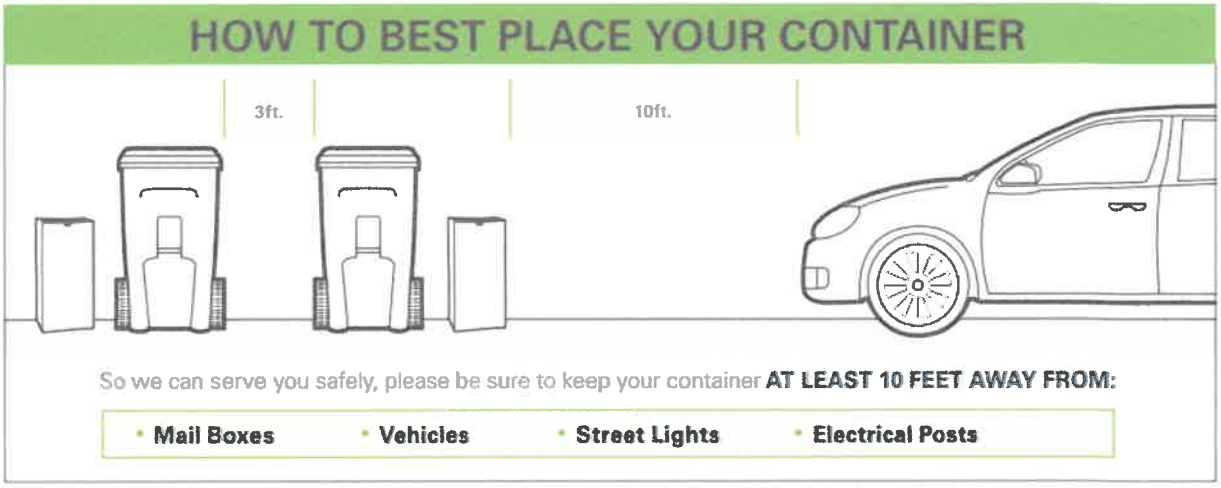
curb no later than 6:00 A.M. on the morning of collection and should be placed as close to the curb as is safely possible without interfering with the flow of traffic.

Correct placement of your container for curbside trash, recycling and organic waste collection is easy, but it's also important to ensure your services are handled properly and safely. We don't want to miss your collection, but we can't pick up your trash if it isn't by the curb when our truck gets there on your service day. This guide on container placement will ensure you're prepared:

Place your trash can and recycling bin at the curb with the wheels facing your house and the lid opening into the street. Keep your garbage cans four feet apart and at least four feet or more from any obstacles such as mailboxes, cars, lamp posts, or power lines. Keep your container at the curb until the end of the day if it hasn't been collected. Sometimes the timing of our arrival changes, and we don't want to miss you if we come later than expected. It's generally best to put your container out the night before your collection day. That way even if we're early, you won't miss your pick-up.

Note: Some areas with HOAs have specific regulations for when your trash should be at the curb, so always check your bylaws first. If you follow these guidelines, you shouldn't have any problems with your collection. On rare occasions something can go wrong, so if you have any issues with your service such as a missed collection, please contact your local branch to report it.

Our job is to provide you with the best waste collection service possible, so please don't hesitate to reach out!



Equipment: GFL is currently using and will also utilize collection vehicles and equipment that are safe, properly maintained, and appropriate for the services required under this agreement. GFL's vehicles are in good operating condition, properly licensed, compliant with all applicable state and federal regulations, and capable of performing the required services in a reliable and efficient manner. All equipment used in service delivery shall be maintained in a clean and professional condition and operated in a manner that promotes safety, efficiency, and minimal disruption to residents. All vehicles shall be secure, preventing any leakage of fluids or littering of material. Any fluid leak (except for oil, fuel, anti-freeze, or other substance deemed as hazardous material) must be cleaned up within one business day. All incidents should be reported to the City immediately. Should a hydraulic hose or other

vehicle related item break or leak fluid while on a collection route, the local GFL team shall respond to and make efforts to contain and clean the oil leak or other hazardous substance within a two (2) hour time period. Cleaning shall include complete removal of any oil tracked on the street or resident's driveway as well as any oil or other hazardous material leaked into a storm water system. It will be the sole determination of the City as to whether the cleaning is adequate in the event of a dispute. Clean up and disposal of all material deemed to be toxic, hazardous, or otherwise not approved for disposal at a regular municipal solid waste landfill must be disposed of properly under all local, state, and federal regulations. The City may request written documentation substantiating how and where the material was disposed of. All collection equipment shall be maintained in a first class, safe, and efficient working condition throughout the term of the contract. Such vehicles shall be maintained and painted as often as necessary to preserve and present a well-kept appearance, and a regular preventative maintenance program. GFL has this process streamlined and is currently doing this for all municipal contracts.

Trash Carts/Receptacles: The local GFL team will provide each residential customer with a standardized roll-out cart (minimum 95-gallon capacity). We will ensure carts are durable, wheeled, lidded, and compatible with automated or semi-automated collection. Our carts are marked with our identification. We will deliver carts prior to service commencement. Our local team will maintain responsibility for: Repair (normal wear and tear), Replacement of damaged carts, Replacement of stolen carts (per defined policy), Maintain an inventory tracking system and provide additional carts upon request (per approved pricing).

Recycling: GFL will provide no more than two (2) 65-gallon cart for each occupied location. Recycling is to be serviced every two (2) weeks. Recycling customers will receive one (1) can and this is an optional service available to each resident. A 95 gallon container can also be utilized clearly identified as recycling. GFL will be disposing of all recyclables with Pratt Recycling. This location's address is: 1920 Sarasota Business Pkwy. NE Conyers, GA 30013. GFL has been utilizing Pratt for over 10 years and has supporting documentation for reference. Within the past 10 years, GFL has not received a disposal violation. Recycling is essential to the future of our planet. As such, it forms an integral part of GFL's commitment to the environment. For our customers, recycling is an opportunity to maintain a more sustainable waste stream that helps keep recyclable materials out of landfills. Our residential recycling plans offer customers the resources they need to achieve this. GFL will provide you with a regular, reliable curbside collection of your recyclables on your scheduled service day, and a suitable bin or container to hold items until they are picked up. Once you have your container, simply follow the same guidelines as your solid waste container in regards to curbside placement, according to your recycling collection schedule. At GFL, we pride ourselves on being at the forefront of innovative recycling practices and we strive to offer superior recycling opportunities to all our customers. Recycling is the process of separating specific reusable materials from garbage streams and diverting them to facilities that will repurpose them for reuse. Recycling offers a sustainable alternative to regular waste streams by decreasing input into municipal landfills. It's essential to the future of our planet to drastically reduce the environmental impact of our waste materials and ensure that scarce resources are recovered and reused. At GFL, our recycling operations involve materials such as wood, paper, cardboard, plastic, aluminum and other metals. We collect, sort and prepare these materials for market and future use as recycled material. When it comes to recycling, awareness is key. Contamination is the biggest issue impacting successful recycling practices today, when people throw in items they shouldn't, such as grease-soaked cardboard, plastic bags or paint cans. This is why it's important to know what you can recycle and what you can't.

USUALLY ACCEPTED: Plastic recycling

Includes all CLEANED plastic bottles and jars #1 to #7: soft drink bottles, milk jugs, detergent bottles, FLATTENED cartons, etc. Check the bottom of the container. If you see the recycling symbol with a #1, 2, 3, 4, 5, 6, or 7 in the center, it is acceptable.

USUALLY ACCEPTED: Metal recycling

Includes aluminum cans, pie and baking pans, tin cans, steel food containers, EMPTY aerosol cans, and lids. Metal beverage cans, baking tins, foil, and food containers are also included in this material category.

All items must be CLEAN OF FOOD.

USUALLY ACCEPTED: Cardboard recycling

Includes corrugated cardboard, shipping boxes, cereal and dry food boxes, shoe boxes, tissue boxes, moving boxes, detergent boxes, soda/beer cartons, and paper towel/toilet tissue rolls.

All boxes MUST BE FLATTENED for proper disposal.

USUALLY ACCEPTED: Paper recycling

What can't I recycle?

Styrofoam

Window glass and mirrors

Electronic waste (TVs and computers)

Motor oil containers

Yard waste

Chemical containers

Shredded paper

Plastic bags

Ceramics or dishes

Food waste

Scrap metal

Monitors

Includes newspapers, inserts, labels, magazines, catalogs, paperback books, manila folders, letterhead, notebook paper (no backings), computer paper, envelopes (with windows), coupon books, index cards, calendars, and brown paper bags.

PRATT INDUSTRIES

Johnathan Cleveland
Transfer Station Supervisor
1920 Sarasota Business Pkwy
Conyers Ga 30013
jbcleveland2@prattindustries.com
Mobile: 770-733-7282

PRATT INDUSTRIES

Georgia Facility Capacities

- **Conyers (Eco-Campus):** This is Pratt's largest and most advanced MRF in Georgia. At full capacity, it can process **10,500 tons of material per month,** including 5,000 tons of paper fiber.
- **Atlanta:** This facility has the capacity to process up to **7,000 tons of material per month**, with approximately 4,000 tons of that being paper feedstock.
- **Columbus:** At full capacity, this MRF is capable of processing **200 tons per day** of single-stream recyclables, which includes 150 tons of paper and old corrugated containers (OCC).
- **Warner Robins (Peach County):** A new $120 million facility, which officially opened in December 2025, is designed to produce corrugated boxes using 100% recycled containerboard, primarily sourced from the Conyers mill.

Broader Operations

Pratt Recycling, the division responsible for sourcing these materials, recovers more than **3 million tons** of paper and other recyclables annually across its entire network. Much of this material is used to feed the company's 100% recycled paper mills, including the anchor mill in Conyers, Georgia.

PRATT™
INDUSTRIES

Based on available violation records for Pratt Industries (parent company) and its subsidiaries, there are no significant, recent, or widely reported environmental disposal violations in Georgia within the last five years. Pratt Recycling, Inc. has faced scrutiny regarding the processing of contaminated recycling, rather than unlawful disposal violations.

- **Audit Findings:** A 2023 review in DeKalb County raised questions about the amount of materials being recycled by the contractor, noting high contamination rates.
- **Safety Focus:** The company has reported, rather than faced violations for, the challenges of managing lithium-ion battery contamination in their recycling stream.
- **History:** Historical records indicate federal/state penalties for entities under the Pratt Industries parent company occurred more than five years ago (e.g., 2013).

Information indicates the company is actively operating under state solid waste management guidelines.

Rear-Load/Back Door Service: GFL will collect from designated rear or side locations for approved customers. GFL will coordinate with the City for approved back door service accounts and it must comply with ADA considerations where applicable. The local GFL drivers shall provide back door pick-up to elderly or disabled residents, as designated by the City, who are physically unable to place carts at curbside on pick-up day. In no case will the quantity of persons receiving back door pick-up exceed three (3%) percent of the total residential premises. GFL will provide back door residential solid waste collection service at no additional charge for those residents not physically able to take carts to curbside, provided however, that such exemptions will be granted only if there is no other occupant of the residential premises physically capable of placing the cart at curbside and the resident provides an affidavit from a physician certifying the physical disability. In no event will back door service be provided at a distance of more than one hundred and fifty (150) feet from the public roadway. In the event where back door service is provided pursuant to this section, the occupant shall use the cart for storage of residential solid waste but must place the residential solid waste in bags, designed to accommodate storage of waste, each bag not to exceed thirty (30) pounds in weight. GFL's employees servicing backdoor collection will be required to follow regular walk patterns for pedestrians while on private property. Employees will take care not to damage property, shrubs, and other plantings. Employees will not be required to expose themselves to danger by vicious animals in order to accomplish collection.

Yard Waste/Bulk Waste Services: GFL will dispose of all yard and bulk waste at the following locations: 5225 Welcome All Rd. College Park, GA and 252 First Manassas Mile, Fayetteville, GA 30215. These locations are named: Welcome All Transfer Station and South Side Transfer Station. These locations are owned and operated by our local GFL team members. Please contact Scott Johnson for any questions or concerns: 770-719-1590. Extra bags are considered to be bulk pick up. Up to 3 bulk items can be picked up per service. Residents are required to request this service a day in advance. The local GFL team in Stockbridge will collect bulk items including furniture, appliances (non-hazardous), and yard debris as specified by the City and will be serviced bi-weekly or as per needed on-call. Any special collection events upon City request will be handled and serviced by GFL. 1. Leaves and grass clippings must be placed in kraft bags and placed at the curb no later than 6:00 A.M. on the morning of collection and should be placed as close to the curb as is safely possible without interfering with the flow of traffic. Up to ten (10) bags will be removed weekly on the normal collection day. Each bag shall weigh no more than fifty (50) pounds. Collection crews will only be required to pick up from one location and will not be required to move their truck multiple times at the same residence to pick up yard waste. Multiple week pickups can be scheduled in the event the number of bags exceed ten (10) or the resident can request to have them collected in one pick up and must call to schedule a Special Pick Up and will be accessed a Special Pickup Fee. In the event of yard waste set out that does not meet the specifications above; GFL will leave a clearly explanatory printed or written notice for the customer and notify the City within eight (8) working hours. Residents will be required to call in their requests for yard waste (twigs, limbs, and branches) pickup no less than twenty-four (24) hours before the scheduled day of service. Residents will also be required to call in their requests for bulk waste pickup no less than twenty-four (24) hours before the scheduled day of service. Bulk items are described as any item that is too large to fit into the 95-gallon cart. This may include furniture, mattresses, appliances, etc. No more than three (3) items will be removed during each weekly service at no additional charge.

As your local solid waste management experts, GFL offers convenient, scheduled, full-service home collection options for customers requiring disposal of large bulky items. If you've got a fridge that's no longer cooling or a washer that's all washed out, chances are you'll want to replace them. When that time comes, rather than lugging cumbersome old units down to your local disposal depot, give GFL a call

and we'll take your items away. All you need to do is set no more than 2 bulk items out by the curb on the same day as your yard waste pickup day (every other week) and we will remove the items. As your local solid waste management experts, GFL offers convenient, scheduled, full-service home collection options for customers requiring disposal of large or bulky items. If you've got a fridge that's no longer cooling or a washer that's all washed out, chances are you'll want to replace them. When that time comes, rather than lugging cumbersome old units down to your local disposal depot, give GFL a call and we'll take your items away. Whether it's a broken water heater, a used dryer, or an old mattress, we'll handle your used white goods and bulky items safely and with care. All you need to do is contact your local GFL branch and we'll schedule a convenient time for one of our trained professionals to collect your goods from your home.

Accepted Items:

The following items are generally accepted for bulk pickup. Please note: these items vary by location, and you should call your local branch to confirm it's accepted.

Excess household trash

Cardboard (please break down flat and remove packing material)

Mattresses

Box Springs

Bicycles

Toys

Car seats

Grills (no Propane tanks or hot ashes)

Televisions

White goods

Furniture fixtures (no fluorescent lights)

Sofas

Chairs

Tables

Unaccepted Items:

The following items are generally not accepted for bulk pickup. Please note: these items vary by location, and you should call your local branch to confirm it's not accepted.

Items containing fuels such as Lawn mowers, propane tanks

Household chemicals

Pool chemicals

Oil, anti-freeze, automotive filters

Batteries, small or large

Cooking oils

Paint

Next time you need disposal of your old household items, keep GFL in mind. We can take care of them for you with one simple call.

City owned facilities to receive free service: GFL will provide free services with (9) FL dumpsters emptied weekly and 2 times per week, (1) 20 Yd Open Top Roll off on call approx 1 per month. GFL will also provide solid waste and recyclable collection services or City-sponsored special events (up to five (5) events per fiscal year, but an event may run for multiple days), at no additional cost to the City. These collections will be considered incidental to the contract. GFL will provide dumpsters and/or carts two (2) days before the events at locations designated by the City. The GFL team will provide up to two (2) community clean up events (Spring and Fall). The contractor will provide equipment and labor. Prior to the event GFL will work with the City to develop a process and schedule fully detailing a work plan.

GFl understands and is willing to provide solid waste and recyclable collection services to all City owned facilities at no additional cost to the City. Said containers will be emptied once per week on the same schedule set forth above. Any new facilities constructed or purchased during the duration of the contract shall be provided the same service. Current locations include:

1. City Hall 4640 North Henry Blvd

2. Municipal Court 4602 North Henry Blvd

3. Merle Manders Conference Center 111 Davis Road

4. Police Department 4545 North Henry Blvd

5. Mainstreet Office 130 MLK Sr. Heritage Trail

6. Amphitheater 4650 North Henry Blvd

7. Public Works Administrative Building 321 Taylor Drive

8. Public Works Maintenance Facility 351 Taylor Drive

Disposal: All materials will be transported by GFL to a properly permitted disposal site. The address of the facility is: 5225 Welcome All Rd. College Park, GA and 252 First Manassas Mile, Fayetteville, GA 30215. These locations are named: Welcome All Transfer Station and South Side Transfer Station. These locations

are owned and operated by our local GFL team members. GFL acknowledges and will comply with all Georgia EPD and applicable regulations.

(B). Financial Stability and Strength

Below are two links detailing our Financials. We are a publicly held company and as such all financials may be viewed.

https://d18rn0p25nwr6d.cloudfront.net/CIK-0001780232/bde43bf3-1521-406f-87d9-43ca23885928.pdf

We have disclosures in our latest quarterly financial statements, available from our website or the SEC.

https://gfl2019ipo.q4web.com/English/financials/sec-filings/default.aspx

Audited Report

Annual and Transition Report (foreign private issuer)

- PDF Format Download (opens in new window)

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CITY OF STOCKBRIDGE
4640 North Henry Blvd
Stockbridge, GA 30281
770.389.7900
www.stockbridgega.org

Stockbridge

Where Community Connects

OCCUPATIONAL TAX CERTIFICATE

Business Name: Waste Industries Atlanta LLC
DBA: GFL Environmental

Business Location: 1280 RUM CREEK PKWY
STOCKBRIDGE, Georgia 30281

Owner:

License Number: OTC-0441-2019

Issued Date: 01/01/2026

Expiration Date: 12/31/2026

Business Type(s): 562111 Solid Waste Collection
562111 Solid Waste Collection

Mailing Address: 1000 Social Street, Ste 1100
Raleigh, North Carolina 27609

License Type: Occupational Tax Certificate

Classification: Commercial

Uneda Smith-Sellers

Occupational Tax Department

If the business moves from the location listed then the occupational tax certificate is null and void

TO BE POSTED IN A CONSPICUOUS PLACE

Credit Information for Waste Industries USA, LLC & Affiliates dba GFL Environmental

Nature of Business:	Waste Collection and Disposal
Type of Ownership:	Corporation
Date of incorporation:	December 31, 1970
Federal ID Number*:	56-0954929
Dun & Bradstreet Number:	01-635-6896
Officers:	Patrick Dovigi, President and CEO Luke Pelosi, CFO Greg Yorston, COO Mindy Gilbert, Executive VP and Secretary
Bank Reference:	Bank of America Merrill Lynch 600 Peachtree Street, NE, 3rd Floor Atlanta, GA 30308 Attn: Andrea Pinder-Jack www.bankvod.com
Address:	3301 Benson Drive, Suite 601 Raleigh, NC 27609 Phone: 919-325-3000 Fax: 919-325-4040

Credit References:

Marathon Equipment Company
PO Box 2244
Birmingham, AL 35201
Fax: 205-695-7250
All credit references are fax ONLY

Rehrig
4010 East 26th Street
Los Angeles, CA 90058
Phone: 323-262-5145
Fax: 323-269-8506
DSokolowski@Rehrig.com

Lewis Steel Works
PO Box 338
Wrens, GA 30833
Phone: 706-547-6561
706-547-3020
ben@lewissteelworks.com

Mansfield Oil Company
1025 Airport Parkway SW
Gainesville, GA 30501
Phone: 678-450-2000 Fax:
Fax: 770-532-6266
RCampos@mansfieldoil.com

Business Litigation: No legal action has ever been taken against Waste Industries of Atlanta LLC dba GFL Environmental relative to the performance or compliance of any government contract involving the collection of solid waste, recyclables, yard trimmings or bulk waste including the operation of any processing facility. In addition, no instance of collusion or any other state or federal anti-trust violation has ever been charged against Waste Industries of Atlanta LLC dba GFL Environmental.

Executive Officers and Directors

The following table lists our executive officers and directors, their respective ages (as of the date of this prospectus), their positions and a brief account of the business experience of each of them. The business address for our executive officers and directors is: 100 New Park Place, Suite 500, Vaughan, ON, L4K 0H9.

Patrick Dovigi

Mr. Dovigi is the Founder, President and CEO and Chairman of the Board of Directors of GFL. In 2007, Mr. Dovigi had a vision to create a company that is a "one-stop shop" provider of environmental solutions. Since then, drawing on the discipline he learned in his earlier hockey career, Mr. Dovigi has driven GFL to become the 4th largest environmental services company in North America. Mr. Dovigi has instilled an entrepreneurial culture in GFL's leadership team with a focus on operational excellence, sustainability, and safety as core values. In 2017, he was recognized by Waste360 with a Top 40 under 40 award and in the EY Entrepreneur of the Year Ontario Awards, as Entrepreneur of the Year in the Power &. Utilities Sector. Mr. Dovigi currently serves on the board of directors of Environmental Research &. Education Foundation (EREF) and of the Toronto General&. Western Hospital Foundation.

Luke Pelosi

Mr. Pelosi joined GFL as Director, Mergers &. Acquisitions in January 2015 and became Executive Vice President, Corporate Development in October 2016. In addition, Mr. Pelosi was appointed interim Chief Financial Officer in January 2017. Mr. Pelosi held the role of Executive Vice President and Chief Operating Officer until October 10, 2018, during which time Mr. Pelosi worked with Mr. Dovigi on the development and execution of our acquisition strategy. Effective October 10, 2018, Mr. Pelosi was appointed our Executive Vice President and Chief Financial Officer. Mr. Pelosi has 16 years of financial management experience with a focus on financial analysis, mergers and acquisitions and general corporate finance. Prior to joining GFL, Mr. Pelosi was a Director in the M&A Advisory group of KPMG LLP where he provided due diligence services to Canadian private equity market investors. Prior to that, Mr. Pelosi worked in KPMG's Complex Accounting group. Mr. Pelosi is a Chartered Professional Accountant and holds a bachelor's degree in commerce from Concordia University.

Greg Yorston

Mr. Yorston joined GFL on November 14, 2018, as Executive Vice-President and Chief Operating Officer, Solid Waste. From 2013 to 2018, Mr. Yorston was Senior Vice President of Operations of Waste Industries and assumed the roles of Chief Operating Officer on January 1, 2014, and President in early 2015. Mr. Yorston has over 30 years of experience working directly within the waste industry. Mr. Yorston worked for 26 years with Waste Management, where he was the Corporate Vice President for Operations and Business Solutions prior to joining Waste Industries. During his tenure at Waste Management, he held various

management positions, including 12 years as an Area Vice President with responsibility for collection, recycling, and landfill disposal services in the southeastern United States.

Mindy Gilbert

Ms. Gilbert joined GFL as Executive Vice President and General Counsel in October 2018. Prior to joining GFL, Ms. Gilbert was a partner at a major Canadian law firm for over 16 years. During her time in private practice, Ms. Gilbert specialized in the areas of mergers and acquisitions, securities, and corporate law, providing advice to clients in various industries. Ms. Gilbert has served as a member of the Securities Advisory Committee of the Ontario Securities Commission and the Listing Advisory Committee of the Toronto Stock Exchange. She holds an LL. B from Osgoode Hall Law School and was called to the Ontario bar in January 1999.

(C). Garbage Collection Experience

GFL is committed to providing sustainable solutions to the City of Stockbridge.

- Enhances value for the city and community.
- A robust environmental management system tracks regulatory compliance and various performance measures.
- Well positioned to adapt to environmental regulatory changes given GFL's scale and sophistication.
- Committed to identifying and implementing sustainable environmental solutions.

While it's easy for us to recognize our successes it's always rewarding and uplifting when others see the value and quality in what we do. And in 2007 Waste Industries was recognized by Forbes magazine as one of the 200 Best Small Companies in America. Our successful track records that cover nearly 4 decades remind us that great companies consistently outperform those around them because in good and not-so-good times they are always reaching higher!

There are many reasons why we achieved this honor, but the main reason is because our employees are happy. We're excited and enthusiastic about "what" we do and we're grateful for "who" we do it for. We foster a team environment that is serious about meeting the needs of our customers. Waste Industries has one of the lowest defection rates in the business because our employees are genuinely committed to getting things done. Our Mission Statement and Business Principles can be found at every branch, in every office, and in the minds, hearts, and pockets of our employees. Many of our managers carry them in their wallets.

Through our system of curbside collection programs, network of transfer stations, long-haul waste transportation systems, specialized landfills, commercial and industrial roll-off services, we have been successful in providing Governmental participants and industry with long-term, environmentally sound alternatives to solid waste management. GFL Environmental Inc. is the leading North American provider of diversified environmental solutions, and the only major diversified environmental services

company in North America offering services in solid waste management, liquid waste management and infrastructure development. Recognized by our signature fleet of well-maintained, bright green trucks, we offer a robust, consolidated, and sophisticated approach to meeting our customers' environmental service requirements.

Through GFL's strategically located network of facilities across the State of Georgia we have capabilities that can be mobilized to service our customers wherever they are. Especially those who reside in Stockbridge. We believe that by providing accessible, cost-effective environmental solutions we will encourage greater environmental responsibility and allow our customers and the communities we serve to be GREEN FOR LIFE.

EQUAL EMPLOYMENT OPPORTUNITY (EEO)

GFL Environmental is an equal employment opportunity employer. As such, the Company offers equal employment opportunities without regard to race, color, religion, creed, sex (including pregnancy), age, marital status, sexual orientation, national origin, genetic information, or any other characteristic protected by applicable discrimination laws. Furthermore, no employee of the Company may discriminate against any applicant or fellow employee based on a disability or veteran/military status. The principles of equal employment opportunity apply to all terms, conditions, and privileges of employment, including but not limited to hiring, job placement, training, compensation, discipline, advancement, and termination.

GFL Environmental does not authorize or condone unlawful discrimination or harassment. Employees who believe they are being or have been unlawfully discriminated against or harassed by a fellow employee, a customer, or a vendor should immediately report the incident to the Human Resources Manager. If unlawful discrimination or harassment is found to have occurred, appropriate disciplinary action will be taken, up to and including termination.

Invitation to Self-Identify

The Affirmative Action Program of GFL Environmental sets forth our nondiscrimination policy and outlines the steps we follow to implement the policy. If you are an individual with a disability, protected veteran, or if you wish to self-identify by gender or race/ethnicity, please advise us. Employees may contact the Human Resources Director and Affirmative Action Administrator on 919-325-3000 now or at any time in the future. Submitting this information is voluntary and refusal to provide it will not subject you to any adverse treatment, including but not limited to discharge or disciplinary treatment. The information you supply will be kept confidential except as necessary to comply with the law.

Individuals with Disabilities

The Company will not discriminate against qualified individuals with disabilities in any aspect of employment, including job application procedures, hiring, advancement, job assignments, leave of absence, transfers, layoffs, demotions, promotions, discipline, discharge, compensation, fringe benefits and job training. Employment opportunities will not be denied to an otherwise qualified applicant or employee because of the need to provide reasonable accommodation as required by law regarding the physical or mental impairment(s) of such an individual.

As defined by the Americans with Disabilities Act ("ADA"), as amended, qualified individuals with disabilities are those persons with a physical or mental impairment substantially limiting one or more major life activities, a record of such impairment, or who are regarded as having such impairment, who nevertheless meet the legitimate skill, experience, and educational requirements of the job and are able to perform the essential functions of the job with or without reasonable accommodation, as applicable and defined by law. For purposes of this policy, qualified individuals with a disability shall not include any employee or applicant who is currently engaging in alcohol abuse that adversely affects his or her job performance or who is currently engaging in the illegal use of drugs.

The Company will provide reasonable accommodation to any employee with a known disability who is otherwise qualified to perform the essential functions of his or her job. In determining the Company's ability to offer reasonable accommodation to an otherwise qualified applicant or employee with a disability, each request for accommodation will be evaluated on a case-by-case basis.

The Company may require documentation, including medical records, to establish that the individual has a "disability" within the meaning of the ADA. The Company may also require the individual to identify with precision what his or her abilities and limitations are for purposes of planning and providing any requested reasonable accommodation.

The Company prohibits retaliation against any employee for requesting reasonable accommodation. Employees with questions about medical conditions or impairments are encouraged to contact their Human Resources Manager.

Policy Prohibiting Unlawful Harassment and Discrimination

The Company will not tolerate any unlawful discrimination or harassment of employees. Types of unlawful discrimination and harassment covered by this Policy include harassment of, or discrimination against an individual because of that person's sex, race, religion, color, national origin, age, sexual orientation, disability, veteran status, genetic information, or any other characteristic protected by law. Any employee who engages in any form of unlawful discrimination or harassment will be disciplined. Discipline may include, but is not limited to, oral or written warning, transfer, demotion, suspension, or discharge. The Company also forbids retaliation of any type against an employee for reporting unlawful harassment or discrimination.

The Company strictly prohibits sexual harassment in any form. The definition of sexual harassment is as follows:

Unwelcome sexual advances, requests for sexual favors and other verbal, graphic or physical conduct of a sexual nature, when (]) submission to such conduct is made either explicitly or implicitly a term or a condition of an individual's employment; (2) submission to or rejection of such conduct by an individual is used as a basis for employment decisions affecting such individual; or (3) such conduct has a purpose or effect of unreasonably interfering with an individual's work performance or creating an intimidating, hostile, or offensive working environment.

If an employee feels that he or she has been unlawfully harassed or discriminated against at work, or if an employee feels that a fellow employee is being unlawfully harassed or discriminated against, the Company encourages the employee to immediately notify his or her supervisor or Human Resources Manager. If possible, such notice should be in writing (signed and dated), stating the date, place, time, nature of the harassment, and the name(s) and position(s) of the offending party and any witnesses to the alleged harassment. If an employee feels that his or her supervisor is involved in the harassment or discrimination in any way, or the employee believes for some other reason that his or her supervisor cannot be approached, then the following people, in this order, should be notified: General/Facility Manager, Human Resources Manager, or Region Manager. Any supervisor or other individual receiving a report of alleged harassment or discrimination must in turn report the complaint to one of the people listed above.

This policy also applies to any person with whom an employee comes into contact while performing his or her duties, such as contractors, vendors, and/or suppliers. Employees should immediately inform their supervisors, General/Facility Manager or Human Resources Manager if they believe that they have been unlawfully discriminated against or unlawfully harassed while on duty by a contractor, vendor, supplier, or the like.

The Company encourages reports of any acts of alleged unlawful harassment or discrimination when they happen. All reports of unlawful discrimination and harassment will be investigated promptly. Supervisors who fail to uphold this policy or who fail to escalate complaints of conduct or allegations of the type which are prohibited by this policy will be subject to discipline up to and including discharge. In all cases, the employee who reports unlawful harassment or discrimination will be advised of the outcome of the investigation. To the greatest extent possible, the Company will attempt to maintain confidentiality of any harassment or discrimination investigation. The disclosure of any information relating to a charge of unlawful harassment or discrimination will be made only on a need-to-know basis. The Company requires all employees to fully comply with this policy.

(D). Overview of Services

GFL will provide collection, transportation and proper disposal of solid waste & recycling for approximately 11000 accounts within the city limits. Recycling Optional for Residents. Bulk Waste - Up to 3 items per week. Yard waste - bagged up to 10 bags per week, no more than 50 lbs each; Call in required for unbagged, contained twigs/limbs. GFL will submit detailed reports based on a request from Stockbridge for performance measures. Trash and recycling collection will be provided the day after the holiday unless the holiday is on Saturday or Sunday if your regular day falls on the holiday. If Christmas is on Monday, the services will run a day behind all week. Holidays refers to any of the following: New Year's Day, Martin Luther King, Jr. Birthday, Juneteenth, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day, and other holidays mutually agreed to by the City and GFL and so specified in the proposed contract. In no instance will there be more than one holiday during a collection week. When the scheduled collection day falls on a holiday, collection for that day will be collected one day later. GFL will publish the yearly calendar including alternate collection days and must be published on GFL's website; also written documentation regarding the holiday schedule shall be submitted to the

City. GFL utilizes CNG trucks to demonstrate a commitment to reducing air pollution from collection vehicles.

GFL will have to comply with the GA Rules for Solid Waste Management pertaining to the collection and disposal of MSW, bulk, and yard waste. City residents are billed for sanitation on their property taxes. Any specialty fees will be billed by the vendor directly to the residents.

GFL's Inclusion and Exempt Waste List:

Acceptable Solid Waste" means mixed household solid waste and mixtures of household, commercial and industrial solid waste that are permitted under the governing permits and then applicable laws to be accepted at the applicable disposal facilities and that are not otherwise Unacceptable Waste.

"Unacceptable Solid Waste" means:

any material which by reason of its composition characteristics or quantity is hazardous waste as defined in the Resource Conservation and Recovery Act of 1976, 42 U.S.C. 6901 et seq., and the regulations thereunder or any material which by reason of its composition or characteristics is hazardous waste, a hazardous substance or hazardous material as defined in or under any other federal, state or local law, and the applicable regulations thereunder, and any other material which any governmental agency or unit having or claiming appropriate jurisdiction shall determine from time to time to be harmful, toxic or dangerous, or otherwise ineligible for disposal at the applicable disposal facility; explosive materials, corrosive materials, pathological waste, radioactive materials, cesspool and other human waste, human remains, motor vehicles, batteries, tires, refrigerators, gasoline tanks, gas cylinders, asbestos insulation, closed metal containers, barrels, more than an incidental amount of tires, refrigerators that have not been properly evacuated, liquid waste including chemical wastes, sewage and other highly diluted water-carried materials or substances and those in gaseous forms, special nuclear or by-product materials within the meaning of the Atomic Energy Act of 1954, as amended; and any other material which may present a substantial endangerment to public health or safety, would cause applicable air quality or water effluent standards to be violated by the normal operation of the Transfer Station or because of its size, durability or composition cannot be managed or disposed of at the applicable disposal facility or has a reasonable possibility of otherwise adversely affecting the operation of the applicable disposal facility outside the normal usage expected for the facility.

a) Title to waste material that does not conform to the definition of Acceptable Solid Waste shall remain with the generator and shall not be deemed to be passed to CONTRACTOR at any time.

(E). Collection Service

GFL currently and will provide equipment that will accommodate Stockbridge's public streets, alleyways and gated communities. We also use automatic lifters to prevent injuries and to minimize wind-blown litter. Special collections shall be made using appropriate equipment. GFL shall, if necessary, hand-clean all spillage resulting from its collection activities. GFL provides a team of environmental experts who ensure, through a routine process of audits, inspections, and training, that our pristine environmental record continues to be untarnished. Our comprehensive program includes vehicles and equipment, operations facilities, transfer stations and landfills. It also provides

strict guidelines and instructions for the consideration and use of all subcontractors and their facilities. All garbage collected will be delivered to a permitted solid waste disposal facility operating in compliance with applicable federal, state, and local laws. GFL will work closely with the county to reduce the amount of waste disposed of in local and regional landfills through GFL's marketed recycling program. All moving equipment either owned or operated by GFL is maintained through a routine scheduled maintenance program that includes safety checks and washing. Procedures include daily, weekly, monthly, quarterly, and annual inspections of specific mechanisms, systems, and aesthetic features. GFL will support the county regarding street and road life by minimizing heavy truck traffic throughout the day. GFL will always retain sufficient personnel and equipment to fulfill the requirements and specifications for the services described in this RFP. GFL will provide a Route Supervisor to oversee the sanitation route drivers servicing the City. The Route Supervisor shall be available to address customer complaints each day. The local GFL team shall be on duty Monday through Friday from 8:00 A.M. to 5:00 P.M. a dispatch customer service representative to receive customer calls and route issues. GFL shall provide a twenty-four (24) hour answering service line or device to receive customer calls. The Route Supervisor and all collection vehicles must be equipped with 2-way communication devices.

(F). Equipment and Route Description

GFK understands that the City requires all solid waste collection to begin no sooner than 6:00 A.M. and shall be completed by 6:00 P.M., except by express authorization of the City. The City requires scheduled collection days to be Monday through Friday. No collections shall be made from any types of premises on Sundays. Saturdays will only be allowed for missed pickups and holiday weeks as previously described. The local GFL team may request City authorization for exceptions to these time restrictions. GFL must request such an exception from the City via telephone or e-mail, prior to requested collection event and specify the date, time, and reason for the exception. For purposes of this RFP, the City intends to retain the existing garbage, recycling, yard waste and bulk waste collection days and routes. However, the City may evaluate further routing efficiencies, including analysis of changing collection days and/or service areas, at any time in the future. GFL will create and distribute all service days to residents by residential letter and electronically. GFL's system allows you to look up your service days online and can connect you to a local GFL representative who can answer any questions the resident or staff member might have. GFL is currency-using and will continue to utilize routing software to create a routed service strategy that limits truck traffic through the community while maximizing productivity to minimize fuel consumption and the City's carbon footprint. Prior to service implementation, GFL will submit service route maps that are color-coded by zone for final route approval. Route maps shall be delivered in an electronic format that enables the City to display on its website. Existing routing will be provided upon contract approval.

GFL is currently using the following trucks for servicing: 728131, 836133, 836140, 728132, 726101, 713007. This includes all trash, recycling and boom trucks. These trucks are CNG and do not require diesel. 6 vehicles will be dedicated to the City of Stockbridge.

DRIVERS - All GFL drivers will possess a Commercial Driver's License as required by the RFP and our local, state, and federal law in the Class required for the vehicle that they operate. Any new certifications required by changes in law will be acquired within the allowable legal time frame.

VEHICLES - Every vehicle operated by GFL during the performance of the services will meet all local, state, and federal regulations and will satisfy the standards as set forth in the RFP.

Compliance Reporting: Ad Hoc Reports can be submitted to the County upon request, and the reporting period shall be defined at the time of the request. Ad Hoc reports shall include the following information for each collection service (refuse, recycling, and yard trimmings).

1. Complaints/Resolution summary.
2. Daily route sheet with attached disposal site weight ticket.
3. Recycling participation.
4. Route operational data form.
5. Vehicle identification number.
6. Daily staffing summary (including substitutions).
7. Landfill tickets.
8. Disposed tonnage of refuse and recyclables, itemized on a per-day basis.

Monthly Reports:

1. A cover letter that abstracts the report and highlights major accomplishments, problems trends and other pertinent information for the associated month.
2. Complaints/resolution summary for the associated month.
5. Tonnage summary for the associated month.

Annual Report: The obligation to submit an annual report shall survive the termination or expiration of the contract. The annual report should be submitted to the County no later than thirty (30) days following every twelve (12) month period of the contract and should include a compilation of the monthly reports for the associated year.

<u>GFL's Logistic Team- Routing Support</u>

The following bullet points outline our strategy for providing safe and efficient routes.

- Right side of street routing algorithm
- Left hand turn penalties.
- U Turn penalties
- DOT Hour Compliance modeling
- DOT Payload Modeling
- Time zones (traffic around schools)

- Municipal Border Compliance
- Disposal Optimization (tons, time, and cost)
- Traffic Modeling

(G). Cart Management and Administration

The local GFL team will deliver your trash container promptly to your residence. Then you can simply follow our container placement guidelines for curbside pickup to ensure your service occurs properly and safely. GFL maintains all cart replacement and warranty work with a specific cart manufacturer or supplier should be provided. During servicing carts that are blocked by parked cars or placed too close to other carts or waste items, and other challenges GFL will contact the City and make note of the specific residence. If we are unable to reach a point of contact, GFL will place on schedule for the next day to ensure residents are serviced in a timely manner.

(H). Customer Service

While it's easy for us to recognize our successes it's always rewarding and uplifting when others see the value and quality in what we do. Waste Industries was recognized by Forbes magazine as one of the 200 Best Small Companies in America. Our successful track records that cover nearly 4 decades remind us that great companies consistently outperform those around them because in good and not-so-good times they are always reaching higher!

There are many reasons why we achieved this honor, but the main reason is because our employees are happy. We're excited and enthusiastic about "what" we do and we're grateful for "who" we do it for. We foster a team environment that is serious about meeting the needs of our customers. Waste Industries has one of the lowest defection rates in the business because our employees are genuinely committed to getting things done. Our Mission Statement and Business Principles can be found at every branch, in every office, and in the minds, hearts, and pockets of our employees. Many of our managers carry them in their wallets. GFL will create a custom phone number specifically for the City of Stockbridge and you will have a dedicated Contract Representative who is named Luke Ewing. He can be contacted at: 678-725-3915 or lewing@gfleny.com. For all service related issues, Scott Johnson will be the point of contact. He can be reached at 770-318-9790. GFL is currently delivering reliable, safe, and cost-effective sanitation services while maintaining high standards of customer service and regulatory compliance to all of its contracts here in Georgia. GFL will be on duty Monday through Friday from 8:00 A.M. to 5:00 P.M. a dispatch customer service representative to receive customer calls and route issues. The local GFL team shall provide a twenty-four (24) hour answering service line or device to receive customer calls. The Route Supervisor and all collection vehicles must be equipped with 2-way communication devices.

Missed Pickups:

The local GFL team will respond and handle all missed pickups within 24 hours. Any verified missed collections shall be completed no later than the next business day. GFL takes pride in providing the best value in customer service in the industry. Our motto is going the "extra green mile" in service to all our customers. We truly believe in being a citizen wherever we serve. GFL consolidates collection days to minimize the number of days materials are set out so that litter can be minimized as much as possible. If a County or Agency chooses to direct all customer service calls to GFL, our customer service representatives will field the calls. All customer requests will be handled and recorded by our customer

service department through our Tower software. The Call Center operates 8:00 a.m. to 5:00 p.m. Customers can leave a message. Customers can request additional carts and services over the phone. We can handle Spanish-speaking requests through Google Translation Software. We feel it is a realistic goal to resolve all complaints within 48 hours of being notified. In the event an entire neighborhood is missing, we do have the capability to work on Saturdays, so the customer does not have to wait until the next service week. In the case of inclement weather events, we have the following ways of communicating: Phone Blasts, Email for posting on the County Website. Our company currently uses the latest version of TOWER waste management software. TOWER is considered the industry leader in comprehensive billing and services software. When a customer complaint or request is received either from the customer or from the County, the following occurs.

GFL agrees to pick up all missed collections on the same day the Contractor receives notice of a missed collection, provided notice is received by GFL before 11:00 A.M. and GFL further agrees to pick up the missed collection before 6:00 P.M. on the following business day if the notice is received after 11:00 A.M. GFL is willing and able to substantiate via written records or photos that the household did not have their cart out at the time the collection vehicle serviced the household, GFL may inform the household of this fact and provide the household the option to pay a late set out fee to return or hold the solid waste until the next scheduled collection day.

How do we do it? It begins and ends with our people! From the hiring to the ongoing training and high expectations of our employees, everyone at GFL is challenged to be the best they can be. Before employment is offered, all our applicants are drug screened and interviewed to determine if pride in job performance is their strong point. Once hired, our employees are fully trained in performing their responsibilities in a professional and safe manner. This applies to the customer service representatives in our office as well as the customer service representatives on the trucks (our drivers are referred to as customer service representatives). We even provide our drivers with business cards to provide professional interaction with the customers on his or her route. Our route supervisors also provide constant interaction with citizens in the service area.

We "inspect what we expect" to ensure customers are satisfied daily. We use a 10-2-4 route check system to monitor how our routes are performing. In addition, our drivers are required to call in to the office once their routes are complete to determine if any missed pick-ups have occurred to go back before leaving the route for the day. We consider any calls from a citizen regarding a missed pick-up as a missed pick-up! The driver's routes are monitored daily and posted for missed pick-ups and production. Our goal, of course, is "O" and many of our drivers achieve that goal every day. We will continue in the future.

To retain an unhappy customer, we follow the following playbook:
The nature of the call is determined, and the customer is located by name or address in our system. Next, the information regarding the call is entered into the customer note section for historical data e.g., missed pick-ups, damaged containers, etc. The responsible driver is notified by radio to correct the problem BEFORE he comes in. If a container needs to be delivered or replaced, the container delivery driver is then notified to perform the service. The note will remain open in the customer data file until the issue is resolved by the end of the same day. A supervisor reviews all open notes BEFORE the end of the day to ensure the issue has been resolved by day's end. Historical data also aids us in tracking repeat complaints and resolving the issue before it becomes unmanageable. Missed pick-ups

will be addressed within 24 hours. Call to check back in with the customer to ensure service request is completed and recorded.

If the City chooses to direct all customer service calls to GFL, our customer service representatives will field the calls. All customer requests will be handled and recorded by our customer service department through our Tower software. Our company currently uses the latest version of TOWER waste management software. TOWER is considered the industry leader in comprehensive billing and services software. When a customer complaint or request is received either from the customer or from the City, the following occurs.

1. The nature of the call is determined, and the customer is located by name or address in our system.
2. The information regarding the call is entered in the customer note section for historical data e.g., missed pick-ups, damaged containers, etc.
3. The responsible driver is notified by radio to correct the problem BEFORE he comes in. If a container needs to be delivered or replaced, the container delivery driver is then notified to perform the service.
4. The note will remain open in the customer data file until the issue is resolved by the end of the same day.
5. A supervisor reviews all open notes BEFORE the end of the day to ensure the issue has been resolved by days end.
6. Historical data also aids us in the tracking of repeat complaints and resolving the issue before it becomes unmanageable.
7. Missed pick-ups will be addressed within 24 hours.

(I). Public Education Plan

The local GFL team will provide public education information that can be distributed to all residents in physical or electronic form. This information will show collection days, what to dispose of/not, and a direct line of communication to our team to ensure all residents are taken care of in a timely manner and within 24 hours if there is a missed pickup. Our plan is comprehensive and easy to digest for all residents and staff members. Educating the residents and connecting them with their service provider is crucial to continued success.

(J). Management Plan

As part of the GFL Environmental commitment to excellence, I want to assure you that the transition to the new residential contract with the City of Stockbridge will be executed seamlessly. Our comprehensive approach ensures that all services required by Stockbridge are efficiently performed by GFL. We have implemented a robust reporting process that systematically communicates clear expectations and daily requirements to our operational personnel. This ensures that our team is well-informed and equipped to meet the specific needs of Stockbridge. Moreover, supervisory personnel have complete visibility into daily performance, allowing for effective oversight. In our commitment to navigating the dynamic nature of our operational environment, we maintain a proactive stance by regularly updating our checks and procedures. This adaptability is pivotal in allowing us to effectively respond to various challenges arising from factors such as seasonality, population changes, weather fluctuations, and any other issues, be they acute or chronic, that could potentially impact the seamless delivery of our services. As a further

measure to uphold our commitment to excellence, our supervisors are mandated to conduct daily inspections of all routes. This dual-purpose initiative not only ensures that our drivers consistently meet performance expectations but also provides an invaluable opportunity to engage with our customers, addressing any issues or concerns they may have. This customer-centric approach is integral to maintaining the highest level of service satisfaction. Additionally, our innovative 10-2-4 program plays a crucial role in enhancing operational efficiency. This program allows us to monitor the real-time movement of our trucks, enabling us to strategically mobilize equipment throughout the day. This strategic deployment ensures timely assistance to routes that may require additional support, facilitating the prompt and efficient collection of our customers' garbage. Each Driver is assigned to a Lead Driver, who communicates daily results directly to the Operations Supervisor. This immediate feedback loop allows us to address customer needs within 24 hours of any reported issue. The Operations Supervisor, in turn, reports to the General Manager on a weekly basis. This report encompasses issues addressed during the week and highlights any emerging trends within specific route systems. In cases requiring immediate action, both the Lead Driver and Operations Supervisor have the authority to address issues without requiring input from the General Manager. This streamlined approach ensures agility in resolving operational challenges. The General Manager reports to the Regional Vice President monthly, providing comprehensive insights into ongoing operations. To further enhance visibility and efficiency, a Quarterly Operational Review is conducted with key stakeholders, including the CEO, COO, CFO, Area Vice President, Division Manager, and the General Manager. This collaborative forum supports our collective efforts to maintain transparency and operational excellence across all levels of our management team. GFL takes pride in providing the best value in customer service in the industry. Our motto is going the "extra green mile" in service to all of our customers. We truly believe in being a citizen wherever we serve. We "inspect what we expect" to ensure customers are satisfied daily. Our check system monitors how our routes are performing. In addition, our drivers are required to call in to the office once their routes are complete to determine if any missed pick-ups have occurred to go back before leaving the route for the day. We consider any calls from a citizen regarding a missed pick-up as a missed pick-up! The driver's routes are monitored daily and posted for missed pick-ups and production. Our goal, of course, is "O" and many of our drivers achieve that goal every day. We will continue in the future. All moving equipment either owned or operated by GFL is maintained through a routine scheduled maintenance program that includes safety checks and washing. Procedures include daily, weekly, monthly, quarterly, and annual inspections of specific mechanisms, systems, and aesthetic features.

When any direct or indirect damage or injury is done to public property by or on account of any act, omission, negligence, or misconduct in the execution of the work, GFL and its local team shall either restore at his own expense such property to a condition similar, or equal to that existing before such damage or injury occurred.

(K) Clean-up Event Plan

As your current and potential future partner, GFL will sponsor and support up to 5 events per year as well as offer community clean up days. We pride ourselves in superior service and community sustainability. GFL's vehicles are in good operating condition, properly licensed, compliant with all applicable state and federal regulations, and capable of performing the required services in a reliable and efficient manner. All equipment used in service delivery shall be maintained in a clean and professional condition and operated in a manner that promotes safety, efficiency, and minimal disruption to residents. All equipment used in service delivery shall be maintained in a clean and professional condition and operated in a manner that promotes safety, efficiency, and minimal disruption to residents. Community

clean up events may include up to two (2) Council Initiative Clean-up Events for large item drop-off. Community Clean-up Events will include no more than two (2) 30YD Rolloff containers and an attendant for up to 6 hours per event.

(L). Safety Plan Required

GFL's Emergency Plan: In case of inclement weather events, we have the following ways of communicating: Phone Blasts, Email for posting on the County Website. Our company currently uses the latest version of TOWER waste management software. TOWER is considered the industry leader in comprehensive billing and services software. GFL may postpone trash collection due to severe weather at the sole discretion of the Contractor. "Severe Weather" shall include, but shall not be limited to, those cases in which snow, sleet, ice, or cold temperatures might jeopardize the safety of GFL's staff or result in unsafe driving conditions. If collections are postponed, the GFL will then notify the City via telephone or email. Upon postponement, collection will be made on a day agreed upon between GFL and the City.

All trucks are equipped with Drive Cam.

It is a safety program that consists of a palm-sized digital video recording device mounted in the vehicle, wireless upload process, web-based review system and driver coaching. • The Program is designed to capture 12 seconds of video and audio inside and outside of the vehicle when activated by a risky driving event, such as hard braking, sudden acceleration, swerving, excessive speed or other potentially unsafe actions that could lead to a collision. Some customers may have a 20-second video capture. Events are uploaded and analyzed by the Drive Cam Program's highly trained reviewers and posted to a secure website for driver coaching or positive reinforcement when needed. This device increases the safety and driving habits of our drivers thus increasing safety.

All our CDL Drivers are professionals who have completed a lengthy training and safety process. Prior to employment each employee must meet our strict standards for employment including a comprehensive criminal background check, safe driving history and drug screen. The GFL uniform that each driver wears, shows their attention to detail and concern for our great reputation. They are courteous and always helpful to the residents that we service.

(M). Cost/Price Proposals (attached with bid)

EXHIBIT K:

COST PROPOSAL
RFP No. 2026-0007
CITY OF STOCKBRIDGE COMPREHENSIVE RESIDENTIAL WASTE COLLECTION AND DISPOSAL SERVICES

RESIDENTIAL PRICE SHEET

FEE BREAKDOWN	
Rate per month, per unit for weekly curbside waste collection	$ 14.25
Rate per month, per unit for biweekly curbside recycling collection	$ 2.00
Rate per month per unit for weekly yard waste collection	$ 0.75
Rate per month per unit for weekly bulk waste collection	$ 0.75
Total Monthly Fee Per Resident	$ 17.75

SPECIALTY FEES:

Additional collection price for each additional regular cart:

Units: Proposed price per extra cart resident per month: $ 12.00
(Paid by resident directly to vendor)

BULK WASTE (including Administrative Fee) for one time collection of bulk waste that exceeds 3 items.

Units: Proposed price per collection occurrence $ 0 (Included)
(Paid by resident directly to vendor)

YARD WASTE (Including Administrative Fee) for one time collection of yard waste that exceeds four (4) cubic yards.

Units: Proposed price per collection occurrence: $ 0 (Included)
(Paid by resident directly to vendor)

MISSED PICKUP LATE SET OUT RETURN (Including Administrative Fee)

Units: Proposed price per collection occurrence $ 0 (Included)
(Paid by resident directly to vendor)

CART BRANDING – Should the City opt to have the City branding added to the cart

Units: Proposed price per cart $ 1.50

CLEAN-UP EVENT FEE (Including Administrative Fee)

Fixed annual price for two (2) cleanup events (Spring and Fall) six (6) hours each price should include disposal cost.

Units: Proposed price per year $ 0 (Included)

EXHIBIT K:

COST PROPOSAL
RFP No. 2026-0007
CITY OF STOCKBRIDGE COMPREHENSIVE RESIDENTIAL WASTE COLLECTION AND DISPOSAL SERVICES

OVERALL TOTAL BASE BID (Numerical) ⟶ $ 17.75

OVERALL TOTAL BASE BID IN WORDS

Please note that prices may be negotiated in the best interest of the City after the scoring is completed.

End of Exhibit K.

(N). References

References:

City of Grantville - collection and disposal of sanitation services - recommendation letter attached from 4/6/26. Mayor Proctor - mayorproctor@grantvillega.org or (470) 241-9770

City of Fayetteville: collection and disposal of sanitation services
Ray Gibson - City Manager: Rgibson@fayetteville-ga.gov or (770) 461-6029

City of Union City: Waste Management Services
Vince Williams - Mayor: vwilliams@unioncityga.org or (770)-964-2288

Cobb County School District and Government - disposal and collection contract with GFL to dump at Cobb County Transfer Station owned by GFL. GFL also services all dumpster and commercial units at each school district and Government faclities.
Tyler Lovelace | Supervisor | Maintenance
560 Glover Street SE | Marietta, GA 30060
W 770.426.3425 | cobbk12.org
Email: Tyler.lovelace@cobbk12.org

Cedartown, Georgia - Residential & Commercial
Services: 201 East Avenue Cedartown, GA 30125
Contact: Edward Guzman- City Manager
Phone: 770-748-3220

Douglasville, Georgia- Commercial and Roll-off
Services: 2699 Cochran Industrial Boulevard
Contact: Gregory Roberts- Director of Public
Services Phone: 770-920-3005
Email: robertsg@douglasvillega.gov
Service Date: 2018- present

Rockmart, Georgia- 26,000 homes, Residential Curbside and
Commercial Services: 316 N. Piedmont Avenue
Contact: Stacey Smith- City Clerk/Public Information Officer
Phone: 478-293-1099
Email: ssmith@rockmart-ga.gov
Service Date: 1997- Present

Forsyth County Schools
Matthew Wark
Chief Facilities Officer
1120 Dahlonega Hwy.
Cumming, GA 30040
Email: MWark@forsyth.k12.ga.us

Bartow County Schools
Clint Terza
Superintendent
65 Gilreath Road
Cartersville, GA
Email: clint.terza@bartow.k12.ga.us

Clayton County Schools
Charlotte Parramore
Maintenance Supervisor
1058 Fifth Avenue
Jonesboro, Ga. 30236
(770) 473-2825
Email: charlotte.parramore@clayton.k12.ga.us

Union County
Matt White and Pam Hawkins
Commissioner's Office
65 Courthouse Street, Suite 1
Blairsville, GA 30512
Email: transferstation@uniongov.com

White County
Derick Canupp
Director of Public Works
675 Truelove Rd.
Cleveland, GA 30528
(706) 865-2510
Email: dcanupp@whitecounty.net

City of Grantville

123 LaGrange Street
P.O. Box 160
Grantville, GA 30220

770-583-2289
Telephone

770-583-2280
Telefax

April 6, 2026

To Whom It May Concern,

I am pleased to provide this letter of recommendation on behalf of GFL Environmental for their outstanding garbage collection and waste management services.

The City of Grantville has had the opportunity to work with GFL Environmental, and throughout our partnership, they have consistently demonstrated a high level of dependability and professionalism. Their team reliably adheres to scheduled service times, ensuring that our community's sanitation needs are met without disruption. This consistency has been essential in maintaining the cleanliness and overall quality of life for our residents.

In addition to their routine services, GFL Environmental has shown exceptional flexibility and commitment when supporting special events within our city. Whether assisting with increased waste demands during festivals, community gatherings, or other public events, they have gone above and beyond to provide timely and efficient service. Their responsiveness and willingness to accommodate unique needs make them a valuable partner.

Their customer service is also noteworthy. GFL Environmental maintains open communication, addresses concerns promptly, and works collaboratively with city staff to ensure all expectations are met or exceeded.

Based on our experience, I confidently recommend GFL Environmental to any municipality or organization seeking reliable, high-quality waste management services. Their dedication to service, dependability, and community support sets them apart.

If you require any additional information, please do not hesitate to contact my office.

Sincerely,

Richard Proctor
Mayor, City of Grantville

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY): 05/05/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

Holder Identifier :

PRODUCER	CONTACT NAME:	
Aon Risk Services Northeast, Inc. Cleveland OH Office 950 Main Avenue Suite 1600 Cleveland OH 44113 USA	PHONE (A/C. No. Ext): (866) 283-7122	FAX (A/C. No.): (800) 363-0105
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	National Union Fire Ins Co of Pittsburgh	19445
INSURER B:	AIU Insurance Company	19399
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED
GFL Environmental Holdings (US), Inc
and its subsidiaries
26999 Central Park Blvd
Southfield MI 48076 USA

COVERAGES **CERTIFICATE NUMBER:** 570119831653 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [ ] OCCUR [X] GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [ ] PRO-JECT [X] LOC [X] OTHER:	Y		014121394	06/01/2025	06/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Per Location/ Project Aggregate	$1,000,000 $1,000,000 $10,000 $1,000,000 $1,000,000 $1,000,000 $1,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	Y		014-12-1393	06/01/2025	06/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$5,000,000
	[ ] UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED RETENTION						EACH OCCURRENCE AGGREGATE	
B B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WC014121402 WC014121401	06/01/2025 06/01/2025	06/01/2026 06/01/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT	$5,000,000 $5,000,000 $5,000,000

Certificate No : 570119831653

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The General Liability policy does not exclude Contractual Liability. RE: Request For Proposals (RFP) 2026-0007, City of Stockbridge Comprehensive Residential Waste Collection And Disposal Services, Pre-Proposer's Conference: 4/23/2026. The City of Stockbridge, GA, their member (including, without limitation, members of the City's Council and members of the citizens' advisory committees of each), officers, employees and agents are included as Additional Insured in accordance with the policy provisions of the General Liability and Automobile Liability policies. General Liability policy evidenced herein is Primary to other insurance available to Additional Insured, but only in accordance with the policy's provisions.

CERTIFICATE HOLDER

City of Stockbridge, GA
4640 N. Henry Blvd.
Stockbridge GA 30281 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services Northeast, Inc.

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AGENCY CUSTOMER ID: 570000100403

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Aon Risk Services Northeast, Inc.	GFL Environmental Holdings (US), Inc
POLICY NUMBER	
See Certificate Number: 570119831653	
CARRIER / NAIC CODE	EFFECTIVE DATE:
See Certificate Number: 570119831653	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

GFL Named Insureds

GFL ENVIRONMENTAL HOLDINGS (US), INC.

1877984 Delaware, LLC
American Waste, Inc.
Baldwin Pontiac LLC
Brent Run Landfill, Inc.
Capital Waste Co- Invest, LP
Dafter Sanitary Landfill, Inc.
GFL (CW) Holdco, LLC (fka County Waste of Virginia, LLC)
GFL Environmental Real Property, Inc.
GFL Environmental USA Inc.
GFL Environmental USA Roll-Off Inc.
GFL HoldCo (US) GP, LLC
GFL Holdco (US), LLC
GFL North Michigan Landfill, LLC
GFL of Virginia, LLC (fka County Waste, LLC)
GFL Recycling of Virginia, LLC (fka County Recycling, LLC)
GFL Slim Jim 2, LLC
GFL Slim Jim 3, LLC
GFL Southwest Virginia, LLC (fka County Waste Southwest Virginia, LLC)
GFL US 13, LLC
GFL Wrangler US 5, LLC
Green Ridge Recycling and Disposal Facility, LLC
J&E Recycling, LLC
Primary American Casualty & Environmental, Inc.
WCA Waste Corporation
Wexford County Landfill, LLC
Wexford Water Technologies, LLC
Wood Island Waste Management, Inc.
Wrangler Holdco Corp.

WASTE INDUSTRIES USA, LLC.

Black Creek Renewable Energy, LLC
ETC of Georgia, LLC
GFL Renewables LLC
GFL Wrangler Holdco US 2, Inc.
GFL Wrangler US 1, LLC
GFL Wrangler US 3, LLC
GFL Wrangler US 4, LLC
GFL Wrangler US 6, LLC
Haw River LandCo, LLC
L&L Disposal, LLC
Lakeway LandCo, LLC
Lakeway Sanitation & Recycling C&D, LLC
Lakeway Sanitation & Recycling MSW, LLC
Laurens County Landfill, LLC
Red Rock Disposal, LLC
S&S Enterprises of Mississippi, LLC
Safeguard Landfill Management, LLC
Sampson County Disposal, LLC
Southeastern Disposal, LLC
Transwaste Services, LLC
Wake County Disposal, LLC
Wake Reclamation, LLC
Waste Industries Atlanta, LLC
Waste Industries of Tennessee, LLC
Waste Industries, LLC
Waste Services of Decatur, LLC
WI Burnt Poplar Transfer, LLC
WI High Point Landfill, LLC
WI Shiloh Landfill, LLC
Wilmington LandCo, LLC
Wimberly Hill, LLC

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AGENCY CUSTOMER ID: 570000100403

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Aon Risk Services Northeast, Inc.	GFL Environmental Holdings (US), Inc
POLICY NUMBER	
See Certificate Number: 570119831653	
CARRIER / NAIC CODE	EFFECTIVE DATE:
See Certificate Number: 570119831653	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

GFL Named Insureds

WCA WASTE SYSTEMS, INC.

WCA GP LLC
GFL (Texas) Solids LLC
Waste Corporation of Arkansas, LLC
Waste Corporation of Kansas, LLC
WCA of Alabama, L.L.C.
WCA of Oklahoma, LLC
Pauls Valley Landfill, LLC
N.E. Land Fill, LLC
Sooner Waste, LLC
Waste Corporation of Tennessee, LLC
Jones Sanitation, L.L.C.
WCA of Central Florida, Inc.
GFL Florida Holding Company LLC
Sugar Landfill, LP (formerly Fort Bend County Landfill, L.P.)
GFL Recycling Center - Northeast, LLC (formerly Sprint Recycling Center - Northeast, LLC)
WCA Texas Management General, Inc.
Fort Bend Regional Landfill, L.P.
Conroe Landfill, LP (formerly Sprint Montgomery County Landfill, LP)
GFL Triple-S Compost, LLC (formerly Triple-S Compost LLC)
WCA Management Limited, Inc.
WCA Management General, Inc.
WCA Management Company, LP
GFL of Texas, LP (formerly Waste Corporation of Texas, L.P.) (merged with V.F. Waste Services, LLC and 6ish Holdings, Inc.)
Waste Corporation of Missouri, LLC (WCA of Missouri, LLC) (merged with Town & Country Disposal Solid Waste Transfer Station, LLC, Town & Country Recycling, LLC and Town and Country Disposal of Western Missouri, LLC)
Eagle Ridge Landfill, LLC
WCA - Kansas City Transfer, LLC
LRS South
Inland Waste Solutions, LLC
Alternative Waste Management, LLC

GFL EVERGLADES HOLDINGS LLC

Alabama Dumpster Service, L.L.C.
Angelo's Aggregate Materials, Ltd.
Arbor Hills Landfill, Inc.
Area Disposal Service, Inc.
Bunn Box, LLC (formerly Bunn Box, Inc.)
Bunn Excavating, Inc.
Clinton Landfill, Inc.
Cobb County Transfer Station, LLC
Coulter Companies, Inc.
Eagle Bluff Landfill, Inc.
Eagle Point Landfill, LLC
Emerald Park Landfill, LLC
GFL Birmingham, LLC
GFL Muskego LLC
GFL Solid Waste Midwest LLC
GFL Solid Waste Southeast LLC
Glacier Ridge Landfill, LLC
Gwinnett Transfer Station, LLC
Henson Disposal, LLC
Henson Parent, LLC
Hickory Meadows Landfill, LLC
Hickory Ridge Landfill, Inc.
Hoosier Landfill, Inc.

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AGENCY CUSTOMER ID: 570000100403

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Aon Risk Services Northeast, Inc.	GFL Environmental Holdings (US), Inc
POLICY NUMBER See Certificate Number: 570119831653	
CARRIER See Certificate Number: 570119831653	NAIC CODE
	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 **FORM TITLE:** Certificate of Liability Insurance

GFL Named Insureds

Land & Gas Reclamation, Inc.
Mallard Ridge Landfill, Inc.
Montgomery Transfer Station, LLC
Opelika Transfer Station, LLC
Otis Road Landfill, LLC
PDC Services, Inc.
Peoria City/County Landfill, Inc.
Peoria Disposal Company
PH Land, LLC
Seven Mile Creek Landfill, LLC
Smyrna Transfer Station, LLC
Stone's Throw Landfill, LLC
Tallassee Waste Disposal Center, Inc.
Tazewell County Landfill, Inc.
Welcome All Transfer Station, LLC
Zion Landfill, Inc.

VARIOUS

Capital Waste Buyer, Inc.
Capital Waste Holdings, Inc.
Capital Waste Investor II GP, LLC
Capital Waste Investor II JV, LP
Capital Waste Investor II, LP
Capital Waste Midco, Inc.
Capital Waste Services LLC
Capital Waste Topco, Inc.
Chattanooga Transfer, LLC
Desoto Landfill, LLC
DeSoto Recycling & Disposal, L.L.C.
EcoSouth DeSoto Holdings, LLC
EcoSouth Florida Intermediate Equity Aggregator, LLC
EcoSouth Florida Intermediate Equity, LP
EcoSouth Florida Intermediate, LLC
EcoSouth Florida JV, LLC
EcoSouth Florida Subsidiary OpCo, LLC (fka GFL Florida, LLC)
EcoSouth Florida, LLC
EcoSouth Intermediate II, LLC
Ft. Meade Landfill, LLC
Gabbert LLC
GFL US 11, LLC
GFL US 12, LLC
GFL US 7, L.P.
GFL US 8, LLC
GFL US 9, L.P.
GFL Wrangler US 2, LLC
GFL Wrangler US, L.P.
GWS Transfer LLC
Kinderhook Capital Fund 7 GP, LLC
Kinderhook Capital Fund 7, L.P.
Kinderhook Capital Fund 7-B, L.P.
M & G CD Disposal Facility, L.L.C.
Pee Dee Environmental Services, Inc.
Priority Waste Services, Inc.
Sandlands C & D Landfill of SC LLC
TST Ventures, LLC

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ENDORSEMENT

This endorsement, effective 12:01 A.M. 06/01/2025
forms a part of Policy No. 014-12-1394
issued to GFL ENVIRONMENTAL HOLDINGS (US), INC.
by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA.

LIMITED ADVICE OF CANCELLATION PROVIDED VIA E-MAIL TO ENTITIES OTHER THAN THE FIRST NAMED INSURED

This policy is amended as follows:

In the event that the **Insurer** cancels this policy for any reason other than non-payment of premium, and

1. the cancellation effective date is prior to this policy's expiration date;

2. the **First Named Insured** is under an existing contractual obligation to notify a certificate holder when this policy is canceled (hereinafter, the "Certificate Holder(s)") and has provided to the **Insurer**, either directly or through its broker of record, the email address of a contact at each such entity; and

3. the **Insurer** received this information after the **First Named Insured** receives notice of cancellation of this policy and prior to this policy's cancellation effective date, via an electronic spreadsheet that is acceptable to the **Insurer**,

the **Insurer** will provide advice of cancellation (the "Advice") via e-mail to each such Certificate Holders within 30 days after the **First Named Insured** provides such information to the **Insurer**; provided, however, that if a specific number of days is not stated above, then the Advice will be provided to such Certificate Holder(s) as soon as reasonably practicable after the **First Named Insured** provides such information to the **Insurer**.

Proof of the **Insurer** emailing the Advice, using the information provided by the **First Named Insured**, will serve as proof that the **Insurer** has fully satisfied its obligations under this endorsement.

This endorsement does not affect, in any way, coverage provided under this policy or the cancellation of this policy or the effective date thereof, nor shall this endorsement invest any rights in any entity not insured under this policy.

The following Definitions apply to this endorsement:

1. **First Named Insured** means the Named Insured shown on the Declarations Page of this policy.
2. **Insurer** means the insurance company shown in the header on the Declarations page of this policy.

All other terms, conditions and exclusions shall remain the same.

Authorized Representative

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
ANY PERSON OR ORGANIZATION WHOM YOU BECOME OBLIGATED TO INCLUDE AS AN ADDITIONAL INSURED AS A RESULT OF ANY CONTRACT OR AGREEMENT YOU HAVE ENTERED INTO.	PER THE CONTRACT OR AGREEMENT
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

 © Insurance Services Office, Inc., 2018 □

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

© Insurance Services Office, Inc., 2018

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
BLANKET WHERE REQUIRED BY WRITTEN CONTRACT	BLANKET WHERE REQUIRED BY WRITTEN CONTRACT
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

© Insurance Services Office, Inc., 2018

ENDORSEMENT

This endorsement, effective 12:01 A.M. 06/01/2025
forms a part of Policy No. 014-12-1393
issued to GFL ENVIRONMENTAL HOLDINGS (US), INC.
by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA.

LIMITED ADVICE OF CANCELLATION PROVIDED VIA E-MAIL TO ENTITIES OTHER THAN THE FIRST NAMED INSURED

This policy is amended as follows:

In the event that the **Insurer** cancels this policy for any reason other than non-payment of premium, and

1. the cancellation effective date is prior to this policy's expiration date;

2. the **First Named Insured** is under an existing contractual obligation to notify a certificate holder when this policy is canceled (hereinafter, the "Certificate Holder(s)") and has provided to the **Insurer**, either directly or through its broker of record, the email address of a contact at each such entity; and

3. the **Insurer** received this information after the **First Named Insured** receives notice of cancellation of this policy and prior to this policy's cancellation effective date, via an electronic spreadsheet that is acceptable to the **Insurer**,

the **Insurer** will provide advice of cancellation (the "Advice") via e-mail to each such Certificate Holders withi n 30 days after the **First Named Insured** provides such information to the**Insurer**; provided, however, that if a specific number of days is not stated above, then the Advice will be provided to such Certificate Holder(s) as soon as reasonably practicable after the **First Named Insured** provides such information to the **Insurer**.

Proof of the **Insurer** emailing the Advice, using the information provided by the**First Named Insured**, will serve as proof that the **Insurer** has fully satisfied its obligations under this endorsement.

This endorsement does not affect, in any way, coverage provided under this policy or the cancellation of this policy or the effective date thereof, nor shall this endorsement invest any rights in any entity not insured under this policy.

The following Definitions apply to this endorsement:

1. **First Named Insured** means the Named Insured shown on the Declarations Page of this policy.
2. **Insurer** means the insurance company shown in the header on the Declarations page of this policy.

All other terms, conditions and exclusions shall remain the same.

Authorized Representative

ENDORSEMENT

This endorsement, effective 12:01 A.M. 06/01/2025

forms a part of Policy No. 014-12-1393

issued to GFL ENVIRONMENTAL HOLDINGS (US), INC.

by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA.

ADDITIONAL INSURED - WHERE REQUIRED UNDER CONTRACT OR AGREEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

SCHEDULE

ADDITIONAL INSURED:

ANY PERSON OR ORGANIZATION FOR WHOM YOU ARE CONTRACTUALLY BOUND TO PROVIDE ADDITIONAL INSURED STATUS BUT ONLY TO THE EXTENT OF SUCH PERSON'S OR ORGANIZATION'S LIABILITY ARISING OUT OF THE USE OF A COVERED "AUTO".

I. **SECTION II - COVERED AUTOS LIABILITY COVERAGE, A. Coverage, 1. - Who Is Insured,** is amended to add:

d. Any person or organization, shown in the schedule above, to whom you become obligated to include as an additional insured under this policy, as a result of any contract or agreement you enter into which requires you to furnish insurance to that person or organization of the type provided by this policy, but only with respect to liability arising out of use of a covered "auto". However, the insurance provided will not exceed the lesser of:

(1) The coverage and/or limits of this policy, or

(2) The coverage and/or limits required by said contract or agreement.

AUTHORIZED REPRESENTATIVE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement changes the policy to which it is attached effective on the inception date of the policy unless a different date is indicated below.

(The following "attaching clause" need be completed only when this endorsement is issued subsequent to preparation of the policy).

This endorsement, effective 12:01 AM 06/01/2025 forms a part of Policy No. WC014121402

Issued to GFL ENVIRONMENTAL HOLDINGS (US), INC.

By A I U INSURANCE COMPANY

LIMITED ADVICE OF CANCELLATION PROVIDED VIA E-MAIL TO ENTITIES OTHER THAN THE NAMED INSURED (WORKERS' COMPENSATION ONLY)

This policy is amended as follows:

In the event that the **Insurer** cancels this policy for any reason other than non-payment of premium, and

1. the cancellation effective date is prior to this policy's expiration date;

2. the **Named Insured** or, if applicable, any other employers named in Item 1 of the Information Page is under an existing contractual obligation to notify a certificate holder when this policy is canceled (hereinafter, the "Certificate Holder(s)") and the **Named Insured** has provided to the **Insurer**, either directly or through its broker of record, the email address of a contact at each such entity; and

3. the **Insurer** received this information after the **Named Insured** receives notice of cancellation of this policy and prior to this policy's cancellation effective date, via an electronic spreadsheet that is acceptable to the **Insurer**,

the **Insurer** will provide advice of cancellation (the "Advice") via e-mail to each such Certificate Holders within 30 days after the **Named Insured** provides such information to the **Insurer**; provided, however, that if a specific number of days is not stated above, then the Advice will be provided to such Certificate Holder(s) as soon as reasonably practicable after the **Named Insured** provides such information to the **Insurer**.

Proof of the **Insurer** emailing the Advice, using the information provided by the **First Named Insured**, will serve as proof that the **Insurer** has fully satisfied its obligations under this endorsement.

This endorsement does not affect, in any way, coverage provided under this policy or the cancellation of this policy or the effective date thereof, nor shall this endorsement invest any rights in any entity not insured under this policy.

The following definitions apply to this endorsement:

1. **Named Insured** means the insured first named employer in Item 1 of the Information Page of this policy.

2. **Insurer** means the insurance company shown in the header on the Information Page of this policy.

All other terms, conditions and exclusions shall remain the same.

Don Bailey

AUTHORIZED REPRESENTATIVE

INSURE

Trusted Choice
Independent Insurance Agent

2607 GLENWOOD AVENUE • P. O. BOX 31508 • RALEIGH, N. C. 27622 • 919/781-1115 • (FAX) 919/783-6427

April 30, 2026

City of Stockbridge
6640 N. Henry Boulevard
Stockbridge, Georgia 30281

Re: Waste Industries Atlanta, LLC dba GFL Environmental
Proposal for Comprehensive Residential Waste Collection and Disposal Services

To Whom It May Concern:

Our above client is submitting proposal to you for the above services in response to your request (RFP 2026-0007).

If a contract for these services is awarded to Waste Industries Atlanta, LLC dba GFL Environmental, and the City requires a performance guarantee, the United States Fire Insurance Company has agreed to provide a Performance Bond on their behalf. Other bonds will be provided if required by contract for services. United States Fire Insurance Company is a surety licensed to conduct business in Georgia, has an A.M. Best rating of A+ XV and appears on the US Treasury Department current list of approved sureties with an underwriting amount of $251,791,000.

We have provided bonds for this client for several years and highly recommend them to you as a professional and dependable organization.

Please give us a call if you have any questions.

Sincerely,

James W. Poole
Attorney-in-Fact
United States Fire Insurance Company

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

James W. Poole; Robert G. Salmon, Jr.; John D.Kinney; David J. Braswell

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **One Hundred Twenty Five Million Eight Hundred Thousand Dollars ($125,800,000)**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 17th day of January, 2025.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey}
County of Morris }

On this 17th day of January, 2025, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

ETHAN SCHWARTZ
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 6/23/2029
COMMISSION: #50223171

Ethan Schwartz (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 30th day of April 2026

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

*For verification of the authenticity of the Power of Attorney, please contact SuretyInquiries@amyntagroup.com.

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Jeffrey W. Cown, Director

EPD Director's Office
2 Martin Luther King, Jr. Drive SE
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

Apr 01, 2025

Mr. Scott Mann
Eagle Point Landfill, LLC
8880 Old Federal Road
Ball Ground, GA 30107

RE: Request for Variance under the Provisions of O.C.G.A. § 12-7-6(b)(15)
Eagle Point Landfill Expansion
Forsyth County
File: BV-058-24-07

Dear Mr. Mann:

The Georgia Environmental Protection Division (EPD) has reviewed your stream buffer variance application for the above-referenced project. The review was conducted to consider the potential impacts of the proposed project's encroachment on buffers to State waters within the context of the Georgia Erosion and Sedimentation Act and the potential impact to State waters within the context of Georgia's National Pollutant Discharge Elimination System (NPDES) General Permits for Stormwater Discharges Associated with Construction Activities. This review, and the variance granted herein, is limited to only the request(s) in the application that you submitted for permission to conduct land-disturbing activities within 25-foot areas located immediately adjacent to the banks of State waters where vegetation has been wrested by normal stream flow or wave action. To the extent that your buffer variance application includes a request to conduct land-disturbing activities within 25 feet of State waters where there is no vegetation that has been wrested by normal stream flow or wave action, such request has not been considered by EPD, and the related activity is not addressed in the variance granted herein.

Pursuant to Ga. Comp. R. and Regs. 391-3-7-.05(2)(h) and subject to the conditions and contingencies described further below, authorization is hereby granted to encroach within the 25-foot buffer adjacent to State waters as delineated in your application dated October 7, 2024. ***Buffer impacts authorized by this variance must be completed within five years of the date of this approval letter. If the approved buffer impacts cannot be completed prior to the expiration date, a time extension must be requested in writing at least 90 calendar days prior to the expiration date with justifiable cause demonstrated.***

Authorization for the above referenced project is subject to the following conditions and contingencies:

1) All graded slopes 3:1 or greater must be hydroseeded and covered with Georgia DOT approved wood fiber matting or coconut fiber matting. If not hydroseeded, Georgia DOT approved matting that has been incorporated with seed and fertilizer must be used. All slopes must be properly protected until a permanent vegetative stand is established;

2) The amount of land cleared during construction must be kept to a minimum;

3) All disturbed areas must be seeded, fertilized, and mulched as soon as the final grade is achieved. Also, these disturbed areas must be protected until permanent vegetation is established;

4) A double row of Georgia DOT type "C" silt fence or an approved high performance silt fence must be installed between the land disturbing activities and State waters where appropriate;

5) Buffer variance conditions must be incorporated into any Land Disturbing Activity Permit issued by Forsyth County for this project;

6) This project must be conducted in strict adherence to the approved erosion and sedimentation control plan and any Land Disturbing Activity Permit issued by Forsyth County; and

7) Post-construction stormwater management systems must be maintained to ensure pollutant removal efficiencies for water quality protection.

The granting of this approval does not relieve you of any obligation or responsibility for complying with the provisions of any other law or regulations of any federal, local, or additional State authority, nor does it obligate any of the aforementioned to permit this project if they do not concur with its concept of development/control. As a delegated "Issuing Authority," Forsyth County is expected to ensure that the stream buffer variance requirements are met for this project and is empowered to be more restrictive in this regard.

If you have questions concerning this letter, please contact Brian Kent, Erosion and Sedimentation Control Unit, Nonpoint Source Program, at (470) 521-1463.

Sincerely,

Jeffrey W. Cown

Jeffrey W. Cown
Director

JWC:bk

cc: Brandon Smith, Hodges, Harbin, Newberry & Tribble, Inc.
David McKee, County Manager
John Barlow, Planner II Forsyth County
Jonathan Wells, EPD Mountain District
Robert Amos, Georgia Soil and Water Conservation Commission
John Thomson, WRD Fisheries Northeast Region II

File: BV-058-24-07

WYRICK
ROBBINS
YATES
& PONTON
LLP

ATTORNEYS AT LAW

The Summit
4101 Lake Boone Trail
Suite 300
Raleigh, NC 27607.7506

PO Drawer 17803
Raleigh, NC 27619

ph 919.781.4000
fax 919.781.4865
www.wyrick.com

Email: linman@wyrick.com

MEMORANDUM

Via Email

TO: Waste Industries

ATTN: Leslie Childress

CC: Tom Cook

FROM: Lisa Inman

DATE: September 15, 2004

RE: Employer Identification Numbers

You have requested some clarification on the proper use of employer identification numbers for some of the Waste Industries entities. In particular, you note that, while most of the Waste Industries entities have their own EINs, Waste Industries, LLC and Waste Industries USA, Inc. have the same EIN.

Waste Industries, LLC is a wholly-owned subsidiary of Waste Industries USA, Inc. To put it another way, Waste Industries, LLC is a single member LLC that, for federal tax purposes, is a disregarded entity. The Federal Tax Regulations provide that a disregarded entity, such as a single member LLC that does not "check the box" to be taxed as a corporation, uses its owner's EIN. This rule does not *prohibit* a single-member LLC from obtaining an EIN, and most of the single member LLCs in the Waste Industries family *do* have a separate EIN, but our preference is not to obtain a separate EIN for Waste Industries, LLC because of the potential effect on pre-existing contracts and other documents.

Section 301.6109-1(h)(2) of the Treasury Regulations adopted by the IRS is set forth on the attached page for your reference. Please let me know if you require anything further. If there are any government entities that have questions or concerns about the EIN of Waste Industries, LLC (or any other Waste Industries entity), we would encourage such parties to call our tax partner, Tom Cook, at the phone number set forth above.

(h) *Special rules for certain entities under §301.7701–3*—(1) *General rule.* Any entity that has an employer identification number (EIN) will retain that EIN if its federal tax classification changes under §301.7701–3.

(2) *Special rules for entities that are disregarded as entities separate from their owners*—(i) *When an entity becomes disregarded as an entity separate from its owner.* Except as otherwise provided in regulations or other guidance, a single owner entity that is disregarded as an entity separate from its owner under §301.7701–3, must use its owner's taxpayer identifying number (TIN) for federal tax purposes.

(ii) *When an entity that was disregarded as an entity separate from its owner becomes recognized as a separate entity.* If a single owner entity's classification changes so that it is recognized as a separate entity for federal tax purposes, and that entity had an EIN, then the entity must use that EIN and not the TIN of the single owner. If the entity did not already have its own EIN, then the entity must acquire an EIN and not use the TIN of the single owner.

(3) *Effective date.* The rules of this paragraph (h) are applicable as of January 1, 1997.

Department of the Treasury
Internal Revenue Service
Ogden, UT 84201

In reply refer to: 0457809038
Sep 30, 2019 LTR 147C
56-0954929

WASTE INDUSTRIES USA LLC
% WRANGLER HOLDCO CORP SOLE MBR
3301 BENSON DRIVE
RALEIGH NC 27609-7362 990

Taxpayer Identification Number: 56-0954929

Form(s):

Dear Taxpayer:

Thank you for your telephone inquiry of September 30th, 2019.

Your Employer Identification Number (EIN) is 56-0954929. Please keep this letter in your permanent records. Enter your name and your EIN on all business federal tax forms and on related correspondence.

If you have any questions regarding this letter, please call our Customer Service Department at 1-800-829-0115 between the hours of 7:00 AM and 10:00 PM. If you prefer, you may write to us at the address shown at the top of the first page of this letter. When you write, please include a telephone number where you may be reached and the best time to call.

Sincerely,

MS.REESE
1003528068
Customer Service Representative

Secretary of State
Corporations Division
315 West Tower
#2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CONTROL NUMBER: 0465378
EFFECTIVE DATE: 11/05/2004
JURISDICTION : DELAWARE
REFERENCE : 0091
PRINT DATE : 11/08/2004
FORM NUMBER : 350

ORIGIN INFORMATION & SERVICES, INC.
233 MITCHELL ST SW, STE 550
ATLANTA, GA 30303

CERTIFICATE OF AUTHORITY TO TRANSACT BUSINESS

I, Cathy Cox, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that

WASTE INDUSTRIES ATLANTA, LLC
A FOREIGN LIMITED LIABILITY COMPANY

has been organized under the laws of the jurisdiction stated above and has filed an application meeting the requirements of Georgia law to transact business as a foreign limited liability company in this state.

WHEREFORE, by the authority vested in me as Secretary of State, the above named limited liability company is hereby granted, on the effective date stated above, this certificate of authority to transact business in the State of Georgia as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on the date set forth above.

Cathy Cox
Secretary of State

OFFICE OF SECRETARY OF STATE
CORPORATIONS DIVISON

315 West Tower, #2 Martin Luther King, Jr. Drive
Atlanta, Georgia 30334-1530
(404) 656-2817
Registered agent, officer, entity status information via the Internet
http://www.georgiacorporations.org

WARREN RARY
Director

ENRICO M. ROBINSON
Assistant Director

CATHY COX
Secretary of State

APPLICATION FOR CERTIFICATE OF AUTHORITY FOR FOREIGN LIMITED LIABILITY COMPANY

DO NOT WRITE IN SHADED AREA – SOS USE ONLY

DOCKET #		PENDING #		CONTROL #	
DOCKET CODE		DATE FILED		AMOUNT RECEIVED	CHECK/ RECEIPT #
TYPE CODE		EXAMINER		JURISDICTION CODE	

NOTICE TO APPLICANT: PRINT PLAINLY OR TYPE REMAINDER OF THIS FORM

1. Waste Industries Atlanta, LLC
Limited Liability Company Name (Optional) — Name Reservation Number

October 28, 2004
Date Business Commenced (Or Proposed) in Georgia (NOTE. If the date provided here is more than 30 days prior to the date the application is received by the Secretary of State, a $500 penalty must be paid, penalty is statutory and cannot be waived by Secretary of State.)

2. Deborah A. Pike — (919) 781-4000 ext 3041
Name of filing person (certificate will be mailed to this person, at address below) — Telephone Number

4101 Lake Boone Trail, Suite 300 — Raleigh — North Carolina — 27607-7506
Address — City — State — Zip Code

3. Delaware — October 28, 2004 — Perpetual
Jurisdiction (Home state/country) — Date of Organization in home state — Period of Duration

4. 3301 Benson Drive, Suite 601 — Raleigh — North Carolina — 27609
Address of Principal Place of Business — City — State — Zip Code

5. Origin Information and Services, Inc.
Name of Registered Agent in Georgia

233 Mitchell Street, Suite 550
Registered Office Street Address in Georgia (Post office box or mail drop not acceptable for registered office address)

Atlanta — Fulton — Georgia — 30303
City — County — State — Zip Code

6. Waste Industries USA, Inc. (Attn: D. Stephen Grissom)
3301 Benson Drive, Suite 601 — Raleigh — North Carolina — 27609
Manager's Name & Address (Person w/responsibility for maintaining records) — City — State — Zip Code

7. 3301 Benson Drive, Suite 601 — Raleigh — North Carolina — 27609
Address Where Limited Liability Company Records Are Maintained — City — State — Zip Code

8. **NOTICE: Mail or deliver an original and one copy of this form and the filing fee of $225.00 to the Secretary of State at the above address. Filing fees are NON-refundable. This application is signed by a person duly authorized to sign such instruments by the laws of the jurisdiction under which the foreign limited liability company is organized. The foreign limited liability company undertakes to keep its records at the address shown in #7 above until its registration in Georgia is canceled or withdrawn. The foreign limited liability company, in accordance with Title 14 of the Official Code of Georgia Annotated, appoints the Secretary of State as agent for service of process if no agent has been appointed in Georgia or, if appointed, the agent's authority has been revoked or the agent cannot be found or served by the exercise of reasonable diligence.**

D Stephen Grissom, CEO
Authorized Signature

11/2/04
Date

2004 NOV 05 PM 12:15 SECRETARY OF STATE

Request certificates and obtain entity information via the Internet: http://www.georgiacorporations.org

FORM 241

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Wrangler Holdco Corp.

2 Business name/disregarded entity name, if different from above.

GFL Environmental / Waste Industries Atlanta, LLC (EIN: 20-1828202)

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) 5

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) E

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

1000 SOCIAL STREET, SUITE 1100

Requester's name and address (optional)

6 City, state, and ZIP code

RALEIGH, NC 27609

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

8	2	–	2	1	8	8	6	8	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person yousufibrahim yousufibrahim (Jan 31, 2025 16:01 EST) Date 01/30/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Stockbridge
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EXHIBIT E
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor(s) Name: GFL Enviornmental

Address: 1280 Rum Creek Pkwy Stockbridge, GA 30281

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify,* in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.GA. § 13-10-91(b).

The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the City of Stockbridge within five (5) business days after any subcontractor(s) is/are retained to perform such service.

170827
E Verify ™ Company Identification Number

12/12/2008
Date of Authorization

BY: Authorized Officer or Agent
(Name of Person or Entity)

4/30/26
Date

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

30th DAY OF April, 2026

Notary Public

Sabrina Gray Hills
NOTARY PUBLIC
Richmond County, GEORGIA
My Commission Expires 07/28/2026
[NOTARY SEAL]

My Commission Expires: 7/28/26

*** or any subsequent replacement** operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-60

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EXHIBIT F
DRUG-FREE WORKPLACE

The undersigned certifies that the provisions of Code Sections 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-free Workplace Act", have been complied with in full. The undersigned further certifies that:

(1) A drug-free workplace will be provided for the Service Provider's employees during the performance of the Contract; and

(2) Each Service Provider who hires a subcontractor to work in a drug-free workplace shall secure from the subcontractor the following written certification:
"As part of the subcontracting agreement with GFL Environmental (Service Provider), N/A (subcontractor) certifies to the Service Provider that a drug-free workplace will be provided for the subcontractor's employees during the performance of this Contract pursuant to paragraph (7) of the subsection (b) of Code Section 50-24-03."

Also, the undersigned further certifies that he/she will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Contract.

GFL Environmental
Company Name

4/30/26
BY: Authorized Officer or Agent (Service Provider Signature) Date

Gov. Contract Manager
Title of Authorized Officer or Agent of Service Provider

Luke Ewing
Printed Name of Authorized Officer or Agent

End of Exhibit F.

EXHIBIT G

PURCHASING POLICY ADDENDUM

I, Luke Ewing, hereby certify that I have received certify that I have received a copy of the City of Stockbridge, GA, Financial Management Policies Purchasing Policy which can be found at https://stockbridgega.org/departments/procurement-division and agree to comply with all requirements of the City of Stockbridge, GA Financial Management Policies Purchasing Policy to the extent the policy is applicable to the undersigned.

4/30/26

BY: Authorized Officer or Agent Date
(Service Provider Signature)

Gov. Contract Manager

Title of Authorized Officer or Agent of Service Provider

Luke Ewing 4/30/26

Printed Name of Authorized Officer or Agent Date

End of Exhibit G.

EXHIBIT H
AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION

By executing this affidavit under oath, as an applicant for a City of Stockbridge, Georgia Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit, execution of contract or other public benefit as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application for a City of Stockbridge license/permit and /or contract for

GFL Environmental

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

1. ____x____ I am a United States citizen

OR

2. _____ I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States. *

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

Signature of Applicant: _____ Date: 4/30/26

Printed Name: Luke Ewing

* Alien Registration number for non-citizens: _____

** PLEASE INCLUDE A COPY OF YOUR PERMANENT RESIDENT CARD, EMPLOYMENT AUTHORIZATION, GREEN CARD, PASSPORT WITH A COPY OF YOUR DRIVER LICENSE, OR OTHER DOCUMENTATION AS ALLOWED UNDER THE LAW IF YOUR ARE A LEGAL PERMANENT RESIDENT (#2) **

Subscribed and Sworn Before Me, this the 30th day of April, 2026

Notary Public: _____ Sabrina Gray Hills

NOTARY PUBLIC
Richmond County, GEORGIA
My Commission Expires 07/28/2026

My Commission Expires:

* Note: O.C.G.A.§ 50-36-1(c)(2) requires that aliens qualified under the Federal Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the Federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

_____

End of Exhibit H.

PROJECT AGREEMENT
BY AND BETWEEN THE CITY OF STOCKBRIDGE, GEORGIA, AND
THE PATH FOUNDATION, INC., FOR TRAIL DESIGN AND CONSTRUCTION MANAGEMENT

PROJECT: WALT STEPHENS TRAIL

THIS PROJECT AGREEMENT ("PSA") is made and entered into this _____ day of _____, 2026, by and between the **CITY OF STOCKBRIDGE, GEORGIA** ("City") and **PATH FOUNDATION, INC.** ("PATH").

WITNESSETH:

WHEREAS, the City entered into a Master Agreement with PATH (as at any time modified or amended, the "Master Agreement") to establish the framework within which the City and PATH will proceed to implement specific projects related to the design and management of a trail network within the City; and

WHEREAS, the Master Agreement provides that the parties will work together to determine the terms and conditions for specific projects for the trail network, each to be memorialized in a project agreement (each a "Project Agreement"); and

WHEREAS, the parties have identified the project described in Exhibit A attached hereto ("Project") as a specific project under the Master Agreement and desire to enter into this Agreement to set forth the terms and conditions to govern the Project;

NOW, THEREFORE, in consideration of the mutual promises and benefits hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally found hereby, agree as follows:

1.
DEFINITIONS; PROJECT DESCRIPTION

Terms used but not defined herein shall have the meaning ascribed to them in the Master Agreement. The Project and scope of work are described in Exhibit A attached hereto.

3.
TERM; TERMINATION

Either party may terminate this Agreement with or without cause by providing thirty (30) days written notice to the other party. Upon termination, PATH shall be compensated for all services rendered and costs incurred up to the effective termination date, provided such costs are reasonable and properly documented. The City shall not be liable for any anticipated profits, unperformed services, or other consequential damages beyond the termination date.

This Agreement shall commence on the date hereof and shall continue in effect until the date on which the Project covered by this Agreement has been completed and all obligations of the parties hereunder have been discharged. Subject to any local, state or federal law that may limit its term, this Agreement shall automatically renew upon the same terms and conditions as set forth in this Agreement for four (4) one-year terms unless earlier terminated as provided herein.

Notwithstanding the foregoing, this Agreement shall terminate upon expiration of the term of the Master Agreement (or its earlier termination in accordance with its terms), unless otherwise agreed by the parties in writing.

4.
BUDGET; PAYMENT TERMS

The proposed budget and sources of funding for the design and management of the Project are described in Exhibit B attached hereto. Payment terms for the Project are as described in Exhibit C attached hereto.

5.
DOCUMENTATION AND RECORDS
POINT OF CONTACT

PATH shall provide the City with an updated primary point of contact each year for the duration of this Agreement. This designated individual shall be responsible for coordinating all communications, approvals, and reporting between PATH and the City. PATH shall notify the City in writing of any changes to the designated contact within ten (10) business days of such change.

A. Documentation. PATH will send documentation of the status of the Project in the form and frequency requested by the City Representative. Such documentation shall indicate the progress of specific activities on the Project schedule.

B. Records/Audit. PATH will maintain records and accounts in connection with the performance of this Agreement for a period of three (3) years from the date of completion of the Project. The City Representative shall have the right to examine and copy the records and accounts at all reasonable times, with reasonable advance notification. The City reserves the right to audit such records and accounts at any time during the period commencing on the date of this Agreement and ending 365 days after completion of the Project.

6.
PROJECT SCHEDULE

The preliminary schedule for the Project is described in Exhibit D attached hereto. As adjustments in the Project schedule become necessary, the City and PATH shall cooperate in developing a revision to the Project schedule and amending this Agreement.

7.
SUCCESSORS/ASSIGNS; NO ASSIGNMENT/DELEGATION; NO PERSONAL LIABILITY

This Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns; provided, however, that no party shall be authorized to delegate performance of any of its duties hereunder to any other person or entity, nor shall either party assign any of its rights or remedies under this Agreement to any person or entity, which restriction on assignments and delegations shall apply to those occurring by operation of law, as well as by contract, merger, or consolidation. Any assignment or delegation in breach of this Agreement shall be void. Nothing herein shall be construed as creating any personal liability on the part of any elected officials, officers, directors, employees, or agents of the City or PATH, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the parties to this Agreement.

8.
GOVERNING LAW/VENUE

The City shall have the final authority over project approvals, changes, and completion determinations. PATH shall comply with all directives issued by the City regarding project management and execution.

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

This Agreement shall be deemed to have been made and performed in City of Stockbridge, Georgia. For the purpose of venue, all suits or cause of action arising out of this Agreement shall be brought in the courts of Henry County, Georgia.

9.
AMENDMENTS; NOTICES

This Agreement may be modified or amended by the parties in writing. Written notice by one party to the other shall be sent as provided in the Master Agreement.

10.
ENTIRE AGREEMENT

This Agreement and the Master Agreement constitute the entire agreement between the parties with respect to the subject matter hereof and thereof, and no representation (oral or written) not incorporated herein or therein shall be binding on the parties.

11.
SEVERABILITY

If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of the Agreement shall continue to be valid and enforceable.

12.
TIME OF ESSENCE

Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in three (3) counterparts (each to be considered as an original but all taken together to constitute one and the same agreement) by their authorized representative, on the day and year first written.

PATH FOUNDATION, INC.

By: _____
Signature

(SEAL)

Greta G. deMayo
Printed Name

Executive Director
Title

Date: July 8, 2026

ATTEST:

_____
Secretary

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

CITY OF STOCKBRIDGE, GEORGIA

By: _____
Jayden L. Williams, Mayor

Date: _____

ATTEST:

_____
Cassandra Lester, Interim City Clerk

(SEAL)

Approved as to form:

_____
Quinton G. Washington, City Attorney

EXHIBIT A
PROJECT DESCRIPTION/SCOPE OF WORK

The PATH Design Team (PATH) will provide full professional services for surveying, landscape architecture, engineering, permitting, contract administration, and construction management for the 1.1-mile, ten-foot wide, concrete multi-use trail along Walt Stephens Road. The project begins at the SE corner of Walt Stephens Rd and Monarch Village Way, crosses Walt Stephens at the existing traffic signal, continues east as a 10' sidepath with 5' to 10' landscape buffer, crosses I-75 via existing road bridge, turns into a private property to tie into the programmed trail by the proposed development on Flippen Road.

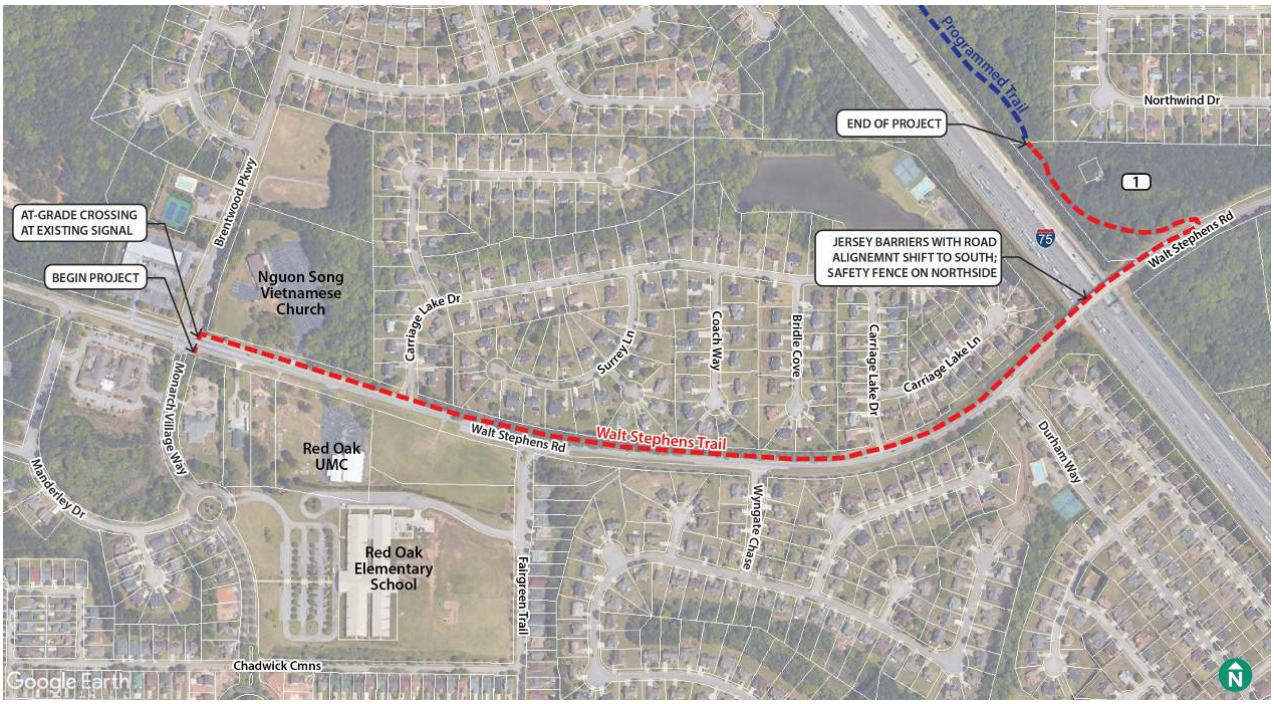

Figure 1 – Walt Stephens Trail Scope Map

TASK 1 – Survey Services:

1a. Topographic/Utility Survey

Upon Notice to Proceed, PATH will coordinate with owner and property stakeholders to send out notification via letters. The project surveyor will conduct a topographic/utility survey of the project areas. The surveying services will be performed to meet the standards for surveying trail corridors. Specific scope of services includes:

- Boundary line verification – research, locate property monumentation, and perform property analysis of approximately forty-one (41) parcels of land for subject project corridor, including research of right-of-way plans.
- topography (2' contours) within the trail alignment locating substantial visible improvements
- stormwater structures top and inverts
- locate visible or marked utilities
- locate trees 10" in diameter and larger within survey corridor.
- streets, sidewalks, and intersections
- existing cut-ins for driveways

- buildings including accessory buildings, small structures
- retaining walls, privacy and security fences
- all site elements
- for the scope area crossing Interstate 75, the project survey will locate the improvements along the top of bridge only, and will not collect field data below the bridge.
- coordination and checking
- underground utility designating (SUE Level B)

1b. Easement Plats and Legal Descriptions

Upon acceptance of the Design Development document (60%) and the easement graphics, the project surveyor will prepare easement plats and legal descriptions for acquiring necessary permanent easements and temporary construction easements. One (1) temporary easement and one (1) permanent easement plat and legal description are anticipated for the parcel below:

Map Key #	Address	Parcel ID	Owner
1	4251 Walt Stephens Rd	031-02007002	MENG TRUST

Task 1 Deliverables:

- AutoCAD/Civil 3D File
- Stamped survey file in pdf format
- Two (2) legal descriptions with exhibit maps (PDF)

TASK 2 – 30% Schematic Design:

Project Kick-off: Upon receiving the project survey, PATH will conduct a virtual project kickoff meeting with PATH's Design Team and City of Stockbridge to review project scope and schedules, discuss important deliverables and design milestones, and address any project concerns.

Recurring Project Meetings: PATH will meet monthly with PATH's Design Team and City of Stockbridge as needed during an anticipated 13-month design duration.

Property Stakeholders Coordination: PATH will coordinate with the City PM to conduct several meetings at design milestones with the private property stakeholder to ensure clear communication of the proposed design. Meetings will be held virtually at the end of schematic design (30% CDs) to collect property stakeholders' feedback, and at the end of design development (60% CDs) for their agreement to the required easement acquisition to complete real estate acquisition.

PATH design team will assist with all meeting materials needed, including PowerPoint presentation(s) and digital/hard copies of design document(s). Easement Plats and Legal Descriptions will be produced based on agreed 60% design and easement graphics. See task 1b.

30% Schematic Design: Utilizing the survey file, PATH will create schematic design drawings including proposed alignment, rough grading, length and location of structures if any, and any amenity areas.

PATH shall prepare 30% Schematic Design Documents as described below:

- Composite Map
- 30% Alignment Construction Plans
- 30% Plan View and Section Graphics

- 30% Cost Estimate

PATH will hold a design review meeting followed by a site meeting as needed with property owners and City of Stockbridge to collect feedback on the schematic design document.

Task 2 Deliverables:

- A 30% CDs submission will be made for review comments, as digital PDF
- Plan view and typical section graphics (.pdf)
- Preliminary easement graphics
- 30% Design Cost Estimate
- PATH/City of Stockbridge Team Meeting – biweekly meetings and unlimited number of electronic messaging (i.e. web conference/ conference call)

Task 3 - 60% Design Development

During 60% Design Development, PATH will conduct on-going coordination with City of Stockbridge and submit progress reports as requested. Each report will include task accomplishments, status of deliverables, and expected upcoming activities. PATH will participate in continued monthly project implementation meetings as requested to discuss key issues or opportunities that arise to keep the project on schedule and within budget.

Based on the acceptance of the 30% Schematic Design documents and the agreed cost estimate, PATH shall prepare 60% Design Development Documents for the project. The documents will further refine and articulate the project elements established in 30% design drawings and address all comments received from the 30% Design Submittal.

3a. Civil Engineering & Hydrological Analysis: PATH design team will prepare construction documents to adhere to the City of Stockbridge policy for stormwater management for public facilities, the department of public works requirements. This trail project falls into the category as a linear transportation project being constructed by the City of Stockbridge, therefore, the stormwater infeasibility report will be submitted to obtain the infeasibility determination by the administrator.

3b. Structural Engineering: PATH design team will provide design and detail for a series of retaining walls on the side of the proposed trail. The proposed retaining walls are assumed to be concrete walls possibly supported by helical piles, to be determined with geotechnical report.

The PATH design team will coordinate with GDOT bridge office to obtain any as-built drawings for the existing Walt Stephens Road bridge over I-75. Assuming the drawings are available, the project structural engineer will provide calculations and details for a new jersey barrier and trail slab on the bridge. Miscellaneous details for maintaining drainage, expansion joints, etc. are assumed. The calculations will be limited to comparing the new loading with the original bridge design capacities. A full re-analysis of the bridge is not anticipated as necessary therefore is excluded in this proposal.

3c. Geotechnical Services: Based on site assessment, six (6) SPT borings are proposed; two for each estimated wall section. The borings will be extended depths of 15 to 20 feet below existing grades or refusal on rock, whichever is shallower. The borings will characterize the soil composition and relative density, as well as the depth of potential unsuitable soils, partially weathered to competent rock or groundwater. The drilling operations will be supervised by our field engineer, who will maintain logs of boring. The boring logs

will indicate the depth, classification, relative density or consistency of the soils encountered, depth to rock or groundwater and any unusual subsurface conditions noted.

Following the field exploration, an engineering report will be prepared outlining the findings of the exploration. The allowable soil bearing pressure of the existing soils and the recommended foundation type and bearing depth will be provided based on the findings of the borings. The recommended lateral earth pressures and coefficient of friction values for the design of the proposed retaining wall structures will be provided. The presence of potentially unsuitable soils which could require undercutting or excavation and replacement or recommendations for deep foundations for the retaining wall foundations will also be discussed.

60% Construction Document Submittal: PATH Design Team shall prepare 60% Construction Documents as described below:

- Project Cover Sheet/ Index/ General Notes
- Composite Map
- Existing Conditions
- Tree Removal and Replacement Plan
- Typical Sections
- Construction Plans (Layout and Grading)
- Construction Details for all trail related work within the scope of the project
- Stormwater Pipe Design and Profiles
- Structural Plans and Details
- Signing and Marking Plans – includes trail signature using the Stockbridge trail sign standard
- Landscape Plans
- Erosion, Sedimentation and Pollution Control Plans with a NPDES Comprehensive Monitoring Program (CMP)

Task 3 Deliverables:

- 60% Design for Construction submission will be made to City of Stockbridge for review comments as digital PDF
- 60% Design for Construction Cost Estimate
- Geotechnical Report
- Calculations for proposed trail and barriers on existing road bridge over I-75
- PATH/City of Stockbridge Team Meeting – monthly meetings and unlimited number of electronic messaging (i.e. web conference/ conference call)

TASK 4 – Permit Coordination:

As a part of the design for construction process, PATH will submit applications necessary for the project to be approved by City of Stockbridge, GDOT and any other public agencies having jurisdiction during the 60% design for construction phase. The PATH team will meet with the review agencies needed to keep the permitting as concise and timely as possible.

4a. Georgia Department of Transportation (GDOT) special encroachment permit

All encroachments within property owned by the Georgia Department of Transportation will be determined within 60% construction documents to prepare all encroachment applications and documents. All permit applications will be submitted prior to 100% Construction Documents. PATH team will submit/manage

GDOT permitting through the Georgia Permit Application System (GPAS) under access permits to generate a permit ID.

This design contract specifically excludes the generation of any plans required to go through the Georgia Department of Transportation Plan Development Process, which is a requirement of most federally funded grants.

Task 4 Deliverables

- PATH shall coordinate with all review comments from City of Stockbridge, GDOT, and any public agencies having jurisdiction of the project and ensure comments are addressed and incorporated into the Issue for Permit Construction Document submittal.

TASK 5 – 100% Construction Documents:

PATH will address all agency and stakeholders' comments to create the 100% Construction Documents that will be issued for final approval and stamped by the required agencies and municipal departments. This process is a negotiation with the municipalities to ensure the permitted set of drawings is constructible, value engineered and not burdened with unnecessary comments and expense from the permitting authorities.

Task 5 Deliverables

- PATH shall create the 100% Construction Documents/Permit Set as per any final review comments to finalize all permitting required for the project
- 100% Cost Estimate

TASK 6 – Bid Assistance:

PATH Design Team will assist the City of Stockbridge with the bidding process, providing a bid item list, description of the scope of work for the City's advertisement purposes, attending one (1) pre-bid meeting, responding to RFIs during the bidding process, and preparing addenda as appropriate. PATH will assist City of Stockbridge in evaluating the contractor's submitted bidding documents and will provide a recommendation for the City's consideration.

TASK 7 – Contract Administration:

PATH will provide construction administration throughout the anticipated 12-month construction timeframe on an hourly rate basis. PATH Design Team will provide construction administration for this project. Tasks include:

- Attending one (1) pre-construction meeting
- Prepare Notice of Intent (NOI) for NPDES permit prior to construction
- Provide 7-day letter as needed
- Coordination with Contractor and Utility Companies
- Attending site meetings and preparing supplemental drawings as needed
- Responding to RFIs during construction phase
- Review and approval of submittals
- Review and approval of Contractor's pay applications
- Review of Contractor's change orders as needed.
- Coordinate and conduct final inspection and prepare final punch item list

- Prepare Notice of Termination (NOT) to end NPDES permit coverage for construction sites once final stabilization is achieved.
- Process project's close out documents.

TASK 8 – Construction Management

PATH will provide construction management services and assign a PATH PM to the project to work alongside City of Stockbridge and lead the project through design, engineering, permitting and construction. These services will bring PATH's knowledge and expertise building trails throughout the southeast to the project. The PATH PM will provide hands-on assistance to manage the project schedule, cost and quality. The goals of the PATH PM will be to reduce overall project costs, assist with contract negotiations, reduce change orders, and eliminate unnecessary scope and costs.

The industry standard value for construction management services is 6% of the construction cost but is provided with no cost to the City of Stockbridge within this scope of services.

Scope Exclusions:

The following services are not included under this Agreement, and will be furnished by others or their agent, as noted:

- 25' State Stream Buffer encroachment application with EPD
- Architectural design or site work associated with proposed facilities (i.e. architectural renderings, sketches, elevations, footings/ foundations, etc.)
- As-built surveys or construction staking
- Easement acquisition fee
- Electrical or mechanical engineering
- Environmental Site Assessment (ESA)
- Flood Study and No-rise Certificate
- Improvements to any existing public rights-of-way or utilities that may be additional requirements by the city that have not been identified elsewhere in this scope and would not exclusively serve the development
- Sanitary sewer and/or water distribution system design
- Services associated with variances, waivers, modifications and/or any relief from local, state or federal regulations
- Services related to air, solid waste, and/or hazardous waste permits
- Services related to noise abatement or endangered species
- Services related to rezoning or annexation of property
- Services requiring FEMA approvals such as CLOMAR; A LOMAR and ASBUILT survey
- Soft-surface Trail Design
- Structural engineering and geotechnical services
- Traffic engineering, signal design, or traffic studies and/or signal warrants
- Variance or Special Use Permits for the development
- Water collections for water quality samples or submittals to NPDES for water quality monitoring reports
- Wetland delineation and Army Corps permitting for disturbance within jurisdictional wetlands
- WFIs and BFIs

EXHIBIT B
BUDGET

Proposed budget and sources of funding for full professional services for surveying, landscape architecture, engineering, permitting, contract administration, and construction management for the 1.1-mile, ten-foot wide, concrete multi-use trail project know as "Walt Stephens Trail". The project begins at the SE corner of Walt Stephens Rd and Monarch Village Way, crosses Walt Stephens at the existing traffic signal, continues east as a 10' sidepath with 5' to 10' landscape buffer, crosses I-75 via existing road bridge, turns into a private property to tie into the programmed trail by the proposed development on Flippen Road.

Budget	**Cost**
Acquisition	$ TBD
P&E	$ 216,835.00
Construction Management	$ **346,440.00*
Construction	$ 2,783,165.00
Total Budget for Project:	**$ 3,346,440.00**
Funding from Transportation Enhancement (GDOT)	$
Funding from Recreational Trails (GDNR)	$
Funding from City of Stockbridge (SPLOST)	$ 3,000,000.00
Other City of Stockbridge Funding	$ 0.00
Funding from PATH Foundation (in-kind)	$ ** 346,440.00*
TOTAL	**$ 3,346,440.00**

**PATH will provide construction management services at no cost to the City (valued at 6% of construction costs).*

EXHIBIT C
PAYMENT TERMS

PATH has agreed to construction management services, as described in Exhibit A, at no cost to the City; provided however, PATH shall be entitled to reimbursement for out-of-pocket costs expended for this Project that have been pre-approved by the City, as may be invoiced in accordance with the provisions of Article III of the Master Agreement.

EXHIBIT D
PROJECT SCHEDULE*

TASK/SERVICE	TIMELINE
Complete Survey	Month 1 - 2
30% Design	Month 3 - 4
Geotech Investigation, Property Stakeholder Review Coordination	Month 5 - 6
60% Design and Permitting Submittal	Month 7 - 9
Permitting Coordination	Month 10
Finalize Permitting, 100% Construction Documents	Month 11 - 13
Advertise for Bid, Award Construction Contract, Issue NTP	Month 14 - 16

**This indicates a general outline of the Project schedule and is subject to change by the parties.*

City of Stockbridge

AGENDA ITEM

MEETING DATE

JULY 28, 2026

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

CONTRACT APPROVAL FOR ON-CALL PROFESSIONAL PLANNING SERVICES WITH T.S.W. DESIGN. Council consideration of a resolution authorizing the approval of an on-call professional planning services contract with TSW Design to provide planning, zoning, redevelopment, transportation, housing, and related planning services on an as-needed basis for the City of Stockbridge. This contract will enable the City to efficiently obtain specialized planning expertise through task orders to support current and future planning initiatives.

BACKGROUND INFORMATION:

The City issued RFP No. 2026-0009 seeking qualified firms to provide professional on-call planning services, and proposals were evaluated based on experience, technical expertise, team qualifications, public engagement approach, and cost. Following the evaluation process, TSW Design received the highest overall score and is recommended for award based on its demonstrated qualifications, experience, and ability to meet the City's planning needs. The project fee amounts would vary based on the types and scopes of the individual tasks to be performed, to be determined as the needs arise. GL 100-74100-521200. Forecasted amount: $102,000.

SIGNATURES:

eSigned via GovOS.com
Shawn Edmondson
Key: 3268d159-4d63-438f-940b-014ea0428880

CITY MANAGER eSigned via GovOS.com Frank S. Milazi
Key: 7ed53636-d898-4ade-b417-932d73311167

CITY TREASURER eSigned via GovOS.com Quinton Washington
Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☑ FINANCIAL IMPACT ☐ N/A

AMOUNT:

102,000.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

Contract Approval for On-Call Professional Planning Services with TSW Design.

STAFF RECOMMENDATION:

Approval.

eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

City of Stockbridge Purchasing Division

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ADDENDUM NO. 1 Questions & Answers

Solicitation No.: RFP 2026-0009

Solicitation Title: On-Call Planning Services

ATTENTION ALL POTENTIAL BIDDERS:

[x] **MUST ADDENDUM. READ CAREFULLY AND FOLLOW ALL INSTRUCTIONS.** This addendum forms a part of the contract documents, modifies the original bidding documents and shall be as binding as if contained therein.

[ ] Return Addendum with Bid Submittal. Failure to do so may subject the Bidder to disqualification.

[ ] Return Completed Revised Bid Pricing Sheets with Bid Submittal.

1. **ADDITIONS / CLARIFICATIONS / QUESTIONS & ANSWERS**

Q1. Exhibit C has two Section Threes (3. Conflict of Interest - bottom of page 40, and 3. Executive Summary - top of page 41). Can the City confirm if the Conflict-of-Interest Disclosure is meant to be its own section or included with 2. Cost Proposal Requirements?

A1. The Conflict-of-Interest Disclosure is intended to be a separate section of the proposal and is not part of the Cost Proposal Requirements section. Due to a numbering error in Exhibit C, both the Conflict-of-Interest Disclosure and Executive Summary were inadvertently labeled as Section 3. The Conflict-of-Interest Disclosure should be included within the Technical Proposal submission and not within the Cost Proposal.

Q2. Previous RFPs have included a Cost Proposal form. Is there a specific format that the City would like followed, or is the inclusion of rates at the discretion of the bidder?

A2. No. Offerors may submit their own cost proposal format at their discretion, provided they comply with the requirements set forth in the Cost Proposal Requirements section.

Q3. Is the expectation that proposing firms return completed forms, or is this intended for use by the City of Stockbridge only? For example, should proposing firms ask client references to complete the Reference Verification Form and include it with their proposal, or should proposing firms only fill out the reference organization name and project title on the form, allowing your team to contact the references directly?

A3. The reference forms should simply be completed by the Offeror. It is only for internal use.

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Q4. On pages 40-41 of the RFP, there appears to be two separate items labeled as number 3: one is the Conflict-of-Interest Disclosure, and the other is the Executive Summary. However, at the top of page 40, the conflict-of-interest form is not listed under the requested materials. Are proposing firms expected to provide both a Conflict-of-Interest Disclosure and an Executive Summary? If yes, please advise where you would like us to include the Conflict-of-Interest Disclosure within our proposal.

A4. Yes. Offerors are expected to provide both a Conflict-of-Interest Disclosure and an Executive Summary. The duplicate numbering in Exhibit C is a clerical error. The Conflict-of-Interest Disclosure should be treated as a separate proposal section and included within the Technical Proposal submission. It is not part of the Cost Proposal Requirements section and should not be included with the separate Cost Proposal submission. For organizational purposes, Offerors may include the Conflict-of-Interest Disclosure immediately following the Executive Summary or as a separately labeled section within their Technical Proposal.

Q5. Can the City please modify Exhibit H (Reference Verification Form) so that each reference begins on a separate page? This would allow us to send individual pages to each client for signature and return, without disclosing other clients' reference information.

A5. No. The City will not modify Exhibit H. Offerors are not required to obtain signatures or completed responses from their references. Exhibit H is intended to be completed and submitted by the Offeror as part of the proposal package for the City's internal evaluation process. Therefore, separate reference pages are not necessary.

Q6. The Bonfire portal lists separate required upload fields for the Proposal Letter and Exhibits A–I. Could the City please clarify where Offerors should upload the full Technical Proposal response, including the Cover Letter, Executive Summary, Evaluation and Selection Criteria response, team qualifications, project experience, and public engagement approach?

A6. Yes, these should be loaded separately into the appropriate fields.

Q7. Exhibit C includes the Request for Proposal Process and outlines the required proposal content, including Cover Letter, Executive Summary, Evaluation and Selection Criteria, Cost Proposal Requirements, Conflict of Interest Disclosure, and certification. Should Offerors upload the full Technical Proposal response under Exhibit C – SAP and RFP Docs, or should it be uploaded under a different Bonfire field?

A7. The full Technical Proposal should be uploaded under the Exhibit C – SAP and RFP Documents upload field. This submission should include the Cover Letter, Executive Summary, Evaluation and Selection Criteria responses, project experience, team qualifications, public engagement approach, and Conflict of Interest Disclosure. Cost information should not be included in this submission and must be uploaded separately under Exhibit I – Cost Proposal.

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Q8. The Bonfire portal shows Exhibit B – Scope of Work as a required PDF upload. Since Exhibit B appears to be the Scope of Work and Specifications and does not appear to include a proposer signature page, should Offerors upload an acknowledgment of Exhibit B, a signed copy of Exhibit B, or include the Technical Proposal response in this upload field?

A8. Offerors are not required to sign Exhibit B. To satisfy the Bonfire upload requirement, Offerors may upload a copy of Exhibit B as provided in the solicitation documents. The Technical Proposal should be uploaded under Exhibit C and should not be uploaded in lieu of Exhibit B.

Q9. The Bonfire portal shows Exhibit A – General Conditions as a required PDF upload. Should Offerors sign and upload the contract/general conditions pages at proposal submission, or is Exhibit A intended to be acknowledged and completed only by the awarded Service Provider?

A9. Offerors are not required to execute the contract signature pages contained within Exhibit A at the proposal stage. Submission of a proposal constitutes acknowledgment and acceptance of the General Conditions. Formal execution of the contract documents will occur following award.

Q10. Page 1 states that the Cost Proposal must be submitted as a separate document and that pricing information should not be included in any other section of the RFP submittal. Exhibit C also includes "Cost Proposal Requirements" within the proposal process section. Could the City please confirm that all pricing information should be included only in the separate Exhibit I – Cost Proposal upload and excluded from the Technical Proposal/Exhibit C response?

A10. Yes, that is correct. Pricing should only be included in the Cost Proposal Exhibit and nowhere else in the responses.

Q11. Exhibit H includes Reference Verification Forms with questions and signature lines. Should Offerors obtain completed and signed forms from references and upload them with the proposal, or should Offerors provide reference contact information for the City to verify directly?

A11. Offerors should simply fill out the reference forms and submit them, as they are for internal evaluation process only.

Q12. Exhibit H lists the solicitation number as RFP 2026-00004, while the solicitation is identified elsewhere as RFP 2026-00009 On-Call Professional Planning Services. Should Offerors revise the form to reference RFP 2026-00009, or submit the form exactly as provided?

A12. The reference to RFP No. 2026-00004 is a clerical error. The correct solicitation number is RFP No. 2026-00009. Offerors should reference RFP No. 2026-00009 in all proposal documents and forms.

Q13. Exhibit C requires disclosure of current or recent representation of private developers, property owners, or entities with active or pending development interests within the City of Stockbridge.

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Should this disclosure be included in the Technical Proposal/Exhibit C response, submitted as a separate upload, or included with the required forms?

A13. The Conflict-of-Interest Disclosure should be included within the Offeror's Technical Proposal response under Exhibit C. A separate upload is not required unless otherwise specifically requested by the City. Offerors should clearly identify the disclosure as a separate section within their proposal.

Q14. Exhibit E states that the Service Provider must secure a written drug-free workplace certification from any subcontractor. Could the City please confirm whether subconsultants are required to complete and sign Exhibit E — Drug-Free Workplace and submit it with the proposal, or whether Exhibit E is required only from the prime contractor at proposal submission, with subcontractor certifications provided after award if applicable?

A14. This is only for the prime at this stage. If needed further certifications for subs can be gathered at a later time.

Q15. Exhibit I states that this is an on-call contract with no guaranteed workload and that no total contract value should be proposed. Could the City please confirm that the Cost Proposal should include only the required fully burdened hourly rate schedule and task-order pricing approach, and that any total price field should be marked “Not Applicable”?

A15. Yes, that is correct.

Q16. Can you please provide a copy of the City of Stockbridge, GA, Financial Management Policies Purchasing Policy mentioned in form Exhibit F - Purchasing Policy Addendum.

A16. A copy of the City's Purchasing Policy is available on the City of Stockbridge website. The applicable link is provided in Exhibit F – Purchasing Policy Addendum.

Q17. Have any of the Exhibit letters shifted from the previous RFP? Also, Exhibit H form (References), has the previous RFP number 2026-20004 instead of 2026-00009. Are there any other changes to the forms? I want to use our forms from the previous RFP and want to make sure the letters or content didn't change. Thanks!

A17. Other than the correction of the solicitation number from RFP No. 2026-00004 to RFP No. 2026-00009, the City is not aware of any substantive changes to the referenced forms. Offerors should use the forms included with this solicitation and reference RFP No. 2026-00009 throughout their submission.

Q18. Page 55 includes the formula “Lowest Overall Annual Contract Cost / Proposer’s Price x? = Price Score,” but the Evaluation Criteria list Cost Proposal as 5 points. Could the City please confirm the intended multiplier and how cost will be evaluated given that the contract is on-call with no guaranteed annual contract value?

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A18. The formula referenced on Page 55 is intended only to illustrate the City's general approach to evaluating pricing. Because this is an on-call contract with no guaranteed annual contract value, Offerors are not required to submit an overall annual contract cost.Cost will be evaluated based on the reasonableness and competitiveness of the fully burdened hourly rate schedule submitted in Exhibit I. As stated in the Evaluation Criteria, the Cost Proposal is worth a maximum of five (5) points. The City reserves the right to consider the overall pricing structure, consistency of rates, and anticipated value to the City when assigning cost scores.

Q19. For revitalization plans and DCA funding opportunities, is the City seeking grant identification and application support in addition to planning and implementation strategies?

A19. Yes. The City anticipates that on-call services may include assistance with identifying potential funding opportunities, evaluating grant eligibility, and providing grant application support when requested. However, the specific scope of services for each task order will be defined by the City at the time of issuance.

Q20. Does the City anticipate selecting a single consultant team or establishing a pool of qualified firms for on-call services?

A20. The City currently anticipates awarding the contract to a single consultant team. The final award decision will be based on the evaluation of proposals and the City's determination of the firm that provides the best overall value and qualifications to meet the City's needs.

Q21. Are we to submit hourly rates pertaining to page 54, Exhibit I, section A? Or, per section B, are we to submit a plan for by-task-order hourly rates?

A21. Offerors should submit the hourly rates requested in Exhibit I, Section A. Pursuant to Exhibit I, Section B, the City anticipates negotiating and issuing individual task orders based upon the specific scope, staffing requirements, and level of effort associated with each assignment.

Q22. Is there a budget for the overall on-call?

A22. No specific funding amount has been established for the on-call contract. Services will be utilized on an as-needed basis and task orders will be issued subject to available funding, project needs, and City approval requirements.

Q23. Could the City please define "housing redevelopment" as listed on page 42, section IV, item 3?

A23. For purposes of this solicitation, "housing redevelopment" generally refers to planning, policy development, redevelopment strategies, market analysis, housing needs assessments, corridor and neighborhood revitalization initiatives, affordable and workforce housing strategies, redevelopment opportunity identification, and related implementation activities intended to support the City's housing and community development goals.

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In the event of any inconsistency between Bonfire upload field descriptions and the solicitation documents, the solicitation documents and any issued addenda shall govern.

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ADDENDUM NO. 2- Evaluation Period Extension

Solicitation No.: RFP 2026-0009

Solicitation Title: On-Call Planning Services

ATTENTION ALL POTENTIAL BIDDERS:

The deadline for evaluators to complete their review and evaluation of proposals has been extended to Wednesday, July 8, 2026, at 5:00 p.m. Eastern Time to accommodate the Independence Day holiday.

All other terms, conditions, and requirements of the solicitation remain unchanged and in full force and effect.

EXHIBIT A

General Conditions

This CONTRACT made and entered into this __26__ day of __May_____, 2026 by and between the City of Stockbridge, (Party of the First Part, hereinafter called the "City"), and__TSW_____. Party of the Second Part, hereinafter called the "Service Provider" or "Contractor").

NOW THEREFORE, for and in consideration of the mutual promises and obligations contained herein and under the conditions hereinafter set forth, the parties do hereby agree as follows:

1. TERMS:

This Agreement shall be effective upon its execution (the "Effective Date"). The services to be performed under this Contract shall commence upon the date stated in the notice to proceed letter. This Contract shall terminate absolutely and without further obligation on the part of the City on December 31, 2026, and each December 31 of each succeeding and renewed year, as required by O.C.G.A. §36-60-13, as amended, unless terminated earlier in accordance with the provisions of this Contract.

OPTIONAL RENEWALS:

This Contract may be renewed at the sole discretion of the City for four (4) additional twelve-month terms, upon the same terms and conditions, as provided for in this Contract, unless terminated by the City, by notice to the service provider, or termination and non-renewal by December 31 of the Contract year.

Upon each renewal option, the contractor shall provide the City with updated contact information for the designated person responsible for overseeing the work. This information must include their name, telephone number, email address, cell phone number, and contact information for their immediate supervisor.

2. ATTACHMENTS:

The following documents are attached and are specifically incorporated herein by reference; and, along with this Contract and the General Conditions attached as Exhibit A, encompass all of the

Contract documents:

RFP (Instructions + Evaluation)

Exhibit A – General Conditions

Exhibit B – Scope of Work

Exhibit C – SAP Criteria / RFP Documents

Exhibit D- E-Verify

Exhibit E- Drug-free Workplace

Exhibit F- Purchasing Policy Addition

Exhibit G- City Public Benefit Application

Exhibit H- References

Exhibit I- Cost Proposal

3. PERFORMANCE:

Service Provider agrees to furnish all skill and labor of every description necessary to carry out or to perform the services in accordance with the Contract Documents (the "Work").

4. PRICE:

The City agrees to pay the Service Provider following receipt by the City of a detailed invoice reflecting the actual work performed by the Service Provider, provided, however, the Service Provider guarantees that the maximum price for materials, labor, and expenses shall be the amount reflected in Exhibit J.

5. INDEMNIFICATION AND HOLD HARMLESS:

[See Section 13 of Exhibit A. --- General Conditions]

Service Provider further agrees to protect, defend, indemnify, and hold harmless the CITY, its council members, officers, agents, and employees from and against any and all claims or liability for compensation under the Worker's Compensation Act arising out of injuries sustained by any employee or subcontractor of the Service Provider, as allowed under the law.

6. TERMINATION FOR CAUSE:

The City may terminate this Contract for cause upon ten (10) days' prior written notice to the Service Provider of the Service Provider's default in the performance of any term of this Contract. Such termination shall be without prejudice to any City's rights or remedies provided by law.

7. TERMINATION FOR CONVENIENCE:

The City may terminate this Contract for its convenience at any time upon (30) days' written notice to the Service Provider. In the event of the City's termination of this Contract for convenience, the Service Provider will be paid for those services actually performed. Partially

completed performance of the Contract will be compensated based upon a signed statement of completion to be submitted by the Service Provider, who shall itemize each element of performance.

8. TERMINATION FOR FUND APPROPRIATION:

The City may unilaterally terminate this Contract due to lack of funding at any time by written notice to the Service Provider. In the event of the City's termination of this Contract for fund appropriation, the Service Provider will be paid for those services actually performed. Partially completed performance of the Contract will be compensated based upon a signed statement of completion to be submitted by the Service Provider, which shall itemize each element of performance.

9. CONTRACT NOT TO DISCRIMINATE:

During the performance of this Contract, the Service Provider will not discriminate against any employee or applicant for employment because of race, creed, color, sex, national origin, age, or disability, which does not preclude the applicant or employee from performing the essential functions of the position. The Service Provider will also, in all solicitations or advertisements for employees placed by qualified applicants, consider the same without regard to race, creed, color, sex, national origin, age, or disability, which does not preclude the applicant from performing the essential functions of the job. The Service Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provision will be binding upon each subservice provider for standard commercial supplies of raw materials.

10. ASSIGNMENT:

The Service Provider shall not sublet, assign, transfer, pledge, convey, sell, or otherwise dispose of the whole or any part of this Contract or his right, title, or interest therein to any person, firm, or corporation without the previous consent of the City in writing.

11. WAIVER:

A waiver by either party of any breach of any provision, term, covenant, or condition of this Contract shall not be deemed a waiver of any subsequent breach of the same or any other provision, term, covenant, or condition.

12. SEVERABILITY:

The parties agree that each of the provisions included in this Contract is separate, distinct, and severable

from the other and remaining provisions of this Contract, and that the invalidity of any Contract provision shall not affect the validity of any other provision or provisions of this Contract.

13. GOVERNING LAW:

The parties agree that this Contract shall be governed and construed in accordance with the laws of the State of Georgia. This Contract has been signed in Henry County, Georgia.

14. MERGER CLAUSE:

The parties agree that the terms of this Contract include the entire Contract between the parties, and as such, shall exclusively bind the parties. No other representations, either oral or written, may be used to contradict the terms of this Contract.

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized agents, have caused this CONTRACT to be signed, sealed, and delivered.

Signatures on the following page

EXHIBIT A
General Conditions

STOCKBRIDGE, GEORGIA

By: _____ Jayden Williams
Mayor, City of Stockbridge, Georgia

ATTEST: _____
Cassandra
Lester
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

SERVICE PROVIDER:

Signature _____ Date **May 26, 2026**

Print Name **Adam Williamson**

Print Title **Principal**

ATTEST:

_____ Date **May 26, 2026**

Signature

Print Name **Jerrico Roland**

Print Title **Marketing Manager**

EXHIBIT A
General Conditions

Instructions to Offerors

1. Proposal Submission

Proposals shall be submitted electronically through the City's designated Bonfire Portal no later than the date and time specified in this Request for Proposals. Proposals submitted by any other means, including email or hard copy, shall be deemed non-responsive and rejected.

It is the sole responsibility of the Offeror to ensure timely submission. Late proposals will not be accepted under any circumstances.

2. Pre-Proposal Conference

A pre-proposal conference may be conducted at the City's discretion. Attendance is optional unless otherwise stated. Information provided at any pre-proposal conference shall not be binding unless issued by written addendum.

3. Questions and Clarifications

All questions regarding this solicitation shall be submitted in writing through the Bonfire Portal by the deadline established in the procurement schedule.

Responses to questions will be issued by written addendum only. Offerors shall not rely on verbal responses or information obtained outside the formal question-and-answer process.

4. Communications Restrictions

From the issuance of this RFP until contract award, Offerors shall not contact any City employee, official, or elected representative regarding this solicitation except through the designated procurement contact identified herein.

Unauthorized contact may result in disqualification of the Offeror's proposal.

5. Addenda

Any changes to this RFP shall be made by written addendum issued through the Bonfire Portal. It is the responsibility of each Offeror to monitor the portal for addenda and acknowledge receipt as required.

6. Proposal Evaluation and Award

Proposals will be evaluated based on the criteria set forth in this RFP. Award will be made to the offeror determined to provide the best overall value to the City, considering qualifications, experience, technical approach, and cost. The City is not obligated to award a contract to the lowest-priced Offeror.

7. No Guarantee of Work

This solicitation is for on-call professional services. The City does not guarantee a minimum amount of work or the issuance of any task orders. Services will be authorized on an as-needed basis at the City's sole discretion.

8. City's Reservation of Rights

The City reserves the right to:

- Reject any or all proposals.
- Waive minor irregularities or informalities.
- Request clarification or additional information from Offerors.
- Cancel this solicitation in whole or in part.
- Negotiate with the highest-ranking offeror if deemed in the City's best interest.

9. Costs of Proposal Preparation

All costs incurred by Offerors in the preparation and submission of proposals shall be borne solely by the Offeror. The City shall not be responsible for any such costs.

10. Acceptance of Terms

Submission of a proposal constitutes acceptance of the terms, conditions, and procedures contained in this RFP, including the protest procedures set forth herein.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

1. SCOPE OF WORK

The Contract will be to provide services to the City in accordance with the Contract Documents. All work shall be performed in accordance with the Scope of Services attached hereto as Exhibit B

2. REGULATIONS

2.1 The Service Provider shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations pertaining to the performance of the work specified herein.

2.2 The Service Provider shall obtain all permits, licenses, and certificates, or any such approvals of plans or specifications as may be required by Federal, State, and local laws, ordinances, rules, and regulations, for the proper execution of the work specified herein.

2.3 During the performance of this Contract, the Service Provider shall keep current and, if requested by the City, provide copies of any and all licenses, registrations, or permits required by applicable governing agencies. The Service Provider shall keep a copy of any and all licenses, registrations, and permits on the job site while performing the Contract work.

2.4 The Service Provider will comply with the City of Stockbridge's purchasing policies.

2.5 Service Provider will complete all work in accordance with all applicable legal requirements, including but not limited to O.C.G.A. § 50-5-63, as applicable.

3. SERVICE PROVIDER'S PERSONNEL

3.1 The Service Provider will abide by all State and Federal regulations on wages and hours of an employee dealing with the employment relationship between the Service Provider and its subsidiaries or related parties and its employees, including but not limited to the Federal National Labor Relations Act, the Federal Fair Labor Standards Act, the Federal Civil Rights Act of 1964, as amended, and the Americans with Disabilities Act.

3.2 The Service Provider shall require all prospective employees to show proof of citizenship, or proof from the United States Immigration and Naturalization Service of valid entry permits and/or work permits for legal aliens, and proof that such legal aliens are eligible to be employed in the United States. This includes any requirement for participation in the DHS E-Verify or SAVE program.

3.3 The Service Provider shall transfer promptly from the City any employee or employees

that the City advises are not satisfactory and replace such personnel with employees satisfactory to the City; but in no event shall the City be responsible for monitoring or assessing the suitability of any employee or agent of the Service Provider.

3.4 The Service Provider's employees shall be instructed that no gratuities shall be solicited or accepted for any reason whatsoever from the tenants, customers, or other persons at the City.

3.5 Designation of Supervisor-the Service Provider shall designate an experienced Supervisor ("Supervisor") acceptable to the City for all purposes related to the work. The initial Supervisor shall be (TBD).

3.5.1 The Supervisor shall be fully responsible for the Service Provider meeting all of its obligations under this Contract. The Supervisor shall provide the City with an appropriate status report on the project's progress. Supervisor and the City, but the final required times will be the City's discretion.

3.5.2 In the event that the designated Supervisor terminates employment with the Service Provider or is requested by the City to be removed from the role of Supervisor (as provided in Section 3.5), the position shall be assumed by an individual with equivalent qualifications, experience, and knowledge. Such replacement shall require the City's prior approval.

3.6 The process by which the service provider requests the removal of a team member from the project. If a Service Provider replaces a proposed team member, the Service Provider shall replace that team member with a similarly experienced team member. The City reserves the right to accept or reject any proposed or replacement team member, with or without cause, at any time during the project.

4. PERFORMANCE REQUIREMENTS

4.1 The Service Provider shall perform all of its obligations and functions under the Contract in accordance with the Contract specifications and industry standards. The Service Provider shall adjust and coordinate its activities to the needs and requirements of the City and perform its activities so as not to annoy, disturb, endanger, unreasonably interfere with or delay the operations or activities of the City.

4.2 The Service Provider's personnel shall perform work in compliance with all Federal, State, and City of Stockbridge regulations.

4.3 Any work required beyond that which is specified herein shall be reported in advance to the City. At no time shall work beyond the scope be performed without prior written authorization from the City.

5. CONFIDENTIAL INFORMATION

5.1 In the course of performing the Contract work, the Service Provider may gain access to security-sensitive and other sensitive information of the City.

5.2 The Service Provider agrees to hold all City data and information in confidence and to make such information known only to its employees and subcontracts who have a legitimate need to know such information and only after advising such persons of the Service Provider's non-disclosure obligations.

5.3 The Service Provider shall seek the City's prior written consent before using for any purpose other than the fulfillment of the Service Provider's obligations hereunder, or before releasing, disclosing, or otherwise making such information available to any other person.

5.4 The Service Provider shall employ such practices and take such actions to protect the City's information from unauthorized use or disclosure as the Service Provider employs and takes to protect its own information, but in no event shall the Service Provider use less than reasonable efforts to protect the City's information.

5.5 The provisions of this Section shall survive the expiration or earlier termination of the Contract.

6. COMPENSATION – INVOICE AND PAYMENT FOR SERVICES

6.1 The City shall pay the Service Provider, subject to any authorized deductions, the applicable prices set forth for each service authorized by the City, and actually delivered or performed, as the case may be, by the Service Provider to the satisfaction and acceptance, as appropriate, of the City. The timing of such payments shall be as set forth below in the Section.

6.2 The Service Provider shall deliver to the City approval and acceptance, and before eligible for final payment of any amounts due, all documents and material prepared by the Service Provider for the City under this Contract.

6.3 The City shall pay the undisputed amount of the Service Provider's invoice, as it may be

reduced to reflect unsubstantiated or unsatisfactory service. Items in dispute shall be paid upon the resolution of the dispute. No verification or payment of any amounts invoiced shall preclude the City from recovering any money paid in excess of that due under the terms of this Contract.

6.4 The Service Provider shall submit all invoices with purchase order number to: City of Stockbridge, GA, Accounts Payable, 4640 N. Henry Blvd Stockbridge, GA. 30281.

6.5 The Service Provider will agree to comply with the City of Stockbridge's Financial Policies and Purchasing Policy, to the extent applicable.

6.6 The Service Provider agrees that the compensation provided herein shall be full and final settlement of all claims arising against Stockbridge for work done, materials furnished, costs incurred or otherwise arising out of this contract and shall release the City from any and all further claims related to the payment for services and materials furnished in connection with this Agreement.

6.7 The Service Provider shall obtain and keep current all licenses, permits and authorizations, whether municipal, county, state or deferral, required for the performance of its obligations and functions hereunder and shall pay promptly when due all fees therefore.

6.8 The Service Provider shall abide by all applicable state and federal regulations pertaining to wages and hours of an employees; including but not limited to the Service Provider's compliance with requirements of O.C.G.A. 13-10-91 AND Rule 300-104-1-.02.

7. SERVICE PROVIDER'S LIABILITY

The Service Provider shall be responsible for the prompt payment of any fines imposed on the city or the Service Provider by any other federal, state or local governmental agency as a result of the Service Provider's, or its subcontractor's (or the officers' directors', employees' or agents' of either), failure to comply with the requirements of any law or any governmental agency rule, regulation, order or permit. The liability of the Service Provider under this Section 11 is in addition to and in no way a limitation upon any other liabilities and responsibilities which may be imposed by applicable law or by the indemnification provision of Section 12 hereof, and such liability shall survive the expiration or earlier termination of this Contract.

8. INDEMNIFICATION AND INSURANCE

8.1 In addition to indemnification provisions stated above, if the City's use of any service or

other items provided by or on behalf of the Service Provider is enjoined due to infringement of another person or entity's intellectual property rights, the Service Provider shall promptly, at its sole cost and expense, modify the infringing item so that it no longer infringes, procure for the City the legal right to continue using the infringing item, or procure for the City a non-infringing item, or procure for the City a non-infringing replacement item having equal or greater functional capabilities as the infringing item.

8.2 Insurance

8.2.1 General Liability and Automobile Liability. The Service Provider shall purchase and maintain in force during the term of the Contract, at its own cost and expense, to protect the Service Provider, the City, and the members (including, without limitation, all members of the governing City's Council and the citizens' advisory committees of each), officers agents, and employees of each, from and against any and all liabilities arising out of or in connection with the Service Provider's performance of the Contract work:

(1) Commercial general liability insurance with coverage of not less than ONE MILLION DOLLARS ($1,000,000.00) combined single limit per occurrence, and with contractual liability coverage for Service Provider's covenants to and indemnification of the City under the Contract, and

(2) Automobile liability insurance with policy limits of not less than ONE MILLION DOLLORS ($1,000,000.00) combined single limit per accident or occurrence covering each motor vehicle operated on City property.

8.2.1.1 Self-Insured Retention. Service Provider's commercial general liability insurance policies shall not be subject to a self-insured retention exceeding $10,000, if the value of the Contract is less than $1,000,000, and not be subject to a self-insured retention exceeding $100,000, if the Contract is $1,000,000 or more, unless approved by the City Manager. Service Provider's automobile liability insurance policies shall not be subject to a self-insured retention exceeding $10,000, unless approved by the City Manager.

8.2.1.2 Additional Insured Endorsement. Service Provider agrees and shall cause

the City their member (including, without limitation, members of the City's Council and members of the citizens' advisory committees of each), officers, employees, and agents to be named as additional insured under such policy or policies of commercial general and automobile liability insurance.

12.7.1.2 Workers' Compensation and Employer's Liability. If Service Provider has any employee working on City property, Service Provider shall procure and maintain in force during the term of the Contract (i) workers' compensation insurance, and (ii) employer's liability insurance. The policy limits of the Service Provider's employer's liability insurance shall not be less than $100,000 for "each employee." If the Service Provider is self-insured, the Service Provider shall provide proof of self-insurance and authorization to self-insure as required by applicable state laws and regulations.

12.7.1.3 Professional Liability Insurance. The Service Provider shall purchase and maintain in force during the term of the Contract, Professional Liability insurance which will pay for damages arising out of errors or omissions in the rendering, or failure to render professional services under the Contract in the amount of at least ONE MILLION DOLLARS ($1,000,000.00) per claim. Such insurance must include nose and tail coverage for work performed by the Service Provider from the project's inception date until the Statute of Limitations has run for the work done on the project.

12.7.4 Health Insurance. Not applicable.

12.7.5 Garage Liability Insurance. Not applicable.

12.7.6 Garage Keeper's Legal Liability Insurance. Not applicable.

12.7.7 Crime Coverage. Not applicable.

12.7.8 Deductibles. The Service Provider's policies of insurance required by this Section 12.7may require the Service Provider's payment of a deductible, provided the Service Provider's insurer is required to pay claims from the first dollar at 110% of the claim value without any requirement that the Service Provider pay the deductible prior to its insurer's payment of the claim.

12.7.9 Other Insurance Requirements. All insurance policies required by this Section 12.7 shall provide that they are primary insurance with respect to any other valid insurance the City may possess, and that any other insurance the City does possess shall

be considered excess insurance only. All such insurance shall be carried with a company or companies which meet the requirements of Section 13.2 of these General Conditions and said policies shall be in a form satisfactory to the City. A properly completed and executed Certificate of Insurance on a form provided or approved by the City (such as a current ACORD certificate of insurance) evidencing the insurance coverage required by this Section shall be furnished to the City upon the Service Provider shall provide the City with at least thirty (30) days' prior written notice of any adverse material change in the Service Provider's required insurance coverage except that ten (10) days' notice of cancellation for non-payment is required. For purposes of this Section 12.7.10, and "adverse material change" shall mean any reduction in the limits of the insurer's liability, any reduction, non-renewal or cancellation of any insurance coverage, or any increase in the Service Provider's self-insured retention. Prior to the expiration of any such policy, the Service Provider shall file with the City a certificate of insurance showing that such insurance coverage has been renewed. If the insurance coverage is canceled or reduced, the Service Provider shall, within five (5) days after such cancellation or reduction in coverage, file with the City a certificate showing that the required insurance has been reinstated or provided through another insurance company or companies approved by the City. If the Service Provider fails to obtain or have such insurance reinstated, the City may, if it so elects, and without waiving any other remedy it may have against the Service Provider, immediately terminate this Contract upon written notice to the Service Provider. The City Manager shall have the right to alter the monetary limits or coverage herein specified from time to time during the term of this Contract, and the Service Provider shall comply with all reasonable requests of the City Manager with respect thereto.

9. LIABILITY INSURANCE

9.1 N/A

9.2 Liability Insurance Companies furnishing insurance coverage required by these General Conditions shall (a) be approved to issue insurance policies in the State of Georgia, and (b) must have no less that a "B+" Financial Rating and a Financial Size Category of "Class VI" or higher according to the most current edition of A.M. Best's Insurance Reports. If the liability insurer is rated by A.M. Best's Insurance Reports at an "A- Financial Rating and a Financial Size Category of "Class VIII" or higher that the City

Manager may waive the requirement for the insurer to be approved by the State of Georgia.

10. CONTRACT ADJUSTMENTS

10.1 Notwithstanding any provision herein to the contrary, the City reserves the right to modify at any time the nature, method, scope, frequency, or timing of the Service Provider's obligations under this Contract (Contract Adjustments) in whatever manner it determines to be reasonably necessary for the proper completion of the Service Provider's work hereunder. Both parties agree that, should any Contract Adjustments be made, the Service Provider's compensation will be adjusted accordingly, in such amount or amounts as will be mutually agreed to by means of good faith negotiation by the City and Service Provider and, to the extent possible, by reference to any unit costs already established in the Proposal. Without exception, all deletion or additions to the scope of work will be set forth in a written Amendment to this Contract.

10.2 Notwithstanding the foregoing, the City shall have the right to terminate this Contract herein should the Service Provider and the City fail to reach agreement on the adjusted compensation within thirty (30) days after the date of the Contract Adjustment.

10.3 Notwithstanding the foregoing, there shall be no upward adjustment of the compensation on account of any Contract Adjustment made necessary or appropriate as a result of the mismanagement, improper act, or other failure of the Service Provider, its employees, agents, or its subcontractors to properly perform its obligations and functions under this Contract.

11. DEFAULT AND TERMINATION

11.1 In the event that:

11.1.1 the Service Provider shall fail to keep, perform or observe any of the promises, covenants or agreements set forth in this Contract (provided that notice of the first failure shall have been given to the Service Provider, but whether or not the Service Provider shall have remedied any such failure); or

11.1.2 the Service Provider shall fail to keep, perform or observe any promise, covenant, or agreement set forth in this Contract, and such failure shall continue for a period of more than five (5) days after delivery to the Service Provider of a written notice of such breach or default; or

11.1.3 the Service Provider shall become insolvent, or shall take the benefit of any

present or future insolvency statute, or shall make a general assignment for the benefit of creditor, or file a voluntary petition in bankruptcy or a petition or answer seeking an arrangement for its reorganization, or the readjustment of its indebtedness under the Federal Bankruptcy laws, or under any other law or statute of the United States or any State thereof, or shall consent to the appointment of a receiver, trustee or liquidator of all or substantially all of its property; or

11.1.4 the Service Provider shall have a petition under any part of the Federal Bankruptcy laws, or an action under any present or future insolvency laws or statute filed against it, which petition is not dismissed within thirty (30) days after the filing thereof; or

11.1.5 there is any assignment by the Service Provider of this Contract or any of the Service Provider's rights and obligations hereunder for which the City has not consented in writing; or

11.1.6 the Service Provider shall default on any other agreement entered into by and between Service Provider and the City, then, in its discretion, the City shall have the right to terminate this Contract for default, which termination shall be effective upon delivery of written notice of such termination to the Service Provider. In the event that the City terminates this Contract for default, or the Service Provider abandons or wrongfully terminates the Contract, the Service Provider shall be paid for compensation earned to the date of termination or abandonment (but the City shall have the right to reduce by off-set any amounts owed to the Service Provider hereunder or under any other Contract or obligation by the amount of the City's damages and any amounts owed by the Service Provider to the City), but the Service Provider shall not be compensated for any profits earned or claimed after the receipt of the City's notice of termination by default or after abandonment or wrongful termination. The City's election to terminate or not to terminate this Contract in part or whole for the Service Provider's default shall in no way be construed to limit the City's right to pursue and exercise any other right or remedy available to it pursuant to the terms of the Contract or otherwise provided by law or equity.

11.2 Notwithstanding anything else herein contained, the City may terminate this Contract in whole or in part at any time for its convenience by giving the Service

Provider thirty (30) days written notice. In that event, the Service Provider shall proceed to complete any part of the work, as directed by the City, and shall settle all its claims and obligations under the Contract, as directed by the City. The Service Provider shall be compensated by the City in accordance with the provisions hereof, including in particular Section 2 of these General Conditions, provided, however, that in no event shall Service Provider be entitled to compensation for work not performed or for anticipatory profits. Service Provider shall justify its claims, as requested by the City, with accurate records and data.

11.3 Bankruptcy and Liquidation – In the event the Service Provider (1) makes an assignment for the benefit of creditors, or petition or apply to any tribunal for the appointment pf a custodian, receiver, or trustee for all or a substantial part of its assts; (2) commences any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution, or liquidation law or statute of any jurisdiction whether now or hereafter in effect; (3) has had any such petition or application filed or any such proceeding commenced against it in which an order for relief is entered or an adjudication or appointment is made, and which remains undismissed for a period of sixty(60) days or more; (4) takes any corporate action indicating its consent to, approval of, or acquiescence in any such petition, application, proceeding, or order for relief or the appointment of a custodian, receiver, or trustee for all or substantial part of its assets; or (5) permits any such custodianship, receivership, or trusteeship to continue undischarged for a period of sixty (60) days or more causing the Service Provider or any third party, including, without limitation, a trustee in bankruptcy, to be empowered under state or federal law to reject this Contract or any agreement supplementary hereto, the City shall have the following rights:

(i) In the event of rejection of this Contract or any agreement supplementary hereto, the City may elect to retain its rights under this Contract or any agreement supplementary hereto as provided in Section 365(n) of the Bankruptcy Code.

Upon written request of the City to, as applicable, the Service Provider or the bankruptcy trustee or receiver. The Service Provider or such bankruptcy trustee or receiver shall not interfere with the rights of the City as licensee as provided in

this Contract or in any agreement supplementary hereto to obtain the Material(s) form the bankruptcy trustee and shall, if requested, cause a copy of such Material (s) to be available to the City.

12. In the event of rejection of this Contract or any agreement supplementary hereto, the City may elect to retain its rights under this Contract or any agreement supplementary hereto as provided in the Bankruptcy Code without prejudice to any of its rights of setoff with respect to this Contract under the Bankruptcy Code or applicable non-bankruptcy law; or In the event of a rejection of this Contract or any agreement supplementary hereto, the City may retain its rights under this Contract or any agreement supplementary hereto as provided in the Bankruptcy Code without prejudice to any of its right under the Bankruptcy Code. CITY'S AUTHORIZED REPRESENTATIVE

During the term of this Contract, the City Manager designee may from time to time designate an individual to serve as the City's Authorized Representative (CAR) and an Assistant CAR designated to serve in that capacity in the absence of the CAR, who shall have such authority to act on the City's behalf as the City Manager may from time to time actually delegate to such person, but in no event shall the CAR have authority to modify or terminate this Contract, or make final decisions with respect to amendments, time extensions, assignments, cost or payment adjustments or payment disputes.

13. ASSIGNMENT

Neither this Contract nor any of the Service Provider's rights or obligations hereunder may be assigned by the Service Provider without the City's prior written consent, which consent may be granted or withheld at the City's sole discretion. Any transfer of this Contract by merger, consolidation or liquidation (unless the stock of the Service Provider is traded on a national stock exchange or in a generally recognized over the counter securities market) any change in ownership of a power to vote a majority of the outstanding voting stock or ownership interests of the Service Provider shall constitute an assignment of this Contract for purposes of this Section. In the event the Service Provider assigns or subcontracts or attempts to assign or subcontract any right or obligation arising under this Contract without City's prior written consent, the City shall be entitled to terminate this Contract pursuant to the provisions of Section 17 hereof.

14. NOTICES

14.1 Unless otherwise stated herein, all notices or other writings which the City is required or

permitted to give to the Service Provider may be hand delivered, mailed via U.S. Certified Mail or sent next-day delivery by a nationally-recognized overnight delivery service to the Service Provider's address set forth in the Proposal. Any such notice shall be deemed to have been delivered upon actual delivery, or one (1) day following submission to a nationally-recognized overnight delivery service for next day delivery to the Service Provider, or three (3) days following submission to the Service Provider by U.S. Certified Mail.

14.2 Unless otherwise stated herein, all notices or other writings which the Service Provider is required or permitted to give to the City may be hand delivered to the City Manager, mail via U.S. Certified Mail. Or sent next-day delivery by a nationally-recognized overnight delivery service for next day delivery to City, or three (3) days following submission to the City by U.S. Certified Mail. Any such notice shall be sent to:

City of Stockbridge, GA
ATTN: City Manager
4640 N. Henry Blvd.
Stockbridge, GA 30281

Service Provider: **TSW**
1447 Peachtree Street NE, Suite 850
Atlanta, GA 30309

14.3 Either party may change its notice address by written notice to the other given as provided in this section.

15. NONDISCRIMINATION

15.1 During the performance of this Contract, the Service Provider, for itself, its assignees and successors in interest agrees as follows:

15.1.1 Compliance with Regulations. The Service Provider shall comply with the Law and Regulations as they may be amended from time to time (hereafter referred to as the "Regulations"), which are herein incorporated by reference and made a part of this Contract.

15.1.2 Nondiscrimination. The Service Provider, with regard to the work performed by it during the Contract, shall not discriminate on the grounds of race, color, or national origin in the selection and retention of any subcontractor, including procurement of materials and leases of equipment. The Service Provider shall not participate either directly or indirectly in the discrimination prohibited by the Regulations.

15.1.3 Solicitations for Subcontracts, Including Procurement of Materials and Equipment. In all solicitations either by competitive proposing or negotiation made by the Service Provider for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Service Provider of the Service Provider's obligations under this Contract and the Regulation relative to nondiscrimination on the grounds of race, color or national origin.

15.1.4 Information and Reports. The Service Provider shall provide all information and reports required by the Regulations or directives issued pursuant thereto and shall permit access to its books, records, accounts, other sources or information, and its facilities as may be determined by the City to be pertinent to ascertain compliance with such Regulations, orders and instructions, the Service Provider shall so certify to the City , as appropriate, and shall set forth what efforts it has made to obtain the information.

15.1.5 Sanctions for Noncompliance. In the event of the Service Provider's noncompliance with the nondiscrimination provisions of this Contract, the City shall impose such Contract Sanctions as it may determine to be appropriate, including but not limited to:

15.1.5.1 Withholding of payments to the Service Provider under the Contract until the Service Provider complies, and/or

15.1.5.2 Cancellation, termination or suspension of the Contract, in whole or in part.

15.1.6 Incorporation of Provisions, The Service Provider shall include the provisions of subsections 20.1.1 through 20.1.5 in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto. The Service Provider shall take such action with respect to any subcontract or procurement as the City may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event the Service Provider becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Service Provider may request the City to enter into such litigation to protect the interest of the City and, in addition, the Service Provider may request the interest of the City and, in addition, the Service Provider may request the United States to enter into such litigation to protect the interests of the United States.

15.2 The Service Provider assures the City that it will comply with the pertinent statutes,

Executive Orders and such rules as are promulgated to assure that no person shall, on the grounds of race, creed, color, national origin sex, age, marital status, or handicap be excluded from participating in any activity conducted with or benefiting from Federal assistance. This provision shall bind the Service Provider from the period beginning with the initial solicitation through the completion of the Contract.

16. COPYING DOCUMENTS

The Service Provider hereby grants the City and its agent's permission to copy and distribute any and all materials and documents contained in, comprising, or which are otherwise submitted to the City with or in connection with the Service Provider's Proposal or which are contained in the Contract Documents (the "Submittals"). The permission granted by the Service Provider shall be on behalf of the Service Provider and any and all other parties who claim any rights to any of the materials or documents comprising the Submittals. Such permission specifically authorizes the City and its agents to make and distribute such copies of the Submittals or portions thereof as may be deemed necessary or appropriate by the City for its own internal purposes or for responding to requests for copies from any member of the public regardless of whether the request is specifically characterized as a public records request pursuant to Georgia Cod. This provision shall survive the expiration or termination of the Contract.

17. GENERAL PROVISIONS

17.1 The Contract Documents consist of the Contract, the Proposal Forms, the Instructions to Proposers, Request for Qualifications, all Addendum(s) issued prior to execution of this Contract, these General Conditions and Specifications. Together, these documents comprise the Contract and all the documents are fully a part of the Contract as if attached to the Contract or repeated herein. Precedence of the Contract Documents shall be as follows: (i) addendum(s) to the Contract Documents, (ii) the Contract, (iii) the General Conditions, (iv) the Scope of Work in Exhibit B, (v) the Request for Proposal, and (vii) the Proposal Form.

17.2 This Contract represents the entire agreement between the parties in relation to the subject matter hereof and supersedes all prior agreements and understandings between such parties relation to such subject matter, and there are no contemporaneous written or oral agreements, terms or representation made by any party other than those contained herein. No verbal or written representations shall be relied upon outside the Contract

terms and amendments. Without exception, all deletions or additions to the scope of work will be set forth in a written amendment to this Contract. No amendment, modification, or waiver of this Contract, or any part thereof, shall be valid or effective unless in writing signed by the party or parties sought to be bound or charged therewith; and no waiver of any breach or condition of this Contract shall be deemed to be a waiver of any other subsequent breach or condition, whether of a like or different nature.

17.3 The Service Provider shall, during the term of this Contract, repair any damage caused t real or personal property of the City and/or its tenants, wherever situated, caused by the intentional, reckless, or negligent acts or omissions of the Service Provider's officers, agents, or employees, and any subcontractors and their officers, agents, or employees, or , at the option of the City, the Service Provider shall reimburse the City for the cost of repairs thereto and replacement thereof accomplished by or on behalf of the City.

17.4 The language of this Contract shall be construed according to its fair meaning, and not strictly for or against either the City or the Service Provider. This Contract shall be deemed to be made, construed and performed according to the laws of the State of Georgia. Any suit or proceeding initiate for the purpose of interpreting or enforcing any provision of this Contract or any matter in connection therewith shall be brought exclusively in a court of competent jurisdiction in Henry County, Georgia, and the Service Provider waives any venue objection, including, but not limited to, any objection that a suit has been brought in an inconvenient forum. The Service Provider agrees to submit to the jurisdiction of the Georgia courts and irrevocably agrees to acknowledge service of process when requested by the City.

17.5 The section headings herein are for the convenience of the City and the Service Provider and are not to be used to construe the intent of this Contract or any part hereof, or to modify, amplify, or aid in the interpretation or construction of any of the provisions hereof.

17.6 The use of any gender herein shall include all genders, and the use of any number shall be construed as the singular or the plural, all as the context may require.

17.7 The delay or failure of the City at any time to insist upon a performance of any of the terms, conditions and covenants herein shall not be deemed a waiver of that breach or any subsequent breach or default in the terms, conditions, or covenants of this Contract. The

Service Provider shall not be relieved of any obligation hereunder on account of its failure to perform by reason of any strike, lockout, or other labor disturbance.

17.8 If the City shall, without any fault, be made a party to any litigation commenced between the Service Provider and a third party arising out of the Service Provider's operations and activities at the premises, then the Service Provider shall pay all costs and reasonable attorney's fees incurred by or imposed upon the City in connection with such litigation for all trial and appellate proceedings. The City shall give prompt notice to the Service Provider of any claim or suit instituted against it by such third party. The provisions of this Section supplement and are not intended to be in lieu of the indemnification provisions of Section 5 hereof. The provisions of this Section shall survive the acceptance of the services and payment therefore, and the expiration or earlier termination of this Contract.

17.9 The City shall have the right to recover from the Service Provider all of the City's costs and expenses incurred in enforcing the provisions of this Contract including, but not limited to, (1) the cost of administrative investigation and enforcement (including, without limitation, audit fees and costs, attorneys' fees) and (2) the cost of any trial, appellate or bankruptcy proceeding (including, without limitation, investigation costs, audit fees and costs, attorney's fees, court costs, paralegal fees and expert witness fees). This provision shall survive the expiration or termination of the Contract. The Service Provider shall not during the term of the Contract knowingly hire or employ (on either a full-time or part-time basis) any employee of the City.

17.10 The Service Provider shall be required, during the term of the Contract at no additional cost to the City, to take such reasonable security precaution with respect to its operations at City Hall as the City in its discretion may from time to time prescribe. The Service Provider shall comply with all regulation, rules and policies of any governmental authority, including the City, relating to security issues.

17.11 The City may, but shall not be obligated to, cure, at any time, upon five (5) days written notice to the Service Provider (provided, however, that in any emergency situation to the City shall be required to give only such notice as is reasonable in light of all the circumstances), any default by the Service Provider under this Contract; whenever the City so cures a default by the Service Provider, all costs and expenses incurred by the

City in curing the default, including but not limited to, reasonable attorneys' fees, shall be paid by the Service Provider to the City on demand.

17.12 The City shall, in its discretion, be entitled to deduct from the compensation to which the Service Provider is otherwise entitled hereunder, an amount equal to any liabilities of the Service Provider to the City which are then outstanding. In the event that additional work beyond the scope of this Contract is requested by the City Manager and it results in any extra charges to the City, the Service Provider shall so advise the City in writing of the amount of the extra charges. The City is not required to pay any extra charges for additional work unless such work and the charges therefore have been approved in advance and have been confirmed in writing within twenty-four (24) hours by the City Manager, in his or her exclusive discretion.

17.13 The Service Provider is an independent Service Provider, and nothing contained herein shall be construed as making the Service Provider an employee, agent, partner or legal representative of the City for any purpose whatsoever. The Service Provider acknowledges that it does not have any authority to incur any obligations or responsibilities on behalf of the City and agrees not to hold itself out as having any such authority. Nothing contained in this Contract shall be construed to create a joint employer relationship between the City and the Service Provider with respect to any employee of the Service Provider or of its subcontractors.

17.14 The Service Provider and its subcontractors if any, shall maintain complete and accurate books and records in accordance with generally accepted accounting principles, consistently applied, and shall be in a form reasonable acceptable to the City Manager or designee. The Service Provider and its subcontractors shall account for all expenses of any nature related to transactions in connection with the Contract in a manner which segregates in detail those transaction from other transactions of the Service Provider and subcontractors, and which support the amounts reported and /or invoiced to the City. At a minimum, the Service Provider's and subcontractor's accounting for such expenses and transactions shall include such records in the form of electronic media compatible with or convertible to a format compatible with computers utilized by the City at its offices; a computer run hard copy; or legible microfilm or microfiche, together with access to the applicable reader. All such books and records and computerized accounting systems shall upon reasonable notice from the City be made available in Henry County, Georgia,

for inspection, examination, audit and copying by the City through and by its duly authorized representatives at any time for up to four (4) years after the year to which books and records pertain. Such inspection, examination, or audit may include, but is not limited to a review of the general input, processing and output controls of information systems, using read only access, for all computerized applications used to record financial transactions and information. The Service Provider and subcontractor shall freely lend its own assistance in a timely manner in making such inspection, examination, audit, or copying and, if such records are maintained in electronic and other machine-readable format, shall provide the City and/or its representative such assistance as may be required to allow complete access to such records. The City Manager may require the Service Provider and subcontractors to provide other records the City Manager, in his or her sole discretion, deems necessary to enable the City to perform an accurate inspection, examination or audit of expenses incurred in and transactions related to performance of this Contract. Such records shall be provided within thirty (30) days or request thereof. In the event that expenses incurred or reimbursed are found by such inspection, examination, or audit to have been overpaid, the Service Provider and its subcontractors agree that such amounts shall be payable to the City. If, prior to the expiration of the above-state four (4) year record retention period, any audit or investigation is commenced by the City, or any claim is made or litigation commenced relating to this Contract by the City, the Service Provider, or third party, the Service Provider shall continue to maintain all such records, and the City shall continue to have the right to inspect such records in the manner stated above, until the inspection, examination, audit, claim, or litigation is finally resolved (including the determination of any and all appeals or the expiration of time for an appeal). This provision shall survive the expiration or earlier termination of this Contract. In the event of any conflict between any provision of this Contract and generally accepted accounting principles or generally accepted auditing standards, the provisions of this Contract shall control even where this Contract references such provisions or standards. In particular, without limitation, the Service Provider and subcontractors shall maintain all records required under this Contract to the full extend required hereunder, even if some or all such records would not be required under such generally accepted accounting principles or auditing standards. If as a result of an inspection, examination or audit, it is established that

amounts are due from the Service Provider to the City, the Service Provider shall forthwith, upon written demand from the City, pay the City such amount, together with interest on the amount due at the rate of twelve (12%) percent per annum, or if less, the maximum rate of interest allowed by law, from the date such additional amounts were overpaid by the City. Further if such inspection, examination or audit establishes that the Service Provider has over billed such amounts for any Contract period by two (2%) percent or more, then the entire expense of such inspection, examination or audit shall be paid by the Service Provider.

17.15 The Service Provider and subcontractors shall prepare and provide the City with all detailed reports as required under the Contract on a timely basis. The City reserves the right to modify the reporting procedures or the form and content of any report as it deems necessary.

17.16 There are no third-party beneficiaries to this Contract, and nothing contained herein shall be construed to create such.

17.17 Consultant shall perform services in accordance with the schedules established in applicable task orders.

17.18 In computing any period of time established under this Contract, except as otherwise specified herein the word “days” when referring to a period of time is ten (10) days or less means business days, and when referring to a period of time that is more than ten (10) days means calendar days. The day of the event, from which the designated period of time begins to run shall not be included. A business day is any day other than Saturday, Sunday, or Federal, State of Georgia or City holidays.

17.19 The Service Provider agrees to perform all acts and execute all supplementary instruments or documents which may be reasonably necessary to carry out or complete the transaction(s) contemplated by this Contract.

17.20 The Service Provider and the City hereby mutually waive any claim against each other and their respective members, officials, officers, agents and employees for damages (including damages for loss of anticipated profits) caused by any suit or proceedings brought by either of them or by any third party directly or indirectly attacking the validity of this Contract or any part thereof, or any addendum or amendment hereto, or the manner in which this Contract was solicited, awarded or negotiated, or arising out of any judgment or award in any suit or proceeding declaring this Contract, or any

addendum or amendment hereto, null, void or voidable or delaying the same, or any part thereof, from being carried out.

18. GRATUITIES, REBATES, OR KICKBACKS.

18.1 GRATUITIES. It shall be unethical for any person to offer, give or agree to give any employee or official of the City or for any employee or official of the City to solicit, demand, accept from another person, a gratuity, rebate, loan, offer of employment or other services or property of value in connection with any decision, approval, disapproval, recommendation or preparation of any part of a program requirement or a purchase request including the content of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity in any particular matter, pertaining to any program requirement or a Contract or subcontract, or to any solicitation or proposal therefore in any manner inconsistent with the State of Georgia's Department of Administrative Services Gratuity Policy. Rebates normally or routinely offered to customers in the ordinary course of business for the purchase of goods and services are acceptable and are the property of the City.

18.2 KICKBACK AND REBATES. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor to this Contract to the prime contract or higher tie subcontractor, or any person associated therewith, as an inducement for a subcontractor or order.

End of General Conditions.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

1.1 BACKGROUND:

The City of Stockbridge is in the northern part of Henry County, Georgia, which was founded on May 15, 1821. Henry County has an area of approximately 331 square miles, located in the Piedmont Section of northern Georgia and surrounded by the counties of Butts, Clayton, DeKalb, Newton, Rockdale, and Spalding. Stockbridge, Georgia, is just minutes south of Atlanta, a straight drive down Interstate 75-South. The City has approximately 30,000 residents and has a referendum on the November 2022 ballot that could add an additional 6,600 residents.

1.2 SCOPE OF WORK:

I. **Project Overview:** The City of Stockbridge is seeking submissions from qualified agencies and/or firms who can provide:

A. Comprehensive Housing, Demographic, and Market Analysis

B. Urban Design and Creative Place-Making Studies with renderings

C. Revitalization Plans (to include pursuit of Department of Community Affairs Funding Opportunities)

A. Economic & Workforce Development Planning

B. Greenways & Trails Planning (Connections)

C. Streetscape Analysis and Plans Recommendations

D. Arts & Culture Planning

Task orders may be issued as small, mid, or large projects based on the required level of effort.

The City anticipates that most Small Area Studies will not exceed $50,000; however, final task order amounts will be determined based on scope and negotiated fee.

The City will specify the scale in each task order. See Exhibit 1, Small Area Plan (SAP) Criteria.

II. **General:** The work to be accomplished is in support of the Comprehensive Plan and Short-Term Work Plan

A. Land Use

1. New Development: Focus new development and density in existing activity centers, near transit stations, and high-capacity corridors.

2. Commercial Corridors: Encourage reinvestment or redevelopment of commercial corridors, including the introduction of residential or other new uses to these areas.
3. Single-Family Neighborhoods: Continue to protect existing, stable single-family neighborhoods, while identifying locations for appropriate infill development.
4. Density Transitions: Manage height and density transitions between densely developing areas and surrounding lower intensity residential neighborhoods.
5. Diverse Housing and Development: Encourage more diverse housing and development types to meet the changing needs of residents and communities.
6. Land Use and Economic Policies: Coordinate with the Stockbridge Economic Development Department and the Community Development Department to ensure economic development is informed by land use and development policies and that policies appropriately support economic development efforts.

B. Housing

1. Housing Variety and Choice: Focus new development and intensity in existing activity centers, near transit stations, and high-capacity corridors.
2. Workforce Housing: Encourage reinvestment or redevelopment of commercial corridors, including the introduction of residential or other new uses to these areas.
3. Senior and Independent Living: Continue to protect existing, stable single-family neighborhoods, while identifying locations for appropriate infill development.
4. Mixed Use Developments: Manage height and density transitions between densely developing areas and surrounding lower-density residential neighborhoods.
5. Multi-Family Housing: Encourage more diverse housing and development types to meet the changing needs of residents and communities.
6. Housing Strategy: Coordinate with the Community Development Department to ensure economic development is informed by land use and development policies and that policies appropriately support economic development efforts.
7. Fair Housing: During the rezoning process, prevent the occurrence of discrimination in housing on the basis of age, race, religion, gender, or national origin.
8. Code Compliance: Improve the enforcement of building codes and standards to improve housing conditions within aging multi-family housing developments.

C. Natural Resources & Sustainability

1. Preservation: Encourage the preservation of the City's limited remaining open space, farmland, natural, and critical environmental areas.
2. Environmental Sensitivity: Protect environmentally sensitive areas, including wetlands, floodplains, water supply watersheds, and stream corridors.
3. Develop more Neighborhood Parks: Increase the number of parks within neighborhoods that are easily accessible to nearby residents.
4. Acquisition of Open Space: Continue coordination with Recreation, Parks & Cultural Affairs to facilitate open-space acquisition and expansion
5. Sustainable Zoning: Utilize zoning tools and techniques that preserve open space, natural resources and the environment, and address resiliency.
6. Private Partnerships: Partner with non-governmental organizations to acquire and protect land.
7. Sustainable and Conservation Development: Promote development that incorporates sustainable practices and conserves critical environmental areas.
8. Stormwater Management: Encourage techniques to reduce storm water runoff and other drainage issues as part of development activities.
9. Education: Educate the development community and the public on strategies and solutions for addressing water and sewer capacity concerns within the City.
10. Vision: Develop a unified vision and strategy for sustainability related initiatives within City of Stockbridge.

D. Economic Development

1. Coordinate Regulatory Processes: Match land use regulations to economic development vision and continue to build a more predictable and consistent review and approval processes.
2. Support Existing Businesses: Engage and support more existing businesses and use incentives to support existing industry clusters and prime locations to create new ones.
3. Foster Business Development: Create a supportive environment to foster start-up businesses.
4. Target Industries: Create specific incentives for target industries and implement a proactive target industry recruitment effort. Increase efforts to develop international business opportunities.

5. Invest in Infrastructure: Continue implementing existing infrastructure strategies
6. Create Development Plans: Formalize economic development concepts for each employment center and clearly define implementation roles for all parties.

E. Transportation

1. Provide Transportation Options through Connectivity Across Modes: Improve travel for all users by increasing connections across roadways, transit, bicycle, and pedestrian modes.
2. Promote Equity: Prioritize improvements that increase transportation access to all parts of the City, especially communities where lack of transportation options creates substantial barriers.
3. Improve Safety: Provide safe travel by users across all modes of transportation.
4. Enable Healthy Communities and Improve Quality of Life: Leverage transportation infrastructure to encourage an active lifestyle and overall improved quality of life.
5. Respect/Improve City of Stockbridge's Character: Implement transportation projects that improve mobility while taking into consideration local community context.
6. Increase Access to Jobs and Education: Prioritize transportation investments that allow workers and students to more easily access these key destinations.
7. Better Accommodate the Movement of Goods: Implement transportation projects that improve freight in the City either by truck or by rail.
8. Improve Maintenance: Ensure the long-term care for existing infrastructure including paving roads and repairing bridges and signal systems.
9. Increase Funding for Improvements: Pursue new local revenue sources that will allow the City to implement additional transportation projects.
10. Encourage Economic Development: Leverage transportation projects that help to encourage revitalization and new development throughout the City.
11. Practice Fiscal Responsibility in Transportation Investments: Prioritize transportation projects that can be implemented in a reasonable timeframe and provide a strong return on investment.

F. Equity

1. Aging Population: Support the aging population by creating more opportunities for residents to age-in-place through the addition of senior housing and coordinated services and programs.

2. Immigrant and refugee Community Inclusion: Establish a committee or working group focused on communicating with and including immigrant and refugee communities in planning and decision making in their community.
3. Poverty: Work with community-based organizations and non-profits to address issues around poverty, educational attainment, and other issues facing disadvantaged communities.
4. Low Broadband Coverage Areas: The Georgia Broadband Deployment Initiative has identified low or no coverage areas within the city. The City of Stockbridge will develop partnerships to address these areas.
5. Broadband Service Areas: Identify Unserved Locations within Service Areas and target them through collaboration with governments, educational/institutional entities, and private sector partners.

G. Arts, Culture, & Historic Resources

1. Historic Preservation: Preserve and protect the historic character of the City including historically, culturally, or architecturally significant sites.
2. Development: Maintain the character of historic areas while accommodating new residential development.
3. Analysis: Complete a city -wide Historic Resource Survey
4. Historical Sites: Identify additional historically significant sites and institute "formal protection" through the adoption of local historic designation and ordinances.
5. Zoning: Establish new and enforce ordinances to protect historic areas.
6. Open Space and Agricultural Preservation: Encourage the preservation of the few remaining rural areas, forested areas, and agricultural structures or sites within the City.
7. Cultural Events: Establish programs and events that celebrate unique cultures found in Stockbridge. Identify community organizations to partner with on these programs or events.
8. Arts Support: Develop a strategy to better coordinate arts related initiatives and support local artists and arts organizations within Stockbridge.

H. Community Health, Wellness, & Safety

1. Food Access: Work with public, private and non-profit partners to address challenges related to access to healthy foods within some areas of Stockbridge.

2. Quality of Life: Improve quality of life by increasing the number of sidewalks and trails that connect homes to regional trail networks, nearby businesses, schools, parks and other community services and amenities.
3. Active Living: Create communities designed to encourage active living and healthy lifestyles.
4. Crime and Safety: Work across departments, with public safety partners and local community organizations to address safety issues including adequate pedestrian facilities and lighting, cut-through and speeding in residential areas, and within area of high
   crime.
5. Code Enforcement: Enforce existing building codes and other ordinances to address safety issues related to dilapidated or abandoned structures and illegal dumping.

I. **Coordination & Communication**

1. City-County Coordination: Encourage better communication and coordination between County and City staff around issues related to land use, transportation, and other relevant issues.
2. Joint Planning: Consider joint planning initiatives with municipalities to adequately plan for and coordinate land use, development, transportation, and other relevant initiatives.
3. School-City Coordination: Encourage better communication and coordination between Henry County School District and City of Stockbridge staff around issues related to land use and transportation near schools and other HCSD owned land.
4. Education: Identify opportunities or programs to educate City residents and stakeholders on planning and development related priorities and issues and current demographic, market, or development trends on an ongoing basis.
5. Outreach and Involvement: Identify opportunities and events to involve the general public in current planning initiative.

III. **Area covered**: All necessary services provided in this contract will support the Comprehensive Plan and Short-Term Work Program for City of Stockbridge. Some efforts require intergovernmental coordination.

IV. **Goal:** To address specific land use and development issues at a finer level of detail. These plans support the general vision, policies, and goals of the community, but allow for a greater degree of detail in guiding development. They may have their own sets of specific policies

to shape development, and can include elements such as design guidelines, standards for transitions in development intensities and uses, additional standards for mixed use, investments in infrastructure, connectivity, and greater opportunities for input and control from local residents and businesses. Small Area Plans can take a variety of forms, such as Livable Center Initiatives (LCIs), Master Active Living Plans (MALPs), Corridor Plans, or Transit Oriented Development plans, and are the primary tool by which the City intends to shape development. **Work Tasks**: The Small Area Plans Program will include an assessment analyzing the existing conditions that impact the specified area within City of Stockbridge. The Plan should include regulatory, policy, and capital investment recommendations designed to achieve stated goals and strategies arrived upon by completing the following tasks:

A. Task 1 – Assessment and Analysis

Contractor will perform a model-based review of the identified issue(s) and population impacted. This analysis may require the inclusion of the same itemized analysis of city(s) within City of Stockbridge, Georgia for comparison and contrast purposes.

B. Task 2 – Community Participation Process

1. Contractor will conduct an outreach process that promotes the involvement of all citizen and stakeholder groups in City of Stockbridge. This can be a mixture of virtual and in-person meetings.

C. Task 3 – Recommendations and Action Plan Report

1. Contractor will prepare a Plan document that includes an Assessment, documentation of the Public Involvement Process, and Recommendations Section that includes an Action Plan. Elements shall include:

a. Recommendations
b. Overall Implementation Strategy
c. Five-year Action Plan
d. Evaluation Strategy (used to monitor the plan implementation)

D. Task 4 – Prepare Project Deliverables

(a) Deliverables:

a. The plan process and methodology
b. Documentation of the community participation process
c. Maps, graphics, and relevant illustrations

d. Housing Recommendations

e. Overall Implementation Strategy

f. Five-year Action Plan

g. Evaluation Strategy

(b) Format of Deliverables:

a. InDesign and PDF files of Final Report and all appendices

b. The Five-Year Action Plan Template in Excel format

c. All electronic files in their original formats with supporting graphics and GIS Shapefiles.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

ATTACHMENT A

EXHIBIT 1

Small Area Plan (SAP) Criteria

SAP Project Scale & Target Elements with Definitions

Small Micro – SAP (up to$20k)

- **SWOT Analysis** – Evaluates strengths, weaknesses, opportunities, and threats in the study area to establish a baseline understanding.
- **Public Outreach Meetings** – Structured sessions (virtual or in-person) where residents and stakeholders provide input and learn about the plan.
    - **Stakeholder Development (Advocacy)** – Identification and engagement of key local advocates (businesses, neighborhood leaders, civic groups) to support the plan.
    - **Public Engagement** – Broader tools (surveys, pop-ups, online platforms) used to capture feedback from the wider community, especially underrepresented voices.

Mid-Micro ($20K-$50K)

- **SWOT Analysis** – Baseline analysis of strengths, weaknesses, opportunities, and threats to guide plan priorities.
- **Public Outreach Meetings** – Community conversations with residents, business owners, and institutions to shape plan direction.
- **Stakeholder Development (Advocacy**) – Formation of stakeholder or advisory committees to champion the plan and sustain momentum.
- **Public Engagement** – Expanded outreach (focus groups, online mapping, targeted outreach to youth/seniors) for diverse representation.
- **High-Level Recommendations** – Strategic guidance highlighting priority investments, policy shifts, or design concepts without requiring technical detail.
- **Implementation Plan & Action Matrix (Required)** – Outlines specific steps, responsible parties, estimated costs, and timelines for executing recommendations, including identification of potential partnerships.

Large Micro-SAP ($50-$75K)

- **Existing Conditions / Needs Assessment** – Comprehensive review of demographics, infrastructure, land use, and market conditions to establish a fact base.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

- **Public Engagement** – Multi-tiered process (workshops, interviews, open houses, digital platforms) designed to validate findings and refine strategies.
- **Market Analysis** – Study of local economic conditions, real estate demand, development trends, and opportunities for investment.
- **Transportation Recommendations** – Strategies for improving safety, multimodal access, connectivity, and infrastructure upgrades.
- **Housing Recommendations** – Policies and programs to support affordability, housing diversity, density, and alignment with market demand.
- **Land Use & Zoning Recommendations** – Guidance on zoning code amendments, land use patterns, height/density regulations, and design standards needed to achieve plan goals.
- **Economic Development Recommendations** – Approaches to attract investment, revitalize corridors, support local businesses, and align workforce development with growth opportunities.
- **Implementation Plan & Action Matrix (Required)** – A detailed roadmap for execution, including estimated budgets, phasing timelines, funding sources, and public/private partnership opportunities.

End of Exhibit B.

EXHIBIT C

SAP Criteria / RFP Documents

REQUEST FOR PROPOSAL PROCESS

The proposal must contain the information outlined below.

Please include a title on each page of your proposal and number the pages to ensure proper identification.

1. Cover Letter
2. Executive Summary
3. Evaluation and Selection Criteria

1. Cover/Transmittal Letter

Each proposal must include a Cover/Transmittal Letter that briefly summarizes the qualifications and experience relevant to the scope. Please include in the letter the following:

i. Company information, including the name of the company (including any dba names); headquarters and parent company locations; and a brief history of the company.

ii. Company's mailing address, contact person, telephone number for the primary contact person, and email address.

iii. A principal or officer of the company authorized to execute contracts or other similar documents on the firm's behalf must sign the letter.

2. Cost Proposal Requirements

Offerors shall submit a schedule of fully burdened hourly rates for all proposed personnel classifications anticipated to perform services under this contract. Hourly rates shall include all direct and indirect costs, overhead, administrative expenses, and profit.

Hourly rates shall remain firm for the initial contract term.

Task orders may be issued on a negotiated lump-sum basis or time-and-materials basis, at the City's discretion. The City reserves the right to negotiate pricing for each task order based on the defined scope of services.

3. Conflict of Interest Disclosure

Offerors shall disclose any current or recent (within the past three years) representation of private developers, property owners, or entities with active or pending development

interests within the City of Stockbridge.

Offerors shall also disclose any potential conflicts of interest that may arise during the term of the contract.

The City reserves the right to determine whether any disclosed conflict constitutes a material conflict and to require mitigation measures as a condition of contract award

3. **Executive Summary**

Executive Summary: An executive summary letter should include the key elements of the respondents' RFP and an overview of the team. Indicate the address and telephone number of the respondent's office located nearest to Stockbridge, Georgia, and the office from which the proposal will be managed.

II. RFP EVENT DATES AND SUBMISSION

RFP Number: 2026-00009 On-Call Planning Services

Questions Due: Monday, June 8th, at 5 PM EST

Proposal Due Date: Wednesday, June 17th, by 2 PM EST

Proposals shall only be accepted online through the Bonfire Portal

Bonfire Portal

All submissions are due at the specified location, no later than the date and time herein. The RFP package must include detailed information relative to the Request for Proposal Process and Selection Criteria, as required. The Proposal Letter is included as page two (2) of this RFP and Exhibits C-I must be attached to Bonfire and must be signed by a person authorized to legally bind the company.

III. EVALUATION CRITERIA AND PROCESS

a. All RFPs received will be reviewed by the Purchasing Manager to ensure that all administrative requirements of the RFP package have been met by the Offerors. Each RFP will be reviewed to ensure that the Offeror submitted all information required in the RFP and that all documents requiring a signature have been signed. Failure to meet these requirements may be cause for rejection. All RFP's that meet the administrative requirements will then be turned over to the evaluation committee for further evaluation.

b. The Evaluation Committee will review all submittals received and rank Offerors

based on submittal information required in the Evaluation and Selection Criteria. Discussions may be conducted by the City of Stockbridge with the apparent highest-ranking offeror who submits an RFP determined to be reasonably susceptible to selection for award, for clarification and to assure full understanding and responsiveness to the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of statements, and such revisions may be permitted after submissions and prior to award. In conducting any such discussions, there shall be no disclosure of any information derived from proposals submitted by competing Offerors. Cost will be considered but will not be the sole determining factor.

The City of Stockbridge reserves the right to amend the RFP prior to the date of the RFP submission. Addenda will be posted to the Bonfire Portal

c. Awards of contract shall be made to one responsible offeror who has successfully submitted an RFP and been ranked by the Evaluation Committee, considering all the evaluation factors set forth in this RFP. No other factors or criteria shall be used in the evaluation. The City of Stockbridge reserves the right to reject all RFP's submitted in response to this RFP.

IV. EVALUATION CRITERIA AND PROCESS

1. Relevant Municipal Planning Experience – 25 Points

Demonstrated experience providing professional planning services for municipalities of similar size and complexity, including Comprehensive Plan implementation and small area planning.

2. Experience with Small Area Studies – 25 Points

Specific experience developing Small Area Plans, corridor studies, master plans, or similar focused planning efforts, including public engagement and implementation strategies.

3. Technical Expertise in Priority Areas – 20 Points

Demonstrated expertise in housing redevelopment, transportation planning, zoning analysis, land use policy, and urban design.

4. Project Team Qualifications & Capacity – 15 Points

Qualifications, availability, and experience of key personnel assigned to this contract,

including the ability to manage approximately three (3) task orders annually.

5. Public Engagement Approach – 10 Points

Proposed methodology for conducting meaningful stakeholder and community engagement.

6. Cost Proposal – 5 Points

Reasonableness and competitiveness of the submitted hourly rate schedule and overall pricing structure.

The City reserves the right to conduct interviews, request clarifications, or request best-and-final offers if deemed necessary.

Award shall be made to the highest-ranked, responsible Offeror whose proposal is determined to be in the best interest of the City

V. OTHER CONSIDERATIONS

a. Vendors responding to this RFP need to become a registered Vendor to sell products or services to the City of Stockbridge. Please note that the vendor file is a good source for vendor information, but not the only source. Registration does not guarantee that your firm will be solicited for any or all requirements. The vendor file will also be used to support financial transactions with vendors, including invoice payments. If you have any questions or concerns, please feel free to email:

City of Stockbridge

Purchasing Office

Jandrews@stockbridgega.org

b. Prior to the due date, a submitted RFP may be withdrawn by the Offeror by submitting a written request to the Buyer named herein. A person authorized to sign for the Offeror must sign all such requests.

The City reserves the right to add provisions to the contract to be consistent with the successful Offeror's offer and to negotiate with the successful Offeror other additions to, deletions from, and/or changes in the language in the Contract, provided that no such addition, deletion or change in Contract language would, in the sole discretion of the City affect the evaluation criteria set forth herein, or give the successful Offeror a competitive advantage.

Any exceptions to the agreement must be clearly identified, accompany the Offeror's RFP

and be attached to the agreement. Offerors are cautioned that any exception submitted that will give the Offeror a competitive advantage over another Offeror or that will cause a failure to meet a mandatory requirement of the RFP will not be accepted.

Prior to award, the apparent winning Offeror(s) may be required to enter discussions with the City to resolve any contractual differences before an award is made. These discussions are to be finalized,

and all exceptions resolved within one (1) week of notification; if not, this could lead to rejection of the Offeror's proposal. Offeror will not retype the enclosed contract.

This criterion evaluates the proposer's organizational structure, staffing capacity, and proposed supervisory approach.

VI. CERTIFICATION

By my signature below, it is certified that my firm can meet all terms of the statement of Proposal and will perform the services specified, and for the privilege of doing so on the City of Stockbridge premises. I understand that, upon proper acceptance of this offer by the City of Stockbridge, a contract will thereby be created.

Given under my hand this **26** day of **May**, 20**26**.

TSW
Name of Firm

Signature

Principal
Title

1447 Peachtree Street NE, Suite 850
Business Address

Atlanta, GA 30309

End of Exhibit C

RFP NO: **2026-0009** / DUE: **June 17, 2026**

City of Stockbridge
On-Call Professional Planning Services

City of Fairbun Comprehensive Plan

TSW
PLANNING • ARCHITECTURE
LANDSCAPE ARCHITECTURE

SUBMITTED BY:

TSW
Primary Contact: Adam Williamson, AICP, PLA, LEED AP
Principal-in-Charge / Lead Planner
1447 Peachtree Street NE, Suite 850
Atlanta, GA 30309
Main: 404.873.6730
Direct: 470.751.2366
Email: awilliamson@tsw-design.com
Web: www.tsw-design.com

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Addendum No. 1

SECTION 1:

Cover/Transmittal Letter

TSW
1447 Peachtree Street NE
Suite 850
Atlanta, GA 30309
www.tsw-design.com

May 26, 2026

Dear Selection Committee:

Tunnell-Spangler & Associates d/b/a TSW is excited to submit this proposal to provide the **City of Stockbridge with On-Call Planning Services** to the **City of Stockbridge**. Building on our ongoing Architectural On-Call Services contract, we value the opportunity to continue supporting the City through thoughtful, implementation-focused planning that advances your community vision and strategic priorities.

Through our work with the City, TSW has developed a strong understanding of Stockbridge's character, goals, and opportunities. Our involvement in projects such as the Amphitheater, Police Headquarters Renovation, Arts Center, and Parks System Master Plan has allowed us to collaborate closely with City leadership, staff, and community stakeholders. These experiences provide a meaningful foundation as we expand our partnership into planning services, bringing continuity, insight, and a deep respect for the community we're helping to shape.

TSW, founded in Atlanta, Georgia, in 1990, brings more than 35 years of experience in planning, urban design, landscape architecture, and architecture, with a proven ability to translate community vision into actionable strategies and implementable outcomes. Our planning approach is rooted in collaboration, data-informed decision-making, and a commitment to creating livable, connected, and economically vibrant communities. We understand the importance of aligning policy, design, and investment to support long-term success, and we are well-positioned to assist the City in navigating growth while preserving its unique identity.

Equally important, our team brings established relationships that will enhance project efficiency and coordination, including through our subconsultant, KB Advisory, which is actively supporting the City on related efforts. Together, we offer a cohesive and informed team that understands current priorities, maintains strong working relationships, and can deliver immediate value.

Below is a list that shows each firm followed by their main role.

- **TSW** – architecture, interiors, landscape architecture, and project management
- **KB Advisory Group** – economic and workforce development planning
- **Purpose Possible** - arts, culture, historic resources, and community engagement

Our team is fully committed and available to dedicate the time, personnel, and resources necessary to support potential projects. All key project staff and subconsultants identified in our proposal are confirmed and available to provide the specified services, and our firm will prioritize this effort to ensure timely and high-quality deliverables. We understand the importance of seamless team coordination and will ensure continuity of staff and resources throughout the duration of the contract.

We appreciate the opportunity to continue partnering with the City of Stockbridge and supporting its future through forward-thinking planning services. We are confident that our experience, established relationships, and commitment to implementation make us a strong partner for this effort.

Sincerely,

Adam Williamson, Principal-in-Charge / Lead Planner
Direct: 470.751.2451
Email: awilliamson@tsw-design.com

SECTION 2:

Executive Summary

TSW Team Overview

The TSW Team has been assembled based on each firm's extensive experience with a variety of projects and previous successful team collaboration. Below is a list that shows each firm followed by their main role for a potential project.

- **TSW** – planning and project management
- **KB Advisory Group** – economic and workforce development planning
- **Purpose Possible** - arts, culture, and historic resources; community engagement

TSW has worked with all of our team firms over the past five years on various municipal facilities and private development projects. TSW has outstanding relationships with these firms and understands the strengths and expertise that each firm brings to the team. Because of our previous work history, our team is able to quickly assess a scope of work, determine roles and responsibilities, and commence work immediately following contract negotiations.

TSW - Planning and Project Management

Tunnell-Spangler & Associates, Inc. d/b/a TSW, founded in Atlanta, Georgia, in 1990, is a full-service planning, architecture, and landscape architecture firm comprised of talented professionals who work collaboratively to provide our clients with extraordinary designs for communities, buildings, and greenspaces. **With 39 employees in our Atlanta (GA) headquarters and 12 staff members in our other offices in Tulsa (OK), Chattanooga (TN), and Lexington (KY)**, our size allows our principals to be hands-on in every aspect of a project and enables more multidisciplinary collaboration. TSW works throughout the Southeast on a variety of projects, including on-call/on-demand municipal contracts, civic and community buildings, downtown master plans, streetscape plans, coding and guidelines, and park and recreation projects. TSW has extensive experience planning and designing civic buildings, including site selection, building programming, space design, and full architecture and landscape architecture services going through to construction administration. TSW leads multidisciplinary teams, working closely with municipalities, to develop buildings that reflect vernacular architecture characteristics. We also focus on sustainability, incorporating innovative design techniques for better building performance equating to lower energy consumption and maintenance costs.

TSW was founded in Atlanta, Georgia, in 1990, and is led by four Principals: Adam Williamson, Caleb Racicot, Bryan Bays, and Heather Hubble. TSW's personnel includes 51 employees (47 full-time), several of whom work in multiple studios. Our staff members include:

- 5 registered architects
- 7 project architect designers
- 1 registered interior designer
- 12 registered landscape architects
- 5 landscape designers
- 1 transportation engineer
- 17 planners (12 with AICP accreditation)
- 8 LEED Accredited Professionals
- 5 administrative employees

TSW Contact Information

Adam Williamson, Principal-in-Charge / Lead Landscape Architect
1447 Peachtree Street NE, Suite 850, Atlanta, GA 30309
Main: 404.873.6730 / Direct: 470.751.2451
Email: awilliamson@tsw-design.com / Web: www.tsw-design.com

KB Advisory Group - Economic and Workforce Development Planning

KB Advisory Group provides real estate and economic development consulting services to cities, counties, developers, community districts, nonprofits, and design firms throughout the Southeast. Our team examines how real estate investment and economic activity impact the broader economy of a designated area. We look at the direct impacts—every dollar spent or job worked in the area—and determine how much additional money is spent or how many jobs are supported in the broader economic ecosystem.

KB Advisory Group utilizes over 25 years of nationwide experience to help clients determine what works from a market perspective. Our work incorporates:

- Analyzing the demographic drivers of markets and their potential.
- Analyzing the most suitable land use alternatives for a site or project, including the optimal mix of residential, office, industrial, retail, and hospitality and tourism uses.

KB Advisory Group's experience analyzing real estate development for a vast spectrum of clients gives it a unique perspective on the trends and a well-earned acumen in determining how to act successfully in the context of those trends.

KB Advisory Group Contact Information

Geoff Koski, President
999 Peachtree Steet NE, Suite 400, Atlanta, GA 30309
Phone: 404.845.3550
Email: geoff@kbagroup.com / Web: www.kbagroup.com

Purpose Possible - Arts, Culture, and Historic Resources; Community Engagement

Purpose Possible™ powers mission-driven organizations to transform communities. We accomplish this by providing resources that allow your organizational leadership and staff to focus on their mission-driven work! We can take on the rest. Our services focus on helping organizations meet today's demands. We are thinkers *AND* doers. We PLAN, PROVIDE, and PRODUCE solutions for sustainable expansion and growth.

Our diverse team of professionals has deep experience in leadership, fundraising, organizational strategy, communications, community engagement, philanthropic and CSR program management, and much more. How we work:

- Purpose Possible consultants work remotely, providing expert services without the commitment of a full-time hire.
- A member of our senior team is assigned to be your primary contact and manage additional team members as needed.
- As a client, you benefit from the expertise of our entire team. From strategy and design to associates and management—our team leverages collective resources to deliver comprehensive solutions.

Purpose Possible Contact Information

Susannah Darrow, CEO + Founding Partner
830 Glenwood Avenue SE, Suite 510, #236, Atlanta, GA 30316
Phone: 404.273.0671
Email: sdarrow@purposepossible.com / Web: www.purposepossible.com

Relevant Municipal Planning Experience

One Chamblee Comprehensive Plan + Town Center Pattern Book

Chamblee, Georgia

TSW led a consultant team to develop the City of Chamblee's recent comprehensive plan update. Chamblee has completed many recent planning efforts, including their Multi-modal Transportation Plan, various Livable Centers Initiative (LCI) plans, the Rail Trail Expansion studies, the Strategic Economic Development Plan, and the Automated Shuttle Feasibility Study and Design Plan. Chamblee has also seen a lot of new development in both its downtown area and the Peachtree Boulevard corridor since its last comprehensive plan update in 2014. The scope of this comprehensive plan update was to:

- Determine what elements in the current plan is working, and what needs improvement;
- Make specific recommendations for land use and future development, and create additional guidelines for infill development;
- Develop a plan for economic development that builds off of the City's Strategic Economic Development Plan;
- Make recommendations for increasing walkability and bikeability; and
- Develop a plan for increased sustainability.
- The planning process involved an extensive public outreach effort with stakeholder interviews, an online and paper survey, four public meetings, two pop-up events to gather input and advertise upcoming meetings and regular meetings with a 35-person steering committee that included deep dives into plan recommendations and site visits to areas of inspiration in and around Chamblee.

The comprehensive plan update created a more defined vision for the City of Chamblee using the results of the TSW Team's analyses, observations, and public input, and based on the recommendations of the aforementioned previous planning efforts.

Following the Comprehensive Planning process, **TSW**'s planning, architecture, and landscape architecture studios collaborated to develop and adopt a legally binding pattern book for the historic heart of Chamblee - an area currently undergoing redevelopment. The pattern book includes zoning regulations, a regulating plan, a master plan, architectural patterns, and landscape patterns. Central to the pattern book is the master plan, which builds on the existing character by blending contemporary design with railroad-inspired elements in the landscape, streetscape, and architecture. Three words define the history of the past and the contemporary design of present day to become the inspiration for the master plan: authentic, utilitarian, and refined.

PROJECT SIMILARITIES

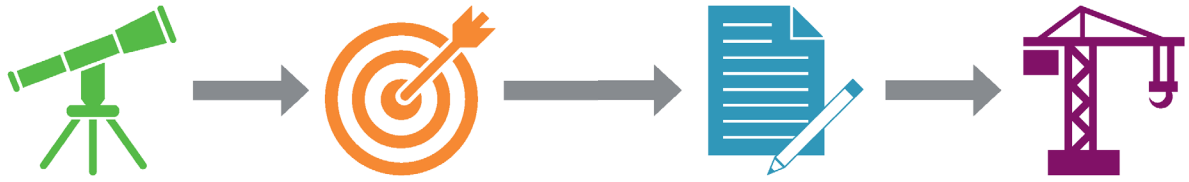
- Project Management
- Inventory and Analysis
- Small Area Plans
- Community Engagement
- Project and Policy Recommendations

COMMUNITY VISION

Plan Structure

GPA Award for Outstanding Planning Process

The Community Vision has four components: the Vision Statement, goals, policies, and projects. Each component builds upon the one before it. This plan features five elements: land use, transportation, economic development, population and housing, and natural resources and sustainability. The Vision



VISION STATEMENT

The Vision Statement defines what the City wants to achieve or accomplish in the ***long-term future.***

GOALS

The plan's goals are general, ***aspirational statements*** that define how the Vision Statement can be fulfilled.

POLICIES

Based on needs and opportunities, policies are guidelines that ***provide direction*** for the implementation of the plan's goals.

PROJECTS

Projects are ***specific tasks*** with a defined cost and time frame that implements policy. Completion and success are measurable.

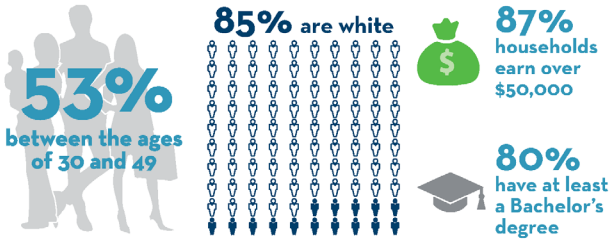
Community Input Survey

A community input survey was hosted through TypeForm, an online survey tool. The survey went live on April 10, 2019, and closed on June 9, 2018. The survey received a total of 148 responses. See pages 322-328 for a full list of questions. An optional section asked respondents demographic questions about themselves. Approximately 97% of respondents answered those questions. Based on the data received and the low response rate, the city's population composition is not well represented by those who responded to the survey. The results on the following pages reflect the opinions and preferences of a small and singular segment of the population.

The survey asked each person where they lived within the city. Respondents were asked to rank planning elements in order of importance to them, rate the quality of transportation, report on housing quality and affordability, and discuss sustainability. A Spanish language version of the survey was made available.

Respondents were given the option to participate in a Visual Preference Survey, where they were presented 25 images of potential housing types, commercial and industrial developments, and public space improvements, and were they asked to rank each one from 1 to 10, with 1 being "not at all appropriate" and 10 being "very appropriate." The infographics on the following pages illustrate the survey results.

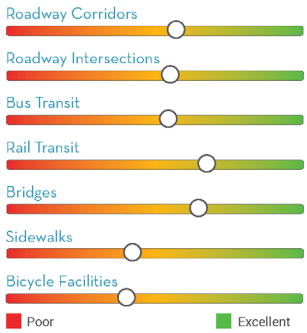
Demographics of Respondents



What did people have to say about **transportation?**

There appears to be neither satisfaction nor dissatisfaction with the overall transportation network — respondents noted that MARTA and the upcoming Rail Trail are great assets for the city. However, Chamblee is struggling from a lack of sidewalks, bicycle facilities, and trails for active transportation; traffic congestion along major road corridors due to future high-density developments; and safety for drivers, pedestrians, and cyclists. Despite higher-than-average transit ridership, 80% of respondents stated that they use personal vehicles for work and non-work trips.

27% said that they are satisfied with Chamblee's transportation network.



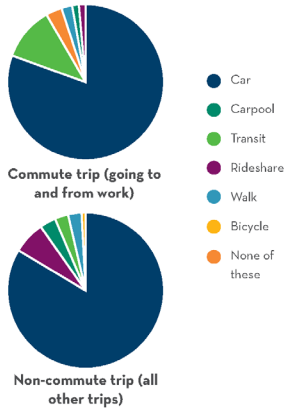
What keeps people from walking or biking?

1. THERE IS NO SIDEWALK, BIKE LANE, OR TRAIL NEARBY.
2. WALKING OR RIDING ALONG THE STREET IS UNCOMFORTABLE DUE TO TRAFFIC.
3. IT'S DIFFICULT TO CROSS THE STREET SAFELY.

What are Chamblee's biggest transportation issues?

1. LACK OF SIDEWALKS AND BICYCLE FACILITIES.
2. TRAFFIC CONGESTION ALONG MAJOR ROAD CORRIDORS.
3. ROADS ARE RUNNING OUT OF ROOM TO ACCOMMODATE PROJECTED TRAFFIC.

How do people get around?

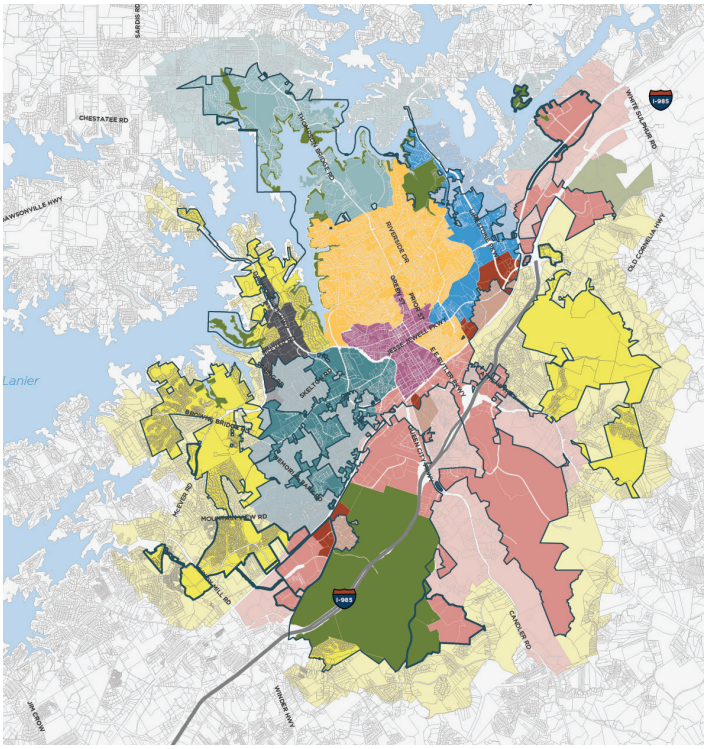


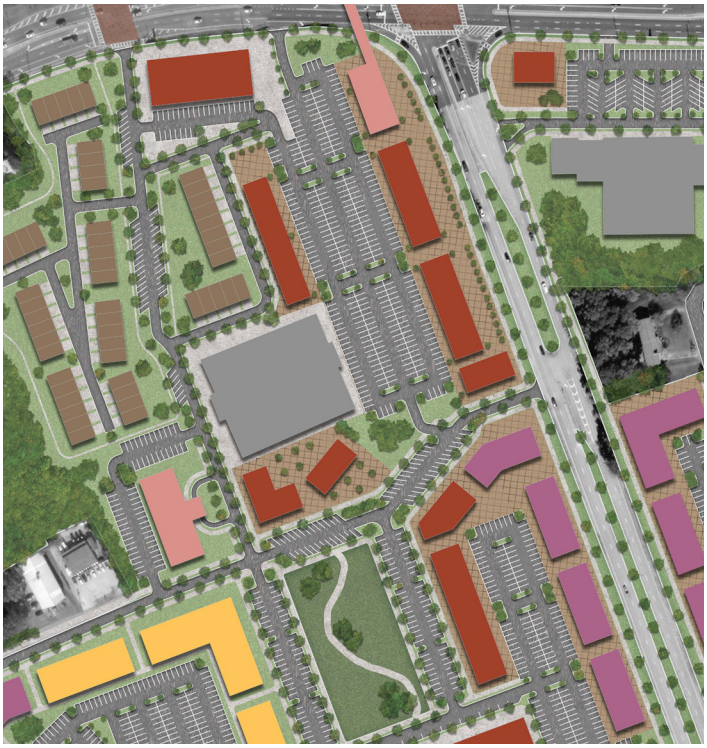
Gainesville Comprehensive Plan

Gainesville, GA

TSW led a multidisciplinary team to develop the City of Gainesville's Comprehensive Plan update. Gainesville has experienced steady growth over the last decade and changing demographics, and will see that reflected in new development over time.

The goals of the Comprehensive Plan update were threefold: condense and prioritize years worth of policy recommendations, anticipate where development energy is heading and develop aspirational design ideas, and create a graphic, easy-to-read plan document.
The comprehensive plan includes goals, strategies, action items, and other tools that recommend best practices for development decisions that address economic development, transportation, housing, and other factors addressing Gainesville. The plan made updates to both the Character Area Map by condensing some classifications and making necessary updates to policies and implementation measures. The plan also features proposals for how three key redevelopment areas identified by both City staff and stakeholders could be re-imagined as new mixed-use centers that can satisfy demand for more commercial and housing, and how they can be integrated into the Highlands to Islands trail network. Lastly, an implementation plan outlines a list of projects and includes descriptions of funding strategies and the people involved with enacting the plan.
Throughout the process, the community had many opportunities to give their input via virtual meetings, in-person public meetings, online surveys and activities, and at a booth during a yearly festival.





CLIENT:
City of Gainesville

PROJECT STATUS:
Adopted in 2022

PROJECT HIGHLIGHTS:
- Revised Character Area Map and Future Land Use Map
- Three small area plans with 3-D renderings
- Hybrid virtual and in-person engagement

City of Powder Springs Planning Initiatives

Powder Springs, GA

TSW has worked with the City of Powder Springs and the Powder Springs community for more than a decade on numerous planning and design projects that have helped transform their downtown area into a vibrant, mixed-use environment and will continue to guide future redevelopment. Planning efforts for the City include:

- Livable Centers Initiative Update (2016)
- Supplemental Study for Downtown Concept (2016)
- Springs in Motion Comprehensive Plan (2017)
- Branding and Signage Options (2018)
- Springs in Motion Comprehensive Plan Update (2021)
- Thurman Springs Park and Amphitheater Planning and Full Landscape Architecture and Architectural Design (2018-2021)
- Development Review (2022-2024)
- Unified Development Code Updates (2023)
- Moratorium Study (2023)
- Design Guidelines (2024)
- Downtown Development Authority Planning (2024)
- Signage Update (2024)
- Feasibility Study for Two Sites (2026)
- Livable Centers Initiative Study Update (2026)

CLIENT:

City of Powder Springs and Powder Springs Downtown Development Authority

RECOGNITION

- Georgia Planning Association - Outstanding Plan Implementation
- Atlanta Regional Commission - Development of Excellence - Great Places Award for Powder Springs LCI Implementation: Town Green and Historic Building Renovations

Thurman Springs Park and Amphitheater (2021)

Comprehensive Plan Update (2021)

DDA Planning (2024)

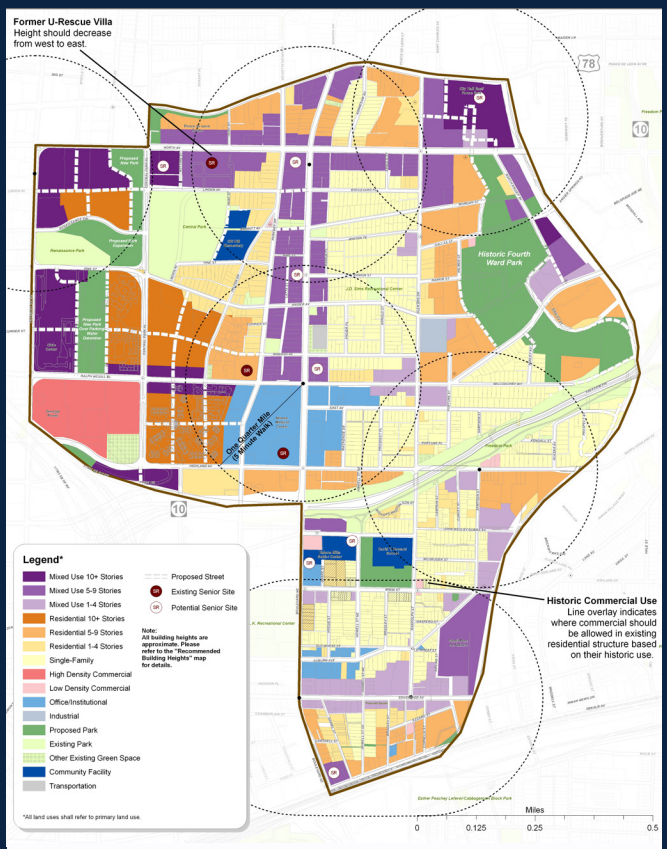
Experience with Small Area Studies

City of Sandy Springs North End Design Concepts

Atlanta BeltLine Pittsburgh Yards Redevelopment Master Plan

City of Augusta Cherry Tree Crossing Redevelopment

City of Atlanta Old Fourth Ward Master Plan



Kirkpatrick Heights/Greenwood Master Plan

Proposed Land Use Framework

Technical Expertise in Priority Areas

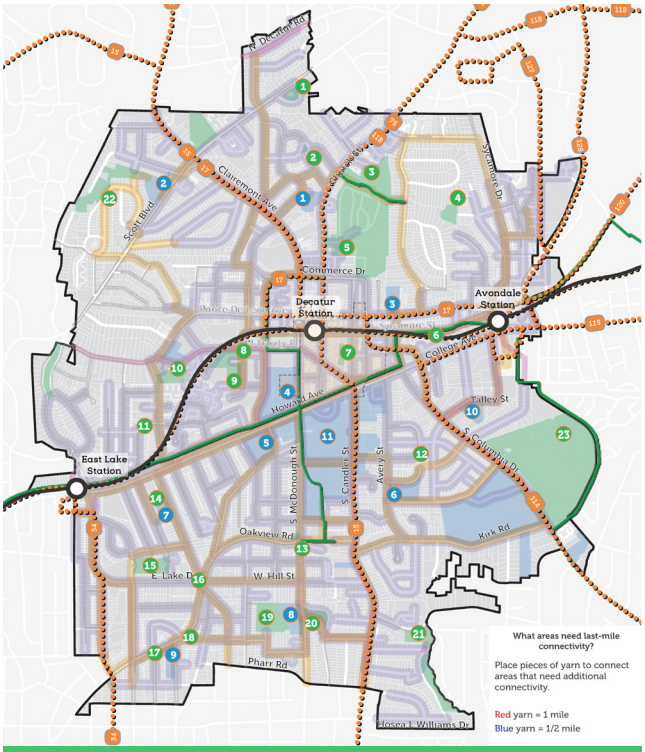
The TSW Team brings extensive experience to help communities guide strategic growth while preserving the values, identity, and qualities that make them unique. Our approach is rooted in community engagement, thoughtful analysis, and actionable implementation strategies that position cities for long-term success.

For the City of Stockbridge, our scope of services is designed to ensure the City is prepared for future growth, redevelopment, and economic opportunity while protecting the character of existing neighborhoods and strengthening community identity. Through an inclusive and collaborative planning process, TSW will work closely with residents, business owners, community organizations, elected officials, stakeholders, and City staff to develop a shared vision and craft practical policy recommendations that support Stockbridge's long-term goals.

Key Planning Elements

Housing Redevelopment

As Stockbridge continues to grow and evolve, the TSW Team will evaluate housing trends, neighborhood conditions, and demographic shifts to identify opportunities for a broader range of housing choices while supporting neighborhood stability and quality of life. Recommendations will consider housing diversity, redevelopment pressures, housing affordability, and opportunities for reinvestment in existing neighborhoods.



City of Decatur Comprehensive Plan Update – Transportation Activity

The TSW Team will identify opportunities for strategic housing redevelopment and reinvestment that support neighborhood revitalization, economic growth, and long-term community stability. Our approach will evaluate underutilized properties, aging housing stock, redevelopment corridors, and infill opportunities to encourage high-quality residential development that is compatible with surrounding neighborhoods and aligned with zoning policy.

Transportation and Multimodal Mobility

The TSW Team will assess the transportation network with a focus on improving mobility, safety, accessibility, and connectivity throughout the City. Recommendations will consider roadway efficiency, pedestrian and bicycle infrastructure, trail connectivity, transit opportunities, and corridor improvements that support both residents and economic development goals.

Zoning Analysis

The TSW Team will conduct a comprehensive review of the City's existing zoning regulations and development patterns to evaluate alignment with the community's long-term vision, future land use recommendations, and redevelopment goals. The analysis will identify opportunities to modernize zoning standards, address regulatory barriers, improve consistency between policy and implementation, and support high-quality development, redevelopment, and investment throughout the City.

Land Use Policy

The TSW Team will evaluate the City's existing land use policies and development regulations to ensure they support the community's long-term vision, economic development objectives, infrastructure capacity, and desired development character. Recommendations will identify opportunities to strengthen policy direction, improve regulatory alignment, encourage high-quality development and redevelopment, and provide greater predictability for future growth and investment.

Urban Design

The TSW Team will develop urban design recommendations that enhance the visual character, functionality, and identity of Stockbridge's corridors, activity centers, gateways, and public spaces. Our approach will focus on creating attractive, walkable, and cohesive environments through context-sensitive design guidance, placemaking strategies, streetscape enhancements, and development character recommendations that support the City's long-term vision and sense of place.

WHAT IS THE LAND USE ELEMENT?

This element is all about understanding how the City will continue to direct growth and development over the next few decades. Since most land in the city is already developed, almost all future growth will be absorbed through redevelopment. This element will answer a few specific questions:

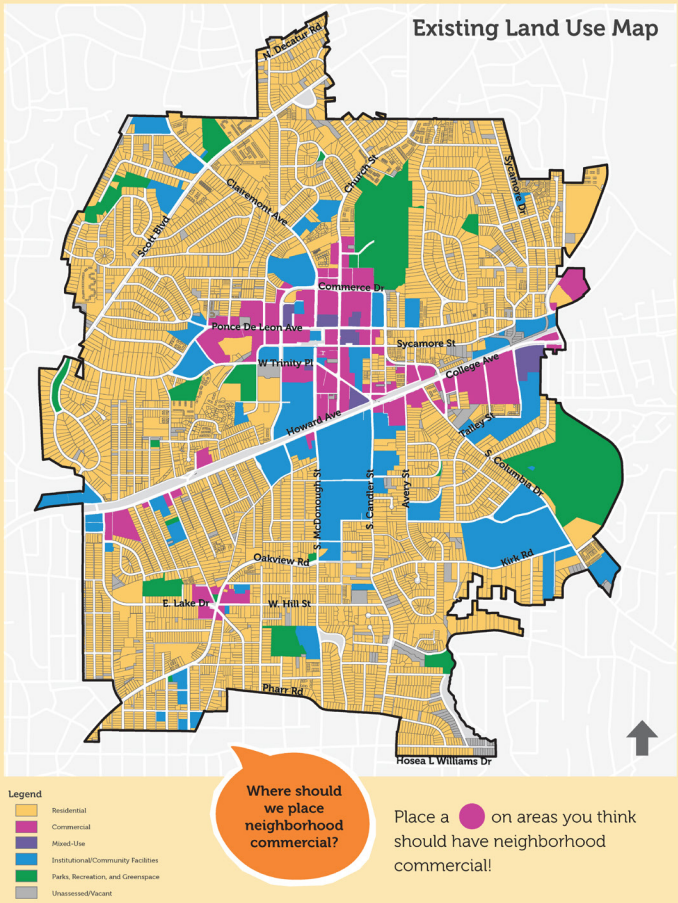
1. Where should the City continue to direct future residential, commercial and employment growth?
2. How should the City incorporate policy direction from other planning efforts into the future land use strategy?
3. What other updates are needed for the future land use strategy?

What About Zoning?

Comprehensive plans do not regulate land use, but work as a policy guide for the City staff, City Commissioners, and Planning Commission on matters related to growth and new development. The City's Unified Development Ordinance (UDO) is the regulatory document that plays a critical role in carrying out the comprehensive plan and must be closely aligned with its goals to guide appropriate land use and development. Misalignment can result in outcomes that contradict community values and hinder effective planning.

Decatur's UDO is intended to manage growth while retaining character, encourage a diverse and engaged community, and serve as good stewards of the environment and community resources. The regulations were developed with reasonable consideration for community character, protecting property against blight and depreciation, and encouraging the most appropriate use of land and structures.

This comprehensive plan update may make recommendations related to updating the UDO to better align with the updated future land use strategy and other actions identified by the plan.



City of Decatur Comprehensive Plan Update – Community Engagement Land Use Board

Project Team Qualifications & Capacity

TSW TEAM PROJECT MANAGEMENT:

Principal-in-Charge: Adam Williamson, AICP, PLA, LEED AP

Project Managers:

SMALL AREA PLAN

Jia Li, AICP, LEED AP
+ TSW Support Staff

COMPREHENSIVE PLAN

Anna Baggett
+ TSW Support Staff

ZONING

Nathan Brown
+ TSW Support Staff

TRANSPORTATION PLANNING

Bert Kuyrkendall, PE, AICP
+ TSW Support Staff

STREETSCAPE DESIGN

David Argo
+ TSW Support Staff

ARTS, CULTURE, HISTORIC RESOURCES

Taryn Janelle
+ Purpose Possible Support Staff

ECONOMIC DEVELOPMENT

Bryan Bays
+ KB Advisory Group Support Staff

COMMUNITY ENGAGEMENT

Elizabeth Low
+ Purpose Possible Support Staff

Adam Williamson, AICP, PLA, LEED AP

Principal-in-Charge / Lead Planner

Adam, a Principal at TSW with more than 25 years of experience, is a planner and landscape architect who specializes in planning and revitalization of downtowns and corridors. He has worked on a variety of implemented projects, including rural to urban master plans, coding efforts, streetscape revitalization projects, and parks and open spaces. Adam has extensive experience leading public charrettes and workshops to develop realistic community vision plans.

Availability:
30%

Education:
1997 Bachelor of Landscape Architecture
University of Georgia

Professional Status:
- Registered Landscape Architect: GA (#1089), NC (#1769), and SC (#1064)
- American Institute of Certified Planners
- LEED Accredited Professional

Professional Affiliations:
- APA / GPA
- Urban Land Institute
- CNU

Awards:
- 2020 GPA Outstanding Planning Process for One Chamblee Comprehensive Plan
- 2019 APA Small Town and Rural Planning Division - Vernon Deines Award: Downtown Kingsport Master Plan

TSW

Representative Projects:

City of Duluth On-Call Planning and Design Services (Duluth, GA) - Principal-in-Charge for Downtown Master Plan and Streetscape Improvements as part of on-call planning services for a 30-acre downtown area focusing on planning of mixed-use projects with a developer and City. The project included recommendations on how to improve the existing three acre downtown park and construction documents for Main Street and Parsons Alley that have outdoor dining, art, and entertainment space.

City of Peachtree Corners On-Call Professional Engineering and Design Services (Peachtree Corners, GA) - Principal-in-Charge for on-call consultant services that focused on planning, landscape architecture, pedestrian bridge design, sidewalks, multi-use trail, and bikeway design projects.

USDA Forest Service On-Call Services (Southeast Region) - Principal-in-Charge and Lead Planner for site planning, architectural design services, programming, landscape architecture, and civil engineering for Region 8 projects. Recent projects include site planning and design for the Puerto Rico's Corridor 191 Recreation Sites, Chickasawhay Administrative Site, Bienville Ranger District Office, London Ranger Station Administrative Site, National Seed Lab Facilities, and Southeast Regional Office.

Midtown Alliance Juniper and 12th Streets Streetscapes (Atlanta, GA) - Project Manager and Landscape Architect for streetscape master plan, guidelines, and construction documents for Atlanta arterial that connects Midtown to Downtown focused on stormwater management and includes a cycletrack.

City of Goose Creek Comprehensive Plan (Goose Creek, SC) - Principal-in-Charge for a major update to the City's comprehensive plan that involved a robust public involvement strategy, an annexation plan, redevelopment ideas for under-utilized lands in the city, and preliminary zoning update recommendations.

Fairfield County Conceptual Master Plan (Fairfield County, SC) - Principal-in-Charge for planning and design services for the Cook Road development alongI-77 to develop conceptual plan options and computer-generated renderings to show transitions from commercial to residential and commercial to industrial.

Augusta Sustainable Development Implementation Program (Augusta, GA) - Project Manager for HUD sponsored 4.5-mile corridor revitalization plan focused on multi-modal transportation, urban design, and affordable housing. The program also includes an extensive public outreach effort.

Jia Li, AICP, LEED AP

Senior Associate / Small Area Plan Project Manager

Jia is a community planner specializing in incorporating design into public and private planning efforts. Jia 's experience includes a range of projects: downtown master planning, community based urban redevelopment plans, urban design, and public policy initiatives. In addition, she has excellent hand and computer graphic skills that aid in communicating ideas and concepts.

Prior to joining TSW in Fall of 2006, Jia worked with the City of Atlanta as a senior planner, where she managed a variety of city-sponsored plans. Since joining TSW, she has built on this experience to successfully lead all facets of both public and private planning efforts.

Availability:
50%

Education:
2004 Master of City and Regional Planning Georgia Institute of Technology

2002 Master of Science in City Planning and Design, Tianjin University

1999 Bachelor of City Planning and Design, Tianjin University

Professional Status:
- American Institute of Certified Planners

Professional Affiliations:
- American Planning Association

Awards:
- 2025 Georgia Planning Association Outstanding Plan Implementation - Downtown Albany Master Plan
- 2020 Urban Guild Awards Design Excellence - Las Catalinas Beachtown

Representative Projects:

Atlanta Beltline Pittsburgh Yards Redevelopment Master Plan (Atlanta, GA) - Project Planner for small area plan to transform the 13.7-acre site into a mixed-use development that includes housing, commercial, light industrial, and community open space. The effort included a phased implementation plan and design guidelines for architectural character.

City of Sandy Springs North End Design Redevelopment Concepts (Sandy Springs, GA) - Urban Designer for different scenarios of small area redevelopment concept plans for four underutilized redevelopment sites.

Augusta Sustainable Development Implementation Program (Augusta, GA) - Project Planner and Urban Designer for HUD sponsored corridor revitalization plan focused on multi-modal transportation, urban design, and affordable housing. The plan created detailed small area plans and implementation program for a cluster of transit-oriented development neighborhoods along the corridor.

City of Albany Harlem District Revitalization Plan (Albany, GA) - Project Manager for district area-level planning for historic Harlem District that builds on the recommendations of the Downtown Albany Master Plan while focusing on historic preservation, public realm enhancements, and compatible infill development.

Stonecrest Development Plan (Stonecrest, GA) - Project Manager and Planner for development plan that focuses on a mixed-use town center area, two village centers with surrounding residential, and a riverside resort area. The development includes a variety of residential options, including senior living, multifamily, townhome, cottage, and single-family. Special consideration was given to preserving natural areas and including habitat buffers between developed areas.

Monroe Town Center LCI (Monroe, GA) - Project Planner for historic downtown core and gateway study focused on land use, urban design, and transportation solutions. The plan created a long term vision for promoting sustainable growth within its downtown core, along Broad Street, and in nearby neighborhoods.

Anna Baggett, AICP

Associate / Comprehensive Plan Project Manager

Anna joined TSW in 2022 as a community planner in the Planning Studio. With a strong background in land use policy, transportation, and climate resiliency, Anna manages and supports planning studies that manage growth with a focus on enhanced mobility and connectivity, sustainability, and community engagement.

Anna previously worked at VHB as a community planner and the Atlanta Regional Commission as a Senior Planner.

Availability:
30%

Education:
2019 Master of City & Regional Planning
Georgia Institute of Technology

2016 BBA Economics, Public Policy Emphasis, Minor in Geography
University of Georgia

Professional Status:
- American Institute of Certified Planners

Professional Affiliations:
- Georgia Planning Association-Climate Working Group Founding Member
- East Atlanta Community Association (EACA) Land Use & Zoning Committee Member

Awards:
- 2021 ARC Regional Excellence Award - Visionary Planning: East Point City Agriculture Plan

Representative Projects:

City of Dunwoody Comrpehensive Plan, Georgetown Small Area Plan, and UDO Update. (Dunwoody, GA) - Project Manager for the update of Dunwoody's 2025 Comprehensive Plan, including an innovative approach to future land use planning and "dot-less" public engagement.

City of Brookhaven Bound for 2044 Comprehensive Plan (Brookhaven, GA) - Deputy Project Manager for TSW's role in updating the City of Brookhaven's comprehensive plan. TSW's role focused on future land use and character area policy, arts and culture priorities, and engagement. With strong character area foundations, the land use plan had a more nuanced approach, defining policies for specific sub-areas and integrating missing middle housing backed by technical analysis.

Barrow County Comprehensive Plan (Barrow County, GA) - Planner for a full comprehensive plan update for Barrow County—a traditionally rural county facing growth pressures from both metro Atlanta and Athens, Georgia. The plan focused on guiding denser growth in areas with planned transportation and sewer infrastructure investments to preserve agricultural land from sprawling suburban development.

Douglas County Comprehensive Plan Update and Special Area Studies (Douglas County, GA) - Deputy Project Manager for the development of Douglas County's update to its comprehensive plan. The update focused on adding character areas that worked together with the County's parcel-specific future land use plan. Small area plans tested out these new policies.

Paulding County Comprehensive Plan* (Paulding County, GA) - Planner for development of Paulding County's update to its comprehensive plan that was developed in coordination with the County's Comprehensive Transportation Plan. The update focused on defining policies for community crossroads and special areas particularly around how to preserve rural character in the face of oncoming growth.

City of College Park Comprehensive Plan Update* (College Park, GA) - Project Manager and Planner to guide future growth and development while maintaining College Parks unique character and diverse population.

** projects completed at other firms/organizations*

Nathan Brown

Associate / Zoning Project Manager

Availability:
25%

Education:
2015 Master of Historic Preservation
Georgia State University

2011 Bachelor of Arts in Sociology
University of Georgia

Professional Affiliations:
- American Planning Association
- Georgia Planning Association
- Georgia Association of Zoning Administrators
- Urban Land Institute

Nathan is an Associate at TSW in the Planning Studio. Nathan's interest in planning began as a graduate student studying historic preservation and the history of the built environment at Georgia State University. With experience as a municipal planner at both the City of McDonough, Georgia, and the City of Atlanta, Nathan brings a diverse knowledge of urban, suburban and rural public policy. In addition to his professional experience, Nathan is also active in his neighborhood, serving as a member of the neighborhood Zoning Committee and as a volunteer soccer coach.

Prior to joining TSW in January 2023, Nathan was an Urban Planner at the City of Atlanta and a City Planner at the City of McDonough.

Representative Projects:

City of Gainesville Unified Land Development Code (Gainesville, GA) - Project Manager and Planner for the update of the city's ULDC, including a diagnostic review, legal review, and drafting of new code and updates to existing code. Update focus areas include permitted and special uses for residential and nonresidential zoning districts; Planned Unit Development standards, Subdivisions and Land Development standards; access, parking, and loading requirements; sign ordinance; buffers, landscaping, and tree protection; and zoning applications and procedures. New code focus areas include creation of a short term rental ordinance.

City of Atlanta Zoning Ordinance Rewrite (Atlanta, GA) - Community planner for zoning ordinance rewrite that includes developing alternatives for public consideration, developing content and collateral material for Focused Workshops, and presentation preparation for Idea Labs.

Hall County Unified Development Code (Hall County, GA) - Lead Planner for zoning ordinance rewrite that includes developing a unified development code, the creation of content and collateral material for Focused Workshops, and developing presentations for review of the draft code for the public and government representative.

Henry County Comprehensive Development Plan Update (Henry County, GA) - Planner for the 10 year comprehensive plan update that includes analysis of existing land use, transportation, and economic factors to develop public policy for future growth, developing content and collateral material for Focused Workshops, and presentation preparation for public engagement.

City of Atlanta Urban Planner (Atlanta, GA) - Planner for the Department of City Planning that included reviewing development plans for consistency with the city zoning ordinance, working with architects and engineers to achieve approval for entitlements, and administering the subdivision ordinance.

TSW

Bert Kuyrkendall, PE, AICP

Senior Associate / Transportation Planning

Bert, a Senior Associate at TSW, has more than 25 years of experience as a Transportation Planner and Engineer. Bert's planning work focuses on helping cities and towns become more sustainable, just, and livable places. He has led and collaborated on numerous transportation plans, comprehensive plans, corridor studies, bike/ped network plans, and Complete Streets design projects. As an engineer and planner, Bert is able to bring a balanced approach to transportation planning and implementation. He has extensive experience in street and multimodal facility design, with a firm grasp on state and city/county design standards, including the ability to modify and draft new transportation standards. He has shepherded many projects from concept design and public input, to estimating and budgeting, grant application, schematic and engineering design, bidding, construction oversight, and maintenance.

In addition to transportation consulting roles Bert served as City Transportation Engineer for the City of Chattanooga and Transportation Design Manager for the City of Birmingham.

Availability:
20%

Education:
1995 Bachelor of Science in Civil Engineering
Mississippi State University

1993 Bachelor of Arts in Mathematics
Belhaven University

Professional Status:
- Registered Engineer: AL, GA, MS, TN, KY
- American Institute of Certified Planners

Professional Affiliations:
- APA
- CNU (Accredited)

Representative Projects:

Johnson City Downtown Parking and Circulation Study (Johnson City, TN)
Led a comprehensive Downtown Parking and Circulation Study for Johnson City, TN, focused on improving mobility, accessibility, and future development readiness. Conducted data-driven analysis of existing parking and traffic conditions, developed circulation models, and forecasted long-term demand. Delivered phased recommendations integrating infrastructure, policy updates, and community input to enhance downtown vibrancy and efficiency.

Johnson City Downtown Parking and Circulation Study (Johnson City, TN)
Led a comprehensive Downtown Parking and Circulation Study for Johnson City, TN, focused on improving mobility, accessibility, and future development readiness. Conducted data-driven analysis of existing parking and traffic conditions, developed circulation models, and forecasted long-term demand. Delivered phased recommendations integrating infrastructure, policy updates, and community input to enhance downtown vibrancy and efficiency.

Diamondhead Drive Protected Bike Lanes* (Diamondhead, MS) - Project/Design Lead for protected bike lanes project that was one of the first projects pursued by the City as recommended in the Envision Diamondhead Comprehensive City Plan. Work on the project included providing construction plans/drawings, developing project estimates, and reviewing bidding documents.

Madison Comprehensive Plan* (Madison, AL) - Mobility Lead for Madison on Track 2045 Comprehensive Plan. Mobility plan components include: city-wide plan for streets, greenways, sidepaths, natural trails, and bikeways; prototypical street sections for future development; sidewalk mapping update and gap analysis; street connectivity analysis; travel demand model update; intersection improvement recommendations; and recommendations to accommodate proposed regional bus rapid transit.

** projects completed at other firms/organizations*

TSW

David Argo

Associate / Streetscape Design

David joined TSW in 2016 as a landscape designer. David brings a thoughtful approach to site design and a passion for small details. He has 4 years of experience as a landscape designer in a variety of project settings and has worked on numerous construction document packages. David is proficient with the Adobe Creative Suite, AutoCAD, and 3D modeling/rendering software.

Prior to joining TSW in 2016, David interned with the University of Georgia Facilities Management Division, working with Landscape Architects, surveyors, sustainable design leaders, and grounds crews.

Availability:
35%

Education:
1995 Bachelor of Science in Civil Engineering
Mississippi State University

1993 Bachelor of Arts in Mathematics
Belhaven University

Professional Status:
- Registered Engineer: AL, GA, MS, TN, KY
- American Institute of Certified Planners

Professional Affiliations:
- APA
- CNU (Accredited)

Representative Projects:

5th Street Complete Street (Atlanta, GA) - Landscape Designer for the design and construction documents for Midtown Alliance and City of Atlanta. The project follows Midtown Alliance streetscape standards and focuses on complete street enhancements, including road diets, improved ADA access, bike lane improvements, and the addition of a protected two-way cycle track.
Pace Street Corridor (Covington, GA) - Landscape Designer developing construction documents for a section of Pace Street in downtown Covington. The GDOT project included a road diet, new bike lanes, ADA-accessible curb ramps, and was flexibly-designed for future redevelopment.

Douglasville Downtown Greenspace (Douglasville, GA) - Landscape Designer for the design and construction documents for a large community park adjacent to downtown. Phase one includes a lage community green and amphitheater, playground, bosque, stormwater boiswale, streetscape enhancements, and renovation of an existing pedestrian bridge. Phase two will include frontage and parking for four mixed-use buildings.

Broad Street (Jonesboro, GA) - Landscape Designer producing construction documents for a park and streetscape adjacent to Downtown Jonesboro. Steetscape enhancements include on street parking and a planting/furniture zone buffer. Park enhancements include a greenspace, amphitheater pavilion, gateway signage, and plazas adjacent to an old firehouse, which is being renovated into a restaurant.

Juniper Streetscape (Atlanta, GA) - Landscape Designer delevoping construction documents for an eleven-block Atlanta arterial that connects Midtown to Downtown. Project goals focused on stormwater management, protected bike lanes, addition of on street parking, and implementation of streetscape standards.

Heritage Park (Perry, GA) - Landscape Designer producing construction documents for phase one of a community park that includes a large amphitheater and stage, along with appropriate parking. Phase two will include walking trails, splashpad, and a sculpture walk. Phase three will expand on the walking trails, and includes a large, grand open lawn that can fucntion as multi-use fields, as well as a dog park.

TSW

TARYN JANELLE

SENIOR CONSULTANT - 25% AVAILABILITY AS OF 6/1/26

Atlanta, GA

tjanelle@purposepossible.com

ABOUT ME

Taryn is a creative who brings a passion for equitable leadership into her over 20 years of experience in arts education and arts administration, developing and implementing programs, training and managing diverse teams, and facilitating tough conversations to create value for stakeholders and encourage both productive and inclusive work cultures.

EXPERTISE

- Program Development & Implementation
- Strategic Planning
- Process Development & Improvement
- Problem Resolution
- Cultural Planning
- Relationship Building & Management
- Succession Planning
- Board Development
- Facilitation of board meetings, retreats, and work sessions

CERTIFICATIONS

Inclusive Leadership
Issued by Catalyst, 2021

Race, Gender, and Workplace Equity
Issued by Catalyst, 2021

EDUCATION

Master of Business Administration
Everest University, Tampa, FL

Bachelor of Fine Arts in Musical Theatre
Shorter College, Rome, GA

RECENT EXPERIENCE

Purpose Possible, Senior Consultant | Atlanta, GA | 2020 - Present
While at Purpose Possible, Taryn has participated in several of the firm's cultural plans, including City of Norcross, Gwinnett Place CID, City of Atlanta District 2, a placemaking plan for Downtown Atlanta, Cumberland CID, City of Alpharetta, and is currently working with DeKalb County on a placemaking plan for the Presidential Parkway community and the cultural planning portion of the City of Avondale's Downtown Masterplan.

She has also supported a placemaking program design for Georgia Council for the Arts and is currently leading a creative placemaking and economic development grant program on behalf of Atlanta Beltline, Inc.

In addition, Taryn has led the creation of multiple strategic plans including, but not limited to Georgia Ensemble Theatre, 100 Miles, Counter Narrative Project, Healthy Mothers Healthy Babies Coalition of Georgia, and Rebuilding Together Atlanta.

360 Arts BLVD, Founder | Atlanta, GA | 2017 - Present
- Led the organization through awards of over $15,000 in grants and development opportunities to creative professionals.
- Premiered two original works.
- Developed, wrote, and produced a touring production geared towards ages 3-7.
- Cultivated partnerships with arts organizations to provide a wide range of opportunities to creatives of all disciplines.

Synchronicity Theatre, Director of Education | Atlanta, GA | 2012 - Present
- Expanded the department to include multiple programs while growing the number of sites from two to eleven.
- Hire, train, and manage a team of instructors across multiple locations.
- Develop curriculum across all programs and create show-specific educational resources.

ELIZABETH LOW

SENIOR CONSULTANT - 75% AVAILABILITY AS OF 6/1/26

Atlanta, GA

elow@purposepossible.com

ABOUT ME

Elizabeth Low is a consultant and executive with deep knowledge of nonprofits, civic organizations, and public/private partnerships. With a deft hand, she works on organizational strategy for civic organizations, municipalities, and nonprofits. Elizabeth's work is intentionally intersectional, bringing together program leadership, stakeholder and community engagement, and effective communication within the nonprofit, business, civic and cultural sectors to create more vibrant, accessible, and equitable communities.

EXPERTISE

- Social Responsibility & Impact
- Communications
- Stakeholder Engagement
- Strategic Branding & Marketing
- Board & Donor Engagement
- Multi-Million-Dollar Fundraising
- Cultural Plans
- Project Management
- Community Engagement
- Placemaking

RECENT RELEVANT PROJECTS - AS COMMUNITY & PROJECT LEAD

- City of Atlanta City Council District 2 Arts & Culture Plan - completed 2024
- Atlanta Downtown Improvement District Placemaking Plan - completed 2023
- City of Norcross Arts & Culture Master Plan- completed 2023
- City of Alpharetta Arts & Culture Master Plan - current
- Georgia Council for the Arts Statewide Placemaking Training Program - current
- Cumberland CID Creative Placemaking Study - current

EDUCATION

BA Communication
The University of Arizona

EXPERIENCE

Purpose Possible, Community Engagement Project Lead | Atlanta, GA | 2022- Present

- Lead teams and develop strategic civic planning initiatives to produce clear and complex master plans with detailed research, vision, and actionable goals
- Manage relationships with clients, stakeholders, and outside consultants
- Design and lead stakeholder and community engagement initiatives
- Provide support to consultants across a variety of sectors, particularly the organizational development team
- **Project Highlights:** Master Cultural Plan - Atlanta District 2, Master Arts & Cultural Plan - City of Norcross, Atlanta Downtown Placemaking Plan, Central Atlanta Progress/Atlanta Downtown Improvement District, Cultural Plan - DeKalb County Presidential Parkway LCI, and Cultural Plan - City of Kennesaw LCI.

Elizabeth M. Low Consulting, Owner & President | Atlanta, GA 2007 – Present

- Provide high-touch program development, marketing and communication strategy, and fundraising expertise for clients in large, complex organizations. Lead change management for critical projects and deliver projects on-time and within budget.
- Liaise with key stakeholders, building and engaging a thriving network of experts, donors, political/policy figures, and community members.
- **Key clients:** Conserve Lake County, NeighborSpace, University of Illinois at Chicago, and the Kaufman-Hall Healthcare Leadership Conference.

Chicago Children's Choir, Senior Director of External Affairs & Other titles | Chicago, IL Nov 2016 – Oct 2021

- Led largest external-facing projects including annual fundraising program, marketing, communication strategy, and civic relations.
- Managed three direct reports, collaborated with corporate partners and 39-member high-profile Board of Directors.

Geoff Koski

KB Advisory Group

President and Owner

Geoff Koski leads the 10-person real estate and economic development consulting firm KB Advisory Group. Geoff has over 20 years of experience researching, analyzing, and reporting real estate and community development trends across the U.S. His expertise facilitates clients' wide-ranging real estate and economic development advisory needs.

Geoff and his team typically focus on work in Georgia, assessing local housing markets, economic and fiscal impacts of new real estate projects, and developing strategies for their implementation. Projects include numerous types of residential, commercial, and mixed-use. Geoff often assists public and private sector clients in maximizing the value of their real estate and development opportunities and helping Georgia cities create and use tax allocation districts (TADs).

Geoff is frequently cited in the press and at professional events as a local real estate development expert and participated as the market analyst on prestigious Urban Land Institute (ULI) Advisory Service Panels.

KB ADVISORY GROUP

Select Project Experience

- ***City of East Point Economic Development Strategic Plan*** (2025), Director & Principal-in-Charge
- ***Atlanta Beltline, Inc. 356 University Ave. Redevelopment Market and Financial Feasibility Analysis,*** Principal-in-Charge (2024)
- ***City of Fairburn Economic Development Strategic Plan*** (2024), Principal-in-Charge
- ***City of Stockbridge Economic Development Strategic Plan*** (2024), Principal-in-Charge
- ***Housing at its Core: Affordability in the Atlanta 5-County Region for ULI Atlanta*** (2023)

Prior Professional Experience

- Director of Consulting – RCLCO

Community Work

Urban Land Institute (ULI)

- Full Member
- National Product Council – Redevelopment and Reuse
- National Advisory Service Panels (x6)
- ULI Atlanta
  - Advisory Board
  - Center for Leadership, 2016
  - Past Chair – UrbanPlan Committee
  - Chair – Livable Communities Council
- Atlanta Regional Commission (ARC)
  - Regional Leadership Institute (RLI), 2021
- Atlanta Neighborhood Development Partnership (ANDP) – Advisory Board

Tate Wilson, AICP

KB Advisory Group

Managing Director

Tate Wilson applies her urban planning experience and interest in developing healthier cities as a senior contributor to KB Advisory Group.

In addition to her past real estate market analysis work her experience includes promoting balanced and responsible growth through policy analysis, public engagement, and membership input at the Council for Quality Growth, where she engaged with regulatory issues related to land use, planning, development, and growth throughout metro Atlanta.

Tate has managed projects for KB Advisory Group, including city-wide housing studies, Livable Centers Initiative (LCI) community redevelopment planning, real estate market analyses for private and public-sector clients, economic impact and development strategies for numerous community improvement districts (CIDs) in the Atlanta metro area.

Education

Master of City and Regional Planning, Georgia Institute of Technology

Bachelor of Science, Oglethorpe University

Select Project Experience

- ***City of Fairburn Comprehensive Plan*** (2025)
- ***Atlanta Beltline, Inc. Murphy Crossing Redevelopment Market Feasibility Analysis*** (2025)
- ***City of Dahlonega Revitalization Plan*** (2025)
- ***City of Dacula Downton Mixed Use Real Estate Market Analysis*** (2025)
- ***City of Fairburn Economic Development Strategic Plan*** (2024)
- ***City of Stockbridge Economic Development Strategic Plan*** (2024)
- ***Housing at its Core: Affordability in the Atlanta 5-County Region for ULI Atlanta*** (2023)

Prior Professional Experience

- Senior Policy Analyst - Council for Quality Growth, Atlanta, GA
- Real Estate Consultant - Noell Consulting Group
- Mayor's Office of Resilience - City of Atlanta, GA

Gabby Oliverio, AICP

KB Advisory Group

Senior Manager

Gabby Oliverio joined KB Advisory Group after completing her Master of Science in City & Regional Planning at Georgia Tech where she specialized in Economic Development. In her role, Gabby manages multiple projects and uses her experience to construct analysis models, create visualizations for data-driven storytelling, and develop short-term and long-term strategies for communities across Georgia and the southeast.

While at KB Advisory Group, Gabby has applied her economic development background to help lead both city and countywide economic development strategic plans, conduct economic and fiscal impact analyses for public and private developments, and assist communities in leveraging economic development tools such as Tax Allocation Districts (TADs).

Her other experience includes federal procurement in Washington, DC, with the General Services Administration and various roles with the Georgia Department of Economic Development.

Education

Master of City and Regional Planning, Georgia Institute of Technology

Bachelor of Science in Economics and International Affairs, Georgia Institute of Technology

KB ADVISORY GROUP

Select Project Experience

- ***Cumberland Community Improvement District Economic Impact Assessment*** (2026)
- ***City of Fairburn Comprehensive Plan*** (2025)
- ***City of East Point Economic Development Strategic Plan*** (2025)
- ***Decide DeKalb Strategic Economic Development Plan*** (2025)
- ***Bartow County TAD #3 Redevelopment Plan*** (2024)
- ***City of Fairburn Economic Development Strategic Plan*** (2024)
- ***City of Stockbridge Economic Development Strategic Plan*** (2024)

Prior Professional Experience

- Realty Specialist, General Services Administration – Washington, DC
- Trade Assistant, Southern United States Trade Association – Atlanta, GA
- Urban Agriculture Intern, Mayor's Office of Resilience – City of Atlanta, GA
- International Trade Intern, Georgia Department of Economic Development – Atlanta, GA

Ability to Manage Multiple Task Orders

TSW's ability to successfully perform complex planning and architectural assignments is founded on over three decades of continuous service to Georgia municipalities and public agencies. Our multidisciplinary structure, combining planning, transportation planning, landscape architecture, and architecture, in one office, provides fully integrated project delivery from concept through construction. This structure allows our team to respond quickly to client needs, coordinate across disciplines internally, and ***manage multiple concurrent assignments efficiently without compromising quality.***

TSW maintains rigorous project management systems, including detailed work plans, QA/QC procedures, and milestone tracking to ensure deliverables are completed on schedule and within budget. Our project managers have extensive experience leading public-sector projects governed by municipal procurement and contracting requirements, and we consistently earn repeat work due to our responsiveness, technical accuracy, and ability to anticipate and resolve challenges before they impact schedules or budgets.
Our firm's demonstrated performance includes delivering a broad range of facility and master planning projects for local governments—each with unique programmatic, community, and budget constraints. In every case, TSW has met or exceeded client expectations by maintaining open communication, providing innovative yet buildable design solutions, and ensuring coordination with city staff, stakeholders, and contractors through every phase of the project.

The TSW Team's proven ability to manage scope, maintain quality, and meet tight timelines demonstrates our readiness to perform the full range of planning services requested by the City of Stockbridge.

Public Engagement Approach

Creative Outreach and Engagement Strategy

TSW will implement a focused and community-centered engagement strategy tailored to the City of Stockbridge Planning Services RFP and the City's unique growth, redevelopment, and community development priorities. Engagement will play a central role throughout the planning process, informing key decisions related to land use, zoning, redevelopment, mobility, housing, economic development, urban design, parks and recreation, and implementation priorities while ensuring broad and meaningful participation across the community.

TSW views engagement as essential to both planning and successful implementation. By aligning outreach with major decision points and maintaining a transparent feedback loop, the process will build a shared vision that is community-supported, actionable, and reflective of local priorities. Our approach combines in-person engagement, targeted stakeholder coordination, and accessible digital tools to build awareness, encourage participation, and clearly demonstrate how public input shapes planning recommendations and policy direction.

Key Audiences

Engagement efforts will focus on stakeholders who shape and are impacted by the City's future growth and development, with particular emphasis on reaching diverse and underrepresented populations. Key audiences include residents from established and emerging neighborhoods; business owners and property owners; developers and redevelopment stakeholders; community organizations and advocacy groups; youth and senior populations; local institutions and civic organizations; and City leadership, boards, commissions, and staff.

Recognizing the importance of inclusive participation, TSW will prioritize accessible engagement opportunities and targeted outreach strategies designed to reduce barriers to participation and expand community involvement. The team will coordinate with local organizations, schools, faith-based groups, community networks, and existing outreach channels to connect with a broad cross-section of the Stockbridge community.

Engagement by Phase

Engagement activities will align with major project milestones and planning decisions throughout the process.

During the existing conditions and visioning phase, engagement will focus on understanding community priorities, identifying opportunities and challenges, and defining a shared vision for Stockbridge's future related to growth, redevelopment, mobility, housing, infrastructure, economic development, and quality of life.

During concept and policy development, engagement will test land use scenarios, redevelopment opportunities, zoning considerations, transportation improvements, urban design concepts, and policy recommendations while gathering feedback on community preferences, priorities, and tradeoffs.

During plan refinement and implementation, engagement will confirm recommendations, prioritize improvements and action items, and support development of a realistic and phased implementation strategy aligned with City goals, operational capacity, and available funding opportunities.

Each phase will be guided by targeted questions and engagement objectives to ensure community input directly informs plan development, policy direction, and implementation priorities throughout the process.

Engagement Methods

TSW will use a complementary mix of in-person and digital engagement tools to reach a broad audience and encourage meaningful participation. Engagement methods may include:

- Community workshops and public open houses
- Pop-up engagement events at community gathering spaces and City events
- Stakeholder interviews and small group discussions
- Interactive visioning exercises and design activities
- Corridor and neighborhood tours
- Online surveys and interactive mapping tools
- Social media outreach and digital engagement campaigns
- Presentations to boards, commissions, and community organizations
- Youth-focused and targeted stakeholder engagement activities

The engagement process will emphasize visually compelling, interactive, and easy-to-understand materials that help participants understand opportunities, tradeoffs, and planning concepts.

The following pages illustrate how these strategies will be brought to life through tailored engagement tools.

Coordination, Integration, and Documentation

TSW will coordinate closely with City staff, elected officials, project stakeholders, and advisory groups throughout the planning process. Engagement efforts will be integrated with ongoing City initiatives and coordinated with partner organizations and community groups to maximize participation and avoid duplication of outreach efforts.

The TSW Team will monitor participation levels and adjust engagement strategies as needed to ensure meaningful involvement across audiences and geographic areas of the City. Engagement outcomes will be documented through summaries, visual materials, participation tracking, and milestone updates that clearly communicate how community feedback informs planning recommendations and implementation priorities.

Through this collaborative and transparent process, TSW will help the City of Stockbridge build a shared vision for the future that is broadly supported, practical to implement, and reflective of the community's aspirations and long-term goals.

A Year Without Dots

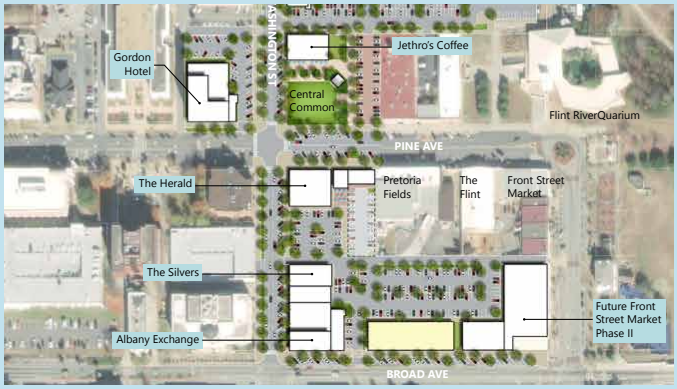
Engaging the community is critical to comprehensive planning, but getting people engaged in high-level, long-range planning can be a difficult task. Our team has spent the last year developing innovative activities and approaches that are not only fun and creative, but net high-quality feedback and buy-in.

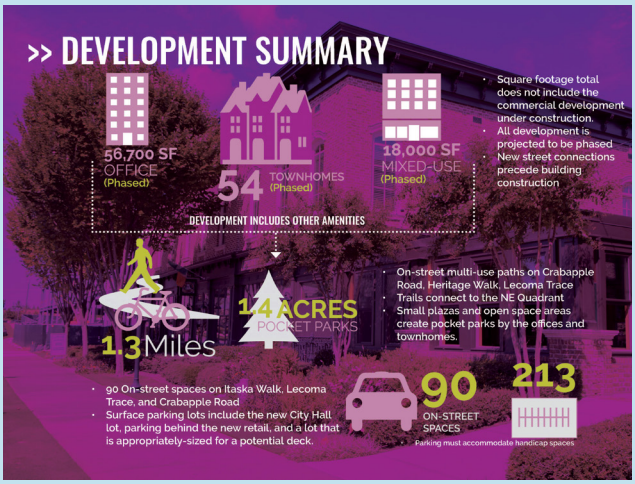
We Go the Extra Mile in Creating Fun, Meaningful Opportunities for Engagement

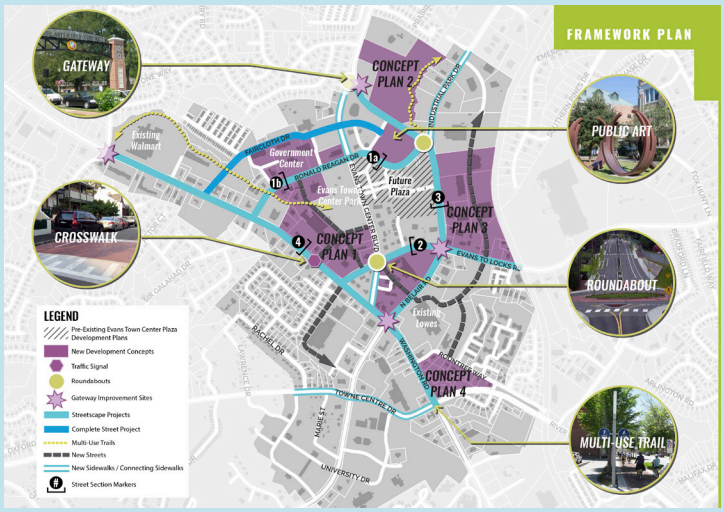
Over the years, dot stickers have become more and more common as an easy-to-use tool for getting public feedback. But are they really the best tool for the job? And do they provide the most meaningful feedback? From August 2024 to August 2025, the TSW Planning Studio staff pledged to go a full year without using dots, in an effort to keep engagement fresh, fun, and—most of all—enriching for community members. By refraining from using dots, TSW was able to design creative engagement methods that have resulted in rewarding dialogues with community members and some of our strongest plans to date. The experiment was such a success that the team, although not tied to a pledge, plans to continue this through 2026 and beyond.

Visioning Graphics

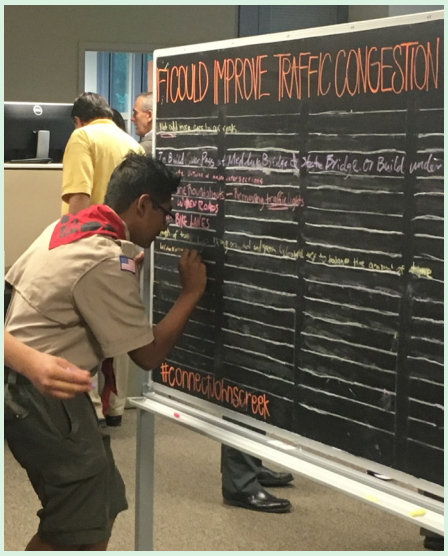
TSW strongly believes in the power of marketing and graphic techniques to convey concepts, achieve consensus, and get people excited about ideas as part of the public engagement effort. We employ a variety of these techniques as part of every project, including: design guidelines, executive summary documents, perspective renderings, AutoCAD street and building sections, SketchUp 3D modeling, ArcGIS mapping, Revit computer-generated renderings, Photoshop before and after renderings, PowerPoint presentations, and visual preference and community surveys.

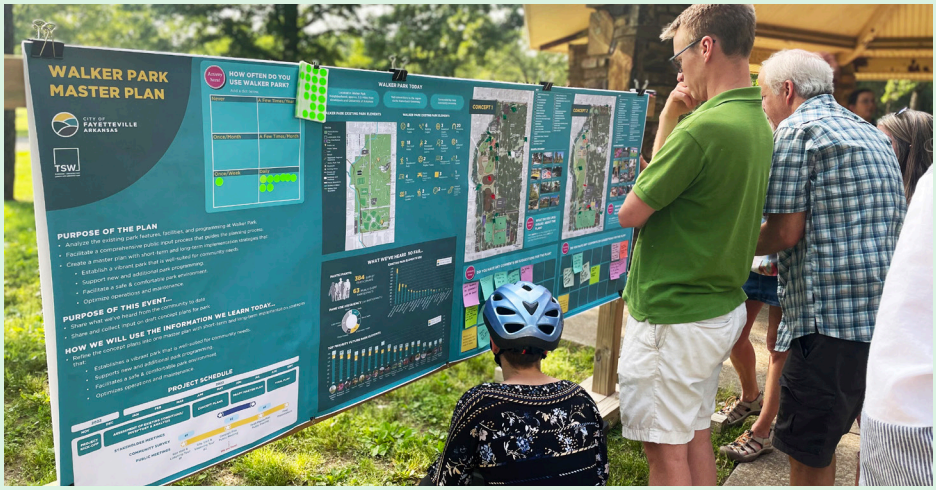






Previous Community Engagement Efforts





Cost Proposal

See Exhibit I - Cost Proposal for TSW Team Hourly Rates

SECTION 4:

Conflict of Interest Disclosure

TSW has no current or recent representation of private developers, property owners, or entities with active or pending development interests within the City of Stockbridge.

Appendix

City of Stockbridge Purchasing Division

City of Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, Ga 30281

ADDENDUM NO. 1 Questions & Answers

Solicitation No.: RFP 2026-0009

Solicitation Title: On-Call Planning Services

ATTENTION ALL POTENTIAL BIDDERS:

[X] **MUST ADDENDUM. READ CAREFULLY AND FOLLOW ALL INSTRUCTIONS.** This addendum forms a part of the contract documents, modifies the original bidding documents and shall be as binding as if contained therein.

[X] Return Addendum with Bid Submittal. Failure to do so may subject the Bidder to disqualification.

[X] Return Completed Revised Bid Pricing Sheets with Bid Submittal.

1. **ADDITIONS / CLARIFICATIONS / QUESTIONS & ANSWERS**

Q1. Exhibit C has two Section Threes (3. Conflict of Interest - bottom of page 40, and 3. Executive Summary - top of page 41). Can the City confirm if the Conflict-of-Interest Disclosure is meant to be its own section or included with 2. Cost Proposal Requirements?

A1. The Conflict-of-Interest Disclosure is intended to be a separate section of the proposal and is not part of the Cost Proposal Requirements section. Due to a numbering error in Exhibit C, both the Conflict-of-Interest Disclosure and Executive Summary were inadvertently labeled as Section 3. The Conflict-of-Interest Disclosure should be included within the Technical Proposal submission and not within the Cost Proposal.

Q2. Previous RFPs have included a Cost Proposal form. Is there a specific format that the City would like followed, or is the inclusion of rates at the discretion of the bidder?

A2. No. Offerors may submit their own cost proposal format at their discretion, provided they comply with the requirements set forth in the Cost Proposal Requirements section.

Q3. Is the expectation that proposing firms return completed forms, or is this intended for use by the City of Stockbridge only? For example, should proposing firms ask client references to complete the Reference Verification Form and include it with their proposal, or should proposing firms only fill out the reference organization name and project title on the form, allowing your team to contact the references directly?

A3. The reference forms should simply be completed by the Offeror. It is only for internal use.

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Q4. On pages 40-41 of the RFP, there appears to be two separate items labeled as number 3: one is the Conflict-of-Interest Disclosure, and the other is the Executive Summary. However, at the top of page 40, the conflict-of-interest form is not listed under the requested materials. Are proposing firms expected to provide both a Conflict-of-Interest Disclosure and an Executive Summary? If yes, please advise where you would like us to include the Conflict-of-Interest Disclosure within our proposal.

A4. Yes. Offerors are expected to provide both a Conflict-of-Interest Disclosure and an Executive Summary. The duplicate numbering in Exhibit C is a clerical error. The Conflict-of-Interest Disclosure should be treated as a separate proposal section and included within the Technical Proposal submission. It is not part of the Cost Proposal Requirements section and should not be included with the separate Cost Proposal submission. For organizational purposes, Offerors may include the Conflict-of-Interest Disclosure immediately following the Executive Summary or as a separately labeled section within their Technical Proposal.

Q5. Can the City please modify Exhibit H (Reference Verification Form) so that each reference begins on a separate page? This would allow us to send individual pages to each client for signature and return, without disclosing other clients' reference information.

A5. No. The City will not modify Exhibit H. Offerors are not required to obtain signatures or completed responses from their references. Exhibit H is intended to be completed and submitted by the Offeror as part of the proposal package for the City's internal evaluation process. Therefore, separate reference pages are not necessary.

Q6. The Bonfire portal lists separate required upload fields for the Proposal Letter and Exhibits A–I. Could the City please clarify where Offerors should upload the full Technical Proposal response, including the Cover Letter, Executive Summary, Evaluation and Selection Criteria response, team qualifications, project experience, and public engagement approach?

A6. Yes, these should be loaded separately into the appropriate fields.

Q7. Exhibit C includes the Request for Proposal Process and outlines the required proposal content, including Cover Letter, Executive Summary, Evaluation and Selection Criteria, Cost Proposal Requirements, Conflict of Interest Disclosure, and certification. Should Offerors upload the full Technical Proposal response under Exhibit C – SAP and RFP Docs, or should it be uploaded under a different Bonfire field?

A7. The full Technical Proposal should be uploaded under the Exhibit C – SAP and RFP Documents upload field. This submission should include the Cover Letter, Executive Summary, Evaluation and Selection Criteria responses, project experience, team qualifications, public engagement approach, and Conflict of Interest Disclosure. Cost information should not be included in this submission and must be uploaded separately under Exhibit I – Cost Proposal.

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Q8. The Bonfire portal shows Exhibit B – Scope of Work as a required PDF upload. Since Exhibit B appears to be the Scope of Work and Specifications and does not appear to include a proposer signature page, should Offerors upload an acknowledgment of Exhibit B, a signed copy of Exhibit B, or include the Technical Proposal response in this upload field?

A8. Offerors are not required to sign Exhibit B. To satisfy the Bonfire upload requirement, Offerors may upload a copy of Exhibit B as provided in the solicitation documents. The Technical Proposal should be uploaded under Exhibit C and should not be uploaded in lieu of Exhibit B.

Q9. The Bonfire portal shows Exhibit A – General Conditions as a required PDF upload. Should Offerors sign and upload the contract/general conditions pages at proposal submission, or is Exhibit A intended to be acknowledged and completed only by the awarded Service Provider?

A9. Offerors are not required to execute the contract signature pages contained within Exhibit A at the proposal stage. Submission of a proposal constitutes acknowledgment and acceptance of the General Conditions. Formal execution of the contract documents will occur following award.

Q10. Page 1 states that the Cost Proposal must be submitted as a separate document and that pricing information should not be included in any other section of the RFP submittal. Exhibit C also includes "Cost Proposal Requirements" within the proposal process section. Could the City please confirm that all pricing information should be included only in the separate Exhibit I – Cost Proposal upload and excluded from the Technical Proposal/Exhibit C response?

A10. Yes, that is correct. Pricing should only be included in the Cost Proposal Exhibit and nowhere else in the responses.

Q11. Exhibit H includes Reference Verification Forms with questions and signature lines. Should Offerors obtain completed and signed forms from references and upload them with the proposal, or should Offerors provide reference contact information for the City to verify directly?

A11. Offerors should simply fill out the reference forms and submit them, as they are for internal evaluation process only.

Q12. Exhibit H lists the solicitation number as RFP 2026-00004, while the solicitation is identified elsewhere as RFP 2026-00009 On-Call Professional Planning Services. Should Offerors revise the form to reference RFP 2026-00009, or submit the form exactly as provided?

A12. The reference to RFP No. 2026-00004 is a clerical error. The correct solicitation number is RFP No. 2026-00009. Offerors should reference RFP No. 2026-00009 in all proposal documents and forms.

Q13. Exhibit C requires disclosure of current or recent representation of private developers, property owners, or entities with active or pending development interests within the City of Stockbridge.

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Should this disclosure be included in the Technical Proposal/Exhibit C response, submitted as a separate upload, or included with the required forms?

A13. The Conflict-of-Interest Disclosure should be included within the Offeror's Technical Proposal response under Exhibit C. A separate upload is not required unless otherwise specifically requested by the City. Offerors should clearly identify the disclosure as a separate section within their proposal.

Q14. Exhibit E states that the Service Provider must secure a written drug-free workplace certification from any subcontractor. Could the City please confirm whether subconsultants are required to complete and sign Exhibit E — Drug-Free Workplace and submit it with the proposal, or whether Exhibit E is required only from the prime contractor at proposal submission, with subcontractor certifications provided after award if applicable?

A14. This is only for the prime at this stage. If needed further certifications for subs can be gathered at a later time.

Q15. Exhibit I states that this is an on-call contract with no guaranteed workload and that no total contract value should be proposed. Could the City please confirm that the Cost Proposal should include only the required fully burdened hourly rate schedule and task-order pricing approach, and that any total price field should be marked “Not Applicable”?

A15. Yes, that is correct.

Q16. Can you please provide a copy of the City of Stockbridge, GA, Financial Management Policies Purchasing Policy mentioned in form Exhibit F - Purchasing Policy Addendum.

A16. A copy of the City's Purchasing Policy is available on the City of Stockbridge website. The applicable link is provided in Exhibit F – Purchasing Policy Addendum.

Q17. Have any of the Exhibit letters shifted from the previous RFP? Also, Exhibit H form (References), has the previous RFP number 2026-20004 instead of 2026-00009. Are there any other changes to the forms? I want to use our forms from the previous RFP and want to make sure the letters or content didn't change. Thanks!

A17. Other than the correction of the solicitation number from RFP No. 2026-00004 to RFP No. 2026-00009, the City is not aware of any substantive changes to the referenced forms. Offerors should use the forms included with this solicitation and reference RFP No. 2026-00009 throughout their submission.

Q18. Page 55 includes the formula “Lowest Overall Annual Contract Cost / Proposer’s Price x? = Price Score,” but the Evaluation Criteria list Cost Proposal as 5 points. Could the City please confirm the intended multiplier and how cost will be evaluated given that the contract is on-call with no guaranteed annual contract value?

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A18. The formula referenced on Page 55 is intended only to illustrate the City's general approach to evaluating pricing. Because this is an on-call contract with no guaranteed annual contract value, Offerors are not required to submit an overall annual contract cost.Cost will be evaluated based on the reasonableness and competitiveness of the fully burdened hourly rate schedule submitted in Exhibit I. As stated in the Evaluation Criteria, the Cost Proposal is worth a maximum of five (5) points. The City reserves the right to consider the overall pricing structure, consistency of rates, and anticipated value to the City when assigning cost scores.

Q19. For revitalization plans and DCA funding opportunities, is the City seeking grant identification and application support in addition to planning and implementation strategies?

A19. Yes. The City anticipates that on-call services may include assistance with identifying potential funding opportunities, evaluating grant eligibility, and providing grant application support when requested. However, the specific scope of services for each task order will be defined by the City at the time of issuance.

Q20. Does the City anticipate selecting a single consultant team or establishing a pool of qualified firms for on-call services?

A20. The City currently anticipates awarding the contract to a single consultant team. The final award decision will be based on the evaluation of proposals and the City's determination of the firm that provides the best overall value and qualifications to meet the City's needs.

Q21. Are we to submit hourly rates pertaining to page 54, Exhibit I, section A? Or, per section B, are we to submit a plan for by-task-order hourly rates?

A21. Offerors should submit the hourly rates requested in Exhibit I, Section A. Pursuant to Exhibit I, Section B, the City anticipates negotiating and issuing individual task orders based upon the specific scope, staffing requirements, and level of effort associated with each assignment.

Q22. Is there a budget for the overall on-call?

A22. No specific funding amount has been established for the on-call contract. Services will be utilized on an as-needed basis and task orders will be issued subject to available funding, project needs, and City approval requirements.

Q23. Could the City please define "housing redevelopment" as listed on page 42, section IV, item 3?

A23. For purposes of this solicitation, "housing redevelopment" generally refers to planning, policy development, redevelopment strategies, market analysis, housing needs assessments, corridor and neighborhood revitalization initiatives, affordable and workforce housing strategies, redevelopment opportunity identification, and related implementation activities intended to support the City's housing and community development goals.

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In the event of any inconsistency between Bonfire upload field descriptions and the solicitation documents, the solicitation documents and any issued addenda shall govern.

TSW
PLANNING • ARCHITECTURE
LANDSCAPE ARCHITECTURE

EXHIBIT D

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor(s) Name: **TSW**

Address: **1447 Peachtree Street NE, Suite 850, Atlanta, GA 30309**

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation that is registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify,* in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.G.A. § 13-10-91(b).

The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the City of Stockbridge within five (5) business days after any subcontractor(s) is/are retained to perform such service.

208896
E Verify ™ Company Identification Number

April 24, 2009
Date of Authorization

BY: Authorized Officer or Agent

May 26, 2026
Date

(Name of Person or Entity) **Adam Williamson**

SUBSCRIBED AND SWORN BEFORE
ME ON THIS THE
26 DAY OF **May**, 20**26**

ELOISA DE LEON GONZALEZ NOTARY PUBLIC FULTON COUNTY, GA MY COMMISSION EXPIRES JULY 09 2029

[NOTARY SEAL]

Notary Public

My Commission Expires: **July 9, 2029**

*** or any subsequent replacement** operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-60

EXHIBIT D

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(3)

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with (name of contractor) on behalf of (name of public employer) has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period and the undersigned subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the subcontractor with the information required by O.C.G.A.§ 13-10-91(b). Additionally, the undersigned subcontractor will forward notice of the receipt of an affidavit from a sub-subcontractor to the contractor within five business days of receipt. If the undersigned subcontractor receives notice that a sub- subcontractor has received an affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five business days of receipt, a copy of the notice to the contractor. Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

1672764

Federal Work Authorization User Identification Number

05/05/2021

Date of Authorization

Purpose Possible, LLC Laura Z, LAURA MOODY

Name of Subcontractor

RFP No. 2026-00009 On-Call Professional Planning Services

Name of Project

City of Stockbridge

Name of Public Employer

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 30 DAY OF May, 2026

Shivam Patel

Notary Public

My Commission Expires: 03/25/29

[NOTARY SEAL]

SHIVAM PATEL NOTARY PUBLIC GWINNETT COUNTY GEORGIA MY COMMISSION EXPIRES MARCH 25, 2029

CONTRACTOR AFFIDAVIT UNDER O.C.G.A. § 13-10-91(b)(1)

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91 and attests as follows:

1.The undersigned contractor is authorized to enter into this contract.

2.The contractor is registered with and participates in the federal work authorization program (E-Verify).

3.The contractor's Federal Work Authorization User Identification Number is:

16123

4.The date of authorization for use of E-Verify is:

11/08

5.The contractor will continue to use the federal work authorization program throughout the contract period.

6.The contractor will contract for the physical performance of services only with subcontractors who present a similar affidavit.

Name of Contractor: Bleakly Advisory Group, Inc. d/b/a KB Advisory Group

By: Geoff Koski

Signature: _____

Title: President

Date: May 28, 2026

NOTARY PUBLIC

State of: Georgia

County of: Fulton

Subscribed and sworn before me on this 27 day of May, ***2026***

Notary Public Signature: _____

My Commission Expires: 09-11-2028

QUASHAWN EDWARDS
My Commission Expires
NOTARY PUBLIC
9/11/2028
FULTON COUNTY, GEORGIA

EXHIBIT E

DRUG-FREE WORKPLACE

The undersigned certifies that the provisions of Code Sections 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-free Workplace Act", have been complied with in full. The undersigned further certifies that:

(1) A drug-free workplace will be provided for the Service Provider's employees during the performance of the Contract; and

(2) Each Service Provider who hires a subcontractor to work in a drug-free workplace shall secure from the subcontractor the following written certification:

"As part of the subcontracting agreement with _____(Service Provider), _____(subcontractor) certifies to the Service Provider that a drug-free workplace will be provided for the subcontractor's employees during the performance of this Contract pursuant to paragraph (7) of the subsection (b) of Code Section 50-24-03."

Also, the undersigned further certifies that he/she will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Contract.

TSW

Company Name

May 26, 2026

BY: Authorized Officer or Agent Date

(Service Provider Signature)

Principal

Title of Authorized Officer or Agent of Service Provider

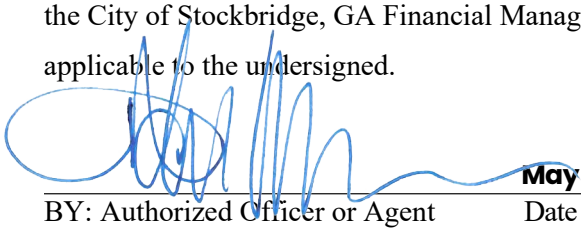
Adam Williamson

Printed Name of Authorized Officer or Agent

End of Exhibit E.

EXHIBIT F
PURCHASING POLICY ADDENDUM

I, **Adam Williamson**, hereby certify that I have received certify that I have received a copy of the City of Stockbridge, GA, Financial Management Policies Purchasing Policy which can be found at https://stockbridgega.org/departments/procurement-division and agree to comply with all requirements of the City of Stockbridge, GA Financial Management Policies Purchasing Policy to the extent the policy is applicable to the undersigned.



May 26, 2026

BY: Authorized Officer or Agent Date

(Service Provider Signature)

Principal

Title of Authorized Officer or Agent of Service Provider

Adam Williamson **May 26, 2026**

Printed Name of Authorized Officer or Agent Date

End of Exhibit F.

EXHIBIT G
AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION

By executing this affidavit under oath, as an applicant for a City of Stockbridge, Georgia Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit, execution of contract or other public benefit as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application for a City of Stockbridge license/permit and /or contract for

Adam Williamson

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

1. **X** I am a United States citizen

OR

2. _____ I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States. *

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

Signature of Applicant: _____ Date: **May 26, 2026**

Printed Name: **Adam Williamson**

* Alien Registration number for non-citizens: _____

** PLEASE INCLUDE A COPY OF YOUR PERMANENT RESIDENT CARD, EMPLOYMENT AUTHORIZATION, GREEN CARD, PASSPORT WITH A COPY OF YOUR DRIVER LICENSE, OR OTHER DOCUMENTATION AS ALLOWED UNDER THE LAW IF YOUR ARE A LEGAL PERMANENT RESIDENT (#2).**

Subscribed and Sworn Before Me, this the **26** day of **May**, 20**26**

Notary Public: _____

My Commission Expires: **July 9, 2029**

ELOISA DE LEON GONZALEZ NOTARY PUBLIC HENRY COUNTY GA MY COMMISSION EXPIRES JULY 09 2029

* Note: O.C.G.A.§ 50-36-1(e)(2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the Federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

_____

End of Exhibit G.

EXHIBIT H
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP 2026-00004

SOLICITATION TITLE: **On-Call Professional Planning Services**

Proposing Firm (List name exactly as provided in the proposal):

TSW

Date of Verification: 5/27/26

Reference Organization: **City of Duluth**

Project Verified (include the Project Name / Title and brief description of the Project:

Downtown Duluth Streetscapes - Main Street + Parsons Alley

Person Contacted: **James Riker**

Title of Contract: **City Manager**

Telephone and extension: **770.225.8827**

Email Address: **jriker@duluthga.net**

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance? YES
2. Did the company adhere to the scope of work and proposal requirements? YES
3. Did the company provide service as agreed upon? YES
4. Would you contract with this company again? YES

Additional Comments (if any):

TSW DID A GREAT JOB. WE WOULD CERTAINLY USE THEM AGAIN. FEEL FREE TO CALL WITH QUESTIONS 770 476-3434.

Signature and Date: Jam R JAMES RIKER 5/27/26

End of Exhibit I.

EXHIBIT H
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP 2026-00004

SOLICITATION TITLE: **On-Call Professional Planning Services**

Proposing Firm (List name exactly as provided in the proposal):

TSW

Date of Verification: May 27, 2026

Reference Organization: **City of Powder Springs**

Project Verified (include the Project Name / Title and brief description of the Project:

Powder Springs Comprehensive Plan, Design Guidelines, and Thurman Springs Park & Amphitheater

Person Contacted: **Pam Conner**

Title of Contract: **City Manager**

Telephone and extension: **770.943.1666**

Email Address: **pconner@cityofpowdersprings.org**

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance? Yes
2. Did the firm adhere to the scope of work and proposal requirements? Yes
3. Did the firm provide service as agreed upon? Yes
4. Would you contract with this firm again? Yes

Additional Comments (if any):

The City has engaged this firm multiple times for more than a decade, which is indicative of the trust we place in them. Over the course of this longstanding relationship, the firm has consistently demonstrated a high degree of professionalism, expertise, and commitment. Their work has been invaluable and has contributed meaningfully to shaping our footprint and advancing our objectives

Signature and Date: Pamela B Conner May 27, 2026

EXHIBIT H
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP 2026-00004
SOLICITATION TITLE: **On-Call Professional Planning Services**

Proposing Firm (List name exactly as provided in the proposal):

TSW

Date of Verification: **May 28, 2026**

Reference Organization: **City of Locust Grove**

Project Verified (include the Project Name / Title and brief description of the Project:

Locust Grove Downtown Redevelopment/Growth Plan **Heart of Locust Grove**

Person Contacted: **Bert Foster**
Title of Contract: **Assistant City Manager**
Telephone and extension: **770.957.5043**
Email Address: **bfoster@locustgrove-ga.gov**

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance? **YES**
2. Did the firm adhere to the scope of work and proposal requirements? **YES**
3. Did the firm provide service as agreed upon? **YES**
4. Would you contract with this firm again? **YES**

Additional Comments (if any):
Project is on-going.

Signature and Date: 5/28/26

2026-0009 On-Call Planning Services - On-Call Planning Services

Project Overview

Project Details	
Reference ID	2026-0009 On-Call Planning Services
Project Name	On-Call Planning Services
Project Owner	Jeremy Andrews
Project Type	RFP
Department	Purchasing
Budget	$0.00 - $0.00
Project Description	The City of Stockbridge is soliciting proposals from qualified firms to provide professional planning services on an on-call, as-needed basis. This solicitation does not guarantee a minimum amount of work. Services will be authorized on an as-needed, task-order basis at the City's sole discretion.
Open Date	May 18, 2026 3:00 PM EDT
Close Date	Jun 17, 2026 2:00 PM EDT

Highest Scoring Supplier	Score
TSW Design	**93.95 pts**

Conflict of Interest

Declaration of Conflict of Interest You have been chosen as a Committee member for this Evaluation. Please read the following information on conflict of interest to see if you have any problem or potential problem in serving on this committee. ## Code of Conduct All information related to submissions received from Suppliers or Service Providers must be kept confidential by Committee members. ## Conflict of Interest No member of a Committee shall participate in the evaluation if that Committee member or any member of his or her immediate family: * has direct or indirect financial interest in the award of the contract to any proponent; * is currently employed by, or is a consultant to or under contract to a proponent; * is negotiating or has an arrangement concerning future employment or contracting with any proponent; or, * has an ownership interest in, or is an officer or director of, any proponent. Please sign below acknowledging that you have received and read this information. If you have a conflict or potential conflict, please indicate your conflict on this acknowledgment form with information regarding the conflict. I have read and understood the provisions related to the conflict of interest when serving on the Evaluation Committee. If any such conflict of interest arises during the Committee's review of this project, I will immediately report it to the Purchasing Director.

Name	Date Signed	Has a Conflict of Interest?
Al Barnes	Jun 22, 2026 12:20 PM EDT	No
Veronica Green	Jun 26, 2026 2:09 PM EDT	No
Jeremy Andrews	Jun 22, 2026 11:25 AM EDT	No
William Smith	Jun 29, 2026 3:39 PM EDT	No
Uneeda Smith-Sellers	Jul 06, 2026 10:59 AM EDT	No
Tiffany Burke	Jun 25, 2026 5:02 PM EDT	No

Public Q&A

#23 - Exhibit C Clarification

TSW, May 27, 2026 3:26 PM EDT, Not Public - Pending
Exhibit C has two Section Threes (3. Conflict of Interest - bottom of page 40, and 3. Executive Summary - top of page 41). Can the City confirm if the Conflict of Interest Disclosure is meant to be its own section, or included with 2. Cost Proposal Requirements?
Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#22 - Cost Proposal Clarification

TSW, May 27, 2026 3:30 PM EDT, Not Public - Pending
Previous RFPs have included a Cost Proposal form. Is there a specific format that the City would like followed, or is the inclusion of rates at the discretion of the bidder?
Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#21 - Regarding Exhibit H – Reference Verification Form

Gresham Smith, May 27, 2026 5:09 PM EDT, Not Public - Pending
Is the expectation that proposing firms return completed forms, or is this intended for use by the City of Stockbridge only? For example, should proposing firms ask client references to complete the Reference Verification Form and include it with their proposal, or should proposing firms only fill out the reference organization name and project title on the form, allowing your team to contact the references directly?
Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#20 - Conflict of Interest and Executive Summary

Gresham Smith, May 27, 2026 5:10 PM EDT, Not Public - Pending
On pages 40-41 of the RFP, there appears to be two separate items labeled as number 3: one is the Conflict of Interest Disclosure, and the other is the Executive Summary. However, at the top of page 40, the conflict of interest form is not listed under the requested materials. Are proposing firms expected to provide both a Conflict of Interest Disclosure and an Executive Summary? If yes, please advise where you would like us to include the Conflict of Interest Disclosure within our proposal.
Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#19 - Inspire Questions- Exhibit H

Inspire Placemaking Collective, Inc., May 28, 2026 2:13 PM EDT, Not Public - Pending
Can the City please modify Exhibit H (Reference Verification Form) so that each reference begins on a separate page? This would allow us to send individual pages to each client for signature and return, without disclosing other clients' reference information.
Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#18 - Proposal Upload Location in Bonfire

Pond & Company, Jun 03, 2026 4:15 PM EDT, Not Public - Pending
The Bonfire portal lists separate required upload fields for the Proposal Letter and Exhibits A–I. Could the City please clarify where Offerors should upload the full Technical Proposal response, including the Cover Letter, Executive Summary, Evaluation and Selection Criteria response, team qualifications, project experience, and public engagement approach?
Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#17 - Use of Exhibit C Upload Field

Pond & Company, Jun 03, 2026 4:15 PM EDT, Not Public - Pending
Exhibit C includes the Request for Proposal Process and outlines the required proposal content, including Cover Letter, Executive Summary, Evaluation and Selection Criteria, Cost Proposal Requirements, Conflict of Interest Disclosure, and certification. Should Offerors upload the full Technical Proposal response under Exhibit C – SAP and RFP Docs, or should it be uploaded under a different Bonfire field?
Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#16 - Exhibit B Upload Requirement

Pond & Company, Jun 03, 2026 4:16 PM EDT, Not Public - Pending
The Bonfire portal shows Exhibit B – Scope of Work as a required PDF upload. Since Exhibit B appears to be the Scope of Work and Specifications and does not appear to include a proposer signature page, should Offerors upload an acknowledgment of Exhibit B, a signed copy of Exhibit B, or include the Technical Proposal response in this upload field?
Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#15 - Exhibit A Upload Requirement

Pond & Company, Jun 03, 2026 4:16 PM EDT, Not Public - Pending
The Bonfire portal shows Exhibit A – General Conditions as a required PDF upload. Should Offerors sign and upload the contract/general conditions pages at proposal submission, or is Exhibit A intended to be acknowledged and completed only by the awarded Service Provider?

Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#14 - Separate Cost Proposal Submission

Pond & Company, Jun 03, 2026 4:17 PM EDT, Not Public - Pending
Page 1 states that the Cost Proposal must be submitted as a separate document and that pricing information should not be included in any other section of the RFP submittal. Exhibit C also includes “Cost Proposal Requirements” within the proposal process section. Could the City please confirm that all pricing information should be included only in the separate Exhibit I – Cost Proposal upload and excluded from the Technical Proposal/Exhibit C response?
Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#13 - Price Score Formula

Pond & Company, Jun 03, 2026 4:19 PM EDT, Not Public - Pending
Page 55 includes the formula “Lowest Overall Annual Contract Cost / Proposer’s Price x ? = Price Score,” but the Evaluation Criteria list Cost Proposal as 5 points. Could the City please confirm the intended multiplier and how cost will be evaluated given that the contract is on-call with no guaranteed annual contract value?
Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#12 - Reference Verification Forms

Pond & Company, Jun 03, 2026 4:20 PM EDT, Not Public - Pending

Exhibit H includes Reference Verification Forms with questions and signature lines. Should Offerors obtain completed and signed forms from references and upload them with the proposal, or should Offerors provide reference contact information for the City to verify directly?
Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#11 - Reference Form RFP Number

Pond & Company, Jun 03, 2026 4:20 PM EDT, Not Public - Pending
Exhibit H lists the solicitation number as RFP 2026-00004, while the solicitation is identified elsewhere as RFP 2026-00009 On-Call Professional Planning Services. Should Offerors revise the form to reference RFP 2026-00009, or submit the form exactly as provided?
Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#10 - Conflict of Interest Disclosure Location

Pond & Company, Jun 03, 2026 4:20 PM EDT, Not Public - Pending
Exhibit C requires disclosure of current or recent representation of private developers, property owners, or entities with active or pending development interests within the City of Stockbridge. Should this disclosure be included in the Technical Proposal/Exhibit C response, submitted as a separate upload, or included with the required forms?
Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#9 - Exhibit E — Drug-Free Workplace / Subconsultant Requirement

Pond & Company, Jun 03, 2026 4:21 PM EDT, Not Public - Pending

Exhibit E states that the Service Provider must secure a written drug-free workplace certification from any subcontractor. Could the City please confirm whether subconsultants are required to complete and sign Exhibit E — Drug-Free Workplace and submit it with the proposal, or whether Exhibit E is required only from the prime contractor at proposal submission, with subcontractor certifications provided after award if applicable?
Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#8 - Cost Proposal Content / On-Call Pricing

Pond & Company, Jun 03, 2026 4:22 PM EDT, Not Public - Pending
Exhibit I states that this is an on-call contract with no guaranteed workload and that no total contract value should be proposed. Could the City please confirm that the Cost Proposal should include only the required fully burdened hourly rate schedule and task-order pricing approach, and that any total price field should be marked “Not Applicable”?
Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#7 - Regarding Exhibit F - Purchasing Policy Addendum

Gresham Smith, Jun 04, 2026 12:11 PM EDT, Not Public - Pending
Can you please provide a copy of the City of Stockbridge, GA, Financial Management Policies Purchasing Policy mentioned in form Exhibit F - Purchasing Policy Addendum.
Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#6 - Revised RFP

CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL, Jun 04, 2026 4:44 PM EDT, Not Public - Pending
Have any of the Exhibit letters shifted from the previous RFP? Also, Exhibit H form (References), has the previous RFP number 2026-20004 instead of 2026-00009. Are there any other changes to the forms? I want to use our forms from the previous RFP and want to make sure the letters or content didn't change. Thanks!
Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#5 - Housing Redevelopment

Kimley-Horn, Jun 08, 2026 4:08 PM EDT, Not Public - Pending
Could the City please define "housing redevelopment" as listed on page 42, section IV, item 3?
Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#4 - Budget

Kimley-Horn, Jun 08, 2026 4:09 PM EDT, Not Public - Pending
Is there a budget for the overall on-call?
Jeremy Andrews, Jun 12, 2026 9:42 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#3 - Hourly Rates

Kimley-Horn, Jun 08, 2026 4:10 PM EDT, Not Public - Pending
Are we to submit hourly rates pertaining to page 54, Exhibit I, section A? Or, per section B, are we to submit a plan for by-task-order hourly rates?
Jeremy Andrews, Jun 12, 2026 9:42 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#2 - Consultant Team(s)

Kimley-Horn, Jun 08, 2026 4:11 PM EDT, Not Public - Pending
Does the City anticipate selecting a single consultant team or establishing a pool of qualified firms for on-call services?
Jeremy Andrews, Jun 12, 2026 9:42 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

#1 - Grant Identification and Application Support

Kimley-Horn, Jun 08, 2026 4:12 PM EDT, Not Public - Pending
For revitalization plans and DCA funding opportunities, is the City seeking grant identification and application support in addition to planning and implementation strategies?
Jeremy Andrews, Jun 12, 2026 9:41 AM EDT, Public - Answered
All questions have been answered via addendum 1. Thank you so much.

Public Notices

Addendum 1- Q&A

Jeremy Andrews, Jun 12, 2026 9:40 AM EDT
- Project Public Files changed

Internal Discussions

No messages

Approvals

No approval requests

Stockbridge
Where Community Connects

Submissions

Supplier	Date Submitted	Name	Email	Confirmation Code
The Cratl Firm	Jun 08, 2026 1:04 PM EDT	Jocquin Turner	jocquin@cratlcargo.co.site	ODQ2OTky
TSW Design	Jun 16, 2026 4:11 PM EDT	Jerrico Roland	jroland@tsw-design.com	ODUxODMy
CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL	Jun 17, 2026 9:45 AM EDT	Brenda Farmer	bfarmer@cplteam.com	ODUyMTQy
Kimley-Horn	Jun 17, 2026 11:18 AM EDT	Rhonda White	rhonda.white@kimley-horn.com	ODUyMjg5
Gresham Smith	Jun 16, 2026 3:14 PM EDT	Analynne Barlaan	analynne.barlaan@greshamsmith.com	ODUxNzY2
Inspire Placemaking Collective, Inc.	Jun 17, 2026 10:36 AM EDT	Rachael Schulman	marketing@inspireplacemaking.com	ODUyMjE2

Pond & Company	Jun 17, 2026 11:21 AM EDT	Gina Putthoff	putthoffg@pondco.com	ODUyMjk4
Spinks Technologies, Inc.	Jun 17, 2026 9:25 AM EDT	Gerard Spinks	gds@spinkstechnologies.com	ODUyMTI1
SEAS Community Partners	Jun 17, 2026 1:08 PM EDT	Danita Doleman	ddoleman@seaspartners.com	ODUyNDY3

Stockbridge
Where Community Connects

Project Criteria

Criteria	Points	Description
A - Experience	**25 pts**	
A-1 - Relevant Municipal Planning Experience	25 pts	Does the Offeror’s proposal demonstrate experience providing professional planning services for municipalities of similar size and complexity, including Comprehensive Plan implementation and small area planning?
B - Studies	**25 pts**	
B-1 - Experience with Small Area Studies	25 pts	Does the Offeror’s proposal demonstrate experience developing Small Area Plans, corridor studies, master plans, or similar focused planning efforts, including public engagement and implementation strategies?
C - Tech Expertise	**20 pts**	
C-1 - Technical Expertise in Priority Areas	20 pts	Does the Offeror’s proposal demonstrate expertise in housing redevelopment, transportation planning, zoning analysis, land use policy, and urban design?
D - Team	**15 pts**	

D-1 - Project Team Qualifications & Capacity	15 pts	Does the Offeror’s proposal demonstrate the qualifications, availability, and experience of key personnel assigned to this contract, including the ability to manage approximately three (3) task orders annually?
E - Engagement	**10 pts**	
E-1 - Public Engagement Approach	10 pts	Does the Offeror’s proposal demonstrate a proposed methodology for conducting meaningful stakeholder and community engagement?
F - Cost	**5 pts**	
F-1 - Cost Proposal	5 pts	Does the Offeror’s proposal demonstrate reasonableness and competitiveness of the submitted hourly rate schedule and overall pricing structure?
Total	**100 pts**	

Stockbridge
Where Community Connects

Scoring Summary

Active Submissions

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Supplier	**/ 100 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
TSW Design	93.95 pts	24.5 pts	24.5 pts	24.5 pts	24.5 pts
CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL	91.8 pts	24 pts	24 pts	22.75 pts	22.75 pts
Kimley-Horn	84.95 pts	24 pts	24 pts	22.5 pts	22.5 pts
Pond & Company	83.25 pts	23.5 pts	23.5 pts	21.5 pts	21.5 pts

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Supplier	**/ 100 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
Gresham Smith	82.75 pts	20.5 pts	20.5 pts	20.25 pts	20.25 pts
Inspire Placemaking Collective, Inc.	78.3 pts	20.5 pts	20.5 pts	21 pts	21 pts
The Cratl Firm	64.7 pts	16.25 pts	16.25 pts	14.5 pts	14.5 pts
SEAS Community Partners	60.65 pts	16 pts	16 pts	15 pts	15 pts
Spinks Technologies, Inc.	43 pts	9.5 pts	9.5 pts	8.75 pts	8.75 pts

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Supplier	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
TSW Design	16.25 pts	16.25 pts	15 pts	15 pts	9.75 pts
CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL	18.75 pts	18.75 pts	13.25 pts	13.25 pts	9.5 pts
Kimley-Horn	15.75 pts	15.75 pts	11.75 pts	11.75 pts	8 pts
Pond & Company	16.25 pts	16.25 pts	10.75 pts	10.75 pts	8 pts
Gresham Smith	17.75 pts	17.75 pts	12.75 pts	12.75 pts	8.25 pts
Inspire Placemaking Collective, Inc.	15.75 pts	15.75 pts	10.5 pts	10.5 pts	7.25 pts
The Cratl Firm	13.5 pts	13.5 pts	10 pts	10 pts	6 pts

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Supplier	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
SEAS Community Partners	11.5 pts	11.5 pts	7.75 pts	7.75 pts	6 pts
Spinks Technologies, Inc.	8.5 pts	8.5 pts	7 pts	7 pts	5.5 pts

	E-1 - Public Engagement Approach	F - Cost	F-1 - Cost Proposal
Supplier	**/ 10 pts**	**/ 5 pts**	**/ 5 pts**
TSW Design	9.75 pts	3.95 pts	3.95 pts
CPL Architects, Engineers, Landscape Architect and	9.5 pts	3.55 pts	3.55 pts

	E-1 - Public Engagement Approach	F - Cost	F-1 - Cost Proposal
Supplier	**/ 10 pts**	**/ 5 pts**	**/ 5 pts**
Surveyor, D.P.C. (P.C.) dba CPL			
Kimley-Horn	8 pts	2.95 pts	2.95 pts
Pond & Company	8 pts	3.25 pts	3.25 pts
Gresham Smith	8.25 pts	3.25 pts	3.25 pts
Inspire Placemaking Collective, Inc.	7.25 pts	3.3 pts	3.3 pts
The Cratl Firm	6 pts	4.45 pts	4.45 pts
SEAS Community Partners	6 pts	4.4 pts	4.4 pts

	E-1 - Public Engagement Approach	F - Cost	F-1 - Cost Proposal
Supplier	**/ 10 pts**	**/ 5 pts**	**/ 5 pts**
Spinks Technologies, Inc.	5.5 pts	3.75 pts	3.75 pts

Stockbridge
Where Community Connects

Proposal Scores

The Cratl Firm - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	83 pts	22 pts	22 pts	21 pts	21 pts
Al Barnes	35 pts	10 pts	10 pts	10 pts	10 pts
Veronica Green	53 pts	15 pts	15 pts	10 pts	10 pts
William Smith	70 pts	18 pts	18 pts	17 pts	17 pts

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
		Average:	**16.25 pts**	**Average:**	**14.5 pts**
			↓		↓
Calculated:	**60.25 pts**	**16.25 pts**	**16.25 pts**	**14.5 pts**	**14.5 pts**

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
Uneeda Smith-Sellers	18 pts	18 pts	14 pts	14 pts	8 pts
Al Barnes	5 pts	5 pts	5 pts	5 pts	5 pts
Veronica Green	16 pts	16 pts	9 pts	9 pts	3 pts

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
William Smith	15 pts	15 pts	12 pts	12 pts	8 pts
	Average:	**13.5 pts**	**Average:**	**10 pts**	**Average:**
		↓		↓	
Calculated:	**13.5 pts**	**13.5 pts**	**10 pts**	**10 pts**	**6 pts**

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
Uneeda Smith-Sellers	8 pts
Al Barnes	5 pts

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
Veronica Green	3 pts
William Smith	8 pts
	6 pts
	↓
Calculated:	**6 pts**

Evaluation Group 2 - Cost Evalutators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**
Jeremy Andrews	4.45 pts	4.45 pts	4.45 pts
		Average:	**4.45 pts**
			↓
Calculated:	**4.45 pts**	**4.45 pts**	**4.45 pts**

Stockbridge
Where Community Connects

TSW Design - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	94 pts	24 pts	24 pts	25 pts	25 pts
Al Barnes	85 pts	25 pts	25 pts	25 pts	25 pts
Veronica Green	87 pts	24 pts	24 pts	23 pts	23 pts
William Smith	94 pts	25 pts	25 pts	25 pts	25 pts
		Average:	**24.5 pts**	**Average:**	**24.5 pts**
			↓		↓

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
Calculated:	**90 pts**	**24.5 pts**	**24.5 pts**	**24.5 pts**	**24.5 pts**

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
Uneeda Smith-Sellers	20 pts	20 pts	15 pts	15 pts	10 pts
Al Barnes	10 pts	10 pts	15 pts	15 pts	10 pts
Veronica Green	16 pts	16 pts	15 pts	15 pts	9 pts
William Smith	19 pts	19 pts	15 pts	15 pts	10 pts
	Average:	**16.25 pts**	**Average:**	**15 pts**	**Average:**

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
		↓		↓	
Calculated:	**16.25 pts**	**16.25 pts**	**15 pts**	**15 pts**	**9.75 pts**

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
Uneeda Smith-Sellers	10 pts
Al Barnes	10 pts
Veronica Green	9 pts
William Smith	10 pts

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
	9.75 pts
	↓
Calculated:	**9.75 pts**

Evaluation Group 2 - Cost Evalutators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**
Jeremy Andrews	3.95 pts	3.95 pts	3.95 pts
		Average:	**3.95 pts**

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**
			↓
Calculated:	**3.95 pts**	**3.95 pts**	**3.95 pts**

CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	93 pts	25 pts	25 pts	25 pts	25 pts
Al Barnes	90 pts	25 pts	25 pts	20 pts	20 pts
Veronica Green	87 pts	24 pts	24 pts	24 pts	24 pts
William Smith	83 pts	22 pts	22 pts	22 pts	22 pts
		Average:	**24 pts**	**Average:**	**22.75 pts**

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
			↓		↓
Calculated:	**88.25 pts**	**24 pts**	**24 pts**	**22.75 pts**	**22.75 pts**

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
Uneeda Smith-Sellers	19 pts	19 pts	14 pts	14 pts	10 pts
Al Barnes	20 pts	20 pts	15 pts	15 pts	10 pts
Veronica Green	19 pts	19 pts	10 pts	10 pts	10 pts
William Smith	17 pts	17 pts	14 pts	14 pts	8 pts

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
	Average:	**18.75 pts**	**Average:**	**13.25 pts**	**Average:**
		↓		↓	
Calculated:	**18.75 pts**	**18.75 pts**	**13.25 pts**	**13.25 pts**	**9.5 pts**

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
Uneeda Smith-Sellers	10 pts
Al Barnes	10 pts
Veronica Green	10 pts

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
William Smith	8 pts
	9.5 pts
	↓
Calculated:	**9.5 pts**

Evaluation Group 2 - Cost Evalutators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**
Jeremy Andrews	3.55 pts	3.55 pts	3.55 pts

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**
		Average:	**3.55 pts**
			↓
Calculated:	**3.55 pts**	**3.55 pts**	**3.55 pts**

Stockbridge
Where Community Connects

Kimley-Horn - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	88 pts	24 pts	24 pts	23 pts	23 pts
Al Barnes	65 pts	25 pts	25 pts	20 pts	20 pts
Veronica Green	82 pts	23 pts	23 pts	23 pts	23 pts
William Smith	93 pts	24 pts	24 pts	24 pts	24 pts
		Average:	**24 pts**	**Average:**	**22.5 pts**
			↓		↓

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
Calculated:	**82 pts**	**24 pts**	**24 pts**	**22.5 pts**	**22.5 pts**

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
Uneeda Smith-Sellers	18 pts	18 pts	14 pts	14 pts	9 pts
Al Barnes	10 pts	10 pts	5 pts	5 pts	5 pts
Veronica Green	15 pts	15 pts	13 pts	13 pts	8 pts
William Smith	20 pts	20 pts	15 pts	15 pts	10 pts
	Average:	**15.75 pts**	**Average:**	**11.75 pts**	**Average:**

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
		↓		↓	
Calculated:	**15.75 pts**	**15.75 pts**	**11.75 pts**	**11.75 pts**	**8 pts**

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
Uneeda Smith-Sellers	9 pts
Al Barnes	5 pts
Veronica Green	8 pts
William Smith	10 pts

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
	8 pts
	↓
Calculated:	**8 pts**

Evaluation Group 2 - Cost Evalutators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**
Jeremy Andrews	2.95 pts	2.95 pts	2.95 pts
		Average:	**2.95 pts**

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**
			↓
Calculated:	**2.95 pts**	**2.95 pts**	**2.95 pts**

Stockbridge
Where Community Connects

Gresham Smith - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	78 pts	20 pts	20 pts	20 pts	20 pts
Al Barnes	80 pts	20 pts	20 pts	20 pts	20 pts
Veronica Green	75 pts	20 pts	20 pts	20 pts	20 pts
William Smith	85 pts	22 pts	22 pts	21 pts	21 pts
		Average:	**20.5 pts**	**Average:**	**20.25 pts**
			↓		↓

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
Calculated:	**79.5 pts**	**20.5 pts**	**20.5 pts**	**20.25 pts**	**20.25 pts**

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
Uneeda Smith-Sellers	17 pts	17 pts	13 pts	13 pts	8 pts
Al Barnes	20 pts	20 pts	10 pts	10 pts	10 pts
Veronica Green	15 pts	15 pts	13 pts	13 pts	7 pts
William Smith	19 pts	19 pts	15 pts	15 pts	8 pts
	Average:	**17.75 pts**	**Average:**	**12.75 pts**	**Average:**

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
		↓		↓	
Calculated:	**17.75 pts**	**17.75 pts**	**12.75 pts**	**12.75 pts**	**8.25 pts**

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
Uneeda Smith-Sellers	8 pts
Al Barnes	10 pts
Veronica Green	7 pts
William Smith	8 pts

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
	8.25 pts
	↓
Calculated:	**8.25 pts**

Evaluation Group 2 - Cost Evalutators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**
Jeremy Andrews	3.25 pts	3.25 pts	3.25 pts
		Average:	**3.25 pts**

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**
			↓
Calculated:	**3.25 pts**	**3.25 pts**	**3.25 pts**

Stockbridge
Where Community Connects

Inspire Placemaking Collective, Inc. - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	82 pts	21 pts	21 pts	22 pts	22 pts
Al Barnes	50 pts	15 pts	15 pts	15 pts	15 pts
Veronica Green	78 pts	23 pts	23 pts	23 pts	23 pts
William Smith	90 pts	23 pts	23 pts	24 pts	24 pts
		Average:	**20.5 pts**	**Average:**	**21 pts**
			↓		↓

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Where Community Connects

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
Calculated:	**75 pts**	**20.5 pts**	**20.5 pts**	**21 pts**	**21 pts**

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
Uneeda Smith-Sellers	18 pts	18 pts	13 pts	13 pts	8 pts
Al Barnes	10 pts	10 pts	5 pts	5 pts	5 pts
Veronica Green	16 pts	16 pts	10 pts	10 pts	6 pts
William Smith	19 pts	19 pts	14 pts	14 pts	10 pts
	Average:	**15.75 pts**	**Average:**	**10.5 pts**	**Average:**

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
		↓		↓	
Calculated:	**15.75 pts**	**15.75 pts**	**10.5 pts**	**10.5 pts**	**7.25 pts**

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
Uneeda Smith-Sellers	8 pts
Al Barnes	5 pts
Veronica Green	6 pts
William Smith	10 pts

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
	7.25 pts
	↓
Calculated:	**7.25 pts**

Evaluation Group 2 - Cost Evalutators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**
Jeremy Andrews	3.3 pts	3.3 pts	3.3 pts
		Average:	**3.3 pts**

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**
			↓
Calculated:	**3.3 pts**	**3.3 pts**	**3.3 pts**

Stockbridge
Where Community Connects

Pond & Company - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	88 pts	23 pts	23 pts	23 pts	23 pts
Al Barnes	65 pts	25 pts	25 pts	20 pts	20 pts
Veronica Green	81 pts	23 pts	23 pts	21 pts	21 pts
William Smith	86 pts	23 pts	23 pts	22 pts	22 pts
		Average:	**23.5 pts**	**Average:**	**21.5 pts**
			↓		↓

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
Calculated:	**80 pts**	**23.5 pts**	**23.5 pts**	**21.5 pts**	**21.5 pts**

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
Uneeda Smith-Sellers	19 pts	19 pts	14 pts	14 pts	9 pts
Al Barnes	10 pts	10 pts	5 pts	5 pts	5 pts
Veronica Green	18 pts	18 pts	10 pts	10 pts	9 pts
William Smith	18 pts	18 pts	14 pts	14 pts	9 pts
	Average:	**16.25 pts**	**Average:**	**10.75 pts**	**Average:**

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
		↓		↓	
Calculated:	**16.25 pts**	**16.25 pts**	**10.75 pts**	**10.75 pts**	**8 pts**

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
Uneeda Smith-Sellers	9 pts
Al Barnes	5 pts
Veronica Green	9 pts
William Smith	9 pts

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
	8 pts
	↓
Calculated:	**8 pts**

Evaluation Group 2 - Cost Evalutators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**
Jeremy Andrews	3.25 pts	3.25 pts	3.25 pts
		Average:	**3.25 pts**

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**
			↓
Calculated:	**3.25 pts**	**3.25 pts**	**3.25 pts**

Stockbridge
Where Community Connects

Spinks Technologies, Inc. - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	78 pts	21 pts	21 pts	20 pts	20 pts
Al Barnes	0 pts	0 pts	0 pts	0 pts	0 pts
Veronica Green	27 pts	5 pts	5 pts	5 pts	5 pts
William Smith	52 pts	12 pts	12 pts	10 pts	10 pts
		Average:	**9.5 pts**	**Average:**	**8.75 pts**
			↓		↓

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
Calculated:	**39.25 pts**	**9.5 pts**	**9.5 pts**	**8.75 pts**	**8.75 pts**

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
Uneeda Smith-Sellers	17 pts	17 pts	12 pts	12 pts	8 pts
Al Barnes	0 pts	0 pts	0 pts	0 pts	0 pts
Veronica Green	5 pts	5 pts	5 pts	5 pts	7 pts
William Smith	12 pts	12 pts	11 pts	11 pts	7 pts
	Average:	**8.5 pts**	**Average:**	**7 pts**	**Average:**

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
		↓		↓	
Calculated:	**8.5 pts**	**8.5 pts**	**7 pts**	**7 pts**	**5.5 pts**

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
Uneeda Smith-Sellers	8 pts
Al Barnes	0 pts
Veronica Green	7 pts
William Smith	7 pts

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
	5.5 pts
	↓
Calculated:	**5.5 pts**

Evaluation Group 2 - Cost Evalutators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**
Jeremy Andrews	3.75 pts	3.75 pts	3.75 pts
		Average:	**3.75 pts**

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**
			↓
Calculated:	**3.75 pts**	**3.75 pts**	**3.75 pts**

Stockbridge
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SEAS Community Partners - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	82 pts	21 pts	21 pts	22 pts	22 pts
Al Barnes	30 pts	10 pts	10 pts	10 pts	10 pts
Veronica Green	35 pts	13 pts	13 pts	8 pts	8 pts
William Smith	78 pts	20 pts	20 pts	20 pts	20 pts
		Average:	**16 pts**	**Average:**	**15 pts**
			↓		↓

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**	**/ 25 pts**
Calculated:	**56.25 pts**	**16 pts**	**16 pts**	**15 pts**	**15 pts**

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
Uneeda Smith-Sellers	18 pts	18 pts	13 pts	13 pts	8 pts
Al Barnes	5 pts	5 pts	5 pts	5 pts	0 pts
Veronica Green	7 pts	7 pts	0 pts	0 pts	7 pts
William Smith	16 pts	16 pts	13 pts	13 pts	9 pts
	Average:	**11.5 pts**	**Average:**	**7.75 pts**	**Average:**

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	**/ 20 pts**	**/ 20 pts**	**/ 15 pts**	**/ 15 pts**	**/ 10 pts**
		↓		↓	
Calculated:	**11.5 pts**	**11.5 pts**	**7.75 pts**	**7.75 pts**	**6 pts**

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
Uneeda Smith-Sellers	8 pts
Al Barnes	0 pts
Veronica Green	7 pts
William Smith	9 pts

	E-1 - Public Engagement Approach
Reviewer	**/ 10 pts**
	6 pts
	↓
Calculated:	**6 pts**

Evaluation Group 2 - Cost Evalutators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**
Jeremy Andrews	4.4 pts	4.4 pts	4.4 pts
		Average:	**4.4 pts**

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**
			↓
Calculated:	**4.4 pts**	**4.4 pts**	**4.4 pts**

Stockbridge
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Proposal Score Comments

The Cratl Firm - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	18 pts	Other	Limited municipal planning experience relative to competing firms.
Al Barnes	10 pts	Partially meets my expectations	Basic Response
Uneeda Smith-Sellers	22 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	15 pts	Partially meets my expectations	applicant provides general planning services but provides not examples of long range or small

Reviewer	Score	Reason	Comments
			area planning nor economic development plans

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	17 pts	Other	Proposal contains relevant planning experience but fewer examples of downtown master planning assignments.
Al Barnes	10 pts	Medium level of detail in response	Basic response
Uneeda Smith-Sellers	21 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience of developing small areas.

Reviewer	Score	Reason	Comments
Veronica Green	10 pts	Mostly complete response	Applicant does not provided examples of small area planning or planning activities

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	15 pts	Well-supported claim(s)	Technical approach satisfies minimum qualifications but lacks the breadth and specialization demonstrated by higher-ranked firms.
Al Barnes	5 pts	Doesn't meet my expectations	Response was basic
Uneeda Smith-Sellers	18 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience in housing redevelopment with

Reviewer	Score	Reason	Comments
			transportation planning and using urban design.
Veronica Green	16 pts	Strongly fits desired attribute(s)	Applicant has significant experience in zoning and the ability to assist in strategic planning and policy development.

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	12 pts	Well-supported claim(s)	Qualified staff with limited organizational depth for multiple concurrent planning assignments.
Al Barnes	5 pts	Partially meets my expectations	Basic response
Uneeda Smith-Sellers	14 pts	Meets or exceeds my expectations	The Offeror’s proposal shows qualifications for the team with the

Reviewer	Score	Reason	Comments
			ability to manage approximately 3 tasks orders.
Veronica Green	9 pts	Mostly complete response	Identifies only two people on the project team. Specializes in operational planning activities

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	8 pts	Well-supported claim(s)	Standard engagement process meeting minimum RFP expectations.
Al Barnes	5 pts	Partially meets my expectations	Basic response
Uneeda Smith-Sellers	8 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates a proposed

Reviewer	Score	Reason	Comments
			methodology for community engagement.
Veronica Green	3 pts	Doesn't meet my expectations	Doesn't provide a clear methodology for strategy for public engagement

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	4.45 pts	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

TSW Design - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	25 pts	Meets or exceeds my expectations	Extensive portfolio of municipal planning projects throughout Georgia with demonstrated expertise in downtown revitalization, redevelopment strategies, comprehensive planning, zoning, and implementation. Experience is directly applicable to the City's objectives.
Al Barnes	25 pts	Well-supported claim(s)	Claims are supported
Uneeda Smith-Sellers	24 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.

Reviewer	Score	Reason	Comments
Veronica Green	24 pts	Strongly fits desired attribute(s)	experience working on an on call basis with the city of Stockbridge and other cities of comparable size. Included the City of Augusta Redevelopment Project, Old Fourth Ward in Atlanta, and the Greenwood Master Plan.

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	25 pts	Meets or exceeds my expectations	Exceptional experience preparing downtown master plans, corridor plans, redevelopment strategies, and implementation-focused Small Area Plans. Portfolio demonstrates repeated success on projects of similar scale and complexity.
Al Barnes	25 pts	Well-supported claim(s)	Experience developing small areas

Reviewer	Score	Reason	Comments
Uneeda Smith-Sellers	25 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience of developing small areas.
Veronica Green	23 pts	Strongly fits desired attribute(s)	identified for small area plan as well as other areas of expertise useful on later tasks

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	19 pts	Strongly fits desired attribute(s)	Excellent multidisciplinary team with strengths in urban design, placemaking, market analysis, economic development, landscape architecture, and implementation. One-point deduction reflects slightly less in-house engineering capacity than larger multidisciplinary firms.

Reviewer	Score	Reason	Comments
Al Barnes	10 pts	Partially fits desired attributes	Submitted what was required
Uneeda Smith-Sellers	20 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	16 pts	Strongly fits desired attribute(s)	city of decatur comp plan with a focus on housing and multimodalism

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	15 pts	Strongly fits desired attribute(s)	Highly qualified senior project team with nationally recognized planners, urban designers, and implementation specialists. Demonstrated capacity to manage

Reviewer	Score	Reason	Comments
			multiple municipal projects simultaneously.
Al Barnes	15 pts	Well-supported claim(s)	Claims are supported
Uneeda Smith-Sellers	15 pts	Meets or exceeds my expectations	The Offeror’s proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	15 pts	Strongly fits desired attribute(s)	Principal has experience with on call contracts for cities of comparable size. The Project Manager is a specialized small area planner with experience in revitalization and sustainable developmet

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	10 pts	Strongly fits desired attribute(s)	Outstanding engagement strategy utilizing stakeholder interviews, design charrettes, visualization techniques, workshops, and collaborative planning methods that exceed minimum RFP requirements.
Al Barnes	10 pts	Well-supported claim(s)	Submitted claims
Uneeda Smith-Sellers	10 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	9 pts	High level of detail in response	community center engagement strategy. Target approach to stakeholders. traditional methods, expanded targeted audience and includes social media as an outreach tool that may expand our public engagement reach

Stockbridge
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F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.95 pts	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	22 pts	Strongly fits desired attribute(s)	Good municipal planning experience supporting local governments across multiple planning disciplines.
Al Barnes	25 pts	Strongly fits desired attribute(s)	Submitted what was asked and examples to reference.
Uneeda Smith-Sellers	25 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates strong relevant experience providing professional planning services for municipalities of similar size and complexity. The examples cited—including the City of Chamblee, City of Mulberry, City of Covington, and other

Reviewer	Score	Reason	Comments
			comparable Georgia municipalities—show direct experience with comprehensive planning, master planning, land use policy, future development guidance, public engagement, and implementation-focused recommendations. This experience is relevant to the City's needs because it reflects work in communities managing growth, redevelopment, transportation coordination, housing considerations, economic development, and preservation of community character.
Veronica Green	24 pts	High level of detail in response	Applicant team provided a documentation that it is capable of creating visionary and policy driven planning studies. Particularly with Douglas County Initiative where policy is central to the small area and corridor paln

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	22 pts	Strongly fits desired attribute(s)	Relevant experience preparing neighborhood and corridor plans with implementation recommendations.
Al Barnes	20 pts	Well-supported claim(s)	Submitted what was required.
Uneeda Smith-Sellers	25 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience developing Small Area Plans, corridor studies, master plans, and similar focused planning efforts. The proposal reflects relevant planning expertise, including public engagement activities and implementation-oriented strategies designed to guide future decision-making and project execution.

Reviewer	Score	Reason	Comments
Veronica Green	24 pts	High level of detail in response	Applicant specified the Douglas County Lee Rd Study as a small area plan and corridor study. Its strength is that it is policy-based growth. The plan focused on redevelopment and preservation and economic development efforts for the next twenty years. The Saint Rose Playbook is of particular interest because it takes existing infrastructure creates a plan to incorporate housing, workforce training and civic functions. Revitilization and Redevelopment with modern infrastructure is a central desire for the city and with the Covington Urban Redevelopmentt plan the applicant meets this criteria

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	17 pts	Strongly fits desired attribute(s)	Competent planning team with appropriate technical capabilities. Proposal demonstrates less emphasis on placemaking and urban design innovation.
Al Barnes	20 pts	Strongly fits desired attribute(s)	Yes, Submitted examples to reference.
Uneeda Smith-Sellers	19 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates expertise in what the City of Stockbridge is requesting.
Veronica Green	19 pts	High level of detail in response	The application notes that CPL has participated in numerous placemaking initiatives in the state of GA. The application does indicate that CPL can provide an large variety of planning activities for projects over the expected time period which may include efforts led by the DDA and Economic Development. The provided example of the suitability

Reviewer	Score	Reason	Comments
			assessment for industrial recruitment of and policy building in Bethlehem. It is visionary in the efforts for Grand Etowah reimagining the city center as a village with a variety of housing options as well a economic and civic opportunities. Addtionally the complex planing fo rthe Snellville Town Center master plan which included a muli-disciplinary approach

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	14 pts	Strongly fits desired attribute(s)	Experienced staff with sufficient organizational resources to complete assigned work.

Reviewer	Score	Reason	Comments
Al Barnes	15 pts	Strongly fits desired attribute(s)	Strong candidates were submitted.
Uneeda Smith-Sellers	14 pts	Well-supported claim(s)	Does the Offeror’s proposal demonstrate the qualifications, availability, and experience of key personnel assigned to this contract, including the ability to manage approximately three (3) task orders annually?
Veronica Green	10 pts	Well-supported claim(s)	The Principal in Charge has significant experience in the areas in which this contract will initially focus. The Project Manager however, does not have much document experience in this type of planning work. His primary skill set has been in code. It should be noted that in his prior work experience he was the project Manager for the Riverdale LCI and and Marietta. Gillam Sinharoy a Senior Planner has the most

Reviewer	Score	Reason	Comments
			experience in the ares of initial interest

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	8 pts	Strongly fits desired attribute(s)	Adequate public engagement process that satisfies RFP requirements but lacks innovative outreach techniques.
Al Barnes	10 pts	Strongly fits desired attribute(s)	Submitted examples to reference.
Uneeda Smith-Sellers	10 pts	Strongly fits desired attribute(s)	The Offeror’s proposal demonstrates a strong and comprehensive methodology for conducting meaningful stakeholder and community engagement. The proposed approach meets and exceeds expectations by outlining

Reviewer	Score	Reason	Comments
			effective strategies to engage stakeholders and community members throughout the planning process, promote inclusive participation, gather meaningful feedback, and incorporate input into final recommendations and implementation strategies.
Veronica Green	10 pts	High level of detail in response	The applicant demonstrated capability of creating public engagement that innovative in and interactives this was highlighted in the Mid City Stroll initiative. The type of activities were inclusive and memorable ensuring continued engagement. Additionally the applicant provided examples of traditional public engagement meeting the primary users where they were.

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.55 pts	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

Kimley-Horn - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	24 pts	Strongly fits desired attribute(s)	Extensive municipal planning and engineering experience with numerous redevelopment and downtown planning assignments. Excellent experience across Georgia and nationally.
Al Barnes	25 pts	Well-supported claim(s)	Submitted well supported claims
Uneeda Smith-Sellers	24 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	23 pts	Well-supported claim(s)	Applicant has completed on call planning and small areas studies in comparable communities and has an extensive amount of resources from from the larger corporation.

Reviewer	Score	Reason	Comments
			Comp Planning in Chamblee, Small Areas studies in Gwinett and Peachtree corners mirror the city's needs and vision

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	24 pts	Strongly fits desired attribute(s)	Strong history of corridor studies, downtown planning, and redevelopment planning. Demonstrated experience with implementation-oriented planning efforts comparable to the City's needs.
Al Barnes	20 pts	Well-supported claim(s)	Small area experience was submitted

Reviewer	Score	Reason	Comments
Uneeda Smith-Sellers	23 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience of developing small areas.
Veronica Green	23 pts	High level of detail in response	Gwinnet Place Mall Revitalization, Peachtree Corners Small Area Plan and the Atlanta Small Area Plans have elements that mirror the city's needs. Also has flexibility for transportation studies and economic development plans

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	20 pts	Strongly fits desired attribute(s)	Outstanding multidisciplinary capabilities including planning, transportation, engineering, utilities, economic development, GIS, and implementation.

Reviewer	Score	Reason	Comments
			Comprehensive technical resources exceed project requirements.
Al Barnes	10 pts	Medium level of detail in response	Detail was limited.
Uneeda Smith-Sellers	18 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	15 pts	High level of detail in response	Applicant provided little emphasis on housing strategies

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	15 pts	Meets or exceeds my expectations	Highly experienced senior staff supported by one of the largest

Reviewer	Score	Reason	Comments
			multidisciplinary planning teams in the industry. Excellent organizational depth and project management capacity.
Al Barnes	5 pts	Mostly complete response	Key personnel qualifications were submitted
Uneeda Smith-Sellers	14 pts	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	13 pts	High level of detail in response	Project Manager has extensive experience around the greater Atlanta area, including on call planning, lci, and small area plan as well as transportation planning. Very little focus on housing strategies. Project Director has extensive experience with On-call projects.

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E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	10 pts	High level of detail in response	Comprehensive public engagement process utilizing digital engagement tools, stakeholder outreach, workshops, and community meetings designed to build consensus.
Al Barnes	5 pts	Medium level of detail in response	Proposed community engagement
Uneeda Smith-Sellers	9 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	8 pts	Well-supported claim(s)	Applicant used a data drive approach in conjunction with traditional methodology. Applicant is capable of target public engagement as well as digital platforms.

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	2.95 pts	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

Stockbridge
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Gresham Smith - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	22 pts	Strongly fits desired attribute(s)	Strong planning and transportation portfolio with significant public-sector experience. Proposal demonstrates relevant municipal expertise but less emphasis on transformational downtown planning.
Al Barnes	20 pts	Well-supported claim(s)	Submitted what was requested
Uneeda Smith-Sellers	20 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	20 pts	Strongly fits desired attribute(s)	The applicant provided multiple examples of municipal planning, primarily focusing on transportation planning and comp plans for

Reviewer	Score	Reason	Comments
			comparable size cities. Small area studies are primarily LCI and CID

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	21 pts	Strongly fits desired attribute(s)	Experience includes corridor planning and urban design; however, fewer examples of implementation-focused downtown master plans similar to the City's vision.
Al Barnes	20 pts	Well-supported claim(s)	Submitted what was requested and examples.
Uneeda Smith-Sellers	20 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience of developing small areas.

Reviewer	Score	Reason	Comments
Veronica Green	20 pts	Strongly fits desired attribute(s)	Applicant primarily focuses on LCI and CID work. The applicant does state explicitly layoiut types of policies with vision for the noted studies.

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	19 pts	Strongly fits desired attribute(s)	Highly capable multidisciplinary firm with strengths in planning, landscape architecture, transportation, and design. Excellent technical resources available.
Al Barnes	20 pts	Well-supported claim(s)	Submitted what was requested
Uneeda Smith-Sellers	17 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience in

Reviewer	Score	Reason	Comments
			housing redevelopment with transportation planning and using urban design.
Veronica Green	15 pts	Strongly fits desired attribute(s)	Applicant included a funding plan for Brighton TN, AIso focused on trails plan. Of particular interest is the Hahira Area Traffic Studies which was an analysis of transportation and land use. The applicant did not further explain what makes it unique or succesfful

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	15 pts	High level of detail in response	Outstanding professional staff with extensive qualifications and organizational depth. Project team

Reviewer	Score	Reason	Comments
			demonstrates excellent experience and capacity.
Al Barnes	10 pts	Well-supported claim(s)	Submitted key personnel
Uneeda Smith-Sellers	13 pts	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	13 pts	Strongly fits desired attribute(s)	Applicant has a pool of planners that perform municipal planning however their plans are primarily transportation focused or comp plans. Subcontractors would be utilized for housing and economics and engagement.

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	8 pts	Strongly fits desired attribute(s)	Solid engagement approach utilizing traditional public meetings and stakeholder coordination. Less innovative than several competing proposals.
Al Barnes	10 pts	High level of detail in response	Detail was very good.
Uneeda Smith-Sellers	8 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	7 pts	High level of detail in response	Applicant centers the use of digital tools including surveys, interactive mapping and join local engagement opportunities. Also includes focus groups.

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.25 pts	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

Stockbridge
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Inspire Placemaking Collective, Inc. - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	23 pts	Strongly fits desired attribute(s)	Strong portfolio of downtown revitalization, placemaking, and urban design projects with experience working alongside municipal governments. Slightly fewer large municipal projects than top-ranked firms.
Al Barnes	15 pts	Mostly complete response	Submitted what was required.
Uneeda Smith-Sellers	21 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	23 pts	Well-supported claim(s)	The applicant provided emphasis on small area plans, the creation of toolkits and guidance documents for funding and policies for serval

Reviewer	Score	Reason	Comments
			studies in line with the initial project. It all provided opportunities for public works and economic development to use the contract for tasks such the Downtown Development Authority Strategic Plan for Watkinsville witha focus on sthort term strategies. This very much need to push the needle forward in certain areas in need of revitalization .and Garner, NC Economic Development Plan.

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	24 pts	Strongly fits desired attribute(s)	Demonstrated expertise in neighborhood, downtown, and district planning emphasizing public realm improvements and

Reviewer	Score	Reason	Comments
			placemaking. Portfolio aligns well with City's downtown vision.
Al Barnes	15 pts	Mostly complete response	Has experience developing small areas
Uneeda Smith-Sellers	22 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience of developing small areas.
Veronica Green	23 pts	Well-supported claim(s)	Documented history of small area plan in ga and fl. Including plan with non-tradtional anchors and considerable housing needs.

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	19 pts	Strongly fits desired attribute(s)	Exceptional urban design, visualization, and placemaking

Reviewer	Score	Reason	Comments
			expertise. Team demonstrates innovative approaches to creating vibrant public spaces and community identity.
Al Barnes	10 pts	Mostly complete response	Submitted response.
Uneeda Smith-Sellers	18 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	16 pts	Strongly fits desired attribute(s)	The combination of Croy engineering with direct experience working the city of Stockbridge and projects that allows the contract to be used across departments

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	14 pts	Meets or exceeds my expectations	Experienced leadership team with strong urban design credentials. Smaller organizational depth compared to larger multidisciplinary firms.
Al Barnes	5 pts	Medium level of detail in response	Details were medium/ task orders
Uneeda Smith-Sellers	13 pts	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	10 pts	Strongly fits desired attribute(s)	Project team is diverse and has worked on a variety of projects that would be beneficial to the city. Julia Clark is not list in the organization chart but is expected to be available 55% of the time

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	10 pts	Meets or exceeds my expectations	Outstanding community engagement methodology emphasizing interactive workshops, charrettes, tactical urbanism, and public participation. One of the strongest engagement approaches submitted.
Al Barnes	5 pts	Medium level of detail in response	Medium detail
Uneeda Smith-Sellers	8 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates a proposed methodology for community engagement.
Veronica Green	6 pts	Medium level of detail in response	applicant uses traditional public engagement methods, hybrid meetings, workshops, digital survey and public meeting because the city has lackluster public engagement, we require a more innovative and

Reviewer	Score	Reason	Comments
			comprehensive approach to public engagement

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.3 pts	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

Stockbridge
Where Community Connects

Pond & Company - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	23 pts	High level of detail in response	Strong municipal experience with planning, architecture, engineering, and redevelopment assignments. Good understanding of local government processes.
Al Barnes	25 pts	Well-supported claim(s)	Provided small area planning
Uneeda Smith-Sellers	23 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	23 pts	Meets or exceeds my expectations	Provided an example of tasks and approach to a small area plan. used savannah as an example with clearly defined deliverables

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	22 pts	Strongly fits desired attribute(s)	Relevant experience with corridor studies and redevelopment planning. Portfolio contains fewer signature downtown master plans than higher-ranked firms.
Al Barnes	20 pts	Well-supported claim(s)	Submitted what was asked
Uneeda Smith-Sellers	23 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience of developing small areas.
Veronica Green	21 pts	Strongly fits desired attribute(s)	savannah, cumberland cid, tara blvd lci,

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	18 pts	Strongly fits desired attribute(s)	Well-rounded multidisciplinary capabilities integrating planning, engineering, architecture, and infrastructure planning. Technical approach is comprehensive but less innovative.
Al Barnes	10 pts	Medium level of detail in response	Submitted what was asked
Uneeda Smith-Sellers	19 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	18 pts	High level of detail in response	applicant deconstructed the tasks and approach for small, medium and large plan that allows for the distribution of work and deliverables

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	14 pts	Strongly fits desired attribute(s)	Qualified project team with appropriate experience and organizational resources to complete the work.
Al Barnes	5 pts	Mostly complete response	Qualifications were submitted
Uneeda Smith-Sellers	14 pts	Meets or exceeds my expectations	The Offeror’s proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	10 pts	Strongly fits desired attribute(s)	high availability of project manager, less experience than other project managers for this on call

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	9 pts	Strongly fits desired attribute(s)	Well-developed engagement strategy incorporating public meetings and stakeholder outreach. Less emphasis on creative engagement techniques.
Al Barnes	5 pts	Mostly complete response	Proposed community engagement
Uneeda Smith-Sellers	9 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates a proposed methodology for community engagement.
Veronica Green	9 pts	High level of detail in response	traditional public engagement to be led by the collaborative firm. site visits,walk audis, pop ups, A Project website and dashboard for the project

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.25 pts	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

Spinks Technologies, Inc. - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	12 pts	Medium level of detail in response	Proposal demonstrates limited experience providing comprehensive municipal planning services comparable to the City's requested scope.
Al Barnes	0 pts	Incomplete response	Incomplete
Uneeda Smith-Sellers	21 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	5 pts	Poor level of detail in response	While the applicant provides an innovative approach to planning activities, no examples of are identified and the methodology is unproven.

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	10 pts	Medium level of detail in response	Few examples of downtown planning or Small Area Plan experience were provided.
Al Barnes	0 pts	Incomplete response	Incomplete
Uneeda Smith-Sellers	20 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience of developing small areas.
Veronica Green	5 pts	Doesn't meet my expectations	Applicant provides no examples of previous work experience or success

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	12 pts	Partially fits desired attributes	Proposal demonstrates technical capabilities in select areas but lacks the multidisciplinary planning expertise required for this contract.
Al Barnes	0 pts	Incomplete response	Incomplete
Uneeda Smith-Sellers	17 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	5 pts	Doesn't meet my expectations	applicant has experience in maritime and military initiatives and seeks to test AI in municipal planning.

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	11 pts	High level of detail in response	Project team possesses relevant professional qualifications but limited demonstrated experience with comparable municipal planning assignments.
Al Barnes	0 pts	Incomplete response	Incomplete
Uneeda Smith-Sellers	12 pts	Meets or exceeds my expectations	The Offeror’s proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	5 pts	Partially meets my expectations	While AI led may be able to complete task orders the methodology is largely untried and cannot guarantee accuracy

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	7 pts	High level of detail in response	Public engagement methodology meets minimum requirements but lacks detail and innovation compared to competing firms.
Al Barnes	0 pts	Incomplete response	Incomplete
Uneeda Smith-Sellers	8 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates a proposed methodology for community engagement.
Veronica Green	7 pts	Meets or exceeds my expectations	materials would be developed in AI with the principle facilitating traditional methods of public engagement

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.75 pts	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

Stockbridge
Where Community Connects

SEAS Community Partners - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	20 pts	Well-supported claim(s)	Relevant planning experience with emphasis on community development and stakeholder engagement. Municipal planning portfolio is more limited than higher-ranked firms.
Al Barnes	10 pts	Partially meets my expectations	Submitted what was required
Uneeda Smith-Sellers	21 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	13 pts	Partially meets my expectations	Applicant did not provide direct examples of municipal planning initiatives such as a CID, LCI or CTP.

Stockbridge
Where Community Connects

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	20 pts	Well-supported claim(s)	Experience includes neighborhood planning and community-based planning initiatives but fewer comprehensive downtown planning projects.
Al Barnes	10 pts	Partially meets my expectations	Submitted medium level response
Uneeda Smith-Sellers	22 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience of developing small areas.
Veronica Green	8 pts	Doesn't meet my expectations	Applicant failed to provide examples of small area studies, corridor studies. It does include previous experience with the City of Stockbridge in public engagement

Stockbridge
Where Community Connects

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	16 pts	Well-supported claim(s)	Team demonstrates strengths in community planning and engagement but offers less depth in urban design and implementation planning.
Al Barnes	5 pts	Poor level of detail in response	Submitted what was requested
Uneeda Smith-Sellers	18 pts	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	7 pts	Partially fits desired attributes	No examples provided to demonstrate work experience

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	13 pts	Well-supported claim(s)	Qualified staff with relevant experience appropriate for smaller planning assignments.
Al Barnes	5 pts	Medium level of detail in response	Response was basic
Uneeda Smith-Sellers	13 pts	Meets or exceeds my expectations	The Offeror’s proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	0 pts	Incomplete response	No organizational chart or list of project team members and experience included

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	9 pts	Well-supported claim(s)	Strong emphasis on inclusive public participation and community

Reviewer	Score	Reason	Comments
			outreach throughout the planning process.
Al Barnes	0 pts	Poor level of detail in response	Poor level
Uneeda Smith-Sellers	8 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	7 pts	Meets or exceeds my expectations	traditional public engagement methods.

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	4.4 pts	Other	Cost score represents the average of the individual evaluator cost

Reviewer	Score	Reason	Comments
			scores as calculated by Procurement.

PROPOSAL LETTER

We propose to furnish and deliver all the services named in the attached Request for Proposal (RFP). The price or prices offered herein shall apply for the period stated in the RFP.

We further agree to strictly abide by all the terms and conditions contained in the City of Stockbridge Procurement Manual as modified by any attached special terms and conditions, all of which are made a part hereof. Any exceptions are noted in writing and included in this proposal.

It is understood and agreed that this statement of Proposal and proposal constitutes an offer, which, when accepted in writing by the Procurement Office, City of Stockbridge, and subject to the terms and conditions of such acceptance, will constitute a valid and binding contract between the undersigned and the City of Stockbridge.

It is understood and agreed that we have read the City's specifications shown or referenced in the RFP and that this statement is made in accordance with the provisions of such specifications. By our written signature on this proposal, we guarantee and certify that all items included in this statement meet or exceed all such City specifications. We further agree, if awarded a contract, to deliver goods and services that meet or exceed the specifications. The City of Stockbridge reserves the right to reject any or all offers, waive technicalities and informalities, and to make an award in the best interest of the city.

It is understood and agreed that this statement of Proposal and proposal shall be valid and held open for a period of one hundred twenty (120) days from the opening date.

PROPOSAL SIGNATURE AND CERTIFICATION

(Proposer to sign and return)

I certify that this offer is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal for the same materials, supplies, equipment, or services and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of State and Federal Law and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of the proposal and certify that I am authorized to sign this proposal for the proposer. I further certify that the provisions of the Official Code of Georgia Annotated, Sections 45-10-20 et. seq. have not been violated and will not be violated in any respect.

Authorized Signature _____ Date **May 26, 2026**

Print/Type Name **Adam Williamson, Principal**

Print/Type Company Name Here **TSW**

Email **awilliamson@tsw-design.com**

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF AN ON-CALL PROFESSIONAL PLANNING SERVICES CONTRACT WITH TSW DESIGN, INC. PURSUANT TO RFP 2026-0009 FOR THE COMPLETION OF SMALL AREA STUDIES, THE ADVANCEMENT OF LONG-RANGE PLANNING INITIATIVES, THE DEVELOPMENT OF FUTURE COMPREHENSIVE PLAN UPDATES, AND THE PROVISION OF RELATED PROFESSIONAL PLANNING SERVICES; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic vitality to meet the needs of residents; and

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the City of Stockbridge is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the City of Stockbridge seeks to provide timely and effective professional planning services to support current planning, long-range planning, zoning administration, community development initiatives, small area studies, economic development efforts, housing analyses, urban design projects, and related planning activities; and

WHEREAS, the City issued Request for Proposals (RFP) No. 2026-0009 for On-Call Professional Planning Services in accordance with the City's procurement policies and procedures; and

WHEREAS, the solicitation was publicly advertised, questions were addressed through an official addendum process, and nine (9) proposals were received by the established deadline; and

THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS,

SECTION 1. Approval of Contract. The Mayor and City Council hereby approve the award of RFP 2026-0009 for On-Call Professional Planning Services to TSW Design, Inc., having received the highest evaluation score of 93.95 points.

SECTION 2. Authorization to Execute Contract. The Mayor is hereby authorized to execute an On-Call Professional Planning Services Contract with TSW Design, Inc., together with any related documents necessary to effectuate the intent of this Resolution, subject to approval as to form by the City Attorney.

SECTION 3. Intention of the Governing Body. It is the intention of the governing body, and it is hereby resolved that the provisions of this Resolution shall be carried out in accordance with the intent expressed herein.

SECTION 4. Severability. In the event that any section, subsection, sentence, clause, or phrase of this Resolution is declared invalid, the remaining portions shall remain in full force and effect.

SECTION 5. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Resolution.

SECTION 6. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents necessary to effectuate this Resolution.

SECTION 7. Repeal of Conflicting Provisions. Except as otherwise provided herein, all resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

SECTION 8. Authority to Amend. The City Attorney is granted the authority to amend or correct this Resolution, with the express consent of the City Council, to reflect the intent of the Council and ensure compliance with applicable laws.

SECTION 9. Effective Date. This Resolution shall become effective immediately upon adoption.

SO RESOLVED this _____ day of _____, 2026.

_____
Jayden Williams, Mayor

ATTEST:

_____ (SEAL)
Cassandra Lester, Interim City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

RFP No. 2026-00009

On-Call Professional Planning Services

05/18/2026

4640 N. Henry Boulevard, Levi Conference Room, Stockbridge, Georgia

30281

PROPOSAL DUE DATE:

Wednesday, June 17th at 2 PM EST.

Proposals shall only be accepted online through the Bonfire Portal at:

Bonfire Portal

Any proposal submitted in any other format (email, paper, fax, mail, etc.) will not be accepted.

Instructions to Offerors:

1. The City of Stockbridge is soliciting proposals from qualified firms to provide professional planning services on an on-call, as-needed basis. This solicitation does not guarantee a minimum amount of work. Services will be authorized on an as-needed, task-order basis at the City's sole discretion.
2. From issuance of this RFP until award, Offerors shall not contact any City employee, official, or elected representative regarding this solicitation except through the designated procurement contract. For this reason, only clarifying procedural questions are accepted during the Q&A Opportunity as indicated in number two (2) below.
3. All questions or requests for clarification must be sent via Bonfire under Message - Opportunity Q&A:
4. Questions are due no later than **Monday, June 8th by 5 PM EST** Questions received after this date and time will not be answered.
5. Questions and clarifications will be answered in the form of an addendum. Any addenda, schedule changes, and other important information regarding the solicitation related to this solicitation will be posted on the Bonfire website at the Bonfire Portal and it is the Offeror's responsibility to check the Bonfire portal for any addenda or other communications related to this solicitation. Proposals shall be submitted electronically through the Bonfire Portal only. Proposals submitted by any other means shall be deemed non-responsive and rejected.
6. The City of Stockbridge reserves the right to reject all proposals and to waive technicalities and informalities, and to make award in the best interest of the City of Stockbridge.
7. The City of Stockbridge is not responsible for any technical difficulties. It is highly recommended that all potential contractors submit their proposals prior to the due date of this solicitation.
8. **Cost proposal must be submitted in a separate document. Do not include your pricing information in any other section of your RFP submittals.**

PROPOSAL LETTER

We propose to furnish and deliver all the services named in the attached Request for Proposal (RFP). The price or prices offered herein shall apply for the period stated in the RFP.

We further agree to strictly abide by all the terms and conditions contained in the City of Stockbridge Procurement Manual as modified by any attached special terms and conditions, all of which are made a part hereof. Any exceptions are noted in writing and included in this proposal.

It is understood and agreed that this statement of Proposal and proposal constitutes an offer, which, when accepted in writing by the Procurement Office, City of Stockbridge, and subject to the terms and conditions of such acceptance, will constitute a valid and binding contract between the undersigned and the City of Stockbridge.

It is understood and agreed that we have read the City's specifications shown or referenced in the RFP and that this statement is made in accordance with the provisions of such specifications. By our written signature on this proposal, we guarantee and certify that all items included in this statement meet or exceed all such City specifications. We further agree, if awarded a contract, to deliver goods and services that meet or exceed the specifications. The City of Stockbridge reserves the right to reject any or all offers, waive technicalities and informalities, and to make an award in the best interest of the city.

It is understood and agreed that this statement of Proposal and proposal shall be valid and held open for a period of one hundred twenty (120) days from the opening date.

PROPOSAL SIGNATURE AND CERTIFICATION

(Proposer to sign and return)

I certify that this offer is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal for the same materials, supplies, equipment, or services and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of State and Federal Law and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of the proposal and certify that I am authorized to sign this proposal for the proposer. I further certify that the provisions of the Official Code of Georgia Annotated, Sections 45-10-20 et. seq. have not been violated and will not be violated in any respect.

Authorized Signature_____ Date_____

Print/Type Name_____

Print/Type Company Name Here_____

Email _____

EXHIBIT A

General Conditions

This CONTRACT made and entered into this ____ day of _____, 2026 by and between the City of Stockbridge, (Party of the First Part, hereinafter called the "City"), and_____. Party of the Second Part, hereinafter called the "Service Provider" or "Contractor").

NOW THEREFORE, for and in consideration of the mutual promises and obligations contained herein and under the conditions hereinafter set forth, the parties do hereby agree as follows:

1. TERMS:

This Agreement shall be effective upon its execution (the "Effective Date"). The services to be performed under this Contract shall commence upon the date stated in the notice to proceed letter. This Contract shall terminate absolutely and without further obligation on the part of the City on December 31, 2026, and each December 31 of each succeeding and renewed year, as required by O.C.G.A. §36-60-13, as amended, unless terminated earlier in accordance with the provisions of this Contract.

OPTIONAL RENEWALS:

This Contract may be renewed at the sole discretion of the City for four (4) additional twelve-month terms, upon the same terms and conditions, as provided for in this Contract, unless terminated by the City, by notice to the service provider, or termination and non-renewal by December 31 of the Contract year.

Upon each renewal option, the contractor shall provide the City with updated contact information for the designated person responsible for overseeing the work. This information must include their name, telephone number, email address, cell phone number, and contact information for their immediate supervisor.

2. ATTACHMENTS:

The following documents are attached and are specifically incorporated herein by reference; and, along with this Contract and the General Conditions attached as Exhibit A, encompass all of the

Contract documents:

RFP (Instructions + Evaluation)

Exhibit A – General Conditions

Exhibit B – Scope of Work

Exhibit C – SAP Criteria / RFP Documents

Exhibit D- E-Verify

Exhibit E- Drug-free Workplace

Exhibit F- Purchasing Policy Addition

Exhibit G- City Public Benefit Application

Exhibit H- References

Exhibit I- Cost Proposal

3. PERFORMANCE:

Service Provider agrees to furnish all skill and labor of every description necessary to carry out or to perform the services in accordance with the Contract Documents (the "Work").

4. PRICE:

The City agrees to pay the Service Provider following receipt by the City of a detailed invoice reflecting the actual work performed by the Service Provider, provided, however, the Service Provider guarantees that the maximum price for materials, labor, and expenses shall be the amount reflected in Exhibit J.

5. INDEMNIFICATION AND HOLD HARMLESS:

[See Section 13 of Exhibit A. --- General Conditions]

Service Provider further agrees to protect, defend, indemnify, and hold harmless the CITY, its council members, officers, agents, and employees from and against any and all claims or liability for compensation under the Worker's Compensation Act arising out of injuries sustained by any employee or subcontractor of the Service Provider, as allowed under the law.

6. TERMINATION FOR CAUSE:

The City may terminate this Contract for cause upon ten (10) days' prior written notice to the Service Provider of the Service Provider's default in the performance of any term of this Contract. Such termination shall be without prejudice to any City's rights or remedies provided by law.

7. TERMINATION FOR CONVENIENCE:

The City may terminate this Contract for its convenience at any time upon (30) days' written notice to the Service Provider. In the event of the City's termination of this Contract for convenience, the Service Provider will be paid for those services actually performed. Partially

completed performance of the Contract will be compensated based upon a signed statement of completion to be submitted by the Service Provider, who shall itemize each element of performance.

8. TERMINATION FOR FUND APPROPRIATION:

The City may unilaterally terminate this Contract due to lack of funding at any time by written notice to the Service Provider. In the event of the City's termination of this Contract for fund appropriation, the Service Provider will be paid for those services actually performed. Partially completed performance of the Contract will be compensated based upon a signed statement of completion to be submitted by the Service Provider, which shall itemize each element of performance.

9. CONTRACT NOT TO DISCRIMINATE:

During the performance of this Contract, the Service Provider will not discriminate against any employee or applicant for employment because of race, creed, color, sex, national origin, age, or disability, which does not preclude the applicant or employee from performing the essential functions of the position. The Service Provider will also, in all solicitations or advertisements for employees placed by qualified applicants, consider the same without regard to race, creed, color, sex, national origin, age, or disability, which does not preclude the applicant from performing the essential functions of the job. The Service Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provision will be binding upon each subservice provider for standard commercial supplies of raw materials.

10. ASSIGNMENT:

The Service Provider shall not sublet, assign, transfer, pledge, convey, sell, or otherwise dispose of the whole or any part of this Contract or his right, title, or interest therein to any person, firm, or corporation without the previous consent of the City in writing.

11. WAIVER:

A waiver by either party of any breach of any provision, term, covenant, or condition of this Contract shall not be deemed a waiver of any subsequent breach of the same or any other provision, term, covenant, or condition.

12. SEVERABILITY:

The parties agree that each of the provisions included in this Contract is separate, distinct, and severable

from the other and remaining provisions of this Contract, and that the invalidity of any Contract provision shall not affect the validity of any other provision or provisions of this Contract.

13. GOVERNING LAW:

The parties agree that this Contract shall be governed and construed in accordance with the laws of the State of Georgia. This Contract has been signed in Henry County, Georgia.

14. MERGER CLAUSE:

The parties agree that the terms of this Contract include the entire Contract between the parties, and as such, shall exclusively bind the parties. No other representations, either oral or written, may be used to contradict the terms of this Contract.

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized agents, have caused this CONTRACT to be signed, sealed, and delivered.

Signatures on the following page

EXHIBIT A
General Conditions

STOCKBRIDGE, GEORGIA

By: _____ Jayden Williams
Mayor, City of Stockbridge, Georgia

ATTEST: _____
Cassandra
Lester
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

SERVICE PROVIDER:

Signature_____ Date _____

Print Name_____

Print Title _____

ATTEST:

Date _____

_____
Signature

Print Name_____

Print Title _____

EXHIBIT A
General Conditions

Instructions to Offerors

1. Proposal Submission

Proposals shall be submitted electronically through the City's designated Bonfire Portal no later than the date and time specified in this Request for Proposals. Proposals submitted by any other means, including email or hard copy, shall be deemed non-responsive and rejected.

It is the sole responsibility of the Offeror to ensure timely submission. Late proposals will not be accepted under any circumstances.

2. Pre-Proposal Conference

A pre-proposal conference may be conducted at the City's discretion. Attendance is optional unless otherwise stated. Information provided at any pre-proposal conference shall not be binding unless issued by written addendum.

3. Questions and Clarifications

All questions regarding this solicitation shall be submitted in writing through the Bonfire Portal by the deadline established in the procurement schedule.

Responses to questions will be issued by written addendum only. Offerors shall not rely on verbal responses or information obtained outside the formal question-and-answer process.

4. Communications Restrictions

From the issuance of this RFP until contract award, Offerors shall not contact any City employee, official, or elected representative regarding this solicitation except through the designated procurement contact identified herein.

Unauthorized contact may result in disqualification of the Offeror's proposal.

5. Addenda

Any changes to this RFP shall be made by written addendum issued through the Bonfire Portal. It is the responsibility of each Offeror to monitor the portal for addenda and acknowledge receipt as required.

6. Proposal Evaluation and Award

Proposals will be evaluated based on the criteria set forth in this RFP. Award will be made to the offeror determined to provide the best overall value to the City, considering qualifications, experience, technical approach, and cost. The City is not obligated to award a contract to the lowest-priced Offeror.

7. No Guarantee of Work

This solicitation is for on-call professional services. The City does not guarantee a minimum amount of work or the issuance of any task orders. Services will be authorized on an as-needed basis at the City's sole discretion.

8. City's Reservation of Rights

The City reserves the right to:

- Reject any or all proposals.
- Waive minor irregularities or informalities.
- Request clarification or additional information from Offerors.
- Cancel this solicitation in whole or in part.
- Negotiate with the highest-ranking offeror if deemed in the City's best interest.

9. Costs of Proposal Preparation

All costs incurred by Offerors in the preparation and submission of proposals shall be borne solely by the Offeror. The City shall not be responsible for any such costs.

10. Acceptance of Terms

Submission of a proposal constitutes acceptance of the terms, conditions, and procedures contained in this RFP, including the protest procedures set forth herein.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

1. SCOPE OF WORK

The Contract will be to provide services to the City in accordance with the Contract Documents. All work shall be performed in accordance with the Scope of Services attached hereto as Exhibit B

2. REGULATIONS

2.1 The Service Provider shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations pertaining to the performance of the work specified herein.

2.2 The Service Provider shall obtain all permits, licenses, and certificates, or any such approvals of plans or specifications as may be required by Federal, State, and local laws, ordinances, rules, and regulations, for the proper execution of the work specified herein.

2.3 During the performance of this Contract, the Service Provider shall keep current and, if requested by the City, provide copies of any and all licenses, registrations, or permits required by applicable governing agencies. The Service Provider shall keep a copy of any and all licenses, registrations, and permits on the job site while performing the Contract work.

2.4 The Service Provider will comply with the City of Stockbridge's purchasing policies.

2.5 Service Provider will complete all work in accordance with all applicable legal requirements, including but not limited to O.C.G.A. § 50-5-63, as applicable.

3. SERVICE PROVIDER'S PERSONNEL

3.1 The Service Provider will abide by all State and Federal regulations on wages and hours of an employee dealing with the employment relationship between the Service Provider and its subsidiaries or related parties and its employees, including but not limited to the Federal National Labor Relations Act, the Federal Fair Labor Standards Act, the Federal Civil Rights Act of 1964, as amended, and the Americans with Disabilities Act.

3.2 The Service Provider shall require all prospective employees to show proof of citizenship, or proof from the United States Immigration and Naturalization Service of valid entry permits and/or work permits for legal aliens, and proof that such legal aliens are eligible to be employed in the United States. This includes any requirement for participation in the DHS E-Verify or SAVE program.

3.3 The Service Provider shall transfer promptly from the City any employee or employees

that the City advises are not satisfactory and replace such personnel with employees satisfactory to the City; but in no event shall the City be responsible for monitoring or assessing the suitability of any employee or agent of the Service Provider.

3.4 The Service Provider's employees shall be instructed that no gratuities shall be solicited or accepted for any reason whatsoever from the tenants, customers, or other persons at the City.

3.5 Designation of Supervisor-the Service Provider shall designate an experienced Supervisor ("Supervisor") acceptable to the City for all purposes related to the work. The initial Supervisor shall be (TBD).

3.5.1 The Supervisor shall be fully responsible for the Service Provider meeting all of its obligations under this Contract. The Supervisor shall provide the City with an appropriate status report on the project's progress. Supervisor and the City, but the final required times will be the City's discretion.

3.5.2 In the event that the designated Supervisor terminates employment with the Service Provider or is requested by the City to be removed from the role of Supervisor (as provided in Section 3.5), the position shall be assumed by an individual with equivalent qualifications, experience, and knowledge. Such replacement shall require the City's prior approval.

3.6 The process by which the service provider requests the removal of a team member from the project. If a Service Provider replaces a proposed team member, the Service Provider shall replace that team member with a similarly experienced team member. The City reserves the right to accept or reject any proposed or replacement team member, with or without cause, at any time during the project.

4. PERFORMANCE REQUIREMENTS

4.1 The Service Provider shall perform all of its obligations and functions under the Contract in accordance with the Contract specifications and industry standards. The Service Provider shall adjust and coordinate its activities to the needs and requirements of the City and perform its activities so as not to annoy, disturb, endanger, unreasonably interfere with or delay the operations or activities of the City.

4.2 The Service Provider's personnel shall perform work in compliance with all Federal, State, and City of Stockbridge regulations.

4.3 Any work required beyond that which is specified herein shall be reported in advance to the City. At no time shall work beyond the scope be performed without prior written authorization from the City.

5. CONFIDENTIAL INFORMATION

5.1 In the course of performing the Contract work, the Service Provider may gain access to security-sensitive and other sensitive information of the City.

5.2 The Service Provider agrees to hold all City data and information in confidence and to make such information known only to its employees and subcontracts who have a legitimate need to know such information and only after advising such persons of the Service Provider's non-disclosure obligations.

5.3 The Service Provider shall seek the City's prior written consent before using for any purpose other than the fulfillment of the Service Provider's obligations hereunder, or before releasing, disclosing, or otherwise making such information available to any other person.

5.4 The Service Provider shall employ such practices and take such actions to protect the City's information from unauthorized use or disclosure as the Service Provider employs and takes to protect its own information, but in no event shall the Service Provider use less than reasonable efforts to protect the City's information.

5.5 The provisions of this Section shall survive the expiration or earlier termination of the Contract.

6. COMPENSATION – INVOICE AND PAYMENT FOR SERVICES

6.1 The City shall pay the Service Provider, subject to any authorized deductions, the applicable prices set forth for each service authorized by the City, and actually delivered or performed, as the case may be, by the Service Provider to the satisfaction and acceptance, as appropriate, of the City. The timing of such payments shall be as set forth below in the Section.

6.2 The Service Provider shall deliver to the City approval and acceptance, and before eligible for final payment of any amounts due, all documents and material prepared by the Service Provider for the City under this Contract.

6.3 The City shall pay the undisputed amount of the Service Provider's invoice, as it may be

reduced to reflect unsubstantiated or unsatisfactory service. Items in dispute shall be paid upon the resolution of the dispute. No verification or payment of any amounts invoiced shall preclude the City from recovering any money paid in excess of that due under the terms of this Contract.

6.4 The Service Provider shall submit all invoices with purchase order number to: City of Stockbridge, GA, Accounts Payable, 4640 N. Henry Blvd Stockbridge, GA. 30281.

6.5 The Service Provider will agree to comply with the City of Stockbridge's Financial Policies and Purchasing Policy, to the extent applicable.

6.6 The Service Provider agrees that the compensation provided herein shall be full and final settlement of all claims arising against Stockbridge for work done, materials furnished, costs incurred or otherwise arising out of this contract and shall release the City from any and all further claims related to the payment for services and materials furnished in connection with this Agreement.

6.7 The Service Provider shall obtain and keep current all licenses, permits and authorizations, whether municipal, county, state or deferral, required for the performance of its obligations and functions hereunder and shall pay promptly when due all fees therefore.

6.8 The Service Provider shall abide by all applicable state and federal regulations pertaining to wages and hours of an employees; including but not limited to the Service Provider's compliance with requirements of O.C.G.A. 13-10-91 AND Rule 300-104-1-.02.

7. SERVICE PROVIDER'S LIABILITY

The Service Provider shall be responsible for the prompt payment of any fines imposed on the city or the Service Provider by any other federal, state or local governmental agency as a result of the Service Provider's, or its subcontractor's (or the officers' directors', employees' or agents' of either), failure to comply with the requirements of any law or any governmental agency rule, regulation, order or permit. The liability of the Service Provider under this Section 11 is in addition to and in no way a limitation upon any other liabilities and responsibilities which may be imposed by applicable law or by the indemnification provision of Section 12 hereof, and such liability shall survive the expiration or earlier termination of this Contract.

8. INDEMNIFICATION AND INSURANCE

8.1 In addition to indemnification provisions stated above, if the City's use of any service or

other items provided by or on behalf of the Service Provider is enjoined due to infringement of another person or entity's intellectual property rights, the Service Provider shall promptly, at its sole cost and expense, modify the infringing item so that it no longer infringes, procure for the City the legal right to continue using the infringing item, or procure for the City a non-infringing item, or procure for the City a non-infringing replacement item having equal or greater functional capabilities as the infringing item.

8.2 Insurance

8.2.1 General Liability and Automobile Liability. The Service Provider shall purchase and maintain in force during the term of the Contract, at its own cost and expense, to protect the Service Provider, the City, and the members (including, without limitation, all members of the governing City's Council and the citizens' advisory committees of each), officers agents, and employees of each, from and against any and all liabilities arising out of or in connection with the Service Provider's performance of the Contract work:

(1) Commercial general liability insurance with coverage of not less than ONE MILLION DOLLARS ($1,000,000.00) combined single limit per occurrence, and with contractual liability coverage for Service Provider's covenants to and indemnification of the City under the Contract, and

(2) Automobile liability insurance with policy limits of not less than ONE MILLION DOLLORS ($1,000,000.00) combined single limit per accident or occurrence covering each motor vehicle operated on City property.

8.2.1.1 Self-Insured Retention. Service Provider's commercial general liability insurance policies shall not be subject to a self-insured retention exceeding $10,000, if the value of the Contract is less than $1,000,000, and not be subject to a self-insured retention exceeding $100,000, if the Contract is $1,000,000 or more, unless approved by the City Manager. Service Provider's automobile liability insurance policies shall not be subject to a self-insured retention exceeding $10,000, unless approved by the City Manager.

8.2.1.2 Additional Insured Endorsement. Service Provider agrees and shall cause

the City their member (including, without limitation, members of the City's Council and members of the citizens' advisory committees of each), officers, employees, and agents to be named as additional insured under such policy or policies of commercial general and automobile liability insurance.

12.7.1.2 Workers' Compensation and Employer's Liability. If Service Provider has any employee working on City property, Service Provider shall procure and maintain in force during the term of the Contract (i) workers' compensation insurance, and (ii) employer's liability insurance. The policy limits of the Service Provider's employer's liability insurance shall not be less than $100,000 for "each employee." If the Service Provider is self-insured, the Service Provider shall provide proof of self-insurance and authorization to self-insure as required by applicable state laws and regulations.

12.7.1.3 Professional Liability Insurance. The Service Provider shall purchase and maintain in force during the term of the Contract, Professional Liability insurance which will pay for damages arising out of errors or omissions in the rendering, or failure to render professional services under the Contract in the amount of at least ONE MILLION DOLLARS ($1,000,000.00) per claim. Such insurance must include nose and tail coverage for work performed by the Service Provider from the project's inception date until the Statute of Limitations has run for the work done on the project.

12.7.4 Health Insurance. Not applicable.

12.7.5 Garage Liability Insurance. Not applicable.

12.7.6 Garage Keeper's Legal Liability Insurance. Not applicable.

12.7.7 Crime Coverage. Not applicable.

12.7.8 Deductibles. The Service Provider's policies of insurance required by this Section 12.7may require the Service Provider's payment of a deductible, provided the Service Provider's insurer is required to pay claims from the first dollar at 110% of the claim value without any requirement that the Service Provider pay the deductible prior to its insurer's payment of the claim.

12.7.9 Other Insurance Requirements. All insurance policies required by this Section 12.7 shall provide that they are primary insurance with respect to any other valid insurance the City may possess, and that any other insurance the City does possess shall

be considered excess insurance only. All such insurance shall be carried with a company or companies which meet the requirements of Section 13.2 of these General Conditions and said policies shall be in a form satisfactory to the City. A properly completed and executed Certificate of Insurance on a form provided or approved by the City (such as a current ACORD certificate of insurance) evidencing the insurance coverage required by this Section shall be furnished to the City upon the Service Provider shall provide the City with at least thirty (30) days' prior written notice of any adverse material change in the Service Provider's required insurance coverage except that ten (10) days' notice of cancellation for non-payment is required. For purposes of this Section 12.7.10, and "adverse material change" shall mean any reduction in the limits of the insurer's liability, any reduction, non-renewal or cancellation of any insurance coverage, or any increase in the Service Provider's self-insured retention. Prior to the expiration of any such policy, the Service Provider shall file with the City a certificate of insurance showing that such insurance coverage has been renewed. If the insurance coverage is canceled or reduced, the Service Provider shall, within five (5) days after such cancellation or reduction in coverage, file with the City a certificate showing that the required insurance has been reinstated or provided through another insurance company or companies approved by the City. If the Service Provider fails to obtain or have such insurance reinstated, the City may, if it so elects, and without waiving any other remedy it may have against the Service Provider, immediately terminate this Contract upon written notice to the Service Provider. The City Manager shall have the right to alter the monetary limits or coverage herein specified from time to time during the term of this Contract, and the Service Provider shall comply with all reasonable requests of the City Manager with respect thereto.

9. LIABILITY INSURANCE

9.1 N/A

9.2 Liability Insurance Companies furnishing insurance coverage required by these General Conditions shall (a) be approved to issue insurance policies in the State of Georgia, and (b) must have no less that a "B+" Financial Rating and a Financial Size Category of "Class VI" or higher according to the most current edition of A.M. Best's Insurance Reports. If the liability insurer is rated by A.M. Best's Insurance Reports at an "A- Financial Rating and a Financial Size Category of "Class VIII" or higher that the City

Manager may waive the requirement for the insurer to be approved by the State of Georgia.

10. CONTRACT ADJUSTMENTS

10.1 Notwithstanding any provision herein to the contrary, the City reserves the right to modify at any time the nature, method, scope, frequency, or timing of the Service Provider's obligations under this Contract (Contract Adjustments) in whatever manner it determines to be reasonably necessary for the proper completion of the Service Provider's work hereunder. Both parties agree that, should any Contract Adjustments be made, the Service Provider's compensation will be adjusted accordingly, in such amount or amounts as will be mutually agreed to by means of good faith negotiation by the City and Service Provider and, to the extent possible, by reference to any unit costs already established in the Proposal. Without exception, all deletion or additions to the scope of work will be set forth in a written Amendment to this Contract.

10.2 Notwithstanding the foregoing, the City shall have the right to terminate this Contract herein should the Service Provider and the City fail to reach agreement on the adjusted compensation within thirty (30) days after the date of the Contract Adjustment.

10.3 Notwithstanding the foregoing, there shall be no upward adjustment of the compensation on account of any Contract Adjustment made necessary or appropriate as a result of the mismanagement, improper act, or other failure of the Service Provider, its employees, agents, or its subcontractors to properly perform its obligations and functions under this Contract.

11. DEFAULT AND TERMINATION

11.1 In the event that:

11.1.1 the Service Provider shall fail to keep, perform or observe any of the promises, covenants or agreements set forth in this Contract (provided that notice of the first failure shall have been given to the Service Provider, but whether or not the Service Provider shall have remedied any such failure); or

11.1.2 the Service Provider shall fail to keep, perform or observe any promise, covenant, or agreement set forth in this Contract, and such failure shall continue for a period of more than five (5) days after delivery to the Service Provider of a written notice of such breach or default; or

11.1.3 the Service Provider shall become insolvent, or shall take the benefit of any

present or future insolvency statute, or shall make a general assignment for the benefit of creditor, or file a voluntary petition in bankruptcy or a petition or answer seeking an arrangement for its reorganization, or the readjustment of its indebtedness under the Federal Bankruptcy laws, or under any other law or statute of the United States or any State thereof, or shall consent to the appointment of a receiver, trustee or liquidator of all or substantially all of its property; or

11.1.4 the Service Provider shall have a petition under any part of the Federal Bankruptcy laws, or an action under any present or future insolvency laws or statute filed against it, which petition is not dismissed within thirty (30) days after the filing thereof; or

11.1.5 there is any assignment by the Service Provider of this Contract or any of the Service Provider's rights and obligations hereunder for which the City has not consented in writing; or

11.1.6 the Service Provider shall default on any other agreement entered into by and between Service Provider and the City, then, in its discretion, the City shall have the right to terminate this Contract for default, which termination shall be effective upon delivery of written notice of such termination to the Service Provider. In the event that the City terminates this Contract for default, or the Service Provider abandons or wrongfully terminates the Contract, the Service Provider shall be paid for compensation earned to the date of termination or abandonment (but the City shall have the right to reduce by off-set any amounts owed to the Service Provider hereunder or under any other Contract or obligation by the amount of the City's damages and any amounts owed by the Service Provider to the City), but the Service Provider shall not be compensated for any profits earned or claimed after the receipt of the City's notice of termination by default or after abandonment or wrongful termination. The City's election to terminate or not to terminate this Contract in part or whole for the Service Provider's default shall in no way be construed to limit the City's right to pursue and exercise any other right or remedy available to it pursuant to the terms of the Contract or otherwise provided by law or equity.

11.2 Notwithstanding anything else herein contained, the City may terminate this Contract in whole or in part at any time for its convenience by giving the Service

Provider thirty (30) days written notice. In that event, the Service Provider shall proceed to complete any part of the work, as directed by the City, and shall settle all its claims and obligations under the Contract, as directed by the City. The Service Provider shall be compensated by the City in accordance with the provisions hereof, including in particular Section 2 of these General Conditions, provided, however, that in no event shall Service Provider be entitled to compensation for work not performed or for anticipatory profits. Service Provider shall justify its claims, as requested by the City, with accurate records and data.

11.3 Bankruptcy and Liquidation – In the event the Service Provider (1) makes an assignment for the benefit of creditors, or petition or apply to any tribunal for the appointment pf a custodian, receiver, or trustee for all or a substantial part of its assts; (2) commences any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution, or liquidation law or statute of any jurisdiction whether now or hereafter in effect; (3) has had any such petition or application filed or any such proceeding commenced against it in which an order for relief is entered or an adjudication or appointment is made, and which remains undismissed for a period of sixty(60) days or more; (4) takes any corporate action indicating its consent to, approval of, or acquiescence in any such petition, application, proceeding, or order for relief or the appointment of a custodian, receiver, or trustee for all or substantial part of its assets; or (5) permits any such custodianship, receivership, or trusteeship to continue undischarged for a period of sixty (60) days or more causing the Service Provider or any third party, including, without limitation, a trustee in bankruptcy, to be empowered under state or federal law to reject this Contract or any agreement supplementary hereto, the City shall have the following rights:

(i) In the event of rejection of this Contract or any agreement supplementary hereto, the City may elect to retain its rights under this Contract or any agreement supplementary hereto as provided in Section 365(n) of the Bankruptcy Code.

Upon written request of the City to, as applicable, the Service Provider or the bankruptcy trustee or receiver. The Service Provider or such bankruptcy trustee or receiver shall not interfere with the rights of the City as licensee as provided in

this Contract or in any agreement supplementary hereto to obtain the Material(s) form the bankruptcy trustee and shall, if requested, cause a copy of such Material (s) to be available to the City.

12. In the event of rejection of this Contract or any agreement supplementary hereto, the City may elect to retain its rights under this Contract or any agreement supplementary hereto as provided in the Bankruptcy Code without prejudice to any of its rights of setoff with respect to this Contract under the Bankruptcy Code or applicable non-bankruptcy law; or In the event of a rejection of this Contract or any agreement supplementary hereto, the City may retain its rights under this Contract or any agreement supplementary hereto as provided in the Bankruptcy Code without prejudice to any of its right under the Bankruptcy Code. CITY'S AUTHORIZED REPRESENTATIVE

During the term of this Contract, the City Manager designee may from time to time designate an individual to serve as the City's Authorized Representative (CAR) and an Assistant CAR designated to serve in that capacity in the absence of the CAR, who shall have such authority to act on the City's behalf as the City Manager may from time to time actually delegate to such person, but in no event shall the CAR have authority to modify or terminate this Contract, or make final decisions with respect to amendments, time extensions, assignments, cost or payment adjustments or payment disputes.

13. ASSIGNMENT

Neither this Contract nor any of the Service Provider's rights or obligations hereunder may be assigned by the Service Provider without the City's prior written consent, which consent may be granted or withheld at the City's sole discretion. Any transfer of this Contract by merger, consolidation or liquidation (unless the stock of the Service Provider is traded on a national stock exchange or in a generally recognized over the counter securities market) any change in ownership of a power to vote a majority of the outstanding voting stock or ownership interests of the Service Provider shall constitute an assignment of this Contract for purposes of this Section. In the event the Service Provider assigns or subcontracts or attempts to assign or subcontract any right or obligation arising under this Contract without City's prior written consent, the City shall be entitled to terminate this Contract pursuant to the provisions of Section 17 hereof.

14. NOTICES

14.1 Unless otherwise stated herein, all notices or other writings which the City is required or

permitted to give to the Service Provider may be hand delivered, mailed via U.S. Certified Mail or sent next-day delivery by a nationally-recognized overnight delivery service to the Service Provider's address set forth in the Proposal. Any such notice shall be deemed to have been delivered upon actual delivery, or one (1) day following submission to a nationally-recognized overnight delivery service for next day delivery to the Service Provider, or three (3) days following submission to the Service Provider by U.S. Certified Mail.

14.2 Unless otherwise stated herein, all notices or other writings which the Service Provider is required or permitted to give to the City may be hand delivered to the City Manager, mail via U.S. Certified Mail. Or sent next-day delivery by a nationally-recognized overnight delivery service for next day delivery to City, or three (3) days following submission to the City by U.S. Certified Mail. Any such notice shall be sent to:

City of Stockbridge, GA
ATTN: City Manager
4640 N. Henry Blvd.
Stockbridge, GA 30281
Service Provider: _____

14.3 Either party may change its notice address by written notice to the other given as provided in this section.

15. NONDISCRIMINATION

15.1 During the performance of this Contract, the Service Provider, for itself, its assignees and successors in interest agrees as follows:

15.1.1 Compliance with Regulations. The Service Provider shall comply with the Law and Regulations as they may be amended from time to time (hereafter referred to as the "Regulations"), which are herein incorporated by reference and made a part of this Contract.

15.1.2 Nondiscrimination. The Service Provider, with regard to the work performed by it during the Contract, shall not discriminate on the grounds of race, color, or national origin in the selection and retention of any subcontractor, including procurement of materials and leases of equipment. The Service Provider shall not participate either directly or indirectly in the discrimination prohibited by the Regulations.

15.1.3 Solicitations for Subcontracts, Including Procurement of Materials and Equipment. In all solicitations either by competitive proposing or negotiation made by the Service Provider for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Service Provider of the Service Provider's obligations under this Contract and the Regulation relative to nondiscrimination on the grounds of race, color or national origin.

15.1.4 Information and Reports. The Service Provider shall provide all information and reports required by the Regulations or directives issued pursuant thereto and shall permit access to its books, records, accounts, other sources or information, and its facilities as may be determined by the City to be pertinent to ascertain compliance with such Regulations, orders and instructions, the Service Provider shall so certify to the City , as appropriate, and shall set forth what efforts it has made to obtain the information.

15.1.5 Sanctions for Noncompliance. In the event of the Service Provider's noncompliance with the nondiscrimination provisions of this Contract, the City shall impose such Contract Sanctions as it may determine to be appropriate, including but not limited to:

15.1.5.1 Withholding of payments to the Service Provider under the Contract until the Service Provider complies, and/or

15.1.5.2 Cancellation, termination or suspension of the Contract, in whole or in part.

15.1.6 Incorporation of Provisions, The Service Provider shall include the provisions of subsections 20.1.1 through 20.1.5 in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto. The Service Provider shall take such action with respect to any subcontract or procurement as the City may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event the Service Provider becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Service Provider may request the City to enter into such litigation to protect the interest of the City and, in addition, the Service Provider may request the interest of the City and, in addition, the Service Provider may request the United States to enter into such litigation to protect the interests of the United States.

15.2 The Service Provider assures the City that it will comply with the pertinent statutes,

Executive Orders and such rules as are promulgated to assure that no person shall, on the grounds of race, creed, color, national origin sex, age, marital status, or handicap be excluded from participating in any activity conducted with or benefiting from Federal assistance. This provision shall bind the Service Provider from the period beginning with the initial solicitation through the completion of the Contract.

16. COPYING DOCUMENTS

The Service Provider hereby grants the City and its agent's permission to copy and distribute any and all materials and documents contained in, comprising, or which are otherwise submitted to the City with or in connection with the Service Provider's Proposal or which are contained in the Contract Documents (the "Submittals"). The permission granted by the Service Provider shall be on behalf of the Service Provider and any and all other parties who claim any rights to any of the materials or documents comprising the Submittals. Such permission specifically authorizes the City and its agents to make and distribute such copies of the Submittals or portions thereof as may be deemed necessary or appropriate by the City for its own internal purposes or for responding to requests for copies from any member of the public regardless of whether the request is specifically characterized as a public records request pursuant to Georgia Cod. This provision shall survive the expiration or termination of the Contract.

17. GENERAL PROVISIONS

17.1 The Contract Documents consist of the Contract, the Proposal Forms, the Instructions to Proposers, Request for Qualifications, all Addendum(s) issued prior to execution of this Contract, these General Conditions and Specifications. Together, these documents comprise the Contract and all the documents are fully a part of the Contract as if attached to the Contract or repeated herein. Precedence of the Contract Documents shall be as follows: (i) addendum(s) to the Contract Documents, (ii) the Contract, (iii) the General Conditions, (iv) the Scope of Work in Exhibit B, (v) the Request for Proposal, and (vii) the Proposal Form.

17.2 This Contract represents the entire agreement between the parties in relation to the subject matter hereof and supersedes all prior agreements and understandings between such parties relation to such subject matter, and there are no contemporaneous written or oral agreements, terms or representation made by any party other than those contained herein. No verbal or written representations shall be relied upon outside the Contract

terms and amendments. Without exception, all deletions or additions to the scope of work will be set forth in a written amendment to this Contract. No amendment, modification, or waiver of this Contract, or any part thereof, shall be valid or effective unless in writing signed by the party or parties sought to be bound or charged therewith; and no waiver of any breach or condition of this Contract shall be deemed to be a waiver of any other subsequent breach or condition, whether of a like or different nature.

17.3 The Service Provider shall, during the term of this Contract, repair any damage caused t real or personal property of the City and/or its tenants, wherever situated, caused by the intentional, reckless, or negligent acts or omissions of the Service Provider's officers, agents, or employees, and any subcontractors and their officers, agents, or employees, or , at the option of the City, the Service Provider shall reimburse the City for the cost of repairs thereto and replacement thereof accomplished by or on behalf of the City.

17.4 The language of this Contract shall be construed according to its fair meaning, and not strictly for or against either the City or the Service Provider. This Contract shall be deemed to be made, construed and performed according to the laws of the State of Georgia. Any suit or proceeding initiate for the purpose of interpreting or enforcing any provision of this Contract or any matter in connection therewith shall be brought exclusively in a court of competent jurisdiction in Henry County, Georgia, and the Service Provider waives any venue objection, including, but not limited to, any objection that a suit has been brought in an inconvenient forum. The Service Provider agrees to submit to the jurisdiction of the Georgia courts and irrevocably agrees to acknowledge service of process when requested by the City.

17.5 The section headings herein are for the convenience of the City and the Service Provider and are not to be used to construe the intent of this Contract or any part hereof, or to modify, amplify, or aid in the interpretation or construction of any of the provisions hereof.

17.6 The use of any gender herein shall include all genders, and the use of any number shall be construed as the singular or the plural, all as the context may require.

17.7 The delay or failure of the City at any time to insist upon a performance of any of the terms, conditions and covenants herein shall not be deemed a waiver of that breach or any subsequent breach or default in the terms, conditions, or covenants of this Contract. The

Service Provider shall not be relieved of any obligation hereunder on account of its failure to perform by reason of any strike, lockout, or other labor disturbance.

17.8 If the City shall, without any fault, be made a party to any litigation commenced between the Service Provider and a third party arising out of the Service Provider's operations and activities at the premises, then the Service Provider shall pay all costs and reasonable attorney's fees incurred by or imposed upon the City in connection with such litigation for all trial and appellate proceedings. The City shall give prompt notice to the Service Provider of any claim or suit instituted against it by such third party. The provisions of this Section supplement and are not intended to be in lieu of the indemnification provisions of Section 5 hereof. The provisions of this Section shall survive the acceptance of the services and payment therefore, and the expiration or earlier termination of this Contract.

17.9 The City shall have the right to recover from the Service Provider all of the City's costs and expenses incurred in enforcing the provisions of this Contract including, but not limited to, (1) the cost of administrative investigation and enforcement (including, without limitation, audit fees and costs, attorneys' fees) and (2) the cost of any trial, appellate or bankruptcy proceeding (including, without limitation, investigation costs, audit fees and costs, attorney's fees, court costs, paralegal fees and expert witness fees). This provision shall survive the expiration or termination of the Contract. The Service Provider shall not during the term of the Contract knowingly hire or employ (on either a full-time or part-time basis) any employee of the City.

17.10 The Service Provider shall be required, during the term of the Contract at no additional cost to the City, to take such reasonable security precaution with respect to its operations at City Hall as the City in its discretion may from time to time prescribe. The Service Provider shall comply with all regulation, rules and policies of any governmental authority, including the City, relating to security issues.

17.11 The City may, but shall not be obligated to, cure, at any time, upon five (5) days written notice to the Service Provider (provided, however, that in any emergency situation to the City shall be required to give only such notice as is reasonable in light of all the circumstances), any default by the Service Provider under this Contract; whenever the City so cures a default by the Service Provider, all costs and expenses incurred by the

City in curing the default, including but not limited to, reasonable attorneys' fees, shall be paid by the Service Provider to the City on demand.

17.12 The City shall, in its discretion, be entitled to deduct from the compensation to which the Service Provider is otherwise entitled hereunder, an amount equal to any liabilities of the Service Provider to the City which are then outstanding. In the event that additional work beyond the scope of this Contract is requested by the City Manager and it results in any extra charges to the City, the Service Provider shall so advise the City in writing of the amount of the extra charges. The City is not required to pay any extra charges for additional work unless such work and the charges therefore have been approved in advance and have been confirmed in writing within twenty-four (24) hours by the City Manager, in his or her exclusive discretion.

17.13 The Service Provider is an independent Service Provider, and nothing contained herein shall be construed as making the Service Provider an employee, agent, partner or legal representative of the City for any purpose whatsoever. The Service Provider acknowledges that it does not have any authority to incur any obligations or responsibilities on behalf of the City and agrees not to hold itself out as having any such authority. Nothing contained in this Contract shall be construed to create a joint employer relationship between the City and the Service Provider with respect to any employee of the Service Provider or of its subcontractors.

17.14 The Service Provider and its subcontractors if any, shall maintain complete and accurate books and records in accordance with generally accepted accounting principles, consistently applied, and shall be in a form reasonable acceptable to the City Manager or designee. The Service Provider and its subcontractors shall account for all expenses of any nature related to transactions in connection with the Contract in a manner which segregates in detail those transaction from other transactions of the Service Provider and subcontractors, and which support the amounts reported and /or invoiced to the City. At a minimum, the Service Provider's and subcontractor's accounting for such expenses and transactions shall include such records in the form of electronic media compatible with or convertible to a format compatible with computers utilized by the City at its offices; a computer run hard copy; or legible microfilm or microfiche, together with access to the applicable reader. All such books and records and computerized accounting systems shall upon reasonable notice from the City be made available in Henry County, Georgia,

for inspection, examination, audit and copying by the City through and by its duly authorized representatives at any time for up to four (4) years after the year to which books and records pertain. Such inspection, examination, or audit may include, but is not limited to a review of the general input, processing and output controls of information systems, using read only access, for all computerized applications used to record financial transactions and information. The Service Provider and subcontractor shall freely lend its own assistance in a timely manner in making such inspection, examination, audit, or copying and, if such records are maintained in electronic and other machine-readable format, shall provide the City and/or its representative such assistance as may be required to allow complete access to such records. The City Manager may require the Service Provider and subcontractors to provide other records the City Manager, in his or her sole discretion, deems necessary to enable the City to perform an accurate inspection, examination or audit of expenses incurred in and transactions related to performance of this Contract. Such records shall be provided within thirty (30) days or request thereof. In the event that expenses incurred or reimbursed are found by such inspection, examination, or audit to have been overpaid, the Service Provider and its subcontractors agree that such amounts shall be payable to the City. If, prior to the expiration of the above-state four (4) year record retention period, any audit or investigation is commenced by the City, or any claim is made or litigation commenced relating to this Contract by the City, the Service Provider, or third party, the Service Provider shall continue to maintain all such records, and the City shall continue to have the right to inspect such records in the manner stated above, until the inspection, examination, audit, claim, or litigation is finally resolved (including the determination of any and all appeals or the expiration of time for an appeal). This provision shall survive the expiration or earlier termination of this Contract. In the event of any conflict between any provision of this Contract and generally accepted accounting principles or generally accepted auditing standards, the provisions of this Contract shall control even where this Contract references such provisions or standards. In particular, without limitation, the Service Provider and subcontractors shall maintain all records required under this Contract to the full extend required hereunder, even if some or all such records would not be required under such generally accepted accounting principles or auditing standards. If as a result of an inspection, examination or audit, it is established that

amounts are due from the Service Provider to the City, the Service Provider shall forthwith, upon written demand from the City, pay the City such amount, together with interest on the amount due at the rate of twelve (12%) percent per annum, or if less, the maximum rate of interest allowed by law, from the date such additional amounts were overpaid by the City. Further if such inspection, examination or audit establishes that the Service Provider has over billed such amounts for any Contract period by two (2%) percent or more, then the entire expense of such inspection, examination or audit shall be paid by the Service Provider.

17.15 The Service Provider and subcontractors shall prepare and provide the City with all detailed reports as required under the Contract on a timely basis. The City reserves the right to modify the reporting procedures or the form and content of any report as it deems necessary.

17.16 There are no third-party beneficiaries to this Contract, and nothing contained herein shall be construed to create such.

17.17 Consultant shall perform services in accordance with the schedules established in applicable task orders.

17.18 In computing any period of time established under this Contract, except as otherwise specified herein the word “days” when referring to a period of time is ten (10) days or less means business days, and when referring to a period of time that is more than ten (10) days means calendar days. The day of the event, from which the designated period of time begins to run shall not be included. A business day is any day other than Saturday, Sunday, or Federal, State of Georgia or City holidays.

17.19 The Service Provider agrees to perform all acts and execute all supplementary instruments or documents which may be reasonably necessary to carry out or complete the transaction(s) contemplated by this Contract.

17.20 The Service Provider and the City hereby mutually waive any claim against each other and their respective members, officials, officers, agents and employees for damages (including damages for loss of anticipated profits) caused by any suit or proceedings brought by either of them or by any third party directly or indirectly attacking the validity of this Contract or any part thereof, or any addendum or amendment hereto, or the manner in which this Contract was solicited, awarded or negotiated, or arising out of any judgment or award in any suit or proceeding declaring this Contract, or any

addendum or amendment hereto, null, void or voidable or delaying the same, or any part thereof, from being carried out.

18. GRATUITIES, REBATES, OR KICKBACKS.

18.1 GRATUITIES. It shall be unethical for any person to offer, give or agree to give any employee or official of the City or for any employee or official of the City to solicit, demand, accept from another person, a gratuity, rebate, loan, offer of employment or other services or property of value in connection with any decision, approval, disapproval, recommendation or preparation of any part of a program requirement or a purchase request including the content of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity in any particular matter, pertaining to any program requirement or a Contract or subcontract, or to any solicitation or proposal therefore in any manner inconsistent with the State of Georgia's Department of Administrative Services Gratuity Policy. Rebates normally or routinely offered to customers in the ordinary course of business for the purchase of goods and services are acceptable and are the property of the City.

18.2 KICKBACK AND REBATES. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor to this Contract to the prime contract or higher tie subcontractor, or any person associated therewith, as an inducement for a subcontractor or order.

End of General Conditions.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

1.1 BACKGROUND:

The City of Stockbridge is in the northern part of Henry County, Georgia, which was founded on May 15, 1821. Henry County has an area of approximately 331 square miles, located in the Piedmont Section of northern Georgia and surrounded by the counties of Butts, Clayton, DeKalb, Newton, Rockdale, and Spalding. Stockbridge, Georgia, is just minutes south of Atlanta, a straight drive down Interstate 75-South. The City has approximately 30,000 residents and has a referendum on the November 2022 ballot that could add an additional 6,600 residents.

1.2 SCOPE OF WORK:

I. **Project Overview:** The City of Stockbridge is seeking submissions from qualified agencies and/or firms who can provide:

A. Comprehensive Housing, Demographic, and Market Analysis

B. Urban Design and Creative Place-Making Studies with renderings

C. Revitalization Plans (to include pursuit of Department of Community Affairs Funding Opportunities)

A. Economic & Workforce Development Planning

B. Greenways & Trails Planning (Connections)

C. Streetscape Analysis and Plans Recommendations

D. Arts & Culture Planning

Task orders may be issued as small, mid, or large projects based on the required level of effort.

The City anticipates that most Small Area Studies will not exceed $50,000; however, final task order amounts will be determined based on scope and negotiated fee.

The City will specify the scale in each task order. See Exhibit 1, Small Area Plan (SAP) Criteria.

II. **General:** The work to be accomplished is in support of the Comprehensive Plan and Short-Term Work Plan

A. Land Use

1. New Development: Focus new development and density in existing activity centers, near transit stations, and high-capacity corridors.

2. Commercial Corridors: Encourage reinvestment or redevelopment of commercial corridors, including the introduction of residential or other new uses to these areas.
3. Single-Family Neighborhoods: Continue to protect existing, stable single-family neighborhoods, while identifying locations for appropriate infill development.
4. Density Transitions: Manage height and density transitions between densely developing areas and surrounding lower intensity residential neighborhoods.
5. Diverse Housing and Development: Encourage more diverse housing and development types to meet the changing needs of residents and communities.
6. Land Use and Economic Policies: Coordinate with the Stockbridge Economic Development Department and the Community Development Department to ensure economic development is informed by land use and development policies and that policies appropriately support economic development efforts.

B. Housing

1. Housing Variety and Choice: Focus new development and intensity in existing activity centers, near transit stations, and high-capacity corridors.
2. Workforce Housing: Encourage reinvestment or redevelopment of commercial corridors, including the introduction of residential or other new uses to these areas.
3. Senior and Independent Living: Continue to protect existing, stable single-family neighborhoods, while identifying locations for appropriate infill development.
4. Mixed Use Developments: Manage height and density transitions between densely developing areas and surrounding lower-density residential neighborhoods.
5. Multi-Family Housing: Encourage more diverse housing and development types to meet the changing needs of residents and communities.
6. Housing Strategy: Coordinate with the Community Development Department to ensure economic development is informed by land use and development policies and that policies appropriately support economic development efforts.
7. Fair Housing: During the rezoning process, prevent the occurrence of discrimination in housing on the basis of age, race, religion, gender, or national origin.
8. Code Compliance: Improve the enforcement of building codes and standards to improve housing conditions within aging multi-family housing developments.

C. Natural Resources & Sustainability

1. Preservation: Encourage the preservation of the City's limited remaining open space, farmland, natural, and critical environmental areas.
2. Environmental Sensitivity: Protect environmentally sensitive areas, including wetlands, floodplains, water supply watersheds, and stream corridors.
3. Develop more Neighborhood Parks: Increase the number of parks within neighborhoods that are easily accessible to nearby residents.
4. Acquisition of Open Space: Continue coordination with Recreation, Parks & Cultural Affairs to facilitate open-space acquisition and expansion
5. Sustainable Zoning: Utilize zoning tools and techniques that preserve open space, natural resources and the environment, and address resiliency.
6. Private Partnerships: Partner with non-governmental organizations to acquire and protect land.
7. Sustainable and Conservation Development: Promote development that incorporates sustainable practices and conserves critical environmental areas.
8. Stormwater Management: Encourage techniques to reduce storm water runoff and other drainage issues as part of development activities.
9. Education: Educate the development community and the public on strategies and solutions for addressing water and sewer capacity concerns within the City.
10. Vision: Develop a unified vision and strategy for sustainability related initiatives within City of Stockbridge.

D. Economic Development

1. Coordinate Regulatory Processes: Match land use regulations to economic development vision and continue to build a more predictable and consistent review and approval processes.
2. Support Existing Businesses: Engage and support more existing businesses and use incentives to support existing industry clusters and prime locations to create new ones.
3. Foster Business Development: Create a supportive environment to foster start-up businesses.
4. Target Industries: Create specific incentives for target industries and implement a proactive target industry recruitment effort. Increase efforts to develop international business opportunities.

5. Invest in Infrastructure: Continue implementing existing infrastructure strategies
6. Create Development Plans: Formalize economic development concepts for each employment center and clearly define implementation roles for all parties.

E. Transportation

1. Provide Transportation Options through Connectivity Across Modes: Improve travel for all users by increasing connections across roadways, transit, bicycle, and pedestrian modes.
2. Promote Equity: Prioritize improvements that increase transportation access to all parts of the City, especially communities where lack of transportation options creates substantial barriers.
3. Improve Safety: Provide safe travel by users across all modes of transportation.
4. Enable Healthy Communities and Improve Quality of Life: Leverage transportation infrastructure to encourage an active lifestyle and overall improved quality of life.
5. Respect/Improve City of Stockbridge's Character: Implement transportation projects that improve mobility while taking into consideration local community context.
6. Increase Access to Jobs and Education: Prioritize transportation investments that allow workers and students to more easily access these key destinations.
7. Better Accommodate the Movement of Goods: Implement transportation projects that improve freight in the City either by truck or by rail.
8. Improve Maintenance: Ensure the long-term care for existing infrastructure including paving roads and repairing bridges and signal systems.
9. Increase Funding for Improvements: Pursue new local revenue sources that will allow the City to implement additional transportation projects.
10. Encourage Economic Development: Leverage transportation projects that help to encourage revitalization and new development throughout the City.
11. Practice Fiscal Responsibility in Transportation Investments: Prioritize transportation projects that can be implemented in a reasonable timeframe and provide a strong return on investment.

F. Equity

1. Aging Population: Support the aging population by creating more opportunities for residents to age-in-place through the addition of senior housing and coordinated services and programs.

2. Immigrant and refugee Community Inclusion: Establish a committee or working group focused on communicating with and including immigrant and refugee communities in planning and decision making in their community.
3. Poverty: Work with community-based organizations and non-profits to address issues around poverty, educational attainment, and other issues facing disadvantaged communities.
4. Low Broadband Coverage Areas: The Georgia Broadband Deployment Initiative has identified low or no coverage areas within the city. The City of Stockbridge will develop partnerships to address these areas.
5. Broadband Service Areas: Identify Unserved Locations within Service Areas and target them through collaboration with governments, educational/institutional entities, and private sector partners.

G. Arts, Culture, & Historic Resources

1. Historic Preservation: Preserve and protect the historic character of the City including historically, culturally, or architecturally significant sites.
2. Development: Maintain the character of historic areas while accommodating new residential development.
3. Analysis: Complete a city -wide Historic Resource Survey
4. Historical Sites: Identify additional historically significant sites and institute "formal protection" through the adoption of local historic designation and ordinances.
5. Zoning: Establish new and enforce ordinances to protect historic areas.
6. Open Space and Agricultural Preservation: Encourage the preservation of the few remaining rural areas, forested areas, and agricultural structures or sites within the City.
7. Cultural Events: Establish programs and events that celebrate unique cultures found in Stockbridge. Identify community organizations to partner with on these programs or events.
8. Arts Support: Develop a strategy to better coordinate arts related initiatives and support local artists and arts organizations within Stockbridge.

H. Community Health, Wellness, & Safety

1. Food Access: Work with public, private and non-profit partners to address challenges related to access to healthy foods within some areas of Stockbridge.

2. Quality of Life: Improve quality of life by increasing the number of sidewalks and trails that connect homes to regional trail networks, nearby businesses, schools, parks and other community services and amenities.
3. Active Living: Create communities designed to encourage active living and healthy lifestyles.
4. Crime and Safety: Work across departments, with public safety partners and local community organizations to address safety issues including adequate pedestrian facilities and lighting, cut-through and speeding in residential areas, and within area of high
   crime.
5. Code Enforcement: Enforce existing building codes and other ordinances to address safety issues related to dilapidated or abandoned structures and illegal dumping.

I. **Coordination & Communication**

1. City-County Coordination: Encourage better communication and coordination between County and City staff around issues related to land use, transportation, and other relevant issues.
2. Joint Planning: Consider joint planning initiatives with municipalities to adequately plan for and coordinate land use, development, transportation, and other relevant initiatives.
3. School-City Coordination: Encourage better communication and coordination between Henry County School District and City of Stockbridge staff around issues related to land use and transportation near schools and other HCSD owned land.
4. Education: Identify opportunities or programs to educate City residents and stakeholders on planning and development related priorities and issues and current demographic, market, or development trends on an ongoing basis.
5. Outreach and Involvement: Identify opportunities and events to involve the general public in current planning initiative.

III. **Area covered**: All necessary services provided in this contract will support the Comprehensive Plan and Short-Term Work Program for City of Stockbridge. Some efforts require intergovernmental coordination.

IV. **Goal:** To address specific land use and development issues at a finer level of detail. These plans support the general vision, policies, and goals of the community, but allow for a greater degree of detail in guiding development. They may have their own sets of specific policies

to shape development, and can include elements such as design guidelines, standards for transitions in development intensities and uses, additional standards for mixed use, investments in infrastructure, connectivity, and greater opportunities for input and control from local residents and businesses. Small Area Plans can take a variety of forms, such as Livable Center Initiatives (LCIs), Master Active Living Plans (MALPs), Corridor Plans, or Transit Oriented Development plans, and are the primary tool by which the City intends to shape development. **Work Tasks**: The Small Area Plans Program will include an assessment analyzing the existing conditions that impact the specified area within City of Stockbridge. The Plan should include regulatory, policy, and capital investment recommendations designed to achieve stated goals and strategies arrived upon by completing the following tasks:

A. Task 1 – Assessment and Analysis

Contractor will perform a model-based review of the identified issue(s) and population impacted. This analysis may require the inclusion of the same itemized analysis of city(s) within City of Stockbridge, Georgia for comparison and contrast purposes.

B. Task 2 – Community Participation Process

1. Contractor will conduct an outreach process that promotes the involvement of all citizen and stakeholder groups in City of Stockbridge. This can be a mixture of virtual and in-person meetings.

C. Task 3 – Recommendations and Action Plan Report

1. Contractor will prepare a Plan document that includes an Assessment, documentation of the Public Involvement Process, and Recommendations Section that includes an Action Plan. Elements shall include:

a. Recommendations
b. Overall Implementation Strategy
c. Five-year Action Plan
d. Evaluation Strategy (used to monitor the plan implementation)

D. Task 4 – Prepare Project Deliverables

(a) Deliverables:

a. The plan process and methodology
b. Documentation of the community participation process
c. Maps, graphics, and relevant illustrations

d. Housing Recommendations

e. Overall Implementation Strategy

f. Five-year Action Plan

g. Evaluation Strategy

(b) Format of Deliverables:

a. InDesign and PDF files of Final Report and all appendices

b. The Five-Year Action Plan Template in Excel format

c. All electronic files in their original formats with supporting graphics and GIS Shapefiles.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

ATTACHMENT A

EXHIBIT 1

Small Area Plan (SAP) Criteria

SAP Project Scale & Target Elements with Definitions

Small Micro – SAP (up to$20k)

- **SWOT Analysis** – Evaluates strengths, weaknesses, opportunities, and threats in the study area to establish a baseline understanding.
- **Public Outreach Meetings** – Structured sessions (virtual or in-person) where residents and stakeholders provide input and learn about the plan.
    - **Stakeholder Development (Advocacy)** – Identification and engagement of key local advocates (businesses, neighborhood leaders, civic groups) to support the plan.
    - **Public Engagement** – Broader tools (surveys, pop-ups, online platforms) used to capture feedback from the wider community, especially underrepresented voices.

Mid-Micro ($20K-$50K)

- **SWOT Analysis** – Baseline analysis of strengths, weaknesses, opportunities, and threats to guide plan priorities.
- **Public Outreach Meetings** – Community conversations with residents, business owners, and institutions to shape plan direction.
- **Stakeholder Development (Advocacy**) – Formation of stakeholder or advisory committees to champion the plan and sustain momentum.
- **Public Engagement** – Expanded outreach (focus groups, online mapping, targeted outreach to youth/seniors) for diverse representation.
- **High-Level Recommendations** – Strategic guidance highlighting priority investments, policy shifts, or design concepts without requiring technical detail.
- **Implementation Plan & Action Matrix (Required)** – Outlines specific steps, responsible parties, estimated costs, and timelines for executing recommendations, including identification of potential partnerships.

Large Micro-SAP ($50-$75K)

- **Existing Conditions / Needs Assessment** – Comprehensive review of demographics, infrastructure, land use, and market conditions to establish a fact base.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

- **Public Engagement** – Multi-tiered process (workshops, interviews, open houses, digital platforms) designed to validate findings and refine strategies.
- **Market Analysis** – Study of local economic conditions, real estate demand, development trends, and opportunities for investment.
- **Transportation Recommendations** – Strategies for improving safety, multimodal access, connectivity, and infrastructure upgrades.
- **Housing Recommendations** – Policies and programs to support affordability, housing diversity, density, and alignment with market demand.
- **Land Use & Zoning Recommendations** – Guidance on zoning code amendments, land use patterns, height/density regulations, and design standards needed to achieve plan goals.
- **Economic Development Recommendations** – Approaches to attract investment, revitalize corridors, support local businesses, and align workforce development with growth opportunities.
- **Implementation Plan & Action Matrix (Required)** – A detailed roadmap for execution, including estimated budgets, phasing timelines, funding sources, and public/private partnership opportunities.

End of Exhibit B.

EXHIBIT C

SAP Criteria / RFP Documents

REQUEST FOR PROPOSAL PROCESS

The proposal must contain the information outlined below.

Please include a title on each page of your proposal and number the pages to ensure proper identification.

1. Cover Letter
2. Executive Summary
3. Evaluation and Selection Criteria

1. Cover/Transmittal Letter

Each proposal must include a Cover/Transmittal Letter that briefly summarizes the qualifications and experience relevant to the scope. Please include in the letter the following:

i. Company information, including the name of the company (including any dba names); headquarters and parent company locations; and a brief history of the company.

ii. Company's mailing address, contact person, telephone number for the primary contact person, and email address.

iii. A principal or officer of the company authorized to execute contracts or other similar documents on the firm's behalf must sign the letter.

2. Cost Proposal Requirements

Offerors shall submit a schedule of fully burdened hourly rates for all proposed personnel classifications anticipated to perform services under this contract. Hourly rates shall include all direct and indirect costs, overhead, administrative expenses, and profit.

Hourly rates shall remain firm for the initial contract term.

Task orders may be issued on a negotiated lump-sum basis or time-and-materials basis, at the City's discretion. The City reserves the right to negotiate pricing for each task order based on the defined scope of services.

3. Conflict of Interest Disclosure

Offerors shall disclose any current or recent (within the past three years) representation of private developers, property owners, or entities with active or pending development

interests within the City of Stockbridge.

Offerors shall also disclose any potential conflicts of interest that may arise during the term of the contract.

The City reserves the right to determine whether any disclosed conflict constitutes a material conflict and to require mitigation measures as a condition of contract award

3. **Executive Summary**

Executive Summary: An executive summary letter should include the key elements of the respondents' RFP and an overview of the team. Indicate the address and telephone number of the respondent's office located nearest to Stockbridge, Georgia, and the office from which the proposal will be managed.

II. RFP EVENT DATES AND SUBMISSION

RFP Number: 2026-00009 On-Call Planning Services

Questions Due: Monday, June 8th, at 5 PM EST

Proposal Due Date: Wednesday, June 17th, by 2 PM EST

Proposals shall only be accepted online through the Bonfire Portal

Bonfire Portal

All submissions are due at the specified location, no later than the date and time herein. The RFP package must include detailed information relative to the Request for Proposal Process and Selection Criteria, as required. The Proposal Letter is included as page two (2) of this RFP and Exhibits C-I must be attached to Bonfire and must be signed by a person authorized to legally bind the company.

III. EVALUATION CRITERIA AND PROCESS

a. All RFPs received will be reviewed by the Purchasing Manager to ensure that all administrative requirements of the RFP package have been met by the Offerors. Each RFP will be reviewed to ensure that the Offeror submitted all information required in the RFP and that all documents requiring a signature have been signed. Failure to meet these requirements may be cause for rejection. All RFP's that meet the administrative requirements will then be turned over to the evaluation committee for further evaluation.

b. The Evaluation Committee will review all submittals received and rank Offerors

based on submittal information required in the Evaluation and Selection Criteria. Discussions may be conducted by the City of Stockbridge with the apparent highest-ranking offeror who submits an RFP determined to be reasonably susceptible to selection for award, for clarification and to assure full understanding and responsiveness to the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of statements, and such revisions may be permitted after submissions and prior to award. In conducting any such discussions, there shall be no disclosure of any information derived from proposals submitted by competing Offerors. Cost will be considered but will not be the sole determining factor.

The City of Stockbridge reserves the right to amend the RFP prior to the date of the RFP submission. Addenda will be posted to the Bonfire Portal

c. Awards of contract shall be made to one responsible offeror who has successfully submitted an RFP and been ranked by the Evaluation Committee, considering all the evaluation factors set forth in this RFP. No other factors or criteria shall be used in the evaluation. The City of Stockbridge reserves the right to reject all RFP's submitted in response to this RFP.

IV. EVALUATION CRITERIA AND PROCESS

1. Relevant Municipal Planning Experience – 25 Points

Demonstrated experience providing professional planning services for municipalities of similar size and complexity, including Comprehensive Plan implementation and small area planning.

2. Experience with Small Area Studies – 25 Points

Specific experience developing Small Area Plans, corridor studies, master plans, or similar focused planning efforts, including public engagement and implementation strategies.

3. Technical Expertise in Priority Areas – 20 Points

Demonstrated expertise in housing redevelopment, transportation planning, zoning analysis, land use policy, and urban design.

4. Project Team Qualifications & Capacity – 15 Points

Qualifications, availability, and experience of key personnel assigned to this contract,

including the ability to manage approximately three (3) task orders annually.

5. Public Engagement Approach – 10 Points

Proposed methodology for conducting meaningful stakeholder and community engagement.

6. Cost Proposal – 5 Points

Reasonableness and competitiveness of the submitted hourly rate schedule and overall pricing structure.

The City reserves the right to conduct interviews, request clarifications, or request best-and-final offers if deemed necessary.

Award shall be made to the highest-ranked, responsible Offeror whose proposal is determined to be in the best interest of the City

V. OTHER CONSIDERATIONS

a. Vendors responding to this RFP need to become a registered Vendor to sell products or services to the City of Stockbridge. Please note that the vendor file is a good source for vendor information, but not the only source. Registration does not guarantee that your firm will be solicited for any or all requirements. The vendor file will also be used to support financial transactions with vendors, including invoice payments. If you have any questions or concerns, please feel free to email:

City of Stockbridge

Purchasing Office

Jandrews@stockbridgega.org

b. Prior to the due date, a submitted RFP may be withdrawn by the Offeror by submitting a written request to the Buyer named herein. A person authorized to sign for the Offeror must sign all such requests.

The City reserves the right to add provisions to the contract to be consistent with the successful Offeror's offer and to negotiate with the successful Offeror other additions to, deletions from, and/or changes in the language in the Contract, provided that no such addition, deletion or change in Contract language would, in the sole discretion of the City affect the evaluation criteria set forth herein, or give the successful Offeror a competitive advantage.

Any exceptions to the agreement must be clearly identified, accompany the Offeror's RFP

and be attached to the agreement. Offerors are cautioned that any exception submitted that will give the Offeror a competitive advantage over another Offeror or that will cause a failure to meet a mandatory requirement of the RFP will not be accepted.

Prior to award, the apparent winning Offeror(s) may be required to enter discussions with the City to resolve any contractual differences before an award is made. These discussions are to be finalized,

and all exceptions resolved within one (1) week of notification; if not, this could lead to rejection of the Offeror's proposal. Offeror will not retype the enclosed contract.

This criterion evaluates the proposer's organizational structure, staffing capacity, and proposed supervisory approach.

VI. CERTIFICATION

By my signature below, it is certified that my firm can meet all terms of the statement of Proposal and will perform the services specified, and for the privilege of doing so on the City of Stockbridge premises. I understand that, upon proper acceptance of this offer by the City of Stockbridge, a contract will thereby be created.

Given under my hand this _____day of _____, 20___.

_____
Name of Firm

_____
Signature

_____
Title

_____
Business Address

_____

End of Exhibit C

EXHIBIT D

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor(s) Name: _____

Address: _____

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation that is registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify,* in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.GA. § 13-10-91(b).

The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the City of Stockbridge within five (5) business days after any subcontractor(s) is/are retained to perform such service.

_____ _____

E Verify ™ Company Identification Number Date of Authorization

_____ _____

BY: Authorized Officer or Agent Date

(Name of Person or Entity)

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE _____DAY OF_____, 20_

_____ [NOTARY SEAL]

Notary Public

My Commission Expires: _____

*** or any subsequent replacement** operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-60

EXHIBIT D

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(3)

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with (name of contractor) on behalf of (name of public employer) has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period and the undersigned subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the subcontractor with the information required by O.C.G.A.§ 13-10-91(b). Additionally, the undersigned subcontractor will forward notice of the receipt of an affidavit from a sub-subcontractor to the contractor within five business days of receipt. If the undersigned subcontractor receives notice that a sub- subcontractor has received an affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five business days of receipt, a copy of the notice to the contractor. Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

_____

Federal Work Authorization User Identification Number

_____

Date of Authorization

_____

Name of Subcontractor

_____

Name of Project

_____

Name of Public Employer

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

_____DAY OF_____, 20_

[NOTARY SEAL]

_____

Notary Public

My Commission Expires: _____

End of Exhibit D.

EXHIBIT E

DRUG-FREE WORKPLACE

The undersigned certifies that the provisions of Code Sections 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-free Workplace Act", have been complied with in full. The undersigned further certifies that:

(1) A drug-free workplace will be provided for the Service Provider's employees during the performance of the Contract; and

(2) Each Service Provider who hires a subcontractor to work in a drug-free workplace shall secure from the subcontractor the following written certification:

"As part of the subcontracting agreement with _____(Service Provider), _____(subcontractor) certifies to the Service Provider that a drug-free workplace will be provided for the subcontractor's employees during the performance of this Contract pursuant to paragraph (7) of the subsection (b) of Code Section 50-24-03."

Also, the undersigned further certifies that he/she will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Contract.

_____

Company Name

_____

BY: Authorized Officer or Agent Date

(Service Provider Signature)

_____

Title of Authorized Officer or Agent of Service Provider

_____

Printed Name of Authorized Officer or Agent

End of Exhibit E.

EXHIBIT F
PURCHASING POLICY ADDENDUM

I, _____, hereby certify that I have received certify that I have received a copy of the City of Stockbridge, GA, Financial Management Policies Purchasing Policy which can be found at https://stockbridgega.org/departments/procurement-division and agree to comply with all requirements of the City of Stockbridge, GA Financial Management Policies Purchasing Policy to the extent the policy is applicable to the undersigned.

_____
BY: Authorized Officer or Agent Date
(Service Provider Signature)

_____
Title of Authorized Officer or Agent of Service Provider

_____
Printed Name of Authorized Officer or Agent Date

End of Exhibit F.

EXHIBIT G
AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION

By executing this affidavit under oath, as an applicant for a City of Stockbridge, Georgia Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit, execution of contract or other public benefit as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application for a City of Stockbridge license/permit and /or contract for

_____

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

1. _____I am a United States citizen

OR

2. _____I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States. *

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

Signature of Applicant: _____Date: _____

Printed Name: _____

* Alien Registration number for non-citizens: _____

** PLEASE INCLUDE A COPY OF YOUR PERMANENT RESIDENT CARD, EMPLOYMENT AUTHORIZATION, GREEN CARD, PASSPORT WITH A COPY OF YOUR DRIVER LICENSE, OR OTHER DOCUMENTATION AS ALLOWED UNDER THE LAW IF YOUR ARE A LEGAL PERMANENT RESIDENT (#2).**

Subscribed and Sworn Before Me, this the ____day of _____, 20____

Notary Public:_____

My Commission Expires: _____

* Note: O.C.G.A.§ 50-36-1(e)(2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the Federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

_____

End of Exhibit G.

EXHIBIT H
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP 2026-00004

SOLICITATION TITLE: _____

Proposing Firm (List name exactly as provided in the proposal):

_____

Date of Verification: _____

Reference Organization: _____

Project Verified (include the Project Name / Title and brief description of the Project:

_____

Person Contacted: _____

Title of Contract: _____

Telephone and extension: _____

Email Address: _____

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance?
2. Did the firm adhere to the scope of work and proposal requirements?
3. Did the firm provide service as agreed upon?
4. Would you contract with this firm again?

Additional Comments (if any):

_____

_____

_____

Signature and Date: _____

SOLICITATION NUMBER: RFP 2026-00004

SOLICITATION TITLE: _____

EXHIBIT H
REFERENCE VERIFICATION FORM

Proposing Firm (List name exactly as provided in the proposal):

_____

Date of Verification: _____

Reference Organization: _____

Project Verified (include the Project Name / Title and brief description of the Project:

_____

Person Contacted: _____

Title of Contract: _____

Telephone and extension: _____

Email Address: _____

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance?
2. Did the firm adhere to the scope of work and proposal requirements?
3. Did the firm provide service as agreed upon?
4. Would you contract with this firm again?

Additional Comments (if any):

_____

_____

_____

Signature and Date: _____

SOLICITATION NUMBER: RFP 2026-00004

SOLICITATION TITLE: _____

Proposing Firm (List name exactly as provided in the proposal):

_____

Date of Verification: _____

EXHIBIT H
REFERENCE VERIFICATION FORM

Reference Organization: _____

Project Verified (include the Project Name / Title and brief description of the Project:

_____

Person Contacted: _____

Title of Contract: _____

Telephone and extension: _____

Email Address: _____

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance?
2. Did the company adhere to the scope of work and proposal requirements?
3. Did the company provide service as agreed upon?
4. Would you contract with this company again?

Additional Comments (if any):

_____

_____

Signature and Date: _____

End of Exhibit I.

EXHIBIT I:
COST PROPOSAL
RFP No. 2026-00009
On-Call Planning Services

Cost Proposal

Offerors shall submit a Cost Proposal as a separate document that includes the following:

A. Hourly Rate Schedule (Required for Evaluation and Negotiation Purposes)
Offerors shall provide a schedule of fully burdened hourly rates for all personnel classifications anticipated to perform services under this contract.

Hourly rates shall:

- Include all direct and indirect costs, including labor, overhead, administrative expenses, and profit
- Remain firm for the initial contract term
- Be used by the City for comparative evaluation and future task order negotiations

B. Task Order Pricing Approach (Primary Compensation Method)
The City intends to compensate services under this contract on a lump sum, task-order basis.

For each task order:

- The City will issue a defined scope of services
- The selected Consultant shall submit a lump-sum fee proposal based on the scope
- The fee shall include all labor, materials, and associated costs required to complete the task
- Each task order will include a not-to-exceed amount, which shall be negotiated and approved by the City prior to issuance

C. Pricing Clarifications

- No total contract value shall be proposed, as this is an on-call contract with no guaranteed workload
- Hourly rates may be used for:
  - Scope refinement
  - Change orders
  - Time-and-materials task orders (if approved by the City)

D. Evaluation of Cost
Cost will be evaluated based on the reasonableness and competitiveness of the submitted hourly rate schedule and the Offeror's demonstrated ability to provide cost-effective services on a task-order basis.

EXHIBIT I:
COST PROPOSAL
RFP No. 2026-00009
On-Call Planning Services

End of Exhibit I

OVERALL TOTAL BASE PROPOSAL IN WORDS

Total points awarded for price will be determined by applying the following formula:

(Lowest Overall Annual Contract Cost /Proposer's Price) x ? = Price Score

Please note that prices may be negotiated in the best interest of the City after the scoring is completed.

End of Exhibit J.

2026-0009 On-Call Planning Services - On-Call Planning Services
Scoring Summary

Active Submissions

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Supplier	/ 100 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
TSW Design	93.95	24.5	24.5	24.5	24.5
CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL	91.8	24	24	22.75	22.75
Kimley-Horn	84.95	24	24	22.5	22.5
Pond & Company	83.25	23.5	23.5	21.5	21.5
Gresham Smith	82.75	20.5	20.5	20.25	20.25

Inspire Placemaking Collective, Inc.	78.3	20.5	20.5	21	21
The Cratl Firm	64.7	16.25	16.25	14.5	14.5
SEAS Community Partners	60.65	16	16	15	15
Spinks Technologies, Inc.	43	9.5	9.5	8.75	8.75

C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement	E-1 - Public Engagement Approach
/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts	/ 10 pts
16.25	16.25	15	15	9.75	9.75
18.75	18.75	13.25	13.25	9.5	9.5
15.75	15.75	11.75	11.75	8	8
16.25	16.25	10.75	10.75	8	8
17.75	17.75	12.75	12.75	8.25	8.25

15.75	15.75	10.5	10.5	7.25	7.25
13.5	13.5	10	10	6	6
11.5	11.5	7.75	7.75	6	6
8.5	8.5	7	7	5.5	5.5

F - Cost	F-1 - Cost Proposal
/ 5 pts	/ 5 pts
3.95	3.95
3.55	3.55
2.95	2.95
3.25	3.25
3.25	3.25

3.3	3.3
4.45	4.45
4.4	4.4
3.75	3.75

2026-0009 On-Call Planning Services - On-Call Planning Services
TSW Design

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	94	24	24
Al Barnes	85	25	25
Veronica Green	87	24	24
William Smith	94	25	25
		Average:	**24.5**
			↓
Calculated:	**90**	**24.5**	**24.5**

Evaluation Group 2 - Cost Evalutators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	3.95	3.95	3.95
		Average:	3.95
			↓
Calculated:	3.95	3.95	3.95

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	25	Meets or exceeds my expectations	Extensive portfolio of municipal planning projects throughout Georgia with demonstrated expertise in downtown revitalization, redevelopment strategies, comprehensive planning, zoning, and implementation. Experience is directly applicable to the City's objectives.
Al Barnes	25	Well-supported claim(s)	Claims are supported

Uneeda Smith-Sellers	24	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	24	Strongly fits desired attribute(s)	experience working on an on call basis with the city of Stockbridge and other cities of comparable size. Included the City of Augusta Redevelopment Project, Old Fourth Ward in Atlanta, and the Greenwood Master Plan.

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	25	Meets or exceeds my expectations	Exceptional experience preparing downtown master plans, corridor plans, redevelopment strategies, and implementation-focused Small Area Plans. Portfolio demonstrates repeated success on projects of similar scale and complexity.
Al Barnes	25	Well-supported claim(s)	Experience developing small areas
Uneeda Smith-Sellers	25	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience of developing small areas.

Veronica Green	23	Strongly fits desired attribute(s)	identified for small area plan as well as other areas of expertise useful on later tasks

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	19	Strongly fits desired attribute(s)	Excellent multidisciplinary team with strengths in urban design, placemaking, market analysis, economic development, landscape architecture, and implementation. One-point deduction reflects slightly less in-house engineering capacity than larger multidisciplinary firms.
Al Barnes	10	Partially fits desired attributes	Submitted what was required
Uneeda Smith-Sellers	20	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	16	Strongly fits desired attribute(s)	city of decatur comp plan with a focus on housing and multimodalism

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments

William Smith	15	Strongly fits desired attribute(s)	Highly qualified senior project team with nationally recognized planners, urban designers, and implementation specialists. Demonstrated capacity to manage multiple municipal projects simultaneously.
Al Barnes	15	Well-supported claim(s)	Claims are supported
Uneeda Smith-Sellers	15	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	15	Strongly fits desired attribute(s)	Principal has experience with on call contracts for cities of comparable size. The Project Manager is a specialized small area planner with experience in revitalization and sustainable developmet

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	10	Strongly fits desired attribute(s)	Outstanding engagement strategy utilizing stakeholder interviews, design charrettes, visualization techniques, workshops, and collaborative planning methods that exceed minimum RFP requirements.

Al Barnes	10	Well-supported claim(s)	Submitted claims
Uneeda Smith-Sellers	10	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	9	High level of detail in response	community center engagement strategy. Target approach to stakeholders. traditional methods, expanded targeted audience and includes social media as an outreach tool that may expand our public engagement reach

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.95	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
25	25	20	20	15	15
25	25	10	10	15	15
23	23	16	16	15	15
25	25	19	19	15	15
Average:	**24.5**	**Average:**	**16.25**	**Average:**	**15**
	↓		↓		↓
24.5	**24.5**	**16.25**	**16.25**	**15**	**15**

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
10	10
10	10
9	9
10	10
Average:	**9.75**
	↓
9.75	**9.75**

2026-0009 On-Call Planning Services - On-Call Planning Services
CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	93	25	25
Al Barnes	90	25	25
Veronica Green	87	24	24
William Smith	83	22	22
		Average:	**24**
			↓
Calculated:	**88.25**	**24**	**24**

Evaluation Group 2 - Cost Evalutators

Reviewer	Total / 5 pts	F - Cost / 5 pts	F-1 - Cost Proposal / 5 pts
Jeremy Andrews	3.55	3.55	3.55
		Average:	**3.55**
			↓
Calculated:	**3.55**	**3.55**	**3.55**

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	22	Strongly fits desired attribute(s)	Good municipal planning experience supporting local governments across multiple planning disciplines.
Al Barnes	25	Strongly fits desired attribute(s)	Submitted what was asked and examples to reference.

Uneeda Smith-Sellers	25	Meets or exceeds my expectations	The Offeror's proposal demonstrates strong relevant experience providing professional planning services for municipalities of similar size and complexity. The examples cited—including the City of Chamblee, City of Mulberry, City of Covington, and other comparable Georgia municipalities—show direct experience with comprehensive planning, master planning, land use policy, future development guidance, public engagement, and implementation-focused recommendations. This experience is relevant to the City's needs because it reflects work in communities managing growth, redevelopment, transportation coordination, housing considerations, economic development, and preservation of community character.

Veronica Green	24	High level of detail in response	Applicant team provided a documentation that it is capable of creating visionary and policy driven planning studies. Particularly with Douglas County Initiative where policy is central to the small area and corridor paln

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	22	Strongly fits desired attribute(s)	Relevant experience preparing neighborhood and corridor plans with implementation recommendations.
Al Barnes	20	Well-supported claim(s)	Submitted what was required.
Uneeda Smith-Sellers	25	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience developing Small Area Plans, corridor studies, master plans, and similar focused planning efforts. The proposal reflects relevant planning expertise, including public engagement activities and implementation-oriented strategies designed to guide future decision-making and project execution.

Veronica Green	24	High level of detail in response	Applicant specified the Douglas County Lee Rd Study as a small area plan and corridor study. Its strength is that it is policy-based growth. The plan focused on redevelopment and preservation and economic development efforts for the next twenty years. The Saint Rose Playbook is of particular interest because it takes existing infrastructure creates a plan to incorporate housing, workforce training and civic functions. Revitilization and Redevelopment with modern infrastructure is a central desire for the city and with the Covington Urban Redevelopmentt plan the applicant meets this criteria

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	17	Strongly fits desired attribute(s)	Competent planning team with appropriate technical capabilities. Proposal demonstrates less emphasis on placemaking and urban design innovation.

Al Barnes	20	Strongly fits desired attribute(s)	Yes, Submitted examples to reference.
Uneeda Smith-Sellers	19	Meets or exceeds my expectations	The Offeror's proposal demonstrates expertise in what the City of Stockbridge is requesting.
Veronica Green	19	High level of detail in response	The application notes that CPL has participated in numerous placemaking initiatives in the state of GA. The application does indicate that CPL can provide an large variety of planning activities for projects over the expected time period which may include efforts led by the DDA and Economic Development. The provided example of the suitability assessment for industrial recruitment of and policy building in Bethlehem. It is visionary in the efforts for Grand Etowah reimagining the city center as a village with a variety of housing options as well a economic and civic opportunities. Addtionally the complex planing fo rthe Snellville Town Center master plan which included a muli-disciplinary approach

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	14	Strongly fits desired attribute(s)	Experienced staff with sufficient organizational resources to complete assigned work.
Al Barnes	15	Strongly fits desired attribute(s)	Strong candidates were submitted.
Uneeda Smith-Sellers	14	Well-supported claim(s)	Does the Offeror's proposal demonstrate the qualifications, availability, and experience of key personnel assigned to this contract, including the ability to manage approximately three (3) task orders annually?
Veronica Green	10	Well-supported claim(s)	The Principal in Charge has significant experience in the areas in which this contract will initially focus. The Project Manager however, does not have much document experience in this type of planning work. His primary skill set has been in code. It should be noted that in his prior work experience he was the project Manager for the Riverdale LCI and and Marietta. Gillam Sinharoy a Senior Planner has the most experience in the ares of initial interest

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	8	Strongly fits desired attribute(s)	Adequate public engagement process that satisfies RFP requirements but lacks innovative outreach techniques.
Al Barnes	10	Strongly fits desired attribute(s)	Submitted examples to reference.
Uneeda Smith-Sellers	10	Strongly fits desired attribute(s)	The Offeror's proposal demonstrates a strong and comprehensive methodology for conducting meaningful stakeholder and community engagement. The proposed approach meets and exceeds expectations by outlining effective strategies to engage stakeholders and community members throughout the planning process, promote inclusive participation, gather meaningful feedback, and incorporate input into final recommendations and implementation strategies.

Veronica Green	10	High level of detail in response	The applicant demonstrated capability of creating public engagement that innovative in and interactives this was highlighted in the Mid City Stroll initiative. The type of activities were inclusive and memorable ensuring continued engagement. Additionally the applicant provided examples of traditional public engagement meeting the primary users where they were.

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.55	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

a CPL

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
25	25	19	19	14	14
20	20	20	20	15	15
24	24	19	19	10	10
22	22	17	17	14	14
Average:	**22.75**	**Average:**	**18.75**	**Average:**	**13.25**
	↓		↓		↓
22.75	**22.75**	**18.75**	**18.75**	**13.25**	**13.25**

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
10	10
10	10
10	10
8	8
Average:	9.5
	↓
9.5	9.5

2026-0009 On-Call Planning Services - On-Call Planning Services
Kimley-Horn

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	88	24	24
Al Barnes	65	25	25
Veronica Green	82	23	23
William Smith	93	24	24
		Average:	**24**
			↓
Calculated:	**82**	**24**	**24**

Evaluation Group 2 - Cost Evalutators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	2.95	2.95	2.95
		Average:	2.95
			↓
Calculated:	2.95	2.95	2.95

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	24	Strongly fits desired attribute(s)	Extensive municipal planning and engineering experience with numerous redevelopment and downtown planning assignments. Excellent experience across Georgia and nationally.
Al Barnes	25	Well-supported claim(s)	Submitted well supported claims
Uneeda Smith-Sellers	24	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.

Veronica Green	23	Well-supported claim(s)	Applicant has completed on call planning and small areas studies in comparable communities and has an extensive amount of resources from from the larger corporation. Comp Planning in Chamblee, Small Areas studies in Gwinett and Peachtree corners mirror the city's needs and vision

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	24	Strongly fits desired attribute(s)	Strong history of corridor studies, downtown planning, and redevelopment planning. Demonstrated experience with implementation-oriented planning efforts comparable to the City's needs.
Al Barnes	20	Well-supported claim(s)	Small area experience was submitted
Uneeda Smith-Sellers	23	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience of developing small areas.

Veronica Green	23	High level of detail in response	Gwinnet Place Mall Revitalization, Peachtree Corners Small Area Plan and the Atlanta Small Area Plans have elements that mirror the city's needs. Also has flexibility for transportation studies and economic development plans

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	20	Strongly fits desired attribute(s)	Outstanding multidisciplinary capabilities including planning, transportation, engineering, utilities, economic development, GIS, and implementation. Comprehensive technical resources exceed project requirements.
Al Barnes	10	Medium level of detail in response	Detail was limited.
Uneeda Smith-Sellers	18	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	15	High level of detail in response	Applicant provided little emphasis on housing strategies

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	15	Meets or exceeds my expectations	Highly experienced senior staff supported by one of the largest multidisciplinary planning teams in the industry. Excellent organizational depth and project management capacity.
Al Barnes	5	Mostly complete response	Key personnel qualifications were submitted
Uneeda Smith-Sellers	14	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	13	High level of detail in response	Project Manager has extensive experience around the greater Atlanta area, including on call planning, lci, and small area plan as well as transportation planning. Very little focus on housing strategies. Project Director has extensive experience with On-call projects.

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments

William Smith	10	High level of detail in response	Comprehensive public engagement process utilizing digital engagement tools, stakeholder outreach, workshops, and community meetings designed to build consensus.
Al Barnes	5	Medium level of detail in response	Proposed community engagement
Uneeda Smith-Sellers	9	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	8	Well-supported claim(s)	Applicant used a data drive approach in conjunction with traditional methodology. Applicant is capable of target public engagement as well as digital platforms.

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	2.95	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
23	23	18	18	14	14
20	20	10	10	5	5
23	23	15	15	13	13
24	24	20	20	15	15
Average:	**22.5**	**Average:**	**15.75**	**Average:**	**11.75**
	↓		↓		↓
22.5	**22.5**	**15.75**	**15.75**	**11.75**	**11.75**

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
9	9
5	5
8	8
10	10
Average:	**8**
	↓
8	**8**

2026-0009 On-Call Planning Services - On-Call Planning Services
Pond & Company

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	88	23	23
Al Barnes	65	25	25
Veronica Green	81	23	23
William Smith	86	23	23
		Average:	**23.5**
			↓
Calculated:	**80**	**23.5**	**23.5**

Evaluation Group 2 - Cost Evalutators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	3.25	3.25	3.25
		Average:	3.25
			↓
Calculated:	3.25	3.25	3.25

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	23	High level of detail in response	Strong municipal experience with planning, architecture, engineering, and redevelopment assignments. Good understanding of local government processes.
Al Barnes	25	Well-supported claim(s)	Provided small area planning
Uneeda Smith-Sellers	23	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.

Veronica Green	23	Meets or exceeds my expectations	Provided an example of tasks and approach to a small area plan. used savannah as an example with clearly defined deliverables

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	22	Strongly fits desired attribute(s)	Relevant experience with corridor studies and redevelopment planning. Portfolio contains fewer signature downtown master plans than higher-ranked firms.
Al Barnes	20	Well-supported claim(s)	Submitted what was asked
Uneeda Smith-Sellers	23	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience of developing small areas.
Veronica Green	21	Strongly fits desired attribute(s)	savannah, cumberland cid, tara blvd lci,

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments

William Smith	18	Strongly fits desired attribute(s)	Well-rounded multidisciplinary capabilities integrating planning, engineering, architecture, and infrastructure planning. Technical approach is comprehensive but less innovative.
Al Barnes	10	Medium level of detail in response	Submitted what was asked
Uneeda Smith-Sellers	19	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	18	High level of detail in response	applicant deconstructed the tasks and approach for small, medium and large plan that allows for the distribution of work and deliverables

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	14	Strongly fits desired attribute(s)	Qualified project team with appropriate experience and organizational resources to complete the work.
Al Barnes	5	Mostly complete response	Qualifications were submitted

Uneeda Smith-Sellers	14	Meets or exceeds my expectations	The Offeror’s proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	10	Strongly fits desired attribute(s)	high availability of project manager, less experience than other project managers for this on call

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	9	Strongly fits desired attribute(s)	Well-developed engagement strategy incorporating public meetings and stakeholder outreach. Less emphasis on creative engagement techniques.
Al Barnes	5	Mostly complete response	Proposed community engagement
Uneeda Smith-Sellers	9	Meets or exceeds my expectations	The Offeror’s proposal demonstrates a proposed methodology for community engagement.
Veronica Green	9	High level of detail in response	traditional public engagement to be led by the collaborative firm. site visits,walk audis, pop ups, A Project website and dashboard for the project

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.25	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
23	23	19	19	14	14
20	20	10	10	5	5
21	21	18	18	10	10
22	22	18	18	14	14
Average:	**21.5**	**Average:**	**16.25**	**Average:**	**10.75**
	↓		↓		↓
21.5	**21.5**	**16.25**	**16.25**	**10.75**	**10.75**

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
9	9
5	5
9	9
9	9
Average:	8
	↓
8	8

2026-0009 On-Call Planning Services - On-Call Planning Services
Gresham Smith

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	78	20	20
Al Barnes	80	20	20
Veronica Green	75	20	20
William Smith	85	22	22
		Average:	**20.5**
			↓
Calculated:	**79.5**	**20.5**	**20.5**

Evaluation Group 2 - Cost Evalutators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	3.25	3.25	3.25
		Average:	3.25
			↓
Calculated:	3.25	3.25	3.25

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	22	Strongly fits desired attribute(s)	Strong planning and transportation portfolio with significant public-sector experience. Proposal demonstrates relevant municipal expertise but less emphasis on transformational downtown planning.
Al Barnes	20	Well-supported claim(s)	Submitted what was requested
Uneeda Smith-Sellers	20	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.

Veronica Green	20	Strongly fits desired attribute(s)	The applicant provided multiple examples of municipal planning, primarily focusing on transportation planning and comp plans for comparable size cities. Small area studies are primarily LCI and CID

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	21	Strongly fits desired attribute(s)	Experience includes corridor planning and urban design; however, fewer examples of implementation-focused downtown master plans similar to the City's vision.
Al Barnes	20	Well-supported claim(s)	Submitted what was requested and examples.
Uneeda Smith-Sellers	20	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience of developing small areas.
Veronica Green	20	Strongly fits desired attribute(s)	Applicant primarily focuses on LCI and CID work. The applicant does state explicitly layoiut types of policies with vision for the noted studies.

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments

William Smith	19	Strongly fits desired attribute(s)	Highly capable multidisciplinary firm with strengths in planning, landscape architecture, transportation, and design. Excellent technical resources available.
Al Barnes	20	Well-supported claim(s)	Submitted what was requested
Uneeda Smith-Sellers	17	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	15	Strongly fits desired attribute(s)	Applicant included a funding plan for Brighton TN, AIso focused on trails plan. Of particular interest is the Hahira Area Traffic Studies which was an analysis of transportation and land use. The applicant did not further explain what makes it unique or succesfful

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	15	High level of detail in response	Outstanding professional staff with extensive qualifications and organizational depth. Project team demonstrates excellent experience and capacity.

Al Barnes	10	Well-supported claim(s)	Submitted key personnel
Uneeda Smith-Sellers	13	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	13	Strongly fits desired attribute(s)	Applicant has a pool of planners that perform municipal planning however their plans are primarily transportation focused or comp plans. Subcontractors would be utilized for housing and economics and engagement.

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	8	Strongly fits desired attribute(s)	Solid engagement approach utilizing traditional public meetings and stakeholder coordination. Less innovative than several competing proposals.
Al Barnes	10	High level of detail in response	Detail was very good.
Uneeda Smith-Sellers	8	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.

Veronica Green	7	High level of detail in response	Applicant centers the use of digital tools including surveys, interactive mapping and join local engagement opportunities. Also includes focus groups.

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.25	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
20	20	17	17	13	13
20	20	20	20	10	10
20	20	15	15	13	13
21	21	19	19	15	15
Average:	**20.25**	**Average:**	**17.75**	**Average:**	**12.75**
	↓		↓		↓
20.25	**20.25**	**17.75**	**17.75**	**12.75**	**12.75**

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
8	8
10	10
7	7
8	8
Average:	**8.25**
	↓
8.25	**8.25**

2026-0009 On-Call Planning Services - On-Call Planning Services
Inspire Placemaking Collective, Inc.

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	82	21	21
Al Barnes	50	15	15
Veronica Green	78	23	23
William Smith	90	23	23
		Average:	**20.5**
			↓
Calculated:	**75**	**20.5**	**20.5**

Evaluation Group 2 - Cost Evalutators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	3.3	3.3	3.3
		Average:	3.3
			↓
Calculated:	3.3	3.3	3.3

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	23	Strongly fits desired attribute(s)	Strong portfolio of downtown revitalization, placemaking, and urban design projects with experience working alongside municipal governments. Slightly fewer large municipal projects than top-ranked firms.
Al Barnes	15	Mostly complete response	Submitted what was required.
Uneeda Smith-Sellers	21	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.

Veronica Green	23	Well-supported claim(s)	The applicant provided emphasis on small area plans, the creation of toolkits and guidance documents for funding and policies for serval studies in line with the initial project. It all provided opportunities for public works and economic development to use the contract for tasks such the Downtown Development Authority Strategic Plan for Watkinsville witha focus on sthort term strategies. This very much need to push the needle forward in certain areas in need of revitalization .and Garner, NC Economic Development Plan.

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	24	Strongly fits desired attribute(s)	Demonstrated expertise in neighborhood, downtown, and district planning emphasizing public realm improvements and placemaking. Portfolio aligns well with City's downtown vision.
Al Barnes	15	Mostly complete response	Has experience developing small areas

Uneeda Smith-Sellers	22	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience of developing small areas.
Veronica Green	23	Well-supported claim(s)	Documented history of small area plan in ga and fl. Including plan with non-tradtional anchors and considerable housing needs.

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	19	Strongly fits desired attribute(s)	Exceptional urban design, visualization, and placemaking expertise. Team demonstrates innovative approaches to creating vibrant public spaces and community identity.
Al Barnes	10	Mostly complete response	Submitted response.
Uneeda Smith-Sellers	18	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	16	Strongly fits desired attribute(s)	The combination of Croy engineering with direct experience working the city of Stockbridge and projects that allows the contract to be used across departments

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	14	Meets or exceeds my expectations	Experienced leadership team with strong urban design credentials. Smaller organizational depth compared to larger multidisciplinary firms.
Al Barnes	5	Medium level of detail in response	Details were medium/ task orders
Uneeda Smith-Sellers	13	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	10	Strongly fits desired attribute(s)	Project team is diverse and has worked on a variety of projects that would be beneficial to the city. Julia Clark is not list in the organization chart but is expected to be available 55% of the time

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments

William Smith	10	Meets or exceeds my expectations	Outstanding community engagement methodology emphasizing interactive workshops, charrettes, tactical urbanism, and public participation. One of the strongest engagement approaches submitted.
Al Barnes	5	Medium level of detail in response	Medium detail
Uneeda Smith-Sellers	8	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	6	Medium level of detail in response	applicant uses traditional public engagement methods, hybrid meetings, workshops, digital survey and public meeting because the city has lackluster public engagement, we require a more innovative and comprehensive approach to public engagement

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.3	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
22	22	18	18	13	13
15	15	10	10	5	5
23	23	16	16	10	10
24	24	19	19	14	14
Average:	**21**	**Average:**	**15.75**	**Average:**	**10.5**
	↓		↓		↓
21	**21**	**15.75**	**15.75**	**10.5**	**10.5**

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
8	8
5	5
6	6
10	10
Average:	**7.25**
	↓
7.25	**7.25**

2026-0009 On-Call Planning Services - On-Call Planning Services
The Cratl Firm

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	83	22	22
Al Barnes	35	10	10
Veronica Green	53	15	15
William Smith	70	18	18
		Average:	**16.25**
			↓
Calculated:	**60.25**	**16.25**	**16.25**

Evaluation Group 2 - Cost Evalutators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	4.45	4.45	4.45
		Average:	4.45
			↓
Calculated:	4.45	4.45	4.45

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	18	Other	Limited municipal planning experience relative to competing firms.
Al Barnes	10	Partially meets my expectations	Basic Response
Uneeda Smith-Sellers	22	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	15	Partially meets my expectations	applicant provides general planning services but provides not examples of long range or small area planning nor economic development plans

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	17	Other	Proposal contains relevant planning experience but fewer examples of downtown master planning assignments.
Al Barnes	10	Medium level of detail in response	Basic response
Uneeda Smith-Sellers	21	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience of developing small areas.
Veronica Green	10	Mostly complete response	Applicant does not provided examples of small area planning or planning activities

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	15	Well-supported claim(s)	Technical approach satisfies minimum qualifications but lacks the breadth and specialization demonstrated by higher-ranked firms.
Al Barnes	5	Doesn't meet my expectations	Response was basic

Uneeda Smith-Sellers	18	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	16	Strongly fits desired attribute(s)	Applicant has significant experience in zoning and the ability to assist in strategic planning and policy development.

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	12	Well-supported claim(s)	Qualified staff with limited organizational depth for multiple concurrent planning assignments.
Al Barnes	5	Partially meets my expectations	Basic response
Uneeda Smith-Sellers	14	Meets or exceeds my expectations	The Offeror’s proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	9	Mostly complete response	Identifies only two people on the project team. Specializes in operational planning activities

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments

William Smith	8	Well-supported claim(s)	Standard engagement process meeting minimum RFP expectations.
Al Barnes	5	Partially meets my expectations	Basic response
Uneeda Smith-Sellers	8	Meets or exceeds my expectations	The Offeror’s proposal demonstrates a proposed methodology for community engagement.
Veronica Green	3	Doesn't meet my expectations	Doesn't provide a clear methodology for strategy for public engagement

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	4.45	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
21	21	18	18	14	14
10	10	5	5	5	5
10	10	16	16	9	9
17	17	15	15	12	12
Average:	**14.5**	**Average:**	**13.5**	**Average:**	**10**
	↓		↓		↓
14.5	**14.5**	**13.5**	**13.5**	**10**	**10**

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
8	8
5	5
3	3
8	8
Average:	6
	↓
6	6

2026-0009 On-Call Planning Services - On-Call Planning Services
SEAS Community Partners

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	82	21	21
Al Barnes	30	10	10
Veronica Green	35	13	13
William Smith	78	20	20
		Average:	**16**
			↓
Calculated:	**56.25**	**16**	**16**

Evaluation Group 2 - Cost Evalutators

Reviewer	Total / 5 pts	F - Cost / 5 pts	F-1 - Cost Proposal / 5 pts
Jeremy Andrews	4.4	4.4	4.4
		Average:	**4.4**
			↓
Calculated:	**4.4**	**4.4**	**4.4**

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	20	Well-supported claim(s)	Relevant planning experience with emphasis on community development and stakeholder engagement. Municipal planning portfolio is more limited than higher-ranked firms.
Al Barnes	10	Partially meets my expectations	Submitted what was required
Uneeda Smith-Sellers	21	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.

Veronica Green	13	Partially meets my expectations	Applicant did not provide direct examples of municipal planning initiatives such as a CID, LCI or CTP.

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	20	Well-supported claim(s)	Experience includes neighborhood planning and community-based planning initiatives but fewer comprehensive downtown planning projects.
Al Barnes	10	Partially meets my expectations	Submitted medium level response
Uneeda Smith-Sellers	22	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience of developing small areas.
Veronica Green	8	Doesn't meet my expectations	Applicant failed to provide examples of small area studies, corridor studies. It does include previous experience with the City of Stockbridge in public engagement

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments

William Smith	16	Well-supported claim(s)	Team demonstrates strengths in community planning and engagement but offers less depth in urban design and implementation planning.
Al Barnes	5	Poor level of detail in response	Submitted what was requested
Uneeda Smith-Sellers	18	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	7	Partially fits desired attributes	No examples provided to demonstrate work experience

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	13	Well-supported claim(s)	Qualified staff with relevant experience appropriate for smaller planning assignments.
Al Barnes	5	Medium level of detail in response	Response was basic
Uneeda Smith-Sellers	13	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.

Veronica Green	0	Incomplete response	No organizational chart or list of project team members and experience included

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	9	Well-supported claim(s)	Strong emphasis on inclusive public participation and community outreach throughout the planning process.
Al Barnes	0	Poor level of detail in response	Poor level
Uneeda Smith-Sellers	8	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	7	Meets or exceeds my expectations	traditional public engagement methods.

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	4.4	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
22	22	18	18	13	13
10	10	5	5	5	5
8	8	7	7	0	0
20	20	16	16	13	13
Average:	**15**	**Average:**	**11.5**	**Average:**	**7.75**
	↓		↓		↓
15	**15**	**11.5**	**11.5**	**7.75**	**7.75**

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
8	8
0	0
7	7
9	9
Average:	6
	↓
6	6

2026-0009 On-Call Planning Services - On-Call Planning Services
Spinks Technologies, Inc.

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	**/ 95 pts**	**/ 25 pts**	**/ 25 pts**
Uneeda Smith-Sellers	78	21	21
Al Barnes	0	0	0
Veronica Green	27	5	5
William Smith	52	12	12
		Average:	**9.5**
			↓
Calculated:	**39.25**	**9.5**	**9.5**

Evaluation Group 2 - Cost Evalutators

Reviewer	Total / 5 pts	F - Cost / 5 pts	F-1 - Cost Proposal / 5 pts
Jeremy Andrews	3.75	3.75	3.75
		Average:	3.75
			↓
Calculated:	3.75	3.75	3.75

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	12	Medium level of detail in response	Proposal demonstrates limited experience providing comprehensive municipal planning services comparable to the City's requested scope.
Al Barnes	0	Incomplete response	Incomplete
Uneeda Smith-Sellers	21	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.

Veronica Green	5	Poor level of detail in response	While the applicant provides an innovative approach to planning activities, no examples of are identified and the methodology is unproven.

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	10	Medium level of detail in response	Few examples of downtown planning or Small Area Plan experience were provided.
Al Barnes	0	Incomplete response	Incomplete
Uneeda Smith-Sellers	20	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience of developing small areas.
Veronica Green	5	Doesn't meet my expectations	Applicant provides no examples of previous work experience or success

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	12	Partially fits desired attributes	Proposal demonstrates technical capabilities in select areas but lacks the multidisciplinary planning expertise required for this contract.

Al Barnes	0	Incomplete response	Incomplete
Uneeda Smith-Sellers	17	Meets or exceeds my expectations	The Offeror’s proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	5	Doesn't meet my expectations	applicant has experience in maritime and military initiatives and seeks to test AI in municipal planning.

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	11	High level of detail in response	Project team possesses relevant professional qualifications but limited demonstrated experience with comparable municipal planning assignments.
Al Barnes	0	Incomplete response	Incomplete
Uneeda Smith-Sellers	12	Meets or exceeds my expectations	The Offeror’s proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.

Veronica Green	5	Partially meets my expectations	While AI led may be able to complete task orders the methodology is largely untried and cannot guarantee accuracy

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	7	High level of detail in response	Public engagement methodology meets minimum requirements but lacks detail and innovation compared to competing firms.
Al Barnes	0	Incomplete response	Incomplete
Uneeda Smith-Sellers	8	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	7	Meets or exceeds my expectations	materials would be developed in AI with the principle facilitating traditional methods of public engagement

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.75	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
20	20	17	17	12	12
0	0	0	0	0	0
5	5	5	5	5	5
10	10	12	12	11	11
Average:	**8.75**	**Average:**	**8.5**	**Average:**	**7**
	↓		↓		↓
8.75	**8.75**	**8.5**	**8.5**	**7**	**7**

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
8	8
0	0
7	7
7	7
Average:	**5.5**
	↓
5.5	**5.5**

City of Stockbridge

AGENDA ITEM

MEETING DATE

JULY 28, 2026

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

CONTRACT APPROVAL FOR ON-CALL PROFESSIONAL PLANNING SERVICES WITH T.S.W. DESIGN. Council consideration of a resolution authorizing the approval of an on-call professional planning services contract with TSW Design to provide planning, zoning, redevelopment, transportation, housing, and related planning services on an as-needed basis for the City of Stockbridge. This contract will enable the City to efficiently obtain specialized planning expertise through task orders to support current and future planning initiatives.

BACKGROUND INFORMATION:

The City issued RFP No. 2026-0009 seeking qualified firms to provide professional on-call planning services, and proposals were evaluated based on experience, technical expertise, team qualifications, public engagement approach, and cost. Following the evaluation process, TSW Design received the highest overall score and is recommended for award based on its demonstrated qualifications, experience, and ability to meet the City's planning needs. The project fee amounts would vary based on the types and scopes of the individual tasks to be performed, to be determined as the needs arise. GL 100-74100-521200. Forecasted amount: $102,000.

SIGNATURES:

eSigned via GovOS.com
Shawn Edmondson
Key: 3268d159-4d63-438f-940b-014ea0428880

CITY MANAGER eSigned via GovOS.com Frank S. Milazi
Key: 7ed53636-d898-4ade-b417-932d73311167

CITY TREASURER eSigned via GovOS.com Quinton Washington
Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☑ FINANCIAL IMPACT ☐ N/A

AMOUNT:

102,000.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

Contract Approval for On-Call Professional Planning Services with TSW Design.

STAFF RECOMMENDATION:

Approval.

eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

City of Stockbridge

AGENDA ITEM

MEETING DATE

August 10, 2026

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

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: William Smith

DEPARTMENT: Economic Development

ITEM/PROJECT/EVENT:

Council Consideration to Expand DDA Boundaries

BACKGROUND INFORMATION:

The Downtown Development Authority (DDA) of the City of Stockbridge has adopted a resolution requesting that the Mayor and City Council approve an expansion of the official Downtown Development Authority District boundaries. The proposed expansion incorporates additional parcels contiguous to the existing downtown district to better align the DDA's jurisdiction with current redevelopment opportunities and the City's long-term economic development objectives.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com — Frank S. Milazi — Key: 7ed53636-d898-4ade-b417-932d73311167

eSigned via GovOS.com — Shawn Edmondson — Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com — Quinton Washington — Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☑

ITEM/PROJECT/EVENT:

Expansion of DDA Boundaries

STAFF RECOMMENDATION:

Expanding the district will allow the DDA to more effectively carry out its statutory mission under Georgia law by supporting redevelopment, business recruitment, infrastructure improvements, and investment in areas that are functionally connected to downtown but are not currently within the district boundaries. The expanded area includes properties extending toward the Flippen Road and Pinehurst Drive corridors, as identified in Exhibit "A" of the attached resolution. Upon Council approval, these properties will become part of the DDA service area, enabling the Authority to undertake redevelopment initiatives, partner with public and private stakeholders, and implement programs that promote economic vitality and downtown revitalization.

eSigned via GovOS.com

William Smith

Key: 7cb6a9e3-7863-4556-a458-502734485a99

DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF STOCKBRIDGE, GEORGIA

RESOLUTION NO. ____

A RESOLUTION OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF STOCKBRIDGE, GEORGIA, PROPOSING AN EXPANSION OF THE DOWNTOWN DISTRICT BOUNDARIES; REQUESTING APPROVAL OF SUCH EXPANSION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STOCKBRIDGE; EXPRESSING THE AUTHORITY'S INTENT TO SERVE THE EXPANDED AREA UPON APPROVAL; AND FOR OTHER PURPOSES.

WHEREAS, the Downtown Development Authority of the City of Stockbridge, Georgia (the "Authority") was created pursuant to **O.C.G.A. § 36-42-1 et seq.** for the purpose of revitalizing and redeveloping the downtown area; and

WHEREAS, the Authority desires the Mayor and City Council of the City of Stockbridge to adopt a Resolution extending the boundaries of the Downtown District; and

WHEREAS, the Authority finds that the expansion of the Downtown District will promote economic development, improve infrastructure, and create additional opportunities for redevelopment within the City; and

WHEREAS, the Authority desires the City to formally concur with and accept the expanded boundaries as its service area in order to carry out its statutory purposes more effectively.

NOW, THEREFORE, BE IT RESOLVED by the Downtown Development Authority of the City of Stockbridge, Georgia, as follows:

Section 1. Proposal of Boundary Expansion

The Authority hereby proposes an expansion of the Downtown District boundaries to include the parcels identified in **Exhibit "A,"** attached hereto and incorporated herein by reference, and respectfully requests that the Mayor and City Council of the City of Stockbridge adopt a resolution approving such expansion.

Section 2. Intent to Serve Expanded Area

Upon approval of the proposed boundary expansion by the Mayor and City Council of the City of Stockbridge, the Authority intends to exercise its powers and carry out its duties within the expanded Downtown District in accordance with O.C.G.A. § 36-42-1 *et seq.*

Section 3. Commitment to Redevelopment Efforts

The Authority reaffirms its commitment to:

- Promoting economic development and investment;
- Supporting redevelopment and revitalization projects;
- Partnering with the City and private sector stakeholders; and
- Enhancing the overall vitality of the Downtown District.

Section 4. Coordination with the City

The Authority shall continue to coordinate with the City of Stockbridge to ensure that activities undertaken within the proposed expanded Downtown District are consistent with adopted plans, policies, ordinances, and development regulations.

Section 5. Effective Date

This Resolution shall become effective immediately upon its adoption.

SO RESOLVED AND ADOPTED, this ___ day of _____**, 2026**.

DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF STOCKBRIDGE, GEORGIA

_____
Kenya Cook, Chair

ATTEST:

_____
Secretary

APPROVED AS TO FORM:

_____
L'Erin Wiggins, Attorney for the
Stockbridge Downtown Development Authority

EXHIBIT "A"

Proposed Expansion of the Downtown Development Authority District Boundaries

City of Stockbridge Downtown Development Authority

The following are proposed parcel numbers to be added to and incorporated within the boundaries of the Downtown Development Authority District of the City of Stockbridge, Georgia, as authorized by applicable law and as depicted on the map attached hereto. These parcels shall become part of the DDA District upon approval of the boundary expansion by the governing authorities of the City of Stockbridge.

Proposed Additional Parcels

S12-02001000
S12-02002000
S12-02004000
S12-02005000
S12-02007000
S12-02008000
S12-02010000
S12-02012000
S12-03001000
S12-03002000
S12-03003000
S12-03004000
S12-03004001
S12-03005000
S12-03016000
S18-01017000
S18-01018000
S18-01019000
S18-02001000
S18-02001001
S19-01027000
S19-01028000

Proposed Additional Parcels

S20-03010001
S24-01002000
S26-01001000
S26-01002000
S27-02001000
S27-02002000
S27-02003000
S27-02004000
S27-02005000
S27-02006000
S27-02007000
S27-02008000
S27-02009000
S27-02010000
S32-03029000
S32-03030000
S33-01004000
S33-01005000
S33-01008000
S33-01009000
S33-01009001
S33-01009002
S33-01010000
S33-01010002
S33-01020000
S33-01021000
S33-01022000
S33-01023000
S33-01024000
S33-01025000
S33-01026000
S33-01026005
S33-01027000
S33-01049000
S33-01050000
S33-01051000

Legal Description of Expansion Area

The expansion area of the Downtown Development Authority District consists of the parcels identified above and generally encompasses properties located along and adjacent to the existing downtown district extending toward the Flippen Road and Pinehurst Drive corridors, together with any public rights-of-way, easements, and intervening properties necessary to create a contiguous Downtown Development Authority District boundary, as more particularly shown on the official boundary map maintained by the City of Stockbridge.

The map entitled 'City of Stockbridge Downtown Development Authority District Proposed Boundary Expansion,' attached hereto as Attachment 1, is incorporated herein by reference and made a part of this Exhibit A."

Proposed Downtown Development Authority (DDA) District Map

City of Stockbridge, 2026

Legend

- Parcels
- DDA Boundary Adjustments
  - None
  - Added

0 0.05 0.1 0.2 Miles

N

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 2026-05-28