

**STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE**

RESOLUTION NO.

R23-1622

A RESOLUTION ADOPTING THE 2024-2028 FIVE-YEAR CITY OF STOCKBRIDGE COMPREHENSIVE PLAN UPDATE AND APPROVING SUBMISSION TO THE ATLANTA REGIONAL COMMISSION AND THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.

WHEREAS, the City of Stockbridge, Georgia has completed its 2024 – 2028 Five-Year Comprehensive Plan Update; and

WHEREAS, the Comprehensive Plan Update 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

WHEREAS, the City of Stockbridge has held the required public hearings and has involved the public in development of the plan in a manner appropriate to the community's dynamics and resources; and


WHEREAS, the appropriate City staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating the plan; and

WHEREAS, the City of Stockbridge's Comprehensive Plan Update has been reviewed and approved by the Atlanta Regional Commission and Georgia Department of Community Affairs as being compliant with the Minimum Standards and Procedures for Local Comprehensive Planning; and

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

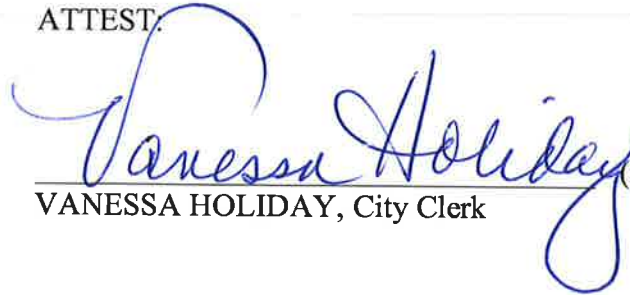
NOW THEREFORE, IT IS RESOLVED THAT the 2024 – 2028 Five-Year Comprehensive Plan Update attached hereto and incorporated herein by reference as Exhibit A is hereby adopted and approved.

SO RESOLVED on the 30th day of October 2023.




ANTHONY S. FORD, Mayor

ATTEST.



VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney



City of Stockbridge

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From The Desk Of:
ANTHONY S. FORD
Mayor

Telephone: 770-389-7910

September 11, 2023

Atlanta Regional Commission
229 Peachtree Street NE
Suite 100
Atlanta, GA 30303

RE: Comprehensive Plan Update Submittal

Stockbridge has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Ryan Anderson at (678) 833-3340 or randerson@cityofstockbridge-ga.gov.

Sincerely,

Anthony S. Ford
Mayor
City of Stockbridge

Enclosures

CITY OF STOCKBRIDGE 2024 COMPREHENSIVE PLAN



ACKNOWLEDGMENTS

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Atlanta Regional Commission

Adopted October 30, 2023

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EXECUTIVE SUMMARY

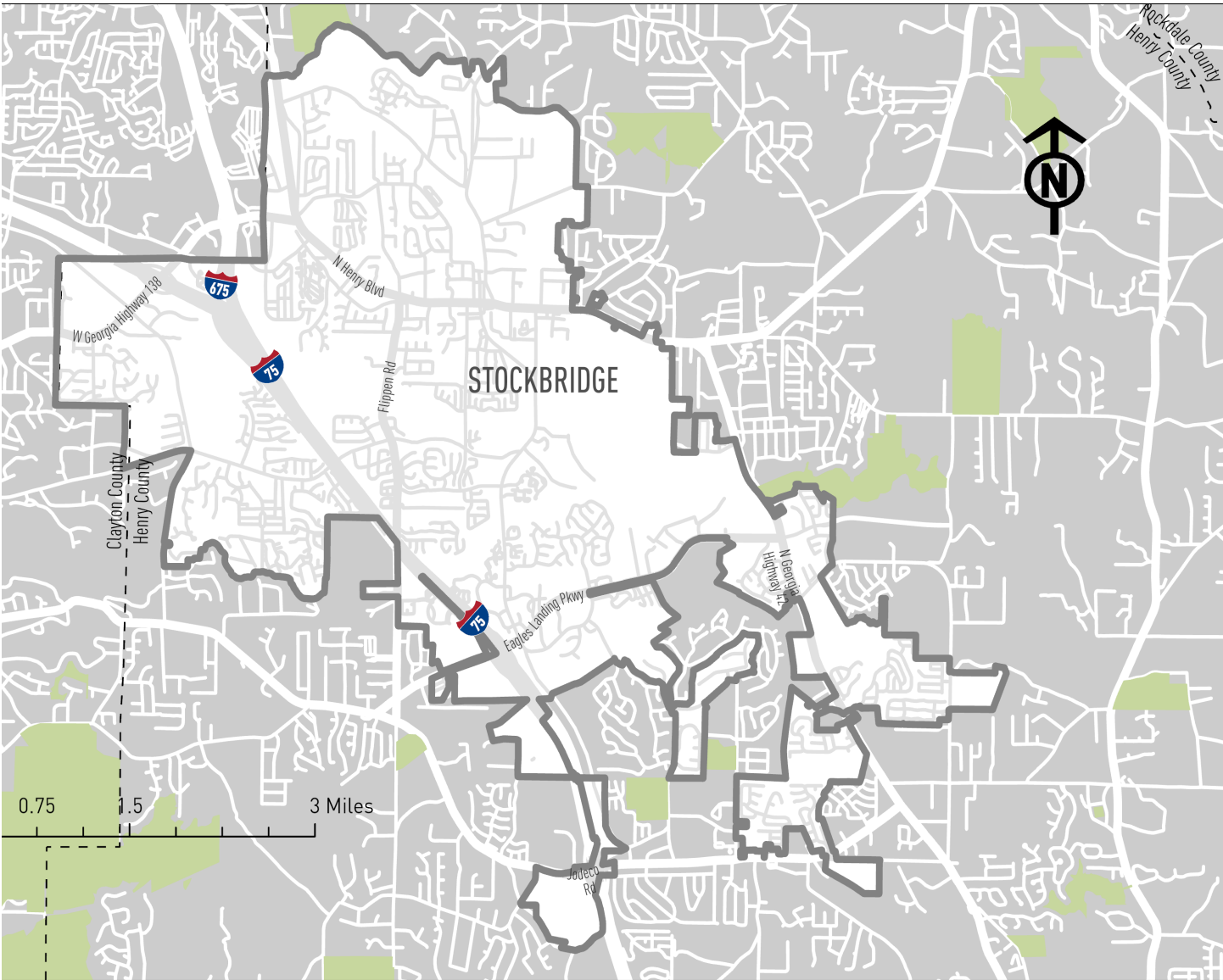
One of the most impactful responsibilities of local government is planning – a word used to describe how a community shapes and guides growth and development. This update of Stockbridge’s Comprehensive Plan offers the opportunity to look beyond the execution of the day-to-day City services and consider where the City wants to be in the next five-years and the necessary steps to achieve that vision.

The most recent Comprehensive Plan for the City of Stockbridge was adopted in 2019. The Georgia Department of Community Affairs mandates every City to provide an update to the Comprehensive Plan every five years to maintain the Qualified Local Government (QLG) status of the City and continue to receive funding for projects within the City.

This document has been shaped by combined efforts of the City Council, City Staff, stakeholders and active public participation and delves into the current advancement of the City and makes efforts to yield prospective opportunities for the City.

Stockbridge’s Comprehensive Plan includes:

- Issues, Needs, and Opportunities
- Community Vision, Goals, and Policies
- Population
- Housing
- Economic Development (Broadband)
- Transportation
- Natural, Cultural, and Historic Resources
- Land Use
- Community Facilities and Services
- Community Work Program
- Report of Accomplishments
- Appendix-Supporting Resources



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CHAPTER 1

HISTORY AND
BACKGROUND OF
STOCKBRIDGE

ABOUT THE CITY

STOCKBRIDGE: PAST AND PRESENT

INCORPORATION

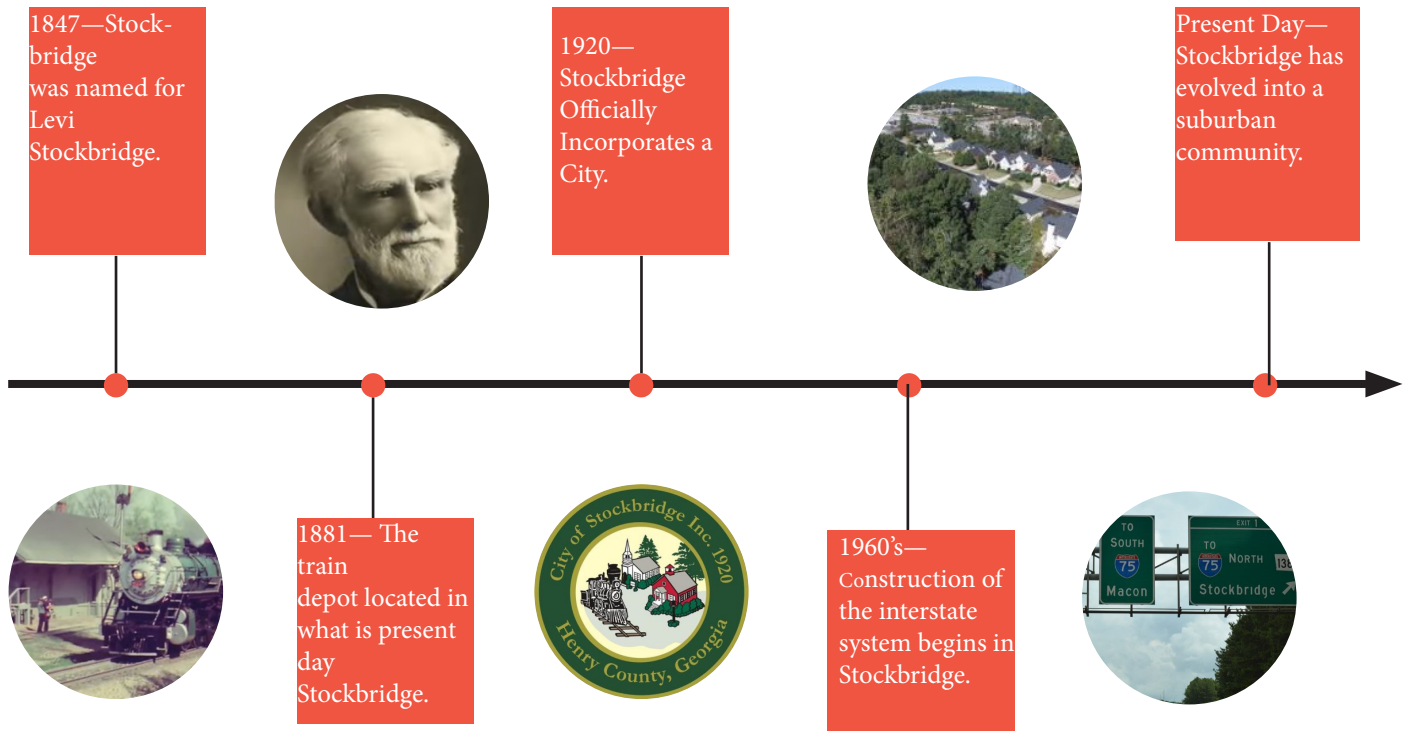
Stockbridge's history provides an important backdrop to understanding how and why Stockbridge has developed as it is today. While the City didn't officially incorporate until August 6, 1920, its history began when the area was settled in 1829 with the establishment of Concord Methodist Church near present-day Old Stagecoach Road. It was later, in 1847, when the name Stockbridge was decided on with the granting of a post office. It is believed that the City's namesake was a traveling school teacher, Professor Levi Stockbridge.

In 1881, the East Tennessee, Virginia and Georgia Railroad was built from Macon to Atlanta and was to pass through "Old" Stockbridge, but the settlers who owned the land around Old Stockbridge were asking high prices. Instead, two prominent Atlanta citizens John W. Grant and George W.

Adair, bought a tract of land about a mile south of Old Stockbridge and offered it for sale at a reasonable price. It was here that the railroad built its depot and present day Stockbridge began its existence. Stockbridge officially incorporated as a town in 1895 and as a City on August 6, 1920. The depot which was located about 600 feet north of what is now North Henry Boulevard as you cross the bridge in Stockbridge, was eventually destroyed by the Southern Railway around the early 1980s.

DEVELOPMENT

Much of Stockbridge's development took shape with the construction of the state's interstate system beginning in the area in the late 1960's. As commuting to and from Atlanta became easier, Stockbridge began developing into a bedroom community of the Atlanta Metro Region with suburban shopping centers and housing developments taking shape to accommodate the growing population.



BACKGROUND

PREVIOUS PLANS

IMAGINE HENRY:

2040 JOINT HENRY COUNTY/CITIES COMPREHENSIVE PLAN

The 2040 Joint Henry County/Cities Comprehensive Plan, “Imagine Henry,” was adopted in 2018 as an update to the 2009 Joint Comprehensive Plan to update long-range planning priorities and align existing priorities with updated policies, data, and work program items.

The plan seeks to affirm the county and cities’ vision for future development and define their goals in actionable steps. While representatives from the City of Stockbridge were included in the public input and participation process, this plan does not serve as the City’s guiding planning document. The plan details major corridor improvements along SR 42 between McDonough and Stockbridge and different town center improvements funded through the Stockbridge Livable Centers Initiative.

The SPLOST list outside of this study is included in the Appendix.

JOINT HENRY COUNTY/CITIES SOLID WASTE MANAGEMENT PLAN

The Joint Henry County/Cities Solid Waste Management Plan was adopted in 2008 to address the Minimum Planning Standards and Procedures set forth by Georgia DCA and document the waste collection and disposal capacity. The plan notes that the City of Stockbridge provides curbside pickup for yard trimmings (including boxes, non-metal furniture items, mattresses and box springs, leaves and yard debris, chipper runs, limbs and branches, metal grills, bikes, appliances, etc.) and solid waste for residents and has developed a contingency strategy in the event that solid waste collection is interrupted for whatever reason.

The plan states that solid waste is collected by several haulers in the City (American Sanitation, Jass DBA Coverall, B&B Disposal & Company, Morgan Auto Parts, Inc., Paul Mitchell, Martin Sanitation Collection, American Bi-Products Collection aka Waste Co., Deltawash Inc., Bio-Medical Waste Service, and CLM Sanitation) despite the lack of active solid waste landfills in Henry County; however, Stockbridge hosts a solid waste transfer station. The plan offers several recommendations based on existing waste reduction efforts, including an enhancement of Stockbridge’s curbside recycling program.



HENRY COUNTY TRAILS PLAN

The Henry County Trails Plan was published in 2022 to establish a framework for developing a countywide trail network. The plan was completed in tandem with Henry County’s Transportation Plan to identify missing links in the existing trail network for bicyclists and pedestrians as well as identify future opportunities for expansion. The planning process identified three high-level priority projects through detailed analysis and community consultation, referred to as “Model Miles*”, that establish the preferred alignment for various trail segments, assess environmental conditions and concerns, and visualize the future of the trail system. To facilitate rapid implementation, the plan provides a catalog of funding opportunities, implementation guidelines, and branding tools for promotional materials. Specifically, the plan identifies Community Development Block Grants, Surface Transportation Block Grants, Carbon Reduction Program funds, Recreational Trails Program funds, Highway Safety Improvement Program funds, Land and Water Conservation Fund, Federal Transit Administration funds, the Georgia Transportation Infrastructure Bank, and the ARC’s Livable Centers Initiative as potential funding sources, along with local set-asides from municipal funds and SPLOST/TSPLOST revenue.

The plan’s analysis reveals that, despite Henry County sitting slightly higher than the median household income for the Atlanta MSA, Stockbridge hosts one of two census blocks with the highest percent of households in poverty (along SR 138 near Flippen Road). The areas in the City with the highest concentration of households below the poverty threshold also correspond with the areas with the highest percent of zero-car households. Nonetheless, the area with

the highest walking propensity score based on land use is the City center which also holds the City’s park assets. The plan also identifies various other assets that could be connected through a trail system expansion, including schools, a retail center, and the Panola Mountain Greenway and other planned or extant trails in adjacent areas. Stockbridge’s immediate surroundings contain several small lakes and reservoirs as a part of the natural amenities identified.

* “Model Miles” have been added to the Long-Range Planning section.



DOWNTOWN RESIDENTIAL AND RETAIL MARKET ANALYSIS-2022

Selected Key Takeaways:

- The City of Stockbridge remains a shopping and dining hub for Henry County and surrounding areas. Most restaurant and retail development is concentrated around the Interstate 75 exit and along Highway 23 in the form of strip shopping malls or stand-alone detached buildings.
- The Stockbridge/Henry County retail submarket has an extremely low vacancy rate of 1.7 percent with only nine active listings for lease in the City. This shows market demand will likely support new restaurant/retail development in the future.
- Low vacancy rates show that Stockbridge successfully navigated the pandemic and avoided much of the related business closures that resulted in other communities.
- Stockbridge has a retail surplus totaling \$224 million and a retail leakage or loss of \$65 million. This shows that outside shoppers are coming into the City spend.
- Henry County loses approximately \$378.5 million in potential retail sales every year to areas outside of the county. Henry County has a retail surplus of \$240.1 million of spending in certain categories like automobile dealerships,

but there is still a retail gap of \$138.4 million.

- Historic downtown Stockbridge should focus on restoration, revitalization, and new in-fill residential and mixed-use construction. Enough market demand exists to support the following businesses in the downtown area: Specialty Food Stores, Jewelry, Luggage & Leather Goods, Drinking Places/Breweries, Bookstores, Music Stores, Clothing & Accessories, Restaurants, and Specialty Furniture Stores.
- Stockbridge's housing profile consists predominantly of single family detached homes and older small-medium apartments with 3 to 49 units. Additional detached and attached homes would better balance the City's housing mix.
- Since 2015, Stockbridge has flipped from a community of homeowners to a City of renters with a 53 percent share of households renting their homes. A focus on for-sale housing is recommended over leased units.
- Stockbridge has a historically low vacancy rate. High demand and a shortage of supply create a rental market where prices rise, housing options decrease, and the percentage of households that must rent grows rapidly. Without new housing product in Stockbridge, market demand will continue to exceed supply and foster unbalanced housing prices.



- Rental rates and income levels in Stockbridge are nearly equalized. This means developers now have the latitude to build more higher-end housing products than they would have previously felt comfortable with.
- Seventy-nine percent of young professionals entering the workforce and young families (ages 25-34) are renting rather than buying, suggesting a lack of diversity in housing options.
- From 2010 to 2020, the total change in housing units was 13.2 percent, which lagged the 24.3 percent rise in population. Housing supply has not kept pace with demand in Stockbridge.
- Based on the largest income segments in Stockbridge, the ideal rental rate range for new apartments is between \$1,250 and \$1,750 per month or more.
- In the next five years, housing demand will require an additional 800 residential units (306 of which are already under construction). By 2040, Stockbridge will need 1,700 new residential units to meet demand.



ATLANTA REGIONAL FREIGHT MOBILITY PLAN UPDATE

The Atlanta Regional Freight Mobility Plan Update was released in 2016 to create a roadmap for regional projects that extend beyond the 6-year TIP period defined in the Regional Transportation Plan (RTP). The plan serves as an update to the 2008 Atlanta Regional Mobility Plan published by the Atlanta Regional Commission and focuses on frameworks for freight planning efforts in the metro area. The plan's stated goals were to enhance metro Atlanta's regional competitiveness through efficient, reliable, and safe freight transportation and to maintain quality of life for local communities through minimal environmental or community impacts.

The 2016 update builds upon the original plan by assessing it against contemporary conditions and forecasts, updating the plan based on new policy at the federal, state, and local levels, supporting the development of a Fixing America's Surface Transportation Act compliant RTP, identifying projects of national, state, and regional significance, and defining strategies and initiatives for successful project investment. ARC conducted stakeholder interviews with representatives from organizations/agencies in the private and public sector, including the Henry County Development Authority, to identify freight needs and challenges from a first-hand perspective. Findings from these interviews revealed concerns around traffic bottlenecks and keeping pace with demand, public safety, and mobility and accessibility, as well as some concerns about the routes truck drivers choose to take when driving around the area.

Henry County is noted several times throughout the plan for its community transportation assets and importance to regional freight competitiveness. Particularly, the plan notes that the growth of logistics facilities in Henry County reflects the county's important location between Atlanta and Savannah, Georgia's two major freight hubs. Indeed, McDonough/Henry County is listed as one metro Atlanta's 7 regional freight clusters for intensive freight activity with 13 percent of the region's warehouses and distribution centers at the largest average size per facility (nearly 543,000 square feet) of any cluster twofold. The plan identifies 32 warehouses and distribution centers, 14 manufacturing firms, and 9 vacant industrial properties that are concentrated mostly along the SR 155 corridor with additional industrial development along King Mill Road/Industrial Boulevard, US 23, Thoroughbred Road, Westridge Parkway, and Avalon Parkway, among others. Due to its location and industrial activities, the McDonough/Henry County cluster is also one of three prominent truck trip end locations in metro Atlanta based on truck GPS data. However, I-75 in Henry County is stated to have very poor reliability in terms of buffer time for shipments relative to average congestion in the area and it is likely that many trucks passing through the areas use SR 155 in order to access I-75 and get to other parts of the metro area. Indeed, the plan notes that the McDonough/Henry cluster contains a mix of poor performing segments, such as SR 155, with some relatively high performing segments, such as GA-20. The plan also identifies freight-related projects in Henry County as a part of the RTP and TIP. Specifically, a new interchange on I-75 near Bethlehem Road is expected to relieve congestion at SR 155 and serve as relief for the Bill Gardener Parkway interchange. Another project is expected to widen US 23 to provide additional roadway capacity parallel to I-75 and I-675.



HENRY COUNTY TRANSPORTATION PLAN: 2022 UPDATE

The Henry County Transportation Plan was last updated in 2022 as a part of the ARC's Comprehensive Transportation Plan program to create a framework for transportation project and program implementation in the county. The current update assesses existing and projected transportation needs through 2050 and identifies projects eligible for inclusion in the Regional Transportation Plan and therefore eligible for federal funding. Stockbridge has several areas with heavy congestion and vehicle travel, particularly along the I-75 corridor that anchors the county's road network. As such, the county is looking to prioritize and develop additional north-south travel corridors as alternatives. The plan notes several projects intended to create additional roadway capacity in Stockbridge, including roadway widenings along popular corridors (including I-75) and new roadway connections, as well as operational and safety improvements through updated arterial road facilities, intersection improvements, and other emerging technologies. The plan also calls for several sidewalk improvements throughout Stockbridge, both in terms of network connectivity and pedestrian facilities/amenities, and an expansion of the trails system through local multiuse greenways and side paths. To fund these projects and others around the county, the plan identifies TSPLOST revenue as the primary local funding source and GDOT or ARC funds as the primary sources of funding at the regional or state level.

HENRY COUNTY TRANSIT MASTER PLAN

The Henry County Transit Master Plan (TMP) was published in 2021 as a 30-year blueprint for guiding countywide transit decision-making and address existing and future service needs. TMP aims to achieve transit sustainability throughout the county by providing efficient, affordable, reliable, and environmentally friendly services that will support the health and vibrancy of the community.

The plan notes two main transit operators: Henry County Transit, which provides demand response service to all county residents and piloted a fixed-route service from July 2018 until March 2020; and the ATL, which operates four

Xpress commuter bus routes that service different park-and-ride facilities. The Stockbridge facility is noted as being frequently over parking capacity because of the high demand for commuter services and Route 432, which connects this facility to downtown Atlanta, boasted the highest ridership of any route in the Xpress system in 2019. TMP identifies three major categories for recommendations that include programmatic improvements, capital investments, and performance-based transit projects. Of particular relevance to Stockbridge, the plan calls for a fixed bus route that services Stockbridge to McDonough, a countywide micro transit service for seniors, a Stockbridge-based mobility hub for bus transfers, an express commuter bus directly to Hartsfield-Jackson Atlanta International Airport, a rapid regional connector that passes through Stockbridge, and a fixed bus route to connect to planned mobility hub in southern DeKalb County.

CITY OF STOCKBRIDGE BICYCLE, PEDESTRIAN, AND TRAIL PLAN

The City of Stockbridge Bicycle, Pedestrian, & Trail Plan (SBPTP) was published in 2017 to detail the existing bicycle and pedestrian facilities and infrastructure in the City and identify opportunities for improvement. Specifically, the plan's stated goals are to 1) enable residents and visitors to safely walk, run, or bicycle throughout the City, 2) develop a non-automobile focused transportation system, 3) encourage citizen interest and participation in bicycling and pedestrian activities, and 4) develop environmentally and economically sustainable community assets. SBPTP names several existing community assets that could benefit from connecting to a wider bicycle and pedestrian network, including Martin Luther King, Sr. Trail, Memorial Park, Gardner Park, Clark Community Park, City Hall/Town Green, Reeves Creek Trail, as well as three schools in the City limits. SBPTP is the first comprehensive pedestrian, bicycle, and trail plan adopted by the City and aims to develop an integrated pedestrian and bicycle network that accommodates users across age, ability, and modal preference.

According to the plan, Stockbridge's downtown core has many sidewalks that do not connect into the surrounding neighborhoods or parks. Additionally, the City's greenway trail (Reeves Creek Trail) is not connected to major community assets (e.g., parks, schools, etc.) or connected with other trail systems in metro Atlanta. Overall, Stockbridge's existing bicycle and pedestrian network lacks functional connectivity between areas of the City. SBPTP states that major north-south corridors lack amenities for bicyclists or pedestrians and the northern half of the City completely lacks bicycle lanes. The plan includes different solutions for improving pedestrian access across major thoroughfares (namely SR 138) and recommendations for addressing sidewalk gaps in and between neighborhoods, as well as connecting off-road trail systems with the nearby Panola-Arabia Mountain PATH trail. Input from residents in the plan reveals priorities around expanding and improving the active transportation network, ensuring safety for vulnerable population when expanding trails or developing new intersections, and nurturing an active transportation culture around health, fitness, and the environment. SBPTP also identifies several short-term connectivity projects to be funded primarily through SPLOST revenue.

TRANSIT ASSET MANAGEMENT PLAN

The ARC's Transit Asset Management Plan (TAMP) was published in 2020 to help establish priorities for maintaining existing transit assets and additional service provision for four metro Atlanta Tier II operators, including Henry County Transit. TAMP details FY 2019 – FY 2022 and includes an inventory of capital assets, condition assessments for those assets, a decision support tool, and a list of priority investments (based on the findings of the decision support tool). At the time of plan adoption, Henry County Transit offered demand response services to all county residents alongside a limited fixed route service with two stops in northern Stockbridge. The latter service ran as a pilot program ran from July 2018 to March 2020 but was discontinued following the outbreak of COVID-19 because of declining ridership decline and concerns over social distancing.

CITY OF STOCKBRIDGE STRATEGIC PLAN: 2022-2026

The City of Stockbridge completed a strategic plan in 2022.

Four core strategic priorities were identified:

- Quality of Life
- Economic Growth
- Culture and Brand Development
- Sustainability

Goals and actions were developed around these strategic priorities and will act as a roadmap for the City.

ATL REGIONAL TRANSIT PLAN

The ATL Regional Transit Plan (ARTP) synthesizes transit plans and projects across 13 counties in metro Atlanta (Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Paulding, and Rockdale Counties) and evaluates projects that seek federal or state funding. The Atlanta-Region Transit Link Authority (ATL) last published an update to this plan in 2020 with the goals of creating the primary source of projects eligible to include in: 1) ARC's short-term and long-term transportation plans; 2) annual state bond packages; and 3) county-level transit SPLOST referenda. ARTP serves as a comprehensive report of transit projects and services that aim to enhance connectivity and increase mobility options in the metro area.

Henry County is split between Districts 9 and 10, which have 48 and 40 planned, proposed, or potential projects respectively. ATRP notes that only 6 percent of the projects in District 9 met at least half of the six criteria to be considered "regionally significant" in terms of federal or state discretionary funding and only 7 percent of projects in District 10 met this threshold. In other analyses, ATRP notes that 6 percent of the projects in Districts 9 qualified as "higher impact/lower cost" projects and 8 percent of projects in District 10 qualified for this designation. Additionally, one-fifth of the projects in District 9 expanded transit equity by providing new or expanded services to/from lower income areas and 16 percent of projects in District 10 expanded transit equity similarly. To coordinate transit planning and implementation, ATL partners with various city and county governments, community improvement districts, regional and state planning organizations, and transit operators, including Henry County Transit which provides local bus and complementary ADA paratransit and demand response services to county residents. Another of ATL's partners, Xpress, also provides commuter bus services in Henry County.

CDBG 2022 ANNUAL ACTION PLAN: 3rd of 5 ANNUAL ACTION PLANS

Henry County has received federal Community Development Block Grant (CDBG) funds since 2012. The FY 2022 Annual Action Plan is the third of five Annual Action Plans supporting the 2020-2024 Consolidated Plan that describes the specific projects for which the county intends to utilize CDBG funds. The Henry County Community Development Department hosted 10 Needs Assessment meetings with residents from the City of Stockbridge and neighboring cities as a part of the citizen participation process for the FY 2022 Annual Action Plan. The plan states that Henry County's main objective in utilizing CDBG funds is to address housing needs for low to moderate income households and persons, services for individuals with special needs (including homeless persons/households or those under threat of homelessness, the elderly, persons with disabilities, persons living with HIV/AIDS, and at-risk youth), community development needs, and economic development needs. Specifically, the County aspires to 1) assist occupied, income-eligible households with housing rehabilitation, 2) improve the quality of public housing stock, 3) provide public service funding to A Friend's House and Haven House (local homelessness and supportive services organizations), 4) support public agencies that address community development for low-to-moderate income residents (particularly those with special needs and extremely low incomes), and 5) improve the sustainability of local infrastructure. The plan notes that CDBG funds were awarded to several non-profit agencies who provided homeless prevention activities, operational assistance, food banks, health services, youth services, domestic violence services, and child neglect services during FY 21.

CHAPTER 2

WHO WE ARE: DATA &
DEMOGRAPHICS

STOCKBRIDGE DEMOGRAPHICS

POPULATION DEMOGRAPHICS

OVERVIEW

An understanding of population and demographic trends provides a foundation for comprehensive planning. In order to plan for the future, we must have a general idea of approximately how many people will reside in the community. Understanding the characteristics of Stockbridge’s population will provide valuable insight on the services, initiatives, and policies that the City may want to further pursue.

TOTAL POPULATION

The population of Stockbridge has changed significantly over the past few decades. By 2020, the population increased to 28,973. Figures 1 and 2 show Stockbridge’s population compared to the nearby cities of McDonough and Forest Park. A recent annexation, effective January 1, 2023, brought the population to approximately 34,613 based on staff calculations and GIS resources.

The annexation legislation is included in the Appendix.



Figure 1: POPULATION CHANGE

Data Source: US Census Bureau; Population and Housing Estimates, 2020

Figure 2: POPULATION CHANGE COMPARED TO SIMILAR CITIES NEARBY

	Stockbridge	McDonough	Forest Park
2000	9853	8493	21447
2010	25636	22084	18468
2020	28973	29051	19932

Data Source: US Census Bureau; American Community Survey, 2020

POPULATION PROJECTIONS

The Atlanta Regional Commission's population forecasts project a growth of 2.9 million people across the Atlanta region by year 2050. In Henry County, population is expected to increase by roughly 61% with an anticipated 133,327 people moving to the area, and bringing the total population to 351,691. These projections further show that the majority of growth in the County will occur in the northern part of the county and in close proximity to the I-75 corridor. With the City's positioning as the gateway into Henry County and straddling the interstate, Stockbridge can expect to see an increase in its total population over the next 20 years.

AGE DISTRIBUTION

The population age distribution is relatively even with the largest segment being from 35-39 years of age at around 10% followed closely by the 10-14 cohort at 8%. Based on 2020

census data, the median age in Stockbridge is 35.7.

RACIAL COMPOSITION

The City of Stockbridge is a diverse community. Since the 2010 census, the population percentage of white individuals has decreased from 34% to 21% in 2020. The black population percentage has increased from 20% to 65%. In the 11-county region 34% of the population is black while 54% is white. As growth continues to occur, the diversity of backgrounds and changing needs of the population will likely continue to evolve.

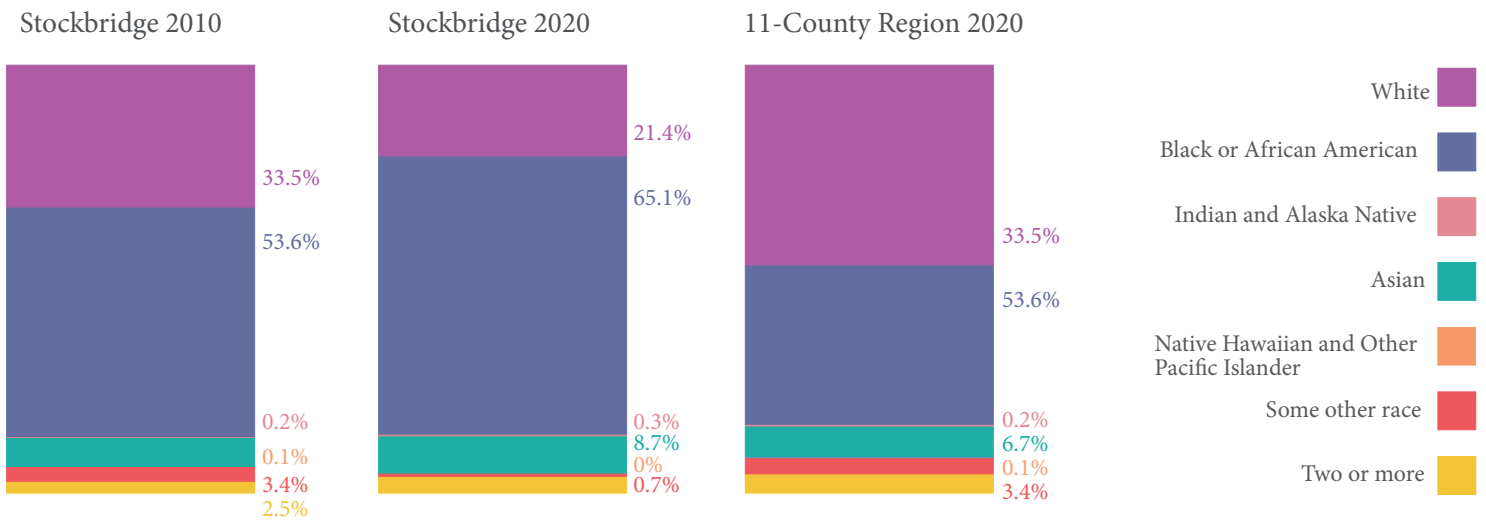


MEDIAN AGE STOCKBRIDGE 2020

35.7

Data Source: US Census Bureau; American Community Survey, 2020

Figure 3: RACIAL COMPOSITION 2010 AND 2020



Data Source: US Census Bureau; American Community Survey, 2020

ISSUES, NEEDS AND OPPORTUNITIES

The below population-related issues, needs, and opportunities were identified through existing conditions analysis and community input.

- Stockbridge’s affordability and proximity to Atlanta make it an attractive area to locate within the Metro Atlanta area. As the region continues to grow, the City of Stockbridge has the opportunity to attract and retain young adults and families.
- As the diversity in backgrounds, age, and race continues to evolve, the City needs to continue to balance the differing needs of its demographic groups.
- The City needs to manage development that occurs with future population growth so as not to diminish the small town community feel that existing residents enjoy.
- Annexation continues to be a priority in Stockbridge. The City has the opportunity to conduct an annexation study to identify the impact of annexing certain areas.

STOCKBRIDGE HOUSING

ARC developed the Metro Atlanta Housing Strategy (MAHS) in 2019 to identify regional housing issues and provide a roadmap for communities to address their housing needs. The MAHS categorizes most of the City of Stockbridge as Submarket 7 (61%), or suburban neighborhoods with lower-to-moderate-priced housing, with the biggest increase in renters. This is followed by Submarket 5 or suburban neighborhoods along employment corridors.

Submarket 7 (Regional)

- Greatest increase in the proportion of renters; of the added renter households since 2010, more than 2/3 were into single family.
- Greatest decline in net ownership, having lost more than 14 thousand owner-occupied units since 2010.
- The home sale price increases in this Submarket area are slightly below the regional average.
- Second largest increase in poverty among the Submarkets.

Top Strategies for Submarket 7

- Preserve Affordable Supply
- Promote Housing Stability
- Develop Leadership & Collaboration on Affordability
- Increase Supply

CITY SNAPSHOT	
Median Home Sale Price (2020)	\$202,000
Change in Median Home Sale Price (2013-20)	+83%
Home Sale Price Per Sq Ft (2020)	\$98.00 sq ft
Percent Change in Home Sale Price Per Sq Ft (2013-20)	+82%
Median Building Area of Home Sales (2020)	2,043 sq ft

Data source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2020. Explore this data further in the [DATA EXPLORER](#)

Figure 4: METRO ATLANTA HOUSING STRATEGY

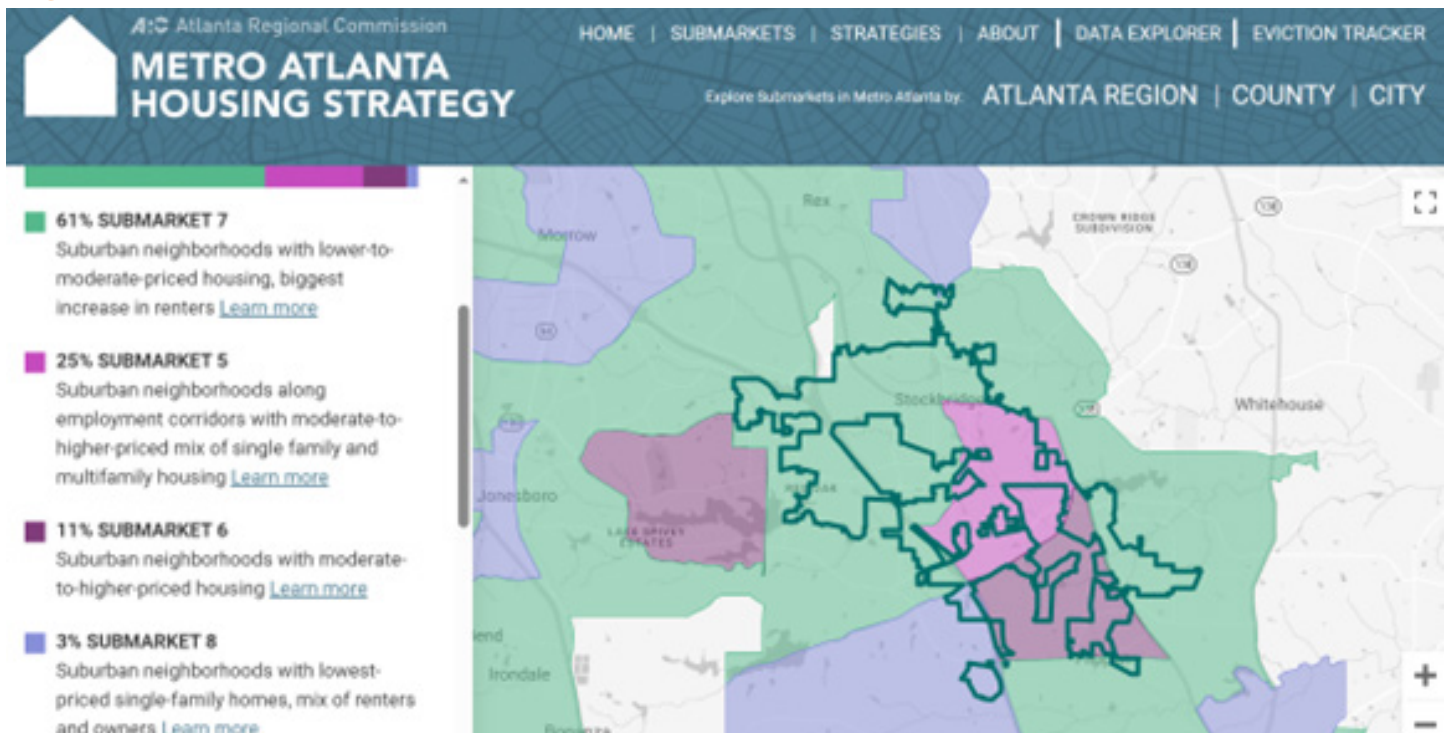
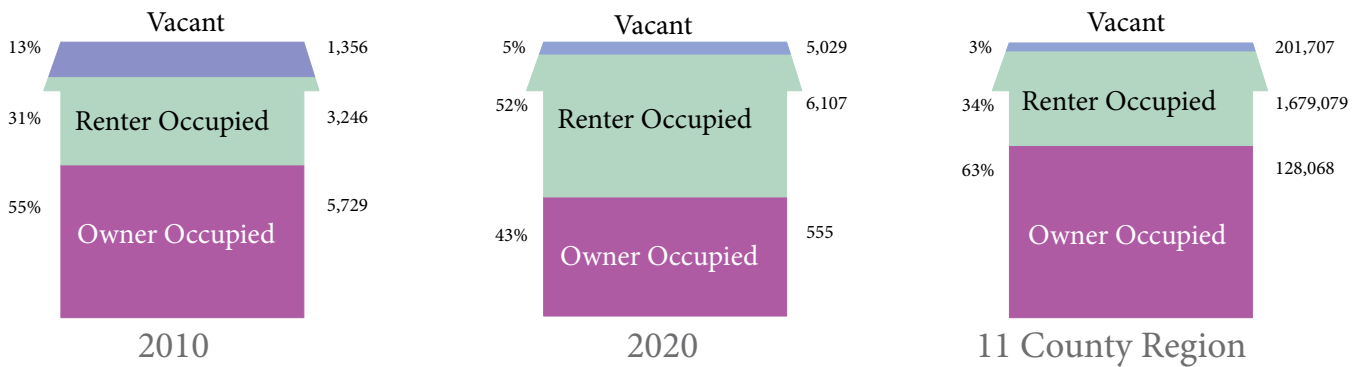


Figure 5 shows that renter occupied housing increased significantly in Stockbridge from 2010 to 2020. In contrast, vacancy rates in Stockbridge's have decreased from 13% to 5%, which is close to the regional percentage of 3%.

There has been an increase in all housing types except for 1-unit attached and 5-9 units categories. Single-family is still the predominant housing type at 58%. The most significant increase is in the 10-19 unit developments which saw a 62% increase. Since 2020 (effective Jan.1, 2023) there has been a significant annexation and a number of new projects approved and under construction which will provide additional supply and options.

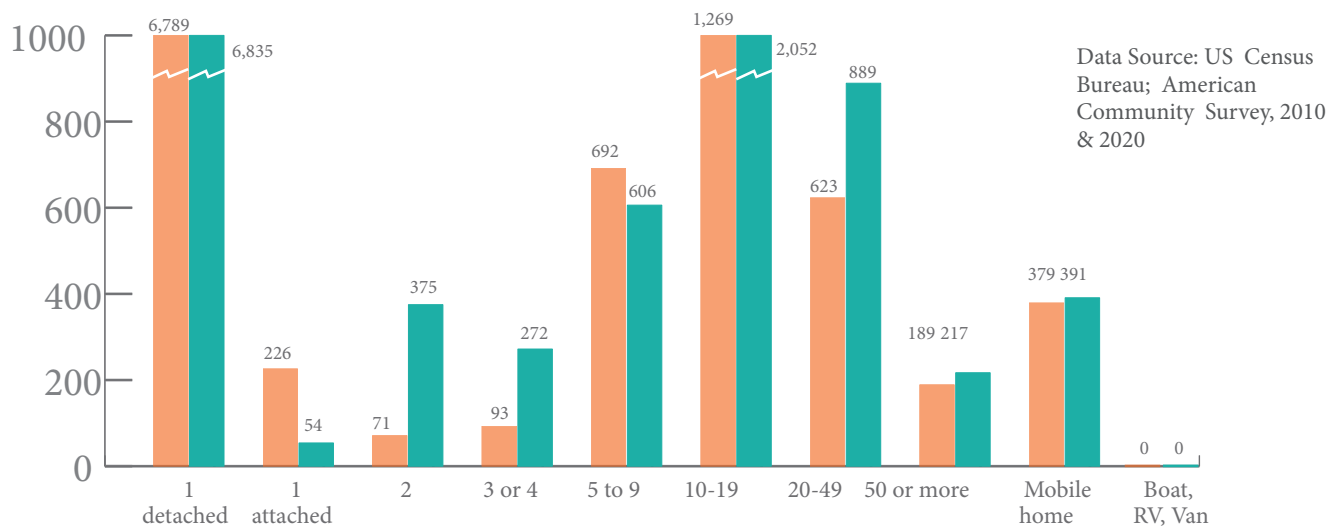


Figure 5: HOUSING TENURE



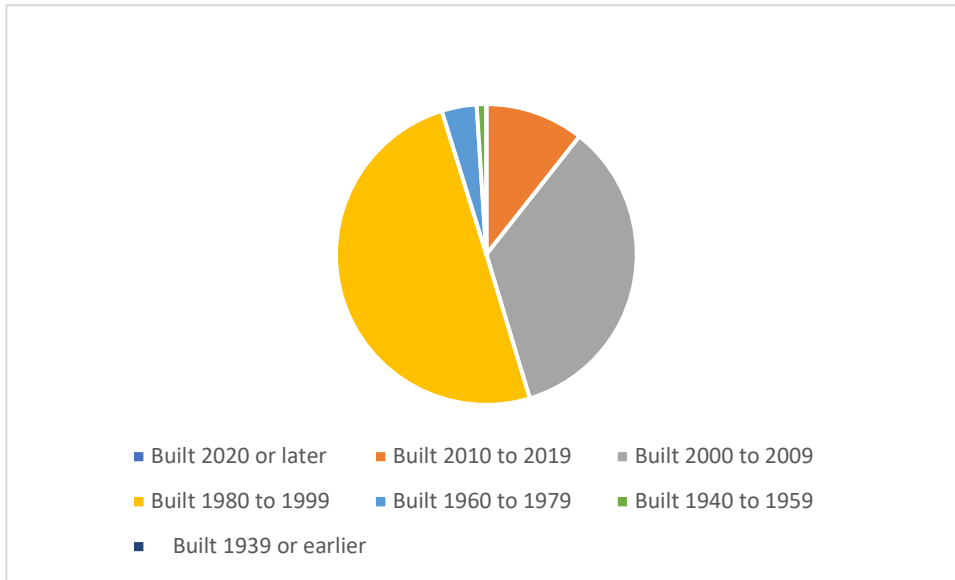
Data Source: US Census Bureau; American Community Survey, 2010 & 2020

Figure 6: HOUSING TYPES MIX CHANGE 2010-2020



Data Source: US Census Bureau; American Community Survey, 2010 & 2020

Figure 7: HOUSING AGE MIX

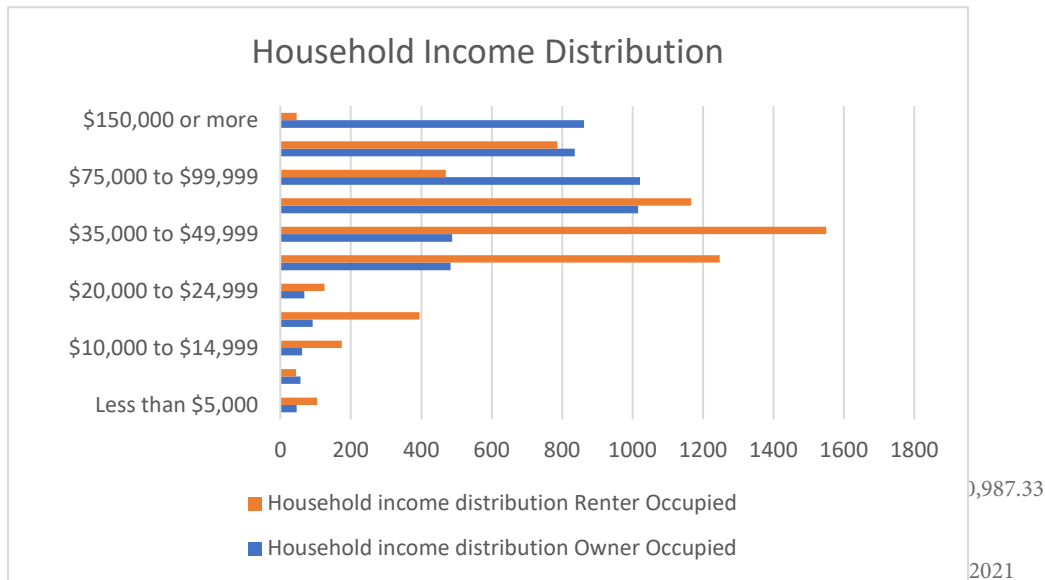


Data Source: US Census Bureau; American Community Survey, 2020

The majority of housing in Stockbridge was constructed between 1980 and 1999 at 50% followed by 35% between 2000-2009. Only 11% was constructed between 2010-2019. There is a need for new development in Stockbridge. There is also a need to review and inventory the condition of the existing housing so that this resource can be preserved and possibly be a resource for affordable products. Over the last 10 years the housing value has increased from \$114,091.08 in 2010 to \$230,987.33 in 2021, a 49% increase. This trend signals that housing prices are increasing at a rapid rate.

Figure 8 shows the income distribution by owner vs renter. Figures 9 and 10 outline what owners vs renters are spending on housing. 60% of renters are spending between \$1000-\$1499 compared to 33% of owners.

Figure 8: 2020 Household Income Distribution



Data Source: US Census Bureau; American Community Survey, 2010 & 2020

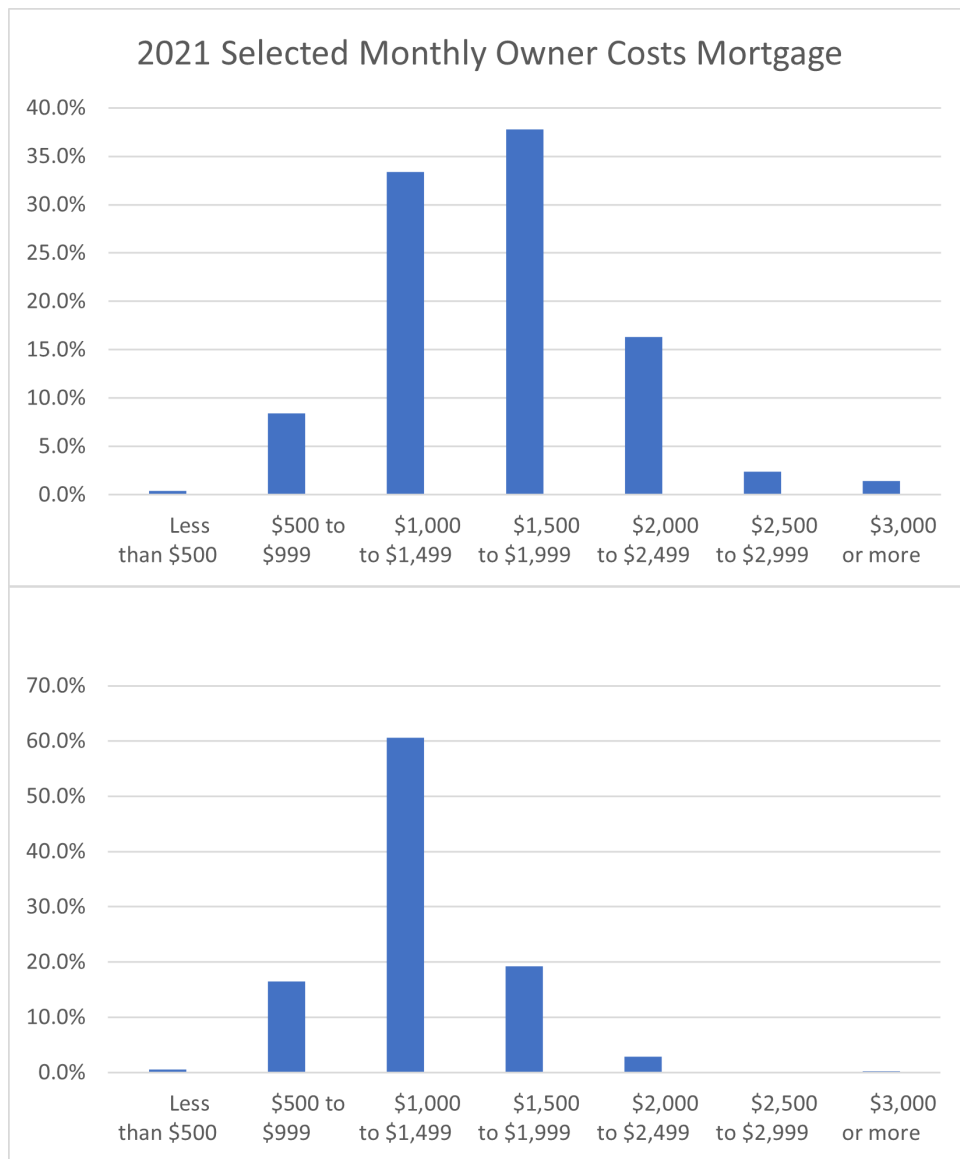


Figure 9/10: Housing Costs Owner vs Renter

Data Source: US Census Bureau; American Community Survey, 2020

ISSUES, NEEDS, AND OPPORTUNITIES

The below housing-related issues, needs and opportunities were identified through existing conditions analysis and community input.

- Stockbridge’s housing is relatively affordable compared to the region, but the trend in the increase in housing prices should be monitored.
- While Stockbridge has seen some diversification in housing types there is still a need for additional options and price points. This is especially important to accommodate both traditional and non-traditional households as well as to attract young professionals, and serve seniors. Options could include tiny houses, duplexes, townhouses, and other models.
- The City undertook the “Downtown Residential and Retail Analysis Report” in 2022. With the recent annexation, the City should update the document to represent and account for the new City boundary, residents, and businesses.
- Since the majority housing was built between 1980-1999, a review of the existing conditions could highlight deferred maintenance and other needs to preserve older, existing neighborhoods that may provide more affordable housing.

STOCKBRIDGE ECONOMICS

According to the most recent available data from the Federal Communications Commission (FCC) and the Georgia Broadband Center, <1% of households and businesses in Henry County were unserved by broadband as of 2021. The visual below illustrates that the majority of Stockbridge is served by broadband. Unserved pockets may be representative of extensive surface parking, undeveloped lots, or simply older developments [Figure 11- Broadband Access].

Note: Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as ‘Unserved.’

City officials should consider pursuing state certification as a Broadband Ready Community or designation of facilities and developments as Georgia Broadband Ready Community Sites. Broadband Ready Community Designation demonstrates that a local unit of government has taken steps to reduce obstacles to broadband infrastructure investment by amending their comprehensive plan to include the promotion of the deployment broadband services and adopting a broadband model ordinance. Any facility or development in Georgia that offers broadband services at a rate of not less than 1 gigabit per second in the download stream to end users is eligible for the Broadband Ready Site Designation.

Figure 11: BROAD BAND ACCESS

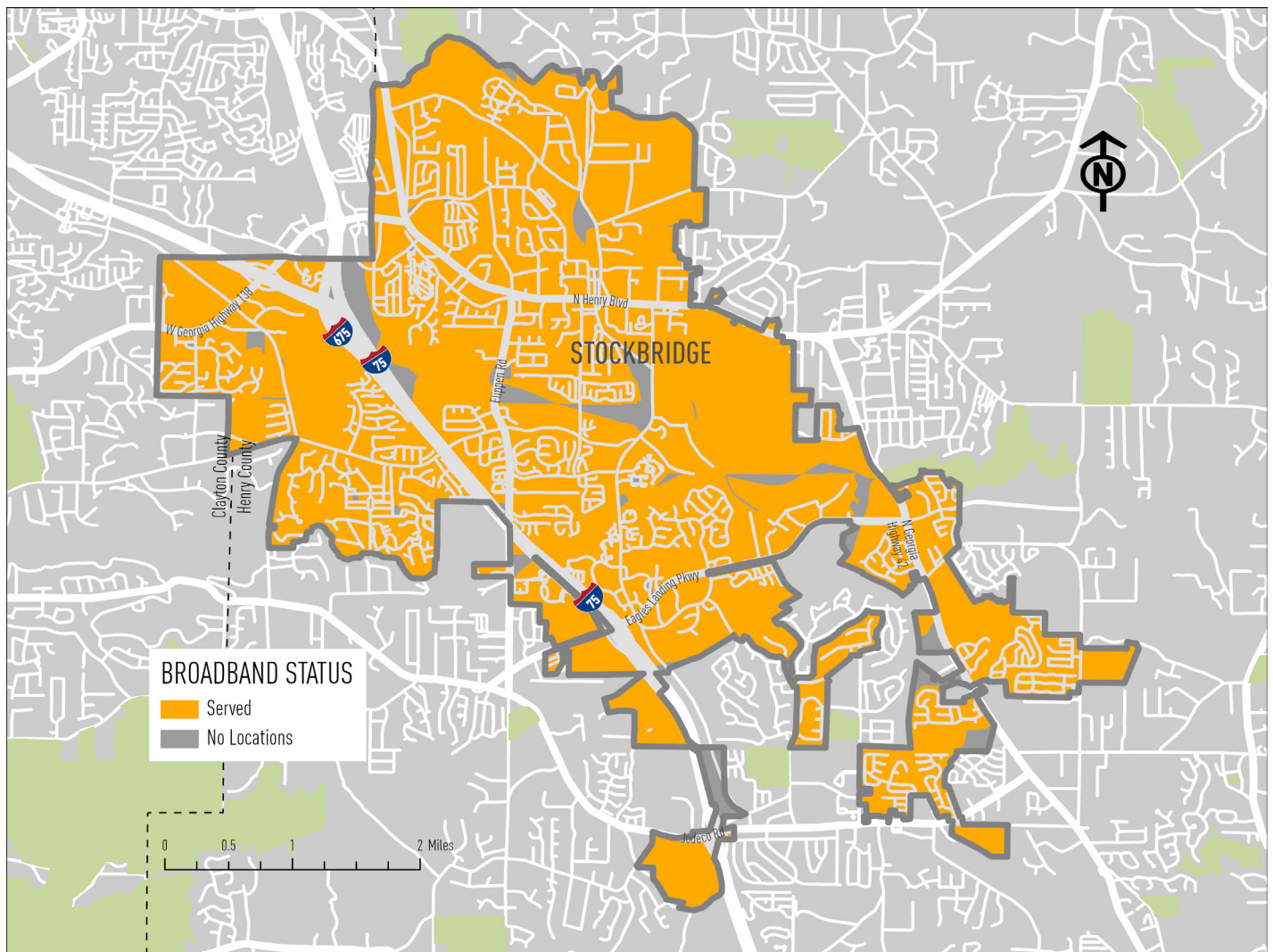
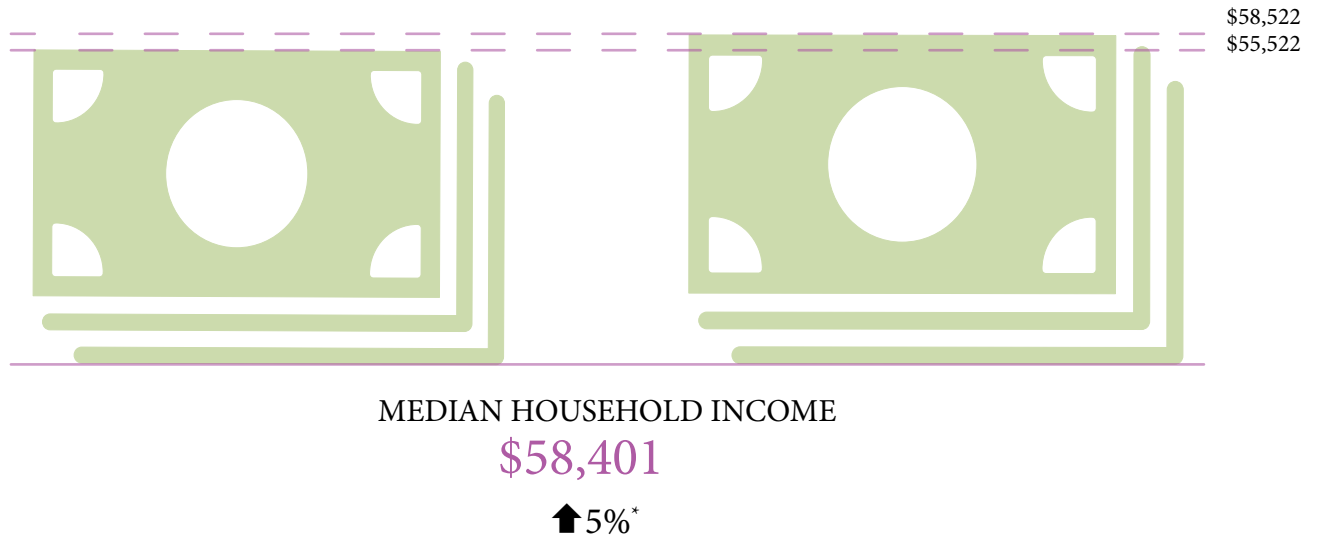


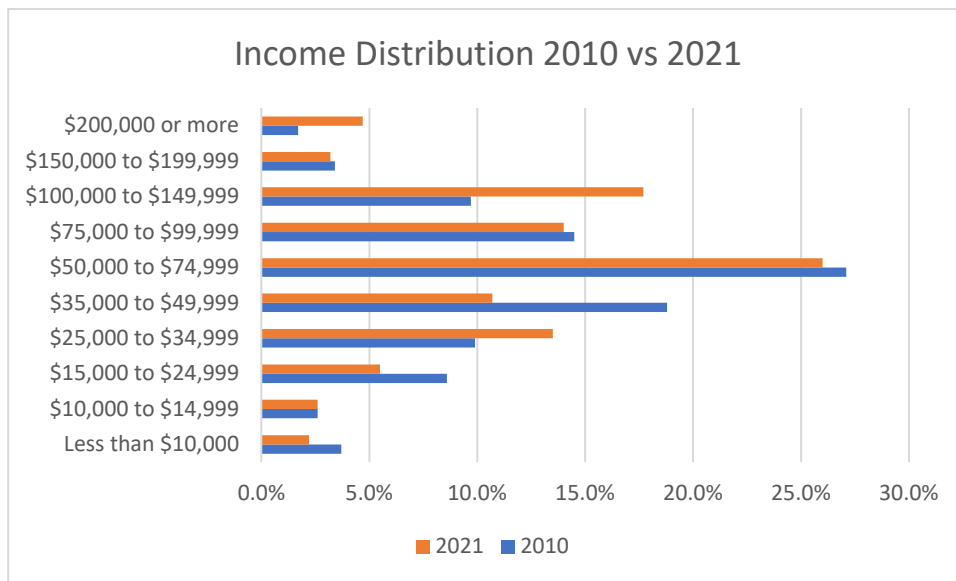
Figure 12: MEDIAN HOUSEHOLD INCOME CHANGE 2010-2020



Data Source: US Census Bureau; American Community Survey, 2010 & 2020

Stockbridge’s median household income has risen by 5% to \$58,401. By comparison, the median household income in Henry County is \$73,491. Figure 13 shows income increases/decreases by all income brackets. The largest increases are in the \$25,000-\$34,999 and \$100,000-\$149,999. The largest percentage of people in Stockbridge have a household income of \$50,000-\$74,999. As noted above, this income bracket is less than the median income in Henry County.

Figure 13: INCOME DISTRIBUTION 2010 vs 2021



Data Source: US Census Bureau; American Community Survey, 2020

The largest industry in Stockbridge – Healthcare and Social Assistance – provides over 22% of Stockbridge’s jobs or 2,017 positions. The largest industry among the City’s residents is also Health Care and Social Assistance, followed by Retail Trade. Figures 14 and 15 show the breakdown.

The poverty rate in Stockbridge is slightly less than Henry County at 14.1% compared to 14.9% respectively. The unemployment rate in Stockbridge is significantly less at 4.5% compared to 9.2% in Henry County.

POVERTY RATE

14.1% (Stockbridge)

VS

14.9 % (Henry County)

UNEMPLOYMENT RATE

4.5% (Stockbridge)

VS

9.2% (Henry County)

ISSUES, NEEDS, AND OPPORTUNITIES

The below economics-related issues, needs, and opportunities were identified through existing conditions analysis and community input.

- Participants in the open house and the online survey overwhelmingly noted that there is a lack of higher end retail stores, grocery stores, and restaurants. The City can work with the DDA and Main Street Program to determine roadblocks to these types of services.
- Stockbridge has a lower median income and a lower poverty rate compared to Henry County. The City can investigate the needs of the community to obtain the skills to increase earning potential and also look at retaining and expanding local industries and targeting identified industries.
- To remain competitive, Stockbridge has the opportunity to apply for Broadband Ready and Site designation through DCA. This will help with redevelopment efforts.
- The City has a DDA, Main Street Program, a URA, and they are developing a business association. These groups can work together to provide incentive options and packages for existing business as well as for recruiting new businesses.

Figure 14: JOBS SECTORS IN STOCKBRIDGE - 2019

	Count	Share
Health Care and Social Assistance	2,017	22.1%
Retail Trade	1,737	19.0%
Accommodation and Food Services	1,040	11.4%
Information	941	10.3%
Educational Services	890	9.7%
Finance and Insurance	595	6.5%
Professional, Scientific, and Technical Services	404	4.4%
Real Estate and Rental and Leasing	284	3.1%
Administration & Support, Waste Management and Remediation	242	2.6%
Wholesale Trade	159	1.7%
Other Services (excluding Public Administration)	158	1.7%
Arts, Entertainment, and Recreation	154	1.7%
Transportation and Warehousing	140	1.5%
Construction	136	1.5%
Public Administration	82	0.9%
Manufacturing	67	0.7%
Management of Companies and Enterprises	63	0.7%
Mining, Quarrying, and Oil and Gas Extraction	27	0.3%
Agriculture, Forestry, Fishing and Hunting	0	0.0%
Utilities	0	0.0%

Figure 15: City RESIDENTS BY JOB SECTOR - 2019

	Count	Share
Health Care and Social Assistance	1,615	13.4%
Retail Trade	1,418	11.7%
Transportation and Warehousing	1,246	10.3%
Educational Services	1,229	10.2%
Accommodation and Food Services	1,200	9.9%
Administration & Support, Waste Management and Remediation	1,024	8.5%
Public Administration	621	5.1%
Manufacturing	548	4.5%
Wholesale Trade	535	4.4%
Professional, Scientific, and Technical Services	496	4.1%
Finance and Insurance	435	3.6%
Management of Companies and Enterprises	369	3.1%
Construction	360	3.0%
Information	308	2.5%
Other Services (excluding Public Administration)	276	2.3%
Real Estate and Rental and Leasing	227	1.9%
Arts, Entertainment, and Recreation	104	0.9%
Utilities	61	0.5%
Agriculture, Forestry, Fishing and Hunting	7	0.1%
Mining, Quarrying, and Oil and Gas Extraction	5	0.0%

Data Source: Census on the Map

STOCKBRIDGE TRANSPORTATION

Stockbridge is ideally located in close proximity to I-75 and I-675 as well as Hartsfield Jackson Atlanta International Airport. This is an asset. It has also been determined that traffic patterns within the City limits are challenging with little bicycle and pedestrian connectivity.

Almost 10,000 residents commute outside the City for work, primarily northeast and southeast, while only almost 400 residents live and work in the City. This illustrates the need to provide jobs and/training so that residents can work where they live. 81% of residents use a car to get to work each day. The majority of those drive alone, while about 11% carpool. Few residents use public transportation, and 5% worked from home. The mean travel time is 31 minutes to get to work. Note: This data does not reflect the influence of the pandemic on transportation.

The data suggests that with improved transportation and economic opportunities, more Stockbridge residents could live where they work.

Figure 16: COMMUTE IN, LIVE AND WORK IN, COMMUTE OUT

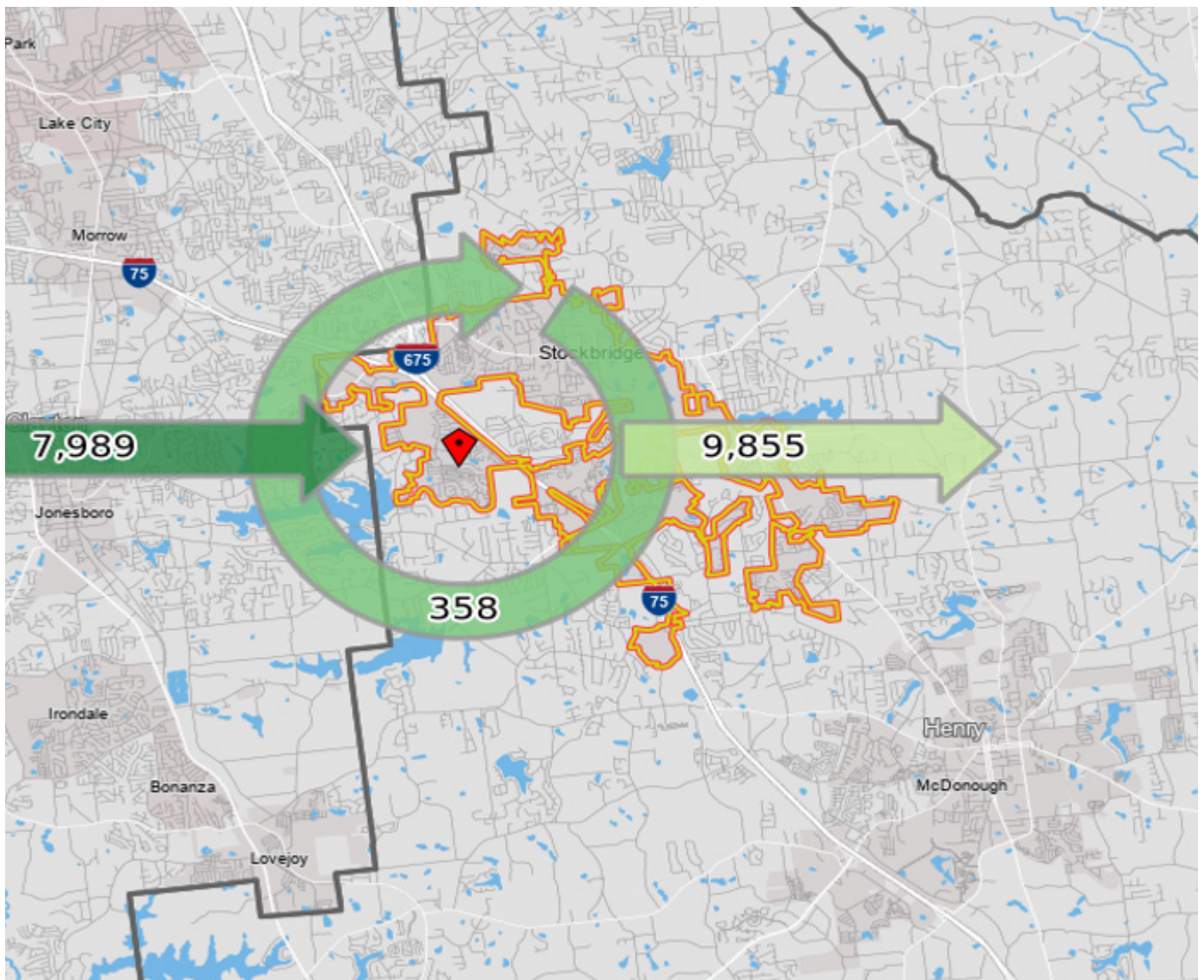
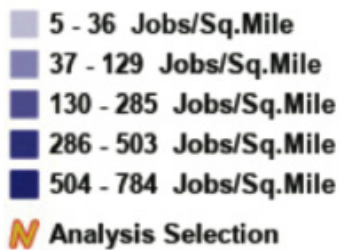
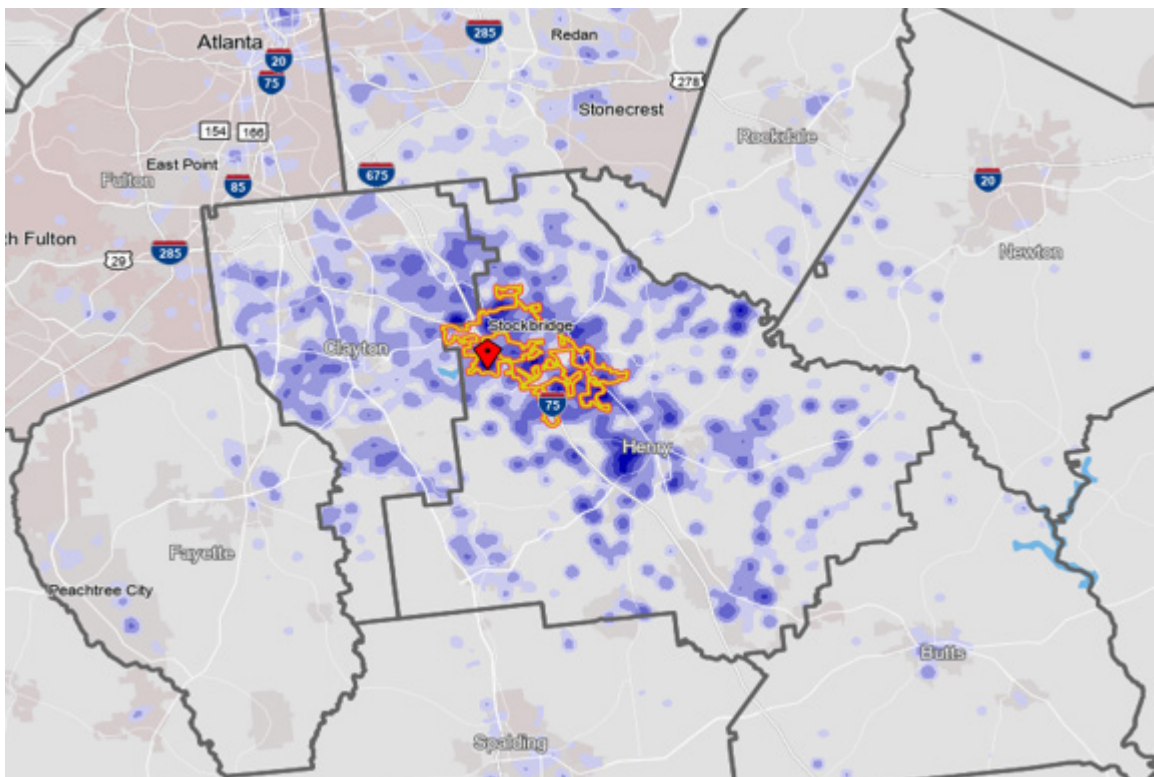
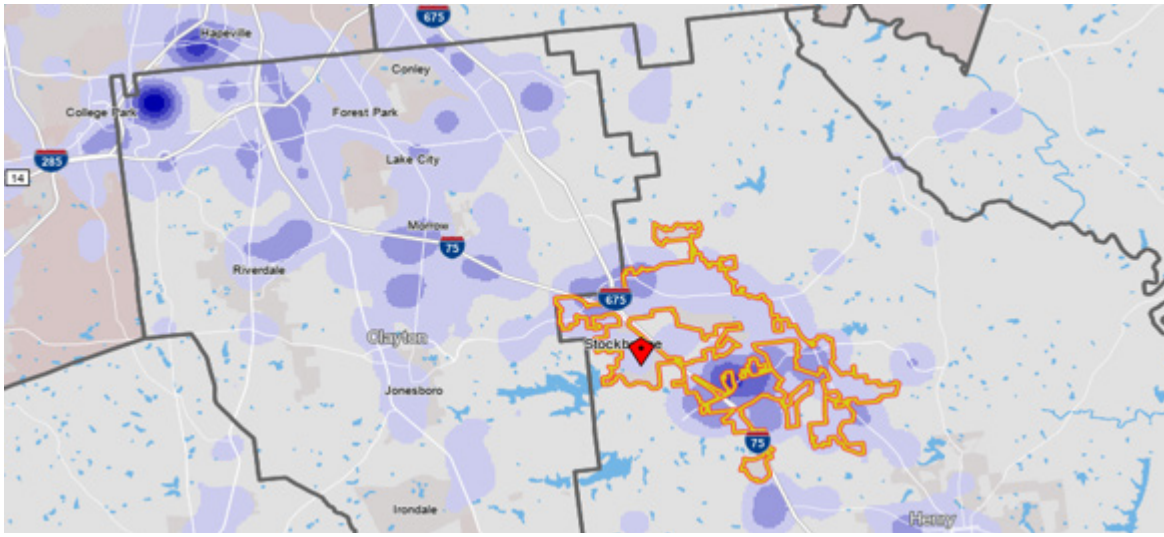


Figure 17/18: WHERE City RESIDENTS WORK/ LIVE

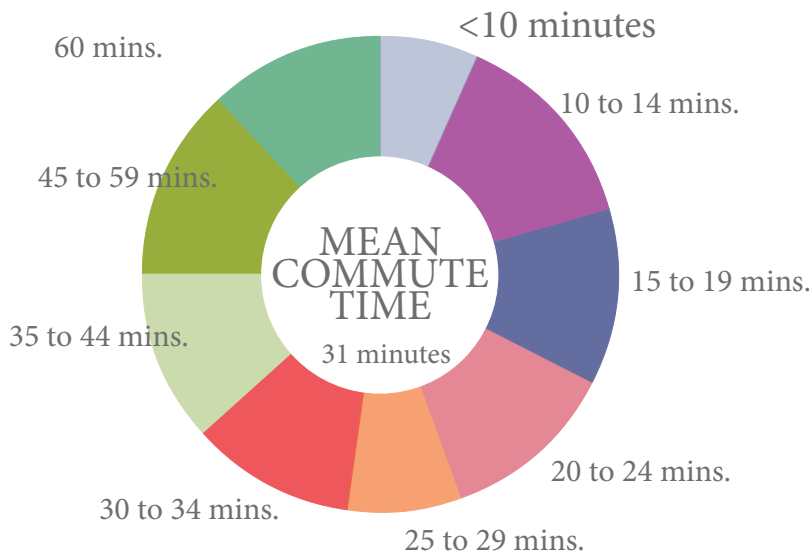


The 2016 Joint Comprehensive Transportation Plan included a Transit Needs and Feasibility Study. The transit study indicated that 79.1% of Stockbridge residents show a willingness to ride transit. Henry County Transit (HCT) has been providing on-demand transit service. On February 12, 2018, Henry County began its fixed route transit service. Bus service runs through the City of Stockbridge and North Henry County, and includes the following stops within the City limits:

- Davidson Parkway
- North Henry Boulevard Walmart
- Flippen Road at SR 138
- Henry County Police Precinct (Stockbridge City location)

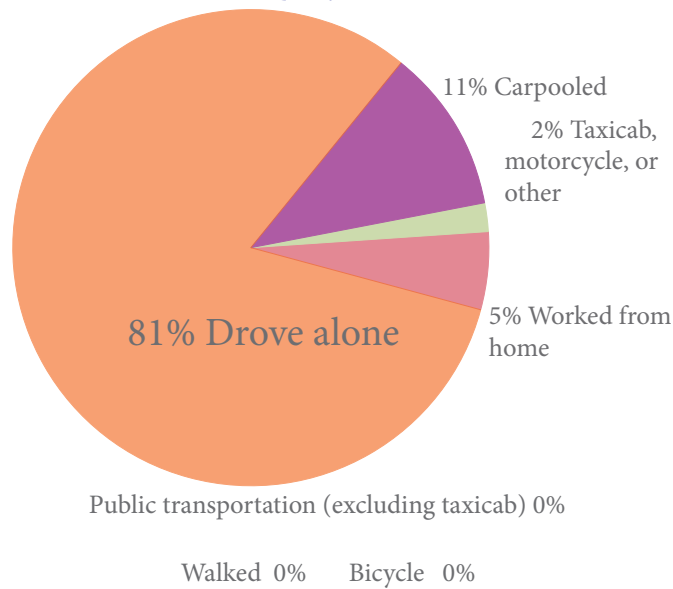
There are also Georgia Regional Transportation Authority (GRTA) Park and Ride Commuter Lots located on the north side of I-75 at SR 138, and at Brandsmart on Mt. Zion Parkway south of I-75/west of Lake Spivey Parkway (SR 138). The GRTA Xpress Routes go to Midtown and Downtown. The two routes that depart from Stockbridge are among the top three in ridership for the entire Xpress bus system, indicating that there is a need for expanded transit service for the City of Stockbridge as well as the County.

Figure 19: COMMUTE TIME



Data Source: US Census Bureau; American Community Survey, 2020

Figure 20: MODES OF TRAVEL



Data Source: US Census Bureau; American Community Survey, 2020

ISSUES, NEEDS, AND OPPORTUNITIES

The below transportation-related issues, needs and opportunities were identified through existing conditions analysis and community input.

- Stockbridge's traffic is described by most as terrible. There is a need to plan for existing and potential growth and identify a list of priority projects.
- Stockbridge does not have connectivity across the City. The City completed the City of Stockbridge Bicycle, Pedestrian, & Trail Plan (SBPTP) which can assist in prioritizing projects and funding.
- The City has the opportunity and partnerships with Henry County Transit and ATL Xpress to encourage alternative transportation options.
- The City has the opportunity to limit the number access points along major corridors and implement additional traffic calming and safety measures.
- The existing railroad route and infrastructure is a detriment to downtown development.

COMMUNITY SERVICES AND FACILITIES

Residents of Stockbridge have access to several services and facilities within the City. While recent efforts have sought to bring more of these services in-house, some are still provided through contractual agreements with Henry County.

WATER SUPPLY AND TREATMENT

In 2015, the City of Stockbridge won the “Gold Award” from the Georgia Association of Water Professionals for maintaining 100% compliance with drinking water regulations. The City of Stockbridge provides water to customers located within a 3.2-square mile area in the older part of the City. This area is comprised of approximately 47 miles of pipe, 4 water storage tanks, 3 wells, and approximately 2,500 water service connections. Stockbridge consumes roughly 850,000 gallons of water per day. Of this, the City provides roughly half of the water supply from its three wells and purchases the remainder from the Henry County Water Authority (HCWA).

SEWERAGE AND WASTEWATER TREATMENT

The Water Reclamation Facility (WRF) treats wastewater that comes from the City of Stockbridge and is capable of treating up to 1.5 MG/D. SOLID.

WASTE MANAGEMENT

The City’s sanitation services are provided by Waste Industries and include the following services: weekly

curbside garbage collection, weekly curbside bulk removal, weekly curbside bagged yard waste removal (no scheduled appointment needed), weekly curbside yard waste removal by appointment, and bi-weekly curbside recycling.

GENERAL GOVERNMENT FACILITIES

The City of Stockbridge’s general government facilities and services are centrally located in downtown Stockbridge. The City Hall, located at 4640 N Henry Boulevard, serves as the primary location for citizen related transactions and services, while the Municipal Court, located at 4602 N Henry Blvd, provides all municipal court related services. In addition to these services, the Henry County Tax Commissioner also has an office located at 164 Burke St in Stockbridge, providing convenient access to vehicle tag and property tax services.

PUBLIC SAFETY FACILITIES

Fire services are provided through a contractual agreement with Henry County. The Stockbridge Police Department provides law enforcement service for the City of Stockbridge. A new public safety facility was completed recently. The Henry County Fire Department’s Fire Station Number 9, located at 122 Rock Quarry Road serves Stockbridge by responding to fire and emergency medical service (EMS) calls.

LIBRARY FACILITIES

Library services in Henry County are provided by the Henry County Library System. The Cochran Public Library in Stockbridge is located at 174 Burke Street.

EDUCATION FACILITIES

Public preschool, elementary, and secondary education in Henry County is provided by Henry County Schools. Higher education opportunities are also available within the City at the DeVry University Stockbridge campus located at 675 Southcrest Pkwy, offering graduate and undergraduate studies. Additional opportunities for higher education are found within close proximity to the residents of Stockbridge at Clayton State University in Morrow, Gordon University in Barnesville, and Southern Crescent Technical College in Henry County.

ISSUES, NEEDS, AND OPPORTUNITIES

The below Community Services and Facilities-related issues, needs and opportunities were identified through existing conditions analysis and community input.

- Stockbridge’s has recently completed the amphitheater.
- A Cultural Arts Center has been identified as a need.
- Improved parks have been identified as a need.
- Indoor recreation activities for seniors/youth have been identified as a need.

NATURAL, CULTURAL, AND HISTORIC RESOURCES

ISSUES, NEEDS, AND OPPORTUNITIES

The below Natural, Cultural, and Historic Resources-related issues, needs and opportunities were identified through existing conditions analysis and community input.

- Trails and greenspace are a priority for the City, as shown in the implementation plan, which is referenced in the Appendix.
- An additional of a Cultural Arts Center, as well as programming for all ages ,is needed.
- A large portion of the City of Stockbridge is within the Little Cotton Indian Creek Water Supply Watershed which is a public water supply source for Clayton County and is classified as a small (less than 100 square mile) water supply watershed. This resource should be protected and comply with all DNR regulations.
- There are limited historic resources left.



CHAPTER 3

COMMUNITY
ENGAGEMENT

The Stockbridge Comprehensive Plan update process was guided by a Steering Committee comprised of citizens, local business owners, and an elected official, and City staff. The Steering Committee met virtually on two (2) occasions, providing direction and feedback at key points in the process. There were additional opportunities for public participation at two (2) in-person public meetings as well as a website with a plan specific survey and at two (2) Public Hearings. Meetings were advertised through the City’s website, a site specific website, and through posted notices. PowerPoint presentations and associated notices are located in the Appendix for review.

Meeting Dates:

Public Hearing #1: April 25, 2023

Open House: May 17, 2023

Steering Committee #1: June 21, 2023

Steering Committee #2: August 2, 2023

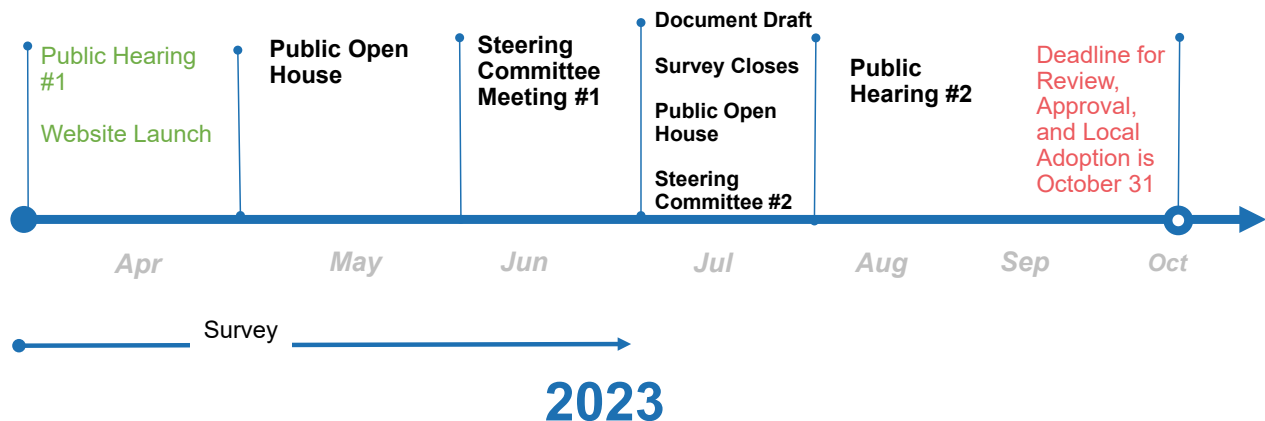
Open House #2: August 3, 2023

Public Hearing #2: August 14, 2023

Public Input Survey: Full report in the Appendix.



Timeline



STOCKBRIDGE: STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS

S.W.O.T ANALYSIS

Through the various public input opportunities, the public and community stakeholders helped to inform the Strengths, Weaknesses, Opportunities, and Threats that are impacting the City today.

Strengths

The City's location at the convergence of Interstates 75 and 675 are seen as an asset to the community, allowing for easy access to Atlanta and Hartsfield Jackson Atlanta International Airport. Residents participating in the online survey also conveyed an overall sense of community fostered through a family friendly atmosphere, as well as the City's quiet and safe small town feel as assets contributing to their quality of life. Almost 88% of those who participated in the online survey rated Stockbridge as having an either average or high quality of life.

The community features a state-of-the-art amphitheater and a new focus on connectivity and redevelopment.

Opportunities

The City of Stockbridge has the opportunity to capitalize on the City's positioning and to promote it as the gateway into Henry County. As the Metro Atlanta region continues to grow, and individuals are looking for areas to locate, the City's easy access to the interstate system and overall affordability can attract new residents as an appealing place to live.

The City also has a URA, DDA, and Main Street Program to assist with redevelopment and new development efforts. Ample available land will allow the City and the development community to meet the needs of the growing community.

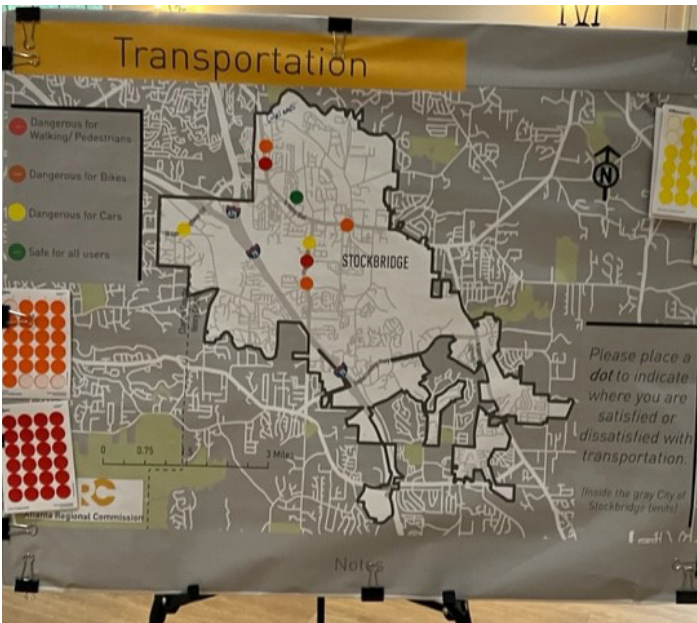
Weaknesses

While the City's location in proximity to major highways and the interstate system are an asset to the community, the traffic congestion and ancillary roadway back-ups that come with this asset were identified by the community as a weakness. Additionally, although the community expressed general content with the proximity to conveniences to meet their daily needs, the lack of diversity in quality entertainment, dining, and shopping is a weakness as residents generally travel outside of the area for these options. Furthermore, survey responses alluded to a general lack of property maintenance standards and crime.

Threats

Downtown development has been challenged by a development focus outside the City. Although annexation efforts associated with Eagle's Landing were not successful, there is still pressure to ensure that the City plans for eventual annexation.

Participants in the online survey indicated that traffic and crime were a major concern.



Category	Priority Dots
Pedestrian Safety	● ● ● ●
Restaurants	● ● ● ●
Attractions/ Festivals	● ● ● ●
Sidewalk/ Accessibility	● ● ● ●
Smart City/ Wireless	● ● ● ●
Co-Working Spaces	● ● ● ●
Food Stores/ Markets	● ● ● ●
Historical Sites	● ● ● ●
Parks/ Greenways	● ● ● ●

Notes: King Lodge, More about D-Town, Bike Trail Connection

CHAPTER 4

COMMUNITY VISION AND GOALS

OUR GOALS FOR THE FUTURE

VISION: Where Community Connects

The Community Goals are the most important part of the plan, because they identify the community's direction for the future, generating local pride and enthusiasm about the future of the community. The goals outlined in this chapter should inspire citizens and leadership to act to ensure that the plan is implemented.

OUR VISION FOR THE FUTURE

OVERVIEW

Through a variety of public engagement opportunities in this planning process and from the last Comprehensive Plan, a consistent theme emerged of a City excited about future potential for growth. There is both a desire to celebrate Stockbridge's sense of community as well as a desire for retail, services, and amenities that can come with quality economic growth.

Stockbridge is a City that is an attractive place to invest, conduct business, and raise a family. We are a City striving to responsibly grow with a mix of uses in our emerging, connected downtown and neighborhoods that mix residences, parks, and greenspaces.



COMMUNITY GOALS AND POLICIES

OVERVIEW

Implementing our vision for the future requires that our efforts are focused on those goals and policies that will have the most impact in advancing the City of Stockbridge down its envisioned path. This requires moving our vision forward in all elements of the plan in a coordinated fashion. This chapter details our goals and policies that should be adhered to for each of the plan's key elements.

POPULATION

An important part of Stockbridge's future is the quality of life it is able to offer its residential population. During the Shaping Stockbridge Together process in 2019 and in the current process in 2023, "quality of life" was broadly used to capture those ideas outside of the key substantive elements that residents believe contribute to their general happiness in day-to-day life. Predominant ideas that were heard include continued dedication to improving our parks, more events, and more places for the Stockbridge community to come together for events, activities, and entertainment – themes that carried throughout the planning process. There is consensus in the community that Stockbridge's location makes it well-suited to better serve the needs of families and aging seniors, while becoming better positioned to attract young professionals that can help contribute to Stockbridge's livelihood.

ECONOMIC DEVELOPMENT

Based on the assets and challenges identified within Stockbridge and the needs of the target business sectors, the recommended policies within this plan reflect decision-making aspirations the City should undertake to mitigate negative perceptions by site location advisors or companies looking to invest in Stockbridge. Additionally, the recommendations highlight areas where the City should work with others in the region to better leverage Stockbridge's location in the Atlanta metropolitan area.

POPULATION: GOALS

- #1-To protect and enhance the City's unique qualities while embracing growth and ensuring that all residents have access to critical services, safe and attractive neighborhoods, and good work opportunities.
- #2-To determine areas appropriate for annexation.
- #3-To attract new, diverse residents.

POLICIES

- Maintain a family friendly environment and focus on attracting and retaining young adults.
- Develop programs to provide and maintain a safe environment for all.
- Encourage the development of services to allow the aging population to age in place.

ECONOMIC DEVELOPMENT GOAL

- #1-To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.

POLICIES

- Support programs for the retention, expansion, and creation of businesses that complement our vision for our community and local economy.
- Target reinvestment opportunities for declining, vacant or underutilized sites or buildings.
- Market the City as a great place to do business.
- Consider the employment needs and skill sets of our existing population in making decisions on proposed economic development projects.

HOUSING

The foundation of the City’s housing element rests on the idea that all citizens should have housing options available to accommodate their lifestyles, whether they be young professionals looking for low maintenance options, growing families needing space, or empty nesters looking to down size.

NATURAL, CULTURAL, AND HISTORIC RESOURCES

The City of Stockbridge is dedicated to the preservation of natural, cultural, and historic resources. Stockbridge is also dedicated to expanding trails and greenspace and providing active and passive recreation for all. A key to the development of the City is a new Cultural Art Center.

HOUSING GOALS

- #1-To provide a variety of housing choices to suit the changing needs and lifestyles of City residents.
- #2-To provide additional housing in the downtown core.

POLICIES

- Provide a mixture of housing options to attract young professionals, singles, and small families.
- Work with housing developers to create appropriate residential types to ensure that seniors can age in place.
- Preserve and enhance older, existing neighborhoods by promoting rehabilitation of existing housing stock and infill of new development to revitalize established neighborhoods.

NATURAL, CULTURAL, AND HISTORIC GOALS

- #1-To promote the efficient use of natural resources and to identify and protect environmentally sensitive and culturally/historically significant areas of the City.
- #2-To promote the development of additional parks, greenspace, and trails connected to already existing facilities.

POLICIES

- Identify opportunities to create new trail connections between existing parks, residential areas, and the downtown.
- Reduce the impact of new development through the preservation of greenspace.
- Highlight and preserve the City’s history through the designation and promotion of historically significant resources.

COMMUNITY SERVICES AND FACILITIES

Residents of Stockbridge have access to several services and facilities within the City. While recent efforts have sought to bring more of these services in-house, many are still provided through a contractual agreements with Henry County.

FUTURE LAND USE

The intention of the Land Use Element of a comprehensive plan is to lay out a framework and vision for how a community wants to develop or redevelop its land over the life of the plan. This vision is often shaped and guided by other plans that may have been created for a community, such as a small area plan, a downtown redevelopment plan, Livable Centers Initiative (LCI) plan, a corridor study, or a transportation plan, among others.

Future land use differs from zoning in that it may or may not reflect what is currently happening on the land. On parcels where change is desired or anticipated by the community and the City, the future land use designation may be different from the actual zoning, indicating that should the owner or a developer apply for a change in zoning or a special use permit, only certain types of uses and developments would be considered or supported by City staff, the planning commission, and mayor and council. Therefore, City planning staff must carefully consider the future land use designation of a property when writing a recommendation for a rezoning or special use permit. Failure to follow the recommendations of the adopted future land use map weakens its significance over time and prevents the community from achieving its desired development pattern.

COMMUNITY SERVICES/ FACILITIES GOALS

#1-To make available adequate facilities and services to meet the changing needs of all City residents.

#2-To ensure infrastructure is updated to meet the needs of the community and promote new development in the City.

POLICIES

- Create an environment to encourage public-private partnerships to create new community facilities such as recreation centers, parks, and trails.
- Ensure community facilities are cost-effective and energy efficient to support the needs of the residents and businesses.
- Ensure that the infrastructure and public facilities serving new development is adequate so that new development does not cause a decline in levels of service for existing residents.

FUTURE LAND USE GOAL

#1-To ensure that new developments promote a better sense of place and preserve valued elements of community character.

#2-To establish land use designations that meet the needs of the City and are consistent with the new UDC.

#3-To identify available land for redevelopment and work with the development community on desirable development.

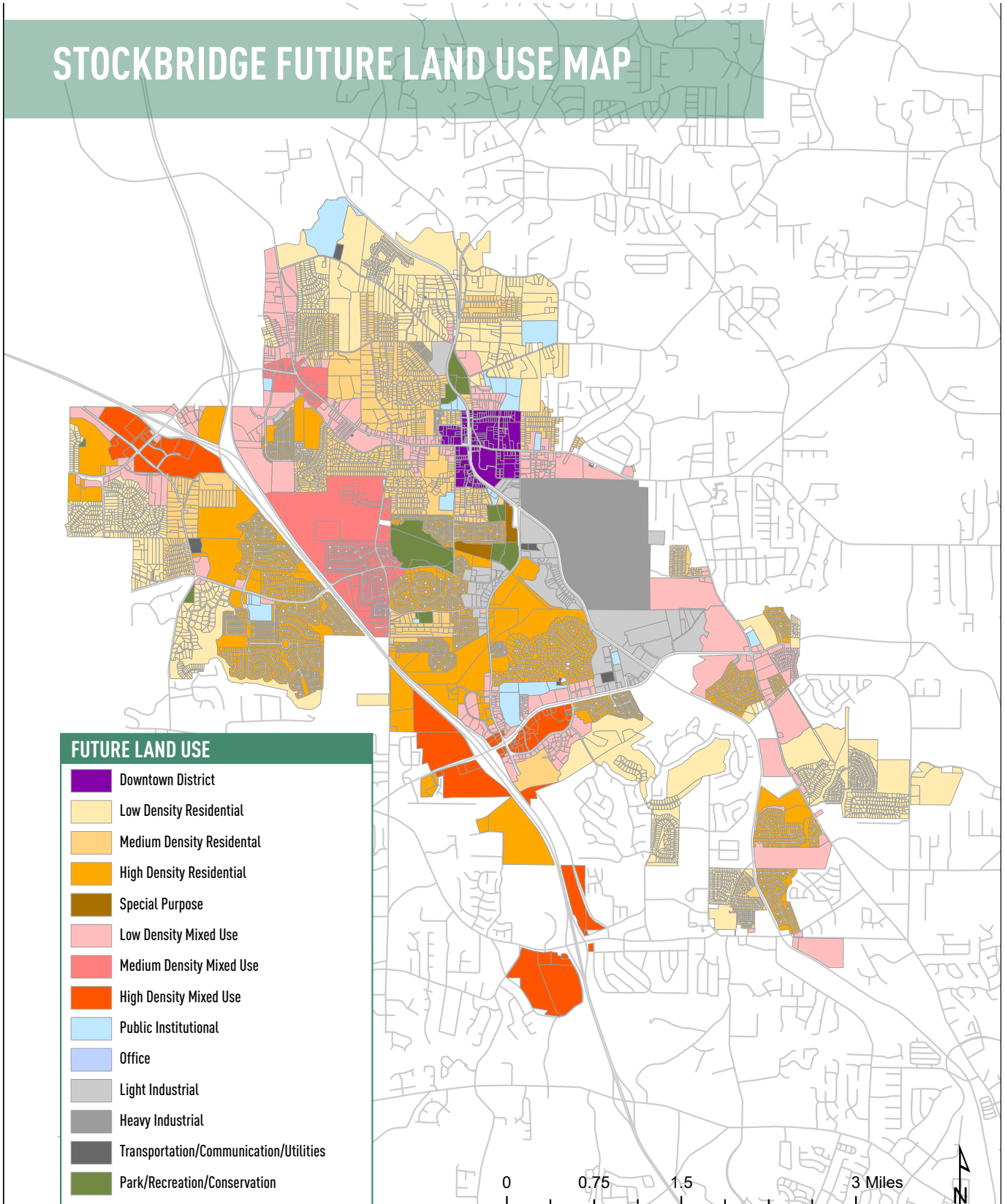
POLICIES

- Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments.
- Encourage mixed-use development to promote a live, work, play concept.
- Support increases in density where community design standards, environmental constraints, and available infrastructure capacities can accommodate the increased density.
- Create a “sense of place” for our community along our major commercial corridors.

FUTURE LAND USE MAP AND DESIGNATIONS

The Future Land Use Map is the most important aspect of ensuring our vision and goals for land use are realized. The pages that follow will provide a detailed description for each land use designations within the City.

Compatible Zoning: Planned Unit Development (PUD) is compatible in all districts.



DOWNTOWN DISTRICT

This designation is intended for the Downtown District, which includes the historic downtown area of the City. The Downtown District should be redeveloped in a pedestrian friendly, walkable manner with attractive streetscapes incorporating sidewalks, landscaping, lighting, and street furniture, as well as vertical mixed-use buildings consisting of restaurants and retail at street level of two to three story buildings, with offices or residential on upper floor(s).

The historic downtown area – bounded by Love Street to the north; Martin Luther King, Sr. Heritage Trail/Norfolk Southern Railroad to the east; Jim Clark Drive to the south; and Burke Street to the west – should become a focal point for City events as well as a day to day destination and gathering place for the community. The buildings along MLK Sr. Heritage Trail should be improved and maintained as single-story buildings, while the Burke Street area should incorporate two to three story, vertical mixed-use new construction buildings with restaurant and retail spaces at street level, and office or residential on upper floors. The recommendations of the plan resulting from the Carl Vinson Institute of Government’s Renaissance Strategic Visioning & Planning Process should become a top priority for implementation by the City of Stockbridge to see this area become a viable downtown once again.

Compatible Zoning District
CCR, City Center Residential District
C1, Neighborhood Commercial District
MFR, Multiple Family Residential District
OI, Office-Institutional District
DTV, Downtown Village Overlay District



OFFICE

This designation is focused on local and regionally marketed commercial and other nonresidential development. This designation often includes stand-alone retail with on-site parking.

Compatible Zoning Districts
CI, Neighborhood Commercial District
OI, Office-Institutional District



LIGHT INDUSTRIAL

This designation is intended for business parks, which incorporate offices along with other uses such as warehouses, wholesale, research and development, printing businesses, self-storage units, and light manufacturing operations. Buildings should be constructed of a variety of materials such as brick, hardi-plank siding, and stucco. When located adjacent to residential or mixed-use areas, large, landscaped buffers should be required. High Density Residential developments may also serve as a transition between light industrial, low and medium density residential developments, and mixed-use projects.

Compatible Zoning Districts
LI, Light Manufacturing
OI, Office Institutional
C2, General Commercial
C3, Heavy Commercial



HEAVY INDUSTRIAL

This designation is intended for large industrial operations such as mining, intense manufacturing, and distribution centers. When located next to lower intensity uses such as residential neighborhoods or mixed-use developments, heavy landscaping and large buffers should be required. High Density Residential developments may also serve as a transition between heavy industrial, low and medium density residential developments, and mixed-use projects.

Compatible Zoning Districts
LI, Light Manufacturing
HI, Heavy Manufacturing
C3, Heavy Commercial



LOW-DENSITY MIXED USE (1-3.99 UNITS/ACRE)

This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.

MEDIUM-DENSITY MIXED USE (4-7.99 UNITS/ACRE)

This designation is intended for commercial areas located around major intersections, including Lake Spivey Parkway @ Mount Zion Boulevard/Speer Road; Lake Spivey Parkway @ North Henry Boulevard; the north side of Eagles Landing Parkway @ Village Center Parkway; and Hudson Bridge Road @ I-75. Future development and redevelopment should focus on making these areas more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some smaller office tenants, and medium density residential uses. This area would allow for two to three story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums.

Compatible Zoning Districts

DTV, Downtown Village Overlay District

OI, Office Institutional

C1, Neighborhood Commercial

PMU, Parkway Mixed Use Overlay District



Compatible Zoning Districts

MFR, Multiple Family Residential

OI, Office Institutional

C1, Neighborhood Commercial

C2, General Commercial

PMU, Parkway Mixed Use Overlay District



HIGH-DENSITY MIXED USE (8-16 UNITS/ACRE)

This designation is intended for commercial areas located around major intersections. Future development and redevelopment should focus on making these areas more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some office tenants, and high density residential uses. This area would allow for larger than three story buildings, combining street-level commercial/retail/office uses with the other stories accommodating office or lofts/apartments/condominiums.

Compatible Zoning Districts

PMU, Parkway Mixed Use Overlay District



Compatible Zoning Districts

RR, Rural Residential



Compatible Zoning Districts

SR, Suburban Residential District

RMH, Mobile or Manufactured Home

MFR, Multiple Family Residential



LOW-DENSITY RESIDENTIAL(1-3.99 UNITS/ACRE)

This designation is intended for typical, large lot residential subdivision developments.

MEDIUM-DENSITY RESIDENTIAL (4-7.99 UNITS/ACRE)

This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.

HIGH-DENSITY RESIDENTIAL (8-16 UNITS/ACRE)

This designation is intended primarily for residential land uses which include multi-story condominiums and planned town developments. Small commercial or service businesses may be permitted within these developments for the convenience of their residents and visitors only. High Density Residential is an appropriate transition between mixed-use and industrial projects, and low or medium density residential areas.

Compatible Zoning Districts
MFR – Multiple Family Residential District
PMU, Parkway Mixed Use Overlay District



PARKS / RECREATION / CONSERVATION

This designation includes public parks, recreation areas, and open spaces, as well as areas to be preserved for greenway or land conservation.



PUBLIC / INSTITUTIONAL

This designation is appropriate for schools, colleges, hospitals, City community and recreation centers, public cemeteries, City buildings such as City hall, and post offices.

TRANSPORTATION / COMMUNICATION / UTILITIES

This designation includes landfills, water and wastewater treatment plants, power substations, rail yards, transit facilities, and airports. These uses may be public or private.

SPECIAL PURPOSE (16.01-24 UNITS/ ACRE

This designation has been developed to allow for special, innovative projects which could include anything from different model residential to larger mixed use or commercial development. All zoning is appropriate.

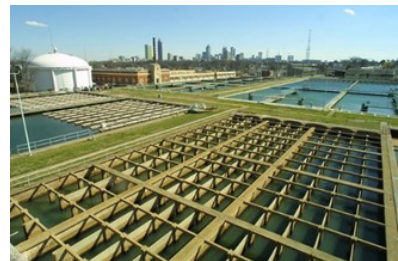
Compatible Zoning Districts

OI, Office-Institutional



Compatible Zoning Districts

HI, Heavy Manufacturing



TRANSPORTATION

IMPLEMENTATION

The City of Stockbridge adopted its Bicycle, Pedestrian, and Trail Plan in January 2017. Created by WLA Studio, this plan includes an extensive list of roadway trail/sidewalk improvements; potential greenway routes; proposed facilities outside of public right-of-way; and MLK Sr. Heritage Trail continuation and connections. There are several projects that could be implemented by the City over the next 10 years that would assist in expanding the multi-use trail network Citywide, and would encourage walking, biking, and other forms of alternative transportation:

- Reeves Creek Greenway extension (including trailhead)
- Walt Stephens Road (with coordination between Clayton and Henry Counties to reach International Park)
- Brush Creek Greenway (including tunnel under railroad)
- Old Conyers Road (with coordination with Henry County to reach Austin Road Middle School)
- Rum Creek Greenway

In its Regional Transportation Plan (RTP), the Atlanta Regional Commission (ARC) has approved several roadway projects that will be located in or directly affect Stockbridge's transportation network. In July 2018, ARC announced that it has approved funding to widen Rock Quarry Road from two to four lanes on the 2.6 mile stretch between Eagles Landing Parkway and SR 138/US 23 (North Henry Boulevard). A 10-foot multi-use path will also be included as part of the widening. This project is intended to help relieve congestion related to Piedmont Henry Hospital near the I-75 interchange.

Other projects in the RTP include the following:

- Rock Quarry Road Extension (two lanes), from SR 138/US 23 (North Henry Boulevard) to the intersection of East Atlanta Road and Valley Hill Road (0.8 miles)
- Old Conyers Road Widening from two to four lanes, from East Atlanta Road to Flat Rock Road (2.5 miles)

TRANSPORTATION GOALS

#1-To enhance mobility, accessibility, and environmental quality through the maintenance and expansion of transportation improvements and services.

#2-To enhance multi-modal connectivity throughout the City, specifically around the establishment of an extensive sidewalk system.

POLICIES

- Enhance the pedestrian experience by expanding multi-use trail network City-wide
- Improve the safety and functionality of existing roads by maintaining surfaces, widening roadways, re-striping, and enhancing roadway safety features
- Make decisions that encourage walking, biking, carpooling, and other alternative transportation choices
- Design new and reconstructed roadways to accommodate multiple functions, including pedestrian facilities, bicycle routes, as well as local vehicular circulation

- East Atlanta Road Widening from two to four lanes, from East Atlanta Road to Fairview Road; will include a 20 foot raised median, five-foot concrete sidewalk on one side, and 10 foot multi-use path on other side (5.4 miles)
- US 23/SR 42 Widening from two to four lanes, from Downtown McDonough to SR 138 (North Henry Boulevard) (7.3 miles)
- Eagles Landing Parkway Widening from four to six lanes, from Eagles Pointe Parkway to US 23 (North Henry Boulevard) (2.2 miles)
- Jodeco Road Widening (at Meadowbrook Drive to Peach Drive) and Campground Road Extension/Realignment (from Peach Drive to Brannan Road) (3 miles)
- Patrick Henry Parkway Widening from two to four lanes with a 20 foot raised median, from Jodeco Road to Eagles Landing Parkway; urban shoulders will have a five-foot concrete sidewalk and a 10 foot multi-use path on the other side; designed to accommodate a new intersection of a new roadway bridging across I-75 to the west (2 miles)
- New alignment of Western Parallel Connector, from Jonesboro Road to Hudson Bridge Road, which will result in a two-lane paved roadway with plans to improve, upgrade, and create a future four-lane section with a median (3.3 miles)

Two of the projects from this list will include a sidewalk and multi-use trail, which will help further advance the community's desire to have the option of alternative modes of transportation to driving. While not included in the RTP, the Jodeco-Atlanta South 160-acre mixed-use development, proposed at Jodeco Road and I-75, would include installation of public roads to provide access to and within the development. These new roads are required by the Georgia Regional Transportation Authority (GRTA) as a result of ARC's Development of Regional Impact (DRI) review process. The Carl Vinson Institute of Government's Renaissance Strategic Visioning & Planning (RSVP) Process has identified pedestrian improvements to the bridge spanning the rail road tracks, from Stockbridge City Hall to connect to Historic Downtown Stockbridge. Potential, proposed improvement options include adding sidewalks, a multi-use path, or making the bridge accessible to pedestrians only.

BROADBAND SERVICES

The City is dedicated to preserving existing broadband resources and looking for ways to stay competitive.

INTERGOVERNMENTAL COORDINATION

Working with Henry County, surrounding municipalities, and State and Federal partners will facilitate planned programs and projects.

GENERAL COORDINATION

The City of Stockbridge recognizes the importance of non-profits and other community organizations.

BROADBAND GOAL

To ensure every citizen has affordable access to robust broadband services, and the means and skills to subscribe if they so choose.

POLICY

Promote the development of broadband services by developing specific plans and policies to promote efficiency and equity, facilitate demand, and help to support the social and economic goals of the City.

INTERGOVERNMENTAL GOAL

To cooperate with neighboring jurisdictions as well as State and Federal partners to address shared needs.

POLICIES

- Continue to seek opportunities to share services and facilities with neighboring jurisdictions.
- Continue to work jointly with neighboring jurisdictions on developing solutions for shared regional issues.
- Provide input to public entities in our area when they are making decisions likely to have an impact on our community or our plans for future development.

GENERAL COORDINATION GOAL

To establish and ensure cooperation between non-profits and other partners within the City.

POLICY

- Seek opportunities to partner with non-profits and other community organizations which will widen the participation net and make a stronger, more engaged community.

CHAPTER 5

COMMUNITY WORK PROGRAM



Community Work Program (CWP)										Notes
	Action	2 0 2 4	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	Estimated Cost	Responsible Department/Agency	Funding Source	
Economic Development										
ED.1	Establish Stockbridge Assoc. of Business (Stockbridge Business Partnership)	x	x	x			Staff/\$20,000	Planning/ Economic Development	General Fund	New-The business association will be named the Stockbridge Business Partnership which is different from the ROA.
ED.2	Create a Economic Development Plan	x					\$60,000	Economic Development	Hotel/Motel	Staff requested that marketing be removed from the name of this item from the ROA.
ED.3	Conduct an Opportunity Zone Designation Study	x	x	x			Staff/\$25,000	Planning/ Economic Development	General Fund	
New: ED.4	Conduct an Annexation Study	x	x				\$50,000	Planning/ Economic Development	General Funds	
New: ED.5	Update the Downtown Residential and Retail Analysis Report to Address Annexation (See LU.7)	x	x				\$25,000	Planning/ Economic Development	General Funds, Grants	
New ED.6	Pursue Broad Band Ready and Site Designation (DCA)		x	x			Staff Time	Planning/ Economic Development	Staff Time	
New ED.7	Create a Plan to Attract Higher Quality Restaurants, Grocery Stores, and Retail	x	x				\$40,000	Main Street Program/ Downtown Development Authority/ Planning/ Economic Development	Staff Time	

Community Work Program (CWP)

Notes

	2 0 2 4	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	Estimated Cost	Responsible Department/Agency	Funding Source	
New ED.8	x	x				Staff Time	Main Street Program/ Downtown Development Authority/ Planning/Economic Development	Staff Time	
Land Use									
LU.1					x	Staff/\$100,000	Planning/ Economic Development	General Fund	Former LU.3
LU.2	x	x	x	x	x	Staff Time	Planning/ Economic Development	General Fund	Former LU.4
LU.3	x	x				\$1,000,000	Planning/Economic Development/ Consultant	SPLOST/General Fund	Former LU.5
LU.4	x	x	x	x	x	\$1,000,000	Planning / Economic Development	Bond Financing/SPLOS T	Former LU.6
New: LU.5		x	x			\$150,000	Planning/Economic Development	General Fund	
New: LU.6		x	x			\$100,000 (TBD based on scope)	Planning/Economic Development	General Fund/CDAP (ARC)	

Community Work Program (CWP)

Community Work Program (CWP)										Notes
	Action	2024	2025	2026	2027	2028	Estimated Cost	Responsible Department/Agency	Funding Source	
New: LU.7	Update the Downtown Residential and Retail Analysis Report to Address Annexation including a review of affordability, adding assisted living, and a smaller home option.	X	X				\$70,000	Planning/Economic Development	General Funds/CDAP/Grant	See ED.5
Parks & Greenspace										
New: PG.1	Implement Phase 1 of the Parks Master Plan	X	X	X			\$10,756,711	Public Works	General Funds/Grants/SPLOST	See Implementation Plan in Appendix
New PG.2	Implement Phase 2 of the Parks Master Plan			X	X	X	\$7,460,554	Public Works	General Funds/Grants/SPLOST	See Implementation Plan in Appendix
New PG.3	Establish a Recreation Services Division	X	X				Staff Time (Budget TBD)	Admin. Dept.	General Fund	See Implementation Plan in Appendix
New PG.4	Establish a Parks and Recreation Department		X	X	X		Staff Time (Budget TBD)	Administration	General Fund	See Implementation Plan in Appendix
Transportation & Public Works										
T.1	Roadway Construction Projects/Engineering and ROW Acquisition as defined in the SPLOST LIST	X	X	X	X	X	\$3,000,000	Transportation	General Fund/SPLOST/Grants	SPLOST list in the Appendix
T.2	Sidewalk – Repair and Reconstruction as Defined in the SPLOT List	X	X	X	X	X	\$500,000	Public Works	General Fund/SPLOST/Grants	SPLOST list in the Appendix
T.3	Davis Road from Clark Park to Highway 42 (Sidewalks and Streetscape)	X	X	X	X	X	\$610,000	Public Works	General Funds/SPLOST/TE/Grants	SPLOST list in the Appendix

Community Work Program (CWP)

Community Work Program (CWP)										Notes
		2024	2025	2026	2027	2028	Estimated Cost	Responsible Department/Agency	Funding Source	
T.4	Road Improvements for City Project and Streets as Defined in the SPLOST and LMIG Lists	x	x	x	x	x	\$5,000,000	Public Works	SPLOST/General Fund	SPLOST/LMIG list in the Appendix
T.5	Infrastructure Improvements for City Projects as Defined in the SPLOST and LMIG Lists	x	x	x	x	x	\$7,000,000	Public Works	General Fund/SPLOST/Grants	SPLOST/LMIG list in the Appendix
New: T.6	Flippen Road Traffic Plan		x	x	x		\$125,000	Public Works	Grant/General Fund	
New: T.7	Investigate Additional Funding for Rock Quarry Road-Widening	x					Staff Time	Public Works	Grant/General Fund	Public Works Staff needs to determine how much additional money is needed to complete this project
New: T.8	Plan and Implement a Sidewalk Plan on Highway 138	x	x	x	x	x	\$125,000 for Study/Implementation Cost TBD	Public Works	Grant/General Fund	
New: T.9	Pedestrian and Bicycle Connectivity Concept Study-Implement the SBPTP	x	x	x	x		\$150,000	Planning/Economic Development/Public Works	Grant/General Fund	

Community Work Program (CWP)									Notes	
Action	2024	2025	2026	2027	2028	Estimated Cost	Responsible Department/Agency	Funding Source		
New: T.1	Create a Patrick Henry Parkway Traffic Plan			X			\$100,000	Public Works	General Fund/SPLOST/Grants	
New: T.1	Reintroduce the Henry County Transit Pilot Program/Work with Henry County Transit to provide additional public transportation	X	X				Staff Time/TBD Based on Service	Planning/Public Works	General Fund	
New: T.1	Create a Traffic Study for Highway 138	X					\$100,000	Public Works	Grant/General Fund	
New: T.1	Create a Walt Stephens Traffic and Paving Plan	X	X	X			\$150,000	Public Works	General Fund/SPLOST/Grants	
Community Facilities										
CF.1	Complete the Splash Pad Design	X					\$75,000	Planning/Economic Development	General Fund	
CF.2	GIS - Infrastructure inventory and detailed mapping	X	X				\$50,000	Public Works	SPLOST/ General Fund	Former CF.8
CF.3	Complete a Sewer – infiltration and inflow study	X	X	X			\$1,000,000	Public Works	SPLOST/ General Fund	Former CF.9
CF.4	Construct a New Maintenance shop	X					\$3,000,000	Public Works	SPLOST/ General Fund	Former CF.11
CF.5	Construct a City Monument Sign	X					\$160,000	Planning/Economic Development	General Fund	Former CF.13
CF.6	Construct a Multi-Purpose Facility		X	X	X	X	\$6,000,000	Planning/Economic Development	General Fund/Bond Financing	Former CF. 14
CF.7	Splash Pad Park (Construction)		X	X			\$1,300,000	Planning/Economic Development	General Fund	Former CF. 17
New C.8	Plan and Construct a Cultural Arts Center		X	X	X	X	\$18,000,000	Planning/Economic Development	Bond Financing/SPLOST	

CHAPTER 6

REPORT OF
ACCOMPLISHMENTS

Key to Terminology:

Items that are Completed have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are Underway have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update.

Items that are Postponed are still priorities for the community, and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are Cancelled will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine City operations, and they have been identified appropriately as such.



ID #	Project	Status	Comments
Community Facilities			
CF.1	Splash Pad Design	Underway	CF.1 on the CWP.
CF.2	Wastewater Treatment Plant Upgrade Plans/Engineering	Complete	
CF.3	Water supply source development	Complete	2 wells drilled, did not supply sufficient water, and were abandoned
CF.4	Water main and service line replacement	Complete	
CF.5	Wastewater Heads Work, Phase 2	Complete	
CF.6	SCADA Replacement	Complete	
CF.7	Waste Water Treatment Plant Upgrade	Complete	
CF.8	GIS - Infrastructure inventory and detailed mapping	Underway	CF.2 on the CWP.
CF.9	Sewer – infiltration and inflow study	Underway	CF.3 on the CWP.
CF.10	Sewer reconstruction & Pump Station replacement	Complete	
CF.11	New Maintenance shop	Underway	CF.4 on CWP.
CF.12	Amphitheater	Complete	
CF. 13	Monument Sign	Underway	Concept Plan Process-CF.5 on CWP.
CF. 14	Multi-Purpose Facility	Underway	Concept Plan Process-CF.6 on the CWP.
CF.15	Public Works Facility	Complete	
CF. 16	Old Fire Station Renovation	Complete	
CF. 17	Splash Pad Park	Underway	CF.7 on the CWP.

Note: The Police Station was also completed during this period.

ID #	Project	Status	Comments
Economic Development			
ED.1	Establish Stockbridge Assoc. of Business	Underway	ED staff are working to bring back the association after a hiatus-(to be rebranded as Stockbridge Business Partnership)-ED.1 on CWP.
ED.2	Create Economic Development Marketing Plan	Underway	Expected to be completed by 1Q2024-Marketing will be removed from the title in the new CP Update-ED.2 on CWP.
ED.3	Opportunity Zone Designation Study	Underway	ED staff are working on the Opportunity Zone Designation application-ED.3 on CWP.
ED.4	Create a Citywide Marketing Plan (Rebranding)	Complete	City was rebranded with a new logo and slogan.
Land Use			
LU.1	Update City Code including zoning and construction codes	Completed	
LU.2	Overlay District Designation	Completed	
LU.3	Comprehensive Plan Update	Underway	LU.1 on CWP.
LU.4	LCI Implementation	Underway	LU.2 on CWP.
LU.5	Park Plan Development (passive, active, pocket) city-wide (south, west, east, north)	Underway	LU.3 on CWP.
LU.6	Trail Study Implementation	Underway	LU. 4 on CWP.
Transportation			
T.1	Roadway Construction Projects/Engineering and ROW Acquisition	Underway	T.1 on CWP.
T.2	Sidewalk – repair and reconstruction	Underway	T.2 on CWP.
T.3	Davis Road from Clark Park to Highway 42 (Sidewalks and Streetscape)	Underway	T.3 on CWP.
T.4	Road Improvements for City Project and Streets	Underway	T.4 on CWP.
T.5	Infrastructure Improvements for city projects	Underway	T.5 on CWP.

CHAPTER 7

LONG-RANGE PLAN-
NING

Recent and projected growth in Stockbridge and in the Metro Atlanta region make long-range planning for the City’s future critically important. In fact, the need for good City planning has never been greater as Stockbridge addresses not only its growth, but also emerging opportunities, the needs and quality of life of residents old and new, and the identity of this growing City.

The challenges and opportunities brought about by regional growth require planning beyond the five-year period, and identifying initiatives which may not be feasible within the next five years but are long-range planning initiatives to be considered for the next Comprehensive Planning update.

The Comprehensive Plan process over time is the mechanism to translate a long term vision into targeted objectives for overall growth and development. The Comprehensive Plan interacts with other planning to provide a comprehensive view to shape planning in the City for the five-year period and into the future.

The City of Stockbridge has identified four areas of Long Range Planning efforts.

These areas are to:

- 1) Housing: Continue to evaluate housing needs, especially a range of housing typologies including tiny houses, senior development models, duplexes, ADUs, and others.
- 2) Connectivity: While the current CWP identifies ways the City will improve current conditions, as the City grows a need to continuously reevaluate connectivity needs. This include the “Model Miles” to encourage connectivity as well as recreation and environmental stewardship.
- 3) Downtown Development: The City has a number of ongoing and planned efforts for downtown development. There are a number of opportunities and challenges that could benefit from additional incentives and planning as new development occurs.
- 4) Recreation, Parks, and Cultural Development: The City plans expand recreation and cultural opportunities for all.

By focusing on both the tasks to be completed in the next five years and the over-arching goals of its long-range planning efforts, Stockbridge will further ensure its resilience and prosperity now and in the future.



APPENDIX

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Total LGL 45.00

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Ad #: 100029

Status: New

PUBLIC HEARING NOTICE
Stockbridge
City Council Meeting

Date: April 25, 2023
Location: 4640 North
Henry Blvd
Stockbridge, GA 30281
Public Hearing: 6:00 P.M.

CITY OF STOCKBRIDGE 5-YEAR COMPREHENSIVE PLAN & COMMUNITY WORK PROGRAM/CAPITAL IMPROVEMENT ELEMENT UPDATE (CWP/CIU). The City of Stockbridge Mayor & Council will hold the initial public hearing regarding the 2018 Comprehensive Plan Update. The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process.

All interested residents and business owners should attend. Questions should be directed to the Community Development Department by calling 770-389-7900 or emailing planning@cityofstockbridge-ga.gov. The City is required by state law to update our long-range, Comprehensive Plan every five (5) years to be reviewed by the Department of Community Affairs & the Atlanta Regional Commission.
100029-4/8/2023

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STOCKBRIDGE GA 30281-3653

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Total LGL 157.00

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Rate: L928 Cost: 60.00

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Descr Cont: PUBLIC HEARING NOTICE CIT

Given by: RANDI RAINEY

P.O. #:

Contact:

Phone: (678)605-9889

Fax#:

Email: ap@cityofstockbridge-ga.gov

Agency:

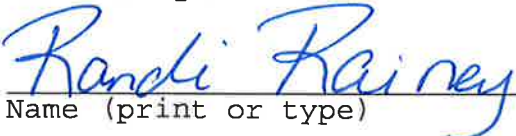
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Status: New

PUBLIC HEARING NOTICE

**CITY OF STOCKBRIDGE -
APPROVAL OF THE ZONING
DISTRICT MAP**

To consider amendments to the Official Zoning Map & Overlay District Map in accordance with the Resolution and referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 2000+ new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including, but not limited to 23 subdivision communities, and parcels currently consisting of 1500+ single-family residential, 100 combined commercial and industrial, etc. The Zoning & Overlay District Map will be combined as a single document. The previous Zoning Map and Overlay District Map adopted on March 14, 2022 will be repealed and replaced.

**COMPREHENSIVE PLAN
AMENDMENT CASE #CP-
2023-01**

The City of Stockbridge Planning Commission will hold a public hearing on Thursday, April 27, 2023 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, May 8, 2023 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a Comprehensive Plan Amendment request to amend the land use designation of property located at 2715 Davis Road (Parcel #00-000000) to High-Density Residential to allow for the construction of a townhome development. Applicant: Forestar Real Estate Group (USA), Inc. Agent: Alex Brock at Smith, Gambrell & Russell, LLP. The property is located in Land Lot 91 of District 12, and it contains 27,835 +/- acres.

**REVISION CASE
#R-2023-01**

The City of Stockbridge Planning Commission will hold a public hearing on Thursday, April 27, 2023 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, May 8, 2023 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to amend the zoning district of "MTR (Multiple Family Residential)" to property located at 2715 Davis Road (Parcel #00-000000) to allow for the construction of a townhome development. Applicant: Forestar Real Estate Group (USA), Inc. Agent: Alex Brock at Smith, Gambrell & Russell, LLP. The property is located in Land Lot 91 of District 12, and it contains 27,835 +/- acres.

**VARIANCE CASE
#V-2023-01**

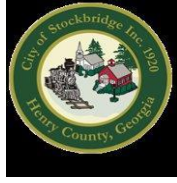
The City of Stockbridge Planning Commission will hold a public hearing on Thursday, April 27, 2023 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, May 8, 2023 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request for a variance for property at 2715 Davis Road (Parcel #00-000000) in order to allow for the construction of a townhome development. The requested variance would reduce the front yard setback from the required minimum of 50 feet to 25 feet. Applicant: Forestar Real Estate Group (USA), Inc. Agent: Alex Brock at Smith, Gambrell & Russell, LLP. The property is located in Land Lot 91 of District 12, and it contains 27,835 +/- acres.

**CITY OF STOCKBRIDGE
PLANNING COMMISSION
MEETING PUBLIC
HEARING**

Date: Thursday, April 27, 2023, at 6:30 p.m.
Location: Council Chamber of Stockbridge City Hall at 4640 North Henry Boulevard, Stockbridge, Georgia, 30281.

**CITY OF STOCKBRIDGE
MAYOR AND CITY COUNCIL
MEETING PUBLIC
HEARING**

Date: Monday, May 8, 2023, at 6:00 p.m.
Location: Council Chamber of Stockbridge City Hall at 4640 North Henry Boulevard, Stockbridge, Georgia, 30281.
100031-4/10/2023



PUBLIC HEARING NOTICE

COMPREHENSIVE PLAN FIVE-YEAR UPDATE.

The City of Stockbridge Mayor and City Council will hold a public hearing on Monday, August 14, 2023 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request by the City of Stockbridge's Community Development Department to adopt the Five-Year Update to the City of Stockbridge Comprehensive Plan, 2018-2023, which is required by the Georgia Department of Community Affairs. The Five-Year Update would be effective from 2024 to 2028. It is being prepared by the Atlanta Regional Commission (ARC) in consultation with the City of Stockbridge Community Development Department. The Five-Year Update comprises an update to reflect recent development patterns in the City, and it also includes a new Future Land Use Plan and Map. The land use categories have been modified to make needed corrections and clarifications, and to include the new zoning districts which were created through the adoption of the Stockbridge Unified Development Code on March 14, 2022.

STOCKBRIDGE DOWNTOWN BIKE AND PEDESTRIAN STUDY

The City of Stockbridge Mayor and City Council will hold a public hearing on Monday, August 14, 2023 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request by the City of Stockbridge's Community Development Department to hear information and approve transmittal of the Stockbridge Downtown Bike and Pedestrian Study by the consulting firm Keck and Wood. The City of Stockbridge, Georgia was awarded funding for the Stockbridge Downtown Bike and Pedestrian Study by the Atlanta Regional Commission. This study will define a proposed project that will improve pedestrian and bicycle infrastructure throughout downtown Stockbridge. The project will improve connectivity by expanding on the City's goal of creating a desirable multi-modal environment. As part of the Atlanta Regional Commission's Livable Centers Initiative Program, the study area includes:

- US 23 from East Atlanta Road to Burke Street
- Burke Street from US 23 to Davis Road
- Love Street from Burke Street to East Atlanta Road
- Jim Clark Drive from MLK Senior Heritage Trail to Burke Street
- Lovejoy Street from Burke Street to MLK Senior Heritage Trail

REZONING CASE #RZ-2023-02.

The City of Stockbridge Planning Commission will hold a public hearing on Thursday, August 24, 2023 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, September 11, 2023 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request for rezoning to assign the 'SR' (Suburban Residential) zoning district to **certain property on Valley Hill Road** to allow for the development of a single-family detached subdivision. The applicant/agent is Yvette Morrison. The property contains three parcels on Valley Hill Road in Land Lot 92 of District 12, as are listed below, with 17.277 +/- total acres within the Stockbridge City Limits.

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-02.

The City of Stockbridge Planning Commission will hold a public hearing on Thursday, August 24, 2023 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, September 11, 2023 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to **property at 55 Valley Hill Road** to allow for the construction of a townhome development. The applicant is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000 in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits.

REZONING CASE #RZ-2023-03.

The City of Stockbridge Planning Commission will hold a public hearing on Thursday, August 24, 2023 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, September 11, 2023 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request for rezoning to assign the 'MFR' (Multiple Family Residential) zoning district to **property at 55 Valley Hill Road** to allow for the construction of a townhome development. The applicant/agent is D.R. Horton, Inc. The property is located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits.

VARIANCE CASE #VR-2023-02

The City of Stockbridge Planning Commission will hold a public hearing on Thursday, August 24, 2023 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, September 11, 2023 at 6:00 p.m. in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request for a variance to allow for the construction of a townhome development. The purpose of the variance is to allow the reduction in the front yard setbacks from the required 50 feet to 25 feet in the MFR (Multiple Family Residential) zoning district. The property is located in Land Lot 69 of District 12, and it contains 24,96 +/- acres within the Stockbridge City Limits.

CITY OF STOCKBRIDGE PLANNING COMMISSION MEETING /PUBLIC HEARING

Date: Thursday, August 24, 2023, at 6:30 p.m.
Location: Council Chamber of Stockbridge City Hall at 4640 North Henry Boulevard, Stockbridge, Georgia, 30281.

CITY OF STOCKBRIDGE MAYOR AND CITY COUNCIL MEETING / PUBLIC HEARING

Date: Monday, September 11, 2023, at 6:00 p.m.
Location: Council Chamber of Stockbridge City Hall at 4640 North Henry Boulevard, Stockbridge, Georgia, 30281.

Please run a Legal ad in *The Henry Herald* on the following date: **Wednesday, 16, 2023.**

Edited by: _____ Date: _____
Checked by: _____ Date: _____
Approved by: _____ Date: _____
Received at *The Daily Herald* by: _____
Date: _____ Time: _____
Please Bill: _____ 7040—Community Development Department, Planning and Zoning Division

Please e-mail a copy of the Ad, once it has run, to planning@cityofstockbridge-ga.gov and also to randerson@cityofstockbridgega.gov.

Thank you.

Ryan Anderson

City of Stockbridge
Community Development Department
Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281
(678) 833-3344
planning@cityofstockbridge-ga.gov

The City of Stockbridge

COMPREHENSIVE PLAN

LET'S TALK ABOUT OUR
FUTURE



Scan the QR code to learn more and
take the survey



WHAT IS A COMPREHENSIVE PLAN?

Go to
publicinput.com/stockbridge
to learn more!

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides growth and development. Updating Stockbridge's comprehensive plan offers the community an opportunity to look beyond the execution of day-to-day services and consider where it wants to be in the next five years – and what has to be done to get there. Visit our webpage to get up-to-date information about the process and participate in engagement opportunities to help shape this plan – and Stockbridge's future!

The City of Stockbridge

COMPREHENSIVE PLAN

LET'S TALK ABOUT OUR FUTURE

WHAT IS A COMPREHENSIVE PLAN?

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides growth and development. Updating Stockbridge's comprehensive plan offers the community an opportunity to look beyond the execution of day-to-day services and consider where it wants to be in the next five years - and what has to be done to get there. Visit our webpage to get up-to-date information about the process and participate in engagement opportunities to help shape this plan - and Stockbridge's future!



Go to
publicinput.com/stockbridge
to learn more!



Scan the QR code
to learn more
and take the survey

OPEN HOUSE

May 17, 2023

6-7:30 PM

Merle Manders Conference Center

111 Davis Rd, Stockbridge, GA 30281

Stockbridge Downtown Bike and
Pedestrian Study
and Comprehensive Plan Update

Join us!

for a

JOINT
PUBLIC
WORKSHOP



ABOUT

Bike and Pedestrian Study:

The City of Stockbridge, Georgia was awarded funding for the Stockbridge Downtown Bike and Pedestrian Study by the Atlanta Regional Commission. This study will define a proposed project that will improve pedestrian and bicycle infrastructure throughout downtown. The project will improve connectivity by expanding on the City's goal of creating a desirable multi-modal environment.

Comprehensive Plan Update:

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides growth and development. Updating the comprehensive plan offers communities the opportunity to look beyond the execution of day-to-day services and consider where they want to be in the next five years - as well as what has to be done to get there. Help the City of Stockbridge, assisted by the Atlanta Regional Commission, plan for the future!

DETAILS

Wednesday, August 2, 2023
from 6:00 pm to 7:00 pm

Merle Manders Conference Center
111 Davis Road, Stockbridge, Georgia, 30281

Stockbridge

Where Community Connects

A photograph of two young women standing in a brick alleyway, each with a bicycle. They are smiling and looking at each other. The image is overlaid with a semi-transparent green filter. The text is white and bold.

CITY OF Stockbridge 2023 COMPREHENSIVE PLAN UPDATE

1ST PUBLIC HEARING –April 25, 2023

Comprehensive Planning Services

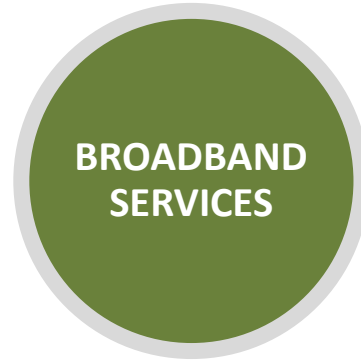
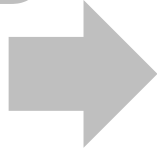


WHY DO WE PLAN?

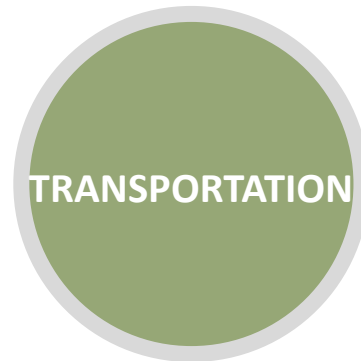


PROCESS | REQUIRED PLAN ELEMENTS

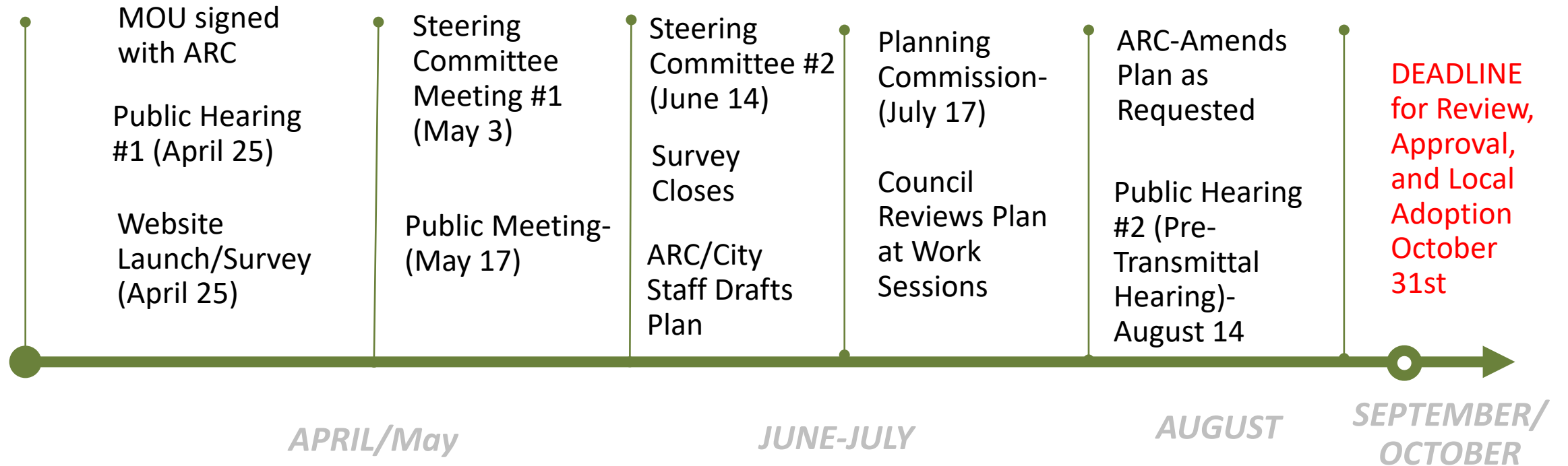
*REQUIRED
FOR ALL*



*REQUIRED
FOR SOME*



TENTATIVE SCHEDULE | FEBRUARY-OCTOBER



Public Input Website: [City of Stockbridge 2023 Comprehensive Plan Update - PublicInput](#)



CITY OF STOCKBRIDGE COMPREHENSIVE PLAN UPDAT Translate

- Welcome
- Survey
- Steering Committee
- Public Meeting
- Subscribe

WHAT IS A COMPREHENSIVE PLAN?

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides growth and development. Updating the comprehensive plan offers communities the opportunity to look beyond the execution of day-to-day services and consider where they want to be in the next five years - as well as what has to be done to get there. Check back here regularly to get up-to-date information about the process and participate in multiple engagement opportunities to help shape the comprehensive plan - and Stockbridge's future!

FOLLOW US ON SOCIAL MEDIA



PLANNED

Kick-off Council (Public Hearing)

April 25, 2023 at 6:00 pm

Stockbridge City Hall

4640 North Henry Boulevard
Stockbridge, GA 30281



Your Thoughts/Questions/Public Meeting Focus?



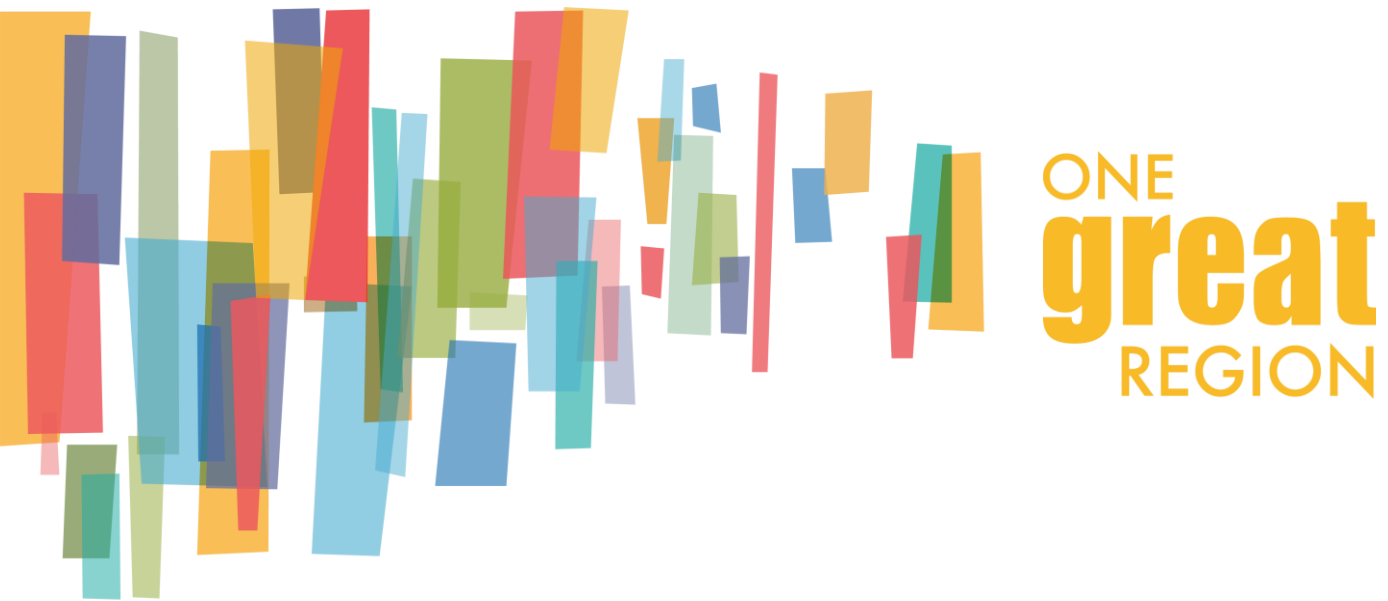
Keri Stevens, ARC

404-455-4745

kstevens@atlantaregional.org

Project Website: [City of Stockbridge 2023 Comprehensive Plan Update - Atlanta Regional Commission - PublicInput.com](#)





Steering Committee Meeting #1

City of Stockbridge 2023 Comprehensive Plan Update

Vision

ONE **great** REGION

Mission

Foster thriving communities for all within the Atlanta region through collaborative, data-informed planning and investments.

Values

Excellence | **Integrity** | **Equity**

Goals



Healthy, safe, livable communities in the Atlanta Metro area.



Strategic investments in people, infrastructure, mobility, and preserving natural resources.



Regional services delivered with **operational excellence** and **efficiency**.



Diverse stakeholders engage and take a regional approach to solve local issues.



A competitive economy that is inclusive, innovative, and resilient.

Agenda

- 📊 Welcome & Introductions
- 📊 Quick Data
- 📊 Strengths, Weaknesses, Opportunities, Threats (SWOT)-Issues & Opportunities
- 📊 Community Goals
- 📊 Next Steps
- 📊 Q&A



Welcome & Introductions

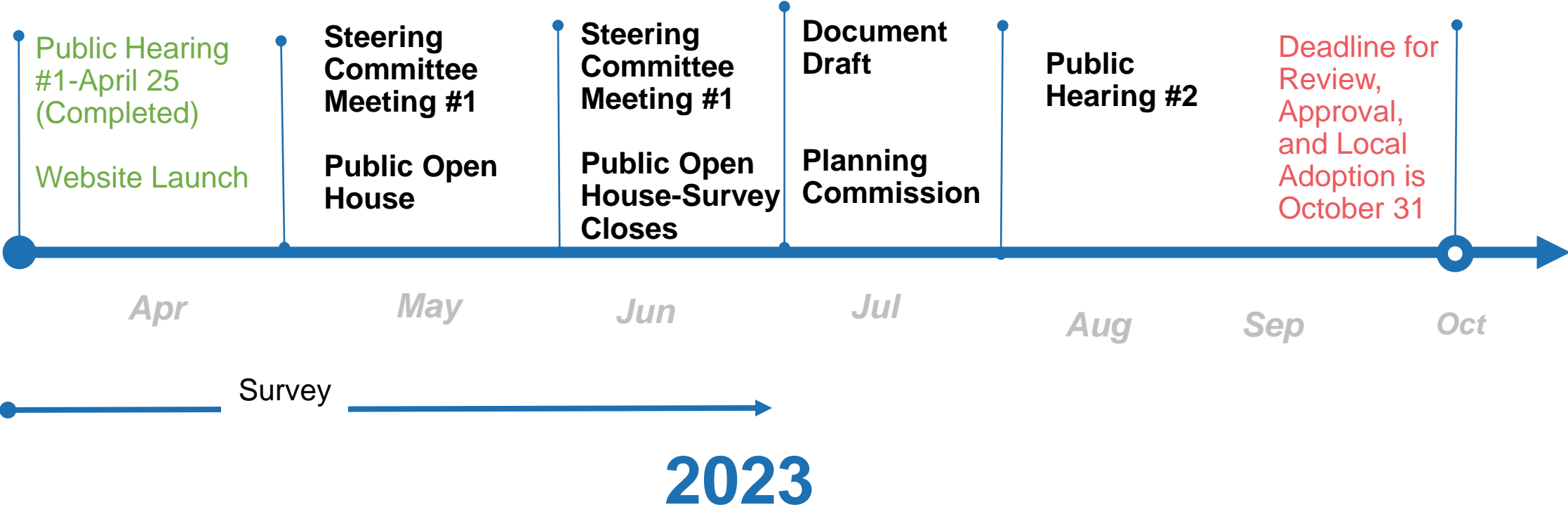
Why do we plan?

- ▮ Prepare for the **future**
- ▮ Provide for the public **health, safety, and welfare**
- ▮ Build **community**
- ▮ Minimize **weaknesses**
- ▮ Enhance **strengths**
- ▮ Accommodate present **needs**
- ▮ Anticipate **change**

What is a comprehensive plan?

- One of the fundamental responsibilities of local government is planning – a word used to describe **how a community shapes and guides growth and development**. Updating the comprehensive plan offers communities the opportunity to **look beyond the execution of day-to-day services** and **consider where they want to be in the next five years** – as well as **what has to be done to get there**.
- Required plan elements include **Vision & Goals, Needs & Opportunities**, a Community Work Program, and Broadband Services. Additional required elements for Rockdale County are a Capital Improvements Element and Land Use and Transportation elements.

What is our timeline?





Quick Data (See handout for more information)

POPULATION CHANGE 2010 2020



↑ 93%*
28,973

Data Source: US Census Bureau; Population and Housing Estimates, 1980-2020

POPULATION CHANGE COMPARED TO SIMILAR CITIES NEARBY 2000-2020

McDonough

↑71%*

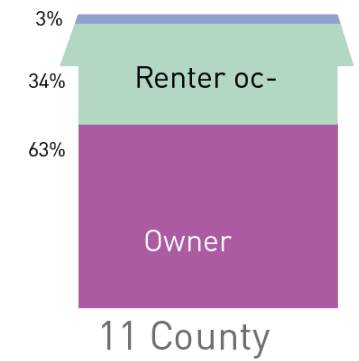
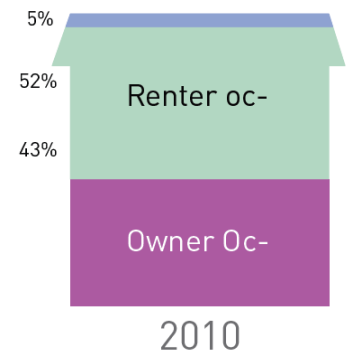
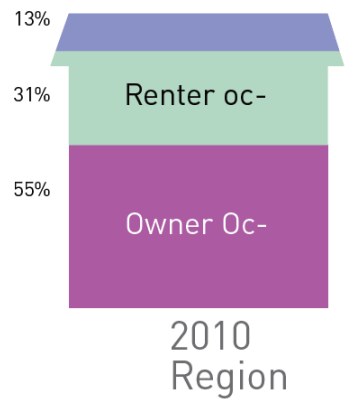
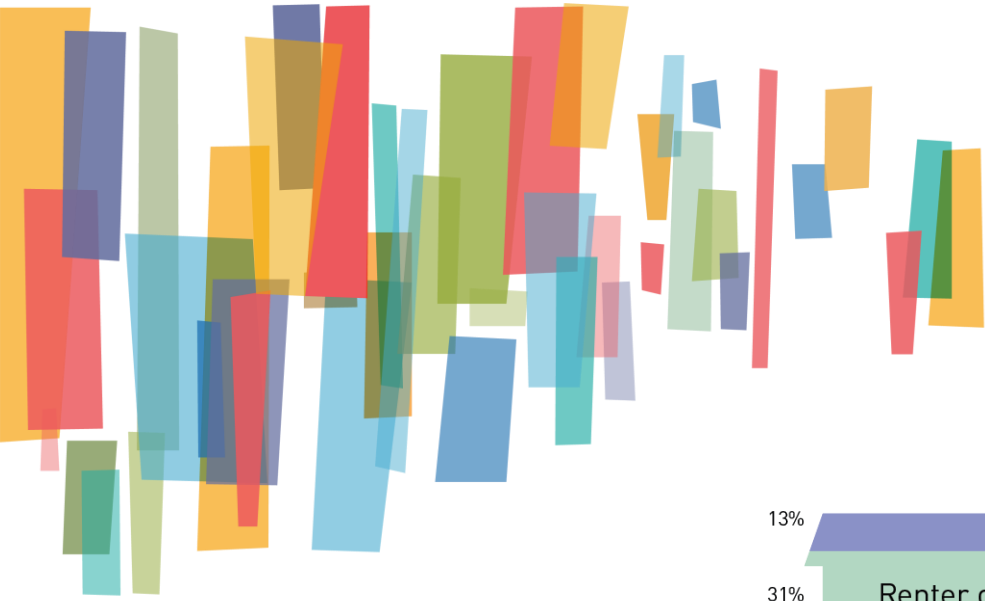
29,051

Forest Park

↓8%*

19,932

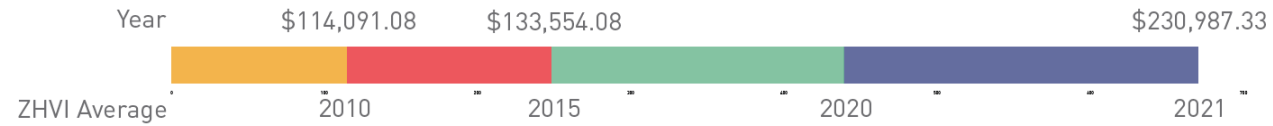
Data Source: US Census Bureau; American Community Survey, 200-2020



Data Source: US Census Bureau; American Community Survey, 2010 & 2020



HOUSING VALUE



Data Source: US Census Bureau; American Community Survey, 2010 & 2020

MEDIAN HOUSEHOLD INCOME



MEDIAN HOUSEHOLD INCOME

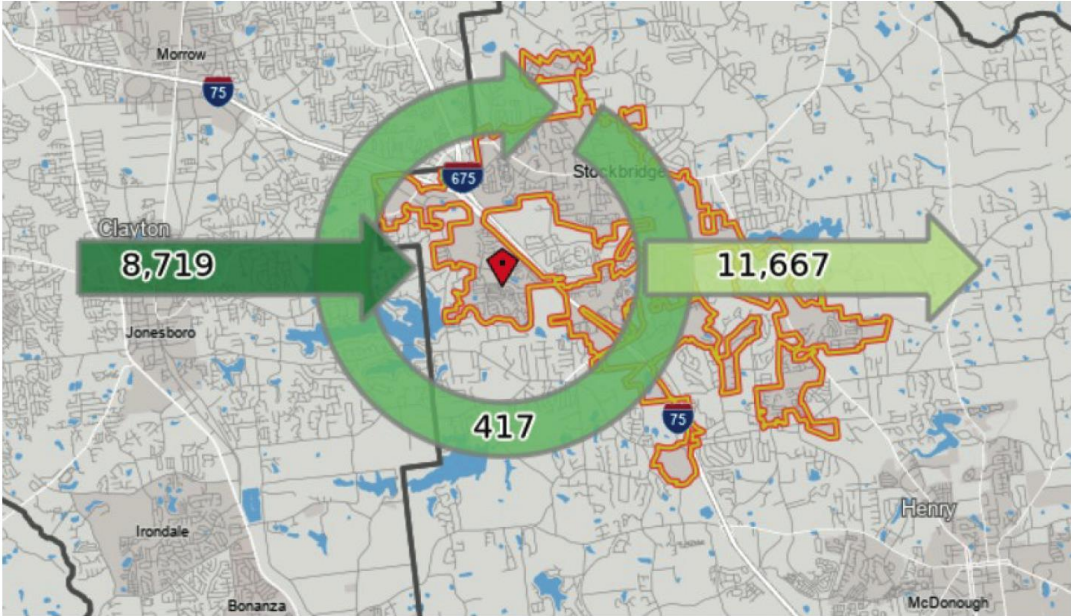
\$58,401

↑5%*

Data Source: US Census Bureau; American Community Survey, 2010 & 2020



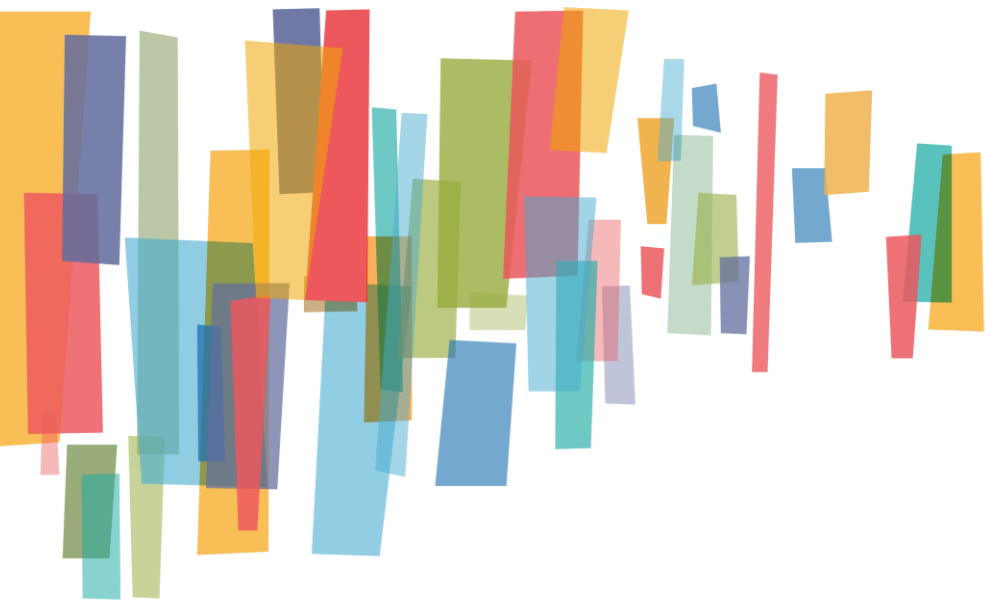
COMMUTE IN, LIVE AND WORK IN



8,719 Employed in Stockbridge, live outside
11,667 Live in Stockbridge, employed outside
417 Employed and Live in Stockbridge



SWOT: Issues & Opportunities



Strengths and Opportunities

Identify and Discuss



Weaknesses and Threats

Identify and Discuss



Vision and Community Goals

Vision

Stockbridge is a city that is an attractive place to invest, conduct business, and raise a family.

Thoughts?

Population and Economic Development

Population Goal

- To protect and enhance the city's unique qualities while embracing growth and ensuring that all residents have access to critical services, safe and attractive neighborhoods, and good work opportunities.

Economic Development Goal

- To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.

Housing, Natural-Cultural-Historic Resources, and Community Facilities

Housing Goal

- To provide a variety of housing choices to suit the changing needs and lifestyles of city residents.

Natural Resources Goal

- To promote the efficient use of natural resources and to identify and protect environmentally sensitive and culturally/historically significant areas of the city.

Community Facilities Goal

- To make available adequate facilities and services to meet the changing needs of all city residents.

Future Land Use, Transportation, and Broadband

Future Land Use Goal

- To ensure that new development promote a better sense of place and preserve valued elements of community character.

Transportation Goal

- To enhance mobility, accessibility, and environmental quality through the maintenance and expansion of transportation improvements and services.

Broadband Goal

- Every citizen should have affordable access to robust broadband services, and the means and skills to subscribe if they so chose.

Intergovernmental Coordination Goal


- To cooperate with neighboring jurisdictions to address share needs.



Next Steps

Help us spread the word!

Atlanta Regional Commission > City of Stockbridge 2023 Comprehensive Plan Update Keri Stevens ▾



CITY OF STOCKBRIDGE COMPREHENSIVE PLAN UPDATE Translate


Welcome **Survey** > Steering Committee > Public Meeting > Resources > S

WHAT IS A COMPREHENSIVE PLAN?

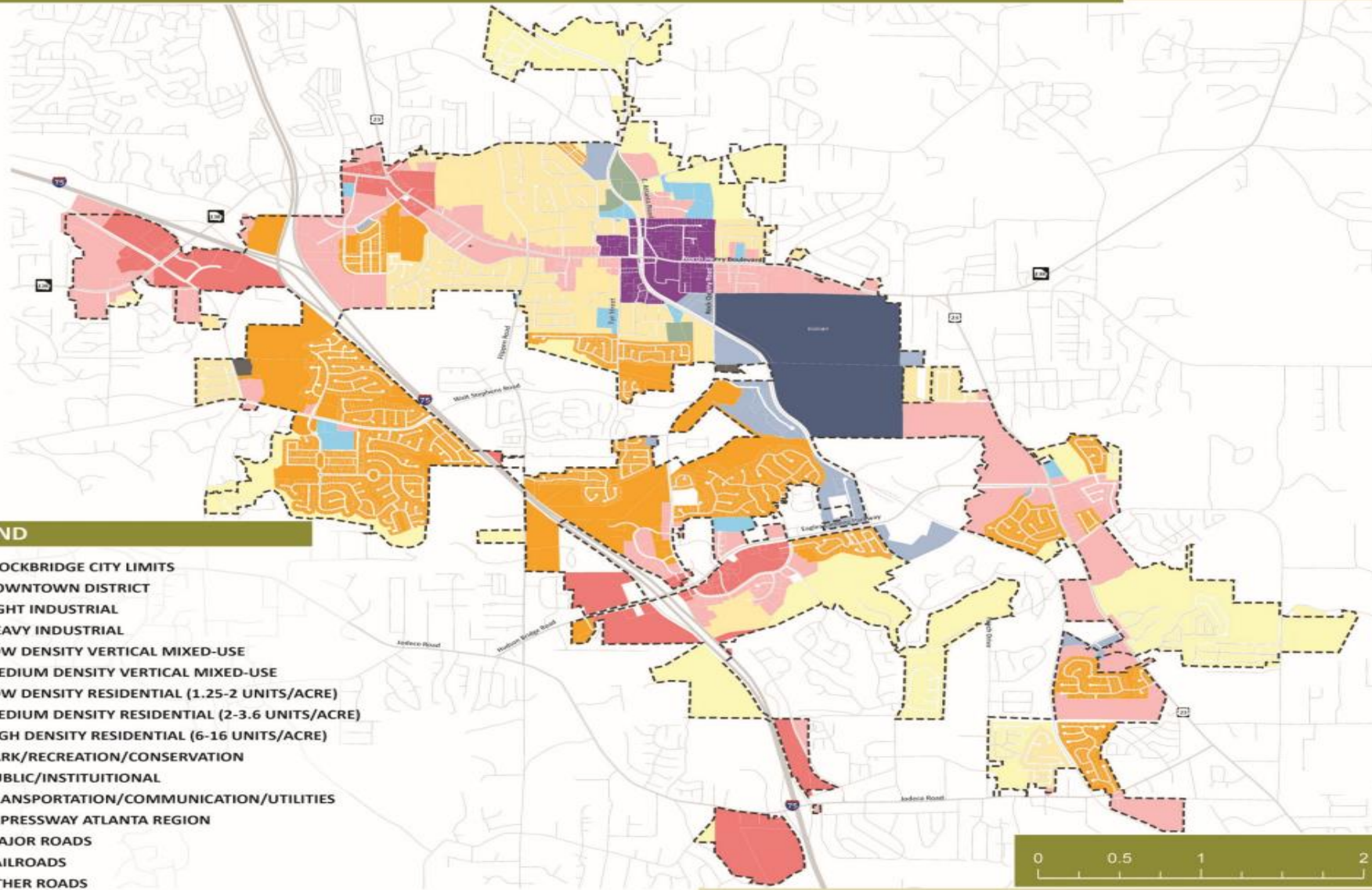
One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides growth and development. Updating the comprehensive plan offers communities the opportunity to look beyond the

COMPLETE

Kick-off Council (Public Hearing)
April 25, 2023 at 6:00 pm
Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281



STOCKBRIDGE FUTURE LAND USE MAP



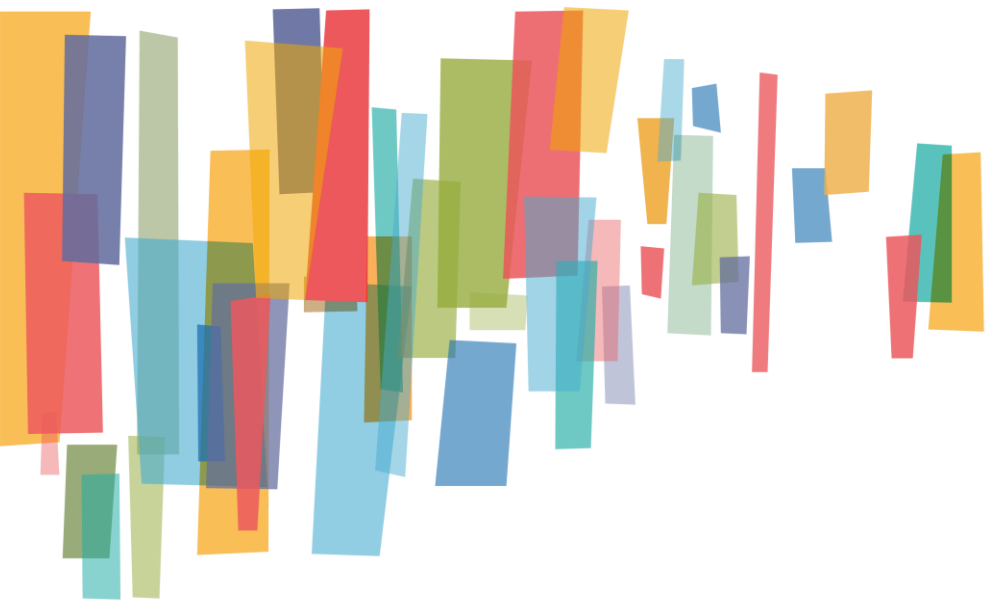
LEGEND

- STOCKBRIDGE CITY LIMITS
- DOWNTOWN DISTRICT
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- LOW DENSITY VERTICAL MIXED-USE
- MEDIUM DENSITY VERTICAL MIXED-USE
- LOW DENSITY RESIDENTIAL (1.25-2 UNITS/ACRE)
- MEDIUM DENSITY RESIDENTIAL (2-3.6 UNITS/ACRE)
- HIGH DENSITY RESIDENTIAL (6-16 UNITS/ACRE)
- PARK/RECREATION/CONSERVATION
- PUBLIC/INSTITUTIONAL
- TRANSPORTATION/COMMUNICATION/UTILITIES
- EXPRESSWAY ATLANTA REGION
- MAJOR ROADS
- RAILROADS
- OTHER ROADS

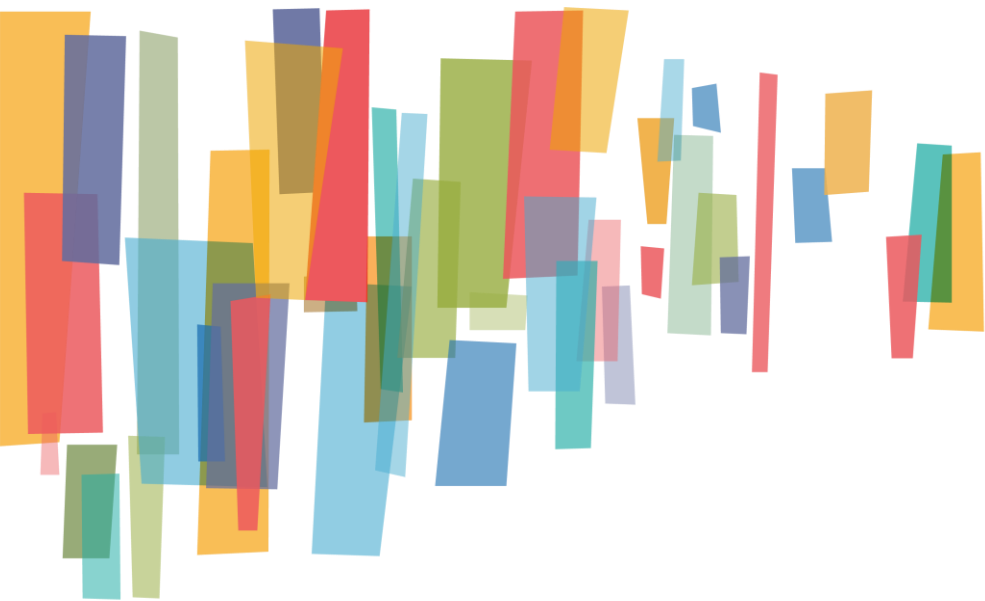


POND





Q&A

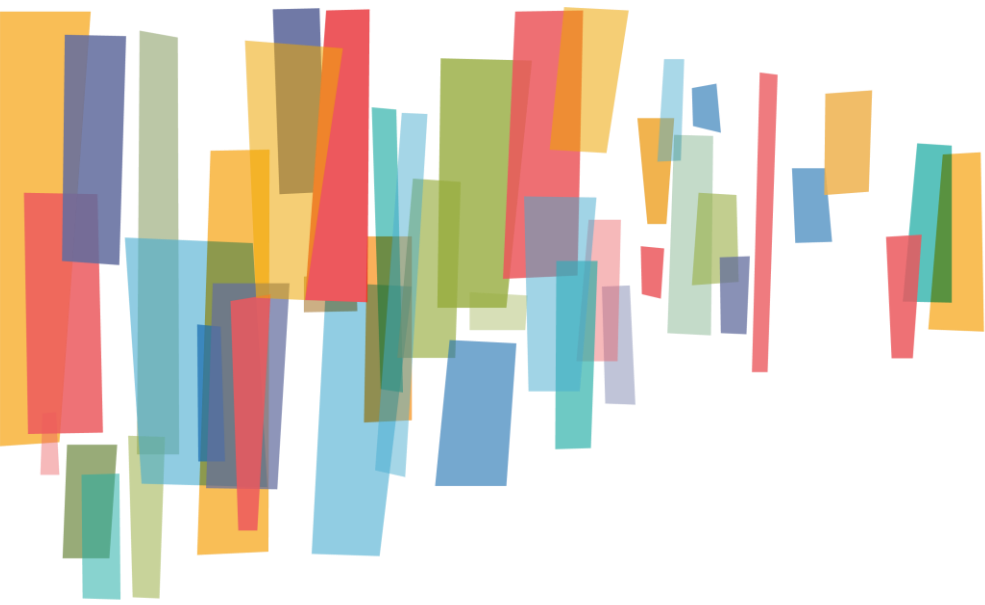


Thank You!

Keri Stevens

kstevens@atlantaregional.org

404-455-4745



ONE
great
REGION

City of Stockbridge 2023 Comprehensive Plan-Steering Committee #2

Vision

ONE **great** REGION

Mission

Foster thriving communities for all within the Atlanta region through collaborative, data-informed planning and investments.

Values

Excellence | **Integrity** | **Equity**

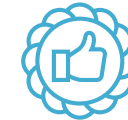
Goals



Healthy, safe, livable communities in the Atlanta Metro area.



Strategic investments in people, infrastructure, mobility, and preserving natural resources.



Regional services delivered with **operational excellence** and **efficiency**.



Diverse stakeholders engage and take a regional approach to solve local issues.



A competitive economy that is inclusive, innovative, and resilient.

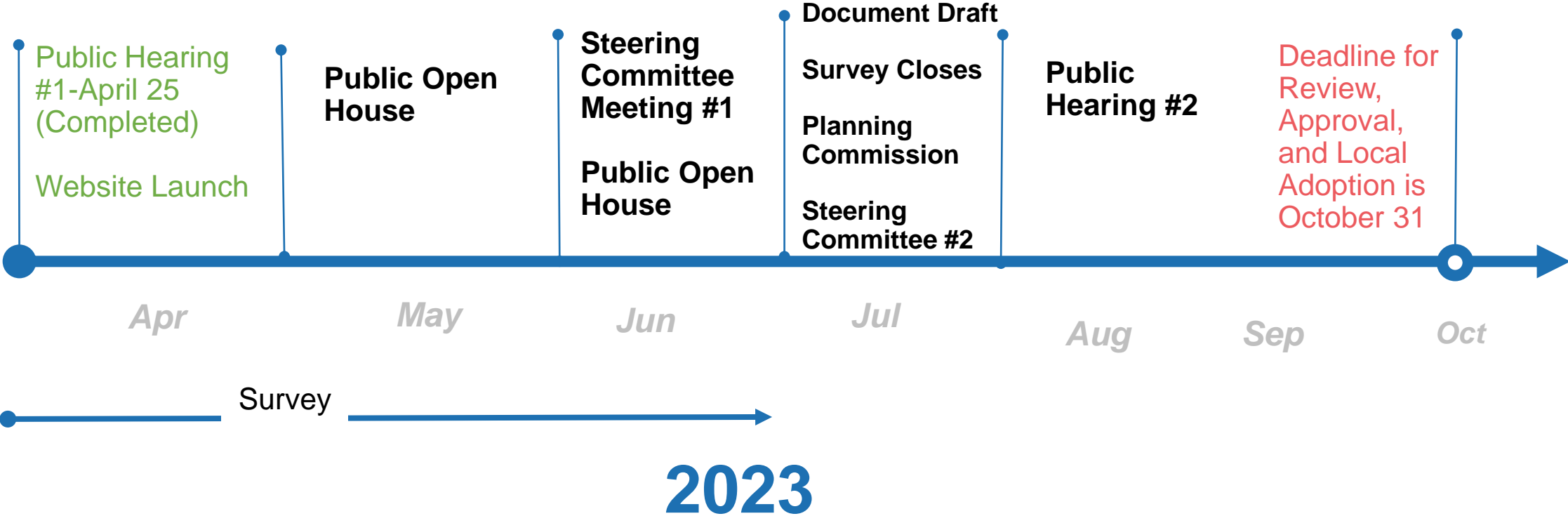
Agenda

- 📊 Welcome & Introductions
- 📊 Timeline
- 📊 Community Goals-Updated
- 📊 Land Use
- 📊 Next Steps
- 📊 Q&A



Welcome & Introductions

What is our timeline?



Vision: Where Community Connects

- New: Stockbridge's vision and goals were developed in 2019 from input from the public, city staff, and elected officials. This plan will review the vision and goals and update with new input.
- Stockbridge is a city that is an attractive place to invest, conduct business, and raise a family. We are a city striving to responsibly grow with a mix of uses in our emerging, connected downtown and neighborhoods that mix residences, parks, and greenspaces.
- Thoughts?

Population and Economic Development

Population Goals

- To protect and enhance the city's unique qualities while embracing growth and ensuring that all residents have access to critical services, safe and attractive neighborhoods, and good quality, diverse work opportunities.
- *New: To determine areas appropriate for annexation.*
- *New: To attract new, diverse residents.*

Economic Development Goal

- To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.

Housing, Natural-Cultural-Historic Resources, and Community Facilities

Housing Goal

- To provide a variety of housing choices and price points to suit the changing needs and lifestyles of city residents.
- *New: To provide additional housing in the downtown core.*

Natural Resources Goal

- To promote the efficient use of natural resources and to identify and protect environmentally sensitive and culturally/historically significant areas of the city.
- *New: To promote the development of additional parks, greenspace, and trails connected to already existing facilities.*

Community Facilities Goal

- To make available adequate facilities and services to meet the changing needs of all city residents.
- *New: To ensure infrastructure is updated to meet the needs of the community and promote new development in the City.*

Future Land Use, Transportation, and Broadband

Future Land Use Goal

- To ensure that new development promotes a better sense of place and preserve valued elements of community character.
- *New: To establish land use designations that meet the needs of the city and are consistent with the new UDC.*
- *New: To identify available land for redevelopment and work with the development community on desirable development.*

Transportation Goal

- To enhance mobility, accessibility, and environmental quality through the maintenance and expansion of transportation improvements and services.
- *New: To enhance multimodal connectivity throughout the City, specifically around the establishment of an extensive sidewalk system.*

Broadband Goal

- Every citizen should have affordable access to robust broadband services, and the means and skills to subscribe if they so chose.

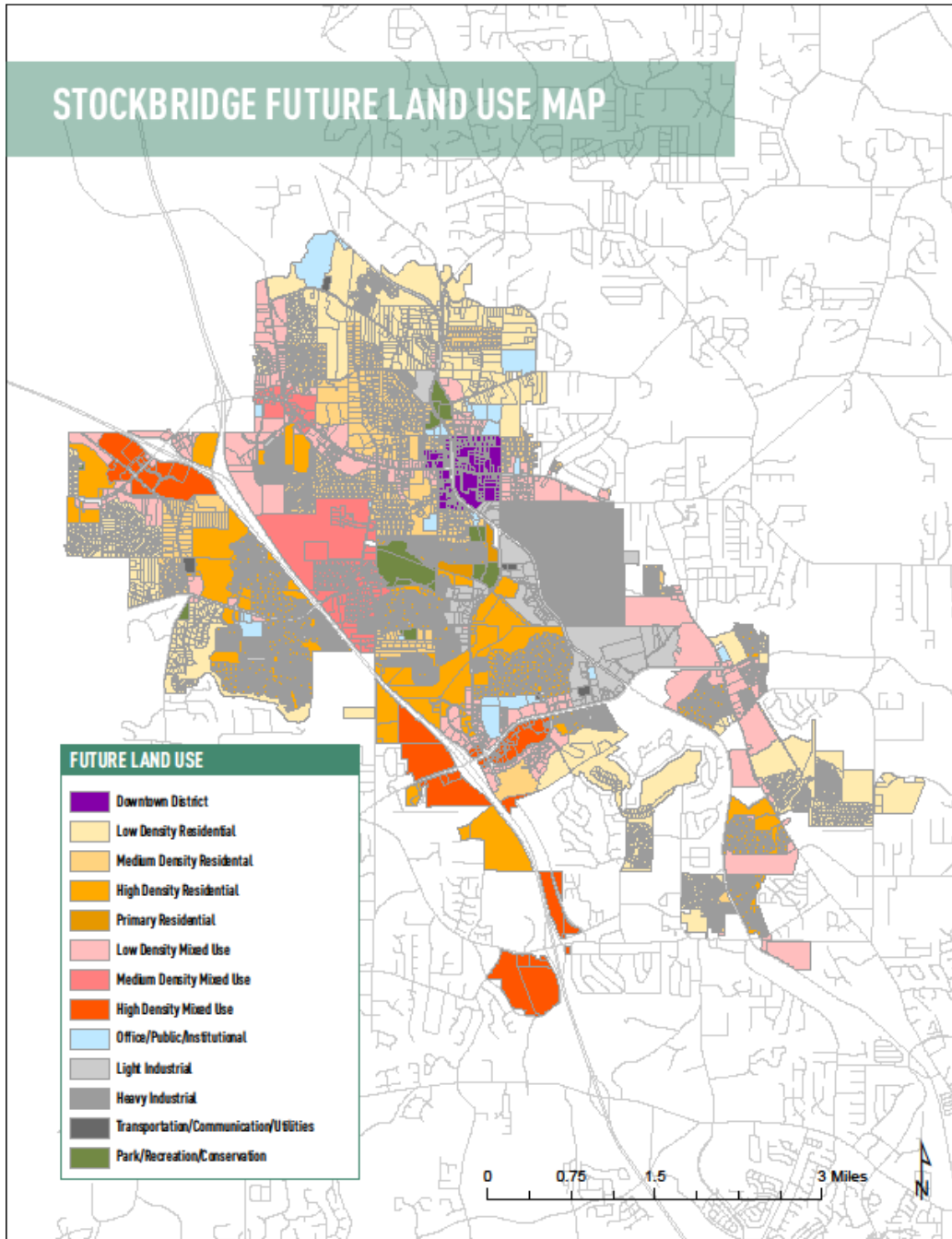
Intergovernmental Coordination Goal

- To cooperate with neighboring jurisdictions to address shared needs.

New: General Coordination Goal

- *To establish and ensure cooperation between non-profits and other partners within the city.*

STOCKBRIDGE FUTURE LAND USE MAP



Proposed Changes

Land Use Change-Properties with Parkway Overlay near Large Interchanges

- High-Density Vertical Mixed-Use

Office-Institutional Land Use Category Added

Proposed Densities-

- ▶ **LOW DENSITY RESIDENTIAL-Proposed 1-3.99 per acre**
 - RR – Rural Residential District
- ▶ **MEDIUM DENSITY RESIDENTIAL-Proposed 4-7.99 per acre**
 - SR – Suburban Residential District
- ▶ **HIGH DENSITY RESIDENTIAL-Proposed 8-16 units per acre**
 - MFR – Multiple Family Residential District

Success-Report of Accomplishments

- 13 Action Items Out of 32
 - Many Projects Underway



Community Work Plan (CWP)


- █ Proposed Programs/Projects

- █ Draft CWP (in email)

- █ Are we missing something?

Help us spread the word!

Atlanta Regional Commission > City of Stockbridge 2023 Comprehensive Plan Update Keri Stevens ▾



CITY OF STOCKBRIDGE COMPREHENSIVE PLAN UPDATE Translate

Welcome Survey Steering Committee Public Meeting Resources S

WHAT IS A COMPREHENSIVE PLAN?

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides growth and development. Updating the comprehensive plan offers communities the opportunity to look beyond the


COMPLETE

Kick-off Council (Public Hearing)

April 25, 2023 at 6:00 pm

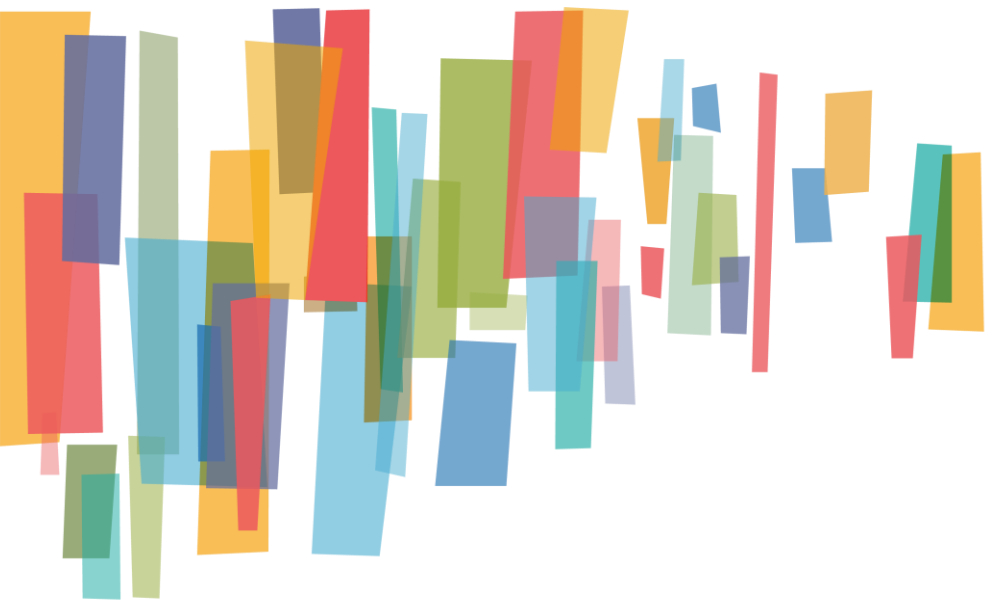
Stockbridge City Hall

4640 North Henry Boulevard
Stockbridge, GA 30281

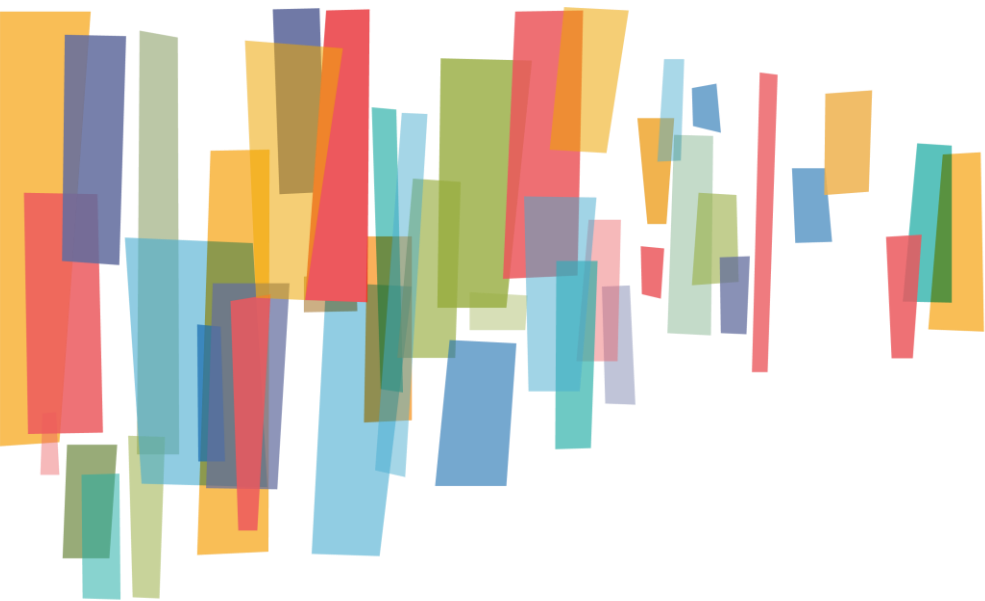




Next Steps



Q&A

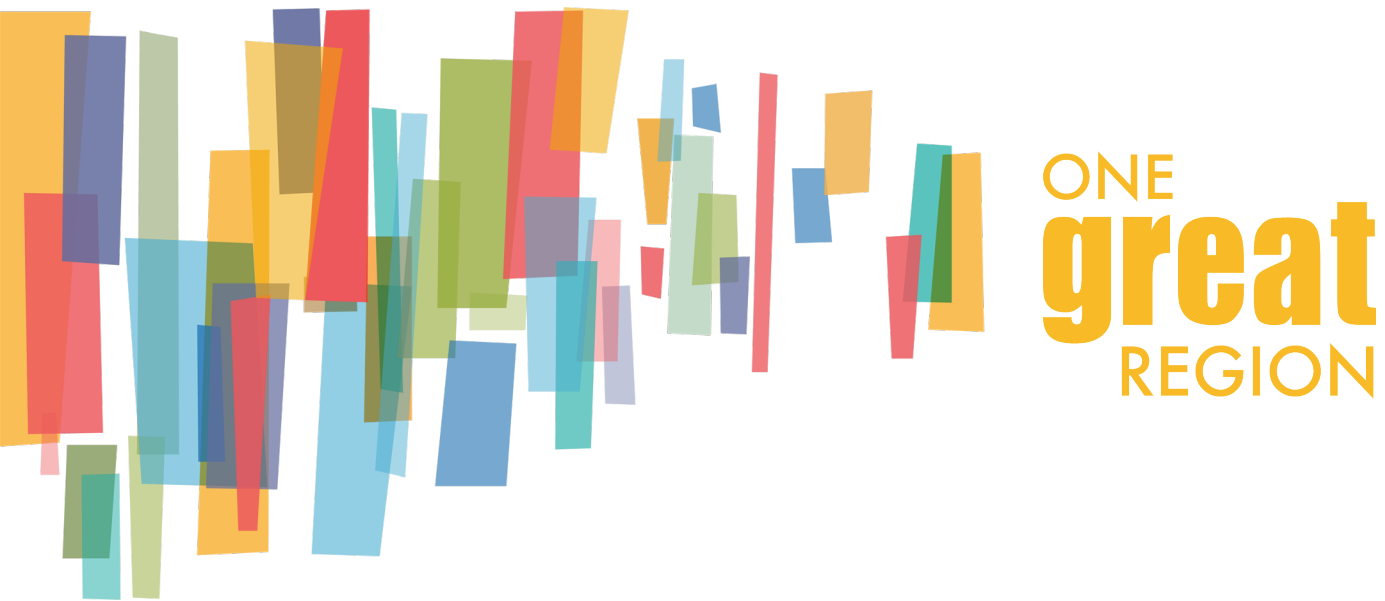


Thank You!

Keri Stevens

kstevens@atlantaregional.org

404-455-4745



City of Stockbridge 2023 Comprehensive Plan-Public Hearing August 14, 2023

Vision

ONE **great** REGION

Mission

Foster thriving communities for all within the Atlanta region through collaborative, data-informed planning and investments.

Values

Excellence | **Integrity** | **Equity**

Goals



Healthy, safe, livable communities in the Atlanta Metro area.



Strategic investments in people, infrastructure, mobility, and preserving natural resources.



Regional services delivered with **operational excellence** and **efficiency**.



Diverse stakeholders engage and take a regional approach to solve local issues.



A competitive economy that is inclusive, innovative, and resilient.

Agenda

- 📌 Welcome & Introductions
- 📌 Timeline
- 📌 Vision
- 📌 Public Input
- 📌 Summary of Changes
- 📌 Report of Accomplishments and Community Work Program
- 📌 Next Steps
- 📌 Q&A



Welcome & Introductions

WHY DO WE PLAN?



...and because the State of Georgia requires local governments to maintain a comprehensive plan!

PROCESS | ELEMENTS REQUIRING UPDATE EVERY 5 YEARS

- Per DCA rules at Ch. 110-12-1-.03
 - Plan Update
 - Needs and Opportunities
 - Broadband
 - Land Use
 - Report of Accomplishments (ROA) – Provides status for every project in existing/previous Community Work Program (CWP)
 - New CWP – Includes projects noted as Underway or Postponed in ROA, plus any brand-new items, covering next 5 years

PROCESS | ELEMENTS RCs ARE REQUIRED TO HELP WITH

- Per DCA rules at Ch. 110-12-1-.03(7)(b)
 - Goals
 - Needs and Opportunities
 - Broadband
 - CWP
- ARC's scope covered more than the above requirements
 - Our goal: incorporate feedback wherever appropriate, not just in required areas

Update Focus: Unified Vision from All Plans and Studies

- Land Use
- Housing Trends
- Goals
- Community Work Program
- Interdepartmental Coordination-Public Works/Economic Development
- Long Range Chapter-Model Mile and Park Master Plan
- Utilize new Strategic Plan, Park Master Plan, and Community Input



HOUSING TYPES



Duplex

A small-to medium-sized structure that consists of two dwelling units that both face and are entered from the street.

Side-by-side: The two units are next to each other.

Stacked: One unit is above the other.



Triplex/Fourplex

A medium structure that consists of four units: typically two on the ground floor and two above with a shared entry.

Courtyard Apartment



Bungalow Court



Townhouse



Multiplex



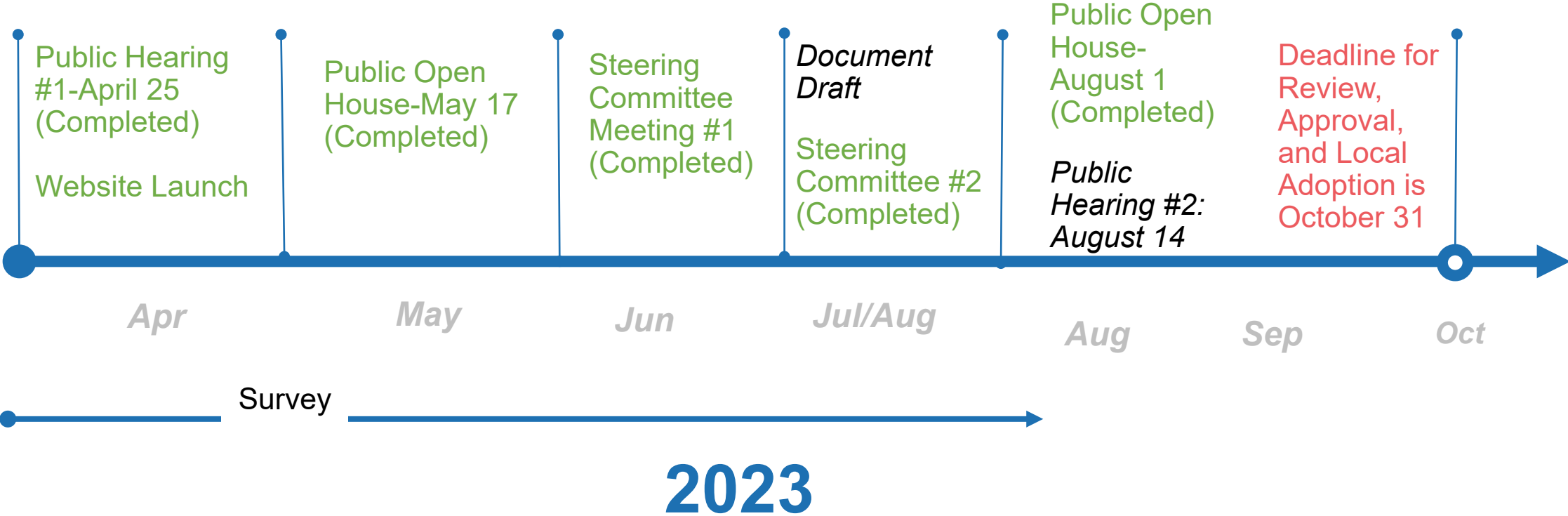
Live/Work



Cottage Cluster



What is our timeline?





Stockbridge
Where Community Connects

Vision:

To be the most progressive business and family-oriented community in Metro Atlanta with a focus on enhanced Quality of Life initiatives which promote a sustainable “Live, Work, Play” environment.

Stockbridge Strategic Plan 2022

Tagline/Branding: Where Community Connects

Public Input

Survey: 136 Views with 336 Responses

- Over 88%: Quality of Life-Average or Above Average
- 74% Lived in Stockbridge Over 11 Years
- 29% 50-59 and 70-79 Years of Age
- 92 % Homeowners
- Themes
 - ▶ Small Town/Family Friendly
 - ▶ Traffic Issues
 - ▶ Crime
 - ▶ Lack of Sit-Down Restaurants and Grocery Stores
 - ▶ Need for Pedestrian and Bicycle Safety-Connectivity
 - ▶ Housing for Low and Middle Income

Public Open House Meetings: May 17 and August 1

- Input on Transportation, Housing, Land Use, Priorities, Improvement Locations

Steering Committee: June 21 and August 1

- Members include residents, economic development interests, elected official, city staff



CITY OF STOCKBRIDGE COMPREHENSIVE PLAN UPDATE

 Translate

Welcome

Survey

Steering Committee

Public Meeting

Resources

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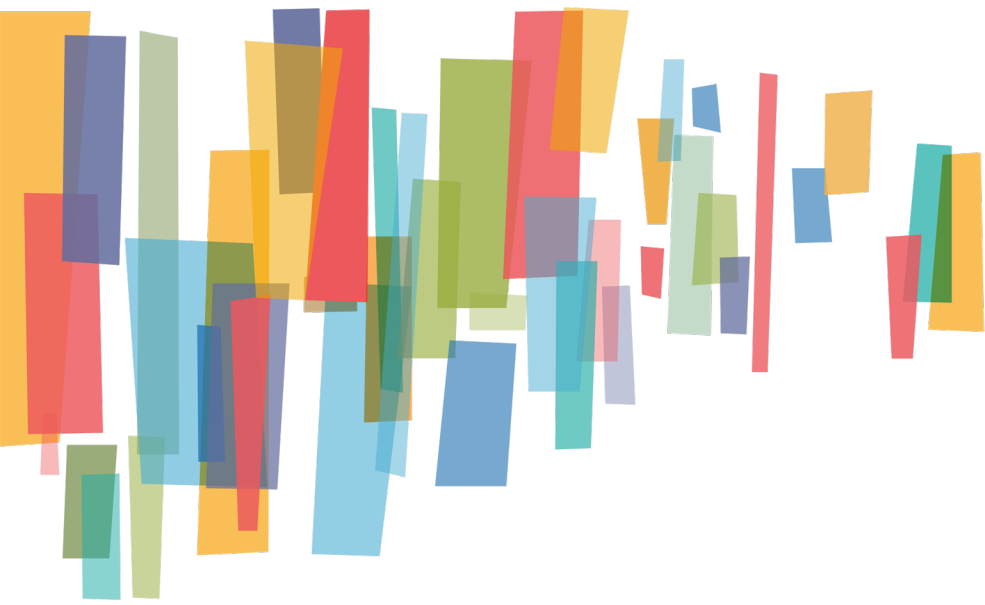
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Summary of Changes

Population and Economic Development

Population Goals

- Existing Comprehensive Plan: To protect and enhance the city's unique qualities while embracing growth and ensuring that all residents have access to critical services, safe and attractive neighborhoods, and good quality, diverse work opportunities.
- *New:* Create an environment that fosters an enjoyable life for our citizens and visitors, so they want to stay here, build businesses here and retire here.
- *New:* To determine areas appropriate for annexation.
- *New:* To attract new, diverse residents.

Economic Development Goals

- Existing Comprehensive Plan: To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, **commercial/retail**, and recreation facilities.
- *New:* Support activities that stimulate the local economy, so the City can provide a higher standard of living for the citizens.

Housing, Natural-Cultural-Historic Resources, and Community Facilities

Housing Goal

- Existing Comprehensive Plan: To provide a variety of housing choices and price points to suit the changing needs and lifestyles of city residents and populations interested in moving to Stockbridge.
- *New: To provide additional housing in the downtown core.*
- *New: To provide for new diverse housing types including tiny homes, small lot single-family developments and other appropriate housing types to accommodate “missing middle” housing needs.*

Natural Resources Goal

- Existing Comprehensive Plan: To promote the efficient use of natural resources and to identify and protect environmentally sensitive and culturally/historically significant areas of the city.
- *New: To promote the development of additional parks, greenspace, and trails connected to already existing facilities.*

Community Facilities Goal

- Existing Comprehensive Plan: To make available adequate facilities and services to meet the changing needs of all city residents.
- *New: To ensure infrastructure is updated to meet the needs of the community and promote new development in the City.*

Future Land Use, Transportation, and Broadband

Future Land Use Goal

- Existing Comprehensive Plan: To ensure that new development promotes a better sense of place and preserve valued elements of community character.
- *New:* To establish land use designations that meet the needs of the City and are consistent with the new UDC.
- *New:* To identify available land for redevelopment and work with the development community on desirable development.

Transportation Goal

- Existing Comprehensive Plan: To enhance mobility, accessibility, and environmental quality through the maintenance and expansion of transportation improvements and services.
- *New:* To enhance multimodal connectivity throughout the City, specifically around the establishment of an extensive sidewalk system.

Broadband Goal

- Existing Comprehensive Plan: Every citizen should have affordable access to robust broadband services, and the means and skills to subscribe if they so chose.

Intergovernmental Coordination Goal

- Existing Comprehensive Plan: To cooperate with neighboring jurisdictions to address shared needs.

New: General Coordination Goal

- *To establish and ensure cooperation between non-profits and other partners within the City.*

STOCKBRIDGE FUTURE LAND USE MAP

FUTURE LAND USE

	Downtown District
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Special Purpose
	Low Density Mixed Use
	Medium Density Mixed Use
	High Density Mixed Use
	Office/Public/Institutional
	Light Industrial
	Heavy Industrial
	Transportation/Communication/Utilities
	Park/Recreation/Conservation

0 0.75 1.5 3 Miles



Proposed Changes

▮ Comply with Parkway Mixed Use/Downtown Village Overlay and UDC

▮ Large Interchanges

▮ Density/Scale Adjusted

- Reduce the amount of new comp plan amendments

▮ Proposed Densities-

- | | |
|-------------------------------|------------------------------|
| ▸ Special Purpose District: | Proposed 16-24 per acre |
| ▸ Low Density Residential: | Proposed 1-3.99 per acre |
| ▸ Medium Density Residential: | Proposed 4-7.99 per acre |
| ▸ High Density Residential: | Proposed 8-16 units per acre |

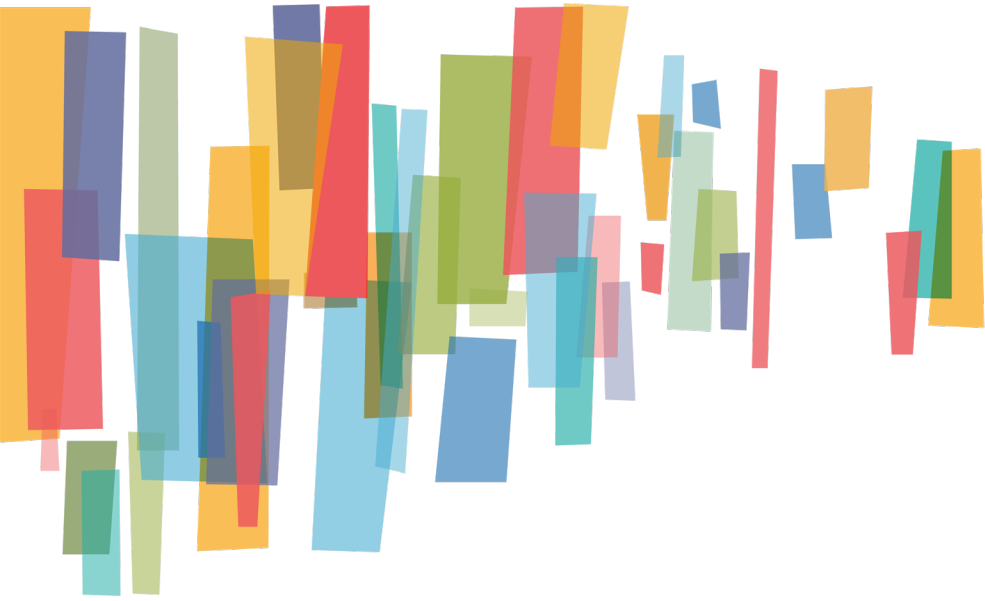


Report of Accomplishments and Community Work Program



Success-Report of Accomplishments

- 📊 13 Action Items Out of 32
 - Many Projects Underway



Next Steps



Q&A



Thank You!

Keri Stevens

kstevens@atlantaregional.org

404-455-4745

Senate Bill 612

By: Senators Jones of the 10th and Strickland of the 17th

AS PASSED

**A BILL TO BE ENTITLED
AN ACT**

1 To amend an Act to provide a new charter for the City of Stockbridge, approved April 4,
2 1991 (Ga. L. 1991, p. 4359), as amended, so as to change the corporate limits of such
3 municipality; to provide for city council districts; to provide definitions and inclusions; to
4 provide for the continuance in office for current members; to provide for related matters; to
5 provide for a referendum; to provide for contingent effective dates and automatic repeal; to
6 repeal conflicting laws; and for other purposes.

7 **BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:**

8 **SECTION 1.**

9 An Act to provide a new charter for the City of Stockbridge, approved April 4, 1991 (Ga. L.
10 1991, p. 4359), as amended, is amended by adding a new Section 1.11A to read as follows:

11 "SECTION 1.11A.

12 **Boundaries Amended.**

13 (a) In addition to all other territory included within the corporate limits of said city, the
14 corporate limits shall specifically include the following described property, all of which is
15 located in Henry County, Georgia:

16 "User: S017

17 Plan Name: Stockbridge-AnnexRev-2022

18 Plan Type: Local

19 District ANNEX

20 County Henry GA

21 VTD LIGHTHOUSE

22 Block 070126:

23 1018

24 VTD PATES CREEK

25 Block 070116:

26 2000

27 Block 070123:

28 1017

29 VTD RED OAK

30 Block 070115:

31 1002 1003 1005 1006 1009 1010 1012 1014 1015 1016 1017 1019

32 1022 1023 1024 1030 1031 2005 2006 2007 2008 2009 2010 2013

33 2014 2018 2019 2020 2033 2035

34 Block 070124:

35 2002 2004 2005

36 VTD STAGECOACH

37 Block 070113:

38 1017 2000

39 Block 070125:

40 2006 2009 2017 2022 2023

41 Block 070126:

42 1015 1023 1028 1029 1030 1031 1032

43 VTD STOCKBRIDGE CENTRAL

44 Block 070113:

45 2001 2002 2003

46 Block 070115:

47 2027 2028 2029 2030

48 Block 070119:

49 2004 2005 2006 2007 2008 2009 2010 2011

50 Block 070126:

51 1035 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010

52 2011 2012 2013 2014 2015 2016

53 VTD STOCKBRIDGE EAST-WEST

54 Block 070114:

55 1003 1019 1020 1023 1024 1032 1034 1035 1039 1040 2011 2012

56 2015 2016 3012 3015 3016 3017 3018 3020 3021 3022 3023 3025

57 3027 3028 3029 3030

58 Block 070119:

59 3009 3018 3021 4009 4011 4012 4016 4017 4018

60 Block 070120:

61 1000 1001 1007 2000 2001 2002 2003 2004 2005 2006 2007 2008

62 2009 2010 2012 2013

63 Block 070124:

64 1000 1001

65 (b) For the purposes of such plan, Stockbridge-AnnxRev-2022, described in
 66 subsection (a)"of this section, the term 'VTD' shall mean and describe the same
 67 geographical boundaries as provided in the report of the Bureau of the Census for the
 68 United States decennial census of 2020 for the State of Georgia. The separate numeric

69 designations in a district description which are underneath a 'VTD' heading shall mean and
70 describe individual blocks within a VTD as provided in the report of the Bureau of the
71 Census for the United States decennial census of 2020 for the State of Georgia."

72

SECTION 2.

73 Said Act is further amended by adding a new subsection to Section 2.10 to read as follows:

74 "(c) The five councilmembers to be elected as provided in this section shall be elected from
75 the districts provided for in subsection (d) of Section 2.11. In order to be elected as a
76 member of the city council from a district, a person must have resided in that district for
77 at least 12 months prior to election thereto and must receive a plurality of the votes cast for
78 such office in that district. Only electors who are residents of that district may vote for a
79 councilmember of that district. At the time of qualifying for election as a councilmember,
80 each candidate for such office shall specify the district for which that person is a candidate.
81 A person elected as a councilmember from a district must continue to reside in that district
82 during the person's term of office or such office shall thereupon become vacant."

83

SECTION 3.

84 Said Act is further amended by revising subsections (b) and (d) of Section 2.11 as follows:

85 "(b) All elections shall be held and conducted in accordance with Chapter 2 of Title 21 of
86 the O.C.G.A., the 'Georgia Election Code' as now or hereafter amended."

87 "(d)(1) For the purpose of electing councilmembers the City of Stockbridge shall be
88 divided into five council districts. Districts 1, 2, 3, 4, and 5 shall be and correspond to
89 those five numbered districts described in Appendix A attached to and made a part of this
90 Act and further identified as 'User: SD010 Plan Name: StockbridgeCC-Dist2-2022 Plan
91 Type: Local'.

92 (2) For the purposes of such plan:

93 (A) The term 'VTD' shall mean and describe the same geographical boundaries as
94 provided in the report of the Bureau of the Census for the United States decennial
95 census of 2020 for the State of Georgia. The separate numeric designations in a district
96 description which are underneath a VTD heading shall mean and describe individual
97 Blocks within a VTD as provided in the report of the Bureau of the Census for the
98 United States decennial census of 2020 for the State of Georgia; and

99 (B) Except as otherwise provided in the description of any district, whenever the
100 description of any district refers to a named city, it shall mean the geographical
101 boundaries of that city as shown on the census maps for the United States decennial
102 census of 2020 for the State of Georgia.

103 (3) Any part of the City of Stockbridge which is not included in any district described
104 in paragraph (1) of this subsection shall be included within that district contiguous to such
105 part which contains the least population according to the United States decennial census
106 of 2020 for the State of Georgia.

107 (4) Any part of the City of Stockbridge which is described in paragraph (1) of this
108 subsection as being included in a particular district shall nevertheless not be included
109 within such district if such part is not contiguous to such district. Such noncontiguous
110 part shall instead be included within that district contiguous to such part which contains
111 the least population according to the United States decennial census of 2020 for the State
112 of Georgia.

113 (5) Any territory purportedly described in a district in paragraph (1) of this subsection
114 that is not within the corporate limits of the City of Stockbridge shall not be part of any
115 such district.

116 (6) The initial councilmembers for Districts 3, 4, and 5 shall be elected at the municipal
117 general election held in 2023, and the councilmembers elected at such election shall take
118 office as provided for in Section 3.11 of this charter.

119 "(7)(A) The initial councilmember for District 1 as newly described under this
 120 subsection shall be LaKeisha Gantt, and on and after the effective date of this
 121 subsection such councilmember shall be deemed to be serving from and representing
 122 District 1 as described under this subsection.

123 (B) The initial councilmember for District 2 as newly described under this subsection
 124 shall be Alphonso Thomas, and on and after the effective date of this subsection such
 125 councilmember shall be deemed to be serving from and representing District 2 as
 126 described under this subsection."

127

SECTION 4.

128 The election superintendent of Henry County shall call and conduct a special election as
 129 provided in this section for the purpose of submitting the annexation provided for in this Act
 130 to the electors of the territory sought to be annexed into the City of Stockbridge under this
 131 Act for approval or rejection. The election superintendent shall conduct such election on the
 132 Tuesday next following the first Monday in November, 2022, and shall issue the call and
 133 conduct such election as provided by general law. The election superintendent shall cause
 134 the date and purpose of the election to be published once a week for two weeks immediately
 135 preceding the date thereof in the official organ of Henry County. The ballot shall have
 136 written or printed thereon the words:

137 " YES Shall the provisions of the Act which annexes certain land into the City of
 138 NO Stockbridge be approved?"

139 All persons desiring to vote for approval of the annexation shall vote "Yes," and all persons
 140 desiring to vote for rejection of the annexation shall vote "No." If more than one-half of the
 141 votes cast on such question are for approval of the annexation, then Section 1 of this Act
 142 shall become effective on January 1, 2023. If more than one-half of the votes cast on such
 143 question are for rejection of the annexation, this Act shall not become effective and shall be

144 automatically repealed on the first day of January immediately following such election date.
145 The expense of such election shall be borne by the City of Stockbridge. It shall be the
146 election superintendent's duty to certify the result thereof to the Secretary of State.

147

SECTION 5.

148 Those members of the City of Stockbridge City Council who are serving as such on the
149 effective date of this Act, and any person selected to fill a vacancy in any such office shall
150 continue to serve as such members until the regular expiration of their respective terms of
151 office and upon the election and qualification of their respective successors.

152

SECTION 6.

153 (a) Section 4 this Act shall become effective upon the approval of this Act by the Governor
154 or upon its becoming law without such approval.

155 (b) Except as provided for in Section 4 of this Act, Sections 5 and 7 and the provisions of
156 this Act necessary to conduct elections for the members of the city council in 2023 shall
157 become effective on January 1, 2023.

158 (c) Except as provided for in Section 4 and subsections (a) and (b) of this section, the
159 remaining provisions of this Act shall become effective on January 1, 2024.

160

SECTION 7.

161 All laws and parts of laws in conflict with this Act are repealed.

162

APPENDIX A

163 "User: S017

164 Plan Name: StockbridgeCC-Annx-2022

165 Plan Type: Local

166 District 001

167 County Henry GA

168 VTD PATES CREEK

169 Block 070124:

170 2021

171 VTD RED OAK

172 Block 070115:

173 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011

174 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023

175 1024 1025 1026 1027 1028 1029 1030 1031 2008 2009 2010 2011

176 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023

177 2024 2025 2026 2031 2032 2033 2034 2035 2036 2037

178 Block 070124:

179 1002 1003 1004 1005 1006 1007 1010 1011 1012 1013 1014 1015

180 1016 1017 1018 1019 1020 2000 2001 2002 2003 2004 2005 2006

181 2009 2010 2011 2012 2013 2014 2015 2016 2022 2023

182 VTD STOCKBRIDGE CENTRAL

183 Block 070115:

184 2027 2028 2029 2030

185 VTD STOCKBRIDGE EAST-WEST

186 Block 070124:

187 1000 1001

188 District 002

189 County Henry GA

190 VTD RED OAK

191 Block 070115:

192 2000 2001 2002 2003 2004 2005 2006 2007

193 VTD STOCKBRIDGE CENTRAL

194 Block 070113:

195 2003 2014 2015 2016 2017 2018 2019 2020 2021 2028 2029 2030

196 2031

197 Block 070119:

198 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011

199 1012 1013 1014 1015 1016 1017 2000 2001 2002 2003 2004 2005

200 2006 2011

201 VTD STOCKBRIDGE EAST-WEST

202 Block 070119:

203 3000 3001 3002 3003 3004 3005 3006 3007 3008 3009 3010 3011

204 3012 3013 3014 3015 3016 3017 3018 3019 3020 3021 4000 4001

205 4002 4003 4004 4005 4006 4007 4008 4009 4010 4017

206 District 003

207 County Henry GA

208 VTD STOCKBRIDGE CENTRAL

209 Block 070119:

210 2007 2008 2009 2010

211 VTD STOCKBRIDGE EAST-WEST

212 Block 070114:
213 1036 1037 1038 1039 1040 1041 1042 2016 2017 2018 2019 2020
214 2021 2022 2023 2024 2025 2026 2027 3001 3002 3003 3004 3005
215 3006 3007 3008 3009 3010 3011 3012 3013 3014 3015 3016 3017
216 3018 3019 3020 3021 3022 3023 3024 3025 3026 3027 3028 3029
217 3030 3031
218 Block 070119:
219 4011 4012 4013
220 Block 070120:
221 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 2000 2001
222 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013
223 2014

224 District 004
225 County Henry GA
226 VTD COTTON INDIAN
227 Block 070211:
228 2004 2005 2008
229 VTD FLIPPEN
230 Block 070114:
231 1021
232 Block 070211:
233 2006 2007 2009 3002
234 Block 070316:
235 2002 2003 2004 2005 2006
236 VTD LIGHTHOUSE
237 Block 070126:

238 1018
 239 VTD STAGECOACH
 240 Block 070109:
 241 2013
 242 Block 070113:
 243 1014 1015 1016 1017 1018 1019 1020 1022 1023 1026 1028 1036
 244 1037 1038 1039 1040 1042 1043 1044 1045 1046 1047 1050 2000
 245 2009 2011 2012 2013 2024 2036 2037 2038 2039 2040 2041
 246 Block 070125:
 247 2005 2006 2007 2008 2009 2010 2011 2012 2017 2018 2021 2022
 248 2023 2026
 249 Block 070126:
 250 1001 1004 1012 1013 1015 1016 1017 1019 1020 1021 1022 1023
 251 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034
 252 VTD STOCKBRIDGE CENTRAL
 253 Block 070113:
 254 2001 2002 2004 2005 2006 2007 2008 2010 2022 2023 2025 2026
 255 2027 2032 2033 2034 2035 2042
 256 Block 070126:
 257 1035 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010
 258 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020
 259 VTD STOCKBRIDGE EAST-WEST
 260 Block 070114:
 261 1002 1003 1008 1009 1010 1011 1012 1013 1014 1017 1018 1019
 262 1020 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033
 263 1034 1035 3000
 264 Block 070119:

265 4014 4015 4016 4018

266 Block 070316:

267 2001

268 District 005

269 County Henry GA

270 VTD DUTCHTOWN

271 Block 070314:

272 1017 1018 1019 1020 1023

273 VTD FLIPPEN

274 Block 070114:

275 2002 2003 2004 2005 2006 2007 2008 2009 2010 2013 2014

276 Block 070211:

277 3003 3012 3013

278 Block 070315:

279 1001 1009 1010 1014 1015 1021 1023 3009 3011 3014 3019

280 VTD HICKORY FLAT

281 Block 070210:

282 1003

283 Block 070211:

284 1011 1012 1013 1015 1017 1019 1021 1022 1023 1024 1025 1026

285 1027 1028 1029 1030 1031 1032 1034 1035 1036 1037 1038 1039

286 1040 1042 3014 3016

287 Block 070315:

288 2006 2007 2008 2010 2011 2013 2014 2015 2016 2020 2021

289 Block 070316:

290 1000 1003 1004 1005 1006 1008 1009 1010 1011 1012 1015 1016

291 1017 2008
292 VTD LAKE HAVEN
293 Block 070310:
294 2002 3007
295 Block 070316:
296 1033
297 VTD PATES CREEK
298 Block 070116:
299 2000 2001 2002 2006 2007 2009
300 Block 070123:
301 1000 1001 1004 1015 1017 1019 1020
302 Block 070314:
303 1000 1001 1014 1015
304 VTD STOCKBRIDGE EAST-WEST
305 Block 070114:
306 2011 2012 2015
307 Block 070124:
308 1022 1023"

City of Stockbridge 2023 Comprehensive Plan Update

Project Engagement

VIEWS

147

RESPONSES

336

SUBSCRIBERS

5

PARTICIPANTS

26

COMMENTS

128

What are **three (3) words or phrases you would use to describe Stockbridge** to someone unfamiliar with the community?

Small town environment.....present plan is to add individual taxpayers.....needs to switch to a plan to add business/corporate taxpayers

4 months ago

great place to live but like everywhere else, lots of traffic

4 months ago

Traffic, potholes and lack of sidewalks.

4 months ago

Terrible traffic, lack of higher end grocery stores, ie Whole Foods, Trader Joe's or Fresh Market.

4 months ago

Love, Inclusive and welcoming.

4 months ago

Friendly, lack of sidewalks, diverse population

4 months ago

Climbing crime, trashy roads, horrendous traffic

4 months ago

Traffic, trash, lack of quality eateries

4 months ago

Family oriented. Friendly. Dearth of sidewalks.

4 months ago

Property values, geese, but growing.

4 months ago

- 1) On the move.
- 2) Great potential.
- 3) An energized beginning for development.

4 months ago

Diverse, Growing, Unhealthy

4 months ago

Vibrant, Friendly, and Diverse!

4 months ago

Diverse, on the upswing, expanding

4 months ago

family community

4 months ago

Great pleasant and family

4 months ago

Great

4 months ago

Growth, confusion, division

4 months ago

Traffic, crime, overcrowding

4 months ago

Climbing crime, trashy roads, horrendous traffic

4 months ago

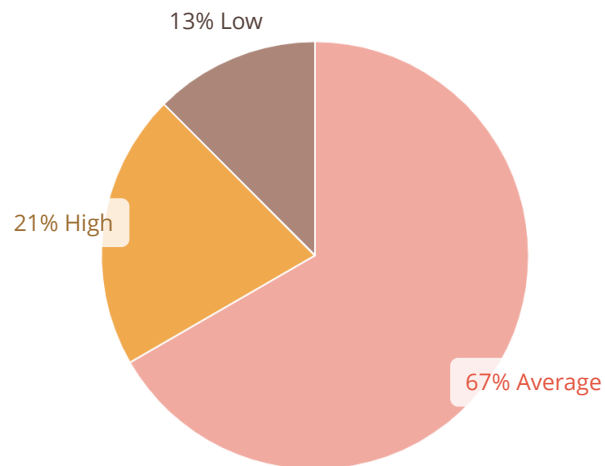
On the move

4 months ago

Evolving but I'm concerned that the infrastructure in place are antiquated. Traffic is starting to look like the Atl.

4 months ago

Quality of life is defined as the standard of health, comfort, and happiness experienced by an individual or group. How would you **rate the quality of life** that you experience in Stockbridge?



24 respondents

What are the **three (3) strongest assets** in Stockbridge?

Primary Assets = individual privacy, access to highway/interstate travel....access to necessary and optional services. Challenge = provide a retirement, work, and residential small town environment to avoid becoming a bedroom community.

4 months ago

Close to Atlanta (if a person likes that)
Hospitals close.
Good amount of local jobs.

4 months ago

Location

4 months ago

Business opportunities, family oriented and safety

4 months ago

Close to airport

4 months ago

Close proximity to airport, relatively affordable housing, friendly people

4 months ago

High ranking healthcare providers.
Variety of Shopping opportunities.
Curriculum-focused institutions of learning

4 months ago

Good answer plus proximity to airport

4 months ago

Access to neighboring areas, businesses are thriving, health care facilities

4 months ago

- 1) An engaged City Government
- 2) Enthusiastic market for upscale retail businesses
- 3) Available land (green space)

4 months ago

Commercial Tax base, Desire for smart growth, Lack of Equity

4 months ago

Family, Community, and Safety!

4 months ago

Location, government infrastructure, utilities

4 months ago

safety

4 months ago

the people, location, and potential

4 months ago

Can't come up with any

4 months ago

Near the interstate

4 months ago

None, none, none

4 months ago

Location, location, location

4 months ago

What are the **three (3) primary challenges** facing Stockbridge?

Traffic, crime and infrastructure

4 months ago

Keep crime down, traffic and parking

4 months ago

Better zoning, increase in traffic due to the increase of complexes built before roads are built, Henry Boulevard needs to be cleaned & have sidewalks.

4 months ago

Crime

Traffic

Crime

4 months ago

Traffic trash, too many complexes crowding in small areas with no end to traffic

4 months ago

Rising crime, ridiculous traffic, lack of quality shopping and eateries

4 months ago

Agree!

4 months ago

Lack of Sidewalks. Potholes on the busiest roads. No traffic lights where needed. Example, intersection of Patrick Henry Pkwy and Holloway Rd.

4 months ago

Property taxes are rising, home values are inflated, more code enforcement

4 months ago

1) Ability to draw upscale businesses

2) Limited funding for expediting infrastructure projects

3) Limited funding for new parks, social/recreation centers, and other major beautification city projects.

4 months ago

Lack of equity, Lack of transportation, Traffic

4 months ago

Economy, Housing costs, and Education!

4 months ago

Lack of affordable housing, disconnect between elected officials, outsider opinions who disparage Stockbridge no matter what they try to do

4 months ago

Homeownership lagging behind rentals, lack of a city recreation department, lack of city code enforcement

4 months ago

Elected officials, infrastructure (roads & traffic), police presence/ crime control

4 months ago

Fighting uptick in crimes, traffic control, better patrolling of the police force

4 months ago

Crime, electing people of good character, attracting a highly skilled workforce

4 months ago

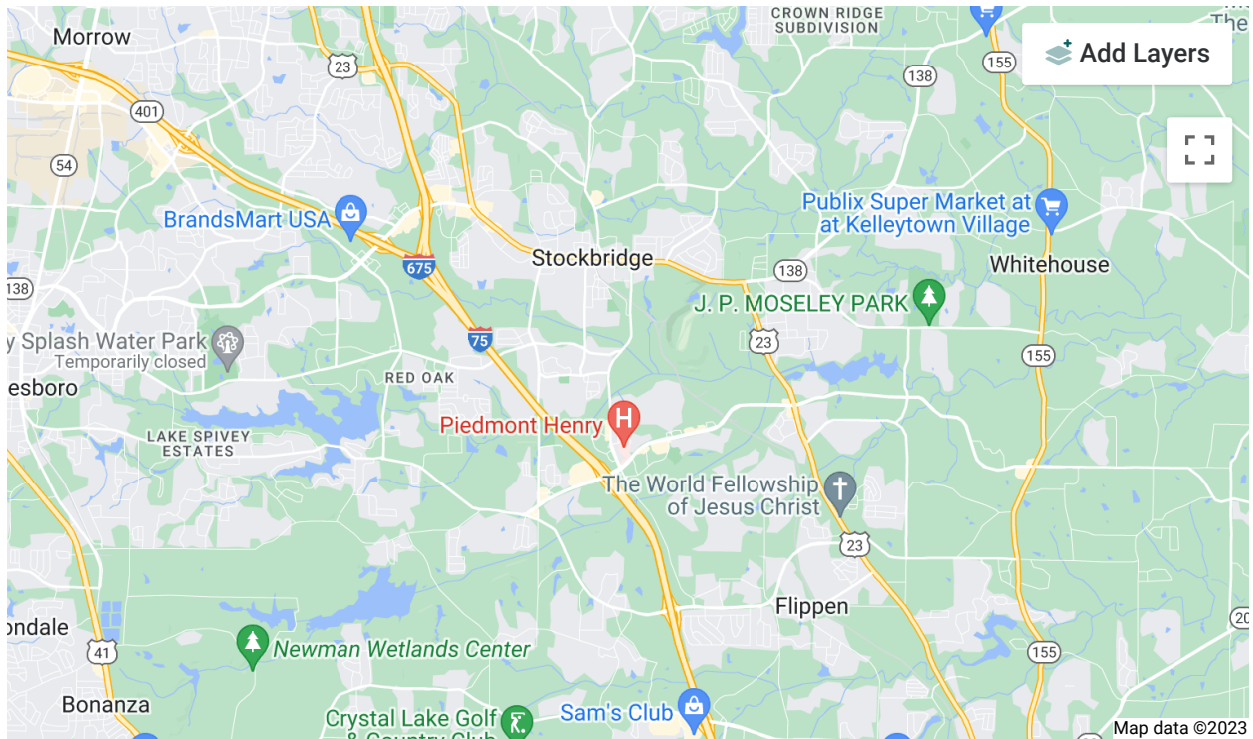
Limited restaurant options which unfortunately causes loss of revenue

4 months ago

agree

4 months ago

Which **culturally or historically significant buildings or sites** do you feel are most important to the community?



The history of Stockbridge has been destroyed or not supported by the changing population and City management over the last 25 years. (i.e. at least McDonough still has its square).

4 months ago

Well, I felt the Hightower house and the old gates to the city were significant but the city of stockbridge tore both down.

4 months ago

Amphitheater

Green space

4 months ago

Lake Spivey golf course, a

4 months ago

- 1) Amphitheater
- 2) New Cultural Arts Center
- 3) Daddy King's Church

4 months ago

Greenspaces

4 months ago

All, as it's a part of our history!

4 months ago

Previous administrations demolished the city's historical sites to build monuments to themselves.

4 months ago

Green cafe, unfortunately the most historical places were torn down to make room for the fountain that sometimes works

4 months ago

Agreed

4 months ago

The amphitheater and cultural arts center are welcomed amenities.

4 months ago

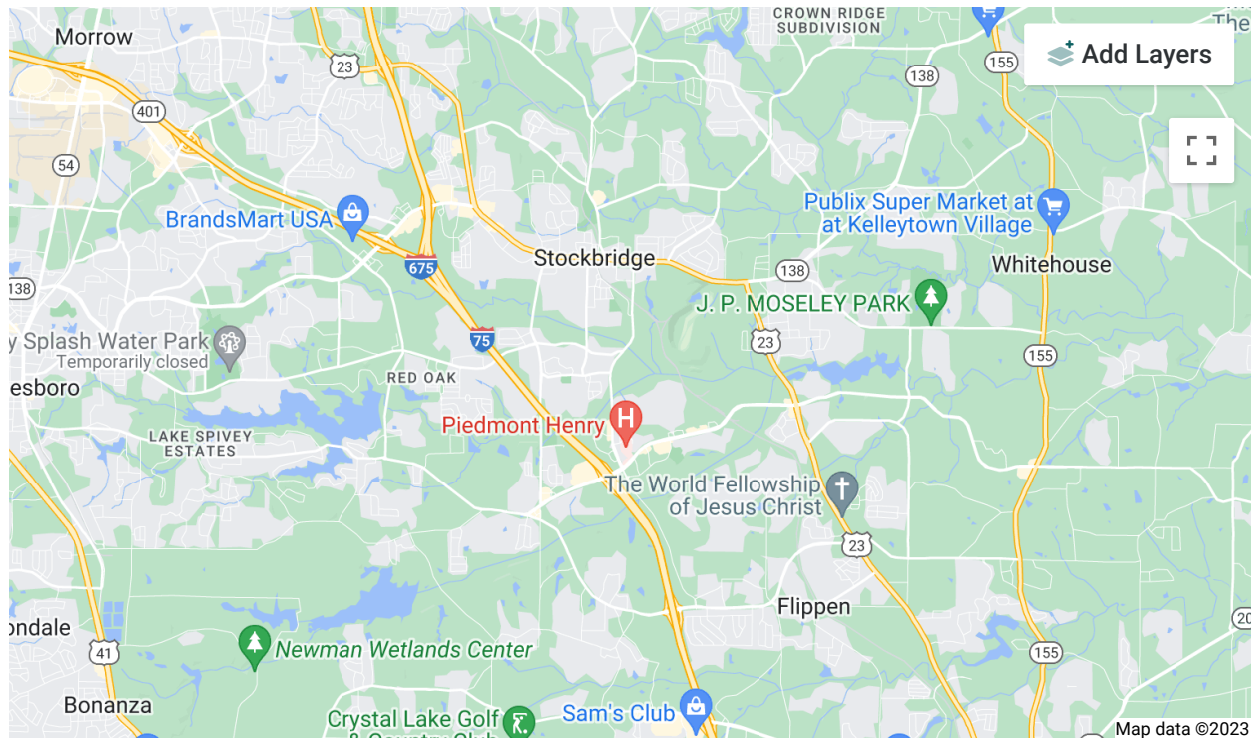
Need more greenspace

4 months ago

Unsure

4 months ago

Are there any **historically or culturally significant buildings or sites** in Stockbridge that you feel are **in danger of being lost or altered**? And what role should the city play in helping to **preserve and protect** these?



Not sure.

4 months ago

Daddy King's Church. The City must expand and develop this area into a more viable and visible historic site.

4 months ago

Wetlands keeping streams clean

4 months ago

If any historically or culturally significant buildings or sites can be identified the city needs to establish a Historical Preservation Authority to ensure the proper use and care of such properties.

4 months ago

If any historically or culturally significant buildings or sites can be identified the city should establish a Historical Preservation Authority to ensure the proper protection and use of such properties.

4 months ago

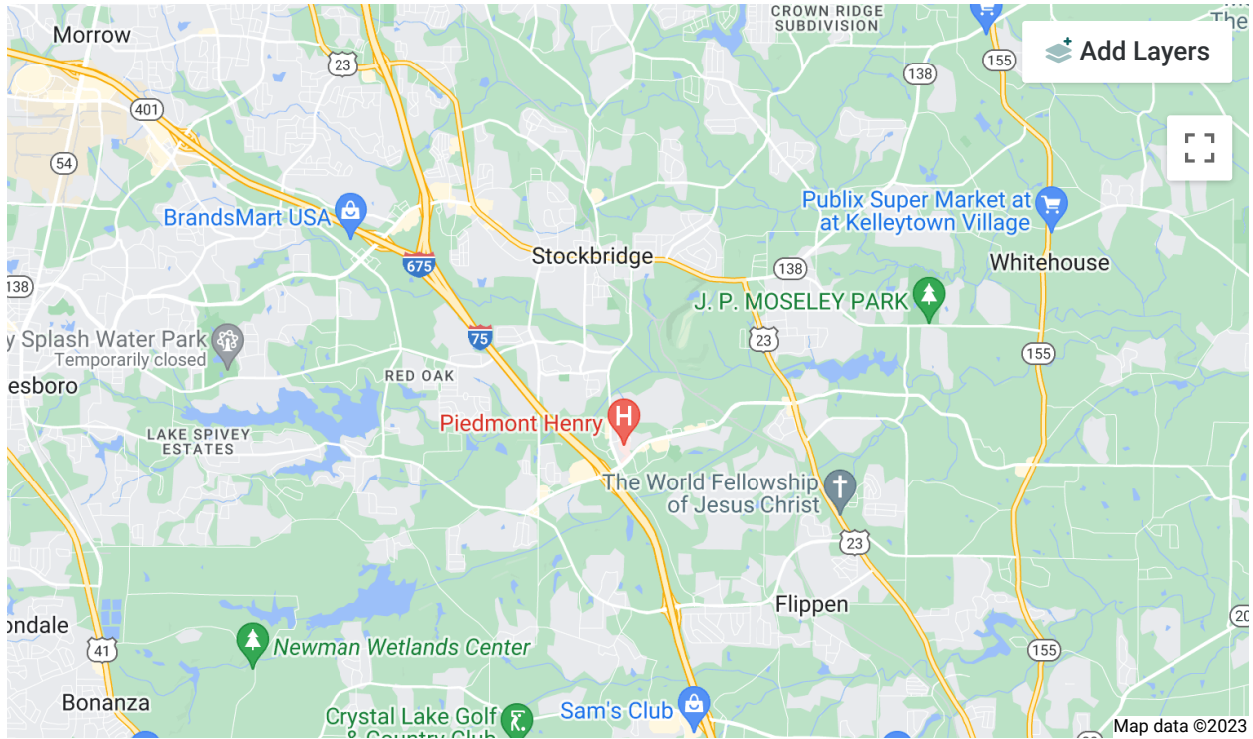
The original old house next to Merle Manders needs to be preserved

4 months ago

Not sure

4 months ago

What are the **most significant natural and environmental resources** in the area?
What role should the City play in helping to **preserve and protect** these?



Not sure

4 months ago

Stockbridge has significant green space for upscale retail development and affordable housing. However, a well planned traffic infrastructure must coincide with this development.

4 months ago

Wetlands and greenspaces

4 months ago

I'm not aware of any significant natural and environmental resources within the city limits.

4 months ago

Its people! Continue to elect honorable servants to protect the valuable resource.

4 months ago

agree

4 months ago

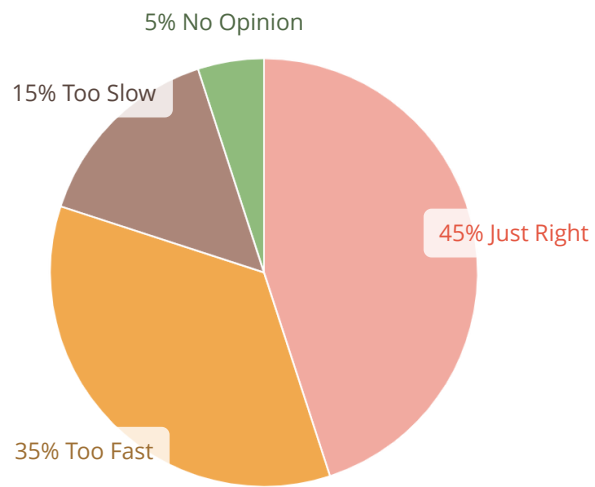
Trail connectivity is exciting. Hope we can make it happen.

4 months ago

Agree

4 months ago

How would you characterize your **perception of the pace of development in Stockbridge** in recent years?

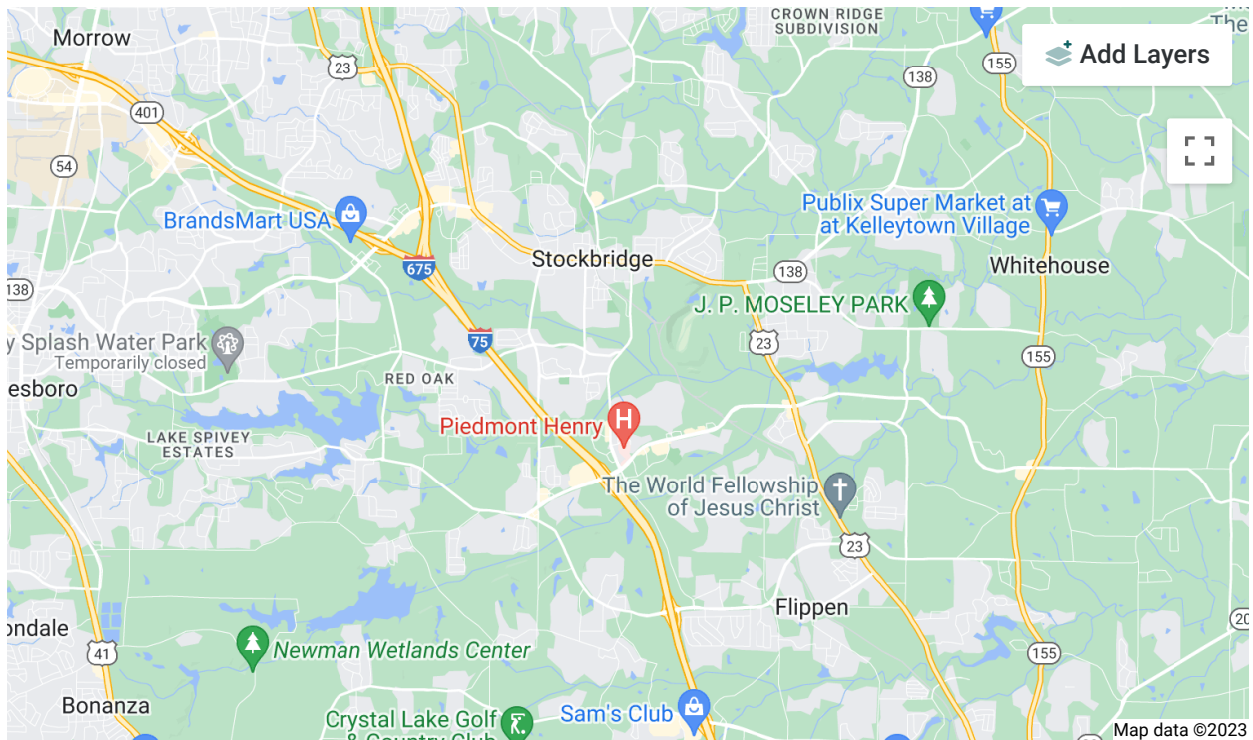


20 respondents

Where would you like to see **future development** focused?

No data to display...

Are there any locations in the City that you feel are particularly **dangerous for pedestrians or bicyclists**?



138 corridor to confers side walks could provide a will to walk

4 months ago

Patrick Henry Parkway and Rock Quarry Rd.

4 months ago

Everywhere. The sidewalks are not connected, if any exist. Roads are not bike friendly at all.

4 months ago

agree

4 months ago

Agree

4 months ago

I would say that almost everywhere is unsafe for pedestrians and cyclists

4 months ago

rock quarry rd

4 months ago

Pedestrians and bicyclists create their own dangerous conditions by ignoring crosswalks and weaving in and out of traffic.

4 months ago

Need to make sure businesses cut and maintain bushes and shrubs near major road way such as North Henry

4 months ago

Everywhere except the trail.

4 months ago

How would you rank your **satisfaction with the City's transportation system?**

	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Traffic Safety	29%	18%	24%	12%	-	18%
	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Traffic Congestion	41%	24%	24%	12%	-	-
	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Road Conditions	35%	35%	24%	6%	-	-
	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Pedestrian & Bicycle Safety	76%	24%	-	-	-	-
	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Public Transportation	62%	19%	-	-	-	19%
	Poor	Below Average	Adequate	Good	Excellent	No Opinion

17 respondents

What would you describe as **the most important housing need** in Stockbridge? What role should the City play in helping to **preserve and protect** these?

Home ownership rather than rental.

4 months ago

Affordable housing and assisted living housing.

4 months ago

Requiring new development pay for school capital improvements to ensure quality education.

4 months ago

Apartments are too expensive for what they are. Middle income residents can no longer afford to live in metro Atlanta

4 months ago

Less is more

4 months ago

Again corporations infiltrated the housing market. I think city governments should not get in on the act - property values will hurt the home owners in the long run. Refinancing, Heloc loans based on the false narrative!

4 months ago

Affordable housing for middle and low income populous.

4 months ago

How would you rank Stockbridge's **housing needs**?

	Need More	Right Amount	Need Less
Affordable Housing	67% Need More	13% Right Amount	20% Need Less
Senior Housing	56% Need More	38% Right Amount	6% Need Less
Density	13% Need More	40% Right Amount	47% Need Less
Mixed-Income Housing	38% Need More	38% Right Amount	23% Need Less
High-Income Housing (\$400,000+)	21% Need More	36% Right Amount	43% Need Less

16 respondents

What kind of improvements should be considered to **enhance Downtown Stockbridge**?

Better "sit down" restaurants. A walkable cute downtown area

4 months ago

Less bargain retail

4 months ago

Performing Arts Center, fewer specialty shops, and more general merchandise type stores.

4 months ago

Housing, retail, fine dining

4 months ago

Outdoor dining - post office area Walter Davis would a fine area for outdoor dining and shoos

4 months ago

N/A

4 months ago

Renovated parks, mixed retail development, rejuvenated traffic system and roads.

4 months ago

N / A

4 months ago

What would you describe as the **top project or improvement** that could be made to **Downtown Stockbridge**?

No vehicle access!!!

4 months ago

New Cultural Arts Center and mixed retail development.

4 months ago

Park space and walkability.

4 months ago

Agree

4 months ago

Affordable housing

4 months ago

parking

4 months ago

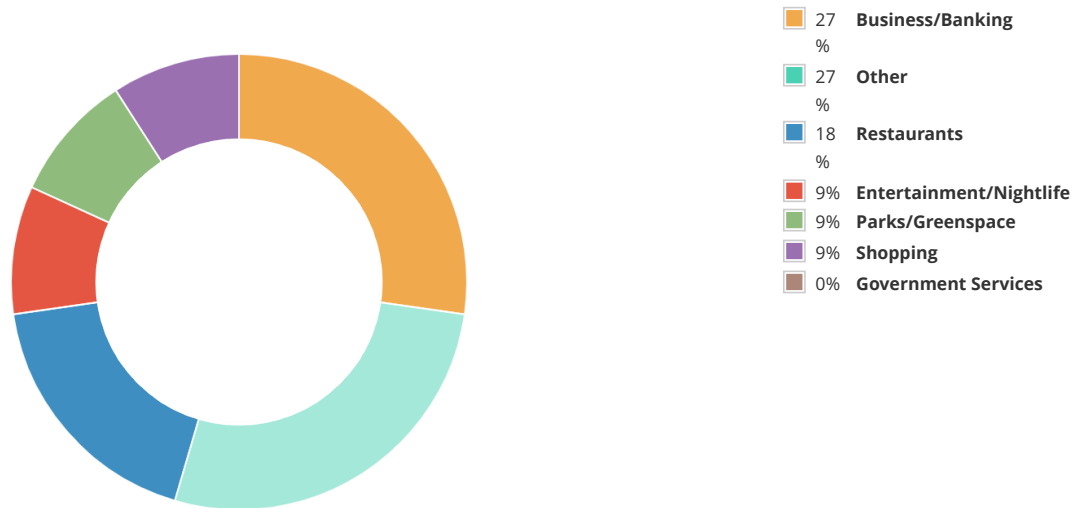
Performing Arts Center

4 months ago

Housing

4 months ago

What is your **primary reason for visiting** Stockbridge?



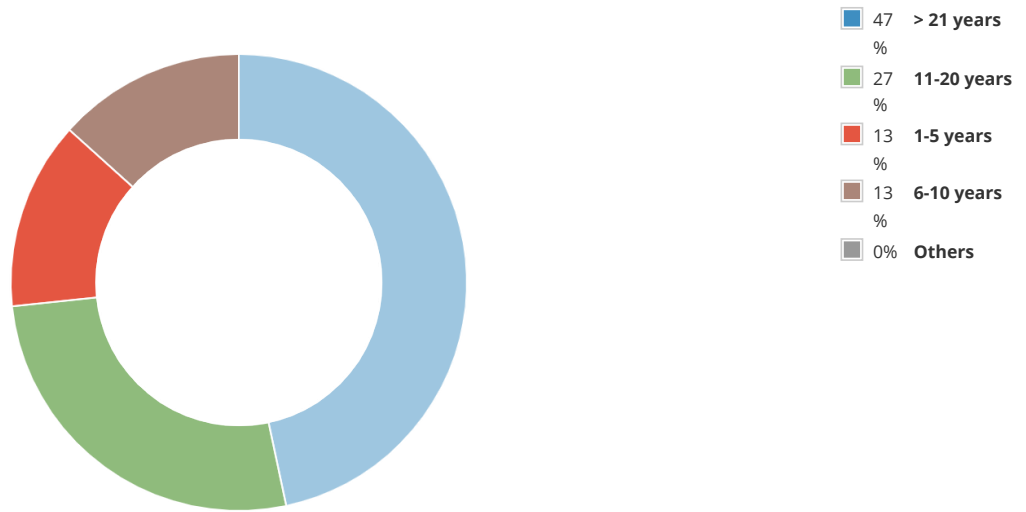
11 respondents

Which of the following statements apply to you?

86%	I am a resident of Stockbridge	12 ✓
14%	Other	2 ✓
0%	I own a business located in Stockbridge	0 ✓
0%	I work in Conyers	0 ✓

14 Respondents

How long have you lived in Stockbridge?



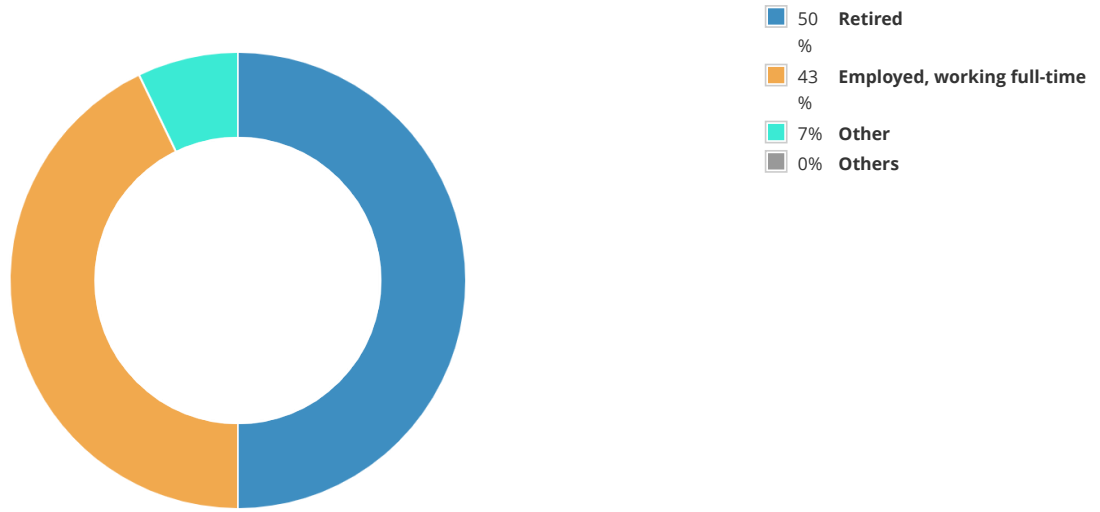
15 respondents

What is your age?



14 respondents

Which of the following categories best describes your employment status?



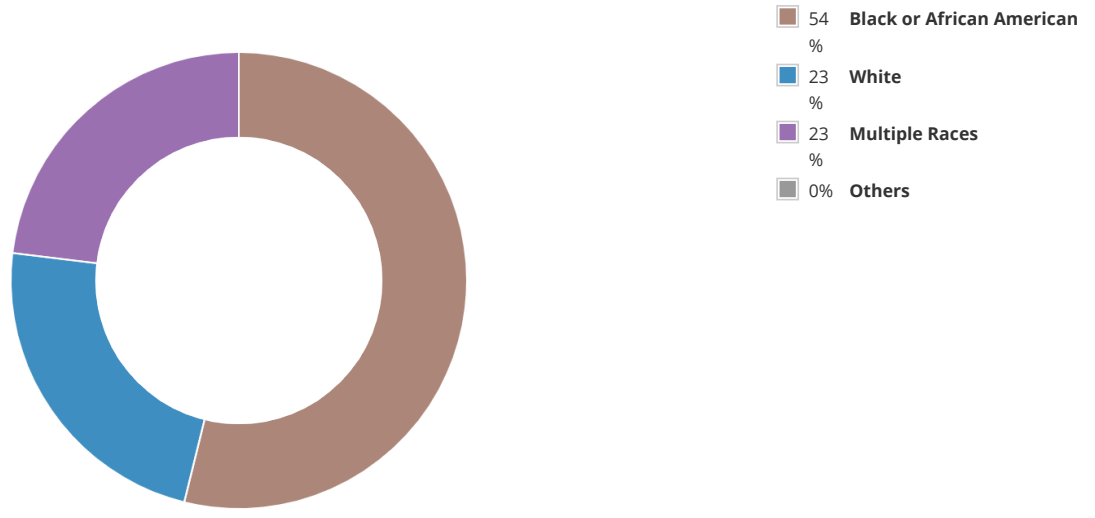
14 respondents

What is the highest level of school you have completed or the highest degree you have received?



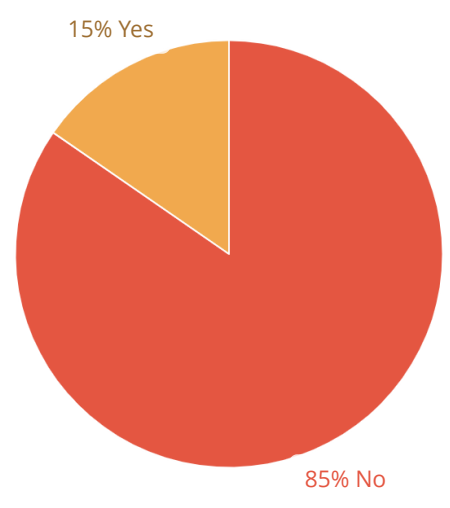
14 respondents

With which race do you identify?



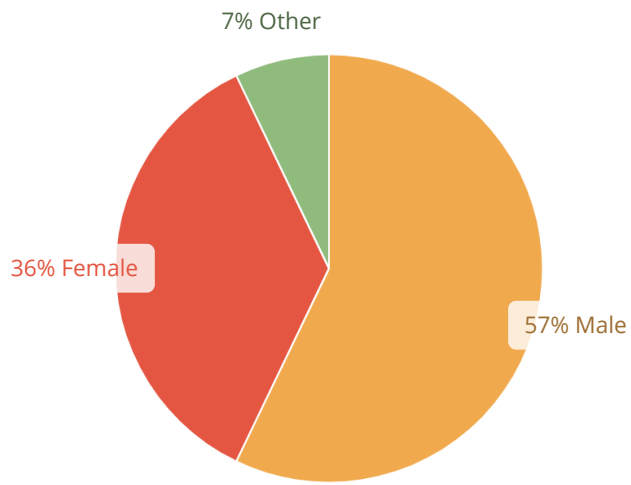
13 respondents

Do you identify as Hispanic, Latino, or Spanish?



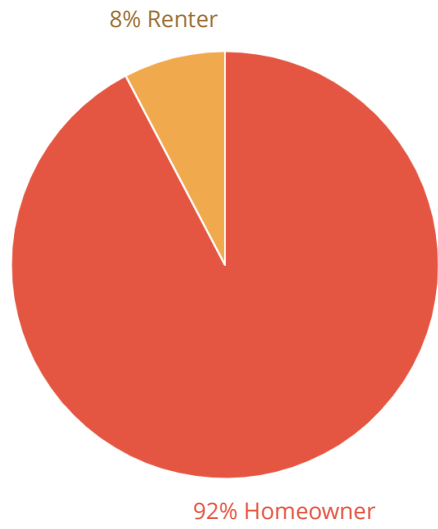
13 respondents

What is your gender identity?



14 respondents

What best describes your housing status?



13 respondents

If desired, please use the space below to list anything else you would like to be considered in Stockbridge's future planning efforts that was not covered by the previous survey questions.

Avoid becoming part of Metro Atlanta.

4 months ago

Sidewalks, retail section Walter Davis area. Geese, geese geese willow springs subdivision

4 months ago

City and County Development Authorities must work closer together.

4 months ago

Have developers cover costs for community development needs, like parks, schools, and sidewalk connections.

4 months ago

I used to live in Stockbridge and would love to move back but I can't afford to. Please make more affordable housing options for those of us with mid range government salaries.

4 months ago

Increased presence and tools to the Code Enforcement Department

4 months ago

agree

4 months ago

Subscribe now to get updates on upcoming engagement opportunities!

No data to display...

Are there any areas in Stockbridge you feel are particularly dangerous for pedestrians or bicyclists?

No data to display...

Are you aware that the City of Conyers and Rockdale County are separate governments with different geographic boundaries?

No data to display...

Are you satisfied with how the City of Stockbridge is **governed and operates**?

No data to display...

What is your primary reason for visiting downtown?

No data to display...



05

Implementation

Cost and Prioritization Overview

Phasing Plan for Parks

Phasing Plan for Trails

Operations and Maintenance

Grants and Other Funding Opportunities





DRAFT

Cost and Priorization Overview

The implementation plan divides the design and construction work required for each park into eight phases to be completed between over the next 10 years (2023-2033). The phasing plan aims for an equitable breakdown of work between parks at each phase, allowing all areas of the City to see completed projects sooner rather than later.

Phase 1 projects would begin in 2023, with land acquisition, decommission of the transfer station at Memorial Park, and design/construction of Phase A improvements to existing parks.

A final total summary and breakdown of each phase is provided below and the following page, and more detailed phasing and cost estimates are located in the appendix.

PHASING + COST BREAKDOWN

FINAL TOTAL ALL PHASES	\$130,173,675
---------------------------------	----------------------

PHASE 1 SHORT-TERM 1-3 YEARS	\$10,756,711
1.1 Memorial Park - Decommission Transfer Station	\$50,000
1.2 Gardner Park - South Parcels Land Acquisition	\$395,000
1.3 Clark Park Work Phase A - North Side Renovations	\$3,298,293
1.4 Memorial Park Work Phase A - West Side Renovations	\$3,432,378
1.5 Gardner Park Work Phase A - North Side Renovations	\$2,140,334
1.6 Reeves Creek Trailhead Work Phase A - Restroom	\$575,842
1.7 New Trails - Clark Park to Downtown	\$864,864

PHASE 2 SHORT-TERM 2-5 YEARS	\$7,460,554
2.1 MLK Sr. Trail - Memorial Park to Downtown Trail Extension	\$691,891
2.2 Clark Park Work Phase B - South Side Renovations	\$2,802,946
2.3 Clark Park Work Phase C - Stream Restoration	\$789,385
2.4 Clark Park - Ropes Course Vendor Selection	\$11,500
2.5 New Park 1 - Eagle's Landing Area Park Land Acquisition	\$540,000
2.6 New Trail - N Henry Rd Pedestrian Bridge	\$2,624,832

PHASE 3 MID-TERM | 4-7 YEARS.....**\$1,873,837**

- 3.1 **New Park 2** - Walt Stevens Hwy Area Park Land Acquisition.....\$390,000
- 3.2 **New Park 3** - Hwy 42/Eagle’s Landing Pkwy Area Park Land Acquisition.....\$390,000
- 3.3 **New Trails** - Gardner Park to Cochran Park Connector Trail\$228,973
- 3.4 **New Trails** - Downtown to Gardner Park.....\$864,864

PHASE 4 MID-TERM | 4-7 YEARS.....**\$38,741,858**

- 4.1 **Gardner Park Work Phase B** - Stream Restoration.....\$126,899
- 4.2 **New Park 1** - Eagle’s Landing Area Park Design/Construction.....\$11,793,600
- 4.3 **Clark Park Work Phase D** - Woodland Area and Dog Park.....\$1,034,535
- 4.4 **Memorial Park Phase B** - Eastside Renovations.....\$4,509,440
- 4.5 **Gardner Park Work Phase C** - South and West Side Renovations.....\$8,597,534
- 4.6 **Reeves Creek Trailhead Work Phase B** - Trailhead Improvements.....\$294,997
- 4.7 **Reeves Creek Trail** - Neighborhood Connector.....\$276,756
- 4.8 **New Trail** - Ward St from Love St to Nolan St/MLK Trail\$518,918
- 4.9 **New Trail** - Hudson Bridge Rd from Flippen Rd to Hwy 42.....\$6,054,048
- 4.10 **New Trail** - Rock Quarry Rd from Banks Rd to Jodeco Rd.....\$5,535,130

PHASE 5 MID-TERM | 4-7 YEARS.....**\$29,592,501**

- 5.1 **New Park 2** - Walt Stevens Hwy Area Park Design/Constructions.....\$11,793,600
- 5.2 **New Park 3** - Hwy 42/Eagle’s Landing Pkwy Area Park Design/Construction.....\$11,783,600
- 5.3 **New Trail** - Speer Rd from SR 138 to Walt Stevens Rd\$1,386,927
- 5.4 **New Trail** - Old Conyers Rd from E Atlanta Rd to Stockbridge High School\$2,542,700
- 5.5 **New Trail** - Tye St from Banks Rd to N Henry Rd.....\$2,075,674

PHASE 6 LONG-TERM | 5-7 YEARS.....**\$20,200,103**

- 6.1 **New Park 4** - N Henry Blvd Area Park Land Acquisition.....\$390,000
- 6.2 **New Park 4** - N Henry Blvd Area Park Design/Construction.....\$11,793,600
- 6.3 **New Trail** - SR 138 from Speer Rd to N Henry Rd\$2,940,538
- 6.4 **New Trail** - N Henry Rd from SR 138 to Escalade Dr\$691,891
- 6.5 **New Trail** - Escalade Dr from N Henry Blvd to Brush Creek\$415,135
- 6.6 **New Trail** - Utility Corridor from Patrick Henry Rd to Jodeco Rd.....\$3,044,321
- 6.7 **New Trail** - Peach Dr from Flippen Elementary School to Campground Rd.....\$924,618

PHASE 7 LONG-TERM | 7-10 YEARS _____ **\$12,183,600**

7.1 **New Park 5** - Hwy 42/Jodeco Rd Area Land Acquisition _____ \$390,000

7.2 **New Park 5** - Hwy 42/Jodeco Rd Area Park Design/Construction _____ \$11,793,600

PHASE 8 LONG-TERM | 10+ YEARS _____ **\$9,364,512**

8.1 **Clark Park and Gardner Park** - Tunnel Connector _____ \$1,745,453

8.2 **New Trail** - Flippen Rd from N Henry Blvd _____ \$288,943

8.3 **New Trail** - Banks Rd from Flippen Rd to Rock Quarry Rd _____ \$1,040,196

8.4 **Reeves Creek Trail** - Trail Connector to Rock Quarry Rd _____ \$276,756

8.5 **New Trail** - Rock Quarry Rd/Utility Corridor from Banks Rd to Brush Creek _____ \$2,311,546

8.6 **New Trail** - Brush Creek Trail to Old Conyers Rd/Stockbridge Middle School _____ \$415,135

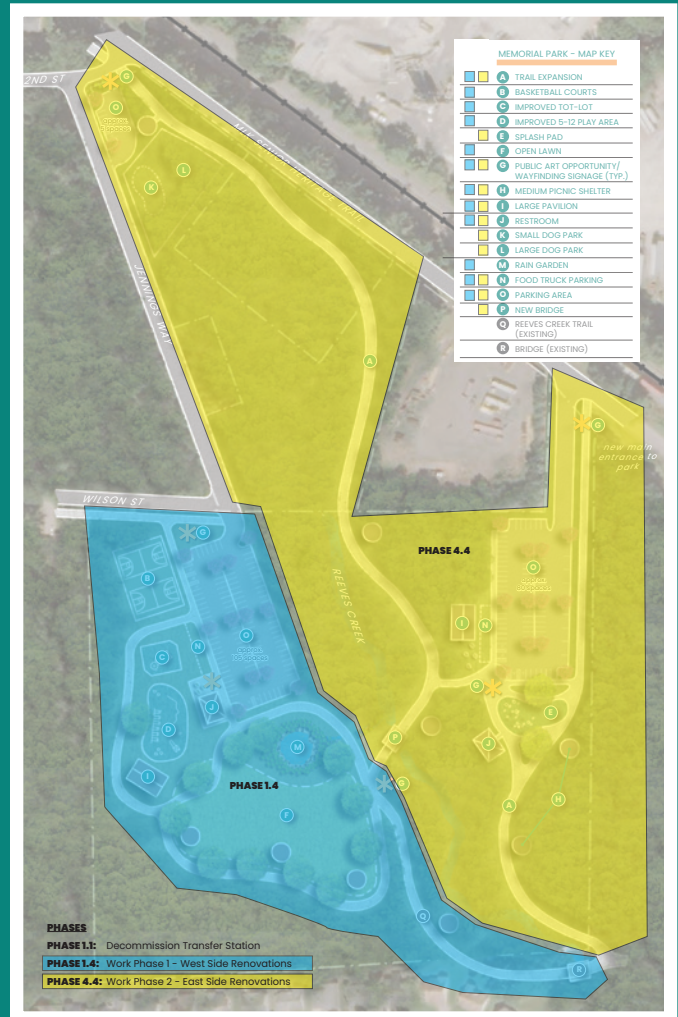
8.7 **New Trail** - N Henry Rd east of downtown Stockbridge to Hwy 42 _____ \$3,286,483

EXISTING PARK PHASING DIAGRAMS

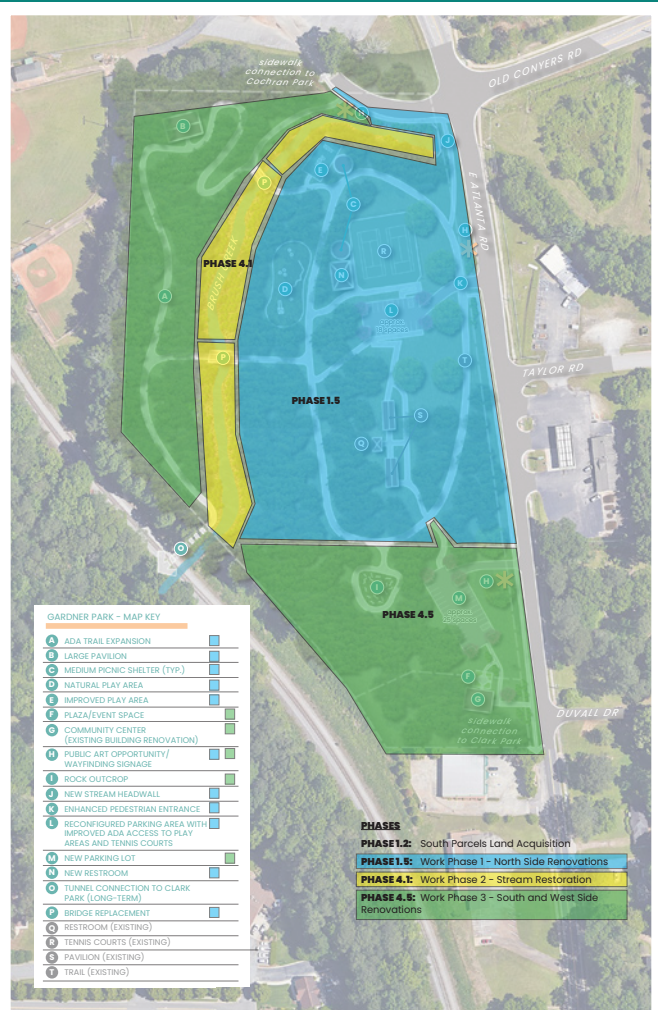
The following diagrams display the phasing breakdown for each of the existing parks: Memorial Park, Gardner Park, Clark Park, and the Reeves Creek Trailhead.

The phasing approach for the existing parks distributed construction projects throughout the parks for several reasons. First, the goal was to have continued use of a portion of each park while construction was underway. Secondly, this approach ensures the parks receive upgrades equitably rather than prioritizing one park over another.

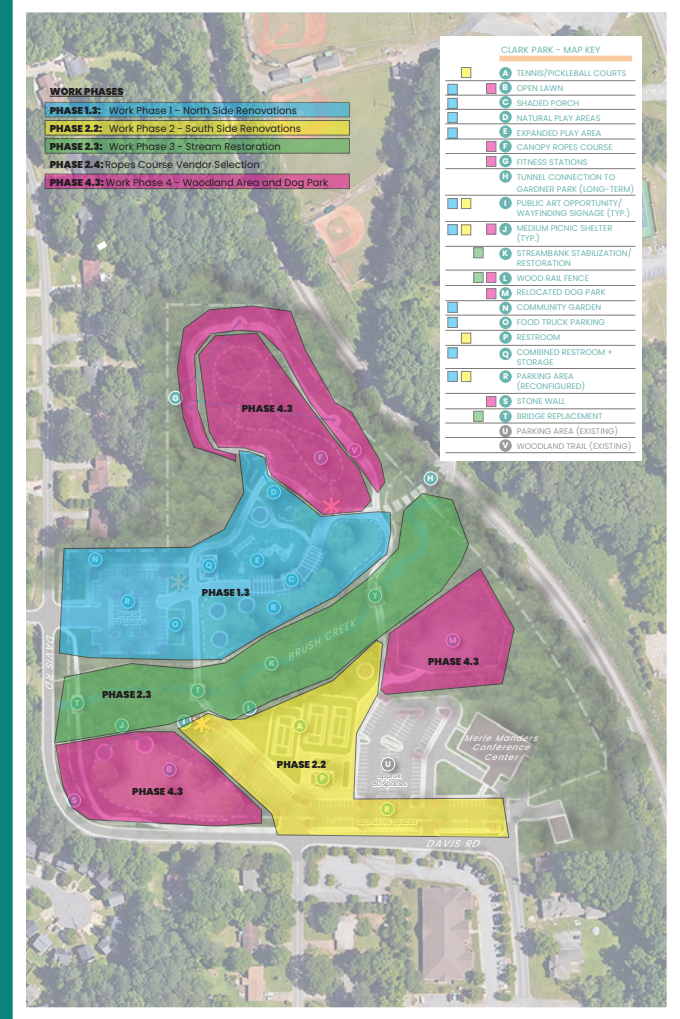
MEMORIAL PARK



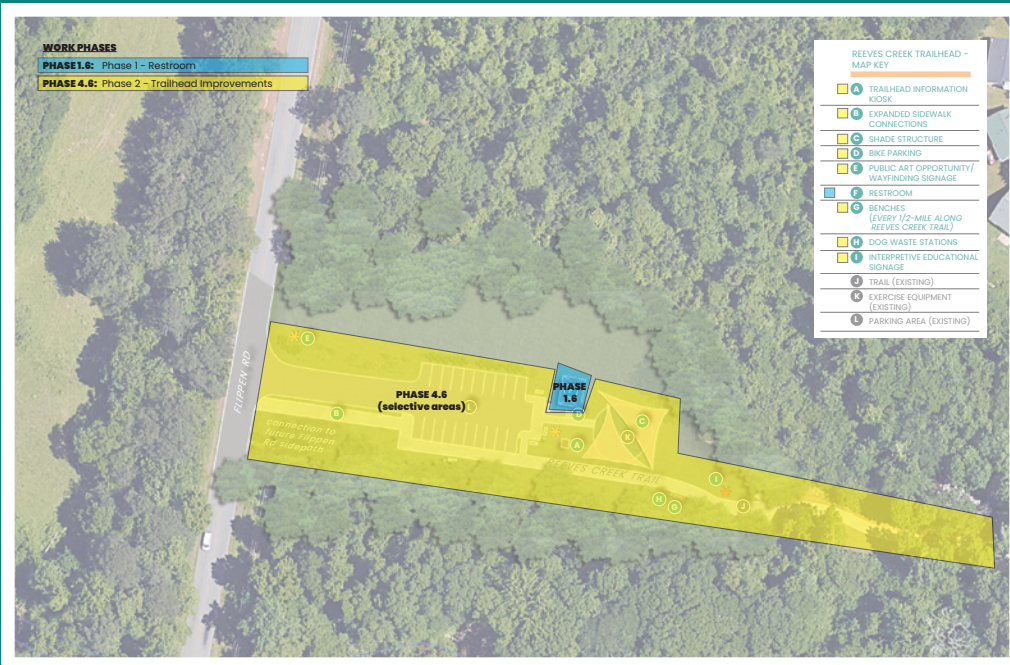
GARDNER PARK



CLARK PARK



REEVES CREEK TRAILHEAD



Phasing Plan for Parks

The proposed phasing stages for implementing the park projects is shown on the map to the right.

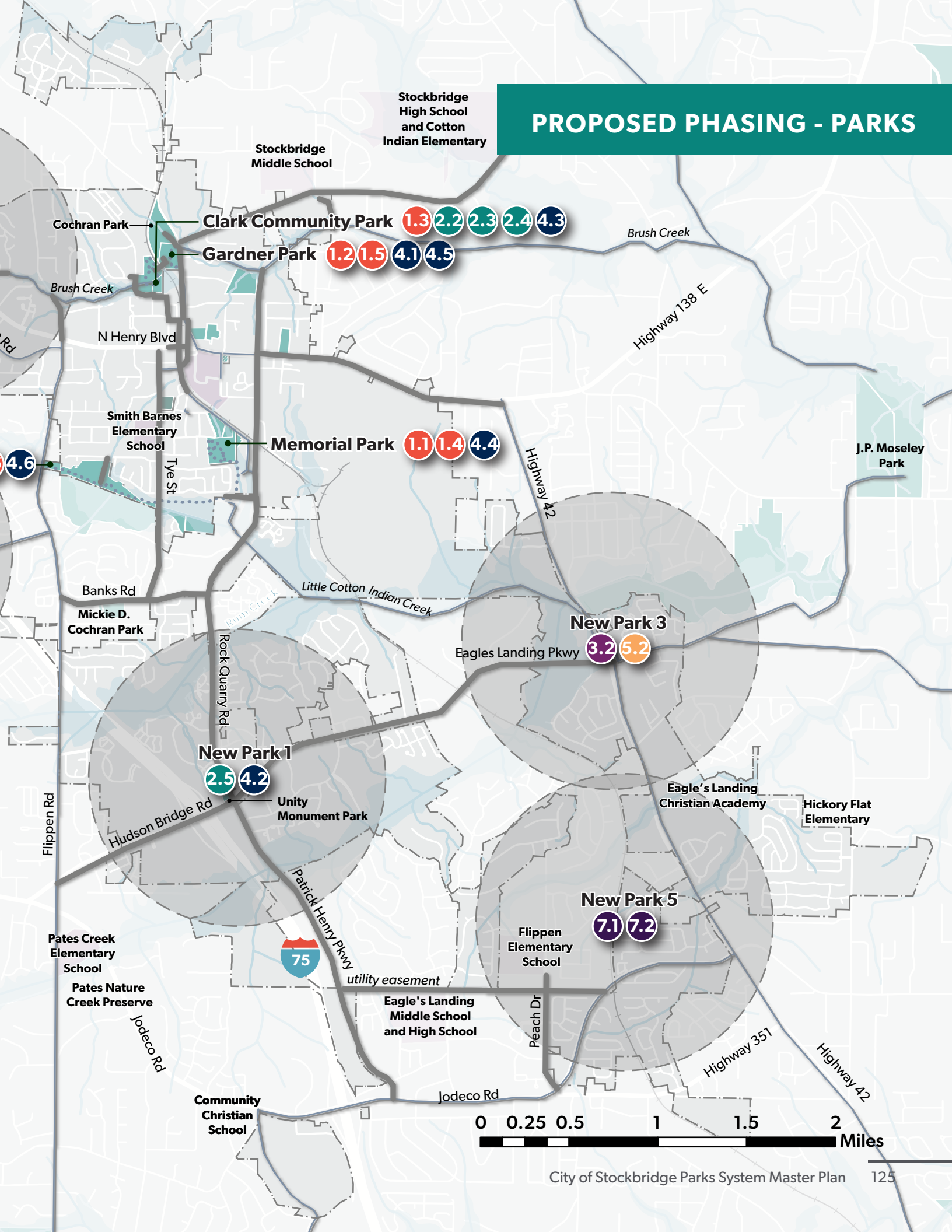
- 1.1 **Memorial Park** - Decommission Transfer Station
- 1.2 **Gardner Park** - South Parcels Land Acquisition
- 1.3 **Clark Park Work Phase A** - North Side Renovations
- 1.4 **Memorial Park Work Phase A** - West Side Renovations
- 1.5 **Gardner Park Work Phase A** - North Side Renovations
- 1.6 **Reeves Creek Trailhead Work Phase A** - Restroom
- 2.2 **Clark Park Work Phase B** - South Side Renovations
- 2.3 **Clark Park Work Phase C** - Stream Restoration
- 2.4 **Clark Park** - Ropes Course Vendor Selection
- 2.5 **New Park 1** - Eagle's Landing Area Park Land Acquisition
- 3.1 **New Park 2** - Walt Stevens Hwy Area Park Land Acquisition
- 3.2 **New Park 3** - Hwy 42/Eagle's Landing Pkwy Area Park Land Acquisition
- 4.1 **Gardner Park Work Phase B** - Stream Restoration
- 4.2 **New Park 1** - Eagle's Landing Area Park Design/Construction
- 4.3 **Clark Park Work Phase D** - Woodland Area and Dog Park
- 4.4 **Memorial Park Phase B** - Eastside Renovations
- 4.5 **Gardner Park Work Phase C** - South and West Side Renovations
- 4.6 **Reeves Creek Trailhead Work Phase B** - Trailhead Improvements
- 5.1 **New Park 2** - Walt Stevens Hwy Area Park Design/Constructions
- 5.2 **New Park 3** - Hwy 42/Eagle's Landing Pkwy Area Park Design/Construction
- 6.1 **New Park 4** - N Henry Blvd Area Park Land Acquisition
- 6.2 **New Park 4** - N Henry Blvd Area Park Design/Construction
- 7.1 **New Park 5** - Hwy 42/Jodeco Rd Area Land Acquisition
- 7.2 **New Park 5** - Hwy 42/Jodeco Rd Area Park Design/Construction



LEGEND

- City and County Parks
- Floodplains, Streams, and Water Bodies
- Community Resources
- City limits
- Railroad tracks
- Existing trails
- Planned trails and streetscape projects from other studies
- Proposed Trails
- Recommended New Park Vicinity Areas
- 1.1 Phase 1 Project (1-3 yrs)
- 2.1 Phase 2 Project (2-5 yrs)
- 3.1 Phase 3 Project (4-7 yrs)
- 4.1 Phase 4 Project (4-7 yrs)
- 5.1 Phase 5 Project (4-7 yrs)
- 6.1 Phase 6 Project (5-7 yrs)
- 7.1 Phase 7 Project (7-10 yrs)
- 8.1 Phase 8 Project (10+ yrs)

PROPOSED PHASING - PARKS



Stockbridge High School and Cotton Indian Elementary

Stockbridge Middle School

Clark Community Park

1.3 2.2 2.3 2.4 4.3

Gardner Park

1.2 1.5 4.1 4.5

Memorial Park

1.1 1.4 4.4

New Park 3

3.2 5.2

New Park 1

2.5 4.2

Unity Monument Park

New Park 5

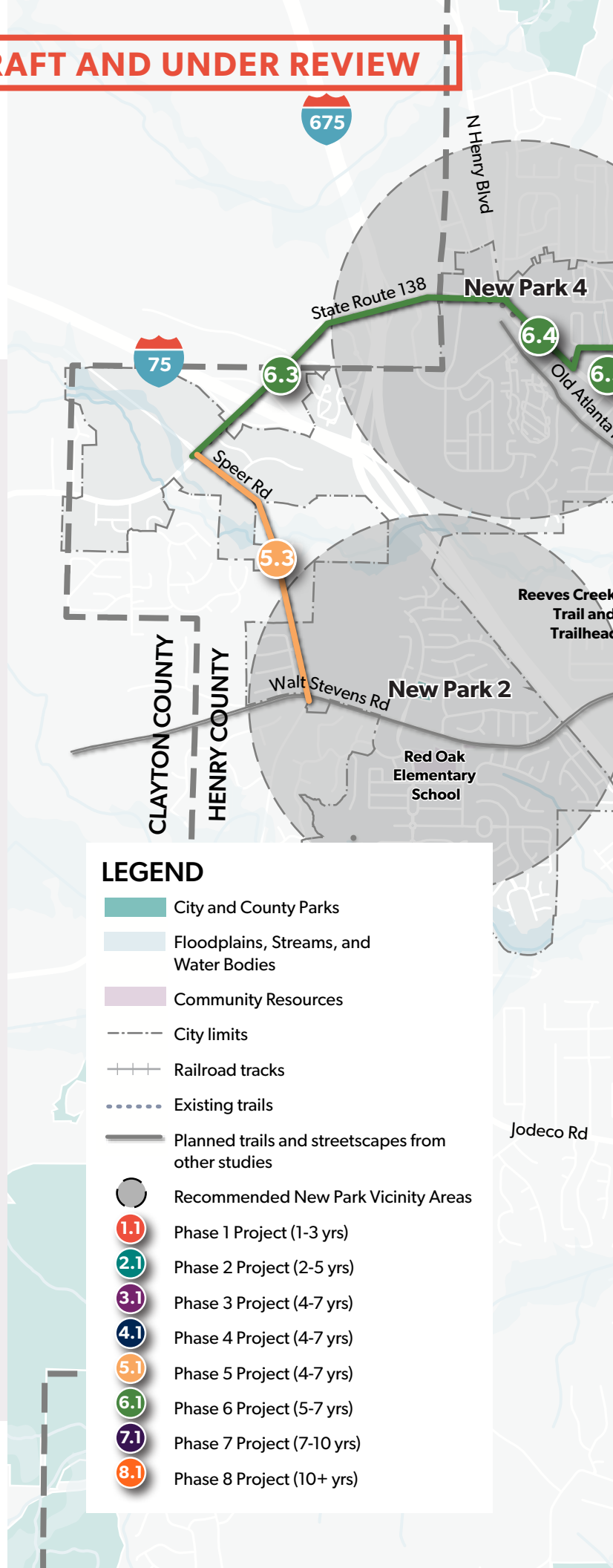
7.1 7.2



Phasing Plan for Trails

The proposed phasing stages for implementing the trail projects is shown on the map to the right.

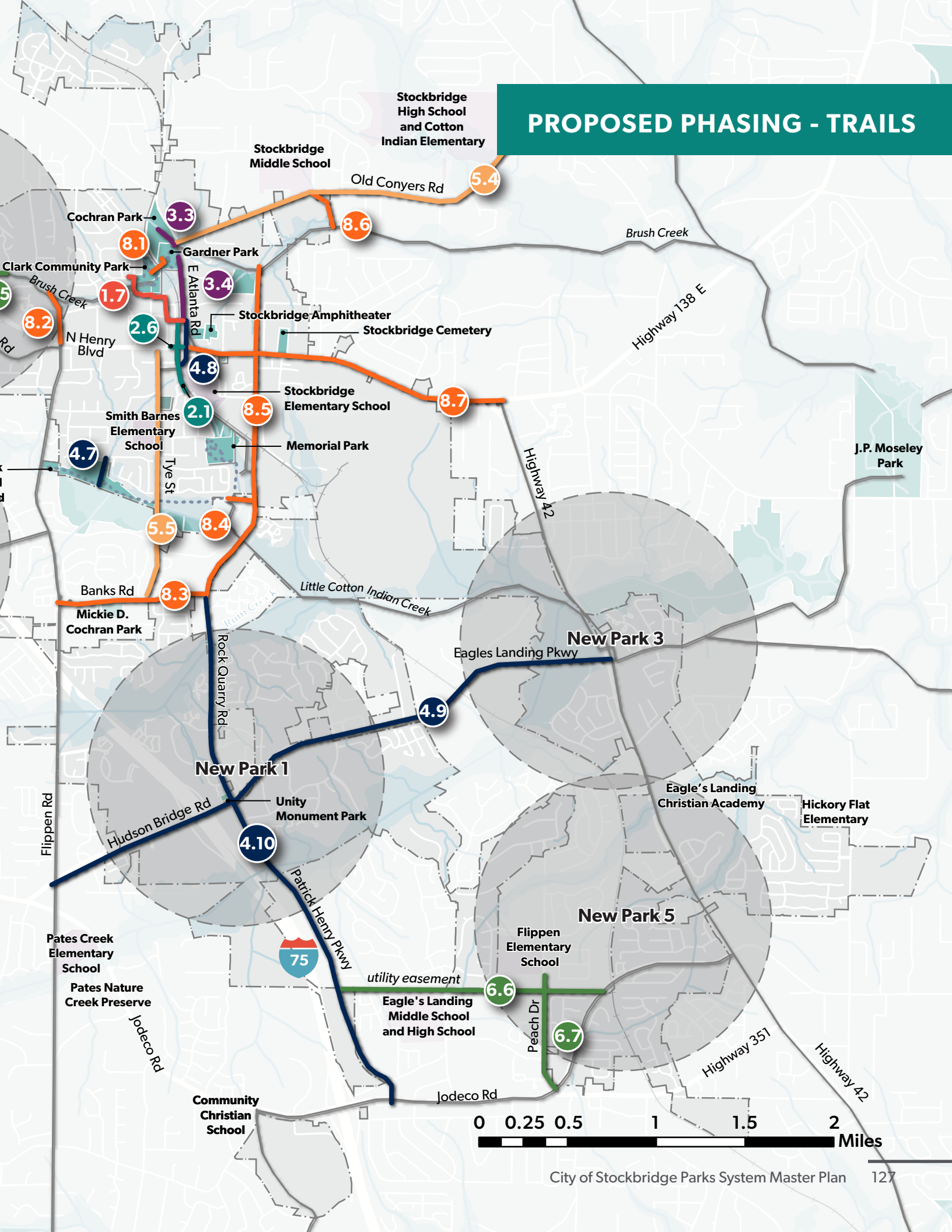
- 1.7 New Trail** - Clark Park to Downtown
- 2.1 MLK Trail** - Extension to Downtown
- 2.6 New Trail** - Pedestrian Bridge over N Henry Blvd
- 3.3 New Trail** - Gardner Park to Cochran Park Connector
- 3.4 New Trail** - Downtown to Gardner Park
- 4.7 Reeves Creek Trail** - Neighborhood Connector
- 4.8 New Trail** - Ward St from Love St to Nolan St/MLK Trail
- 4.9 New Trail** - Hudson Bridge Rd from Flippen Rd to Hwy 42
- 4.10 New Trail** - Rock Quarry Rd from Banks Rd to Jodeco Rd
- 5.3 New Trail** - Speer Rd from SR 138 to Walt Stevens Rd
- 5.4 New Trail** - Old Conyers Rd from E Atlanta Rd to Stockbridge High School
- 5.5 New Trail** - Tye St from Banks Rd to N Henry Rd
- 6.3 New Trail** - SR 138 from Speer Rd to N Henry Rd
- 6.4 New Trail** - N Henry Rd from SR 138 to Escalade Dr
- 6.5 New Trail** - Escalade Dr from N Henry Blvd to Brush Creek
- 6.6 New Trail** - Utility Corridor from Patrick Henry Rd to Jodeco Rd
- 6.7 New Trail** - Peach Dr from Flippen Elementary School to Campground Rd
- 8.1 New Trail** - Gardner Park to Clark Community Park Tunnel Connector
- 8.2 New Trail** - Flippen Rd from N Henry Blvd to Brush Creek
- 8.3 New Trail** - Banks Rd from Flippen Rd to Rock Quarry Rd
- 8.4 Reeves Creek Trail** - Trail Connector to Rock Quarry Rd
- 8.5 New Trail** - Rock Quarry Rd/Utility Corridor from Banks Rd to Brush Creek
- 8.6 New Trail** - Brush Creek Trail Connector to Old Conyers Rd at Stockbridge Middle School
- 8.7 New Trail** - N Henry Rd east of downtown Stockbridge



LEGEND

- City and County Parks
- Floodplains, Streams, and Water Bodies
- Community Resources
- City limits
- Railroad tracks
- Existing trails
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- 2.1 Phase 2 Project (2-5 yrs)
- 3.1 Phase 3 Project (4-7 yrs)
- 4.1 Phase 4 Project (4-7 yrs)
- 5.1 Phase 5 Project (4-7 yrs)
- 6.1 Phase 6 Project (5-7 yrs)
- 7.1 Phase 7 Project (7-10 yrs)
- 8.1 Phase 8 Project (10+ yrs)

PROPOSED PHASING - TRAILS





Parks Operations and Maintenance Recommendations

The following are recommendations for the City of Stockbridge regarding the effective operation and maintenance of parks and recreation facilities and services for the future. These recommendations are based on the premise that the city will see a significant increase in the number of parks in the future and is interested in exploring the possible establishment of a full-service parks and recreation department at some point in the future.

With this in mind the following steps are recommended to establish a full-service parks and recreation department.

STEP 1 – BUILD ON CURRENT STRUCTURE

The goal of this first step is to increase the level of maintenance for the existing parks knowing that they will be renovated and expanded. It also realizes that new parks and trails will be added that will require additional staffing and budget resources.

In addition, another goal would be to increase the use of the Merle Manders Conference Center and consider utilizing the center during off hours for basic recreation programming.

Existing Parks Upgrades

With existing parks upgrades the following should occur:

- Parks maintenance remains as a part of Public Works.
- The existing three maintenance staff continue with parks maintenance.
- New full-time maintenance staff is added including.
 - 1 Crew Leader
 - 2-Public Works Technicians
- Operational policies and procedures are updated.

With the development of three new parks the following occurs:

- A formal Parks Division is established as part of the Public Works Department. A significant number of new parks staff are added including:
 - Parks Supervisor
 - 3 Crew Leaders
 - 9 Public Works Technicians
- Trails and ROWs is established as a separate staffing unit in the Parks Division. Staffing includes:
 - 1 Crew Leader
 - 2 Public Works Technicians
- Strong consideration is given to establishing a park ranger program (outside of Police, as part of Parks). Staffing includes:
 - Ranger Supervisor
 - 3 Park Rangers
- Additional policies and procedures are developed.
- The Parks budget is broken down into sub accounts and a 5-year CIP budget is established.

Recreation Programs and Services

If the city is going to begin to develop some basic recreation programs and services, then the following needs to occur:

- The Merle Manders Conference Center staff continues with:
 - Merle Manders Conference Center operations
 - Amphitheater contract management
 - Special event development
- Strong consideration is given to the hiring of a dedicated recreation coordinator that can develop some basic recreation programs (contractor provided).

STEP 2 – ESTABLISH A RECREATION SERVICES DIVISION

With the development of an enhanced park system (renovation of existing parks and the addition of at least three new parks), the city can turn its attention to the development of more recreation programs and services. This involves:

- The possible addition of amenities that will support recreation programs including:

- Youth/Senior Community Center
- Aquatics Center
- Cultural Arts Center
- The integration of existing recreation facilities and programs including:
 - Merle Manders Conference Center
 - Amphitheater
 - Special events
 - Recreation Programs

- The following would be the basic responsibilities of the Recreation Services Division:
 - Recreation facilities management and operations.
 - Recreation facilities maintenance.
 - Recreation programs and services delivery based on an established recreation programming philosophy.
- Developing a comprehensive Recreation Services Division will require a professional recreation staff. This could involve a significant number of positions to operate active recreation facilities, maintain these facilities, and coordinate the recreation programs and services.
- The establishment of a Recreation Services Division will require a number of operational policies to be in place including:
 - The develop of a specific program plan.
 - Establishment of a facilities maintenance plan.
 - Development of specific facility and program budgets.
 - Budgets for recreation programs and facilities are established.
 - Recreation services are coordinated with the county.

STEP 3 – ESTABLISHMENT OF A PARKS & RECREATION DEPARTMENT

Finally with the development of a full Parks Division within the Public Works Department and the establishment of a Recreation Services Division, a combined Parks and Recreation Department could be formed.

- The new department is formed at full implementation of the master plan (parks, facilities and recreation programs). This is the final step in the process of establishing a parks and recreation agency.
- Parks moves from Public Works as a division within the new department.
- Recreation Services continues as a division within the new department.
- A Parks and Recreation Director is hired to manage the department.
- Key operational policies and procedures are established.

FUTURE STAFFING AND BUDGET RECOMMENDATIONS

The city will need to develop a plan for future staffing which identifies the positions that will be needed in the coming years as parks and other recreation facilities are added and recreation programming is developed in key areas. This will need to focus on the addition of parks maintenance staff.

Staffing Goals

- The staffing plan will need to be directly connected to the development plan for new parks, facilities, and recreation programs. Developing a staffing timeline will be important as a result.
- Establishing an overall staffing philosophy for parks and recreation operations will be essential. This should be tied to levels of service for parks and facilities as well as for recreation programs. It should also reflect what maintenance and programming tasks will be contracted to other organizations or providers.

- Providing strong city support through resource allocation, performance tracking, and community involvement will be critical.
- The organizational structure must have the ability to grow over time.

Potential New Staffing Positions for Parks

Based on preliminary plans for renovated or new parks, the following new full-time positions are recommended. These are general staffing estimates only. It is also recognized that most of the parks and trails have not yet been fully defined.

The timeline for bringing these new positions on board has been grouped into Short-Term (1-5 years), Mid-Term (4-7 years) and Long-Term (7-10+ years). The timing of the acquisition and development of parks, trails and natural areas could vary from what is shown below.

Potential New Staff Positions: Full-Time Employees

Position	Short Term	Mid Term	Long Term
Parks & Recreation Director			1
Administrative Assistant			1
Parks Superintendent			1
Parks Supervisor		1	
Parks Maintenance Crew Leader	1	2	1
Parks Maintenance Technician	2	5	3
Parks Mechanic			1
Trails & ROW Crew Leader		1	
Trails & ROW Technician	1	1	
Park Ranger Supervisor		1	
Park Ranger		2	1
Facilities Maintenance Technician		2	
Total Positions	4	15	9

Potential New Staff Positions: Part-Time Employees

Position	Short Term	Mid Term	Long Term
Parks Maintenance Tech.	20hrs/30wks	20hrs/30wks	20hrs/30wks
Facilities Maintenance Tech.		20hrs/52wks	
Park Ranger		30hrs/30wks	30hrs/30wks
Total Hours a Week	20	70	50

Potential New Staffing Positions for Recreation Services

A staffing plan for recreation has not been developed as the direction and timing of recreation facility development and recreation program establishment has not been determined by the city. However, this could involve a substantial number of full-time positions for recreation facility operations and program development.

Future Operating and Maintenance Budget Projections

To adequately operate and maintain both existing and new parks and other amenities, additional financial resources will need to be allocated by the city. The following are the basic assumptions of the budget projections.

- The budget numbers match-up with the park development plan for short, mid and long term time frames.
- These are still general estimates based on a basic park development plan only.
- The budget is based on improving existing parks maintenance as well as planning for new parks and amenities. Assuring safe and secure parks is also a primary goal.
- Most of maintenance tasks are planned for city staff augmented by contracted services.
- Basic capital replacement dollars have been calculated but not start-up capital for equipment or vehicles.

Parks Operations and Maintenance Budget

Expense Budget			
Budget Category	Short Term	Mid Term	Long Term
Parks Maintenance Tech.	\$227,560	\$909,664	\$608,560
Operating Supplies	\$52,000	\$79,000	\$75,000
Contract Services	\$104,000	\$203,000	\$151,000
Capital Replacement	\$50,000	\$75,000	\$65,000
Total Expenditure Budget	\$433,560	\$1,266,664	\$899,560

Revenue Budget			
Budget Category	Short Term	Mid Term	Long Term
Rentals (Pavilions, Food Trucks)	\$171,750	\$332,750	\$143,750
Recreation Programs	\$10,000	\$30,000	\$20,000
Lease Payments (Vendors)	-	\$30,000	\$60,000
Total Expenditure Budget	\$181,750	\$392,750	\$223,750

No operations and maintenance budget projections have been developed for Recreation Services as future recreation facilities and programs have not yet been determined.

Other Budget Considerations

In addition to the budget figures shown above, there are other budget recommendations.

- There needs to be true cost accounting where staffing costs (full-time, part-time, and all benefits) are charged back to the actual budget accounts. This is particularly true for Parks and City Events.
- Additional budget accounts will need to be set up to accurately represent the financial commitments to different aspects of delivering parks and recreation services. These should be established on basic cost centers that exist. This could include:
 - Parks – Staff and costs associated with the maintenance of parks. In the future there should be sub accounts for large parks and any special facilities.
 - Trails – Staff and costs associated with the maintenance of trails.
 - Recreation – Staff and costs associated with the delivery of recreation programs and any directly associated facilities (recreation centers, aquatic centers, athletic complexes, etc.). At some point in the future, it may be necessary to have sub accounts within this budget to include major program areas (youth sports, cultural arts, special events, etc.) and/or facilities.
- For any budget accounts where there are direct revenues associated with costs (recreation facilities and programs), revenues should be linked and shown with expenses to determine a true net cost.
- There will need to be a determination of what maintenance services and recreation programs should or could be contracted to outside vendors.
- Plan for the introduction of possible the recreation program accounts over the next ten years to reflect the expansion of programs and services.
- All job descriptions for full-time and part-time staff should be updated or developed to adequately reflect the actual duties of each position. These job descriptions should clearly delineate job tasks and functions as well as required education, work experience and skills necessary for the position.
- It is important to have a well-defined fee policy in place to guide fee setting policies for programs, facilities, and rentals. This needs to include a fee assistance program that ensures access to recreation programs and services regardless of the ability to pay.
- It must be recognized that recreation is a discretionary use of an individual's time and money and as a result there needs to be an adequate budget and staff commitment to marketing and promotions on an annual basis.
- Sound financial practices require good budget monitoring procedures and strong record keeping. The operational budgets need to be monitored on at least a monthly basis with any possible deviations or modifications noted at that time.
- Deferred maintenance items for facilities need to be prioritized on a five and ten-year plan for funding and ultimate completion. The list should be updated and reprioritized on a yearly basis.
- Continue to develop five year a 5-year CIP budget with breakdowns for major park and facility areas.
- Increase the number of budget performance measures and develop five-year budget comparisons.
- An annual report needs to be completed for all aspects of parks and recreation operations

and maintenance. There should be an annual report that succinctly summarizes yearly maintenance practices, financial statistics and program/facility utilization rates and compares them with previous years. Each area should utilize the same format and the information should be available in a single document for all aspects of parks and recreation.

OPERATIONS AND MAINTENANCE POLICIES AND PROCEDURES RECOMMENDATIONS

There are a number of operational and maintenance policy and procedure recommendations that are necessary to maximize the effectiveness and efficiency of parks and recreation.

Operational Policies and Procedures

- There needs to make a commitment to updating the basic policies and procedures of the organization including staff/supervisor policies, financial transactions, customer service, safety and security, and emergency action plans.
- There should be a comprehensive, staff and operations manual for Parks and other recreation facilities and activities based on general operations requirements of the city in general.
- One of the key areas of focus must be on policies and procedures that deal specifically with safety and security of parks, facilities, and programs. As a subset to this, there also needs to be a comprehensive emergency action plan.
- It is critical that there is a continuity plan that covers possible interruptions of operations from natural disasters, pandemics, terrorist acts or other conditions. This needs to outline a process for maintaining basic services associated with maintenance and operations of parks, recreation facilities, trails, as well as recreation programs and services.
- Goals and metrics should be established for social equity, diversity, inclusion, and accessibility for parks, facilities, and recreation programs. These metrics will need

to be monitored to make sure that the goals are being met.

- Key performance measures need to be developed for all aspects of operations including recreation programs and services, facility usage, and parks maintenance.

Maintenance Plans and Procedures

- Parks needs to develop a comprehensive maintenance management plan for parks and facilities as a whole. This needs to include specific maintenance functions that need to occur, their frequency, method(s) for delivery, required resources, and tracking of work and budget. This plan should also have a specific focus on preventative maintenance and should include not only the growing environment but also buildings and structures as well. Ideally each major park, trail, or recreation facility should have its own maintenance plan that is specific to that location.
- The maintenance management plan will need to take into consideration the future parks and facilities which will require changes and updates to the plan.
- Once the maintenance management plan is in place, the process needs to continue to develop to the next level where actual time and resource allocations are utilized to validate the planning numbers that

have been used. This could take several years until enough real-world numbers are available to adjust the existing standards. From this, specific benchmark standards can be determined (cost per acre, per square foot, etc.). This will require a maintenance management software system to be in place to manage work orders and the overall process.

- Develop an asset inventory within all city parks and recreation facilities with provisions for a yearly update.
- Consider the establishment of an asset management plan that identifies lifecycle cost estimates for all major capital assets in parks and recreation.
- Formal park/facility inspections should be completed on a weekly basis.
- Staff schedules, maintenance plans, tracking of inventories, facility inspections and actual maintenance time and materials records need to be fully automated with the ability to make entries from the field on tablets or other hand-held devices.
- Critical to the long-term success of parks maintenance is a commitment to staff training and certification. Developing a formal annual training program will be essential. This should include Certified Playground Safety Inspectors (CPSI) and chemical applicators licenses.



RECREATION PROGRAMMING RECOMMENDATIONS

With limited facilities and staff, the City of Stockbridge, currently does not offer on-going recreation programs and services other than a number of special events that are conducted annually. As a result, community residents are reliant on other providers for recreation services (primarily the county). If the city wants to begin the process of developing a more diverse offering of recreation services, the following will need to be considered:

- The level of financial commitment that the city wants to make to providing recreation programs and services.
- A recognition of the challenges in the delivery of recreation services in a cost effective and efficient manner with the ever-expanding level of programming that is being asked for by the community.
- There will need to be a determination on the areas of focus for the programming efforts based on demographics and program type.
- The need to have parks and other facilities that support recreation programs and services. Currently the City is limited to parks, the Merle Manders Community Center, and the Amphitheater. This will limit the development of many types of programs.
- Determining what programs and services will be provided directly by the city, which will be offered by contract providers, and which will be the responsibility of other providers.
- Developing a staffing plan and operating budget that will support the program plan.
- Recreation programs and services need to be supported by established marketing efforts.
- Establishment of a program and facility fee policy.
- There will need to be the establishment of basic performance measures to track recreation programming effectiveness.

Establish a Programming Philosophy

The city should develop an overall basic programming philosophy with the following objectives:

- Provide recreation program and service opportunities to all ages, incomes, abilities, gender, and ethnic groups in an equitable and inclusive manner.
- Provide recreation program and service opportunities in areas of interest that are identified as a need in the community.
- Partner with other providers to bring a full spectrum of recreation programs and services to the community. The city may not be the actual provider for many programs and services.
- Recreation program and service offerings will be delivered on a city wide and community/neighborhood level where appropriate.
- Recreation and program service offerings will respond to identified community needs in a cost effective and efficient manner.

Develop a Program Plan

Developing a program plan that identifies the general direction of recreation programming for the next 5 plus years should be undertaken. This would include the following areas of programming focus:

- Establish an implementation plan:
 - Start with an incremental development of programs for the first two years with only a few programs being directly offered by city staff.
 - Consider contracting for the majority of programs for at least the first couple of years to lower the financial risk.
 - Start with programs that can be offered in existing parks or other facilities and do not require extensive equipment.
 - Establish key performance measures to gauge program success.
- Priorities for beginning general programming to include:
 - Fitness/Wellness.
 - Seniors.
 - Special Events - continue to grow the number of events.
- Priorities for demographic specific programming to include:
 - Youth – Programs that serve a variety of interest areas beyond just sports including after-school and camps.
 - Teens – Activities designed specifically for teens that are both organized and drop-in in nature.
 - Seniors – Programs and services that serve a wide range of the senior age category, including an appeal to the younger more active based senior.
 - Intergenerational/Multigenerational – Offering programs and services that have an appeal to multiple generations or across generations.
 - Ethnic Based – There should be an effort to offer programs and services that are appropriate for the cultural orientation of the area.
- Programming should include virtual options in addition to traditional in-person offerings.
- Determine the role of other organizations and recreation providers in the area and clearly identify areas of programmatic responsibility to ensure that there is not overlap in resource allocation.
- Establish clear staffing and operational budget requirements to support the program plan.

Establish a Program Classification System

A key aspect of developing a program plan is determining the long-term role of the city in the delivery of recreation programs and services based on three classifications. The placement of programs into these three classifications does not indicate the overall importance of these activities in the community but rather the role of the city in providing these programs.

- **Core Programs** – are the program categories that are a primary responsibility of the Recreation Services Division to provide as city-based activities.
- **Secondary Programs** – are the program categories that are a lower priority to be provided directly by the city but may be offered by other individuals or partner organizations through direct contract with the city.
- **Support Programs** – are the program categories that are not a priority for the city to be provided directly to the community but where the city may provide support through facilities and promotion of activities for other organizations.

Role of Other Providers

With limited resources, the City of Stockbridge will need to rely on other groups and organizations to provide recreation programs and services for the community.

- The Recreation Services Division will need to be a “clearinghouse” for recreation programs and services provided by others. This should involve promotion of their activities, coordinating of some programs, and permitting of facilities. However, this process needs to be closely managed to be successful.
- The city will always need to be a provider of many of the facilities for other organizations to use.
- Partnerships with other organizations and entities will be necessary to develop and expand recreation programs. All partnerships should be backed up by a memorandum of understanding or contract to formalize the relationship. This should clearly identify specific roles and expectations as well as limits to facility scheduling, fees, and operations. Partnerships with organizations should reflect the needs and culture of the specific markets they will be providing the services for.

Other Recreation Program Considerations

To implement the program plan, the following will need to be considered.

- **Performance Measures** – There needs to be a concerted effort to implement program performance metrics. These will need to be updated on a seasonal basis with comparisons to prior years.
- **Marketing** – To maximize the program offerings there needs to be a strong marketing effort to inform and promote the recreation programs and services that are available. This document needs to be a simple, easy to implement, document that serves as a guideline for specific marketing efforts.
- **Registration Software** – It is imperative that the city has a registration software program that handles all program and service registrations, allows for on-line registration, point of sale, and remote on-site use. All programs (regardless if a fee is collected or not) should have all participants registered for the activity.
- **Evaluation and Adjustments** – One of the keys to having a dynamic program plan for recreation programs and services is having

an internal and external evaluation process in place. The process will need to integrate staff assessments with those of the users and the general community. The results of the evaluation process need to be utilized to adjust the programming process as well as individual programs themselves.

- **Trends Analysis** - The Recreation Services Division should track program trends on a regional and national basis to ensure that program offerings are current and reflect the opportunities that are available.

City of Stockbridge

TSPLOST Project List

July 6, 2021



Stockbridge
Where Community Connects



City of Stockbridge

Vision and Mission Statements



Vision Statement:

To be the most progressive business and family-oriented community in Metro Atlanta with a focus on enhanced Quality of Life initiatives which promote a sustainable “Live, Work, Play” environment.

Mission Statement:

To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.

Transportation SPLOST

- Expected to Generate \$245 – 250 million total
- County expects city contribution on certain projects
- City of Stockbridge Share - \$30,542,625



Transportation SPLOST

- Rock Quarry Road Widening from Hudson Bridge Road/Hospital Drive to SR 138; 2.45 miles, \$26,695,000
- Split 70% – 30% (lane miles)
- Stockbridge \$18,686,500 (1.71 miles)
- Henry County \$8,008,500 (0.74 miles)
- **Proposed City Funding (\$4 million)**



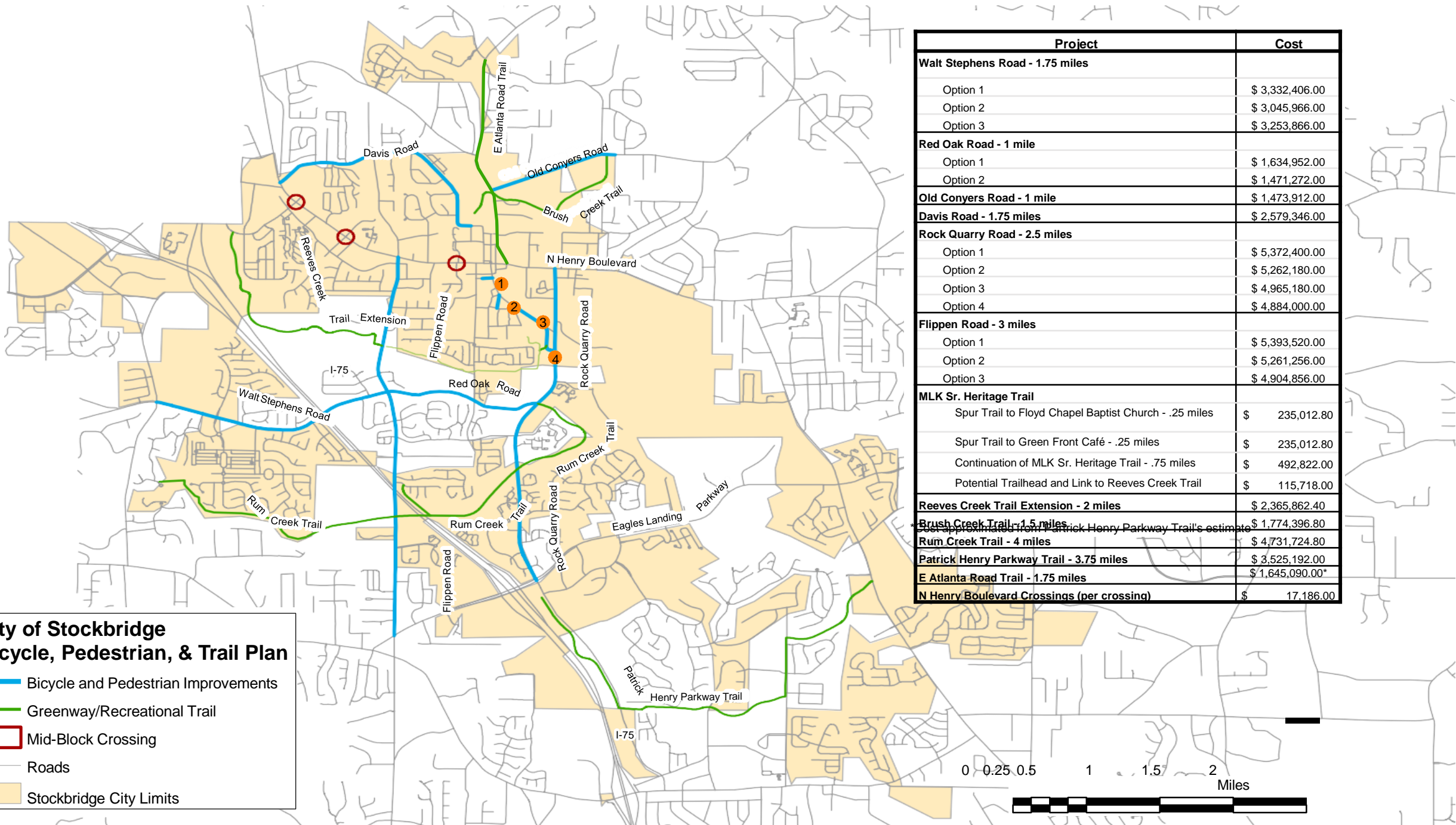
Transportation SPLOST

- Hudson Bridge Road/Eagles Landing Parkway Resurfacing: Willis Drive to SR 42
- Total 2.9 miles, \$1,606,500
- Split 30.5%, 69.5% lane miles
- Stockbridge \$489,982 (0.89miles)
- Henry County \$1,116,518 (2.01 miles)
- **Proposed City Funding - \$489,982**



City of Stockbridge Bicycle, Pedestrian, & Trail Plan

- Bicycle and Pedestrian Improvements
- Greenway/Recreational Trail
- Mid-Block Crossing
- Roads
- Stockbridge City Limits



Project	Cost
Walt Stephens Road - 1.75 miles	
Option 1	\$ 3,332,406.00
Option 2	\$ 3,045,966.00
Option 3	\$ 3,253,866.00
Red Oak Road - 1 mile	
Option 1	\$ 1,634,952.00
Option 2	\$ 1,471,272.00
Old Conyers Road - 1 mile	\$ 1,473,912.00
Davis Road - 1.75 miles	\$ 2,579,346.00
Rock Quarry Road - 2.5 miles	
Option 1	\$ 5,372,400.00
Option 2	\$ 5,262,180.00
Option 3	\$ 4,965,180.00
Option 4	\$ 4,884,000.00
Flippen Road - 3 miles	
Option 1	\$ 5,393,520.00
Option 2	\$ 5,261,256.00
Option 3	\$ 4,904,856.00
MLK Sr. Heritage Trail	
Spur Trail to Floyd Chapel Baptist Church - .25 miles	\$ 235,012.80
Spur Trail to Green Front Café - .25 miles	\$ 235,012.80
Continuation of MLK Sr. Heritage Trail - .75 miles	\$ 492,822.00
Potential Trailhead and Link to Reeves Creek Trail	\$ 115,718.00
Reeves Creek Trail Extension - 2 miles	\$ 2,365,862.40
Brush Creek Trail - 1.5 miles	\$ 1,774,396.80
Rum Creek Trail - 4 miles	\$ 4,731,724.80
Patrick Henry Parkway Trail - 3.75 miles	\$ 3,525,192.00
E Atlanta Road Trail - 1.75 miles	\$ 1,645,090.00*
N Henry Boulevard Crossings (per crossing)	\$ 17,186.00

0 0.25 0.5 1 1.5 2 Miles



PROJECT	COST
Wilson Avenue, Nolan Street, Childs Street, Wilson Street, Walker Street, Welch Street, Jennings Way, Second Street, First Street, Tye Street, Church Street and Carrie Mae Lane (Curb and gutter, sidewalks and widening)	\$4,500,000
Davidson Parkway (Resurfacing and Sidewalks)	\$3,600,000
Old Atlanta Road (Resurfacing and Sidewalks)	\$2,500,000
Tye Street (Sidewalks)	\$2,200,000
Davis Road (Curb and Gutter and Sidewalks from Shields Road to Clark Park)	\$4,350,000
Reeves Creek Trail Extension - 2 Mile	\$2,800,000
Brush Creek 1.5 Mile	\$2,400,000
MLK Sr. Heritage Trail, Spur Trail to Floyd Chapel Baptist Church - .25 mile	\$425,000
MLK Sr. Heritage Trail, Green Front Café - .25 mile	\$355,000
Continuation of MLK Sr. Heritage Trail - .75 mile	\$625,000
Potential Trailhead Location with Reeves Creek Trail Link at MLK Sr. Heritage Trail	\$500,000
Country Club Drive (traffic and safety improvements)	\$1,000,000
Burke Street Sidewalks/Pedestrian Improvements	\$500,000
Love Street Sidewalks/Pedestrian Improvements	\$500,000
Walt Stephens Road trail, 1.75 miles	\$3,000,000
TOTAL	29,255,000

CITY OF STOCKBRIDGE DRAFT TSP/LOST PROJECTS

PROJECT	COST
Wilson Avenue, Nolan Street, Childs Street, Wilson Street, Walker Street, Welch Street, Jennings Way, Second Street, First Street, Tye Street, Church Street and Carrie Mae Lane (Curb and gutter, sidewalks and widening)	\$2,500,000 Balance ARP
Davidson Parkway (Resurfacing and Sidewalks)	\$1,500,000
Old Atlanta Road (Resurfacing and Sidewalks)	\$1,500,000
Tye Street (Sidewalks)	\$2,200,000
Davis Road (Curb and Gutter and Sidewalks from Shields Road to Clark Park)	\$2,500,000 Balance ARP
Reeves Creek Trail Extension - 2 Mile	\$2,800,000
Brush Creek 1.5 Mile	\$2,400,000
MLK Sr. Heritage Trail, Spur Trail to Floyd Chapel Baptist Church - .25 mile	\$425,000
MLK Sr. Heritage Trail, Green Front Café - .25 mile	\$355,000
Continuation of MLK Sr. Heritage Trail - .75 mile	\$625,000
Potential Trailhead Location with Reeves Creek Trail Link at MLK Sr. Heritage Trail	\$500,000
Country Club Drive (traffic and safety improvements)	\$1,000,000
Burke Street Sidewalks/Pedestrian Improvements	\$500,000
Love Street Sidewalks/Pedestrian Improvements	\$500,000
Walt Stephens Road trail, 1.75 miles	\$3,000,000
TOTAL	22,305,000

CITY OF STOCKBRIDGE *REVISED* TSPLOST PROJECTS

Transportation SPLOST (Joint and New Projects)

- Rock Quarry Road Widening - \$4 million
- Rock Quarry Road Extension - \$2 million
- Downtown Pedestrian Bridge - \$800,000
- Campground Road Sidewalks - \$500,000
- Peach Drive Sidewalks - \$300,000
- Hudson Bridge/EL Pkwy Resurface - \$489,982



Total Project Funding

- \$22,305,000 – Base Projects
(Revised List)
- \$8,089,982 - Joint/New Projects
- **TOTAL - \$30,394,982**





Questions

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2024 LMIG LIST

Location	From Road	To Road	Subdivision	Miles
SURREY LANE	CARRIAGE LAKE DR	CUL-DE-SAC	CARRIAGE LAKE	0.1
CHARIOT COURT	SURREY LANE	CUL-DE-SAC	CARRIAGE LAKE	0.03
COACH WAY	CARRIAGE LAKE DR	CUL-DE-SAC	CARRIAGE LAKE	0.1
LAKEFRONT COURT	CARRIAGE LAKE DR	CUL-DE-SAC	CARRIAGE LAKE	0.05
CARRIAGE LAKE LANE	CARRIAGE LAKE DR	CUL-DE-SAC	CARRIAGE LAKE	0.1
GALLUP DRIVE	BRUNSWICK CIRCLE	CUL-DE-SAC	PINE GROVE	0.4
GALLUP DRIVE	BRUNSWICK CIRCLE	GALLUP DRIVE	PINE GROVE	0.9
SHATLEY DRIVE	GALLUP DRIVE	CUL-DE-SAC	PINE GROVE	0.03
BRUNSWICK CIRCLE	BALTIMORE AVE.	BALTIMORE AVE.	PINE GROVE	0.5
ROCK LANE	BRANNAN RD.	CUL-DE-SAC	LAKESIDE	0.6
NEEDLETOP CT.	ROCK LANE	CUL-DE-SAC	LAKESIDE	0.1
FALCONS RIDGE	HAWK EYE CT.	CUL-DE-SAC	LAKESIDE	0.1
ENCLAVE TRAIL	VISTA CREEK DR.	THORNWICK TRACE	MONARCH VILLAGE	0.05
CHELSEA WOOD CT.	VISTA CREEK DR.	CUL-DE-SAC	MONARCH VILLAGE	0.1
REDBUD LN.	COUNTRY CLUB DR. N.	DEERWOOD DR.	WINDSONG	0.2
DEERWOOD DR.	CITY LIMIT (755 Deerwood Drive)	CUL-DE-SAC	WINDSONG	0.7
WILLOW HILL LN.	COUNTRY CLUB DR. N.	DEERWOOD DR.	WINDSONG	0.3
LYTTON CT.	SUNDERLAND WAY	CUL-DE-SAC	WYNGATE LAKESIDE	0.04
CHAUCER WAY	SUNDERLAND WAY	CUL-DE-SAC	WYNGATE LAKESIDE	0.2
PARAMOUNT DRIVE	Cul-De-Sac	CUL-DE-SAC	THE SUMMIT	0.3
FAIRHAVEN BLVD.	FAIRHAVEN CT.	SHEFFIELD COURT	APPLETON	0.3
SENTRY OAKS COURT	DAVIS ROAD	CUL-DE-SAC	SENTRY OAKS	0.4

TOTAL MILEAGE= 5.6