



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: Jan. 29, 2021

ARC REVIEW CODE: P2101291

TO: Mayor Anthony Ford, City of Stockbridge
ATTN TO: Vanessa Holiday, City Clerk
FROM: Douglas R. Hooker, Executive Director, ARC

Digital signature
Original on file

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: 2020 City of Stockbridge CIE Annual Update

Review Type: Local Comprehensive Plan

Description: A regional review of the draft 2020 City of Stockbridge Short-Term Work Plan and Capital Improvement Element (CIE) annual update.

Submitting Local Government: City of Stockbridge

Action Under Consideration: Approval

Date Opened: Friday, Jan. 29, 2021

Deadline for Comments: Friday, Feb. 19, 2021

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
CITY OF McDONOUGH

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

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
HENRY COUNTY

Attached is information concerning this review.

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or 470-378-1531. If ARC staff does not receive comments from you on or before **Friday, Feb. 19, 2021**, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. The ARC review website is located at <http://www.atlantaregional.org/land-use/planreviews>.

NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of Stockbridge	Date Received:	January 29, 2021			
Local Contact:	Vanessa Holiday, City Clerk, City of Stockbridge					
Phone:	770-389-7900	E-Mail:	vholiday@cityofstockbridge.com			
Fax:		Website:	cityofstockbridge.com			
Street	4640 North Henry Boulevard	City State, Zip:	Stockbridge, GA 30281			
Department of Community Affairs Review Required						
Review Title:	2020 City of Stockbridge CIE Annual Update					
Description:	<p>A regional review of the draft 2020 City of Stockbridge Short-Term Work Plan and Capital Improvement Element (CIE) annual update.</p> <p>Document can be viewed on the ARC website at: http://www.atlantaregional.org/landuse Under Plan Review, search for the City of Stockbridge.</p>					
The submitted documents are available for review at ARC and the local government.						
Reviewing Regional Commission:						
Atlanta Regional Commission 229 Peachtree Street NE, Suite 100 Atlanta, GA 30303 Phone 404-463-3100						
Contact Person:	Greg Giuffrida, Plan Reviews Program Manager					
E-Mail	ggiuffrida@atlantaregional.org					

DATE: Jan. 29, 2021

[illegible]

RESOLUTION NO. R21-1256

CITY OF STOCKBRIDGE, GEORGIA

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

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

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 January 26, 2021, in the Stockbridge City Council Chambers.

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 the Stockbridge City Council does hereby authorize the City's Planning and Zoning staff to transmit the annual update of the Short Term Work Program and Capital Improvements Element covering the five-year period 2020-2025 to the Atlanta Regional Commission and Georgia Department of Community Affairs for review and approval.

SO RESOLVED this 26th day of January, 2021.



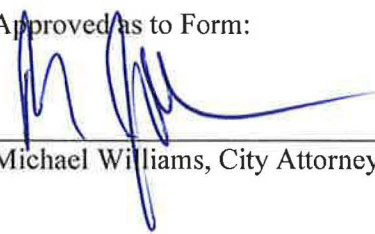
Anthony S. Ford Mayor

ATTEST:



Vanessa Holiday, City Clerk

Approved as to Form:



Michael Williams, City Attorney



Stockbridge
Georgia

Short-Term Work Program & CIE Update 2020-2025 CITY OF STOCKBRIDGE, GEORGIA

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Community Facilities						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Splash Pad/Park Design - Construction	2015-2025	Community Development	\$750,000.00	General Fund	Concept Plan Process
2	Amphitheater	2018-2025	Community Development	20,700,000.00	Fund Balance/Bond Financing/SPLOST IV	In Progress/Under Construction
3	Monument Sign	2018-2025	Community Development	152,000.00	General Funds	In Progress
4	Multi-Purpose Facility (Youth/Senior)	2018-2025	Community Development	8,000,000.00	General Funds/Bond Financing	Concept Plan Process
5	Old Fire Station Renovation	2018-2025	Community Development	1,500,000.00	Bond Financing	Concept Plan Process
7	Culture Art Center	2018-2025	Community Development	14,000,000.00	General Funds/Bond Financing/SPLOST VI	Concept Plan Process
8	Wastewater Treatment Plant Upgrade Plans/Engineering	2015-2025	Public Works	\$2,000,000.00	SPLOST III, IV	In Progress
9	Water supply source development	2015-2025	Public Works	\$500.00.00	SPLOST III, IV	2 wells drilled
10	Sewer reconstruction & Pump Station replacement	2015-2025	Public Works	\$1,000,000.00	SPLOST IV	In Progress
11	Water main and service line replacement	2016-2024	Public Works	1,642,464.00	Water Fund/ Impact Fees/SPLOST IV	Completed
12	GIS - Infrastructure inventory and detailed mapping	2016-2025	Public Works	\$300,000.00	SPLOST IV	In Progress
13	Sewer – infiltration and inflow study	2016-2025	Public Works	\$750,000.00	SPLOST IV	Task Order under development
14	Wastewater Heads Work, Phase 2	2018-2025	Public Works	3,232,367.00	SPLOST III/Sewer Fund/ Impact Fees	In Progress
15	SCADA Replacement	2018-2025	Public Works	\$721,977.00	SPLOST III	In Progress
16	Waste Water Treatment Plant Upgrade	2018-2025	Public Works	\$1,000,000.00	SPLOST IV	In Progress
17	Public Works Facility	2018-2025	Public Works	3,000,000.00	SPLOST IV	In Progress
Subtotal		\$58,748,808.00				

Economic Development						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Create a Citywide Marketing Plan (Rebranding)	2016-2025	Economic Development	\$75,000	Hotel/ Motel	On-going
2	Establish Stockbridge Assoc. of Business	2017-2025	Economic Development	\$20,000	General Funds	Underway
3	Create Economic Development Marketing Plan	2017-2025	Economic Development	\$100,000	Hotel/ Motel	In Progress
4	Opportunity Zone Designation Study	2017-2025	Economic Development	\$25,000	General Fund	In Progress
Subtotal				\$220,000		

Land Use						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Trail Study Implementation	2016-2025	Community Development	\$25,000	General Funds	In Progress
2	Comprehensive Plan Update	2017-2024	Community Development	\$100,000	General Fund	Completed
3	Update City Unified Development Codes	2018-2025	Community Development	\$100,000	General Funds	Currently Underway
4	Overlay District Designation	2018-2025	Community Development	\$75,000	General Funds	Currently Underway
5	LCI Implementation & Update	2018-2025	Community Development	\$150,000	General Fund	Scope Development
6	Park Plan Development (passive, active, pocket) city-wide (south, west, east, north)	2018-2025	Community Development	\$25,000	General Funds	Scope Development
7	Update of Sign Ordinance	2019-2025	Community Development	N/A(With UDC)	General Funds	Currently Underway
Subtotal				\$475,000		

Transportation						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Roadway Construction Projects/Engineering and ROW Acquisition	2016-2025	Public Works	\$3,000,000	SPLOST IV	In Progress
2	Sidewalk – repair and reconstruction	2015-2025	Public Works	\$500,000	SPLOST IV	On-going
3	Davis Road from Shields Road to Highway 42 (Sidewalks and Streetscape)	2015-2024	Public Works	\$1,150,000	SPLOST, TE General Fund	Completed
4	Road Improvements for City Project and streets	2018-2025	Public Works	5,000,000	SPLOST V	Concept Plan Process
5	Infrastructure Improvements for city projects	2018-2025	Public Works	7,000,000	SPLOST V	Concept Plan Process
Subtotal				\$16,650,000		

Completed Projects						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Sign Ordinance	2013	Community Development	In-Kind	General Fund	Completed
2	Multiuse trail for Reeves Creek Phase 2: From Dabney-Hunter-Simmons Park to Tye Street	2015	Public Works	\$700,000	General Funds, LCI, TE	Completed
3	Burke Street - Streetscape	2014-2018	Public Works	\$1,500,000	General Fund, TE,	Completed
4	Update Comprehensive Transportation Plan	2015-2016	Community Development	\$20,000	General Fund	Completed
5	South Berry Street Sidewalks	2015-2016	Public Works	\$142,000	General Fund	Completed
6	Multiplex Demolition	2015-2017	Public Works	\$8,790	SPLOST III	Completed
7	Bike Pedestrian and Trail Master Plan	2015-2017	Community Development	\$50,000	General Fund	Completed
8	City water meter replacement – intelligent meters & SCADA Replacement	2015-2018	Public Works	1,700,000	SPLOST III, IV	Completed
9	Parks Improvements including handicap play equip	2015-2018	Public Works	\$1,000,000	CDBG, SPLOST IV	Completed
10	Road Assessment and Pavement Analysis	2016-2018	Public Works	\$50,000	SPLOST IV	Complete
11	Water main and service line replacement	2016-2024	Public Works	1,642,464.00	Water Fund/ Impact Fees/ SPLOST IV	Completed
12	Comprehensive Plan Update	2017-2024	Community Development	\$100,000	General Fund	Completed
Subtotal				\$6,913,254		



**CITY OF STOCKBRIDGE,
GEORGIA
CAPITAL IMPROVEMENTS ELEMENT
UPDATE 2020-2025**

**PUBLIC FACILITY: CITY OF STOCKBRIDGE
SERVICE AREA: CITY OF STOCKBRIDGE**

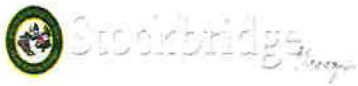
CIP EXPENDITURES SUMMARY BY PROJECT

FUND - 353

	Estimated Project Cost	Amount Anticipated To Be Used In	Balance To Be Carried Over To						Projected Five Year	
	FY2020	FY2020	FY2021	FY2021	FY2022	FY2023	FY2024	FY2025	Total	Funding Source
<u>Projects:</u>										
										Fund Balance/SPLOST
Amphitheater	\$ 23,085,254	\$ 6,896,288	\$ 16,188,966	\$ 12,188,966	\$ 2,000,000	\$ 2,000,000			\$ 16,188,966	IV/Bonds
Monument Sign	\$ 115,000	\$ -	\$ 79,820	\$ 79,820					\$ 79,820	Fund Balance
Cultural Art Center	\$ 10,000,000	\$ 23,894	\$ 9,976,106	\$ 1,995,221	\$ 1,995,221	\$ 1,995,221	\$ 1,995,221	\$ 1,995,221	\$ 9,976,106	Bonds
Multi-Purpose Facility/Senior and Youth	\$ 10,000,000	\$ -	\$ 10,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 10,000,000	Bonds
Public Works Facility	\$ 2,275,344	\$ 754,166	\$ 1,521,178	\$ 1,521,178					\$ 1,521,178	SPLOST IV
Alleyway Project	\$ 350,000	\$ -	\$ 350,000	\$ 350,000					\$ 350,000	Fund Balance/SPLOST V
Old Fire Station Renovation	\$ 500,000	\$ -	\$ 500,000	\$ 500,000					\$ 500,000	Fund Balance
Splash Pad Park	\$ 150,000	\$ -	\$ 150,000	\$ 150,000					\$ 150,000	Fund Balance
Reeves Creek Trail Improvement	\$ 1,261,327	\$ 192,325	\$ 1,069,002	\$ 1,069,002					\$ 1,069,002	SPLOST IV
Master Trail Project	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000		\$ 2,000,000	Bonds
Wayfinding Project	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 333,333	\$ 333,333	\$ 333,333			\$ 1,000,000	SPLOST V/Fund Balance
Road Improvement	\$ 5,000,000	\$ 381,132	\$ 4,618,868	\$ 923,774	\$ 923,774	\$ 923,774	\$ 923,774	\$ 923,774	\$ 4,618,868	SPLOST V/Fund Balance
Infrastructure Improvement	\$ 7,500,000	\$ 145,010	\$ 7,354,990	\$ 1,470,998	\$ 1,470,998	\$ 1,470,998	\$ 1,470,998	\$ 1,470,998	\$ 7,354,990	SPLOST V/Fund Balance
									\$ -	
Total Proposed Expenditures	\$ 63,236,925	\$ 8,392,815	\$ 54,808,930	\$ 23,082,292	\$ 9,223,326	\$ 9,223,326	\$ 6,889,993	\$ 6,389,993	\$ 54,808,930	



Funding Type	Final Adopted FY2020	Amount		FY2021	FY2021	FY2022	FY2023	FY2024	FY2025	Projected Five Year Total
		Anticipated To Be Used In	Balance To Be Carried Over To							
General Fund	\$ 12,000,000	\$ -	\$ -	\$ 5,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000
CIP Bond	\$ 21,062,523	\$ -	\$ -	\$ 7,162,902	\$ 2,906,956	\$ 5,374,715	\$ 3,041,384	\$ 2,576,566	\$ 21,062,523	\$ 21,062,523
Future SPLOST (V)	\$ 20,525,912	\$ -	\$ -	\$ 5,131,478	\$ 3,848,609	\$ 3,848,609	\$ 3,848,609	\$ 3,813,427	\$ 20,490,732	\$ 20,490,732
SPLOST IV (Suntrust Cash)	\$ 9,648,490	\$ -	\$ -	\$ 5,787,913	\$ 1,467,762	\$ -	\$ -	\$ -	\$ 7,255,675	\$ 7,255,675
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sale of Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Proposed Funding Sources	\$ 63,236,925	\$ -	\$ -	\$ 23,082,293	\$ 9,223,327	\$ 9,223,324	\$ 6,889,993	\$ 6,389,993	\$ 54,808,930	



ANNUAL FINANCIAL REPORT FOR 2020
City of Stockbridge

(1) Public Facility Type	Water Supply	Wastewater	TOTAL
(2) Service Area	City-Wide	City-Wide	City-Wide
(3) Beginning Impact Fee Fund Balance	\$153,647	\$209,032	\$362,679
(4) Impact Fees Collected	\$45,844	\$58,364	\$104,208
(5) Accrued Interest	\$0	\$0	\$0
(6) Project Expenditures	0	0	\$0
(7) Administrative Costs	0	0	\$0
(8) Impact Fee Refunds	0	0	\$0
(9) Ending Impact Fee Fund Balance	\$199,491	\$267,396	\$466,887
(10) Impact Fees Encumbered	\$199,491	\$267,396	\$466,887

4.3 Community Work Program 2020-2025

SCHEDULE OF IMPROVEMENTS-STWP ADDENDUM

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to	(7) Sources of Funds (& Share)	(8) Responsibility Party
<i>WWTP Head Works, Phase 2</i>	<i>City-Wide</i>	<i>2019</i>	<i>2021</i>	<i>\$5,328,692.00</i>	<i>\$192,692.00 (Impact Fee)</i>	<i>\$192,692.00 (Impact Fee) \$2,251,870.00 (Sewer Fee) \$787,805.00 (SPLOST III)</i>	<i>Public Works</i>
	<i>City-Wide</i>	<i>2019</i>	<i>2021</i>	<i>\$1,642,464.00</i>	<i>\$142,464.00 (Impact Fee)</i>	<i>\$142,464.00 (Impact Fee) \$1,500,000.00 (SPLOST IV)</i>	<i>Public Works</i>
	<i>City-Wide</i>	<i>2019</i>	<i>2021</i>	<i>\$721,977.00</i>	<i>NA</i>	<i>\$721,977 (SPLOST III)</i>	<i>Public Works</i>
<i>Waste Water Treatment Plant Upgrades</i>	<i>City-Wide</i>	<i>2019</i>	<i>2021</i>	<i>\$1,000,000.00</i>	<i>NA</i>	<i>\$1,000,000 (SPLOST IV)</i>	<i>Public Works</i>
TOTAL				\$8,693,133.00	\$335,156.00		

* Contingency Fund is Typically Ten (10) of the Bid Price