

RESOLUTION NO. R15-665

CITY OF STOCKBRIDGE, GEORGIA

**SHORT TERM WORK PROGRAM AND CAPITAL IMPROVEMENTS ELEMENT
FINAL APPROVAL**

WHEREAS, the City of Stockbridge, Georgia has prepared an annual update to its Short Term Work Program and Capital Improvements Element;

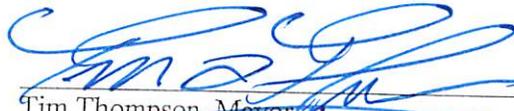
WHEREAS, the annual update of the Short Term Work Program and Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, as amended; and a Public Hearing was held on August 10, 2015, in the Stockbridge City Council Chambers;

WHEREAS, the Stockbridge City Council does authorized the Henry County Planning and Zoning Department to transmit the annual update of the Short Term Work Program and Capital Improvements Element covering the five-year period 2015-2019, and an authorizing resolution of the City Council to the Atlanta Regional Commission and Georgia Department of Community Affairs as required by the Georgia Planning Act on August 10, 2015; and

WHEREAS, the Atlanta Regional Commission and Georgia Department of Community Affairs have recommended final approval of the Short Term Work Program subject to minor clarifications which have been made by the City staff;

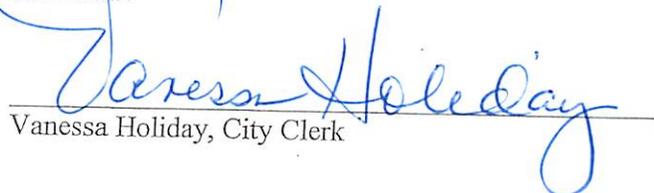
NOW, THEREFORE BE IT RESOLVED THAT the Short Term Work Program and Capital Improvements Element attached hereto and incorporated herein by reference as Exhibit A is hereby approved and adopted as an amendment to the Henry County/City Joint Comprehensive Plan.

SO RESOLVED this 12th day of October, 2015.



Tim Thompson, Mayor

ATTEST:



Vanessa Holiday, City Clerk

Approved as to Form



Michael Williams, City Attorney



September 28, 2015

Mayor Tim L. Thompson
City of Stockbridge
4640 North Henry Boulevard
Stockbridge, Georgia 30281

RE: Capital Improvements Element Annual Update

Dear Mayor Thompson,

ARC has completed the regional review of the 2015 Capital Improvements Element (CIE) Annual Update for the City of Stockbridge. We are pleased to inform you that the Georgia Department of Community Affairs (DCA) has determined that the update is in compliance with the Development Impact Fee Compliance Requirements and the Minimum Standards and Procedures for Local Comprehensive Planning.

Renewal of Qualified Local Government (QLG) status is contingent upon adoption of the update as an amendment to the City's Comprehensive Plan. Please review the enclosed advisory comments from DCA that should be considered and addressed prior to adoption. Also enclosed are comments from ARC. The update may be adopted at any time. Once adopted, please send ARC digital copies of the adoption resolution and the final update document so that we may forward them to DCA. Upon receiving notice that the update has been adopted, DCA will renew the City's QLG status.

I commend you and the City of Stockbridge for your commitment to the comprehensive planning process. Please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com if you have any questions or if we can provide further assistance.

Sincerely,



Jared Lombard
Principal Planner, Community Development Division

Enclosures

Cc: Stacey Jordan, Planner II, Henry County Department of Planning and Zoning



Andrew Smith

From: Jon West <Jon.West@dca.ga.gov>
Sent: Tuesday, September 08, 2015 11:56 AM
To: Dan Reuter; Jared Lombard; Andrew Smith; Jonathan Tuley
Cc: PEMD OPQG Administration
Subject: Stockbridge Annual CIE Update w Advisories

Dan, Jared, Andrew and Jon,

Our staff has reviewed the Annual Capital Improvement Element (CIE) Update for the City of Stockbridge and finds that it adequately addresses applicable requirements. We do, however, have a critical comment, below. Please review the advisory comment with the local government before they move forward and refer any questions to DCA. The next step is for the local government to adopt the CIE Update. As soon as your office provides written notice that the CIE Update has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the local government that its Qualified Local Government status has been extended. If you have any questions, please contact us at 404-679-5279.

Advisory Comments to the Community

Schedule of Improvements Funded by Impact Fees

- Please remember that the foundation of the Capital Improvements Element is the collection of impact fees to offset the provision of infrastructure/services for new and future development. It is unacceptable to continue collection of development impact fees for service categories without specific planned projects to be funded in whole or in part by those fees (use of fees to retire bonded indebtedness incurred to provide infrastructure/services to new development is an allowable exception). Please provide an explanatory statement in this CIE Update regarding the lack of planned improvements utilizing the impact fees. Moving forward, please ensure either that projects are planned that will use the funds that Stockbridge continues to collect or that collections are suspended (and, potentially, collected fees are refunded pursuant to O.C.G.A. § 36-71-9) until specific projects are planned.

Annual Financial Report

- Please use the Department's standard reporting template (available on our website at <http://www.dca.ga.gov/development/PlanningQualityGrowth/DOCUMENTS/Forms/CIE/CIEUpdateFinancialReport.xlsm>) for future submittals. At minimum, please add a column on the right side of your table showing the total for each line-item). Please note, future submittals will not be approved without this information. Use of the standard template ensures that all required information is included in your reports.

Thanks,



Learn more about our commitment to fair housing

Jon A. West, AICP

Senior Planner: Local & Intergovernmental Programs
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329
Direct 404 327-6872

City of Stockbridge 2015 CIE Annual Update

ARC Natural Resources Division Comments

September 3, 2015

Both the City of Stockbridge 2015-2019 Short-Term Work Program Update and the City's Capital Improvement Element show items for proposed water supply source development and a new water treatment facility (Pages 2 and 4). The information in the Work Program is general, but the Capital Improvement element cites well exploration at Flippen Road as well as wells at Flippen Road and Pinehurst/Rustic Road. Neither the wells nor the water treatment facility were included in the proposed expansion for Henry county and its jurisdictions in Appendix B of the Metropolitan North Georgia Water Planning District's May 2009 *Water Supply and Water Conservation Management Plan*. These proposals need to be submitted to the Metropolitan North Georgia Water Planning District to determine if an amendment to that Plan is necessary or if they need to be added to the 2016 Plan Update which is currently under development.



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of Stockbridge	Date Received:	August 21, 2015
Local Contact:	Stacey Jordan, Planner II, Henry County Dept. of Planning & Zoning (on behalf of Stockbridge)		
Phone:	770-288-7537	E-Mail:	sjordan@co.henry.ga.us
Fax:		Website:	http://www.cityofstockbridge.com
Street	140 Henry Parkway	City State, Zip:	McDonough, Georgia 30253

Department of Community Affairs Review Required

Review Title:	2015 City of Stockbridge CIE Annual Update
Description:	A review of the 2015 Annual Update to the City of Stockbridge Capital Improvements Element (CIE). Document can be viewed on the ARC website at: http://www.atlantaregional.com/landuse Under Plan Review, search for the City of Stockbridge.

The submitted documents are available for review at ARC and the local government.

Reviewing Regional Commission:

Atlanta Regional Commission
40 Courtland Street NE, Atlanta, GA 30303
Phone 404-463-3302 | Fax 404-463-3254

Contact Person:	Andrew Smith, Senior Planner
E-Mail	asmith@atlantaregional.com



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: August 28, 2015

ARC REVIEW CODE: P1508283

TO: Mayor Tim Thompson, City of Stockbridge
ATTN TO: Stacey Jordan, Planner II, Henry County Dept. of Planning and Zoning
FROM: Douglas R. Hooker, Executive Director, ARC *DRH for Douglas Hooker*

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2015 City of Stockbridge CIE Annual Update
Review Type: Local Comprehensive Plan

Description: A review of the 2015 Annual Update to the City of Stockbridge Capital Improvements Element (CIE).

Submitting Local Government: City of Stockbridge

Action Under Consideration: Approval

Date Opened: August 28, 2015

Deadline for Comments: September 18, 2015

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CLAYTON COUNTY

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
HENRY COUNTY

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF McDONOUGH

Attached is information concerning this review.

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or 404-463-5581. If ARC staff does not receive comments from you by close of business on September 18, 2015, we will assume that your agency has no comments, and we will close the review. Comments by e-mail are strongly encouraged.

The ARC review website is located at <http://www.atlantaregional.com/land-use/planreviews>.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: August 28, 2015

ARC REVIEW CODE: P1508283

TO: ARC Division Managers

FROM: Andrew Smith, Senior Planner, Ext. 3-5581

Reviewing staff by Jurisdiction:

Community Development: Duncan, Allison

Transportation Access & Mobility: Studdard, Daniel

Natural Resources: Santo, Jim

Research & Analytics: Skinner, Jim

Aging & Health Resources: Ray, Renee

Name of Proposal: 2015 City of Stockbridge CIE Annual Update

Review Type: Local Comprehensive Plan

Description: A review of the 2015 Annual Update to the City of Stockbridge Capital Improvements Element (CIE).

Submitting Local Government: City of Stockbridge

Date Opened: August 28, 2015

Deadline for Comments: September 18, 2015

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

Response:

- 1) Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) The proposal does NOT relate to any development guide for which this division is responsible.
- 6) Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. R15-655

CITY OF STOCKBRIDGE, GEORGIA

**SHORT TERM WORK PROGRAM AND CAPITAL IMPROVEMENTS ELEMENT
ANNUAL UPDATE TRANSMITTAL**

WHEREAS, the City of Stockbridge, Georgia has prepared an annual update to its Short Term Work Program and Capital Improvements Element; and

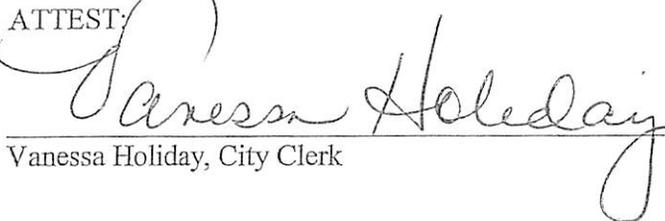
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NOW, THEREFORE BE IT RESOLVED THAT the Stockbridge City Council does hereby authorize the Henry County Planning and Zoning Department to transmit the annual update of the Short Term Work Program and Capital Improvements Element covering the five-year period 2015-2019, and this resolution to the Atlanta Regional Commission and Georgia Department of Community Affairs as required by the Georgia Planning Act.

BE IT SO RESOLVED this 10th day of August, 2015.



Tim Thompson, Mayor

ATTEST:


Vanessa Holiday, City Clerk

APPROVED AS TO FORM:


Michael Williams, City Attorney



Community Facilities

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1.	Multiplex Renovation	2015-2017	Henry County, City of Stockbridge	\$500,000	SPLOST III & IV	Underway
2.	Swimming Pool/Splash Pad Feasibility Study	2015-2016	Public Works	\$50,000	General Fund	
3.	Wastewater Treatment Plant Upgrade Plans/Engineering	2015-2017	Public Works	\$2,000,000	General Fund, SPLOST III, IV	
4.	Water supply source development	2015-2018	Public Works	\$3,600,000	SPLOST III, IV	Permitting/Engineering
5.	City water meter replacement – intelligent meters & SCADA Replacement	2015-2018	Public Works	2,250,000	SPLOST III, IV, General Fund	Planning & Procurement
6.	Water main and service line replacement	2016-2019	Public Works	\$250,000	SPLOST IV	Ongoing
7.	New water Treatment facility	2016-2019	Public Works	\$3,000,000	SPLOST IV	Planning stages
8.	New water main construction	2015-2018	Public Works	\$250,000	SPLOST IV	Ongoing
9.	GIS - Infrastructure inventory and detailed mapping	2016-2019	Public Works	\$250,000	SPLOST IV	
10.	Sewer – infiltration and inflow study	2016-2017	Public Works	\$750,000	SPLOST IV	
11.	Sewer reconstruction & Pump Station replacement	2015-2019	Public Works	\$1,000,000	SPLOST IV, General Fund	
12.	New Maintenance shop	2016-2019	Public Works	\$3,000,000	SPLOST IV	
13.	Parks Improvements including handicap play equip	2015-2019	Public Works	\$1,000,000	SPLOST IV	
Subtotal				\$17,900,000		

Economic Development						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
14.	Establish Stockbridge Business Assoc.	2015-2016	City of Stockbridge	\$50,000	DDA	Underway
15.	Create Economic Development Marketing Plan	2016-2017	City of Stockbridge	\$100,000	Hotel/ Motel	
16.	Apply for an Opportunity Zone designation	2015-2016	City of Stockbridge	\$25,000	General Fund	Underway
17.	Create a Citywide Marketing Plan	2016-2018	City of Stockbridge	\$25,000	General Fund	
18.	Technical College Expansion	2015-2018	City of Stockbridge	\$250,000	General Fund	
Subtotal				\$450,000		

Land Use						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
19.	Update City Code including zoning and construction codes	2015-2017	City of Stockbridge and Henry County	\$100,000	General Funds	Underway
20.	Overlay District feasibility	2015-2016	City of Stockbridge	\$40,000	SPLOST IV	
21.	Comprehensive Plan Update	2016-2019	City of Stockbridge and Henry County	\$100,000	General Fund	
22.	LCI Implementation	2015-2019	City of Stockbridge	\$250,000	General Fund	On-Going
Subtotal				\$490,000		

Transportation						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
23.	Update Comprehensive Transportation Plan	2015-2016	City of Stockbridge and Henry County	\$20,000	General Fund	Underway
24.	Rock Quarry Road Extension Engineering and ROW Acquisition	2016-2018	City of Stockbridge and Henry County	\$3,000,000	SPLOST IV	
25.	Road Assessment and Pavement Analysis	2016-2018	Public Works	\$50,000	SPLOST IV	Ongoing
26.	Sidewalk – repair and reconstruction	2015-2016	Public Works	\$500,000	SPLOST IV	
27.	Burke Street - Streetscape	2016-2018	Public Works	\$1,500,000	General Fund, TE, CDBG	Nearing Completion
28.	Davis Road from Clark Park to Highway 42 (Sidewalks and Streetscape)	2015-2018	City of Stockbridge	\$500,000	SPLOST, TE General Fund	
29.	Davidson Parkway to Flippen Road By-Pass (Design and ROW Acquisition)	2015-2018	Public Works	\$5,000,000	SPLOST	
Subtotal				\$11,270,000		

Completed Projects

			City of Stockbridge	In-Kind	General Fund	Complete
1.	Update Sign Ordinance Multiuse trail for Reeves Creek Phase 2: From Dabney-Hunter-Simmons Park to Tye Street	2013	City of Stockbridge	\$700,000	General Funds, LCI, TE	Complete
2.		2015	City of Stockbridge			Complete

CITY OF STOCKBRIDGE, GEORGIA
 CAPITAL IMPROVEMENTS ELEMENT UPDATE 2015-2019

PUBLIC FACILITY: CITY OF STOCKBRIDGE
 SERVICE AREA: PUBLIC WORKS

PROJECT DESCRIPTION	START DATE	END DATE	ESTIMATED COST	PORTION CHARGEABLE TO IMPACT FEES	OTHER FUNDING SOURCES	TOTAL EXPENDITURES FOR THE YEAR 2014	IMPACT FEE EXPENDITURES FOR THE YEAR 2014	IMPACT FEES ENCUMBERED THROUGH THE YEAR 2014	STATUS/REMARKS
Water Supply Source Development									
Flippen Road Well Exploration	2015	2017	\$ 1,125,000	\$0	SPLOST	\$0	\$0	\$0	
Flippen Road Well	2015	2017	\$ 750,000	\$0	SPLOST	\$0	\$0	\$0	
Pinehurst/Rustic Road Well	2015	2017	\$ 625,000	\$0	SPLOST	\$0	\$0	\$0	
Wastewater Plant Upgrade	2015	2019	\$ 1,000,000	\$0	SPLOST	\$0	\$0	\$0	
New Water Treatment Facility	2015	2019	\$ 3,000,000	\$0	SPLOST	\$0	\$0	\$0	
New Maintenance Shop	2015	2019	\$ 3,000,000	\$0	SPLOST	\$0	\$0	\$0	
TOTAL			\$ 9,500,000	\$0		\$0	\$0	\$0	

**City of Stockbridge
Annual Impact Fee Financial Report 2014**

Public Facility Service Area:

Water

Sewer

Impact Fee Fund Balance from 2013	\$63,921	\$102,028
Impact Fees Collected in 2014		\$3,696
Accrued Interest 2014	\$32	\$51
Administrative/Other Costs		
Impact Fee Refunds		
Project Expenditures		
Impact Fee Fund Balance Ending 2014	\$63,953	\$105,775
Impact Fees Encumbered	\$63,953	\$105,775

TOTAL

\$169,728

**Short-Term Work Program Update
2015-2019**

CITY OF STOCKBRIDGE, GEORGIA

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