

**DATE:** August 18, 2022

**TO:** Mayor Anthony , City of Stockbridge  
**ATTN TO:** Brecca Carter, Director, Community Development, City of Stockbridge  
**FROM:** Mike Alexander, Director, ARC Center for Livable Communities

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:** 2022 City of Stockbridge Annual CIE Update

**Description:** A regional review of the draft 2022 City of Stockbridge Annual CIE Update.

**Submitting Local Government:** City of Stockbridge

**Action Under Consideration:** Approval

**Date Opened:** August 18, 2022

**Deadline for Comments:** August 29, 2022

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

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

ATLANTA REGIONAL COMMISSION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY  
CITY OF McDONOUGH

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
HENRY COUNTY  
CITY OF MORROW

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
CLAYTON COUNTY

**Attached is information concerning this review.**

If you have any questions regarding this review, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or 470-378-1531. If ARC staff do not receive comments from you on or before August 29, 2022, 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 <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>**



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

August 15, 2022

Mr. Andrew Smith, Principal Planner  
Atlanta Regional Commission  
Community Development Division  
International Tower  
229 Peachtree Street NE | Suite 100  
Atlanta, Georgia 30303

**RE: Transmittal of City of Stockbridge 2023-2027 Short Term Work Program & Capital Improvement Element Update to the Atlanta Regional Commission & Dept. of Community Affairs**

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Dear Mr. Smith,

The City of Stockbridge has completed its Annual Update of the Short-Term Work Program (STWP) and Capital Improvement Element (CIE) for years 2023-2027, in compliance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 2018 (as Amended), for your review and comments.

It is our understanding that the Atlanta Regional Commission will transmit our Update to the Department of Community Affairs for their review as well. Please advise if any additional information is required.

Best regards,

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

Cc: Frederick Gardiner, City Manager  
Vanessa Holiday, City Clerk  
Brecca R. Carter, Director of Community Development  
Community Development Correspondence File

STATE OF GEORGIA  
HENRY COUNTY  
CITY OF STOCKBRIDGE

RESOLUTION NO. R22-1468

**A RESOLUTION APPROVING CITY OF STOCKBRIDGE  
2023-2027 SHORT TERM WORK PROGRAM AND CAPITAL  
IMPROVEMENTS ELEMENT (CIE).**

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, there are certain minimum standards for the Short Term Work Program/Capital Improvement Element plan; and;

WHEREAS, the City is required to hold a public hearing on such a plan; and

WHEREAS, the City would like to transmit its 2023-2027 Short-Term Work Program/Capital Improvement plan to the Georgia Department of Community Affairs and Atlanta Regional Commission; and

WHEREAS, the Department of Community Affairs and Atlanta Regional Commission will review such plan within the next 30 days and provide feedback to the City on the plan.

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

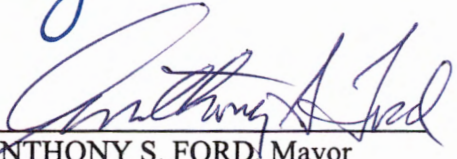
**SECTION 1. Approval of Transmittal** - The City Council approves the 2023-2027 Short-Term Work Program/Capital Improvement plan and approves the transmittal of the plan to the Georgia Department of Community Affairs and Atlanta Regional Commission as described in Exhibit A hereto.

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

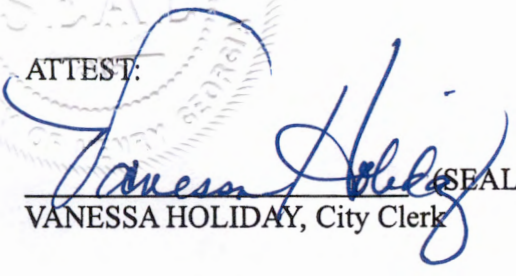
**SECTION 3. Repeal of Conflicting Provisions** – All City Resolutions inconsistent with this Resolution are hereby repealed.

**SECTION 4. 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.

SO RESOLVED this 26<sup>th</sup> day of July, 2022.

  
ANTHONY S. FORD, Mayor

ATTEST:

  
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

  
QUINTON WASHINGTON, City Attorney



# **Short-Term Work Program & CIE Update 2023-2027 CITY OF STOCKBRIDGE, GEORGIA**

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CAPITAL IMPROVEMENT ELEMENT.....	Pages 6-7

Community Facilities						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Splash Pad/Park Design - Construction	2015-2026	Community Development	\$1,300,000	General Fund	In Progress
2	Stockbridge Electric Vehicle Station @ Amphitheater	2022-2024	Community Development	\$75,000	GA Power General Fund	In Progress
3	Monument Sign (City Hall Fountain)	2018-2026	Community Development	\$152,000	General Fund	Concept Plan Process
4	Multi-Purpose Facility (Youth/Senior)	2018-2026	Community Development	\$8,000,000	General Fund/Bond Financing	Concept Plan Process
5	Cultural Arts Center	2018-2026	Community Development	\$18,000,000	Bond Financing/SPLOST V	Concept & Development Plan Process
6	Water supply source development	2015-2025	Public Works	\$102,900	SPLOST III, IV	2 wells drilled, did not supply sufficient water, and were abandoned.
7	GIS – Infrastructure inventory and detailed mapping	2016-2025	Public Works	\$50,000	SPLOST IV	In Progress
8	Sewer – infiltration and inflow study	2016-2026	Public Works	\$1,500,000	SPLOST IV	In Progress
<b>Subtotal</b>				<b>\$29,179,900</b>		



<b>Economic Development</b>						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Create a Citywide Marketing Plan (Rebranding)	2016-2026	Economic Development	\$75,000	Hotel/ Motel	On-going
2	Establish Stockbridge Assoc. of Businesses	2017-2026	Economic Development	\$20,000	General Fund	In Progress
3	Create Economic Development Marketing Plan	2017-2026	Economic Development	\$100,000	Hotel/ Motel	In Progress
4	Opportunity Zone Designation Study	2017-2026	Economic Development	\$25,000	General Fund	In Progress
<b>Subtotal</b>				<b>\$220,000</b>		

<b>Land Use</b>						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Trail Study Implementation	2016-2025	Community Development	\$1,000,000	Bond Financing/ SPLOST V	In Progress
2	Comprehensive Plan 5-Year Update	2022-2025	Community Development	\$100,000	General Fund	In Progress
3	Overlay District Designation	2018-2025	Community Development	\$75,000	General Fund	Complete
4	LCI Implementation & Update – Supplemental Study	2018-2025	Community Development	\$150,000	General Fund	Scope Development
5	Park Plan Development (passive, active, pocket) city-wide (south, west, east, north)	2018-2025	Community Development	\$100,000	SPLOST V	Scope Development
6	Update of Sign Ordinance	2019-2025	Community Development	\$100,000	General Fund	Complete
<b>Subtotal</b>				<b>\$ 1,525,000</b>		

<b>Transportation</b>						
<b>Item</b>	<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
1	Roadway Construction Projects/Engineering and ROW Acquisition	2016-2026	Public Works	\$3,000,000	SPLOST IV	In Progress
2	Sidewalk – repair and reconstruction	2015-2026	Public Works	\$500,000	SPLOST IV	On-going
3	Road Improvements for City Project and streets	2018-2026	Public Works	\$5,000,000	SPLOST V	Concept Plan Process
4	Infrastructure Improvements for city projects	2018-2026	Public Works	\$7,000,000	SPLOST V	Concept Plan Process
6	Downtown Pedestrian & Bicycle Connectivity Concept Study	2022-2027	Community Development	\$125,000	ARC Grant & General Funds	RFP process underway
<b>Subtotal</b>				<b>\$15,625,000</b>		



<b>Completed Projects</b>						
<b>Item</b>	<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
1	Update City Unified Development Codes	2018-2025	Community Development	\$100,000	General Fund	Complete
2	Update of Sign Ordinance	2019-2025	Community Development	\$100,000	General Fund	Complete
3	Public Works Facility	2018-2026	Public Works	\$3,000,000	SPLOST IV	Complete
4	Amphitheater	2018-2026	Community Development	\$23,085,254	Fund Balance/Bond Financing/SPLOST IV	Complete
5	Overlay District Designation	2018-2025	Community Development	\$75,000	General Fund	Complete
6	Wastewater Heads Work, Phase 2	2018-2025	Public Works	\$3,232,367.00	SPLOST III/Sewer Fund/ Impact Fees	Complete
7	SCADA Replacement	2018-2025	Public Works	\$721,977.00	SPLOST III	Complete
8	Waste Water Treatment Plant Upgrade	2018-2025	Public Works	\$1,414,000	SPLOST IV	Complete
9	Wastewater Treatment Plant Upgrade Plans/Engineering	2015-2025	Public Works	\$5,858,344	SPLOST III, IV	Complete
10	Sewer reconstruction & Pump Station replacement	2015-2025	Public Works	\$1,350,000	SPLOST IV	Complete
11	Water main and service line replacement	2016-2024	Public Works	\$276,000	Water Fund/ Impact Fees/ SPLOST IV	Complete
12	Wastewater Treatment Plant Upgrade Plans/Engineering	2015-2025	Public Works	\$5,858,344	SPLOST III, IV	Complete
13	Davis Road from Shields Road to Highway 42 (Sidewalks and Streetscape)	2015-2024	Public Works	\$605,725	SPLOST, TE General Fund	Complete
<b>Subtotal</b>				<b>\$45,677,011</b>		



**CITY OF STOCKBRIDGE, GA  
CAPITAL IMPROVEMENTS ELEMENT  
UPDATE 2023-2027**

**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 Total	Funding Source
	FY2022	FY2022	FY2023	FY2023	FY2024	FY2025	FY2026	FY2027			
<b>Projects:</b>											
Amphitheater	\$ 500,000	\$ 200,000	\$ 300,000	\$ 300,000						\$ 300,000	Fund Balance/SPLOST IV/Bonds
Cultural Art Center	\$ 34,000,000	\$ 112,000	\$ 33,888,000	\$ 6,777,600	\$ 6,777,600	\$ 6,777,600	\$ 6,777,600	\$ 6,777,600	\$ 33,888,000		Bonds/SPLOST
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/SPLOST
Alleyway Project	\$ 350,000	\$ -	\$ 350,000	\$ 350,000					\$ 350,000		Fund Balance/SPLOST V
Splash Pad Park	\$ 1,300,000	\$ -	\$ 1,300,000	\$ 1,300,000					\$ 1,300,000		Fund Balance/SPLOST V
TSCC Renovation Project	\$ 444,000	\$ 229,000	\$ 215,000	\$ 215,000					\$ 215,000		Fund Balance/SPLOST IV
Master Trail Project	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000		\$ 2,000,000		SPLOST V
Wayfinding Project	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 333,333	\$ 333,333	\$ 333,333			\$ 1,000,000		
Road Improvement	\$ 5,000,000	\$ 500,000	\$ 4,500,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 4,500,000		SPLOST IV/SPLOST V
Infrastructure Improvement	\$ 4,000,000	\$ 500,000	\$ 3,500,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 3,500,000		SPLOST V
<b>Total Proposed Expenditures</b>	<b>\$ 58,594,000</b>	<b>\$ 1,541,000</b>	<b>\$ 57,053,000</b>	<b>\$ 13,375,933</b>	<b>\$ 11,210,933</b>	<b>\$ 11,210,933</b>	<b>\$ 10,877,600</b>	<b>\$ 10,377,600</b>	<b>\$ 57,053,000</b>		

	Final Adopted	Amount Anticipated To Be Used In	Balance To Be Carried Over To							Projected Five Year Total	
Funding Type	FY2022	FY2022	FY2023	FY2023	FY2024	FY2025	FY2026	FY2027			
General Fund	\$ 3,470,511	\$ 150,000	\$ 3,320,511	\$ 1,320,511	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ 3,320,511		
CIP Bond	\$ 30,929,523	\$ 300,000	\$ 30,629,523	\$ 6,125,905	\$ 6,125,905	\$ 6,125,905	\$ 6,125,905	\$ 6,125,905	\$ 30,629,523		
Future SPLOST (V)	\$ 20,525,912	\$ 91,000	\$ 20,434,912	\$ 2,996,391	\$ 2,585,029	\$ 3,085,029	\$ 3,751,695	\$ 3,251,695	\$ 15,669,839		
SPLOST IV (Suntrust Cash)	\$ 3,668,054	\$ 1,000,000	\$ 2,668,054	\$ 2,433,127	\$ 500,000	\$ -	\$ -		\$ 2,933,127		
Grants	\$ -	\$ -	\$ -	\$ 500,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 4,500,000		
Sale of Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>Total Proposed Funding Sources</b>	<b>\$ 58,594,000</b>	<b>\$ 1,541,000</b>	<b>\$ 57,053,000</b>	<b>\$ 13,375,934</b>	<b>\$ 11,210,934</b>	<b>\$ 11,210,934</b>	<b>\$ 10,877,600</b>	<b>\$ 10,377,600</b>	<b>\$ 57,053,000</b>		



**ANNUAL FINANCIAL REPORT FOR 2022**  
**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	\$211,491	\$283,396	\$494,887
(4) Impact Fees Collected	\$6,000	\$8,000	\$14,000
(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	\$217,491	\$291,396	\$508,887
(10) Impact Fees Encumbered	\$217,491	\$291,396	\$508,887