



AGENDA WORK SESSION CITY OF STOCKBRIDGE

TUESDAY, AUGUST 25, 2015 6:00 PM

Mayor & City Council

Tim L. Thompson, Mayor
Alphonso Thomas, Mayor Pro Tem
Robin Buschman, Councilwoman
Anthony S. Ford, Councilman
LaKeisha Gantt, Councilwoman
Regina Lewis Ward, Councilwoman

Administration

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

I. Call to Order

II. Roll Call

Present

Absent

Councilwoman Buschman

Councilwoman Lewis Ward

Mayor Pro Tem Thomas

Mayor Thompson

Councilman Ford

Councilwoman Gantt

III. Invocation

IV. Pledge of Allegiance

V. Adoption of the Agenda

VI. Draft Minutes 7/13/2015

OLD BUSINESS

Item #1 – Council Consideration – Proposed MLK Sr. Heritage Trail (Street Renaming) Presented by: Mayor Pro Tem, Alphonso Thomas

NEW BUSINESS

Item #2 – Council Consideration - New Job Description – Water Sys. Chief Operator Presented by: Kevin Walter, Public Works Director and Renee Wheeler, HR Mgr.

Item #3 – Pay and Classification Scale to include Water Sys. Chief Operator
Presented by: Kevin Walter, Public Works Director and Renee Wheeler, HR Mgr.

Item #4 – Organization Chart to include Water Sys. Chief Operator
Presented by: Kevin Walter, Public Works Director and Renee Wheeler, HR Mgr.

Item #5 – Budget Amendment 2015-004
Presented by: Linda Nabers, Treasurer

DISCUSSION:

Item #6 – Variance Request VR-15-10-S Location: Langley Oaks Residential Subdivision, Lots 23, 24, 25, 26 Land Lot 5 of the 12th District
Parcel ID: 031S-01-023-000, 031S-01-024-000, 031S-01-025-000, 031S-01-026-000. Variance to reduce the minimum front and rear setbacks.
Presented by: Dale Hall, Administration and Community Services Director

Item #7 – Professional Services and Fee Schedule
Presented by: Dale Hall, Administration and Community Services Director

Item #8 – LCI Update and Downtown Redefined Proposed Concepts
Presented by: Mayor Pro Tem Thomas and Dale Hall, Administration and Community Services Director

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.

CITY MANAGER'S COMMENTS

Michael Harris

COUNCIL'S COMMENTS

Councilwoman Buschman

Councilwoman Lewis Ward

Mayor Pro Tem Thomas

Councilman Ford

Councilwoman Gantt

MAYOR'S COMMENTS

Mayor Thompson

ANNOUNCEMENT OF UPCOMING MEETINGS & EVENTS

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

- Small Business Lunch & Learn – Thursday, August 27, 2015 12:30 - 2pm – City Hall Levi Meeting Room – Sponsored by Councilwoman Regina Lewis Ward.
- All City office will be closed Monday, September 7, 2015 in observance of Labor Day.
- Town Hall Meeting – Wednesday, September 9, 2015 6pm – City Hall Levi Meeting Room
Re: Proposed Street Renaming – MLK, Sr. Historic Trail – hosted by Mayor Pro Tem Alphonso Thomas.
- Building Committee Meeting – Thursday, September 10, 2015 6pm – City Hall Levi Meeting Room – Councilman Anthony Ford, Committee Chair.
- City Council Meeting - Monday, September 14, 2015 6pm – City Hall Council Chamber 2nd Floor.

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Act)

- ☐ A. Meeting to discuss or vote to authorize the settlement of a matter covered by the attorney-client privilege as provided in Georgia Code section 50-14-2(1) and 50-14-3(b)(1)(A). The subject discussed was [identify the case or claim discussed but not the substance of the attorney-client discussion].
 - ☐ B. Meeting to discuss or vote to authorize negotiations to purchase, dispose of or lease property as provided in Georgia Code section 50-14-3(b)(1)(B).
 - ☐ C. Meeting to discuss or vote to authorize the ordering of an appraisal related to the acquisition or disposal of real estate as provided in Georgia Code section 50-14-3(b)(1)(C).
 - ☐ D. Meeting to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(D).
 - ☐ E. Meeting to discuss or vote to enter into an option to purchase, dispose of, or lease real estate subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(E).
 - ☐ F. Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 50-14-3(b)(2).
 - ☐ G. Meeting to interview one or more applicants for the position of the executive head of an agency as provided in Georgia Code section 50-14-3(b)(2).
 - ☐ H. Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a
- August 25, 2015 6:00pm 4640 N. Henry Blvd. Stockbridge, GA 30281 Phone: (770) 389-7900

meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was [identify the matter but not the substance of the discussion].

- I. Staff meeting held for investigative purposes under duties or responsibilities imposed by law as provided by Georgia Code section 50-14-3(a) (1).

Motion to Adjourn.

DRAFT MINUTES OF 7/13/2015



DRAFT MINUTES COUNCIL MEETING CITY OF STOCKBRIDGE

MONDAY, JULY 13, 2015 6:00 PM

Mayor & City Council

Tim L. Thompson, Mayor
Alphonso Thomas, Mayor Pro Tem
Robin Buschman, Councilwoman
Anthony S. Ford, Councilman
LaKeisha Gantt, Councilwoman
Regina Lewis Ward, Councilwoman

Administration

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

The Council meeting was called to order by Mayor Tim L. Thompson at 6:00PM. City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members of Council were present and a quorum was confirmed.

Invocation was provided by Mayor Thompson.

Pledge of Allegiance was recited in unison.

Motion to adopt the Agenda made by Councilwoman Gantt; second by Councilman Ford; the motion passed 5/0.

Motion to adopt the Minutes of 5/11/15, 5/26/15 made by Councilman Ford; second by Councilwoman Gantt; the motion passed 5/0.

Motion to approve the Consent Agenda made by Councilwoman Buschman for the Resolution to ratify the 2015-2016 Health Insurance benefits; second was provided by Councilwoman Gantt; the motion passed 5/0.

There were no Old Business items on the Agenda.

City Manager, Michael Harris presented the Ordinance to revise and approve the job description for the Executive Assistant to Mayor & Council. Mr. Harris noted that this was an amendment to the previously adopted job description of the Executive Assistant to Mayor and Council; and was discussed at the Council Retreat last month.

Motion to approve the Ordinance to revise the job description for the Executive to Mayor and Council made by Councilwoman Buschman; second by Councilman Ford; the motion passed 5/0.

Item #3 – Informational Item –

Presented by: Michael Harris, City Manager

City Manager, Michael Harris presented the Net Taxable Value of the 2015 Henry County Digest and stated this is for informational purposes only and wanted Council to know where the City stands with the Tax Digest. Mr. Harris expressed the one good thing is seeing that property values have been going up for the past couple of years. There was no discussion and no action on this item.

Administration and Community Services Director, Dale Hall presented the (STWP) Short-Term Work Program and Capital Improvements Element Annual Update and stated that in order to maintain a qualified government status of QLG, local governments must have adopted a (STWP) Short Term Work Program and (CIE) Capital Improvements Element and the STWP is a key implementation tool that reflects activities and strategies local governments have chosen to undertake with in a current five (5) year period from 2015-2019.

Mr. Hall noted that the STWP consist of major actions taken by the Municipality (ex. Feasibility Studies, LCI's and Ordinance reviews); and, also includes time frames, implementing recommendations and estimated cost, if any.

Mr. Hall also noted the annual CIE updates include three (3) components: an annual report, impact fees and finances (collected, encumbered and used during proceeding year) and an updated list of CIE projects. Mr. Hall informed Council that he would bring documents to the July 28, 2015 Work Session meeting, with the hopes of approval at the August 10, 2015 City Council Meeting. Once Council approves, it will be sent to DCA for them to review and approve. Mr. Hall expressed, he hopes Council will approve the Resolution at the October 12, 2015 meeting.

Councilman Thomas requested to receive an update before the October 12th meeting. Mr. Hall stated Council should receive the information by the end of next week. Mr. Harris wanted to make it clear for Council and the citizens, this report is not actually due until October 31, 2015.

PUBLIC COMMENTS

Mr. Wendell Moore – Citizens Academy is very informative; however, he is not content with upkeep of the City and use of equipment; took offense to PW Director's comments; asked that the City come up with solutions regarding the city's appearance.

Mr. Leonard Yancey – Asked for enforcement and an update of the City's noise nuisance ordinance, particularly at Memorial Park and invited Mayor & Council to come out and observe.

Mrs. Kathryn Gilbert – Mentioned she requested to speak on See Click Fix, which has been pending for over 600 days not. Mrs. Gilbert also cited the SDS Agreement between the City and Henry County regarding police services and noted that COS residents should not pay above and beyond other residents of the county as the HCPD has not justified additional funding. Also, Mrs. Gilbert referenced the sidewalks needing repair in the City.

Mr. Richard M. Holdren – Referenced the U-turn @ Hwy. 138 and Speer Rd/Mt Zion signage and the need to relocate the sign up in the traffic light area as it was being blocked and drivers were being unfairly cited.

Neat Robinson – Asked the City to assist the Pine Grove Subdivision with dumping issues within the subdivision.

City Manager, Michael Harris responded to the Pine Grove request and noted that Code Enforcement has been in contact with the property owner and noted that the HOA was an LLC.

City Manager, Michael responded to the U-turn on Hwy. 138 and noted that this was more of a safety concern due to the number of accidents in the area and would follow up with the state D.O.T.

City Manager, Michael responded to noise nuisance ordinance and noted that the City is taking positive steps to notify pavilion renters of the ordinance and to note the posted signage.

City Manager, Michael responded to the sidewalks in need of repair and noted that this issue was recently addressed at the Council retreat and an analysis was underway and a list is being prepared based on both severity and priority.

Councilwoman Robin Buschman noted the heavy hearts of Henry County with passing of Mr. Andy Davis, sculptor of the Patrick Henry Bust located at City Hall, the Patrick Henry Statue in McDonough square where the City of Stockbridge donated \$10,000 and most recently, Mr. Davis had been named as the sculptor to create the M. L. King Statue in Atlanta.

Councilwoman Regina Lewis Ward thanked Mr. Moore for attending the Citizens Academy; and apologized to Mr. Moore regarding offensive comments made during the Citizens Academy training and directed Mr. Harris to address the staff. Councilwoman Lewis Ward also noted that during the Council Work Session back in May, there were talks about the Inclusive Playground Equipment, along with several other City projects were moving forward. Councilwoman Lewis Ward extended her heartfelt condolences to the Davis family.

Mayor Pro Tem Alphonso Thomas thanked Mr. Moore and Mr. Yancey for coming out in support of the Community Relations Committee meetings, and apologized for the last meeting being cancelled. Mayor Pro Tem Thomas invites all to the Back to School Kick Off that will be held July 25, 2015.

Councilman Anthony Ford thanked everyone for coming out to the Council meeting and echoed the sentiments of Councilwoman Buschman regarding Andy Davis and also noted that the two children recently killed in a traffic accident were from Stockbridge and asked that everyone hold on to your loved ones and do the best that you can everyday with your lives.

Councilwoman LaKeisha Gantt thanked everyone for coming out and asked that everyone keep the City of Stockbridge and the nation in prayer and thanked everyone for their support. Mrs. Gantt also thanked and recognized Main Street Mgr. Kira Harris-Braggs for a wonderful Screen on the Green community event on Saturday; and invited everyone out to the Back to School and Sounds of Summer event on Saturday, July 25th at City Hall featuring food trucks and two bands.

Mayor Tim Thompson thanked everyone for coming out and stated that the elected officials listen to their comments and concerns and apologized for the offensive comments made and would personally follow-up. Mayor Thompson echoed the comments of the Council and asked that everyone keep his family in prayer.

Mayor Thompson read the following News and Events:

Small Business Luncheon – Thursday, July 23, 2015 at 12:30pm – City Hall Levi Meeting Room – Sponsored by Councilwoman Regina Lewis Ward. Bring your lunch. Drinks and Dessert will be provided.

Finance Committee Meeting – Friday, July 24, 2015 at 6pm – City Hall Levi Meeting Room
Chairperson – Councilwoman LaKeisha Gantt.

Back to School Kick Off – Saturday, July 25, 2015 at 4 - 6pm City Hall – Sponsored by Councilman Alphonso Thomas in partnership with Global Impact Christian Ministries.

Sounds of Summer Concert - Saturday, July 25, 2015 Opening with Stevie G & the Rockerz and featuring Gritz & Jelly Butter Band at 7pm City Hall Lawn - Bring your blankets and/or lawn chairs – Sponsored by Councilwoman LaKeisha Gantt.

City Council Work Session Meeting – Tuesday, July 28, 2015 at 6pm – City Hall Work Session Meeting Room 2nd Floor

Motion to enter executive session for items A, F, H made by Councilwoman Gantt; second Councilman Ford; the motion passed 5/0.

Motion to adjourn executive session made by Councilman Thomas; second Councilman Ford; the motion passed 5/0.

Motion to reconvene the Regular Council Meeting made by Councilman Ford; second Councilman Thomas; the motion passed 5/0.

Motion to appoint DaVida Robinson to the position of Executive Assistant to Mayor & Council with an annual salary of \$42,000 made by Councilwoman Gantt; second Councilman Ford; the motion passed 5/0.

Motion to adjourn the Council Meeting made by Councilman Thomas; second Councilman Ford; the motion passed 5/0.

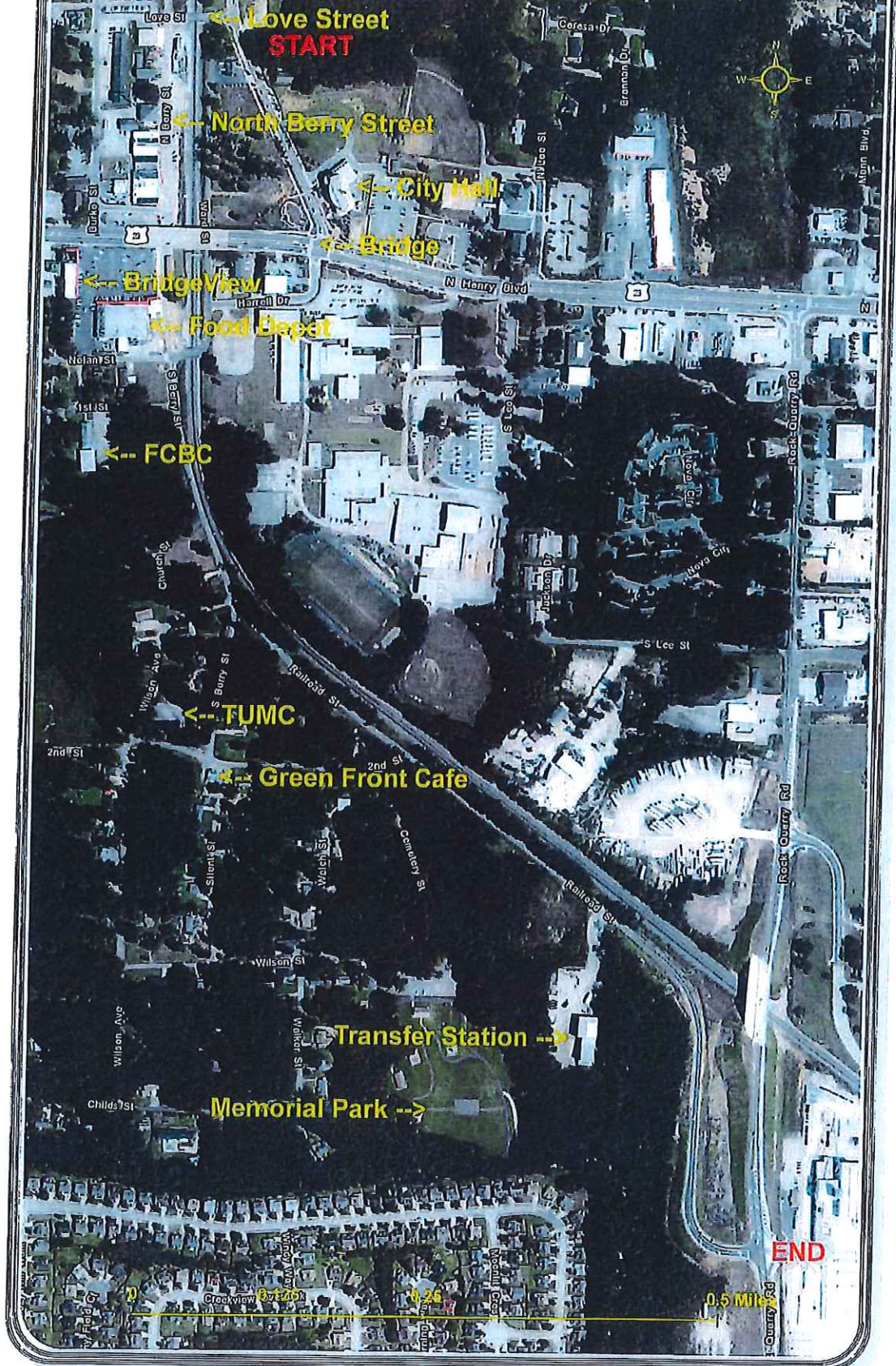
Respectfully submitted by:

Vanessa Holiday, City Clerk

Timothy L. Thompson, Mayor

**Council
Consideration –
Proposed MLK Sr.
Heritage Trail
(Street Renaming)**

MILK SR. Heritage Trail (Proposed)



**Council
Consideration - New
Job Description –
Water Sys. Chief
Operator**

Job Title: Water System Chief Operator

Job Summary: This position is responsible for the technical and administrative work in directing and carrying out the operations of the City's water system, and conducting the City's meter reading function, performing utility locating function, and overseeing water plant operations as needed. This position works under the direction of the Water Superintendent

Class Characteristics:

Major Duties:

- Reviews and oversees the technical aspects of the work of the Water System Technicians assigned to the Water Department, provides training and instruction for these staff, and performs quality checks of their work.
- Assists the Water Superintendent in the scheduling of work shift assignments for Water System Technicians.
- Operates various hand tools, power tools and light and heavy equipment for maintenance and repair of the city's water system;
- Checks, maintains and cleans equipment, trucks, trailers and tools;
- Performs landscaping and grading functions at all water sites;
- Performs water distribution system maintenance, repair, upkeep and enhancement, including but not limited to repairing leaks, running tests of groundwater, troubleshooting distribution problems through removal/installation of pipes, hydrants, meters, fixtures and valves; flushes hydrants as needed;
- Treats groundwater to ensure compliance with state and federal requirements;
- Reads water meters on assigned route, records usage through portable computer-based system, makes special readings as required, checks for dysfunctional meters and reports any defects to Water Superintendent, and performs verification and accuracy tests on problematic meters;
- Responds to work order requests from the Utility Billing Group including service hook ups, termination and general residential issues,
- Coordinates with the Utility Billing Group to ensure work orders are properly processed upon work completion;
- Assists residents with resolving Water Department issues;
- Participates in the department's afterhours, weekend and holiday on-call rotation schedule;
- Performs other duties as assigned.

Job Title: Water System Chief Operator (continued)

Additional Duties for Water System Chief Operator:

- Locates Water and Sewer lines through utilization of utility locating equipment;
- Responsible for plant operation duties in the absence of Water Superintendent requiring 24/7/365 on call responsibility;
- Inventories all materials utilized by the Water Department and maintains accurate records for audit compliancy;
- Conducts daily tests of water produced, including a weekly assessment of the water plant paying attention to safety and productivity.
- Train, direct and coordinate the work of lower level staff at the direction of the Water Department Superintendent.

Knowledge Required by the Position:

- Knowledge of or ability to learn operational characteristics, services, and activities of a utilities maintenance program;
- Knowledge of or ability to learn principles and practices of program development and administration;
- Knowledge of or ability to learn pertinent federal, state, and local laws, codes, and regulations;
- Knowledge of or ability to learn current methods, terminology, equipment, tools, and materials utilized in the maintenance, repair, and construction of utilities structures and systems including water mains and appurtenances, chlorination equipment, flow control valves, and hydroelectric generation equipment and systems;
- Knowledge of or ability to learn types and level of maintenance and repair activities generally performed in a utilities maintenance program;
- Knowledge of or ability to learn operational characteristics of tools and equipment used in maintenance, repair, and construction of water distribution, recycled water distribution, and related utility systems;
- Knowledge of or ability to learn backflow and cross-connection control principles;
- Knowledge of or ability to learn industrial pretreatment principles and practices;
- Knowledge of or ability to learn water, recycled water, and sewer boundaries within the city;
- Knowledge of or ability to learn mathematical principles;
- Knowledge of or ability to learn principles and practices of record keeping and report preparation;

Job Title: Water System Chief Operator (continued)

- Knowledge of or ability to learn occupational hazards and standard safety precautions;
- Knowledge of or ability to learn office procedures, methods, and equipment including computers and applicable software applications such as word processing, spreadsheets, and databases;
- Ability to participate in the management of a utilities maintenance program;
- Ability to interpret and apply federal, state, and local policies, laws, and regulations;
- Ability to ensure adherence to safe work practices and procedures;
- Ability to estimate time, material, and labor costs for maintenance and repair projects;
- Ability to compile data, maintain records and files, and participate in the preparation of clear and concise reports;
- Ability to participate in the provision of a high level of customer service to internal and external customers;
- Ability to respond to requests and inquiries from the general public;
- Ability to read and interpret maps, plans, sketches, schematics, diagrams, and blueprints;
- Ability to operate office equipment including computers and supporting word processing, spreadsheet, and database applications;
- Ability to demonstrate an awareness and appreciation of the cultural diversity of the community;
- Ability to communicate clearly and concisely, both orally and in writing;
- Ability to establish and maintain effective working relationships with those contacted in the course of work;
- Knowledge of or ability to learn City of Stockbridge infrastructure and geography;
- Knowledge of or ability to learn basic chemistry and biology;
- Knowledge of confined space entry;
- Knowledge of or ability to learn City ordinances, policies and procedures;
- Skill operating a variety of tools, equipment and commercial vehicles.

Supervisory Controls: The work of all Water System Technicians is performed under the general supervision of the Water Superintendent.

Guidelines: Guidelines include OSHA, EPA, EPD, state and federal safety regulations and City and departmental safety manuals, policies

**Pay and
Classification Scale
to include Water
Sys. Chief Operator**

CURRENT PAY SCALE

City of Stockbridge 2015 Pay Scale

Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
General Maintenance Technician	Stormwater	Stormwater Supervisor	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Public Works Technician	Public Works	Crew Leader	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Receptionist	Administration	City Clerk	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Sanitation Technician	Sanitation	Crew Leader	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Stormwater Technician	Stormwater	Stormwater Supervisor	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Wastewater Collections Systems Operator I	Sewer	Wastewater Reclamation Plant Superintendent	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Wastewater Systems Operator I	Sewer	Wastewater Reclamation Plant Superintendent	11	\$ 12.00	\$ 17.72	\$ 24,960.00	\$ 36,857.60
Water Systems Technician I	Water	Water Superintendent	11	\$ 12.00	\$ 17.72	\$ 24,960.00	\$ 36,857.60
Utility Billing Clerk	Sanitation	Utility Billing Supervisor	12	\$ 12.90	\$ 19.06	\$ 26,832.00	\$ 39,644.80
Utility Billing Clerk	Sewer	Utility Billing Supervisor	12	\$ 12.90	\$ 19.06	\$ 26,832.00	\$ 39,644.80
Mechanic	Public Works	General Maintenance Supervisor	13	\$ 14.00	\$ 20.69	\$ 29,120.00	\$ 43,035.20
Wastewater Collections Systems Operator II	Sewer	Wastewater Reclamation Plant Superintendent	13	\$ 14.00	\$ 20.69	\$ 29,120.00	\$ 43,035.20
Wastewater Systems Operator II	Sewer	Wastewater Reclamation Plant Superintendent	13	\$ 14.00	\$ 20.69	\$ 29,120.00	\$ 43,035.20

City of Stockbridge 2015 Pay Scale

Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
Water Systems Technician II	Water	Water Superintendent	13	\$ 14.00	\$ 20.69	\$ 29,120.00	\$ 43,035.20
Administrative Assistant	Administration	City Clerk	14	\$ 14.63	\$ 21.61	\$ 30,430.40	\$ 44,948.80
Administrative Assistant	Public Works	Public Works Director	14	\$ 14.63	\$ 21.61	\$ 30,430.40	\$ 44,948.80
Deputy Court Clerk	Municipal Court	Court Clerk	14	\$ 14.63	\$ 23.82	\$ 30,430.40	\$ 49,545.60
Conference Center Coordinator	Administration	Conference Center & Events Manager	14	\$ 14.63	\$ 21.61	\$ 30,430.40	\$ 44,948.80
Accounts Payable Clerk	Administration	Treasurer	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Crew Leader	Public Works	General Maintenance Supervisor	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Crew Leader	Sanitation	General Maintenance Supervisor	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Occupational Tax Clerk	Administration	City Clerk	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Payroll Clerk	Administration	Treasurer	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Purchasing Clerk	Administration	Treasurer	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Stormwater Supervisor	Stormwater	General Maintenance Supervisor	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Code Enforcement Officer	Administration	Administration & Community Services Director	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60

City of Stockbridge 2015 Pay Scale

Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
Deputy City Clerk	Administration	City Clerk	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Mechanic/ASE Certified	Public Works	General Maintenance Supervisor	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Utility Billing Supervisor	Water	Treasurer	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Wastewater Systems Operator III	Sewer	Wastewater Reclamation Plant Superintendent	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Water Systems Technician III	Water	Water Superintendent	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Wastewater Systems Operator IV	Sewer	Wastewater Reclamation Plant Superintendent	17	\$ 16.93	\$ 25.01	\$ 35,214.40	\$ 52,020.80
Water Systems Technician IV	Water	Water Superintendent	17	\$ 16.93	\$ 25.01	\$ 35,214.40	\$ 52,020.80
Executive Assistant	Governing Body	Mayor & Council	18	\$ 17.78	\$ 26.26	\$ 36,982.40	\$ 54,620.80
Executive Assistant	Administration	City Manager	18	\$ 17.78	\$ 26.26	\$ 36,982.40	\$ 54,620.80
Conference Center & Events Manager	MMCC	Administration & Community Services Director	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00
Court Clerk	Municipal Court	City Manager	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00
Main Street Manager	Administration	Administration & Community Services Director	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00
Human Resources Manager	Administration	City Manager	22	\$ 21.61	\$ 31.93	\$ 44,948.80	\$ 66,414.40

City of Stockbridge 2015 Pay Scale

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Lead Accountant	Administration	Treasurer	22	\$ 21.61	\$ 31.93	\$ 44,948.80	\$ 66,414.40
General Maintenance Supervisor	Public Works	Public Works Director	25	\$ 25.01	\$ 36.96	\$ 52,020.80	\$ 76,876.80
Wastewater Reclamation Plant Superintendent	Sewer	Public Works Director	25	\$ 25.01	\$ 36.96	\$ 52,020.80	\$ 76,876.80
Water Superintendent	Water	Public Works Director	25	\$ 25.01	\$ 36.96	\$ 52,020.80	\$ 76,876.80
Public Works Director	Public Works	City Manager	27	\$ 27.58	\$ 40.67	\$ 57,366.40	\$ 84,593.60
City Clerk	Executive	Mayor & Council	28	\$ 28.96	\$ 42.80	\$ 60,236.80	\$ 89,024.00
Treasurer	Executive	City Manager	28	\$ 28.96	\$ 42.80	\$ 60,236.80	\$ 89,024.00
Administration & Community Services Director	Administration	City Manager	34	\$ 39.54	\$ 55.15	\$ 82,243.20	\$ 114,712.00
City Manager	Executive	Mayor & Council	36	\$ 42.78	\$ 63.22	\$ 88,982.40	\$ 131,497.60

PROPOSED PAY SCALE

City of Stockbridge 2015 Pay Scale

Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
General Maintenance Technician	Stormwater	Stormwater Supervisor	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
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Accounts Payable Clerk	Administration	Treasurer	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Crew Leader	Public Works	General Maintenance Supervisor	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Crew Leader	Sanitation	General Maintenance Supervisor	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Occupational Tax Clerk	Administration	City Clerk	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Payroll Clerk	Administration	Treasurer	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Purchasing Clerk	Administration	Treasurer	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Stormwater Supervisor	Stormwater	General Maintenance Supervisor	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Code Enforcement Officer	Administration	Administration & Community Services Director	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60

City of Stockbridge 2015 Pay Scale

Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
Deputy City Clerk	Administration	City Clerk	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Mechanic/ASE Certified	Public Works	General Maintenance Supervisor	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Utility Billing Supervisor	Water	Treasurer	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Wastewater Systems Operator III	Sewer	Wastewater Reclamation Plant Superintendent	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Water Systems Technician III	Water	Water Superintendent	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Wastewater Systems Operator IV	Sewer	Wastewater Reclamation Plant Superintendent	17	\$ 16.93	\$ 25.01	\$ 35,214.40	\$ 52,020.80
Water Systems Technician IV	Water	Water Superintendent	17	\$ 16.93	\$ 25.01	\$ 35,214.40	\$ 52,020.80
Executive Assistant	Governing Body	Mayor & Council	18	\$ 17.78	\$ 26.26	\$ 36,982.40	\$ 54,620.80
Executive Assistant	Administration	City Manager	18	\$ 17.78	\$ 26.26	\$ 36,982.40	\$ 54,620.80
Water System Chief Operator	Water	Water Superintendent	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00
Conference Center & Events Manager	MMCC	Administration & Community Services Director	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00
Court Clerk	Municipal Court	City Manager	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00
Main Street Manager	Administration	Administration & Community Services Director	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00

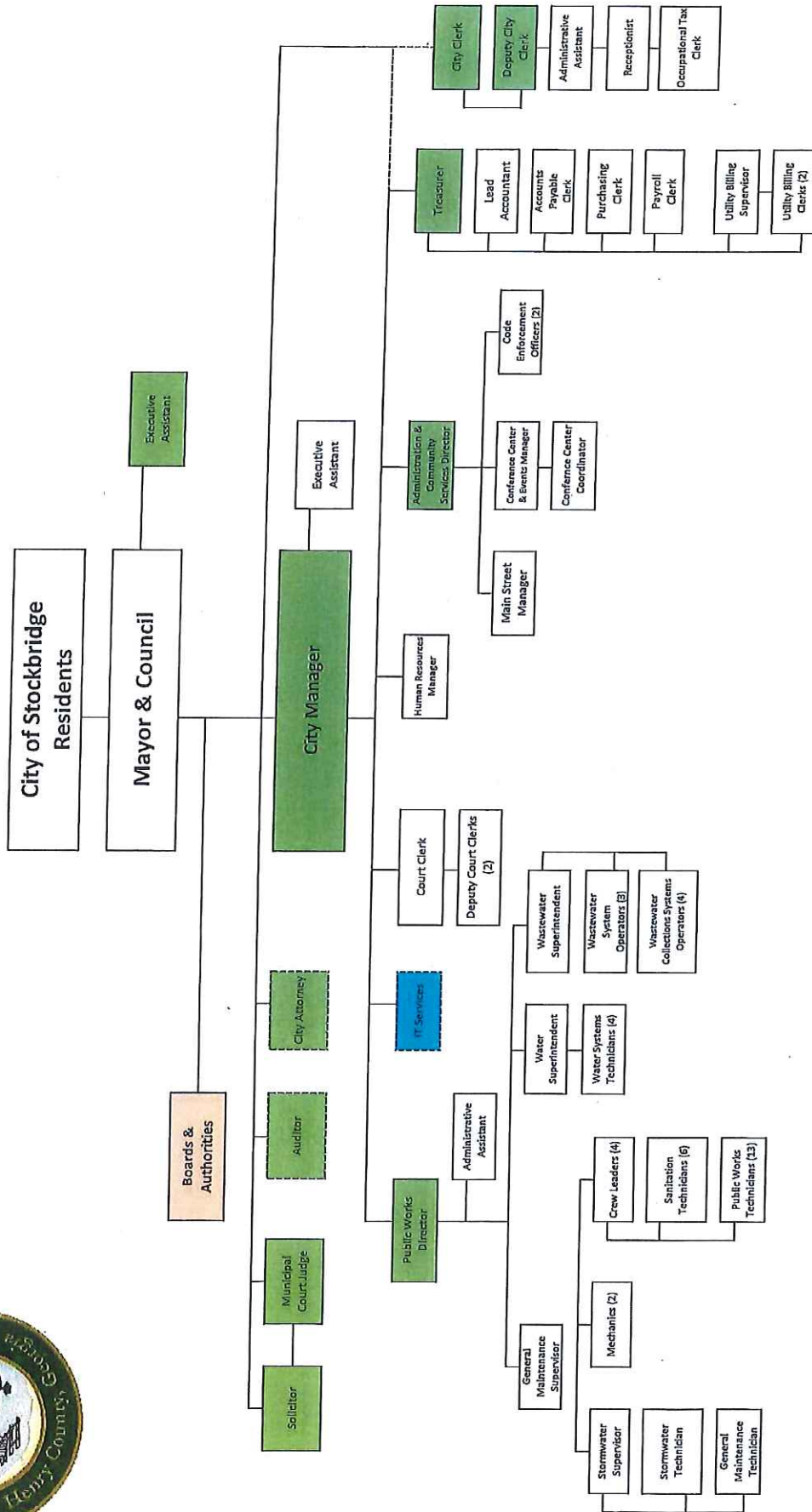
City of Stockbridge 2015 Pay Scale

Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
Human Resources Manager	Administration	City Manager	22	\$ 21,611	\$ 31,931	\$ 44,948.80	\$ 66,414.40
Lead Accountant	Administration	Treasurer	22	\$ 21,611	\$ 31,931	\$ 44,948.80	\$ 66,414.40
General Maintenance Supervisor	Public Works	Public Works Director	25	\$ 25,011	\$ 36,961	\$ 52,020.80	\$ 76,876.80
Wastewater Reclamation Plant Superintendent	Sewer	Public Works Director	25	\$ 25,011	\$ 36,961	\$ 52,020.80	\$ 76,876.80
Water Superintendent	Water	Public Works Director	25	\$ 25,011	\$ 36,961	\$ 52,020.80	\$ 76,876.80
Public Works Director	Public Works	City Manager	27	\$ 27,581	\$ 40,671	\$ 57,366.40	\$ 84,593.60
City Clerk	Executive	Mayor & Council	28	\$ 28,961	\$ 42,801	\$ 60,236.80	\$ 89,024.00
Treasurer	Executive	City Manager	28	\$ 28,961	\$ 42,801	\$ 60,236.80	\$ 89,024.00
Administration & Community Services Director	Administration	City Manager	34	\$ 39,541	\$ 55,151	\$ 82,243.20	\$ 114,712.00
City Manager	Executive	Mayor & Council	36	\$ 42,781	\$ 63,221	\$ 88,982.40	\$ 131,497.60

Organization Chart to include Water Sys. Chief Operator



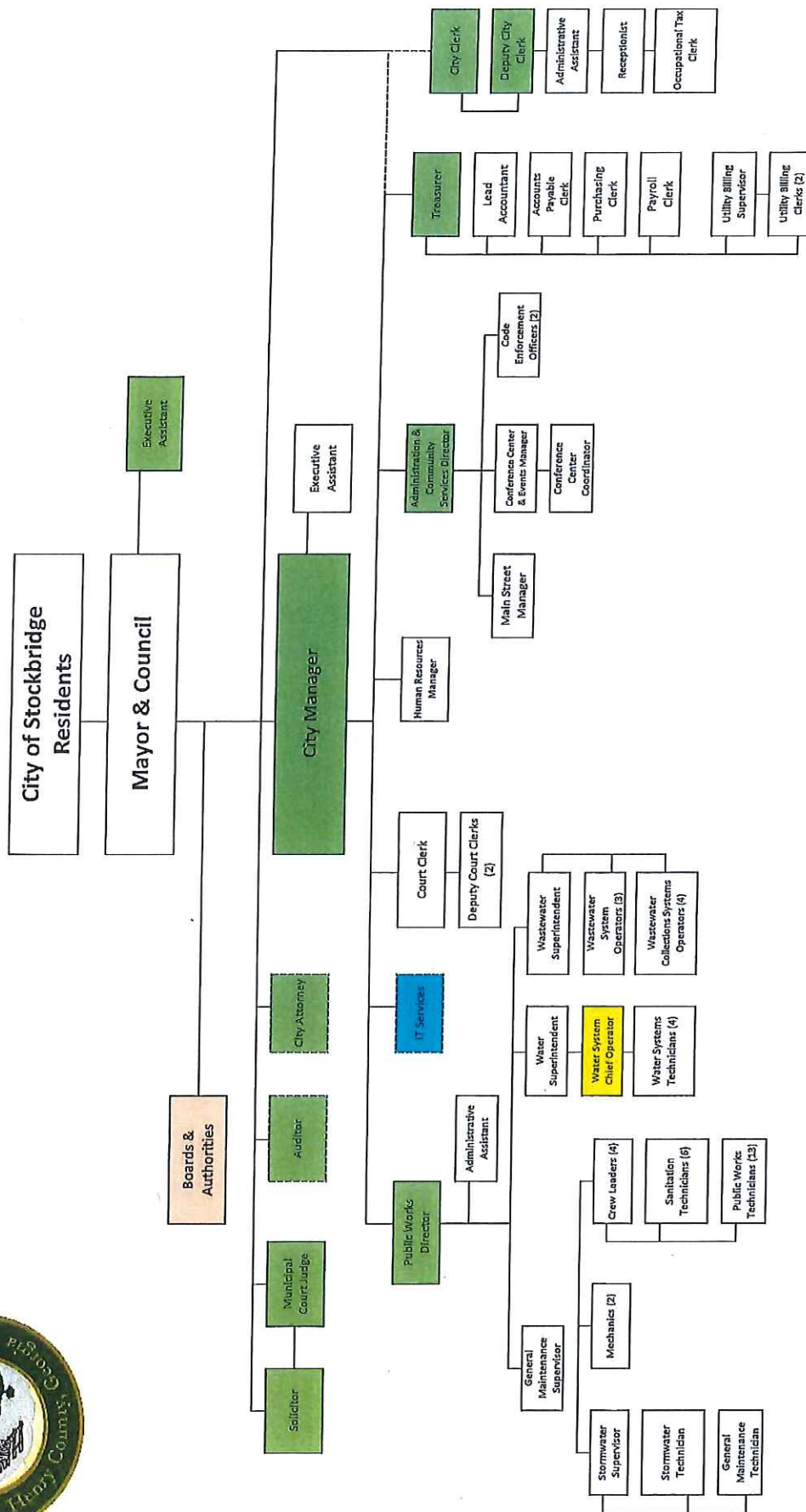
City of Stockbridge -- Organizational Chart -- Approved May 26, 2015



Contracted Services
Appointed Position
Updated Job class



City of Stockbridge -- Organizational Chart -- Proposed August 25, 2015



Contracted Services
Appointed Position
New position

Budget Amendment

CITY OF STOCKBRIDGE

BUDGET AMENDMENT

NUMBER 2015-004

DATE 08/25/2015

ACCOUNT	PROJECT	DESCRIPTION	Debits	Credits
100-00000-389040		From Fund Balance		244,885
100-15100-521218	(I)	Legal, Other Litigation	59,999	
100-15100-521217	(II)	Legal	125,001	
100-42200-521230	(III)	Engineering Fees	12,500	
100-42200-521230	(IV)	Engineering Fees	13,900	
100-42200-522250	(V)	Auto and Truck Repair	33,485	
505-00000-389040		From Fund Balance		25,000
505-00000-117503	(VI)	Vehicle	25,000	
		Totals	\$269,885	\$269,885

- (I) Budget impact - Litigation settlement.
 (II) Estimated budget impact for on-going SDS, and DDA Litigation.
 (III) Engineering Fees and assessment for City Hall Leaks - Jacobs Engineering (Encumbered in 2014 with 2014 Budget).
 (IV) Engineering Fees and assessment for Court Leaks - Jacobs Engineering (Encumbered in 2014 with 2014 Budget).
 (V) Boom truck repair, Insurance reimbursement benefit received in 2014 (Encumbered in 2014 with 2014 Budget).
 (VI) Replace transmission on Alamo 22' Boom Tractor in Water / Sewer Fund.
 ALAMO 22' Boom Mower Tractor (John Deere) purchased in 2011 with no warranty

Entered _____

Approved _____

Variance Request

VR-15-10-S

Location: Langley

Oaks Residential



HENRY COUNTY PLANNING & ZONING

Variance Evaluation Report Stockbridge City Council

VR-15-10-S

City of Stockbridge:

Advisory Board Member: Elton Alexander, (678) 571-2477

Staff Report Prepared by: Stacey Jordan, Planner II

Applicant: Builders Professional Group
9497 Thornton Boulevard
Jonesboro, Georgia 30236
(770) 471-4751

Agent: Chris Knight
9497 Thornton Boulevard
Jonesboro, Georgia 30236
(770) 616-9969

Location: Langley Oaks Residential Subdivision, Lots 23, 24, 25, 26
Land Lot 5 of the 12th District

Parcel ID: 031S-01-023-000, 031S-01-024-000, 031S-01-025-000, 031S-01-026-000

Request: Variance to reduce the minimum front and rear setbacks.

**Proposed Use
/Purpose:** Single-Family Residences

Current Land Use: Transitional

Future Land Use: Medium-High Density Residential (3.6-6.0 du/acre)

Sign Posted: August 12, 2015

City Meeting: September 14, 2015

Lot Size: 0.71 +/- acres (total of four lots)

Road Access: Dustin Court

Zoning History:

The subject property is within a single-family residential pod of a planned development zoned PD (Planned Development) as illustrated on the City of Stockbridge Official Zoning Map. A review of the zoning files indicates that the subject property was rezoned from RA (Residential-Agricultural) and RM (Multiple Family Residence) to PD on June 12, 2006, with following conditions:

1. The minimum house size shall be 1,800 square feet of heated floor space.
2. All homes shall be constructed on all sides of two of the following: brick, stone or cement fiber board. Eaves, soffits, overhangs, dormers, and fascia may be constructed of brick, stone, stucco, or vinyl.
3. All yards shall be sodded to the rear drip-line of the house.
4. All utilities shall be located underground.
5. There shall be a minimum 10-foot landscape buffer along the perimeter of the property.

6. All homes shall be built on-site; no modular or manufactured homes.
7. All homes shall have a two-car garage, side-entry where feasible.
8. There shall be uniform mailboxes throughout the development.
9. Adequate sight distance shall be provided at the entrance of the site, as required by Henry County Department of Transportation.
10. Notwithstanding anything to the contrary herein, no zoning conditions imposed herein shall be interpreted or applied in such a manner so as to require any violation of any existing building, development, stormwater and/or any other applicable codes.

Table 1.0 lists current zoning and land uses of adjacent properties.

Table 1.0 Current Zoning & Land Use of Adjacent Properties

	Current Zoning	Land Use
North	PD (Planned Development)	Langley Oaks Subdivision
East	PD (Planned Development)	Langley Oaks Subdivision
South	PD (Planned Development)	Langley Oaks Subdivision
West	PD (Planned Development)	Langley Oaks Subdivision

Source: City of Stockbridge Official Zoning Map

Executive Summary:

The Applicant is requesting a variance from front and rear yard setback requirements on Lots 23, 24, 25, 26 to allow the construction of single-family residences on the Dustin Court cul-de-sac within the Langley Oaks residential subdivision. The subject property is comprised of four lots zoned PD (Planned Development) and together is approximately 0.71 acres in area.

- Lot 23: reduce front setback from 25 feet to 22.5 feet, reduce rear setback from 30 feet to 20 feet.
- Lot 24: reduce front setback from 25 feet to 22.5 feet, reduce rear setback from 30 feet to 19 feet.
- Lot 25: reduce front setback from 25 feet to 22.5 feet, reduce rear setback from 30 feet to 16 feet.
- Lot 26: reduce front setback from 25 feet to 15 feet, reduce rear setback from 30 feet to 18 feet.

Criteria for Granting a Variance per Section 3-7-273:

Criteria 1: *There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.*

There are no extraordinary or exceptional conditions pertaining to the subject property with regard to size, shape, or topography that are not also applicable to other cul-de-sac lots within the subdivision.

Criteria 2: *A literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties of the district.*

A literal interpretation of the chapter would not deprive the Applicant of rights commonly enjoyed by other properties in the district. A literal interpretation would require a smaller house footprint.

Criteria 3: *Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.*

Granting the variances as requested would confer upon the property of the Applicant special privileges denied to other properties within the district; however, other property owners may also request a variance.

Criteria 4: *The requested variance will be in harmony with the purpose and intent of this chapter and will not be injurious to the neighborhood or to the general public.*

The requested variances are in harmony with the intent of the chapter. However, reducing the required setbacks may reduce the privacy of the homeowners, while increasing the light and noise potential from locating the house closer to the street and to the common area.

Criteria 5: *The special circumstances are not the result of the actions of the applicant.*

The special circumstances are the result of the actions of the Applicant. The Applicant is requesting to construct a house with a footprint which cannot be confined within the building envelope.

Criteria 6: *The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.*

The requested variances are not the minimum necessary to make possible the legal use of the property. The requested variances are the minimum necessary to make possible the legal construction of the proposed housing products.

Criteria 7: *The variance is not a request to permit a use of land, buildings, or structures, which is not permitted by right in the district involved.*

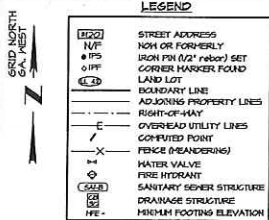
The variance requested is not intended to permit a use of land, buildings, or structures, which is not permitted by right in a single-family residential zoning district. If approved, the variance requested will not permit a use otherwise not permitted in a single-family residential zoning district.

Recommendation:

Planning staff recommends **Denial** of the request.

Attachments

- Site Plan/Survey
- Sign Photo
- Site Photos
- Tax Map
- Zoning Map
- Aerial Map



LOT TABLE

LOT #	SIZE S.F.	ADDRESS	TAX ID NO.
16	6,632	131 DUSTIN DRIVE	031501016
17	6,704	133 DUSTIN DRIVE	031501017
18	6,704	135 DUSTIN DRIVE	031501018
19	6,861	137 DUSTIN DRIVE	031501019
20	6,991	141 DUSTIN DRIVE	031501020
21	7,925	143 DUSTIN DRIVE	031501021
22	10,103	145 DUSTIN DRIVE	031501022
23	8,711	147 DUSTIN DRIVE	031501023
24	7,024	149 DUSTIN DRIVE	031501024
25	6,540	151 DUSTIN DRIVE	031501025
26	6,640	153 DUSTIN DRIVE	031501026
27	6,806	155 DUSTIN DRIVE	031501027
28	6,806	157 DUSTIN DRIVE	031501028
29	6,806	159 DUSTIN DRIVE	031501029
30	6,620	161 DUSTIN DRIVE	031501030

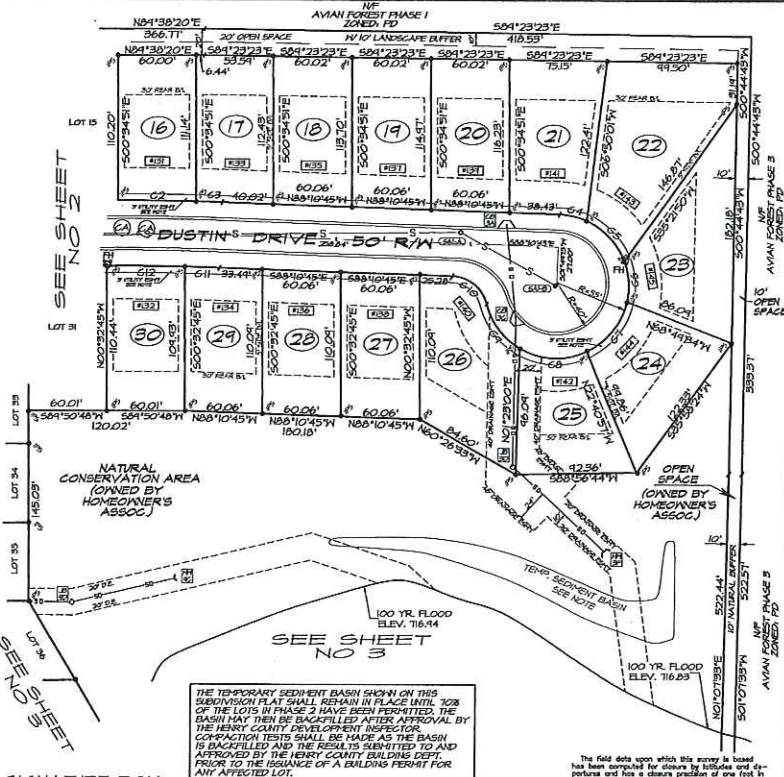
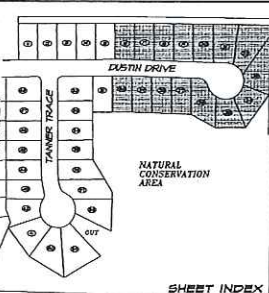
LINE/CURVE DATA

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C2	60.01'	N89°28'41"E	1225.00'	152°49'	60.01'	30.01'
C3	20.04'	N89°28'41"E	2225.00'	0°30'58"	20.04'	10.02'
C4	21.70'	N76°52'41"E	55.00'	22°36'03"	21.70'	10.94'
C5	42.91'	N43°13'58"E	55.00'	44°45'08"	42.91'	22.61'
C6	31.62'	S04°18'12"E	55.00'	39°10'29"	31.62'	16.31'
C7	50.16'	S30°23'50"E	55.00'	52°15'11"	48.44'	26.48'
C8	35.67'	N87°31'58"E	55.00'	35°54'09"	35.67'	21.41'
C9	43.46'	N89°28'41"E	55.00'	45°18'01"	43.46'	22.85'
C10	56.12'	N01°13'23"E	28.00'	73°54'44"	56.12'	31.07'
C11	26.57'	S08°24'45"E	275.00'	0°42'00"	26.57'	13.28'
C12	60.02'	S04°18'12"E	275.00'	174°32'	60.02'	30.01'

STREET C/L CURVE DATA

LINE	ARC	CHORD BEARING	CHORD	RADIUS	DELTA
CA	42.03'	S04°22'34"E	42.03'	2200.00'	2°13'48"
CB	54.49'	S08°20'32"E	54.49'	2000.00'	15°59'34"

* SEE SHEET NO. 1 FOR ADDITIONAL NOTES
 * SEE SHEET NO. 5 FOR SANITARY SEWER AND STORM DRAIN CHARTS.



SIGNATURE BOX

This Plat is hereby Approved for Recording:
[Signature]
 Mayor, City of Suwanee
 Date: 7-2-09
 Director/Development Plan Review Department
 Henry County Board of Commissioners

CURRENT ZONING - PD
 BUILDING SETBACKS
 FROM PROPERTY LINE
 UNLESS OTHERWISE NOTED:
 FRONT - 25' FROM R/W
 SIDE - 5'
 REAR - 30'
 SIDE (CORNER LOT) - 20'

BASED ON THE INFORMATION SHOWN ON THE
 FLOOD HAZARD BOUNDARY MAPS FURNISHED
 BY THE DEPT. OF HUD THROUGH THE FEMA, IT IS
 MY OPINION THAT PART OF THE PROPERTY
 SHOWN HEREON IS INSIDE THE FLOOD HAZARD
 AREA (ZONE 1A5)
 COR#4 PANEL 130468 0088C DATED MAY 16, 2006

OWNER/DEVELOPER

ST. CLAIR COMMUNITIES, LLC
 148 WEST CAMPSHORE
 McDONOUGH GA, 30253
 678-583-8322

The field data upon which this survey is based
 has been compared for closure by latitude and de-
 clination and has a closure prediction of one foot in
 33,000 ft. and an angular error of 1.07" per angle
 point, and the NO ADJUSTMENT was used for
 adjustment. A TOPCON GTS603 was used to obtain
 linear measurements and a TOPCON GTS603 was used
 to obtain angular measurements.
 It is my opinion that this plat is a true and
 correct representation of the land plat, has been
 prepared to meet minimum standards and re-
 quirements of law, and has been compared for closure
 and has been found to be correct within one foot
 in 100,000 ft.

**FINAL PLAT OF:
 LANGLEY OAKS
 PHASE 2**

"THIS PLAT SUPERSEDES THE"
 FINAL PLAT RECORDED
 IN PB. 50, PAGES 57-61.

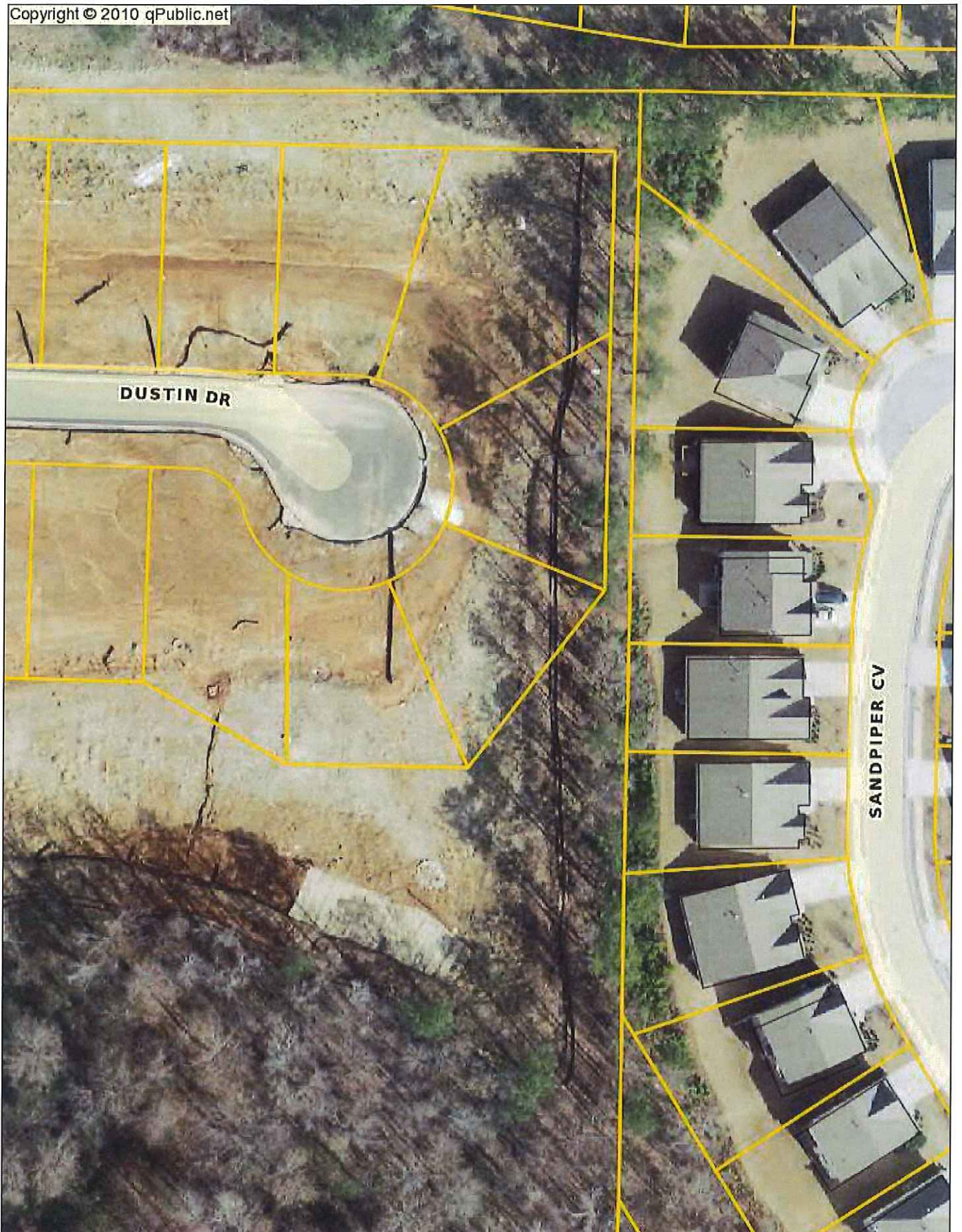
GRAPHIC SCALE 1"=50'
 0 50 100 150

**LANGLEY OAKS
 PHASE 2**

S.J. reeves & associates, Inc.
 P.O. BOX 1218 • 11491 HIGHWAY 19 N • ZEBULON, GA. 30255
 T770-567-1000 • T770-567-1001 (FAX)
 LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

PREPARED BY:
S.J.R.
 S. J. Reeves, Inc.
 No. 3789
 Professional Seal
 State of Georgia
 Surveyor
 11/09

Rev. 6/29/2009 (NFES)
 LAR#LOT DISTRICT
 5,12 12th.6th
 SCALE COUNTY
 N/A HENRY
 DATE OF FIELD WORK
 03/31/09
 DATE OF PLAT
 03/31/09
 JOB NO. SHEET
 4 OF 5



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 printed: 08/24/15 : 15:15:10

LEGEND:

POB = POINT OF BEGINNING
 POS = POINT OF BEGINNING
 IPS = IRON PIN SET 1/2" RE-BAR & CAP
 IFF = IRON PIN FOUND
 RFF = RIGHT-OF-WAY
 CFF = CATCH BASIN
 PFL = PROPERTY LINE
 NFF = NOW OR FORMERLY
 CMF = CONCRETE MONUMENT FOUND
 LLL = LAND LOT LINE
 EFP = EDGE OF PAVEMENT
 B/C = BACK OF CURB
 PFL = PAVED DRIVE
 MH = MAN HOLE
 CR = CATCH BASIN
 IB = INLET
 CI = CURB INLET

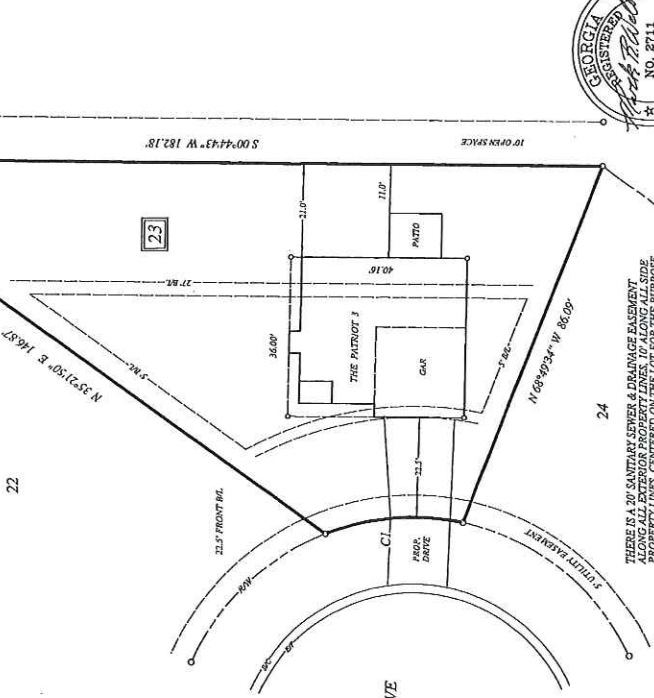
LOT 23 AREA:

0.20 ACRES
(8,772 SQ.FT.)

145 DUSTIN DRIVE

ZONED: PD
 SETBACKS:
 FRONT = 25'
 SIDE = 5'
 REAR = 50'

C1
 R=55.00'
 Δ=33°09'36"
 T=31.83'
 C=31.39'
 N 04°18'18" W



THERE IS A 30' SANITARY SEWER & DRAINAGE EASEMENT ALONG THE DUSTIN DRIVE FRONT LINE, 10' ALONG ALL SIDE LINES, 10' ALONG THE REAR LINE, 10' ALONG THE REAR LINE OF FUTURE DRAINAGE AND OR SANITARY SEWER.

ACCORDING TO THE LATEST HENRY COUNTY F.I.R.M. COMMUNITY PANEL NO. 13151 CD088C DATED MAY 16, 2006, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE.



SURVEY FOR:

BUILDERS PROFESSIONAL GROUP

"HOUSE LOCATION PLAN"

CLOSURE DATA: DATE: 07/09/15
 FIELD CLOSURE: 1" IN 15,000' ±
 ANGLE POINT ERROR: 50KVA, 0.5"
 ADJUSTMENT METHOD: NO ADJUSTMENT
 PLAT CLOSURE: 1" IN 100,000' ±

SUBDIVISION:	LANGLEY OAKS PHASE 2	P.B.	50	PG.	57-61
LOT:	23	LAND LOT:	5	DISTRICT:	12TH
CITY:	HENRY	COUNTY:	HENRY	STATE:	GEORGIA
SCALE:	1" = 20'	DATE:	07/09/15	JOB NO:	WLS-15-0423
WELBORN LAND SURVEYING, INC. 65 PEGASUS TRACE NEWMAN, GEORGIA 30263 PHONE: 770-254-1383 FAX: 770-254-1383					

LEGEND:

POB = POINT OF BEGINNING
 POE = POINT OF BEGINNING
 IFS = IRON PIN SET, 1/2" RE-BAR & CAP
 IFF = IRON PIN FOUND
 CFW = RIGHT-OF-WAY
 PAL = PROPERTY LINE
 NFF = NOW OR FORMERLY
 CMF = CONCRETE MONUMENT FOUND
 LLL = LAND LOT LINE
 EPP = EDGE OF PAVEMENT
 BCC = BACK OF CURB
 FHC = FIRE HYDRANT
 MH = MAN HOLE
 CB = CATCH BASIN
 LB = LUG BOX
 CB = CURB INLET

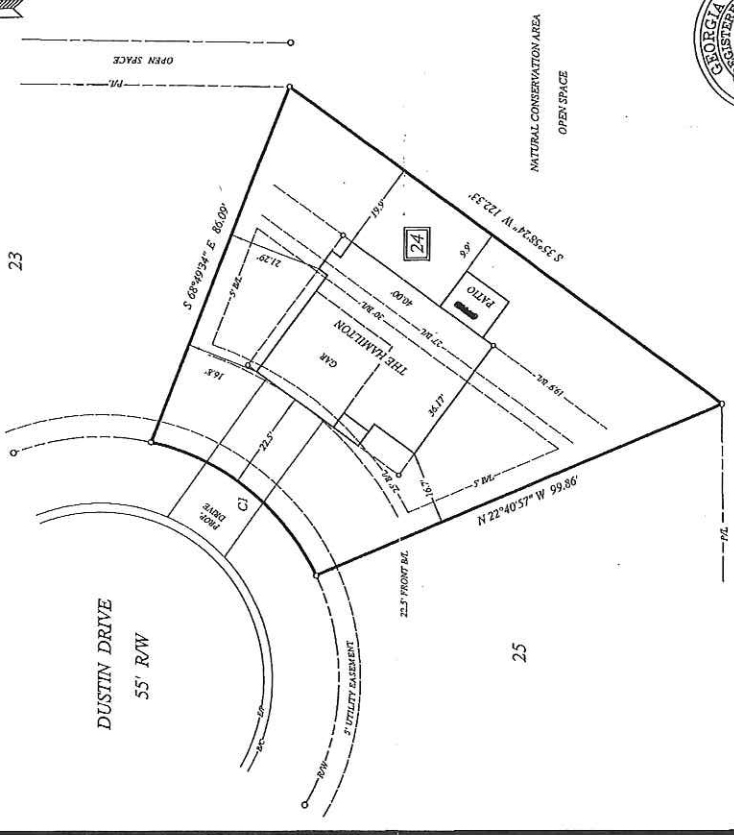
LOT 24 AREA:

0.16 ACRES
(7,025 SQ. FT.)

144 DUSTIN DRIVE

ZONED: PD
 SETBACKS:
 FRONT: = 25'
 SIDE: = 5'
 REAR: = 30'

CI
 R=55.00'
 Δ=32°14'57"
 L=145.00'
 T=24.98'
 Ch=48.44'
 N 38°24'05" E



THERE IS A 30' SANITARY SEWER & DRAINAGE EASEMENT ALONG ALL EXISTING PROPERTY LINES, 10' ALONG ALL SIDE LINES, AND 15' ALONG ALL REAR LINES, FOR THE PURPOSE OF FUTURE DRAINAGE AND OR SANITARY SEWER.

ACCORDING TO THE LATEST HENRY COUNTY F.I.R.M. COMMUNITY PANEL NO. 131, CORRECTION DATED MAY 16, 2006, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE.

GRAPHIC SCALE
 1" = 20'



SURVEY FOR:

BUILDERS PROFESSIONAL GROUP

"HOUSE LOCATION PLAN"

CLOSURE DATA: DATE: 07/09/15
 FIELD CLOSURE: 1" IN 15,000' ±
 ANGLE POINT ERROR: 30 SECONDS
 ADJUSTMENT METHOD: NO ADJUSTMENT
 PLAT CLOSURE: 1" IN 100,000' ±

SUBDIVISION:	LANGLEY OAKS PHASE 2	P.B.	50	P.G.	57 - 61
LOT:	24	LAND LOT:	5	DISTRICT:	12TH
CITY:		COUNTY:	HENRY	STATE:	GEORGIA
SCALE:	1" = 20'	DATE:	07/09/15	JOB NO.:	WLS-15-0424
WELBORN LAND SURVEYING, INC. 65 PEGASUS TRACE NEWNAN, GEORGIA 30263 PHONE: 770-254-1383 FAX: 770-254-1383					

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
PT = POINT OF TANGENCY
IRPS = IRON PIPE SIZE
IRW = IRON RIGHT-OF-WAY
CL = CENTERLINE
P/L = PROPERTY LINE
N/F = NOW OR FORMERLY
CMF = CONCRETE MONUMENT FOUND
L/L = LAND LOT LINE
E/P = EDGE OF PAVEMENT
B/C = BACK OF CURB
B/L = BUILDING LINE
F/H = FIRE HYDRANT
CH = CATCH BASIN
C = CATCH BASIN
D = DROP INLET
JR = JUNCTION BOX
CI = CURB INLET

LOT 25 AREA:
0.15 ACRES
(6,541 SQ.FT.)

142 DUSTIN DRIVE

ZONED: PD
SETBACKS:
FRONT: = 25'
SIDE: = 5'
REAR: = 30'

RECORD: PB 50 PGS. 57-61



CI
R=55.00'
Δ=55°53'43"
L=53.67'
T=29.19'
Ch=51.56'
S 87°31'33" E

DUSTIN DRIVE
55' R/W

07

24

93 60 MA 0777, 75088 2



THERE IS A 20' SANITARY SEWER & DRAINAGE EASEMENT ALONG ALL EXTERIOR PROPERTY LINES, 10' ALONG ALL SIDE PROPERTY LINES, CENTERED ON THE LOT FOR THE PURPOSE OF FUTURE DRAINAGE AND OR SANITARY SEWER.

ACCORDING TO THE LATEST HENRY COUNTY

ACCORDING TO THE LATEST HENRY COUNTY
F.I.R.M. COMMUNITY PANEL NO. 13151C0088C
DATED MAY 16, 2006. THIS PROPERTY DOES NOT
LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE.



SURVEY FOR:

BUILDERS PROFESSIONAL GROUP

HOUSE LOCATION PLAN"

CLOSURE DATA: DATE: 07/09/15
FIELD CLOSURE: 1' IN 15,000' +
ANGLE POINT ERROR: 05"
EQUIPMENT USED: SOKKIA SRX 5
ADJUSTMENT METHOD: NO ADJUST
PLAT CLOSURE: 1' IN 100,000' +

SUBDIVISION: LANGLEY OAKS PHASE 2

LOT:	25	T AND TOT.	\$

CITY: _____

SCALE:	1" = 20'	COUNTY:	HENRI	STATE:	IND. NO.:
		DATE:	07/09/15		

WELBORN LAND SURVEYING, INC.

65 PEGASUS TRACE

NEWNAN, GEORGIA 30263

PHONE: 770-254-1383

NEWNAN, GEORGIA 30263

EAY, 770.25/1282

POB = POINT OF COMMENCEMENT
POC = POINT OF BEGINNING
PPI = IRON PIN SET
PPE = IRON PIN SET 1/2" RE-BAR & CAP
PFF = IRON PIN FOUND
PFW = RIGHT-OF-WAY
R/L = RIGHT-OF-WAY
C/L = CEMENT LINE
P/L = PROPERTY LINE
N/L = NON OR FORMERLY
P/L = POWER POLE
P/L = POWER LOT
L/L = LAND LOT LINE
E/P = EDGE OF PAVEMENT
B/C = BACK OF CURB
B/L = BUILDING LINE
F/L = FIRE HYDRANT
F/H = FIRE HYDRANT
C/P = CATCH BASIN
D/I = DRAIN INLET
C/I = CURB INLET

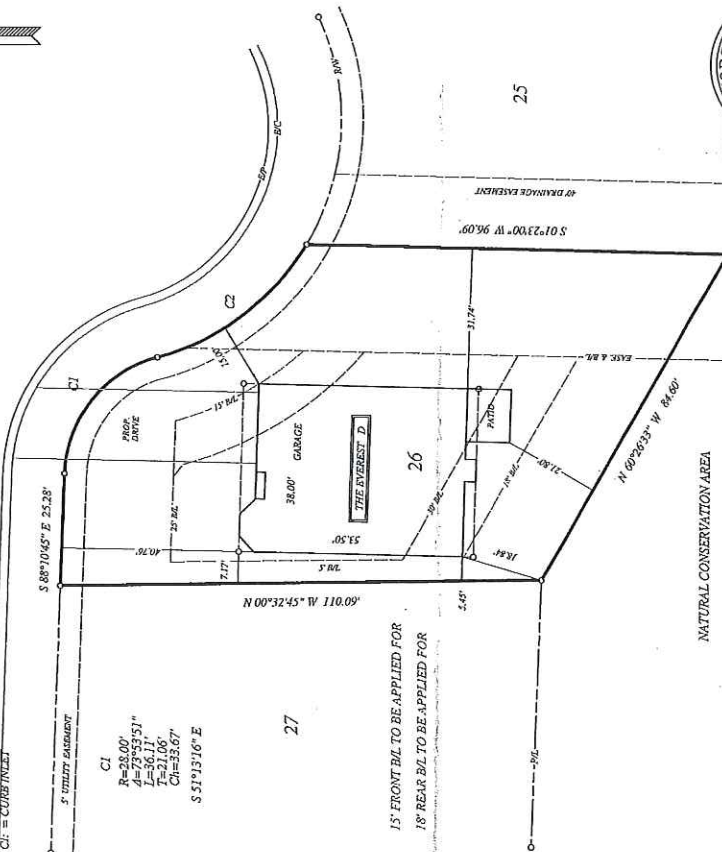
LOT 26 AREA:
0.20 ACRES
(8,648 SQ.FT.)

#140 DUSTIN DRIVE

DUSTIN DRIVE ~ 50' R/W

C2
R=55.00'
Δ=45°17'15"
L=43.48'
T=22.95'
CI=42.36'
S 36°55'01" E

RECORD: PB 50 PGS. 57-61



THERE IS A 20' SANITARY SEWER & DRAINAGE EASEMENT ALONG ALL EXTERIOR PROPERTY LINES, 10' ALONG ALL SIDE PROPERTY LINES, CENTERED ON THE LOT FOR THE PURPOSE OF FUTURE DRAINAGE AND OR SANITARY SEWER.

ACCORDING TO THE LATEST HENRY COUNTY
F.I.R.M. COMMUNITY PANEL NO. J3151C0088C
DATED MAY 16, 2006, THIS PROPERTY DOES NOT
LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE.



SURVEY FOR:

CLOSURE DATA: DATE: 07/09/15
FIELD CLOSURE: 1' IN 15,000' +
ANGLE POINT ERROR: 05"
EQUIPMENT USED: SOKKIA SRX 5
ADJUSTMENT METHOD: NO ADJUSTMENT
PLAT CLOSURE: 1' IN 100,000' +

BUILDERS PROFESSIONAL GROUP

HOUSE LOCATION PLAN™

SUBDIVISION:	LANGLEY OAKS PHASE 2		1000 GEORGIA - 1 IN 10000 +	
LOT:	26	LAND LOT:	5	P.R.
CITY:		COUNTY:	HENRY	DISTRICT:
SCALE:	1" = 20'	DATE:	07/09/15	STATE:
				GEORGIA
				WLS-15-0426
				JOB NO:
				30
				P.G.
				57 - 61

WELBORN LAND SURVEYING, INC.

PHONE: 770-254-1583
NEWMAN, GEORGIA 30263
FAX: 770-254-1383

Legend

Request

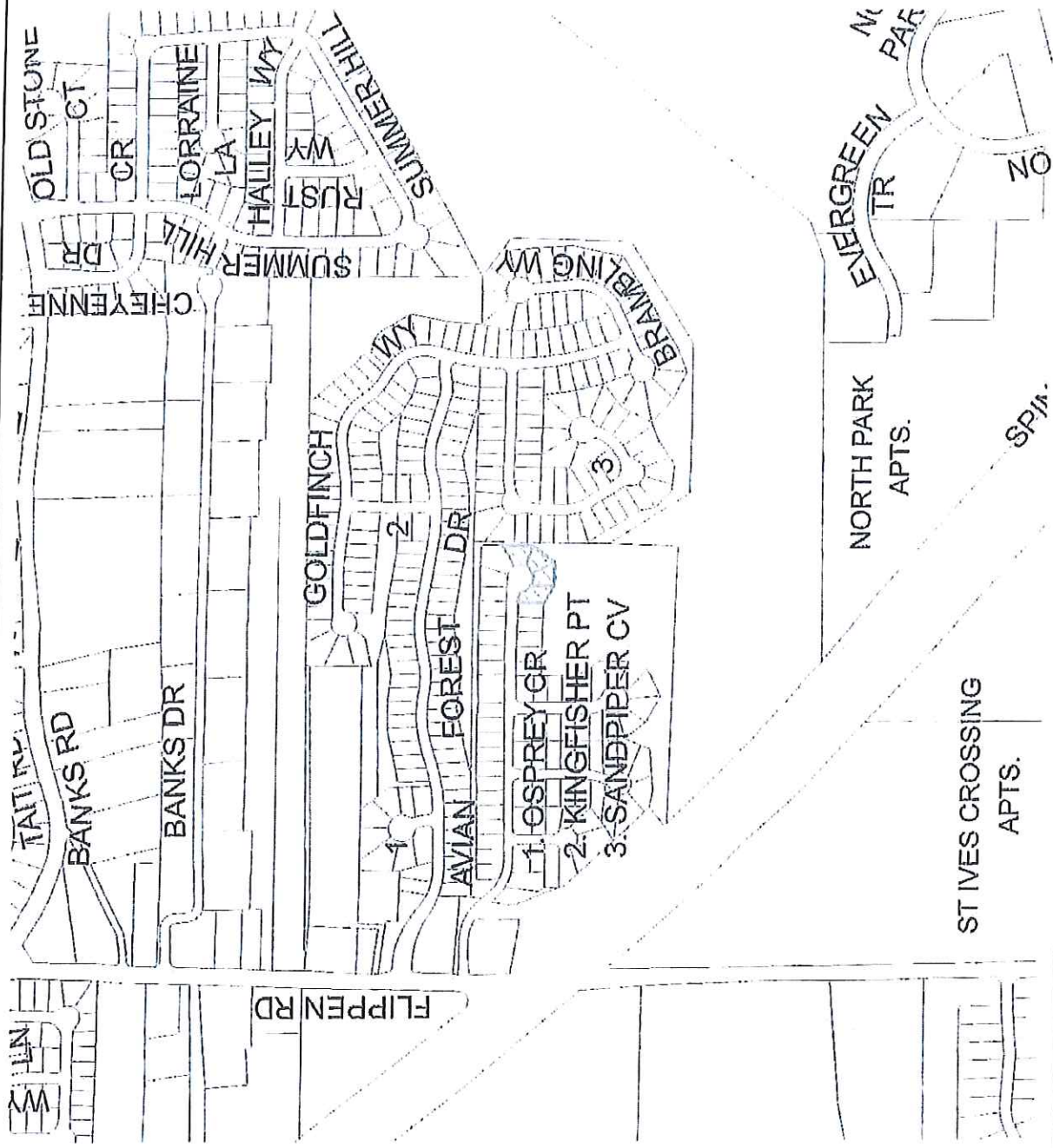
VR-15-10-S

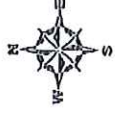
TAX MAP

Scale: 1" = 600'



This map is for graphical representation only. It is not a legal document.





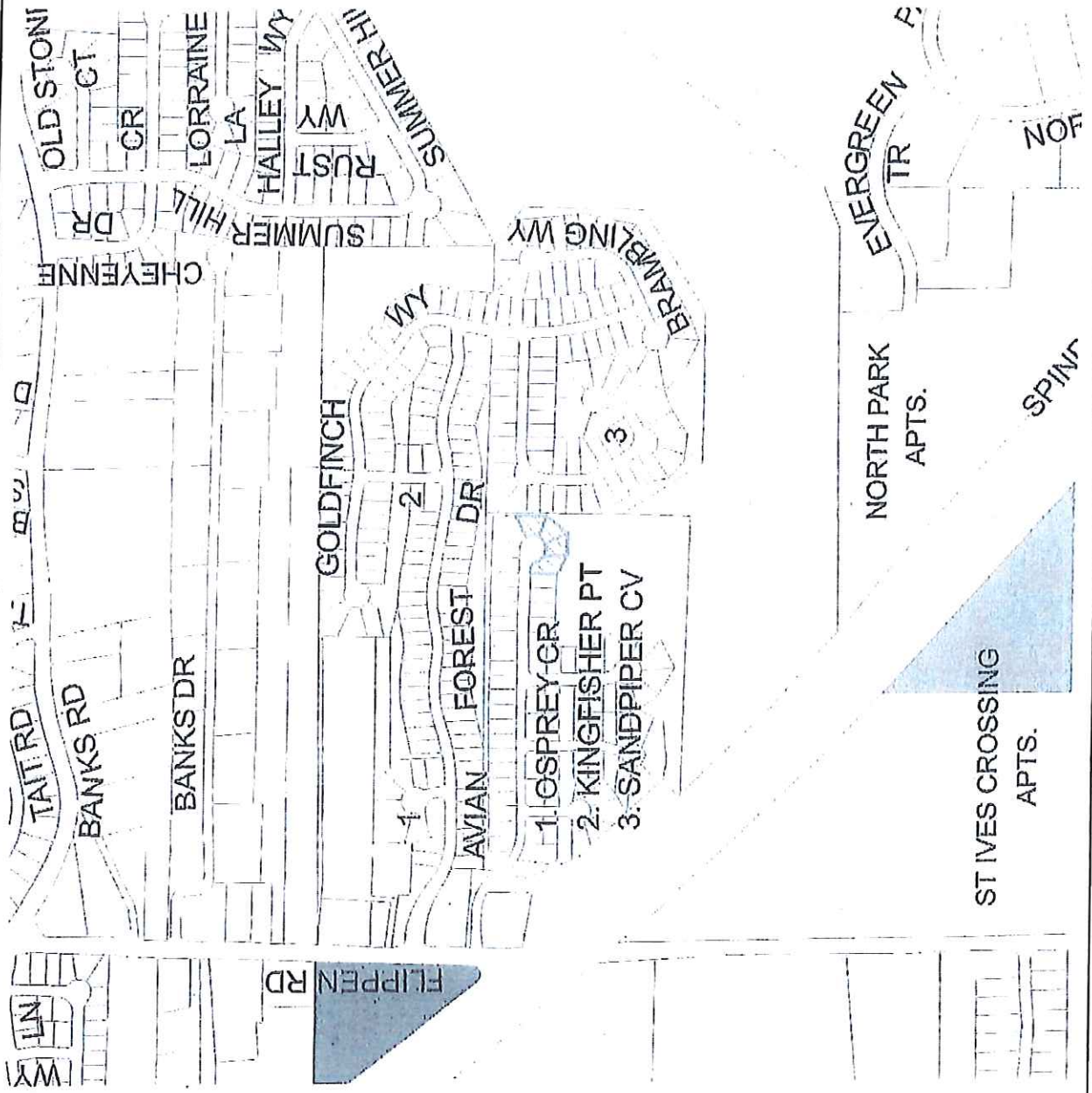
Legend

Request	
VR-15-10-S	
RA	
R-1	
R-2	
R-3	
R-4	
RD	
RM	
RMH	
OI	
C-1	
C-2	
C-3	
M-1	
M-2	
PD	
CITY	

Scale: 1"= 600'

Current Zoning Map

This map is for graphical representation only. It is not a legal document.



Legend

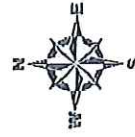
Request

VR-15-10-S

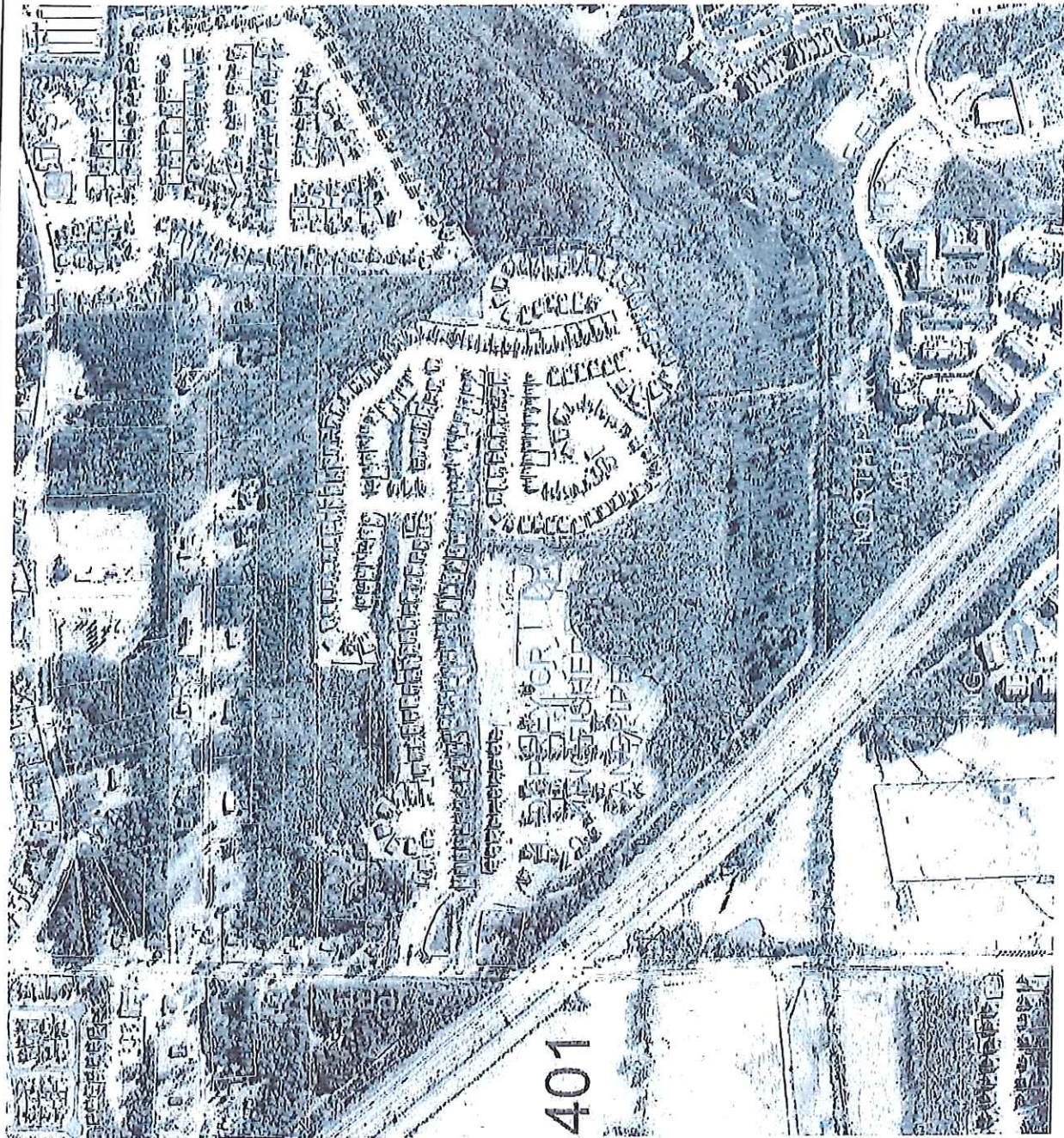


AERIAL MAP

Scale: 1" = 600'



This map is for graphical representation only. It is not a legal document



WWW.HENRYHERALD.COM • WEDNESDAY, AUGUST 19, 2015 • C3

PUBLIC HEARING NOTICE
Stockbridge City Council

Date: Monday, September 14, 2015

Location: Stockbridge City Hall 4040 North Henry Boulevard, Stockbridge, GA 30201

Public Hearing: 6:00 P.M.

VARIANCE
VH-15-10-S

Buildrite Professional Group of Jonesboro, GA requests a variance from development regulations for several lots located within the Langley Oaks Subdivision, in Land Lots 6 and 12 of the 6th and 12th Districts. The properties consists of 0.71/- acres, and the request is to allow the development of single-family residences. City of Stockbridge
920-272400 8/10

VARIANCE

CITY OF STOCKBRIDGE PUBLIC HEARING

RE: Development Regulations
Lots 23, 24, 25, and 26

DATE: Sept. 14, 2015

TIME: 6:00 PM

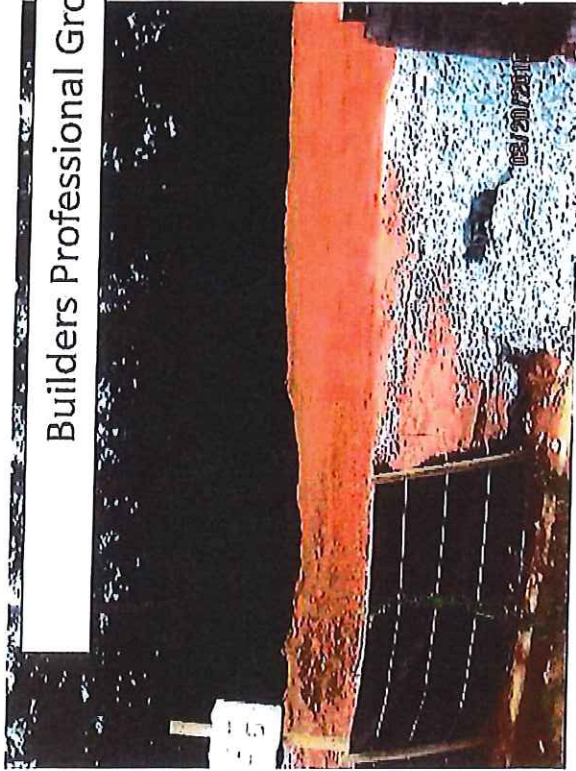
LOCATION: Stockbridge City Hall
4640 North Henry Blvd., Stockbridge, GA

FOR MORE INFO:

770-288-7526 / www.hepz.org

08/20/2015

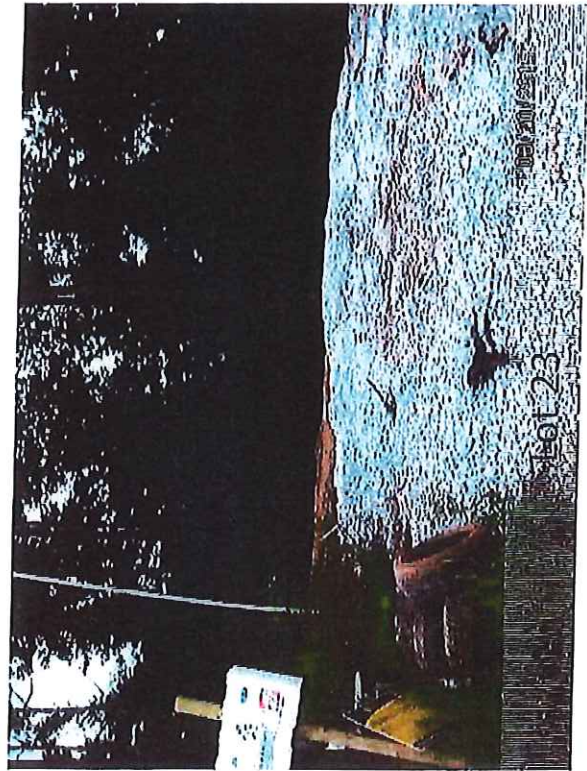
Builders Professional Group, VR-15-10-S, COS 9-14-15



Lot 24



Lot 25



Lot 23



Professional Services and Fee Schedule

LCI Update and Downtown Redefined Proposed Concepts

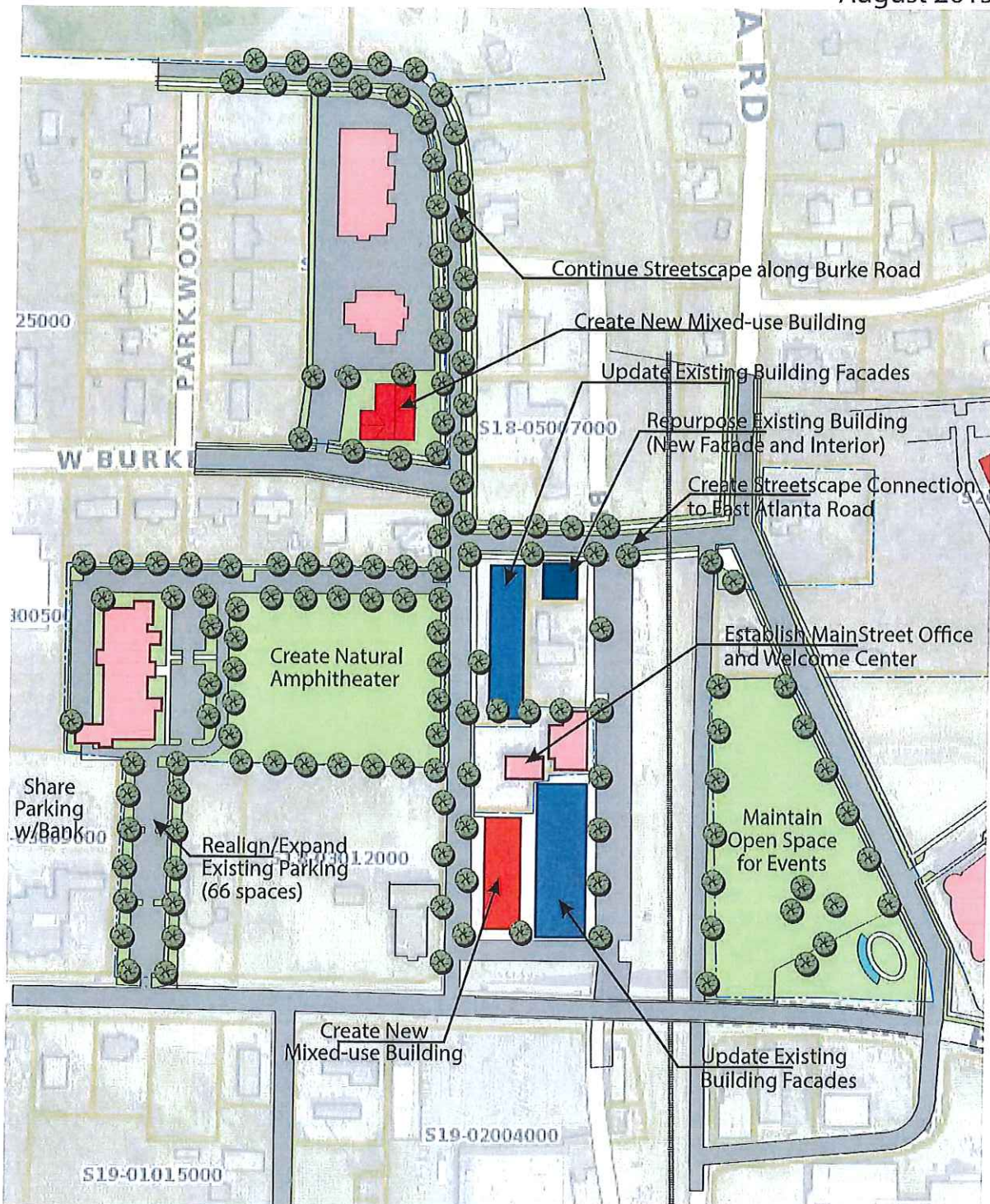
Downtown Redefined



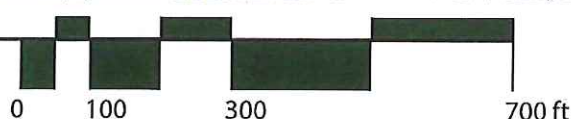
Concept A

- Maintain arrangements of existing buildings
- Focus on redevelopment of existing buildings

August 2015



Scale



Plan prepared by:



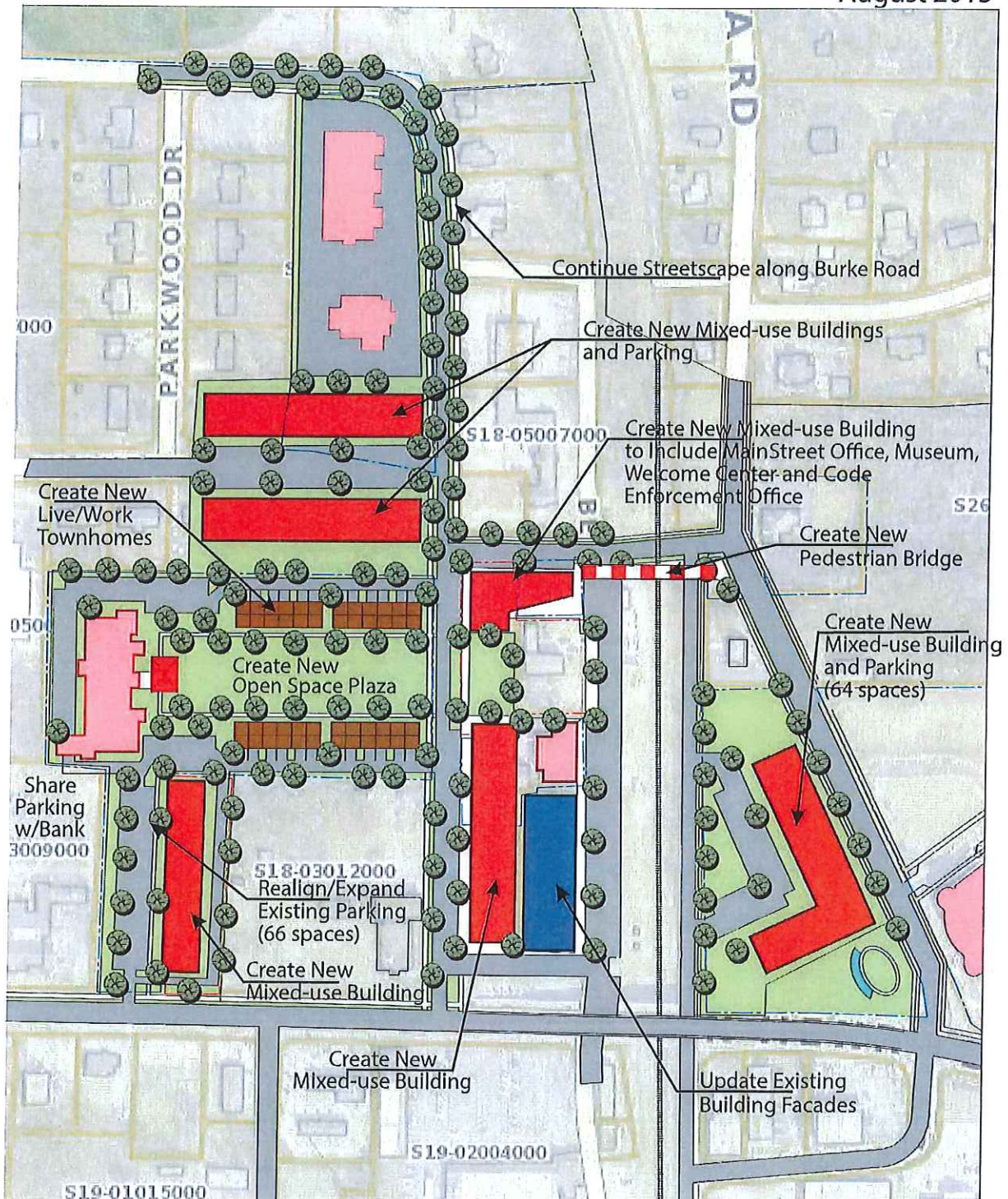
Downtown Redefined



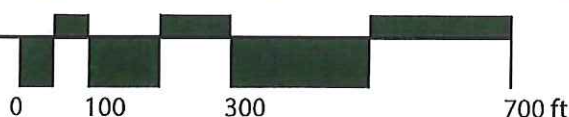
Concept B

- Focus on building density and economic impact

August 2015



Scale



Plan prepared by:



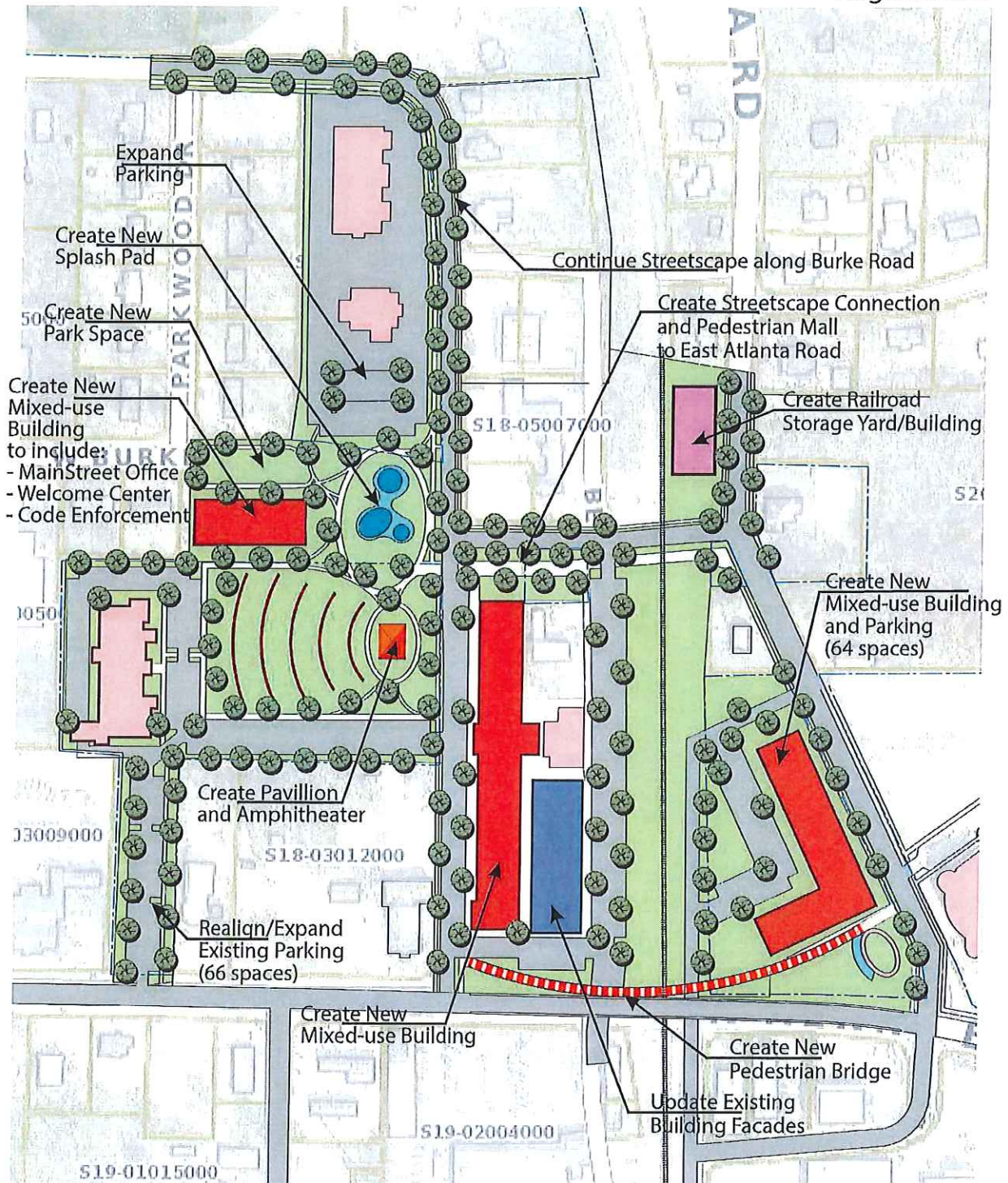
Downtown Redefined



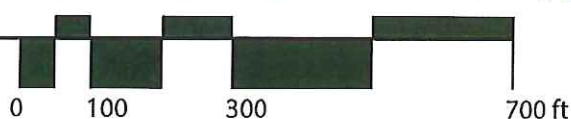
Concept C

- Focus on connectivity and open space elements

August 2015



Scale



Plan prepared by:

