



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – AGENDA

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, April 24, 2023 at 6:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Rob Turner - District 2

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Tammy Grimes - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

- I. CALL TO ORDER:** George Turner, Mayor Pro-Tem
- II. ROLL CALL:** Sonya Isom, City Clerk
- III. INVOCATION:** Pastor Raymond Randle, Redeeming Word Church, Stonecrest, GA
- IV. PLEDGE OF ALLEGIANCE**
- V. APPROVAL OF THE AGENDA**
- VI. REVIEW AND APPROVAL OF MINUTES**
 - a.** Approval of Meeting Minutes - March 13, 2023
 - b.** Approval of Meeting Minutes - March 27, 2023
- VII. REPORTS & PRESENTATIONS**
- VIII. PUBLIC COMMENTS**

Citizens wishing to make a public comment may do so in person. Citizens may also submit public comments via email to cityclerk@stonecrestga.gov by 2 pm on the day of the meeting to be read by the City Clerk.

All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City Council.

There is a two (2) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to established time limits.

IX. PUBLIC HEARINGS

Citizens wishing to participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you.

When it is your turn to speak, please state your name, address and relationship to the case..

There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

X. CONSENT AGENDA

XI. APPOINTMENTS

- a.** Appointments to Development Authority

XII. OLD BUSINESS

- a.** **For Decision** - Major Plat Approval - *Ray White*
- b.** **For Decision** - TMOD 22-012 Animal Exhibition - *Ray White*
- c.** **For Decision** - Freight Cluster Plan with Metro Analytics - *Hari Karikaran*
- d.** **For Decision** - Freight Cluster Plan with ARC - *Hari Karikaran*

XIII. NEW BUSINESS

- a.** **For Decision** - 2023 SPLOST Funding Reallocation - *Hari Karikaran*
- b.** **For Decision** - Updated City Event Calendar - *Benjamin Dillard*
- c.** **For Decision** - Georgia Cities Week Resolution - *Gia Scruggs and Xavier Ross*
- d.** **For Decision** - Camera Utility Easement Agreement - *Gia Scruggs*

XIV. CITY MANAGER UPDATE

XV. MAYOR AND COUNCIL COMMENTS

XVI. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate)

XVII. ADJOURNMENT

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.



CITY OF STONECREST, GEORGIA

CITY COUNCIL SPECIAL CALLED MEETING MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, March 13, 2023 at 7:30 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Rob Turner - District 2

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Tammy Grimes - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: George Turner, Mayor Pro-Tem

The meeting began at 8:40pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members present.

III. AGENDA ITEMS

a. For Discussion - Appointments to the Development Authority - *Mayor Jazzmin Cobble*

Mayor Jazzmin Cobble made an official request for the Council to evaluate who they would like to appoint as members to the Development Authority and submit appointments by next Monday, March 20, 2023. The council would then vote on these appointments at the next City Council meeting, scheduled for March 27, 2023.

Mayor Pro Tem George Turner is requesting someone with experience in running a business, preferably in Stonecrest, but that is not a requirement. Appointees must be a City of Stonecrest citizen to qualify. Mayor Cobble noted if anyone has experience in another Development Authority, that would be beneficial, and you are welcome to send an email to the Mayor and copy all council members. According to the bylaws, the Mayor appoints members with City Council approval.

This item was for discussion only.

b. For Decision - Stonecrest Development Authority Code Amendment 2nd Read - *Mayor Pro Tem George Turner*

There was a 2nd read of this amendment by the City Clerk.

Mayor Pro Tem George Turner noted the main amendment is that no member of Council can be appointed to the Development Authority. Mayor Jazzmin Cobble noted the change is to align with state law, allowing Mayor and Council to make appointments.

Motion – made by Councilmember Rob Turner to approve the Stonecrest Development Authority Code Amendment. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

- c. **For Decision** - Stonecrest Development Authority Intergovernmental Agreement - *Mayor Jazzmin Cobble*

Mayor Jazzmin Cobble led the discussion of this item and stated she will send a draft version of an IGA between the city and the development to Council for their review. She is requesting any feedback be sent by March 20, 2023, in order to prepare the document for the March 27, 2023 City Council meeting.

This item was for discussion and not decision.

- d. **For Decision** - Ethics Ordinance Amendment 2nd Read - *Mayor Jazzmin Cobble and Alicia Thompson*

There was a 2nd read of the ordinance preamble by the City Clerk.

Mayor Pro Tem George Turner stated two adjustments should be made to include the removal of committees from being bound by the code of ethics and the other is anyone being able to file a complaint whether they live in the city or not. Attorney Thompson stated this language was removed from the definition section, and the word committee is no longer listed, and the ordinance does not apply to them. Attorney Thompson was asked to make the other adjustment, stating any city resident or city employee can make a complaint. She was also asked to assist with preparing the application to GMA for the City of Ethics, by the April 30, 2023 deadline.

Motion – made by Mayor Pro Tem George Turner for approval of the Ethics Ordinance amendment with the one stated adjustment. Councilmember Rob Turner seconded.

Motion passed 4-1 with Councilmember Tammy Grimes voting nay.

- e. **For Decision** - City Manager Vacancy Extension - *Mayor Jazzmin Cobble*

Mayor Jazzmin Cobble gave an overview of this item. The public previously requested a search for a new City Manager. A national search is taking place but has not been completed. This request for an extension is to allow the consultant to complete the interview process. The first round has been completed and will move forward to the second round. This extension will allow the permanent seat to remain vacant in order to complete the search.

Councilmember Grimes asked for confirmation on the extension time. The extension would be for an additional thirty days, changing the date to April 17, 2023. Mayor Cobble recommended Council review the list of applicants.

Motion – made by Councilmember Tara Graves to extend the vacancy for City Manager for thirty days, which would extend the date to April 17, 2023. Councilmember Rob Turner seconded.

Motion passed unanimously.

f. For Decision - IT Network Refresh Vendor Recommendation - *Gia Scruggs*

Acting City Manager Gia Scruggs gave an overview of this item. She stated the vendor, Interdev, was tasked with looking at the vendor plan. The plan includes an upgrade to our existing network for City Hall and our other municipal buildings, as well as additional hardware. Staff will redesign the network for security design. The technology team will come up with a schedule in the next couple of weeks. The total for this particular project is \$67,086.58. Funding would come from General Funds, IT, Other Equipment.

Motion – made by Councilmember Tammy Grimes to approve the IT Network Refresh vendor recommendation. Councilmember Tara Graves seconded.

Motion passed unanimously.

g. For Decision - Parks Bleacher Vendor Recommendation - *Gia Scruggs*

Acting City Manager Gia Scruggs gave an overview of this item. She stated Council has approved park upgrades thru ARPA funding. The preferred vendor for this item is Go for Sports. Approval is requested for an amount of \$39,775.58. Funding would come from ARPA, Parks, Parks Equipment.

Mayor Pro Tem George Turner asked for clarification on the location of this item. Acting City Manager Gia Scruggs stated that the bleachers would be located at Browns Mill Recreation center.

Motion – made by Councilmember Rob Turner to approve the Parks Bleacher vendor recommendation. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

h. For Decision - Bureau Veritas Contract Amendment - *Gia Scruggs*

Acting City Manager Gia Scruggs gave an overview and stated that occasionally the city needs assistance with Community Development Services. These services typically involve anywhere from planning and zoning, building, engineering, and code enforcement. Bureau Veritas is currently serving in the capacity over building officials, they are being asked to provide ongoing support, specifically Planning and Zoning and Building departments. The following is requested: Planning and Zoning – an amount not to exceed \$100,000.00 for the fiscal year and Building – an amount not to exceed \$35,000, which would also be for the remainder of the year, to include staff absences in Building and Planning Departments.

Councilmember Grimes asked for clarity on if the amount was through the remainder of this year or one complete year. Acting City Manager Scruggs stated that it would be for the remainder of this year. Councilmember Graves asked if the stated fee was the going rate. ACM Scruggs stated in some cases the building fee may be a little less, and that the rate for

Planning and Zoning is very similar.

Motion – made by Councilmember Rob Turner to approve the Bureau Veritas contract amendment. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

IV. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate)

V. ADJOURNMENT

The meeting adjourned at 9:18pm.

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CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, March 27, 2023 at 6:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Rob Turner - District 2

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Tammy Grimes - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: George Turner, Mayor Pro-Tem

The meeting began at 6:10 pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members present with Councilmember Tammy Grimes present via Zoom.

III. INVOCATION

Led by Councilmember Rob Turner.

IV. PLEDGE OF ALLEGIANCE

Led by Councilmember Alecia Washington.

V. APPROVAL OF THE AGENDA

Mayor Jazzmin Cobble requested item c be removed from the Consent Agenda so that council could review and provide comments at a later date.

Mayor Pro Tem George Turner requested Consent Agenda items a and b be removed and placed as c and d under Old Business. An appointment to the Parks and Recreation Committee will be added to the agenda as well as a proclamation to be read by Mayor Cobble. It was also requested that Item g under New Business be removed from the agenda.

Motion - made by Councilmember Rob Turner to approve the March 27, 2023 City Council meeting agenda with the stated changes. Councilmember Tara Graves seconded.

Motion passed unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

- a. Approval of Meeting Minutes - January 23, 2023

Motion – made by Councilmember Tara Graves to approve the January 23, 2023 City Council meeting minutes. Councilmember Rob Turner seconded.

Motion passed unanimously.

- b. Approval of Meeting Minutes - February 27, 2023

Motion - made by Councilmember Tara Graves to approve the February 27, 2023 City Council meeting minutes. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

VII. REPORTS & PRESENTATIONS

Mayor Jazzmin Cobble presented a proclamation to Stonecrest citizen Donna Rowe-Turner for outstanding achievement and being named by DeKalb County as Educational Professional 1 of the Year.

VIII. PUBLIC COMMENTS

Citizens wishing to make a public comment may do so in person. Citizens may also submit public comments via email to cityclerk@stonecrestga.gov by 2 pm on the day of the meeting to be read by the City Clerk.

All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City Council. There is a two (2) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to established time limits.

Donna Priest- Brown – Mrs. Brown submitted a written public comment that was read by the City Clerk. She expressed concerns with the Mayor listing the citizens of Stonecrest at the bottom of her presentation, instead of at the top, during the State of the City address.

Eboni Holmes - Displeased with the treatment she received from the Parks and Recreation Director regarding her Black Moses event.

Dave Marcus - Unhappy with Code Enforcements handling of the property at 3550 Ragsdale Road. He stated his concerns are unlicensed motor vehicles parking on unpaved surfaces, open storage of trash and debris, exterior and interior maintenance, and storage of large piles of rocks, filter, and equipment.

Terry Fye - Applauds council for the subscription to GMA's City of Ethics program and taking steps to restore integrity and transparency in the city.

Faye Coffield - Concerned that the Zoning Board of Appeals allowed a gas station that was in violation, questioned developers coming to Stonecrest and building what they want, stressed

uncertainty about what is being built at the corner of Klondike and Mall Parkway, questioned the need for security, she would like to see more streetlights installed with the help of the ARPA money, has concerns about Sea Quest currently operating without a permit and stated she will hold Council’s feet to the fire regarding the promises of a Sports Complex.

Malaika Wells - Asked that council deny the IGA agreement with the Development Authority and the City, concerned with Council deciding on the Development Authority prior to appointing members to the Charter Review Commission, questioned if the city would be seeking to recoup costs from past contractors hired to do street repaving, questioned the cycle of allowing developers to operate in the city, questioned the Animal Exhibition TMOD, and major plat approval.

Antoine Davenport - Asked for support in merging the city, New Black Wall Street and the community to receive more support for businesses. He mentioned that he relocated from Maryland to be a part of New Black Wall Street.

Patricia Avery – Mrs. Avery is requesting support of New Black Wall Street.

Matthew Hampton - Asked that Mayor and Council consider the business owners and entrepreneurs in the community and at New Black Wall Street as they work on the Development Authority and particularly the tax abatement that was given to the Allen Family Investments. Mr. Hampton, along with several entrepreneurs of New Black Wall Street asked the mayor and council for support and involvement.

Cassandra Pate - Asked that council vote no on the rezoning for Sea Quest. She stated it is a liability.

IX. APPOINTMENTS

Councilmember Alecia Washington recommended the appointment of Kirby Frazier to the Parks and Recreation Advisory Committee.

Motion – made by Councilmember Tara Graves to accept the appointment of Kirby Frazier to the Parks and Recreation Advisory Committee. Councilmember Alecia Washington seconded.

Motion passed unanimously.

X. PUBLIC HEARINGS

Citizens wishing to participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you.

When it is your turn to speak, please state your name, address and relationship to the case..

There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

XI. CONSENT AGENDA

- a. **For Decision** - 2022 Street Paving - ER Snell Contract Change Order Request - *Hari Karikaran*

This item was originally item c and was removed from the agenda.

XII. OLD BUSINESS

- a. **For Decision** - TMOD 22-012 Animal Exhibition - *Ray White*

Ray White, Planning and Zoning Director, asked for this item to be deferred. Gia Scruggs, Acting City Manager, stated this item would be heard at the April Council meeting or at a meeting prior to that scheduled meeting.

Motion – made by Councilmember Rob Turner to defer TMOD 22-012 Animal Exhibition to the April Council meeting or to a Special Called meeting if it can be heard sooner. Councilmember Tara Graves seconded.

Motion passed unanimously.

- b. **For Decision** - SDP 22-00015 The Enclave at Arabia Mountain - *Ray White*

Ray White, Planning and Zoning Director, gave a presentation and stated the Enclave at Arabia Mountain is currently zoned A100, single family, in Arabia Mountain overlay. Staff's recommendation is approval with conditions. The conditions are as follows:

1. Approval is contingent upon the site layout plan named "The Enclave at Arabia Mountain" dated 03/17/2023.
2. Allowed number of Lots: 14 lots plus detention pond (previous layout had 18 lots).
3. All proposed peripheral lots shall be a minimum of 10,000 square feet. (In this case, all lots are considered peripheral lots).
4. Layout meets the TMOD 2019-02-001: Arabia Mountain Overlay District exterior boundary buffer of 30 feet.
5. The layout meets the TMOD 2019-02-001: Arabia Mountain Overlay District Greenspace requirement of 30% (31.69%)

Motion – made by Mayor Pro Tem George Turner to approve SDP 22-00015 The Enclave at Arabia Mountain with conditions. Councilmember Rob Turner seconded.

Motion passed unanimously.

- c. **For Decision** - Retention Schedules for the Municipal Court of the City of Stonecrest - *Chief Judge Curtis Miller and Mallory Minor*

Mallory Minor, Court Administrator, gave a presentation. The preamble for this resolution was read by the City Clerk.

Motion – made by Councilmember Rob Turner to approve the retention schedules for the Municipal Court of the City of Stonecrest. Councilmember Tara Graves seconded.

Motion passed unanimously.

d. For Decision - Arbor Day and Earth Day Events - *Benjamin Dillard*

Benjamin Dillard, Parks and Recreation Director, gave a presentation.

Motion - made by Councilmember Rob Turner to approve and accept the proclamation acknowledging the Bald Cypress as the official tree for the City of Stonecrest and declaring April 22, 2023 as Arbor Day in the City of Stonecrest. Councilmember Tara Graves Seconded.

Motion passed 4-0. Councilmember Tammy Grimes was not available during the vote.

Motion - made by Councilmember Rob Turner to approve and accept the proclamation declaring April 22, 2023 as Earth Day in the City of Stonecrest and the Sunflower as the official flower for the City of Stonecrest. Councilmember Tara Graves seconded.

Motion passed 4-0. Councilmember Tammy Grimes was not available during the vote.

XIII. NEW BUSINESS

a. For Decision - Moratorium for Public Storage Extension - *Mayor Pro Tem George Turner*

Mayor Pro Tem George Turner gave an overview. The city has already enacted a moratorium on public storage facilities in the City of Stonecrest for 60 days. The 60 days will expire soon, and the city is seeking an extension.

The resolution preamble was read by the City Clerk.

Motion – made by Councilmember Tara Graves to approve the resolution to extend the moratorium for Public Storage for 60 days. Seconded by Councilmember Rob Turner.

Motion passed 4-0. Councilmember Tammy Grimes was not available during the vote.

b. For Decision - Moratorium for Truck Gravel Parking Lots Extension - *Mayor Pro Tem George Turner*

Mayor Pro Tem George Turner gave an overview. Some work has been done, in terms of collecting data, and there is a lot more that needs to be done.

The City Attorney stated clarified that when the city is extending a moratorium, it is being extended from the date it would expire, not the current date.

The resolution preamble was read by the City Clerk.

Motion – made by Councilmember Rob Turner to adopt the 60-day extension on moratoriums for truck gravel parking lots. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

- c. **For Decision** - Intergovernmental Agreement with Stonecrest Development Authority - *Mayor Jazzmin Cobble*

This item was removed from the agenda.

- d. **For Decision** - GMA City of Ethics Resolution - *Mayor Jazzmin Cobble*

Mayor Jazzmin Cobble gave a presentation.

The preamble was read by the City Clerk.

Motion – made by Councilmember Rob Turner to approve the GMA City of Ethics Resolution. Councilmember Tara Graves seconded.

Motion passed 4-0. Councilmember Tammy Grimes was not available during the vote.

- e. **For Discussion** - Updated City Event Calendar - *Benjamin Dillard & LaTonya Ashley*

Benjamin Dillard, Parks and Recreation Director, lead a review of the City's event calendar and changes. This item was moved to the April 10th Work Session.

- f. **For Decision** - Major Plat Approval - *Ray White*

Ray White, Planning and Zoning Director, gave an overview.

Miles Cardenas, representative for Foxtails Properties, gave remarks. He stated they would be combining parcels into one parcel, and that the site was overgrown. The property has been abandoned since 2006.

Motion – made by Councilmember Rob Turner to defer the major plat plan at this location until the next council meeting. Councilmember Tammy Grimes seconded.

Motion approved unanimously.

- g. **For Decision** - Community Development Software Vendor - *Gia Scruggs*

This item was removed from the agenda.

- h. **For Decision** - Enterprise Resource Planning System Vendor Recommendation - *Gia Scruggs*

Acting City Manager Scruggs gave an overview and explanation of the change in services requested. She stated the city is currently using QS1, which was not intended to be long term software and that the Courts has also stressed the need for updated software. The agenda cover states Excelor but should state Tyler Technologies.

Councilmember Rob Turner asked if the total amount includes updates or if the Finance Department would need to come back to Council for updates.

Mayor Cobble stated this is a big step, and a long time coming. She stated it was budgeted for 2022, for ERP System, and is not a huge financial impact. Acting City Manager Scruggs stated this will help staff be more efficient and effective, and also opens up the

transparency piece that everyone wants. Vendors will be able to see where their payment is. Councilmember Graves asked for clarification on QS1 costs, if training is included in cost for Tyler and if the annual fee can increase. Acting City Manager Scruggs stated there is the potential that the annual fee could increase.

Motion – made by Councilmember Rob Turner to move forward with the Enterprise Resource Planning System Vendor Recommendation. Councilmember Tammy Grimes seconded.

Motion passed 4-1. Councilmember Graves voted Nay.

XIV. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate)

Motion – made by Councilmember Rob Turner to enter Executive Session for litigation. Councilmember Tara Graves seconded.

Motion passed unanimously.

Motion – made by Councilmember Rob Turner to exit Executive Session and return to the regular scheduled council meeting. Councilmember Tara Graves seconded.

Motion passed unanimously.

Motion – made by Councilmember Tammy Grimes to approve the Executive Session minutes. Councilmember Tara Graves seconded.

Motion passed unanimously.

XV. CITY MANAGER UPDATE

Gia Scruggs, Acting City Manager, stated that the application process for the residential and small business support programs are listed on the City of Stonecrest's website, social media, as well as other places in the city. Anyone that needs assistance, please reach out. The city will be posting questions about the applications on the website today. Ms. Scruggs stated that the city has currently received a total of 81 applications, 62 residential 19 small businesses, and that there will be a couple more outreaches to specifically address our senior population.

XVI. MAYOR AND COUNCIL COMMENTS

District 1 Tara Graves - Councilmembers are hosting a roundtable discussion on March 9th, 7pm at City Hall and all are please come out and join us. We are also having an Easter Egg drop on April 8th.

District 2 Rob Turner - Please pray for the people of Mississippi, Alabama, and Georgia. The devastation is unbelievable and they need your help, your prayers and whatever you can do.

District 3 Alecia Washington - The City of Stonecrest's Brown's Mill Rec Center is starting their own Soccer Drone team. They are soliciting kids from 6th to 12th grade. If you have a

child that would be interested, please call 470-217-0614 or you can email at awashington@stonecrestga.gov. Thank you.

District 4 George Turner - There is a Finance Committee meeting scheduled for Wednesday at 6pm. All are welcome and be aware there are opportunities for you to volunteer and serve on committees, boards, and authorities as a prime member or alternate. Everyone be careful out there. When you turn on the TV tomorrow you will possibly hear of more gun violence. It's going to happen until we change this culture. Let's do something about it before it hits home. I am very passionate about that.

District 5 Tammy Grimes – There are some really talented people in District 5. I need you to serve on boards, committees, and authorities. Working on behalf of residents in the Hills at Farrington, I ran into a jewel, Mr. Brownfield. I need more of the gems and those who have talents and skill and use them. Even if you don't serve on an authority, please be a resource and help make District 5 and all of Stonecrest better. I am still in need of email addresses for people in District 5. You can call me at 470-456-0066, you can text, or leave an email for me at tgrimes@stonecrestga.gov.

Mayor Cobble - Thank you to everyone who attended the State of the City address on Thursday. I hope it was informative and that you got a glimpse of what we have already done and the things that are in the pipeline to be done this year. Also, I thank Staff for pulling it together and for all the hard work. It really meant a lot to me to have everybody all hands-on deck. This week myself and Mayor Reynolds will join the Arabia Alliance for the Walking with Women Making History series on Wednesday at 11:30am. If you would like to join us the flyer is on the City's website and social media. On Thursday, 10am, Councilwoman Grimes and I are hosting a senior citizen health fair at Browns Mill Rec Center. The Easter egg drop is coming up on the 8th, and the Spring Break STEM Camp starts April 3rd, also at the Browns Mill Rec Center. Summer camp registration is open. There are 60 slots for each session. April 12th is one of our first citizen engagement opportunities with our Economic Development plan. It will be at Browns Mill Rec Center, April 12th at 6 pm. Come out and share your thoughts on what you think the Economic Development of the city should look like. We really want you to stay engaged and follow all of the things that we're doing to bring a quality of life and deliver services to you the best we can.

XVII. ADJOURNMENT

Motion – made by Councilmember Rob Turner to adjourn the City Council meeting at 9:24pm. Councilmember Tara Graves seconded.

Motion passed unanimously.

Americans with Disabilities Act

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CITY COUNCIL AGENDA ITEM

SUBJECT: Major Plat Approval

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: Approval of a Major Plat
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): 03/27/23 & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, April 24, 2023

SUBMITTED BY: Raymond White, Planning and Zoning Director

PRESENTER: Raymond White, Planning and Zoning Director

PURPOSE: To seek approval from Council for a Major Plat Combination

FACTS: Foxdale Properties is seeking to combine five (5) parcels into one parcel for a future development

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Approval

ATTACHMENTS:

- (1) Attachment 1 - Lot Consolidation Plat
- (2) Attachment 2 - Zoning Map
- (3) Attachment 3 - Use Table
- (4) Attachment 4 - Consolidation Plat Flow Chart
- (5) Attachment 5 - As-is Photos

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CONTACTS:
DEVELOPER CONTACT:
 FOXDALE PROPERTIES, LLC
 655 ENGINEERING DR STE 208
 NORCROSS GA 30092
 PHONE: 404-983-6363
 HENRIE MASSIE

SURVEYING CONTACT:
 JONATHAN HOWARD
 PLANNERS AND ENGINEERS
 COLLABORATIVE, INC.
 350 RESEARCH COURT
 PEACHTREE CORNERS, GA 30092
 PHONE: 770-451-2741
 EMAIL: jhoward@pecatl.com

RESERVED FOR PLAT FILING

AP# 3124912

INDEX
 COVER SHEET 1
 EXISTING CONDITIONS SHEET 2
 PROPOSED CONDITIONS SHEET 3

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13089C0159J, PANEL 159 OF 201, EFFECTIVE DATE MAY 16, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED), AND ALSO THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN OCTOBER 2022. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
7. THE PROPERTY HAS DIRECT ACCESS TO FAIRINGTON CLUB DRIVE, A DEDICATED PUBLIC ROAD.
8. THERE IS OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP.
9. CITY OF STONECREST AND DEKALB COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
10. DEKALB GIS REQUIRES TAHT ALL TAX PARCELS HAVE THE SAME EXACT ZONING TYPE & EXACT OWNERSHIP AS PER DEKALB TAX RECORDS FOR GIS APPROVAL.
11. NO DEMOLITION PLAN FOR THIS LOT CONSOLIDATION PLAT.
12. RESULTANT PARCEL RETAINS ADDRESS #2964 FAIRINGTON PARKWAY, LITHONIA, GA, 30038 WITH PID# 16 074 03 004.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 20TL GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 453,160 FEET.

OWNER'S ACKNOWLEDGEMENT

I, _____, THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY ALL STREETS INDICATED AS PUBLIC STREETS AND RIGHTS-OF-WAY, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS CITY OF STONECREST FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON; ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS-DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS. AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT CITY OF STONECREST SHALL NOT BE LIABLE TO HIM/HER, HIS/HER HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS-DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENT.

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES TO CITY OF STONECREST, AS NOTED BELOW, THE COMPLETE OWNERSHIP AND USE OF ALL IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

- PUBLIC STREET RIGHT-OF-WAY 0.00 ACRES
- DRAINAGE EASEMENT 0.00 ACRES
- PUBLIC ACCESS/PEDESTRIAN EASEMENTS 0.00 ACRES
- PUBLIC WATER/SEWER EASEMENTS TO DEKALB COUNTY 0.00 ACRES

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____

(OWNER): FOXDALE PROPERTIES, LLC
 (SIGNATURE) _____
 WITNESS: _____
 NOTARY PUBLIC.

PLAT APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE DEPARTMENT OF PLANNING AND ZONING FOR THE CITY OF STONECREST, GA AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND CITY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT.

DIRECTOR, DEPARTMENT OF PLANNING AND ZONING _____ DATE _____

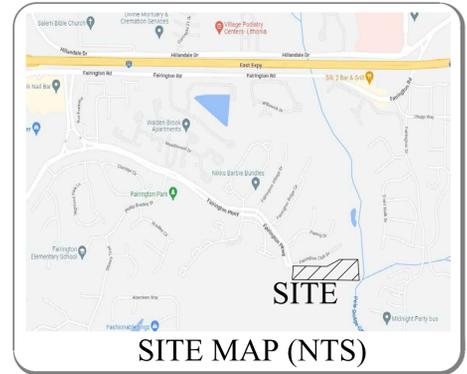
THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST, GEORGIA, AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND CITY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT.

THIS THE _____ DAY OF _____, 2023

BY: _____
 [MAYOR AS DESIGNEE OF GOVERNING AUTHORITY]

1. TRACK 1 PID # - 16 074 03 006
 ADDRESS - 2930 FAIRINGTON PARKWAY, LITHONIA, GA 30038
 OWNER - FOXDALE PROPERTIES LLC
 OWNER'S ADDRESS - 655 ENGINEERING DR., SUITE 208, NORCROSS, GA 30092
2. TRACK 2 PID # - 16 074 03 012
 ADDRESS - 2954 FAIRINGTON PARKWAY, LITHONIA, GA 30038
 OWNER - FOXDALE PROPERTIES LLC
 OWNER'S ADDRESS - 655 ENGINEERING DR., SUITE 208, NORCROSS, GA 30092
3. TRACK 3 PID # - 16 074 03 004
 ADDRESS - 2964 FAIRINGTON PARKWAY, LITHONIA, GA 30038
 OWNER - FOXDALE PROPERTIES LLC
 OWNER'S ADDRESS - 655 ENGINEERING DR., SUITE 208, NORCROSS, GA 30092
4. TRACK 4 PID # - 16 074 03 009
 ADDRESS - 2959 FAIRINGTON PARKWAY, LITHONIA, GA 30038
 OWNER - FOXDALE PROPERTIES LLC
 OWNER'S ADDRESS - 655 ENGINEERING DR., SUITE 208, NORCROSS, GA 30092
5. TRACK 5 PID # - 16 075 01 105
 ADDRESS - 2984 FAIRINGTON PARKWAY, LITHONIA, GA 30038
 OWNER - FOXDALE PROPERTIES LLC
 OWNER'S ADDRESS - 655 ENGINEERING DR., SUITE 208, NORCROSS, GA 30092

THE PURPOSE OF THIS PLAT IS TO COMBINE 5 ALREADY EXISTING SMALLER PARCELS INTO 1 BIG RESULTING PARCEL



FLOOD HAZARD

THE SPECIAL FLOOD HAZARD AREAS (SFHA) SHOWN HEREIN WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HERETO. THE CITY OF STONECREST DOES NOT, BY APPROVING THIS PLAT, WARRANT THEIR ACCURACY, AND DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF FLOOD HAZARD SHOWN WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, THE CITY OF STONECREST DOES NOT, BY APPROVING THIS PLAT, NOR ACCEPTING THE PUBLIC IMPROVEMENTS THEREIN, ASSUME MAINTENANCE OF THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES. MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNER(S) OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL THAT CONTAINS A FLOOD HAZARD AREA IS REQUIRED TO SUBMIT A SITE PLAN TO THE CITY OF STONECREST PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF THE SFHA WITHIN THE LOT OR PARCEL AND THE EXISTING AND PROPOSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY THE CITY OF STONECREST IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DRAINAGE

THE OWNER OF RECORD ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES THE CITY OF STONECREST FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVER, OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THIS CITY REGULATIONS. THE CITY MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF STAFF AND DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY, OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE CONDUCTED FOR THE COMMON GOOD SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF STONECREST NOR ABROGATION OF THE CITY OF STONECREST RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY (IES) OR THE LANDS THAT GENERATED THE CONDITIONS.

NOTE: STRUCTURES, OTHER THAN APPROVED STORM STRUCTURES, ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
 NOTE: STREAM BUFFERS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

SURVEYOR'S ACKNOWLEDGEMENT

IN MY OPINION, THIS PLAT, DRAWN BY ME OR UNDER MY SUPERVISION, WAS MADE FROM AN ACTUAL SURVEY, AND IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

JONATHAN HOWARD REGISTERED GEORGIA SURVEYOR NO. 3008

SURVEYOR'S CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended used of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

JONATHAN HOWARD REGISTERED GEORGIA SURVEYOR NO. 3008



J:\2023\22261\03\Drawings\22261_00 - LOT CONSOLIDATION PLAT - ECPG.dwg - J:\V\Drawings - 3/10/2023 11:55 AM

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 LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
 ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
 350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
 (770)451-2741 WWW.PEC.PLUS
 C.O.A.-LSF000004

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

LAND LOT(S) 74
 DISTRICT 16th

LOT CONSOLIDATION PLAT
 FOR
FOXDALE PROPERTIES, LLC
 AP# 3124912
 CITY OF STONECREST

SHEET 1 OF 3

DRAWN BY: NAV
 CHECKED BY: JNH
 FILE NO.: 22261.00
 DATE: 10/11/22
 SCALE: 1" = 40'
 DATE OF FIELD WORK: 10/07/22

0 20 40 60



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STRUCTURE LEGEND

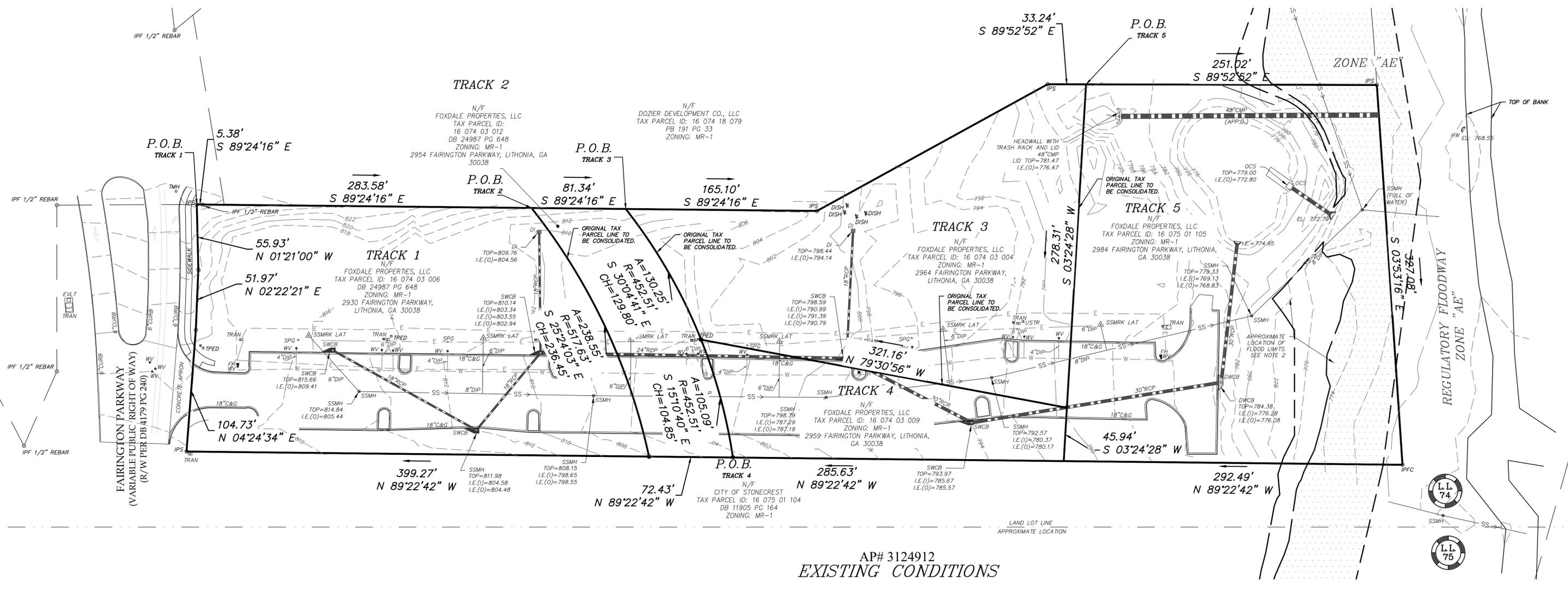
CABLE / TV	SEWER	PAVEMENT MARKING	TELEPHONE
▲ Cable / TV Marker	□ Grease Trap	— Pavement Marking	☎ Telephone Terminal Box
○ Cable / TV Pedestal	○ Sanitary Sewer Manhole	— Pavement Marking	☎ Telephone Marker
○ Cable / TV Manhole	○ Cleanout	— Pavement Marking	☎ Telephone Handhole Box
○ Cable / TV Handhole	○ Sanitary Sewer Vent Pipe	↩ Turn Arrow Left/Right	☎ Telephone Manhole
○ Cable / TV Cable Box	○ Sanitary Sewer Marker	↩ Turn Arrow Left	☎ Telephone Cabinet
	○ Sanitary Sewer Force Main Valve	↩ Turn Arrow Right	
	○ Sanitary Sewer Lift Station	↩ Traffic Arrow Straight	
ELECTRIC / POWER	SITE / TOPOGRAPHIC FEATURES	↩ Traffic Arrow Straight/Left	
⚡ Transformer	⚡ Street Sign	↩ Traffic Arrow Straight/Right	
⚡ Guy Wire	⚡ Air Condition Unit	↩ Traffic Arrow U-Turn	
⚡ Electric Meter	⚡ Ballard	↩ Handicap Pavement Marking	
⚡ Power Pole/Utility Pole	⚡ Mailbox	↩ Bike Lane Pavement Marking	
⚡ Street Light/Light Pole	⚡ Satellite Dish		
⚡ Electric Panel	⚡ Flag Pole	PROPERTY MONUMENTS	
⚡ Electric Box	⚡ Monitoring Well	⊠ Right-of-Way Monument Found	
⚡ Electric Manhole	⚡ Antenna	⊠ Concrete Monument Found	
⚡ Electric Handhole	⚡ Column	⊠ Iron Pin Set	
⚡ Electric / Power Marker	⚡ Camera Pole / Camera	⊠ Iron Pin Found (Rebar found)	
⚡ Spot Light	⚡ Bore Hole Location	⊠ PK Nail Set	
	⚡ Mile Post	⊠ PK Nail Found	
FIBER OPTIC	⚡ Rail Road Mile Post	⊠ Point	
⊠ Fiber Optic Marker		⊠ Benchmark	
⊠ Fiber Optic Manhole	STORM / DRAINAGE		
⊠ Fiber Optic Pedestal	⊠ Storm Structure Lid	MISCELLANEOUS	
	⊠ Drop Inlet	⊠ Land Lot Symbol	
	⊠ Catch Basin		
GAS	⊠ Single Wing Catch Basin		
⊠ Gas Meter	⊠ Double Wing Catch Basin		
⊠ Gas Valve	⊠ Weir Inlet		
⊠ Gas Fill Cap	⊠ Head Wall		
⊠ Gas Manhole	⊠ Junction Box		
⊠ Gas Marker	⊠ Curb Inlet		
⊠ Gas Pressure Relief Valve	⊠ Flared-In Section		
⊠ Gas Vault	⊠ Down Spout		
⊠ Gas Vent Pipe	⊠ Square or Round Outlet Structure		

LINETYPES

PROPERTY	EXISTING OVERHEAD
— Adjacent Property	— OW Overhead Wires
— Property Line	EXISTING UNDERGROUND
— Center of Creek	— C Cable
	— FO Fiber Optic
FENCE LINES	— G Gas
— Barb Wire Fence	— T Telecommunications
— Chain Link Fence	— W Water
— Wood Fence	— TV Television
— Woven Wire Fence	— SD Storm Drainage Line
	— SS Sanitary Sewer
SITE / TOPOGRAPHIC FEATURES	
○ Guardrail	

ABBREVIATIONS

APPROX. Approximate	IPS Iron Pin Set
#4 1/2" Rebar	LP Light Pole
C&G Curb and Gutter	MW Monitoring Well
CLF Chain Link Fence	N/F Now or Formerly
CMP Corrugated Metal Pipe	OCS Outlet Control Structure
CO Clean Out	OTR Open Top Pipe
CPP Corrugated Plastic Pipe	PB Plat Book
CIP Crimp Top Pipe	PG Page
DB Dead Book	PKF PK Nail Found
DI Drop Inlet	PKS PK Nail Set
DE Drainage Easement	POB Point of Beginning
EOP Edge of Pavement	POC Point of Commencement
EPP Electric Power Pole	PVC Polyvinyl Chloride Pipe
EPAN Electric Panel Easement	RBC Rebar Capped
ESMT Easement	RCP Reinforced Concrete Pipe
FES Flared End Section	RWM Right of Way Monument
FFE Finish Floor Elevation	SSE Sanitary Sewer Easement
FH Fire Hydrant	SSMH Sanitary Sewer Manhole
FLCP Flag Pole	TRAN Transformer
FOWMRK Fiber Optic Marker	TTB Telephone Terminal Box
GA Georgia	TSIGP Traffic Signal Pole
GM Gas Meter	TSIGB Traffic Signal Loop Control Box
GW Guy Wire	USTR Utility Structure
HDR Hand Rail	VCP Vertified Clay Pipe
H.W. Hard Wood	W.D.F. Wood Fence
HW Headwall	WM Water Meter
ICV Irrigation Control Valve	WV Water Valve
I.E. Invert Elevation	XP Crosswalk Signal Pole
IPF Iron Pin Found	



AP# 3124912
EXISTING CONDITIONS

LOT CONSOLIDATION PLAT

FOR
FOXDALE PROPERTIES, LLC
AP# 3124912

CITY OF STONECREST



Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

LAND LOT(S) 74
DISTRICT 16th



SHEET 2 OF 3

DRAWN BY: NAV
CHECKED BY: JNH
FILE NO.: 22261.00
DATE: 10/11/22
SCALE: 1" = 40'
DATE OF FIELD WORK: 10/07/22



DEKALB COUNTY
GEORGIA

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STRUCTURE LEGEND

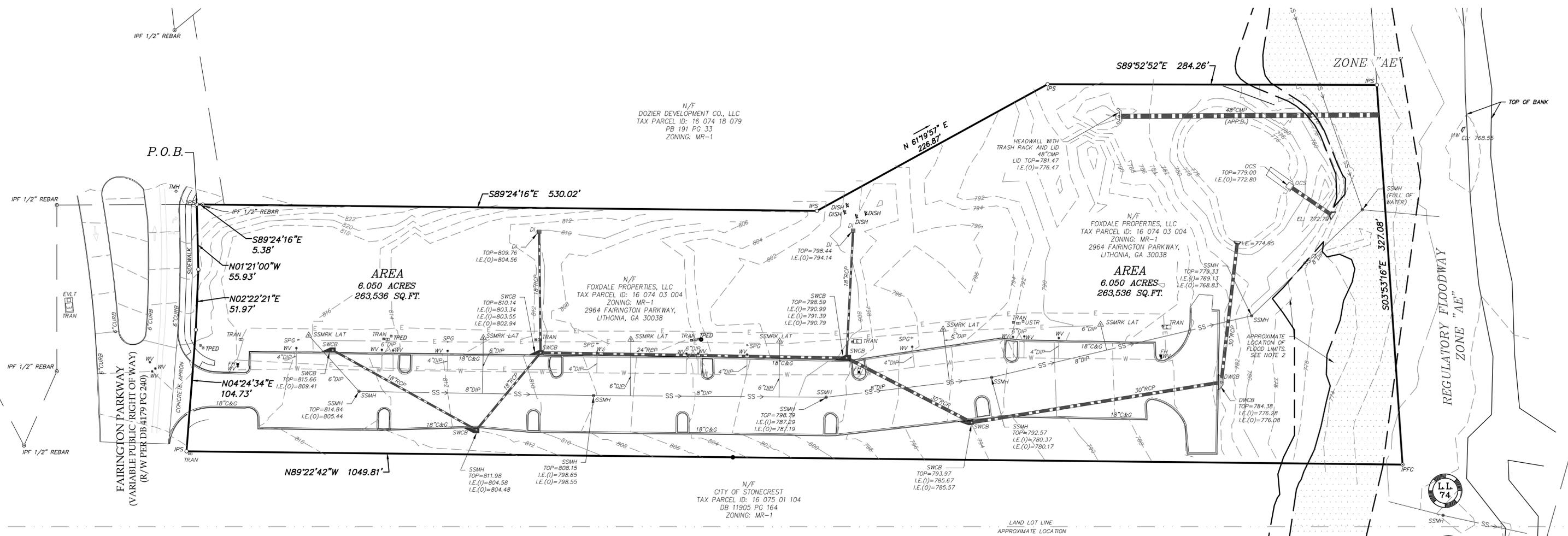
CABLE / TV	SEWER	PAVEMENT MARKING	TELEPHONE
<ul style="list-style-type: none"> Cable / TV Marker Cable / TV Pedestal Cable / TV Manhole Cable / TV Handhole Cable / TV Cable Box 	<ul style="list-style-type: none"> Grease Trap Sanitary Sewer Manhole Cleanout Sanitary Sewer Vent Pipe Sanitary Sewer Marker Sanitary Sewer Force Main Valve Sanitary Sewer Lift Station 	<ul style="list-style-type: none"> Pavement Marking Pavement Marking Pavement Marking Turn Arrow Left/Right Turn Arrow Left Turn Arrow Right Traffic Arrow Straight Traffic Arrow Straight/Left Traffic Arrow Straight/Right Traffic Arrow U-Turn Handicap Pavement Marking Bike Lane Pavement Marking 	<ul style="list-style-type: none"> Telephone Terminal Box Telephone Marker Telephone Handhole Box Telephone Manhole Telephone Cabinet
ELECTRIC / POWER	SITE / TOPOGRAPHIC FEATURES	PROPERTY MONUMENTS	WATER
<ul style="list-style-type: none"> Transformer Guy Wire Electric Meter Power Pole/Utility Pole Street Light/Light Pole Electric Panel Electric Box Electric Manhole Electric Handhole Electric / Power Marker Spot Light 	<ul style="list-style-type: none"> Street Sign Air Condition Unit Ballard Mailbox Satellite Dish Flag Pole Monitoring Well Antenna Column Camera Pole / Camera Bore Hole Location Mail Post Rail Road Mile Post 	<ul style="list-style-type: none"> Right-of-Way Monument Found Concrete Monument Found Iron Pin Set Iron Pin Found (Rebar found) PK Nail Set PK Nail Found Point Benchmark 	<ul style="list-style-type: none"> Fire Hydrant Irrigation Control Valve Water Meter Water Valve Fire Department Connection Water Vault Pressure Irrigation Valve Water Vent Pipe Water Valve Marker Water Marker Water Manhole Water Air Release Valve Water Back Flow Preventer Sprinkler Head Sprinkler Valve
FIBER OPTIC	STORM / DRAINAGE	MISCELLANEOUS	MISCELLANEOUS UTILITIES
<ul style="list-style-type: none"> Fiber Optic Marker Fiber Optic Manhole Fiber Optic Pedestal 	<ul style="list-style-type: none"> Storm Structure Lid Drop Inlet Catch Basin Single Wing Catch Basin Double Wing Catch Basin Weir Inlet Head Wall Junction Box Curb Inlet Flared-In Section Down Spout Square or Round Outlet Structure 	<ul style="list-style-type: none"> Land Lot Symbol 	<ul style="list-style-type: none"> Utility Structure

LINETYPES

PROPERTY	EXISTING OVERHEAD
<ul style="list-style-type: none"> Adjacent Property Property Line Center of Creek 	<ul style="list-style-type: none"> Overhead Wires
FENCE LINES	EXISTING UNDERGROUND
<ul style="list-style-type: none"> Barb Wire Fence Chain Link Fence Wood Fence Woven Wire Fence 	<ul style="list-style-type: none"> Cable Electric Fiber Optic Gas Telecommunications Water Television Storm Drainage Line Sanitary Sewer
SITE / TOPOGRAPHIC FEATURES	
<ul style="list-style-type: none"> Guardrail 	

ABBREVIATIONS

APPROX. #4	Approximate	IPS	Iron Pin Set
C&G	1/2" Rebar	LP	Light Pole
CLF	Chain Link Fence	MW	Monitoring Well
CMP	Corrugated Metal Pipe	N/F	Now or Formerly
CO	Clean Out	OCS	Outlet Control Structure
CPP	Corrugated Plastic Pipe	OTR	Open Top Pipe
CTP	Crump Top Pipe	PB	Plat Book
DB	Dead Book	PG	Page
DI	Drop Inlet	PKF	PK Nail Found
DE	Drainage Easement	PKS	PK Nail Set
EOP	Edge of Pavement	POB	Point of Beginning
EPP	Electric Power Pole	POC	Point of Commencement
EPAN	Electric Panel	PVC	Polyvinyl Chloride Pipe
ESMT	Easement	RBC	Rebar Capped
FES	Flared End Section	RCP	Reinforced Concrete Pipe
FFE	Finish Floor Elevation	RCP	Right of Way Monument
FH	Fire Hydrant	SSE	Sanitary Sewer Easement
FLCP	Flag Pole	SSMH	Sanitary Sewer Manhole
FOWMRK	Fiber Optic Marker	TRAN	Transformer
GA	Georgia	TTB	Telephone Terminal Box
GM	Gas Meter	TSIGP	Traffic Signal Pole
GW	Guy Wire	TSIGB	Traffic Signal Loop Control Box
HDR	Hand Rail	USTR	Utility Structure
H.W.	Hard Wood	VCP	Vertified Clay Pipe
HW	Headwall	W.D.F.	Wood Fence
ICV	Irrigation Control Valve	WM	Water Meter
I.E.	Invert Elevation	WV	Water Valve
IPF	Iron Pin Found	XP	Crosswalk Signal Pole



AP# 3124912
PROPOSED CONDITIONS

LOT CONSOLIDATION PLAT

FOR
FOXDALE PROPERTIES, LLC
AP# 3124912

CITY OF STONECREST



Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
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350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
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C.O.A.-LSF000004

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
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LAND LOT(S) 74
DISTRICT 16th

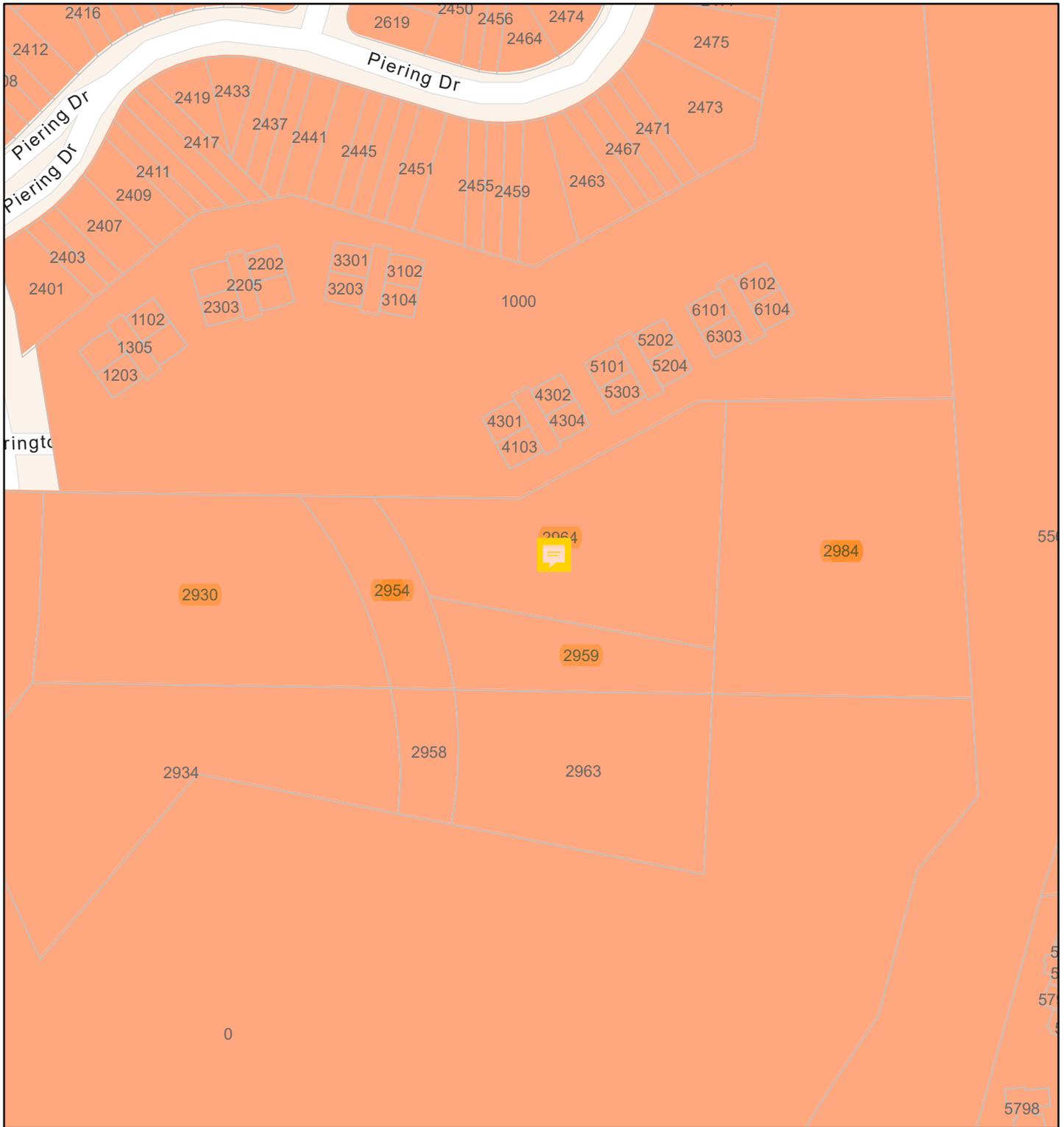


SHEET 3 OF 3

DRAWN BY: NAV
CHECKED BY: JNH
FILE NO.: 22261.00
DATE: 10/11/22
SCALE: 1" = 40'
DATE OF FIELD WORK: 10/07/22



DEKALB COUNTY
GEORGIA

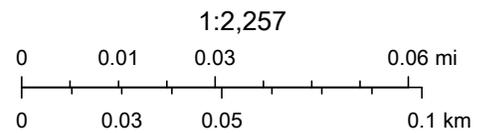


4/11/2023, 2:50:46 PM

-  City Limits
-  Stonecrest Parcels

Zoning

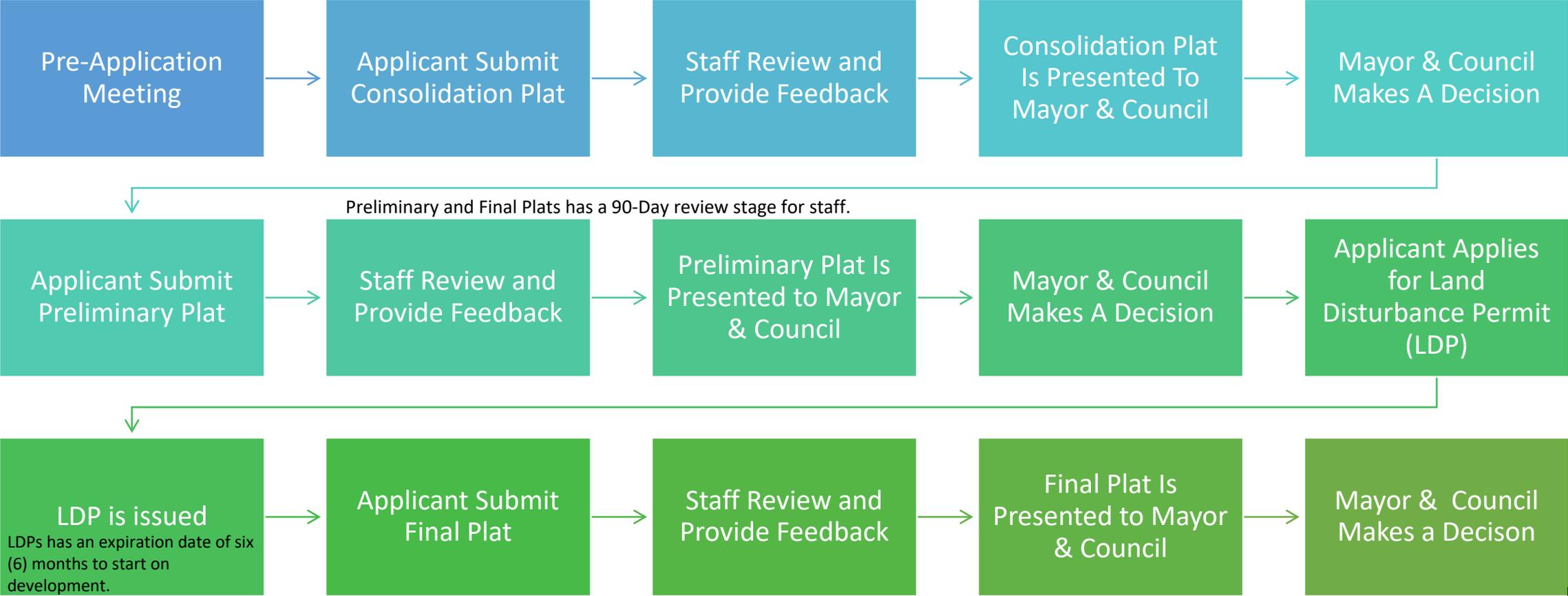
-  MR-1 - Med Density Residential



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Use	KEY: P - Permitted use Pa - Permitted as an accessory use							
	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1
Dwelling, cottage home						P	P	P
Dwelling, mobile home								
Dwelling, multi-family								P
Dwelling, townhouse							P	P
Dwelling, urban single-family							P	P
High-rise apartment								
Dwelling, single-family (attached)							P	P
Dwelling, single-family (detached)	P	P	P	P	P	P	P	P
Dwelling, three-family							P	P
Dwelling, two-family							P	P

Consolidation Plat Process



















CITY COUNCIL AGENDA ITEM

SUBJECT: TMOD-22-012 Animal Exhibition

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): 02/27/23 & 03/27/23

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, April 24, 2023

SUBMITTED BY: Raymond White, Planning & Zoning Director

PRESENTER: Raymond White, Planning & Zoning Director

PURPOSE: The following document includes recommended zoning language for regulation of a land use in the City of Stonecrest, which can result in the operation of an “Animal Exhibition” as defined by the USDA “Animal Welfare Act and Animal Welfare Regulations”.

FACTS: The staff created a text amendment to require land use compliance and to establish future regulations for like and similar establishments.

OPTIONS: Discussion only Click or tap here to enter text.

RECOMMENDED ACTION: Approval

ATTACHMENTS:

- (1) Attachment 1 - Staff Report
- (2) Attachment 2 - Background & Approach Summary
- (3) Attachment 3 - Proposal
- (4) Attachment 4 - Click or tap here to enter text.

**STATE OF GEORGIA
DEKALB COUNTY
CITY OF STONECREST**

ORDINANCE NO. ____ - _____

1 **AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STONECREST,**
2
3 **GEORGIA, BY AMENDING DIVISION 1 (OVERVIEW OF USE CATEGORIES AND**
4
5 **USE TABLE) AND DIVISION 2 (SUPPLEMENTAL USE REGULATIONS) OF ARTICLE**
6
7 **4 (USE REGULATIONS) AND ARTICLE 9 (DEFINITIONS) WITHIN CHAPTER 27**
8
9 **(ZONING ORDINANCE); TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY;**
10
11 **TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR**
12
13 **AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL**
14
15 **PURPOSES.**

16
17 **WHEREAS,** the governing body of the City of Stonecrest (“City”) is the Mayor and
18
19 City Council thereof; and

20
21 **WHEREAS,** Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of
22
23 Georgia authorizes the City to adopt plans and exercise the power of zoning; and

24
25 **WHEREAS,** the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to
26
27 adopt ordinances relating to its property, affairs, and local government; and

28
29 **WHEREAS,** the Mayor and City Council desire to amend Division 1 (Overview of Use Categories
30
31 and Use Table) and Division 2 (Supplemental Use Regulations) of Article 4 (Use Regulations) and
32
33 Article 9 (Definitions) within Chapter 27 (Zoning Ordinance); and

34
35 **WHEREAS,** from time-to-time amendments may be proposed for public necessity,

36
37 general welfare, or sound zoning practice that justify such action; and

38
39 **WHEREAS**, the Director of Planning and Planning Commission recommend approval
40 based on the City Staff Report and said report is hereby incorporated by reference herein; and

41
42
43 **WHEREAS**, a public hearing pursuant to the provisions of the Zoning Procedures Law
44 has
45
46 been properly held prior to the adoption of this Ordinance; and

47
48 **WHEREAS**, the health, safety, and welfare of the citizens of the city will be positively
49 impacted by the adoption of this Ordinance.

50
51
52 **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL**
53
54 **OF THE CITY OF STONECREST, GEORGIA**, and by the authority thereof:

55
56 **Section 1.** The Code of Ordinances of the City of Stonecrest, Georgia is hereby amended by
57 amending Division 1 (Overview of Use Categories and Use Table) and Division 2 (Supplemental
58 Use Regulations) of Article 4 (Use Regulations) and Article 9 (Definitions) within Chapter 27
59 (Zoning Ordinance); within Chapter 27 (Zoning Ordinance); by adopting the provisions set forth
60 in Exhibit A attached hereto and made a part hereof by reference.
61
62
63
64

65
66 **Section 2.** That text added to current law appears in **red, bold and underlined**. Text
67 removed from current law appears as **~~red, bold and strikethrough~~**.

68 **Section 3.** The preamble of this Ordinance shall be considered to be and is hereby
69 incorporated by reference as if fully set out herein.

70 **Section 4.** (a) It is hereby declared to be the intention of the Mayor and Council that all
71 sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their
72 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

73 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent
74
75 allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is
76
77 severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is
78
79 hereby further declared to be the intention of the Mayor and Council that, to the greatest extent
80
81 allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually
82
83 dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

84 (c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for
85
86 any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the
87
88 valid judgment or decree of any court of competent jurisdiction, it is the express intent of the
89
90 Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
91
92 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
93
94 of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to
95
96 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and
97
98 sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and
99
100 effect.

101 **Section 5.** The City Clerk, with the concurrence of the City Attorney, is authorized to
102
103 correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.

104 **Section 6.** All ordinances and parts of ordinances in conflict herewith are hereby
105
106 expressly repealed.

107 **Section 7.** The Ordinance shall be codified in a manner consistent with the laws of the
108
109 State of Georgia and the City of Stonecrest.

110 **Section 8.** It is the intention of the governing body, and it is hereby ordained that the
111
112 provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of

111 Stonecrest, Georgia.

ORDAINED this _____ day of _____, 2023.

[SIGNATURES TO FOLLOW]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

**EXHIBIT A
(SEE ATTACHED)**

113

114 CHAPTER 27: ZONING ORDINANCE
 115 ARTICLE 4 – USE REGULATIONS
 116 DIVISION 1. OVERVIEW OF USE CATEGORIES AND USE TABLE

117 **Sec. 4.1.3. Use table.**

118 Table 4.1 indicates the permitted uses within the base zoning districts. Even though a use is
 119 listed as an allowable use within a particular base zoning district, additional use restrictions may
 120 apply based on the applicable overlay zoning district requirements specified in article 3 of this
 121 chapter, overlay districts.

- 122 A. The uses listed in Table 4.1 shall be permitted only within the zoning districts
 123 identified, and no use shall be established and no structure associated with such use
 124 shall be erected, structurally altered or enlarged unless the use is permitted as:
- 125 1. A permitted use (P);
 - 126 2. A special use (SP) subject to the special land use permit application procedures
 127 specified in article 7 of this chapter;
 - 128 3. An administratively approved use (SA) subject to the special administrative permit
 129 procedures specified in article 7 of this chapter;
 - 130 4. An accessory use (PA) as regulated by this article 4 of this chapter. Table 4.1 does not
 131 list all accessory uses but clarifies uses acceptable as accessory, though not typically
 132 considered principal uses for the zoning classification.
 - 133 5. Uses lawfully established prior to the effective date of this zoning ordinance.
- 134 B. Any use not listed in Table 4.1, below, or interpreted to be allowed by the director of
 135 planning pursuant to section 4.1.2 is prohibited. Any applicant denied a permit to allow
 136 a use of property in a zoning district other than as provided in this section may file an
 137 appeal before the zoning board of appeals as provided in article 7 of this chapter.
- 138 C. If there is a conflict between Table 4.1 and the text of this chapter, the text shall
 139 prevail.

140

INSTITUTIONAL/PUBLIC															
Community Facilities															
Animal Exhibition, Indoor														SP	SP
Animal Exhibition, Outdoor														SP	SP
Aquarium /Indoor/ Outdoor Exhibition														SP	SP

Recreation club	S P	S P	S P	S P	S P	S P	S P	S P	S P	S P	S P		S P												S P	✓	
Places of worship	S P	S P	S P	S P	S P	S P	S P	S P	S P	S P	S P		S P	P	P	P	P	P	P	P	P	P	P	P	P	✓	
Recreation, outdoor																		P	P	P	P					✓	
Swimming pools, commercial	S P	S P	S P	S P	S P	S P	S P	S P	S P	S P	S P	S P	S P	P	P		P	P	P	P				P a	P a	P a	✓
Tennis courts, swimming pools, play or recreation areas, community,		p a	p a	p a	p a	p a	p a	p a	p a	p a	p a	p a	p a	p	P		P	P	P	P				P a	P a	P a	✓
Use	R E	R L G	R - 1 0 0	R - 8 5	R - 7 5	R - 6 0	R S M	M R - 1	M R - 2	H R - 1 , 2 , 3	M H P	R N C	O I	O I T	N S	C - 1	C - 2	O D	M	M - 2	M U - 1	M U - 2	M U - 3	M U - 4 , 5	See Section 4.2		

141

142

Table 4.1. Use Table

143

144

145 CHAPTER 27: ZONING ORDINANCE

146 ARTICLE 4 – USE REGULATIONS

147 DIVISION 2. SUPPLEMENTAL USE REGULATIONS

148 **As relates to Indoor Animal Exhibitions, such use shall:**

- 149 **1. Be conducted entirely within an enclosed building.**
- 150 **2. Not produce noise, dust, liquids, fumes, odors or other irritants that may affect**
- 151 **surrounding residents, business owners or property owners.**
- 152 **3. Be properly insured and provide proof of such insurance to the City of Stonecrest.**

- 153 4. Provide written permission from the owner or property manager of the building to
 154 be occupied as an indoor Animal Exhibition to the City.
- 155 5. Display a copy of all required valid licenses and permits in a prominent place on
 156 premises.
- 157 6. Be licensed and comply with all rules and regulations for a “Licensed Class C –
 158 Exhibitor” under the Animal Welfare Act (7 U.S.C. 2131 et seq.) and as regulated
 159 by the United States Department of Agriculture (USDA) regulations established in
 160 the most recent issue of “USDA Animal Care – Animal Welfare Act and Animal
 161 Welfare Regulations” (aka the USDA Blue Book).
 162 https://www.aphis.usda.gov/animal_welfare/downloads/bluebook-ac-awa.pdf.
 163 All required licensing shall be renewed prior to expiration and a copy provided to
 164 the City. Upon expiration or non-renewal of the license, the use shall immediately
 165 cease operations until a copy of a valid license is provided to the City.
- 166 7. Comply with the Georgia Department of Agriculture Animal Health Division
 167 regulations as established in the Rules and Regulations of the State of GA Chapter
 168 40-13.
- 169
- 170 8. Comply with applicable standards of the Georgia Department of Natural Resources
 171 (DNR) for the regulation of non-native species as per the regulated wild
 172 animals/exotics types (<https://gadnrle.org/exotics>), and restricted non-native species
 173 found in O.C.G.A. §27-5-4.
- 174 9. Comply with applicable regulations and standards for regulated native species as
 175 per the Georgia DNR's laws related to native wildlife ([https://gadnrle.org/laws-](https://gadnrle.org/laws-native-wildlife)
 176 native-wildlife). The Georgia DNR shall be notified prior to adding additional
 177 regulated species prior to acquisition. Proof of notification and approval may be
 178 required at any time by the City of Stonecrest to ensure compatibility.
- 179 10. Comply with the Georgia Department of Agriculture (GDA) regulations for general
 180 requirements for animal health and disease prevention, including following all
 181 requirements for importing animals from out of state, for intrastate transportation,
 182 vaccination and quarantine requirements, as applicable, as per the Rules and
 183 Regulations of the State of Georgia Chapter 40-13
 184 (<http://rules.sos.state.ga.us/GAC/40-13>).
- 185 11. Comply with the Georgia Department of Public Health regulations pertaining to
 186 reporting rabies exposure.
- 187 12. Comply with DeKalb County requirements for "hazardous animals" as per DeKalb
 188 County Code of Ordinances, Chapter 5 – Animals
 189 ([https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId](https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId=CODECO_CH5AN)
 190 =CODECO_CH5AN).

191 **13. Comply with § 27-5-5 - Wild animals for which license or permit required :: 2010**
192 **Georgia Code :: US Codes and Statutes :: US Law :: Justia**

193
194 **As relates to *Outdoor Animal Exhibitions*, such use shall comply with paragraphs 1.**
195 **through 13 directly above and the following additional regulations:**

196 **1. Outdoor animal exhibitions shall only be operated between the hours of 8:00 AM and**
197 **8:00 PM.**

198 **2. No building that houses animals, or enclosure that confines animals, shall be placed**
199 **less than one hundred (100) feet from a common property boundary with a**
200 **residential use or a residential zoning district.**

201
202 CHAPTER 27: ZONING ORDINANCE

203 ARTICLE 9 – DEFINITIONS

204 **Indoor Animal Exhibitions means the display of any animal to the public in an enclosed**
205 **building. Such exhibitions may include, but are not limited to indoor zoos, indoor petting**
206 **zoos, aquariums, bird aviaries, butterfly exhibits, museums with live exhibits and**
207 **educational venues. Indoor animal exhibitions shall not include retail pet stores, the**
208 **keeping of household pets, livestock shows, purebred dog or cat shows, and similar events.**

209 **Outdoor Animal Exhibitions means the display of any animal to the public in an open-air**
210 **structure such as a corral or other fenced area. Outdoor animal exhibitions may include,**
211 **but are not limited to, outdoor zoos, outdoor petting zoos, wildlife or fauna parks and**
212 **similar venues. This use shall not include agricultural fairs, livestock shows, purebred dog**
213 **or cat shows, or similar events. Outdoor animal exhibitions are not considered agricultural**
214 **fairs where animals are displayed on exhibition grounds for comparing and judging the**
215 **qualities and characteristics of various breeds and species of animals. The main purpose of**
216 **such exhibitions is not to market “for sale,” animals, but merely for their display.**

217 **For purposes of this text modification, carnivals, circuses, and similar venues are not**
218 **considered outdoor animal exhibitions; rather these temporary events are subject to the**
219 **regulations of Sec. 4.3.1. Temporary outdoor uses, general requirements; Sec. 4.3.2.**
220 **Duration, frequency and hours of operation of temporary outdoor uses; and Sec. 4.3.5.**
221 **Temporary outdoor events.**



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

Planning Commission November 8th, 2022 / Mayor and City Council Meeting April 24, 2023

GENERAL INFORMATION

Petition Number:	TMOD- 22-012
Applicant:	Planning & Zoning Department
Project Location:	C-1 and C-2 Zoning Districts
Proposed Development/Request:	The purpose is to create a conditional use for outdoor and indoor exhibition as defined by USDA to operate as an animal exhibition
Staff Recommendations:	Approval
Planning Commission:	Approval on November 8, 2022
City Council:	April 24, 2023

Stonecrest Zoning – Indoor Animal Exhibition

The following document includes recommended zoning language developed by the City of Stonecrest to review applications of those who “Animal Exhibition” as defined by the USDA “Animal Welfare Act and Animal Welfare Regulations”.

Recommended Use: ***Indoor Animal Exhibition***

Recommended Definition: An ***Indoor Animal Exhibition*** shall be any person, company or organization displaying any animals in an enclosed structure or building, to the public, for compensation, whether operating for profit or not. This use includes, but is not limited to indoor zoos, petting zoos, educational centers, carnivals, circuses and animal sanctuaries. This use shall not include retail pet stores, owners of domesticated household pets for personal enjoyment, county fairs, livestock shows, purebred dog or cat shows, or other similar events.

Outdoor Animal Exhibition means any sanctioned agricultural fair where animals are displayed on the exhibition grounds for physical contact with humans. It involves animal gathering organized for the purpose of comparing and judging the qualities of animals or presenting them for educational purposes and the main



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

purpose of which is not to market “for sale”, but for exhibition; facilities shall include zoos, wildlife or fauna parks, aquariums and museums with live exhibits.

Recommended Zoning District: **C-1 and C-2** are the recommended districts as this is the current location where the applicant, Animal Exhibition, has been operating as an aquarium and desires to add additional animals other than aquarium-based wildlife.

Recommended Zoning Classification – **Conditional Use**. A special land use permit will allow the city to prescribe use standards to ensure appropriate operation and location and that it does not negatively impact surrounding businesses and residents.

Recommended Supplemental Regulations:

As it relates to **Indoor Animal Exhibitions**, such use shall:

1. Be conducted wholly within an enclosed building or structure.
2. Not produce noise, liquids or odors that affects surrounding businesses or property owners.
3. Be properly insured and provide proof of that insurance to the City.
4. Provide written permission from the owner or property manager of the building being occupied to the City.
5. Display a copy of all required valid licenses and permits in a prominent place on premises.
6. Be licensed and comply with all rules and regulations for a “Licensed Class C – Exhibitor” under the Animal Welfare Act (7 U.S.C. 2131 et seq.) and as regulated by the United States Department of Agriculture (USDA) regulations established in the most recent issue of “USDA Animal Care – Animal Welfare Act and Animal Welfare Regulations” (aka the USDA Blue Book). https://www.aphis.usda.gov/animal_welfare/downloads/bluebook-ac-awa.pdf).

This license shall be renewed prior to expiration and a copy provided to the City. Upon expiration or non-renewal of the license, the use shall immediately cease operations until a copy of a valid license is provided to the City.

7. The outdoor exhibition shall not exceed 5 hours of display.



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

9. Comply with the Georgia The Department of Agriculture Animal Health Division regulations as established in the [Rules and Regulations of the State of GA Chapter 40-13](#).
10. Comply with applicable standards of the Georgia Department of Natural Resources (DNR) for the regulation of non-native species as per the regulated wild animals/exotics types (<https://gadnrle.org/exotics>), and restricted non-native species found in O.C.G.A. §27-5-4.
11. Comply with applicable regulations and standards for regulated native species as per the Georgia DNR's laws related to native wildlife (<https://gadnrle.org/laws-native-wildlife>). The Georgia DNR shall be notified prior to adding additional regulated species prior to acquisition. Proof of notification and approval may be required at any time by the City of Stonecrest to ensure compatibility.
12. Comply with the Georgia Department of Agriculture (GDA) regulations for general requirements for animal health and disease prevention, including following all requirements for importing animals from out of state, for intrastate transportation, vaccination and quarantine requirements, as applicable, as per the Rules and Regulations of the State of Georgia Chapter 40-13 (<http://rules.sos.state.ga.us/GAC/40-13>).
13. Comply with the Georgia Department of Public Health regulations pertaining to reporting rabies exposure.
14. Comply with DeKalb County requirements for "hazardous animals" as per DeKalb County Code of Ordinances, Chapter 5 – Animals (https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId=CODECO_CH5AN)

CITY OF STONECREST, GEORGIA 30038

REVIEW AND RECOMMENDATIONS RE: TMOD 22-012

Background

The Mayor and City Council of the City of Stonecrest desire a review of TMOD 2022-012, which concerns an Ordinance text modification that would allow consideration of “animal exhibitions” as regulated by the USDA “Animal Welfare Act and Animal Welfare Regulations” in appropriate locations in the city. Identification of these locations is based on compatibility of animal exhibitions with the intent of the character areas reflected on the Future Development Map and goals and policies adopted in the City of Stonecrest Comprehensive Plan 2038.

This review also examines development standards designed to minimize potentially adverse impacts of such a use on the Stonecrest community and surrounding uses. These standards are proposed for incorporation into Division 2. Supplemental Use Regulations of the Stonecrest Zoning Ordinance. Finally, review of TMOD 2022-012 seeks to establish procedures for Mayor and Council in determining the appropriateness of animal exhibitions.

Approach

The approach to identifying those character areas most appropriate to the proposed animal exhibition use is proposed as an analysis using the standards of review of the Ordinance. These standards are found in Sec. 7.3.5. *Standards and factors governing review of proposed amendments to the official zoning map.* The standards have been used to assess (1) the compatibility of the proposed animal exhibitions with the comprehensive plan, specifically compatibility with the chosen character areas for which the exhibitions are proposed, (2) consistency with the purpose and intent of the underlying zoning districts associated with those character areas, (3) similarity of the proposed use with uses allowed in the selected zoning districts and (4) compatibility of the use as concerns impact on street network and other public infrastructure.

In considering potential locations for animal exhibitions based on compatibility with certain character areas and zoning districts, it was quickly acknowledged that animal exhibitions were a commercial use not compatible with residential districts. Animal exhibitions were determined to be equally incompatible with industrial uses at the other end of the land use spectrum. Guidance for evaluating locations for animal exhibitions came from the statements of intent of the character areas identified in the Comprehensive Plan 2038.

An important consideration in identifying appropriate locations for animal exhibitions, particularly indoor animal exhibitions, is the transportation network. Another consideration was the location of those character areas planned for commercial development. These character areas are found primarily along I-20.

Animal exhibitions are characterized as either “Indoor Animal Exhibitions” or “Outdoor Animal Exhibitions.” These exhibitions are associated with different impacts on surrounding uses and are defined below:

Indoor Animal Exhibitions means the display of any animal to the public in an enclosed building. Such exhibitions may include, but are not limited to indoor zoos, indoor petting zoos, aquariums, bird aviaries, butterfly exhibits, museums with live exhibits and educational venues. Indoor animal exhibitions shall not include retail pet stores, the keeping of household pets, livestock shows, purebred dog or cat shows, or similar events.

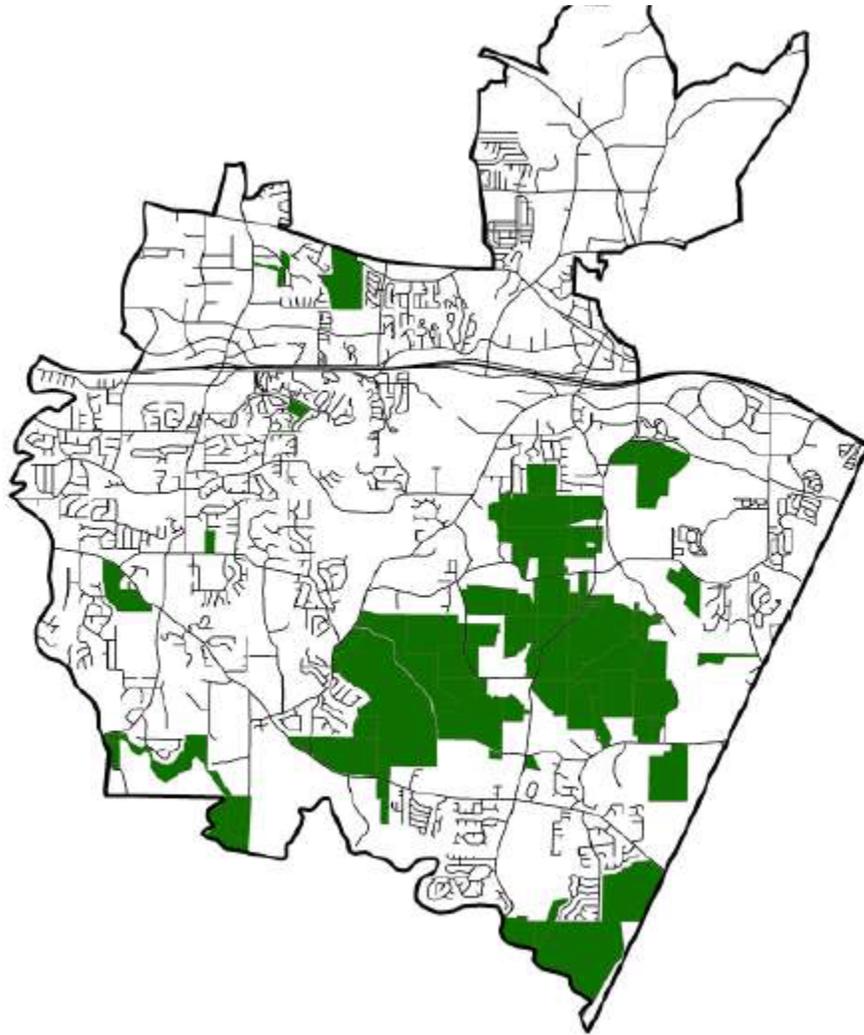
Outdoor Animal Exhibitions means the display of any animal to the public in an open-air structure such as a corral or other fenced area. Outdoor animal exhibitions may include, but are not limited to, outdoor zoos, outdoor petting zoos, wildlife or fauna parks and similar venues. This use shall not include livestock shows, purebred dog or cat shows, or similar events. Outdoor animal exhibitions are not considered agricultural fairs where animals are displayed on exhibition grounds for comparing and judging the qualities and characteristics of various breeds and species of animals. The main purpose of such exhibitions is not the marketing of “for sale,” animals, but merely for their display.

The character areas depicted on the 2038 Future Land Use Map were examined to identify any consistency among the Comprehensive Plan policies, the statement of intent of the several relevant character areas and the proposed animal exhibitions. Only those character areas considered compatible with the exhibitions were the subject of this review. That meant that no residential districts, including the mixed use districts, were reviewed for compatibility with the proposed use. Nor were the industrial character areas considered as conflicts between visitors to the attraction and large trucks was considered a public safety concern. The limited inventory of available industrial land was also an expressed concern. These concerns and guidance for rendering zoning decisions surrounding such uses as animal exhibitions are found in the City of Stonecrest Comprehensive Plan 2038 “Light Industrial Development Policies,” Zoning Compatibility – which states, “Protect existing and zoned undeveloped industrial land from unnecessary intrusion by conflicting land uses.” This caution against promoting non-industrial uses in the M-LI Light Industrial Character Area is also found in the M-HI Character Area.

Conservation/Open Space (COS) Character Area

The City of Stonecrest Comprehensive Plan 2038 states, “The intent of the **Conservation and Open Space** Character Area is to preserve areas in the city with significant natural and ecological features, as well as environmentally sensitive recreational facilities for public enjoyment. These areas consist of undeveloped natural lands, environmentally sensitive and conservation areas that are not suitable for development. It also includes land used for active recreational purposes that provide for a wide range of activities with some land designated for cultural and historic preservation.”

“All zoning districts” identified in the Ordinance are considered compatible with the Conservation and Open Space (COS) Character Area. The zoning district specifically recommended here for the (COS) Character Area is the Arabia Mountain Conservation Overlay District (AMCOD). The COS Character Area and the Overlay share a substantial portion of the geography of the city itself.



Conservation and Open Space Character Area

Sec. 3.4.5. Principal uses and principal structures establishes that “The principal uses of land and structures which are allowed in the Arabia Mountain Conservation Overlay District (AMCOD) are as provided by the applicable underlying zoning district.” The following additional uses are permitted in the AMCOD, with Outdoor Animal Exhibitions added as a desirable complement to the trail network, creating educational and recreational opportunities, a stop along the trail as an attractive draw for hikers, and a point of interest for children.

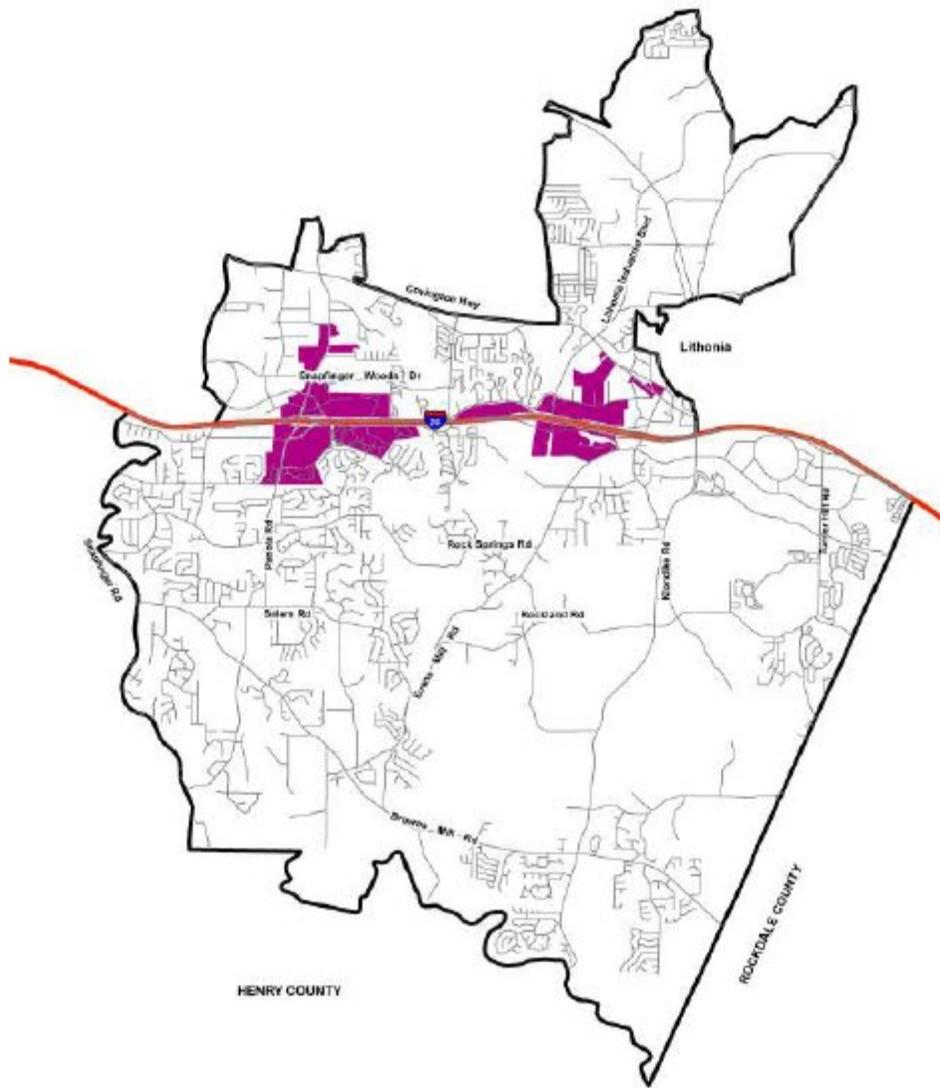
1. Recreation, passive and nature preserve.
2. Dog parks.
3. Bed and breakfast homes.
4. Outdoor concert halls.
5. Urban Gardens.
6. **Outdoor animal exhibitions.**

An important policy of the Plan found in the Conservation/Open Space Development Policies states “Promote conservation and greenspace areas as passive use and recreation destinations.” Outdoor animal exhibitions may be considered recreation destinations.

Among the community goals and policies adopted in the Comprehensive Plan 2038 is Policy ED-4 that states, “Promote the city’s historic and natural resources as an attraction for tourists and visitors. Facilitate the development of commercial facilities that enhance these resources—i.e. bike shops and eateries along the Arabia Mountain PATH.” An outdoor animal exhibit could conceivably be such an attraction.

City Center Character Area

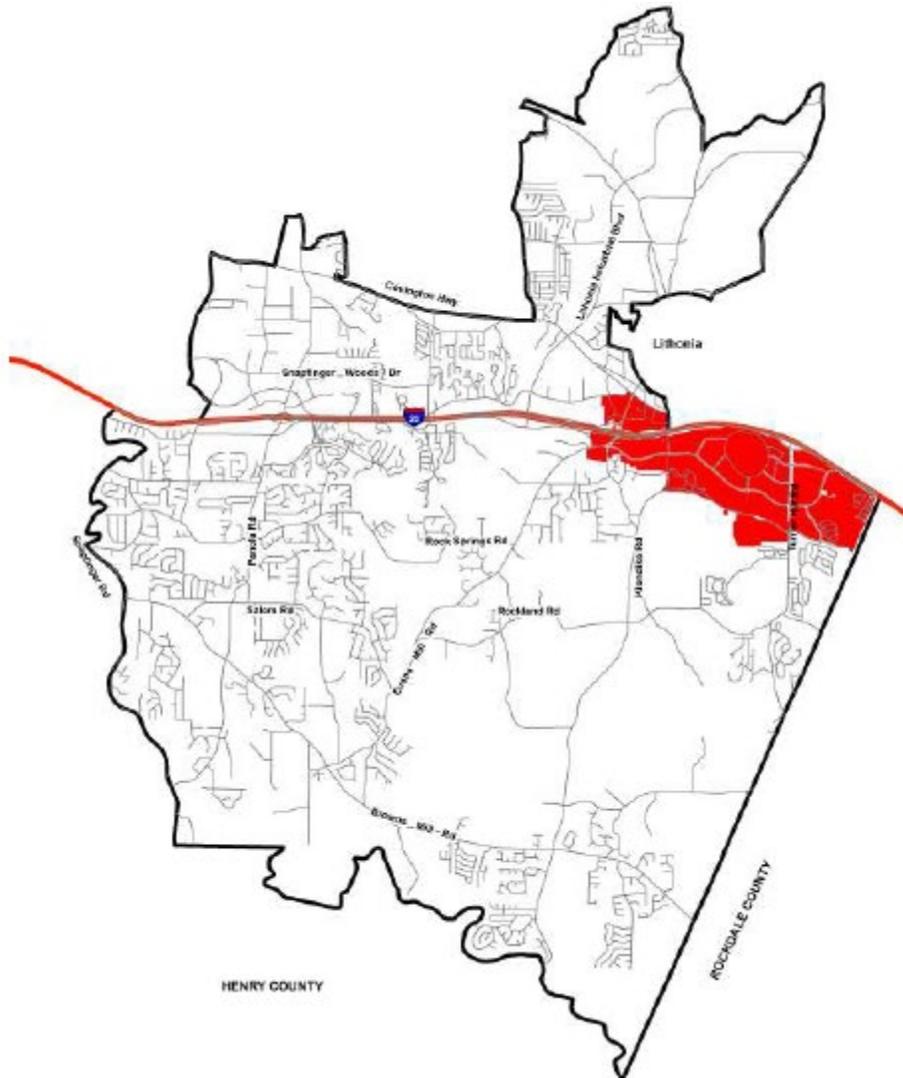
The City of Stonecrest Comprehensive Plan 2038 states, “The intent of the **City Center** Character Area is to promote the concentration of residential and commercial uses, which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage. The areas should be a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, high-density housing, entertainment and recreational uses and appropriate public open spaces that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 40 dwelling units per acre.



City Center Character Area

Regional Center Character Area

The City of Stonecrest Comprehensive Plan 2038 states, “The intent of the **Regional Center** Character Area is to promote the concentration of regional service activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage. These areas consist of a high intensity of regional commercial, office, employment areas, high density residential and higher-education facilities. These areas are characterized by high vehicular traffic, and high transit use, including stops, shelters and transfer points. The proposed density for areas of this type allows up to 120 dwelling units per acre.



Regional Center Character Area

Appropriate Zoning and Overlay Districts

The majority of commercially zoned properties in the city of Stonecrest is located along the I-20 Corridor and consists primarily of the C-1 Local Commercial District and the C-2 General Commercial District.

Given the overlap of the Arabia Mountain Conservation Overlay District by incorporating the outdoor animal exhibition use into the range of uses that may be allowed in this Overlay District. This will enable the City to capitalize on outdoor activities such as hiking and biking this venue accommodates.

Each character area depicted on the Future Development Map is associated with zoning districts deemed compatible with the respective character area. The zoning districts within each character area. The character areas are an established guide for the future use of property throughout Stonecrest.

C-1 Local Commercial District Purpose and Intent

- A. To provide convenient local retail shopping and service areas within the city for all residents;
- B. To provide for auto-oriented needs outside of the Neighborhood Center, Town Center and Regional Center character areas, but to focus on the pedestrian oriented development within these districts;
- C. To provide for quality control in development through materials and building placement;
- D. To ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods;
- E. To implement the future development map of the city's comprehensive plan.

C-1 Local Commercial District Permitted and Special Uses

- A. Urban, community garden, up to five (5) acres as a permitted use.
- B. Urban, community garden, over five (5) acres, subject to a special administrative permit.
- C. Indoor recreation (bowling alleys, movie theatres and other activities conducted wholly indoors)

C-2 General Commercial District Purpose and Intent

- A. To provide convenient general business and commercial service areas within the city for all residents;
- B. To provide for the development of new general commercial districts where so designated on the comprehensive plan;
- C. To provide for auto-oriented needs outside of the Neighborhood Center, Town Center and Regional Center character areas, but to focus on the pedestrian oriented development which in these districts;
- D. To provide for quality control in development through materials and building placement;

E. To ensure that the uses authorized within the C-2 (General Commercial) District are those uses which are designed to serve the general business and commercial service needs of the city;

F. To implement the future development map of the city's comprehensive plan.

C-2 General Commercial District Permitted Uses and Special Uses

A. Indoor recreation (bowling alleys, movie theatres and other activities conducted wholly indoors)

B. Outdoor recreation (miniature golf, batting cages, tennis, Go-cart and other outdoor activities)

Arabia Mountain Conservation Overlay District Purpose and Intent

A. To provide for the protection of natural resources and of scenic views of areas within the boundaries of the AMCOD, so as to protect and enhance the public welfare associated with these natural resources and the aesthetic qualities within this area, consistent with the policies of the Stonecrest Comprehensive Plan;

B. To provide reasonable and creative planning and development within the AMCOD while preserving the natural land form and features, trees and tree canopy, and the views to and from Arabia Mountain as indicated on the adopted map;

C. To assure that all activities and authorized uses of land allowed within the AMCOD, whether allowed uses or permitted uses, are activities or uses which are designed so as not to detract from or damage the protected natural resources and scenic beauty of this district;

D. To encourage and promote the dedication of conservation easements to appropriate public and not-for-profit entities established and authorized to hold easements in perpetuity pursuant to the Georgia Uniform Conservation Easement Act (O.C.G.A. 44-10 and 12-6A), for the purposes of protecting historical and [archaeological] areas, the habitat of endangered or threatened animal and plant species (as defined in the federal Endangered Species Act U.S.C. 1531 and the Endangered Wildlife Act of 1973), providing passive recreational and educational opportunities, preserving the cultural history of the area, protecting open space within the city, and protecting scenic views to and from Arabia Mountain; and

E. To provide consistent development standards that will adhere to common design characteristics that include but are not limited to deep setbacks from the main road; strategic buffer zones; home "clustering"; shorter streets within a development and shared open spaces connected by trails, walkways and paths.

Arabia Mountain Conservation Overlay District Permitted Uses

A. Recreation, passive and nature preserve.

B. Dog Parks.

- C. Bed and Breakfast homes.
- D. Outdoor Concert halls.
- E. Urban Gardens.

F. Outdoor Animal Exhibition

As seen on the Future Land Use Map as Exhibit F. Stonecrest Future Land Use Map which depicts the character areas of the Comprehensive Plan, specifically the Conservation/Open Space Character Area, and the geography of the Arabia Mountain Conservation Overlay District designated on the Stonecrest Overlay Map as Exhibit G. Stonecrest Overlay Zoning Map, these areas are relatively less developed compared to the remainder of the city. This has likely facilitated dedications and acquisitions that may not otherwise have been economically feasible. This circumstance also bodes well for the location of an Outdoor Animal Exhibit, as densities are low and the potential for conflicts between residents and such a commercial use is also low. The Arabia Mountain Conservation Overlay District tracks the Conservation/Open Space Character Area geography and the Rural Residential Character Area accounts for much of the remainder of that Overlay.

Analysis of Text Modification 22-012; Criteria to be applied to Zoning Petitions

Sec. 7.3.5. Standards and factors governing review of proposed amendments to the official zoning map establishes that “The following standards and factors are found to be relevant to the exercise of the city's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan. Conformity of the zoning proposal with the policy and intent of the several character areas of the comprehensive plan that are the focus of this analysis is as follows:

Conservation/Open Space (COS) Character Area

The intent of the **Conservation and Open Space Character Area** is to preserve areas in the city with significant natural and ecological features, as well as environmentally sensitive recreational facilities for public enjoyment. These areas consist of undeveloped natural lands, environmentally sensitive and conservation areas that are not suitable for development. It also includes land used for active recreational purposes that provide for a wide range of activities with some land designated for cultural and historic preservation.

The intent of the **City Center Character Area** is to promote the concentration of residential and commercial uses, which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage. The areas should be a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, high-density housing, entertainment and recreational uses and appropriate public open spaces that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 40 dwelling units per acre.

The intent of the **Regional Center Character Area** is to promote the concentration of regional service activities to a centralized location that allows for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage. These areas consist of a high intensity of regional commercial, office, employment areas, high density residential and higher-education facilities. These areas are characterized by high vehicular traffic, and high transit use, including stops, shelters and transfer points. The proposed density for areas of this type allows up to 120 dwelling units per acre.

The purpose and intent of the city council in establishing the **Arabia Mountain Conservation Overlay District (AMCOD)** is as follows:

- A. To provide for the protection of natural resources and of scenic views of areas within the boundaries of the AMCOD, so as to protect and enhance the public welfare associated with these natural resources and the aesthetic qualities within this area, consistent with the policies of the Stonecrest Comprehensive Plan;
- B. To provide reasonable and creative planning and development within the AMCOD while preserving the natural land form and features, trees and tree canopy, and the views to and from Arabia Mountain as indicated on the adopted map;
- C. To assure that all activities and authorized uses of land allowed within the AMCOD, whether allowed uses or permitted uses, are activities or uses which are designed so as not to detract from or damage the protected natural resources and scenic beauty of this district;
- D. To encourage and promote the dedication of conservation easements to appropriate public and not-for-profit entities established and authorized to hold easements in perpetuity pursuant to the Georgia Uniform Conservation Easement Act (O.C.G.A. 44-10 and 12-6A), for the purposes of protecting historical and [archaeological] areas, the habitat of endangered or threatened animal and plant species (as defined in the federal Endangered Species Act U.S.C. 1531 and the Endangered Wildlife Act of 1973), providing passive recreational and educational opportunities, preserving the cultural history of the area, protecting open space within the city, and protecting scenic views to and from Arabia Mountain; and
- E. To provide consistent development standards that will adhere to common design characteristics that include but are not limited to deep setbacks from the main road; strategic buffer zones; home "clustering"; shorter streets within a development and shared open spaces connected by trails, walkways and paths.

The Davidson-Arabia Mountain Nature Preserve a part of the geography of the Arabia Mountain Conservation Overlay District is described in the Comprehensive Plan as an historic and recreation resource, "Today, the Davidson-Arabia Mountain Nature Preserve is a great place to hike, bike, and explore the fantastic natural wonders of a monadnock."

The zoning proposal is in conformity with the policy and intent of the comprehensive plan which encompasses recreational policies and fostering a variety of uses.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

The proposed text modification will not pertain to a specific property, as this modification will merely add the “animal exhibition” use as an opportunity to apply for approval of a special land use permit for a specific property going forward. The special land use permit process will afford Mayor and Council the opportunity to evaluate all applications for such venues in the context of surrounding uses, that is, on a case-by-case basis. The standards proposed for assignment to this venue in Division 2. Supplemental Use Regulations of the ordinance, and any additional standards Mayor and Council deem appropriate, will serve to protect the Stonecrest community and surrounding uses.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The existing zoning is considered presumptively valid. The proposed text modification will not be applicable to a specific property upon adoption. Rather, the finding as to whether a particularly property has a reasonable economic use as currently zoned would be the subject of an analysis of the property for which an application for assignment of the Arabia Mountain Conservation Overlay District to the property is submitted.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

As the assignment of the Arabia Mountain Conservation Overlay District is subject to approval of a special land user permit, the supplemental use standards Division 2. Supplemental Use Regulations and any reasonable conditions City Council may choose, mitigation measures could be adopted to minimize the adverse impacts. Substantial buffering to protect less intense uses is one example of such measures.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

As the population of Stonecrest increases, demand for attractions such as animal exhibits may be expected to increase as well. This is a changing condition affecting the use and development of the property that gives supporting grounds for approval of the zoning proposal.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

The special land use permit process will afford Mayor and Council the opportunity to evaluate all applications for such venues in the context of surrounding uses and site historic or archaeological resources on a case-by-case

basis. The standards proposed for assignment to such exhibitions in Division 2. Supplemental Use Regulations of the ordinance, and any additional standards Mayor and Council deem appropriate, will serve to protect the Stonecrest community and surrounding uses.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

A maximum of five (5) acres applicable to outdoor animal exhibitions will tend to prevent excessive or burdensome use of existing streets, transportation facilities, and utilities. While the TMOD 22-012 establishes a minimum floor area, City Council would have the opportunity to control the scale of any indoor animal exhibition facility during the SLUP process. Such factors as proximity to residential uses, locations limited to arterial streets and maximum floor area could be referenced during that process. Given the development standards recommended for placement in Division 2. Supplemental Use Regulations, and any conditions Mayor and Council may deem appropriate to the context and the specific proposal, the zoning proposal will not result in a use that will or could cause a burdensome use of existing streets, transportation facilities, or utilities.

No impact on schools will be associated with the proposed use.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

Standards to be adopted within Division 2. Supplemental Use Regulations will be protective of the environment and surrounding natural resources.

The possibility of visitor contamination by animal wastes and disease vectors could impact human health. Such policies as hand sanitizing stations at entrances and exits, timely waste removal, and other measures published by the Arizona Department of Health Services and the National Association of State Public Health Veterinarians (NASPHV) are proposed for adoption. These measures will tend to minimize adverse impacts on the environment and the public.

Animal Exhibition Approval Process

Given the potentially adverse impacts of animal exhibitions on surrounding uses, establishment of such exhibitions should be subject to a Special Land Use Permit. Sec. 7.4.1. Special land use permits generally of Division 4. Special Land Use Permits provides guidance for consideration of a SLUP. Importantly, Sec. 7.4.2. Initiation of applications and public hearing requires a public hearing prior to a decision on any use subject to a special land use permit.

Sec. 7.4.6. Special land use permit; criteria to be considered establishes the criteria that shall be considered by the planning department, planning commission, and city council in deciding any application for a special land use permit. These criteria are intended to ensure that the proposed use can be accommodated at a particular location without creating unacceptable impacts and in compliance with the adopted supplemental use

regulations of Article 4. Use Regulations, Division 2. Supplemental Use Regulations. Sec. 7.4.9. Action by the city council, subsection B authorizes city council to “impose conditions based upon the facts of a particular application.”

Incorporation of Regulations in Division 2. Supplemental Use Regulations

A new Sec. 4.2.62 *Indoor Animal Exhibitions* shall comply with the following regulations:

The following “Supplemental Use Regulations” are proposed for the purpose of mitigating potentially adverse impacts on the Stonecrest community and surrounding properties. All Animal Exhibitions shall comply with the following development standards:

1. Be conducted entirely within an enclosed building.
2. Not produce any noise, dust, liquids, fumes, odors or other irritants that may affect surrounding residents, business owners or property owners.
3. Be properly insured and provide proof of such insurance to the City of Stonecrest.
4. Provide written permission from the owner or property manager of the building being occupied as an Indoor Animal Exhibition to the City.
5. Display a copy of all required valid licenses and permits in a prominent place on the premises, including a current Occupational Tax Certificate.
6. Be licensed and comply with all rules and regulations for a “Licensed Class C – Exhibitor” under the Animal Welfare Act (7 U.S.C. 2131 et seq.) and as regulated by the United States Department of Agriculture (USDA) regulations established in the most recent issue of “USDA Animal Care – Animal Welfare Act and Animal Welfare Regulations” (aka the USDA Blue Book). https://www.aphis.usda.gov/animal_welfare/downloads/bluebook-acawa.pdf. All required licensing shall be renewed prior to expiration and a copy provided to the City. Upon expiration or nonrenewal of such license, the use shall immediately cease operations until a copy of a valid license is provided to the City.
7. Comply with the Georgia Department of Agriculture Animal Health Division regulations as established in the [Rules and Regulations of the State of GA Chapter 40-13](#).
8. Comply with applicable standards of the Georgia Department of Natural Resources (DNR) for the regulation of non-native species as per the regulated wild animals/exotics types (<https://gadnrle.org/exotics>), and restricted non-native species found in O.C.G.A. §27-5-4.
9. Comply with applicable regulations and standards for regulated native species as per the Georgia DNR's laws related to native wildlife (<https://gadnrle.org/laws-native-wildlife>). The Georgia DNR shall be notified prior to adding additional regulated species prior to acquisition. Proof of notification and approval may be required at any time by the City of Stonecrest to ensure compatibility.

10. Comply with the Georgia Department of Agriculture (GDA) regulations for general requirements for animal health and disease prevention, including following all requirements for importing animals from out of state, for intrastate transportation, vaccination and quarantine requirements, as applicable, as per the Rules and Regulations of the State of Georgia Chapter 40-13 (<http://rules.sos.state.ga.us/GAC/40-13>).

11. Comply with the Georgia Department of Public Health regulations pertaining to reporting rabies exposure.

12. Comply with DeKalb County requirements for "hazardous animals" as per DeKalb County Code of Ordinances, Chapter 5 – Animals
(https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId=CODECO_CH5AN)

13. Comply with [§ 27-5-5 - Wild animals for which license or permit required :: 2010 Georgia Code :: US Codes and Statutes :: US Law :: Justia](#)

14. Comply with Measures to Protect Human Health “Tips for Making Your Petting Zoo Safe for the Public” found in Exhibit H.

Sec. 4.2.63 *Outdoor Animal Exhibitions* shall comply with Sec. 4.2.62 Indoor Animal Exhibitions as appropriate to the use and the following additional standards:

1. Outdoor animal exhibitions shall only operate between the hours of 8:00 AM and 8:00 PM.
2. No building that houses animals or enclosure that contains animals shall be placed less than one hundred (100) feet from a common property boundary with a residential use or a residential zoning district.

Criteria to be applied in considering Animal Exhibitions Applications

The mechanism recommended for decision applications for Animal Exhibitions is the Special Land Use Permit. The SLUP is already well established in the zoning ordinance and grants wide latitude to City Council in deciding such applications, as provided below:

Sec. 7.4.6. Special land use permit; criteria to be considered.

The following criteria shall be considered by the planning department, the planning commission, and the city council in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the city council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and the application is in compliance with all applicable regulations in article 4 of this chapter:

A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.
- C. Adequacy of public services, public facilities, and utilities to serve the proposed use.
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
- E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.
- F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.
- G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.
- H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.
- I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.
- J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.
- K. Whether the proposed use is consistent with the policies of the comprehensive plan.
- L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.
- M. Whether there is adequate provision of refuse and service areas.
- N. Whether the length of time for which the special land use permit is granted should be limited in duration.
- O. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.
- P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.
- Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.
- R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

Authority of City Council in deciding Animal Exhibition Applications

Sec. 7.4.9. *Action by the city council* establishes the following authority:

A. The city council, after conducting the public hearing with public notice as required by this chapter, shall vote to approve the application, **approve the application with conditions**, deny the application, defer the application, or, upon request of the applicant, to permit withdrawal of the application without prejudice.

B. The **city council may impose conditions** based upon the facts of a particular application in accordance with section 7.4.9.

C. The decision of the city council on each application for special land use permit shall be based on a determination as to whether or not the application satisfies the criteria contained in section 7.4.6, the criteria contained in section 7.4.7 where applicable to the use proposed, and the requirements of the zoning district in which such use is proposed to be located.

D. The city council may specify the duration of each such special land use permit approved.

Recommendations

The recommendations concern (1) which character areas are appropriate for the animal exhibitions, (2) which zoning districts and (3) what conditions of approval should be assigned to this use. The latter should be development standards to be placed in Division 2. Supplemental Use Regulations.

The proposed animal exhibition use would only be allowed in the character areas identified as compatible with the use, and only within specified zoning districts that are in one of those character areas. The following parameters would control the location of the exhibitions:

A. Indoor Animal Exhibitions shall only be allowed in the City Center Character Area and the Regional Center Character Area and on properties zoned C-1 Local Commercial District or C-2 General Commercial District.

B. The Indoor Animal Exhibition use shall be added to the C-1 Local Commercial District and the C-2 General Commercial District in Table 4.1. Use Table under the Recreation and Entertainment Use section of Chapter 27 Zoning Ordinance Article 4. Use Regulations as a use subject to Mayor and Council approval of a Special Land Use Permit.

C. Outdoor Animal Exhibitions shall only be allowed in the Conservation/Open Space Character Area and on properties within the Arabia Mountain Conservation Overlay District.

D. The Outdoor Animal Exhibition use shall be added to Table 3.1 Overlay Use Table under the Recreation and Entertainment Land Use section of Chapter 27 Zoning Ordinance Article 3. Overlay District Regulations for the Arabia Mountain Conservation Overlay District as a use subject to Mayor and Council approval of a Special Land Use Permit.

Existing Dimensional Standards to Remain Intact

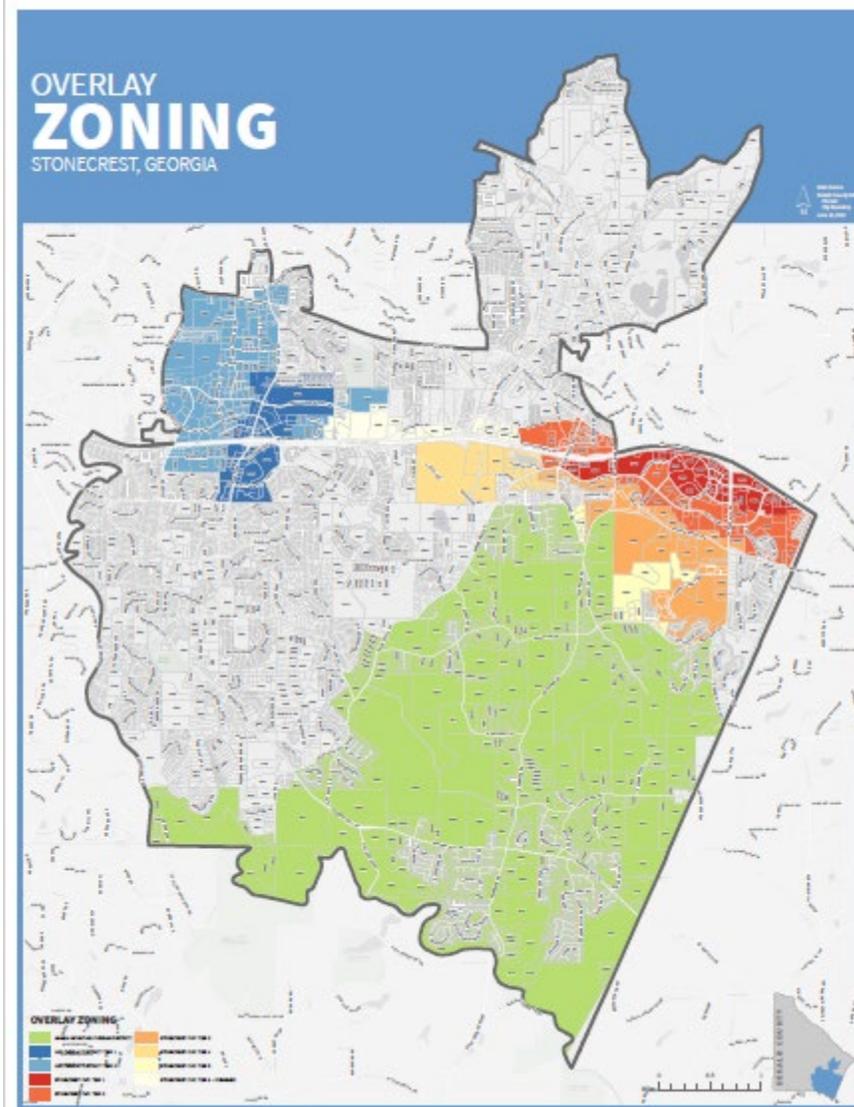
As the USDA are expert in animal husbandry and that federal agency regulates such uses, the dimensional standards for the respective C-1 Local Commercial District, the C-2 General Commercial District found in Table 2.24. Nonresidential Zoning Districts Dimensional Requirements, as appropriate, would be unchanged by adoption of this TMOD 22-012. These are the dimensional standards of the underlying zoning district, applicable to all other permitted uses; and no justification for amending these was found.

The dimensional standards of the underlying zoning district as pertains to the Arabia Mountain Conservation Overlay District will be determined by the underlying zoning as indicated on the Official Zoning Map, City of Stonecrest, Georgia.

Guidance for Other Events

For purposes of this review of TMOD 2022-012, carnivals, circuses, and similar venues are not considered outdoor animal exhibitions, rather these temporary events are regarded by the Ordinance as temporary outdoor events, akin to “special events.” Such temporary events are subject to the regulation of temporary outdoor events found in Sec. 4.3.1. Temporary outdoor uses, general requirements; Sec. 4.3.2. Duration, frequency and hours of operation of temporary outdoor uses; and Sec. 4.3.5. Temporary outdoor events which provides that “Temporary outdoor events may include temporary art shows, carnival rides, special outdoor social or religious event, entertainment, athletic events, rodeos, horse shows, and other events of community interest.”

Exhibit G. Stonecrest Overlay Zoning Map



114 CHAPTER 27: ZONING ORDINANCE
 115 ARTICLE 4 – USE REGULATIONS
 116 DIVISION 1. OVERVIEW OF USE CATEGORIES AND USE TABLE

117 **Sec. 4.1.3. Use table.**

118 Table 4.1 indicates the permitted uses within the base zoning districts. Even though a use is
 119 listed as an allowable use within a particular base zoning district, additional use restrictions may
 120 apply based on the applicable overlay zoning district requirements specified in article 3 of this
 121 chapter, overlay districts.

- 122 A. The uses listed in Table 4.1 shall be permitted only within the zoning districts
 123 identified, and no use shall be established and no structure associated with such use
 124 shall be erected, structurally altered or enlarged unless the use is permitted as:
- 125 1. A permitted use (P);
 - 126 2. A special use (SP) subject to the special land use permit application procedures
 127 specified in article 7 of this chapter;
 - 128 3. An administratively approved use (SA) subject to the special administrative permit
 129 procedures specified in article 7 of this chapter;
 - 130 4. An accessory use (PA) as regulated by this article 4 of this chapter. Table 4.1 does not
 131 list all accessory uses but clarifies uses acceptable as accessory, though not typically
 132 considered principal uses for the zoning classification.
 - 133 5. Uses lawfully established prior to the effective date of this zoning ordinance.
- 134 B. Any use not listed in Table 4.1, below, or interpreted to be allowed by the director of
 135 planning pursuant to section 4.1.2 is prohibited. Any applicant denied a permit to allow
 136 a use of property in a zoning district other than as provided in this section may file an
 137 appeal before the zoning board of appeals as provided in article 7 of this chapter.
- 138 C. If there is a conflict between Table 4.1 and the text of this chapter, the text shall
 139 prevail.

140

INSTITUTIONAL/PUBLIC															
Community Facilities															
Animal Exhibitio n, Indoor														SP	SP
Animal Exhibitio n, Outdoor														SP	SP
Aquarium /Indoor/ Outdoor Exhibitio n														SP	SP

Recreation club	S P	S P	S P	S P	S P	S P	S P	S P	S P	S P	S P		S P												S P	✓	
Places of worship	S P	S P	S P	S P	S P	S P	S P	S P	S P	S P	S P		S P	P	P	P	P	P	P	P	P	P	P	P	P	✓	
Recreation, outdoor																		P	P	P	P					✓	
Swimming pools, commercial	S P	S P	S P	S P	S P	S P	S P	S P	S P	S P	S P	S P	S P	P	P		P	P	P	P				P a	P a	P a	✓
Tennis courts, swimming pools, play or recreation areas, community,		P a	P a	P a	P a	P a	P a	P a	P a	P a	P a	P a	P a	P	P		P	P	P	P				P a	P a	P a	✓
Use	R E	R L G	R - 1 0 0	R - 8 5	R - 7 5	R - 6 0	R S M	M R - 1	M R - 2	H R - 1 , 2 , 3	M H P	R N C	O I	O I T	N S	C - 1	C - 2	O D	M	M - 2	M U - 1	M U - 2	M U - 3	M U - 4 , 5	See Section 4.2		

141

142

Table 4.1. Use Table

143

144

145 CHAPTER 27: ZONING ORDINANCE

146 ARTICLE 4 – USE REGULATIONS

147 DIVISION 2. SUPPLEMENTAL USE REGULATIONS

148 **As relates to Indoor Animal Exhibitions, such use shall:**

- 149 **1. Be conducted entirely within an enclosed building.**
- 150 **2. Not produce noise, dust, liquids, fumes, odors or other irritants that may affect**
- 151 **surrounding residents, business owners or property owners.**
- 152 **3. Be properly insured and provide proof of such insurance to the City of Stonecrest.**

- 153 4. Provide written permission from the owner or property manager of the building to
 154 be occupied as an indoor Animal Exhibition to the City.
- 155 5. Display a copy of all required valid licenses and permits in a prominent place on
 156 premises.
- 157 6. Be licensed and comply with all rules and regulations for a “Licensed Class C –
 158 Exhibitor” under the Animal Welfare Act (7 U.S.C. 2131 et seq.) and as regulated
 159 by the United States Department of Agriculture (USDA) regulations established in
 160 the most recent issue of “USDA Animal Care – Animal Welfare Act and Animal
 161 Welfare Regulations” (aka the USDA Blue Book).
 162 https://www.aphis.usda.gov/animal_welfare/downloads/bluebook-ac-awa.pdf.
 163 All required licensing shall be renewed prior to expiration and a copy provided to
 164 the City. Upon expiration or non-renewal of the license, the use shall immediately
 165 cease operations until a copy of a valid license is provided to the City.
- 166 7. Comply with the Georgia Department of Agriculture Animal Health Division
 167 regulations as established in the Rules and Regulations of the State of GA Chapter
 168 40-13.
- 169 8. Comply with applicable standards of the Georgia Department of Natural Resources
 170 (DNR) for the regulation of non-native species as per the regulated wild
 171 animals/exotics types (<https://gadnrle.org/exotics>), and restricted non-native species
 172 found in O.C.G.A. §27-5-4.
- 173 9. Comply with applicable regulations and standards for regulated native species as
 174 per the Georgia DNR's laws related to native wildlife ([https://gadnrle.org/laws-](https://gadnrle.org/laws-native-wildlife)
 175 native-wildlife). The Georgia DNR shall be notified prior to adding additional
 176 regulated species prior to acquisition. Proof of notification and approval may be
 177 required at any time by the City of Stonecrest to ensure compatibility.
- 178 10. Comply with the Georgia Department of Agriculture (GDA) regulations for general
 179 requirements for animal health and disease prevention, including following all
 180 requirements for importing animals from out of state, for intrastate transportation,
 181 vaccination and quarantine requirements, as applicable, as per the Rules and
 182 Regulations of the State of Georgia Chapter 40-13
 183 (<http://rules.sos.state.ga.us/GAC/40-13>).
- 184 11. Comply with the Georgia Department of Public Health regulations pertaining to
 185 reporting rabies exposure.
- 186 12. Comply with DeKalb County requirements for "hazardous animals" as per DeKalb
 187 County Code of Ordinances, Chapter 5 – Animals
 188 ([https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId](https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId=CODECO_CH5AN)
 189 =CODECO_CH5AN).
- 190

191 13. Comply with § 27-5-5 - Wild animals for which license or permit required :: 2010
192 Georgia Code :: US Codes and Statutes :: US Law :: Justia

193 14. Comply with the National Association of State Public Health Veterinarians
194 (NASPHV) standards for protection of human health.

195
196 As relates to *Outdoor Animal Exhibitions*, such use shall comply with paragraphs 1.
197 through 14 directly above and the following additional regulations:

198 1. Outdoor animal exhibitions shall only be operated between the hours of 8:00 AM and
199 8:00 PM.

200 2. No building that houses animals, or enclosure that confines animals, shall be placed
201 less than one hundred (100) feet from a common property boundary with a
202 residential use or a residential zoning district.

203

204 CHAPTER 27: ZONING ORDINANCE

205 ARTICLE 9 – DEFINITIONS

206 Indoor Animal Exhibitions means the display of any animal to the public in an enclosed
207 building. Such exhibitions may include, but are not limited to indoor zoos, indoor petting
208 zoos, aquariums, bird aviaries, butterfly exhibits, museums with live exhibits and
209 educational venues. Indoor animal exhibitions shall not include retail pet stores, the
210 keeping of household pets, livestock shows, purebred dog or cat shows, and similar events.

211 Outdoor Animal Exhibitions means the display of any animal to the public in an open-air
212 structure such as a corral or other fenced area. Outdoor animal exhibitions may include,
213 but are not limited to, outdoor zoos, outdoor petting zoos, wildlife or fauna parks and
214 similar venues. This use shall not include agricultural fairs, livestock shows, purebred dog
215 or cat shows, or similar events. Outdoor animal exhibitions are not considered agricultural
216 fairs where animals are displayed on exhibition grounds for comparing and judging the
217 qualities and characteristics of various breeds and species of animals. The main purpose of
218 such exhibitions is not to market “for sale,” animals, but merely for their display.

219 For purposes of this text modification, carnivals, circuses, and similar venues are not
220 considered outdoor animal exhibitions; rather these temporary events are subject to the
221 regulations of Sec. 4.3.1. Temporary outdoor uses, general requirements; Sec. 4.3.2.
222 Duration, frequency and hours of operation of temporary outdoor uses; and Sec. 4.3.5.
223 Temporary outdoor events.



CITY COUNCIL AGENDA ITEM

SUBJECT: Freight Cluster Plan Contract with Metro Analytics

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, April 24, 2023

SUBMITTED BY: Hari Karikaran, City Engineer

PRESENTER: Hari Karikaran

PURPOSE: City of Stonecrest received ARC funding for Freight Cluster Study in 2021. The Purchasing Division published solicitation for a consultant on December 7, 2022 and didn't receive any proposals. The Purchasing division published solicitation again on February 7, 2023 and received one proposal. The evaluation committee reviewed the proposal, verified the proposals covered the necessary scope of work and deemed responsive and responsible. The proposal from Metro Analytics is for \$307,872. ARC Grant Funding - \$250,000, 2022 SPLOST Funding - \$62,500; Total Budget - \$312,500.

FACTS: Click or tap here to enter text.

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Staff Recommends Approval of Contract with Metro Analytics

ATTACHMENTS:

(1) Attachment 1 - Metro Analytics Proposal



CITY COUNCIL AGENDA ITEM

- (2) Attachment 2 - Frieght Cluster Plan Cost Proposal
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

PROPOSAL FOR
RFP 2023-005 –
FREIGHT CLUSTER PLAN



PREPARED BY //



IN ASSOCIATION WITH //

ATLAS



PREPARED FOR //

CITY OF STONECREST
DEPARTMENT OF PURCHASING AND CONTRACTING



14030 Harvington Drive
Huntersville, NC 28070
704-280-7858
cduncan@metroanalytics.com

CITY OF STONECREST DEPARTMENT OF
PURCHASING AND CONTRACTING

March 13, 2023

Dear Selection Committee Members,

On behalf of Metro Analytics and our partners Atlas, KB Advisory Group (KBAG), and PEQ, I am pleased to offer this proposal for the Freight Cluster Plan for the City of Stonecrest. The Metro Analytics team features a unique combination of local knowledge and national best practices to execute the Freight Cluster Plan and has a proven history of working together on multiple projects.

We are pleased to present Wade Carroll will act as your Project Manager. Wade is uniquely qualified for this role through his previous experience in the Freight Cluster program. More specifically, he is the only project manager in the region who will have overseen the completion of three different FCPs from beginning to end. Through this experience, he has a unique understanding of some of the challenges and opportunities associated with the proposed scope of services in this RFP.

The team is supported by other thought leaders in their respective fields for specific tasks:

- Atlas – A well-established engineering firm with a strong traffic engineering and program management background suitable for leading the traffic study task and assisting with developing a cost-feasible work program.
- KB Advisory Group – This Atlanta-based firm has 25 years of economic research in the greater Atlanta region with previous experience in two FCP efforts led by Metro Analytics.
- PEQ, Inc. – An Atlanta-based DBE firm with over 30 years in the region that has led outreach on three FCP efforts, including two that Metro Analytics led.

REQUIRED COVER LETTER ELEMENTS REQUESTED IN THE RFP

History and Organizational Structure of the Firm

Corporate Headquarters:
Metro Analytics
Chandler Duncan - Managing Partner
14030 Harvington Drive
Huntersville, NC 28070

Local Office and Primary Contact Person for City:
Wade Carroll, AICP – Project Manager
1633 Raleigh Circle
Marietta, GA 30067
(404) 566-1033

Brief History and Organizational Structure of the Firm – Metro Analytics was originally incorporated in 2009 in Utah. After a change of ownership in 2022, our corporate headquarters was relocated to Huntersville, NC, and remains a Limited Liability Corporation (LLC). The firm’s three active owners include Chandler Duncan (Managing Partner), Mary Katherine Duncan, and Wade Carroll, and its founder, Mike Brown, who is no longer active in the firm but remains a silent partner. Metro Analytics is staffed by 24 professionals specializing in transportation planning, economics, and policy research. Metro Analytics has successfully completed two FCPs for clients within DeKalb County and, if needed, will obtain a DeKalb County business license upon award. A copy of our Georgia Business License is provided in Appendix B.

Respectfully,

Chandler Duncan
Chandler Duncan, Managing Partner, Metro Analytics

Table of Contents

Section 1: Team Profile.....	1
Firm Profiles	1
Section 2: Understanding and Approach.....	3
Project Understanding	3
Task 1: Project Management.....	4
Task 2: Engagement	5
Task 3: Best Practices Review	6
Task 4: Inventory and Assessment Report.....	8
Task 5: Traffic Study	9
Task 6: Recommendations	10
Task 7: Documentation	11
Section 3: Key Personnel	12
List of Personnel	12
Metro Analytics	12
Atlas.....	15
PEQ.....	16
KB Advisory Group.....	17
Organizational Chart.....	18
Section 4: Previous Freight Cluster Plans and Relevant Experience	19
Freight Cluster Plans.....	19
Other Relevant Projects	21
Section 5: Project References.....	23
Section 6: Work Plan	24

Appendix A – Resumes of Key Personnel

Appendix B – Information Requested to Assist in the Determination of Responsibility (including Business License)

Appendix C – Forms Required from Prime Consultant

Appendix D – Subcontractor Affidavits

Section 1: Team Profile

The Metro Analytics team features a unique blend of deep local knowledge and national best practices to cohesively execute the City of Stonecrest Freight Cluster Plan (FCP). Furthermore, the team has a proven history of working together on multiple projects, including multiple FCPs and the recently completed Atlanta Regional Commission (ARC) Comprehensive Economic Development Strategy (CEDS) update.

The team is supported by other thought leaders in their respective fields for specific tasks detailed in Section 3.

- **Atlas Technical Consultants (Atlas)** – A well-established engineering firm with a strong traffic engineering and program management background suitable for leading the traffic study task and assisting with developing a cost-feasible work program.
- **KB Advisory Group (KBAG)** – This Atlanta-based firm has 25 years of economic research in the greater Atlanta region with previous experience in two FCP efforts led by Metro Analytics.
- **PEQ, Inc.** – An Atlanta-based DBE firm with over 30 years in the region that has led outreach on three FCP efforts, including two that Metro Analytics led. PEQ is also leading the outreach efforts with the ARC Comprehensive Economic Development Strategy (CEDS).

Firm Profiles



METROANALYTICS

Metro Analytics provides transportation, freight, and economic consulting, research, and advisory services for public and private entities seeking innovative solutions to transformational questions relating to the future of transportation. Metro Analytics membership includes a combination of national research leadership directly impacting freight and passenger transportation planning, economics, and modeling, with innovative visualization tools, data analytics, guidebooks, system planning, policy, and implementation strategies. The firm's relevant experience includes the following:

- Transportation and freight planning, economics, policy development, modeling, and decision support
- Statewide ports, highway, and rail freight planning
- Metropolitan planning organization (MPO), local government, regional commission freight plans
- Programming and project prioritization
- Funding program development and support
- Performance frameworks and structural/organization studies for state DOTs and MPOs
- National and state-level commercial real estate evaluation
- National research studies and handbooks for multistate and federal institutes

Within the greater Atlanta metropolitan area, Metro Analytics has been very active in the Freight Cluster program and the Livable Centers Initiative (LCI) programs sponsored by the Atlanta Regional Commission (ARC). Through its prior work with the Tucker Summit Community Improvement District (CID) and the Metro South CID, Metro Analytics uniquely understands how the ARC Freight Cluster program grantees operate and prioritize investments to help drive the region's economy. Furthermore, Metro Analytics led the development of the ARC Comprehensive Economic Development Strategy (CEDS) update. In doing this work, Metro Analytics has gained a unique insight into the evolution of regional economic priorities, particularly equitable inclusion and economic resilience, that can be integrated into the FCP and promote the ongoing economic development plan for the City of Stonecrest.

Stonecrest Freight Cluster Plan



Atlas is a full-service architecture, engineering, and program management firm with its Southeast Region headquarters in Duluth, Georgia. The firm provides program management, transportation, land acquisition, environmental, construction inspection, and design support services. Atlas is one of the largest project delivery firms in the US, with more than 100+ offices in 43 states and more than 3,500 employees. Their regional operations have experienced steady growth and now comprise a professional staff of more than 500 civil and structural engineers, program managers, inspectors, community planners, landscape architects, architects, appraisers, land acquisition agents, surveyors, environmental specialists, and support staff.

Atlas will lead the Traffic Study task and help develop a cost-feasible work plan for the Freight Cluster Plan. Their engineers and planners have prepared traffic studies for counties, cities, community improvement districts, regional agencies, and the Georgia DOT and understand well the needs of each agency. They are also very experienced in planning, designing, programming, operating, and maintaining Intelligent Transportation Systems (ITS) and traffic signal projects. Atlas's combination of planning, design, and implementation of traffic engineering solutions gives us a unique advantage in understanding both the theory and the practical implementation of traffic engineering solutions. With more than \$2 billion of in-place construction, Atlas manages large and small-scale facility improvement programs and multi-year local option sales tax programs and provides comprehensive program support to public and private sector clients.



Based in Atlanta, **KBAG** has assisted clients to understand how the market and economic forces impact their real estate development aspirations for over 25 years. Their advice is grounded in the greater team's deep experience in consulting and implementing for hundreds of satisfied clients, many of whom are in the Atlanta region. The team understands what it takes to create a feasible development project and make it a reality. KBAG advises developers, landowners, investors, corporations, non-profits, public authorities, and governments dealing with a wide range of real estate-related issues. KBAG focuses on the ideas that fall within the overlap of three drivers that shape our world: land and buildings, public policy, and money and finance.

KBAG focuses on the ideas that fall within the overlap of three drivers that shape our world: land and buildings, public policy, and money and finance. Our goal is to help clients maximize the benefits of their economic development and real estate activities within five core capability areas:

- **Real Estate Markets:** Thorough analysis of real estate markets' economic and demographic drivers and their potential, always seeking the best-fitting land use alternatives for a site or project.
- **Development Economics:** Customized pro formas based on a flexible proprietary model to help determine the most financially feasible real estate development path.
- **Public Financing and Tax Increment Financing:** Effective public financing plans and strategies to support clients' complex projects, including assistance in creating and utilizing Tax Allocation Districts (TAD), Georgia's version of tax increment financing.
- **Economic Impacts:** Extensive experience preparing economic impact analyses for real estate development, transportation, and major infrastructure to help make a case for moving a project forward.
- **Local Housing Analysis and Policy:** We understand the complexities of affordable and market-rate housing and the policies, economics, and market forces that define them.

Their longstanding experience in the Atlanta region and their FCP experience make KBAG an ideal candidate to lead the real estate and industrial development analysis for the City of Stonecrest. Furthermore, KBAG has collaborated on multiple projects with Metro Analytics - including the TSCID FCP, MSCID FCP, and the ARC CEDs.

PEQ With over 30 years in Atlanta, **PEQ** is 100% minority female-owned and operated, a certified DBE in Georgia. Georgia clients include several agencies in the Atlanta region, including ARC, MARTA, GDOT, DeKalb County, and several CIDs, Counties, and municipalities throughout the Atlanta region. PEQ has led the outreach activities for three FCPs for the Aerotropolis, Tucker Summit, and Metro South CIDs. PEQ has a long and strong history of working with the south DeKalb community on many transportation projects that have led to relationships with many stakeholders. The firm is working on the Gwinnett County Comprehensive Transportation Plan that coordinates with contiguous counties and municipalities, including DeKalb, to coordinate truck traffic patterns. Furthermore, PEQ also led the outreach and facilitation for the ARC CEDs update.

Section 2: Understanding and Approach

Project Understanding

The Metro Analytics team understands that this project aims to develop a Freight Cluster Plan to serve as a strategy to improve freight mobility and enhance the economic vitality of the City’s industrial areas. Two distinct industrial areas serve the City: 1) Lithonia Industrial District (north of the Lithonia City Limits) and 2) the Park Central/Panola Road Corridor. Both are distinctive in character and development patterns.

Each of the areas has its unique challenges. The Lithonia Industrial District presents the most challenges of the two industrial districts. This area of the City is comprised of heavy industrial uses such as quarries, junk yards, etc. In addition, several locations have multiple truck storage areas. Collectively, these uses frequently present challenges from an aesthetic perspective. Also, given the number of older industrial sites in the area, there is great potential for redevelopment. This issue is exacerbated given the limited number of industrial properties throughout the Atlanta region. This area is also part of the Arabia Mountain National Heritage Area, which has a robust planned trail network. Lastly, many roadways in the area that carry a great deal of freight (i.e., Marbut Road, Chapman Road, etc.) are not designed to accommodate large trucks. The Park Central/Panola Road Corridor is primarily characterized by light industrial uses and two major freight generators – the Marshalls Distribution Center and Swift Transportation Terminal. To maintain the competitiveness of industrial businesses in this area, access into and out of the district must be maintained at entryways to US 278/Covington Highway and Snapfinger Woods Drive. A common issue in both areas is the proximity of residential land to industrial uses.

To address these issues and challenges, Metro Analytics proposes to develop an FCP that focuses on identifying and promoting sustainable industrial development practices throughout the study area that promotes area



Connecting to the Arabia Mountain Trail network and improving aesthetics in the City’s industrial areas are a priority for the Metro Analytics approach.



Marbut Road is an example of a freight corridor that could benefit from aesthetic and design upgrades.

Stonecrest Freight Cluster Plan

aesthetics and mitigates conflicts with nearby neighborhoods and new residential development. In promoting the Arabia Mountain National Heritage Area, the Metro Analytics approach calls for coordination with the upcoming Trails Plan to ensure the accommodation of trail facilities into the overall Freight Cluster Plan work program. The Metro Analytics approach will also focus on roadway improvements to better accommodate freight and maintain or increase the economic competitiveness of the City's industrial areas.

Specific features and benefits of the Metro Analytics proposed project approach include:

Elements of the Proposed Approach	Benefits to the City of Stonecrest
<p>Focus on Sustainable Industrial Development: The Metro team proposes a special focus on industrial development within the Best Practices Review that identifies case studies most applicable to the City's industrial areas. This analysis will also include best practices in accommodating truck parking to optimize local and regional economic development needs.</p>	<p>Blueprint for Redevelopment Opportunities: The City will receive a set of recommendations that include specific design standards and zoning modifications. These measures will promote aesthetically pleasing and sustainable industrial development practices that create a more competitive economic environment for the City.</p>
<p>Coordination with Ongoing Plans: Besides promoting attractive, sustainable development, the accommodation of trails, identity setting through signage, and relevant economic development recommendations will be incorporated into the FCP work program.</p>	<p>Maximizing the Utility of Ongoing Planning Efforts: Through coordination with these efforts, the City receives a coordinated FCP that works in tandem to develop a coordinated policy document. It should be noted that Metro Analytics has worked with the Trail Plan lead consultant on several projects throughout the Atlanta region, including two FCPs.</p>
<p>Cost-Effective and Opportunistic Work Program: The Metro Analytics approach will focus on cost-effective projects related to traffic operations, maximizing the use of existing rights-of-way and opportunities presented by the BIL.</p>	<p>More Projects: The City will receive a final work product that efficiently uses scarce local funding sources and capitalizes on Federal and state funding sources for projects that promote economic vitality for the City.</p>

Task 1: Project Management

While the City of Stonecrest is the direct client of the consultant team, the Metro Analytics team recognizes that meeting the overall regional needs of the ARC will be necessary. Furthermore, the FCP is proposed to be a 12-month effort. As such, consistent project management practice is needed throughout the effort. Therefore, the Metro Analytics team proposes specific steps in its work plan that allow additional review and efficient use of resources. The Metro Analytics Team will use a rigorous methodology based on the Project Management Institute's (PMI's) standards and "A Guide to the Project Management Body of Knowledge" (PMBOK Guide). These techniques ensure that the technical approach, project costs, administration, and schedule objectives provide a successful project outcome. Following a Notice to Proceed, the Metro Analytics Team will facilitate a project kickoff meeting with the City of

Stonecrest Freight Cluster Plan

Stonecrest and other Project Management Team (PMT) members to brainstorm, refine, and reach the collaborative understanding needed to produce a final proposed work plan.

At the onset of the project, Metro Analytics will develop a Project Management Plan (PMP) that details the following:

- Project Team Organization
- Scope of Services, Schedule, and Key Deliverables
- Project Schedule
- Communications Protocol
- Cost Control Plan
- Invoicing and Progress Reporting Procedures
- Quality Control Plan
- Client Coordination

The Metro Analytics team will prepare a Stakeholder Engagement Plan that will include the following:

- Overall schedule
- Community outreach and communications strategies
- Stakeholder list development and maintenance
- Community engagement schedule
- Engagement and outreach roles and responsibilities
- Communications and online process and protocol

Through his work with the ARC FCPs and other projects, Project Manager Wade Carroll has led the development of multiple PMPs and Stakeholder Engagement Plans and understands the importance of organized coordination between City staff, ARC staff, and area stakeholders.

Task 2: Engagement

Private and public stakeholders are now engaged in ongoing dialogue about regional freight mobility. As the region continues to grow, many areas are vulnerable to increased freight activity, and communities are now experiencing freight activity that did not previously exist. Our team is positioned to assist the City of Stonecrest in an effective engagement process based on experience in recent cluster planning with the TSCID and the MSCID. Both CIDs have begun implementing recommendations from their plans. In addition, both processes involved extensive engagement covering a range of perspectives, including business, industrial, and residential. Building on this recent experience with local cluster planning, we understand the importance of bringing all key private and public stakeholders together. Our experience will allow the team to conduct engagement strategies to maximize participation and build on the City's outreach activities.

Stakeholder Engagement and Outreach Plan – Our team will coordinate with the City and the PMT to prepare a clear, concise, tailored outreach strategy supporting local communication techniques. In addition, we will seek to identify any planning processes that may be ongoing by other agencies in the area to collaborate with related engagement activities and avoid overburdening stakeholders. Based on our recent experience with freight cluster planning, the techniques highlighted below have proven very effective. It is also important to highlight our experience with online engagement tools and hybrid formats, which may be considered options. The Outreach Plan will remain fluid in adapting to the public's response during the outreach process, as necessary.

Steering Committee - PEQ will coordinate with the City, PMT, and consultant team to form a Steering Committee comprised of City boards, major employers, citizen groups, County and regional agencies, and relevant organizations whose participation will be critical in properly addressing elements and emphasis areas of the Plan. The Steering Committee will be convened for a kickoff meeting and at key milestones

throughout the planning process to review the inventory and assessment of draft recommendations. The kickoff meeting may include a bus tour of the study area to acclimate committee members to the study area. In addition, the team will make three presentations to the ARC Freight Advisory Committee for updates.

Project Website – A project website will be created and used as a primary communication tool and will include the plan development process, project schedule, engagement activities, and any draft and final deliverables. Access to the site will be available through the City’s main website and be regularly updated as the study process advances.

Interviews – With input from City staff and the PMT, our team will identify and conduct up to 15 target-specific interviews. These will include private freight providers, industrial operators, business owners, institutional representatives, law enforcement, and community members. The interviews will aim to understand the impact of freight traffic in the study area. The interview process will be conducted early in the schedule to obtain feedback and identify common themes that will inform study outcomes.

Survey – We will create a survey as another method to solicit input on freight-related challenges and opportunities. The survey will be available online and in hard copy. The survey will be available to area employers, community organizations, and institutions. The survey will be designed to solicit feedback on how the current transportation system supports traffic patterns and where freight movement is increasing in the area. The survey will be created and conducted early in the process to obtain input that will inform outcomes.

Truck Driver Intercepts - This task will also include outreach to truck drivers. A specific survey will target the experiences, issues, and challenges of truck drivers who move through the study area. Our team recognizes the barriers that are often involved in accessing freight truck drivers and will employ retired truck drivers to assist with the intercept activity. We have successfully conducted this method during previous cluster plan processes to ensure cooperation and beneficial input. We will work with local businesses to interview truckers at facilities such as motor carriers, truck parking locations, freight shippers, e-commerce distribution centers, and manufacturing facilities.

Freight Forum – A freight forum will be conducted as the inventory and assessment phase is completed to provide a snapshot of what has been learned and to get feedback on issues, needs, and opportunities. The forum will include all participants from the Steering Committee, stakeholder interviewees, agency representatives, and others who will have been engaged during the process. The forum will bring together different perspectives with the opportunity to hear others’ issues and ideas and become acquainted as advocates for freight activity in the study area. The forum will be conducted in a workshop format with presentations and interactive exercises.

Outreach Documentation – All engagement activities and input will be summarized and submitted to inform the outcomes. The summary documents may be included in an appendix in the final report.

Task 3: Best Practices Review

One advantage to the City of Stonecrest in timing is that a wealth of research on best practices has already been compiled from previous FCP efforts. Many best practices highlighted from those efforts provide valuable learned benefits to the City – especially in the areas of truck parking, corridor management, and best development practices. A lesson learned from our previous FCP experience is that initial input is needed before initiating the Best Practices Review to capture the elements most relevant

to the study area. As stated in our project understanding, some example best practices that could apply to the City's industrial areas include:

- Innovative Industrial Development
- Truck Parking Programs and Design
- Designing Trails in Freight Environments

A goal of the initial Steering Committee meeting will be to engage members on issues that members feel are most important to the City. Afterward, the Metro Analytics team will compile a report outline that includes a review of previous FCP Best Practices Reviews and additional research categories identified as priority areas by Stonecrest stakeholders. Per the project schedule in Section 6, completing the *Best Practices Report* will conclude simultaneously with the *Inventory and Assessment Report* to provide a more holistic platform for identifying potential recommendations.

Special Focus on Industrial Development: To research best practices in sustainable industrial development in the Stonecrest Industrial Area, the team proposes the following methodology:

1. Identify local community goals and standards for a sustainable industrial development policy. Engage stakeholders to identify opportunities and challenges.
2. The next step would be to conduct a comprehensive literature review of academic journals, reports, and other relevant sources to identify the best practices in sustainable industrial development in Georgia and elsewhere. The literature review should also analyze policies, regulations, and initiatives that government agencies have implemented to promote sustainable industrial development.
3. Once the literature review is complete, the next step would be to identify and review case studies of sustainable industrial development in Georgia. Case studies can be found through online research, industry associations, and government agencies. The selected case studies should represent a diverse range of industries and sustainability initiatives.
4. After selecting the case studies, the next step would be to analyze them to identify the key sustainability practices implemented by each agency. This analysis should include evaluating the effectiveness of sustainability practices and any challenges faced in implementing each.
5. The final step would be synthesizing the literature review and case study findings to identify best practices in sustainable industrial development in Georgia and elsewhere. The synthesis should include an analysis of common themes and patterns that emerge from these case studies.
6. Recommend policy, regulatory, and incentive strategies that, if adopted, would promote or increase sustainability in local industrial development and operations without significantly undermining economic competitiveness.

Overall, this approach would provide a comprehensive understanding of best practices in sustainable industrial development for the Stonecrest area and would be useful to policymakers, industry leaders, and other stakeholders looking to promote sustainable development in the state.

Task 4: Inventory and Assessment Report

The project team will compile all data for this freight cluster plan into a comprehensive transportation network assessment. This report will benefit from team experience working extensively with a broad range of systems data, including information from local governments, ARC, GDOT, and FHWA, among other agencies. The team’s familiarity with these data inventory requirements will help expedite the study process. Below are just a few examples of relevant sources for the required data.

Example Data Type	Example Sources
State of good repair/maintenance	GDOT and Local Government Pavement Conditions
Roadway characteristics and performance	GDOT TADA
Multimodal crash history	Georgia Electronic Accident Reporting System (GEARS)
Bridges – sufficiency ratings, weight restrictions, and low bridges	National Bridge Inventory, GDOT
Truck routes & Prohibited routes	Local Ordinances
Relevant truck-related signage	Field visit, stakeholder input
Freight origin/destination patterns	ARC model, third-party vendor
Major generators of truck trips	DeKalb County land use, TADA, and stakeholder input
Transit infrastructure and operations	MARTA, GRTA, ATL
Authorized and unauthorized truck parking locations	Land uses, stakeholder input, field survey (unauthorized)
Rail crossing locations and safety issues	GEARS, FRA
Locations of alternative fuel facilities (CNG, LNG, electric)	U.S. Department of Energy, local government, stakeholders

Economic Profile and Land Use Assessment Approach – This includes a broad-based assessment of current baseline demographic, market, economic, and labor force conditions. This will provide insight into the City's economy, assets, and resources. After this process, a comprehensive set of baseline economic and demographic data and an overview of the status of the economy will have been developed.

Through the Employment, Demographic and Workforce Profile, we will identify current and near-term trends in the City’s industrial areas, strong and weak points in the local economic base, the dominant components in the City's economy, and their prospects for the future. A distinguishing feature of our approach will be linking market conditions to the City's tax base and fiscal condition.

The land use inventory and assessment will complement the market analysis. In this aspect of the work, our team will build upon the Stonecrest Comprehensive Plan by evaluating progress toward identified land use and development strategies, updating trends and policy changes, and ultimately taking a more in-depth look at areas that may benefit from further analysis. Additionally, we will analyze area contextual changes that have recently occurred as well as new economic growth since the Comprehensive Plan was completed.

Some key outputs of the GIS-based land use inventory work will include identifying:

- Locations for potential growth, with a focus on industrial growth
- Existing land use/zoning conflicts between industrial and residential areas
- Truck parking needs that may be burdened by site limitations and existing building inventory
- Parcel assemblage opportunities
- Compatibility of study area parcels with target industry needs, considering factors such as building age and footprints as well as accessibility by trucks and employees
- Zoning enablers and disablers

A key aim of this effort is to identify assets and shortcomings that will propel or could inhibit the City's economic prosperity. The Metro team will evaluate the City's inventory of industrial and warehousing space with its ability to meet changes in industrial development design by building best practices identified as a part of Task 3. A list of sites and sub-areas that are prime locations for reinvestment will be updated based on their unique characteristics, such as property owners, lot sizes, connectivity, proximity to interchanges, fuel sources, and other characteristics that would cause a specific parcel to be considered for tailored approaches or focus. Potential land use conflicts will also be identified.

Truck Origins and Destinations – Understanding the origins and destinations of trucking flows is key for the ARC to plan for regional freight mobility. The Metro Analytics process to determining origins and destinations in and out of the City will have two main components: 1) Input from stakeholders and truck drivers and 2) the use of third-party data to provide more information regarding travel from the Ports of Savannah and Charleston as well as intermodal facilities. Metro Analytics is a leader in using big data for origin-destination analyses. Our recent experience with Georgia freight studies has shown us the pros and cons of different truck data sources. We will investigate the availability of data from GDOT and ARC and seek to supplement these data as necessary.

Task 5: Traffic Study

With the continued growth of freight and logistics activities in the City, DeKalb County, and throughout the Metro Atlanta area, a detailed analysis of current and future conditions at key intersections will be important to help identify areas of acute congestion, operational issues, and recommendations that will improve freight mobility throughout the City. Key activities in this task will include:

- Identifying potential count locations and intersections to be analyzed
- Obtaining existing available count data from previous projects and studies within the past three years
- Conducting new counts where needed
- Analyzing existing, future no-build, and future build conditions and level of service at key intersections
- Conducting detailed field reviews focused on overall traffic conditions, geometry/design and operations, and documentation of existing conditions
- Identifying potential improvements and projects



Empirical data such as tire ruts and damaged infrastructure are clear signs of needed operational improvements for trucks.

Atlas’ engineers and planners are experienced and capable of providing all aspects of traffic engineering services in developing long-range planning studies, including Comprehensive Transportation Plans, Long Range Transportation Plans, Traffic Studies, Mobility Studies, and freight-related studies. Atlas has prepared these studies for counties, cities, community improvement districts, regional agencies, and GDOT and understands well the needs of each type of agency. Atlas is also very experienced in planning, designing, programming, operating, and maintaining Intelligent Transportation Systems (ITS) and traffic signal projects. Their combination of planning, design, and implementation of traffic engineering solutions gives us a unique advantage in understanding both the theory and the practical implementation of traffic engineering solutions. The traffic study portion of the FCP will identify potential operational, geometric, and design and ITS solutions to address documented issues.

Task 6: Recommendations

The key components of the Metro Analytics approach in developing the short-term, mid-term, and long-term work program include: 1) developing a universe of projects, 2) prioritizing projects, 3) estimating projected revenues and project costs, and 4) finalizing the work program based on City priorities and stakeholder input. It is assumed that recommendations from the City’s Master Transportation Plan and 2050 DeKalb Unified Plan will serve as a basis for this process.

Step 1: Develop a Universe of Projects Our team will develop a universe of projects through 1) applications of best practices identified in Task 3; 2) analysis conducted through the Inventory and Assessment Report (including a review of previous studies in Task 4); 3) completion of the Traffic Study in Task 5, and 4) stakeholder input.

Step 2: Project Prioritization Through its previous experience, Metro Analytics has developed a tool specifically tailored for the ARC FCP program. Utilized for both TSCID and Spalding FCPs, the tool seeks to educate decision-makers on how specific projects further the study's overall objectives. Furthermore, the tool reflects priorities within the ARC project evaluation framework to evaluate potential projects for inclusion in the regional TIP. This methodology ensures that prioritization results can position the City for competitive projects within the overall regional funding framework. The tool can be influenced by the priorities outlined in the City’s Master Transportation Plan and 2050 DeKalb Unified Plan. The example below shows a potential framework for the tool. With the addition of equitable criteria, it is anticipated that many of the emphasis areas will be very similar to those developed for previous studies.

Back to Main		Evaluation Criteria				Mobility		Safety		Economic Benefit		Environment & Public Health		Project Readiness		System Reliability		User Defined			
No.	Criteria	Measures	Description	Criteria %	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Goals	Criteria	Goals	Criteria	Goals	Criteria	Goals	Criteria		
1	Mobility	Total AADT		15%																	
		Truck %		20%																	
		Travel time savings		25%	50%																
		Serve congested corridor (existing LOS)		25%																	
2	Safety	Freight-designated corridor		15%																	
		Fatal crashes per thousand AADT (within 0.25 mi)		25%																	
		Injury crashes per thousand AADT (within 0.25 mi)		25%																	
		Other crashes per thousand AADT (within 0.25 mi)		10%	10%																
		% Truck crashes		20%																	
		Expected reductions in crashes by project type		20%																	
3	Economic Benefit	Supporting Regionally Significant Locations		25%																	
		Regional Freight Significance		25%																	
		Maximize use of ROW		25%	10%																
		Multimodal connectivity (Transit, Bicycle, Pedestrian)		25%																	
4	Environment & Public Health	Diesel emission reduction		100%	10%	10.0%	10%	10.0%	10%	10.0%	10%	10.0%	50%	50.0%	10%	10.0%	10%	10.0%	5%	5.0%	
5	Project Readiness	Coordination with City and County; Consistency with County CTP, Transportation Master Plan, etc.		33%																	
		Included in RTP		33%	10%																
		Level of effort to implement project (project complexity)		33%																	
6	System Reliability	Provide resiliency to regional and TSCID network		100%	10%	10.0%	10%	10.0%	10%	10.0%	10%	10.0%	10%	10.0%	50%	50.0%	15%	15.0%			
				Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	

Step 3: Developing Projected Revenues and Cost Estimates: To support project prioritization and determine which projects comprise the draft work program, our team will prepare planning-level cost estimates, which will be incorporated into the overall project prioritization framework as well as draft and final project lists. Project cost estimates will be derived using the ARC Planning Level Project Cost Estimation Tool, which specifically offers the option to cost out a wide range of values based on recent data from GDOT and surrounding agencies. Once preliminary cost estimates are developed, the Metro Analytics team will review the inputs with City staff and refine costs as needed.

Available funding for the work program factors heavily around the amount of local funds available to match federal funds, local funds, and grant programs dependent on the bundling of improvements developed in Step 2. For the MSCID, Metro Analytics recently developed a work plan highlighting the opportunities presented by the BIL programs.

Step 4A: Development of Work Program: This step represents a shift from being technically driven to a stakeholder-driven process that assigns priorities to utilize available funding and improves the City's industrial areas. This step also requires a high level of coordination with its planning partners. A successful work program must have signoff from all the planning partners whose funds are proposed. Building off previous experience and pre-existing relationships, the Metro team is equipped to coordinate with City staff and its planning partners, such as the City of Lithonia, DeKalb County, ARC, GDOT, GRTA, and MARTA, to leverage these funds to the maximum extent possible.

Step 4B: Establishing Land Use/Policy Recommendations/Partnerships: Our team proposes using the freight cluster sub-areas established in Task 4 as a foundation for identifying short-term development initiatives that will further the area's economic prosperity. We will also consider a long-term perspective to ensure that the groundwork for achieving long-term goals is being advanced in the short term, including land assemblage opportunities or other tools that open land development or redevelopment opportunities. Of course, as part of these recommendations, the Metro Analytics team will develop strategies for enhancing truck parking and staging opportunities through development initiatives or cooperative agreements between local business leaders.

Task 7: Documentation

For a plan to be effective, it must be used and implemented. The Metro Analytics team will produce a visually rich final deliverable that captures the important elements and reinforces key messages. It will be delivered in print, PDF, and media-rich online versions. Utilizing a "create once, use many" philosophy to target specific audiences with the plan elements that will help them act, we will create web-based summaries that can be linked from social media-type infographics and develop short 1–2-page info sheets on specific topics. Key aspects of the plan will also be published to ArcGIS online through their "storytelling" features linked to other websites. The result will be an online storybook that details the recommendations of the FCP.

Section 3: Key Personnel

The following section provides an overview of the team's technical competence, given their respective roles in developing the Stonecrest Freight Cluster Plan.

List of Personnel

A list of key personnel is provided in the table below. Other than support administrative and analysis personnel, the Metro Analytics team consists of these primary staff:

Name	Firm	Role
Wade Carroll, AICP*	Metro Analytics	Project Manager
Vince Matheney*	Metro Analytics	Deputy Project Manager, Truck Parking Lead
Chandler Duncan	Metro Analytics	Principal-in-Charge, Project Director
Tony Furst	Metro Analytics	QA/QC Officer, Policy Advisor
Chandra Khare	Metro Analytics	Prioritization, Travel Demand Modeling Lead
Amiy Varma, AICP, PE, PTOE	Metro Analytics	Freight Systems Needs Analysis, Best Practices
Matt Preisler	Metro Analytics	Intermodal Freight, Air Cargo Lead
Alan Chapman, PE*	Atlas	Work Plan Development Co-Lead
Todd Long, PE, PTOE	Atlas	Project Advisor, GDOT Coordination
Robinson Nicol, PE, PTOE	Atlas	Traffic Study Lead
David Fairlie, PE	Atlas	Signalization and ITS Analysis
Christopher M. Parypinski, PE, PMP	Atlas	Design Considerations, Cost Estimates
Inga Kennedy	PEQ	Outreach Lead
Marla Hill	PEQ	Outreach Support, Independent QA/QC
Stan Reecy, AICP	KBAG	Land Use and industrial Development Lead
Jonathan Gelber, AICP	KBAG	Industrial Development Best Practices

* - Resume provided in Appendix A

Metro Analytics

Wade Carroll, AICP - Project Manager – RESUME INCLUDED IN APPENDIX A



Wade Carroll has over twenty-five years of experience, including approximately 18 years in the Atlanta region. Over the past several years, Wade has worked with various agencies to meet their freight mobility needs. Most relevant to this effort, Wade has served as Project Manager for three ARC Freight Cluster Plans and regional profiles for MPOs in Georgia, Alabama, and Ohio. Given their respective funding options, he has also managed several efforts to identify cost-effective freight solutions for local implementation. From a larger policy perspective, he also led the Alabama Statewide Freight Plan in 2017 and supported the update in 2022. Mr.

Carroll also served as the Project Manager for the ARC Comprehensive Economic Development Strategy (CEDS) update. His proven experience in the FCP program, developing economic development initiatives, developing MPO work programs, and working knowledge of regional, state, and federal policy demonstrate his ability to lead the City of Stonecrest FCP effort.

Stonecrest Freight Cluster Plan

As the Project Manager of three previous FCPs, Wade understands how to integrate the input received, best practices research, data, and analysis into a comprehensive program of recommendations most relevant to the City. In October 2022, Wade presented the potential benefits of a Freight Cluster Plan to the Stonecrest Industrial Council. Furthermore, he has been actively developing applications for BIL grant programs for local clients (Barrow County, Clarkston, MSCID) and understands how to assess project funding for eligible BIL programs.

Vince Matheney – Deputy Project Manager, Truck Parking Lead – RESUME INCLUDED IN APPENDIX A



Mr. Matheney has over thirty years of experience in freight and transportation planning. Since joining Metro Analytics, Vince has served as Deputy Project Manager for several freight studies, including all listed in this resume. As listed, this experience includes ARC Freight Cluster Plans, corridor studies, and regional freight profiles for MPOs throughout the U.S. Through the completion of projects listed herein, Vince has gained a working knowledge of national, state, and regional datasets for freight analysis - including the FHWA Freight Analysis Framework (FAF) data, GDOT Georgia Electronic Accident Reporting System (GEARS) data, and ARC travel demand model outputs. As a special component of the Metro South CID Freight Cluster Plan, Vince led a truck parking analysis to identify potential locations for increasing parking inventory based on zoning, lot configurations, and surrounding land uses.

Amiy Varma PE, AICP, PTOE – Freight Systems Needs Analysis Lead



Amiy Varma, PE, AICP, PTOE, is a veteran planner, engineer, educator, researcher, and leader. He served as a Civil Engineering tenured faculty at North Dakota State University for three decades, which included work on research sponsored by the US Army Corps of Engineers' CERL, The World Bank, NSF, several DOTs, ACRP, and others. Dr. Varma taught twelve didactic and dozen individual/special courses and directed theses and dissertations in related areas over three decades. Among these were Geometric Highway Design, Highway Pavement Design, Traffic Engineering, Transportation Planning, Airport Planning and Design, Resilient Civil Infrastructure, Infrastructure Management, and Arterial and Freeway Work Zones courses. His wealth of knowledge, analytical skills, experience, and perspectives are crucial in cross-cutting research and consulting. Dr. Varma has chaired several TRB, ASCE, and ITE committees mainly focused on traffic engineering, aviation, freight, and sustainability. He has served on ACRPP research panels and reviewed papers in several journals. Dr. Varma was recognized for cumulative contributions over decades with the Albert Nelson Marquis Lifetime Achievement Award in 2021.

Tony Furst - QA/QC, Project Advisor



Tony recently retired from the Federal Highway Administration (FHWA), where he served in many executive roles. Most recently, he was FHWA's Chief Innovation Officer. Before that, he served six months as the interim Executive Director. Earlier roles included Associate Administrator in the Office of Safety and Director of Freight Operations and Management. Therefore, Tony has overseen quality deliverables at the highest level of government. During his tenure at FHWA, Mr. Furst gained unparalleled knowledge of how federal policy is implemented at the agency. As such, he understands the challenges in implementing the new Bipartisan Infrastructure Law (BIL). Tony has served as QA/QC officer on two previous FCPs completed by Metro Analytics.

Chandler Duncan - Principal-in-Charge



Chandler Duncan is a senior consultant with over 25 years of experience in transportation investment management, performance and economic impact analysis, and long-range planning. He has completed more than 70 transportation economic studies ranging from local impact studies to investment packages for statewide long-range plans and multimodal corridors. Specific to the ARC effort, Mr. Duncan is leading relevant guidebooks for resilience planning and corridor management, as described in our project experience section. Currently serving as Principal Investigator for the *NCHRP 08-124: Quantifying the Impacts of Corridor Management* and *NCHRP Project 20-125: Strategies for Incorporating Resilience into Transportation Networks*.

Chandra Khare – Origins and Destinations Analysis, Travel Demand Modeling Lead



Chandra Khare has over eighteen years of experience in travel demand model development, data analytics, corridor planning studies, transit ridership and revenue forecasting, survey design, and market assessment. He has managed developing, updating, and applying various MPO and statewide travel demand models, conducted traffic and revenue studies, and developed toll choice models. Mr. Khare has also developed multiple project prioritization tools based on study goals and objectives, including for the TSCID and Spalding County FCPs. He also developed a cost-benefit analysis tool to estimate the societal benefits of enhanced transportation investments.

Matt Preisler – Intermodal Freight and Air Cargo



Matt has over 20 years of airline and airport consulting experience focusing on statewide airport system plans, air cargo system plans, regional multimodal transportation plans (aviation lead), and aviation economic impact studies. He also has extensive experience with master planning, demand/capacity forecasting, and air cargo development. Matt has served as forecast lead for numerous master plans, aviation system plans, cargo, and Part 150 forecasts. In addition to his international and domestic airport clients, he has worked for 14 State DOTs, several multi-jurisdictional/multistate planning organizations, and MPOs, FHWA, TRB, and ACRP. Matt's expertise will help identify the potential freight opportunities Hartsfield-Jackson Atlanta International Airport presents.

Atlas

Alan Chapman, PE – Work Program Development Co-Lead – RESUME INCLUDED IN APPENDIX A



Alan Chapman joined Atlas Technical Consultants in 2021 as a project manager after retiring from Gwinnett County as the Director of the Gwinnett County DOT. His hands-on experience with all aspects of transportation infrastructure funding, planning, design, and construction provides our local and state government clients invaluable insights into maintaining and improving their transportation systems for all modes of users. Since joining Atlas, he has served as Project Manager for the Sugarloaf CID Project Identification and Prioritization Study and the Walton County Comprehensive Transportation Plan. He also provides project management services to several counties, including DeKalb, Rockdale, Gwinnett, and Forsyth. Services include management, coordination, advisement, and review related to planning, design, land acquisition, construction, and citizen interaction issues.

Robinson Nicol, PE – Traffic Study Lead



Robinson's background includes traffic engineering, signal operations, ITS design, signal design, strategic transportation planning, and roadway design. His experience includes traffic simulation, signal timing, signal design, ITS master planning and design, corridor evaluations, traffic impact analysis, interchange justification reports, geometric and staging design for rural and urban roadways, and drainage design. He is very knowledgeable and familiar with Georgia Department of Transportation (GDOT) policies and procedures. He is experienced at managing traffic-responsive timing implementation that reacts to changes in traffic patterns and proactively adjusts timing plans accordingly. His technical skills include using Synchro, MaxTime, Tactics, ATSPM, MicroStation, CORSIM, VISSIM, Transmodeler, and HCS software to perform signal timing, traffic analysis, and simulation modeling. Robinson has developed and calibrated several extensive simulation models throughout the Atlanta area. Through his work on the GDOT Regional Traffic Operations Program (RTOP2), Robinson helped actively manage, operate, and maintain the program's more than 500 traffic signals on regionally significant corridors throughout the metro Atlanta area.

Todd Long, PE, PTOE – Project Advisor, GDOT Coordination



Todd Long joined Atlas Technical Consultants in 2018 and currently serves as the Georgia Division Lead. He has 32 years of experience in government services with focused experience in planning, engineering, operations, and administration for large governmental organizations and has served in leadership roles for much of his career. Todd served as District Traffic Engineer and Special Studies Engineer early in his GDOT career. Todd also managed countless intersection improvements around the state, including making recommendations and studying traffic flow. As part of his nearly ten years in GDOT District 1, Todd oversaw traffic studies as part of his duties. Todd is passionate about traffic engineering and has fought for additional funds throughout his career. Todd also served as GDOT's Director of Planning, which gives him perspective on the linkage of traffic, land use, and economic development.

David Fairlie, PE – Signalization and ITS Analysis



David Fairlie joined Atlas Technical Consultants as a traffic engineer. Before Atlas, he worked as a transportation engineer in the traffic engineering division of the Connecticut Department of Transportation (ConnDOT). Mr. Fairlie has experience working with traffic analysis software such as Synchro, SimTraffic, TSDWin, MicroStation, and AutoCAD. Among his duties with Atlas include: 1) designing of new or upgrades to existing traffic control signals and traffic marking plans; 2) reviewing consultant designs for their conformance with Manual on Uniform Traffic Control Devices; 3) optimizing timing, phasing, detection, and coordination of traffic signals for better traffic flow results; and 4) investigating and initiating proper engineering actions in response to inquiries and concerns of the general public, local and state officials (senators, state representatives, mayors, business leaders).

Christopher M. Parypinski, PE, PMP – Design Considerations, Cost Estimates



Parypinski serves as a liaison between Gwinnett County Department of Transportation and design consultants, helping to properly prepare construction plans for roadway projects funded through the 1997 and 2001 SPLOST programs. This includes reviewing consultants' cost proposals to ensure that they are reasonable to cover design costs and working with design consultants and county and state officials throughout the design process to ensure that all county, state, and federal guidelines are met. He reviews all submitted plans and conducts field plan reviews.

PEQ

Inga Kennedy - Outreach Lead



Inga Kennedy has 38 years of national experience in urban planning, emphasizing transportation, citizen participation, and awareness. Ms. Kennedy has been involved in four of the ARC region's FPCs, including two with Metro Analytics (TSCID and MSCID). When tasked with engaging truck drivers, Inga identified and hired retired drivers to conduct outreach and surveys, leading to strong participation and feedback. The process has been conducted during subsequent freight cluster planning studies. Inga has also developed and maintained freight company contacts through recent freight cluster studies. She has successfully conducted and managed public involvement programs for a wide range of transportation clients and leveraged those relationships. Inga is recognized in the region for strong facilitation skills and can bring agencies together for discussions that require consensus building. She has personally conducted and facilitated more than 800 meetings and works closely with public agencies, elected officials, diverse citizen groups, and businesses to ensure awareness and public input opportunities are provided to everyone.

Marla Hill - Outreach, Independent QA/QC



Marla Rawls Hill has over 20 years of experience in stakeholder involvement and citizen participation, and more than 30 in communications and marketing. MARTA was instrumental in securing and conducting stakeholder interviews with truck logistics providers for the Metro South CID, which presented a challenge due to companies affected by COVID. She is an experienced writer, editor, meeting organizer, and facilitator. Due to her editorial skills, the City of Durham Public works department regularly uses Marla for QA/QC for various documents and reports. She also recently completed an audit of the department's

outreach permitting documents which led to the approval of the State of North Carolina for MS4 permitting. Marla is proficient in social media communications and online virtual platforms. She received a Bachelor of Arts degree in Marketing from Georgia State University's J. Mack Robinson College of Business and a Master's degree in Public Policy from Walden University.

KB Advisory Group

Stan Reecy, AICP – Local Industrial Market Analysis Lead



Stan Reecy has participated in project management and long-range planning for many transportation and economic development projects with state, local, and private planning organizations. He specializes in land use market research, fiscal/economic impact analyses, and public investment programs. He has been responsible for a broad range of projects and studies undertaken by and for both the public and private sectors, especially regarding transportation and industrial land use. Stan previously worked on the Aerotropolis FCP as an employee of the CID and has worked on the TSCID and MSCID FCPs market analysis with KBAG. Lastly, Stan was the former freight coordinator in the GDOT Office of Planning.

Jonathan Gelber, AICP – Economic Development Lead



Jonathan F. Gelber, AICP, brings a unique cross-disciplinary approach with a professional and educational background that combines real estate, business, planning, and transportation. Project experience includes: 1) Redevelopment Planning, with extensive experience preparing over 20 LCI redevelopment plans; 2) Market Analysis for Real Estate and Planning for private and public sector clients' redevelopment projects; and 3) Economic Development and Redevelopment Strategies for cities, counties, and CIDs throughout the Atlanta area. Jonathan was also a valuable member of the MSCID and TSCID project teams.

Organizational Chart



Section 4: Previous Freight Cluster Plans and Relevant Experience

The projects highlighted within this section reflect our FCP experience within DeKalb County and relevant experience related to items within the scope of services.

Freight Cluster Plans

Tucker Summit Community Improvement District (MSCID) Freight Cluster Plan

Metro Analytics led the development of the Tucker Summit Community Improvement District (TSCID) Freight Cluster Plan (FCP), which serves to improve the transportation infrastructure and freight mobility within significant industrial clusters throughout the Atlanta region. The study also focused on the development of land use and economic strategies to foster a vibrant industrial cluster.

The major milestones of the FCP development process were as follows:

- Stakeholder Engagement and Outreach Strategy – Innovative activities included specific outreach to truck drivers via CB radio during the COVID pandemic.
- Best Practices Report - Review of best practices from throughout the region and Georgia for the effective planning for freight-related infrastructure that would apply to the TSCID. Items reviewed were innovative zoning for industrial development and design for heavy trucks.
- Inventory and Assessment Report - Thorough inventory of relevant data and factors influencing freight mobility and industrial development throughout the TSCID.
- Traffic Study Report – Detailed assessment of TSCID’s roadway network to identify specific improvements that will best serve freight mobility and promote economic development.
- Recommendations and Work Program - Recommendations for transportation, land use, and economic development included a detailed, prioritized project list based on anticipated revenues and cost estimates based on recent expenditures for similar projects.



The TSCID FCP served as an example of Metro Analytics working for solutions to promote freight mobility while understanding changing market trends in the study area. Team members PEQ and KBAG performed similar outreach and real estate analysis roles as proposed for the Stonecrest FCP.

RELEVANCY TO STONECREST FCP:

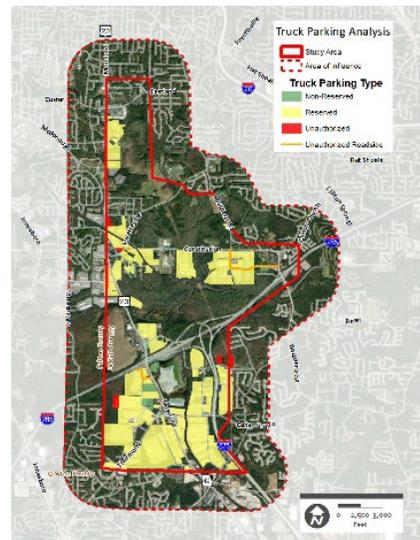
- Proven ability to identify redevelopment opportunities in an older industrial area of DeKalb County
- Developed several operational improvements for intersections initially designed for smaller trucks to accommodate larger turn radii
- Ability to coordinate improvements initially identified in the City of Tucker’s Comprehensive Transportation Plan

Metro South Community Improvement District (MSCID) Freight Cluster Plan

Metro Analytics wrapped up its third FCP in the ARC program. All core elements proposed within this effort were also included in the MSCID scope of services. The FCP identified key freight mobility, land use, and workforce access issues throughout the MSCID. The team worked with MSCID and DeKalb County staff to develop an implementable work plan that ensured partnership in the implementation process. As with the TSCID effort, team members PEQ and KB Advisory Group fulfilled similar roles in supporting this effort as proposed in the City of Stonecrest effort.

Like all FCPs, the study had its unique challenges. Key issues that impacted the study included:

- The Cedar Grove Road Bridge Closure – As the only grade-separated crossing of the Norfolk Southern railroad (NSRR) line in the area, the closure of this vital bridge severely impacted freight mobility in the MSCID by forcing trucks to use the at-grade NSRR crossing at Henrico Road, which was often blocked for hours at a time due to NSRR operations. As a result, the need for resilience projects such as additional grade-separated NSRR crossings and identified potential funding sources from the new Bipartisan Infrastructure Law (BIL).
- Need for Additional Truck Parking – Truck parking, especially unauthorized truck parking, was a serious issue in the MSCID due to the lack of available unreserved spaces. A special inventory of truck parking facilities was conducted to address this issue, and potential sites for additional parking were identified based on their size, existing zoning, and adjacent land uses.
- Neighborhood Conflicts – Exacerbated by the Cedar Grove Road bridge closure, truck traffic through residential neighborhoods created the need for additional coordination and recommended policies to promote Moreland Avenue as the primary access to the MSCID as well as truck restrictions along two local residential streets.



The recommended work program included a thorough review of the BIL and identified potential sources for recommended projects, including the FHWA and FRA discretionary funding programs to promote resilience and prepare for the electrification of fleet vehicles.

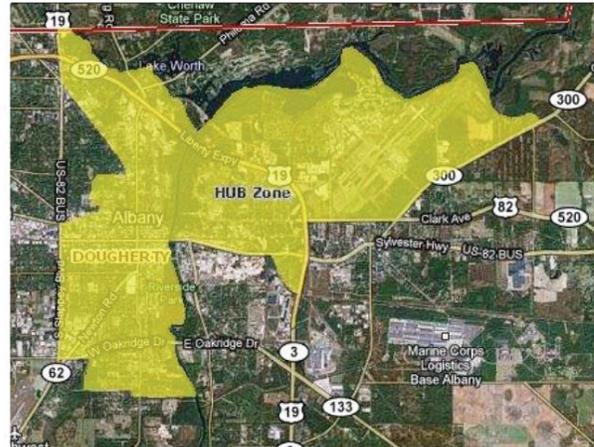
RELEVANCY TO STONECREST FCP:

- Proven ability to execute the scope of services proposed within this RFP but tailored for the City of Stonecrest
- Ability to recognize opportunities presented by the new BIL
- Demonstrated ability to assess localized truck parking needs and minimize community impacts
- Proven ability to conduct innovative private-sector outreach to develop a vision for future industrial development among industry leaders

Other Relevant Projects

Dougherty Area Regional Transportation Study (DARTS) Regional Freight Profile

Metro Analytics recently assisted DARTS (Albany, GA) MPO in updating its Regional Freight Profile to ensure consistency with federal freight planning guidelines and better position DARTS to improve goods movement in the Albany region. The locally-driven planning process focused on gaining consensus on freight priorities to promote regional economic competitiveness. The plan addresses roadway, rail, and air cargo movement in the DARTS study area, which includes the City of Albany, Dougherty County, and the southern part of Lee County.



A Freight Advisory Committee (FAC) guided the study team throughout the development of the Regional Freight Profile. The FAC comprised local and state transportation planning, economic development agencies, and public and private freight operators. Both quantitative data related to current and projected freight movement and qualitative input from local government and private system users were gathered and analyzed. The FAC has participated in surveys, interviews, and workshops to review the draft freight profile. The workshop was open for the community to attend and offer input into improvement recommendations for the DARTS roadway, rail, and air cargo network.

Through this work, Metro Analytics utilized regional and GDOT data to identify freight bottlenecks and truck flows. Metro Analytics uses the INRIX and HERE data made available through GDOT/ARC Joint Agency Data Acquisition and Management Program through this work. It is foreseen that the ARC will have access to this data for the FCP origin and destination analysis supplemented by stakeholder input.

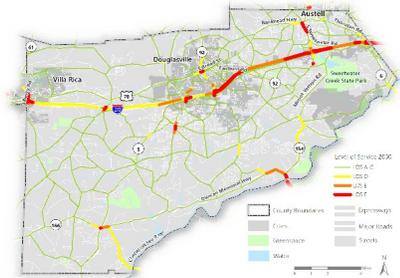
Air cargo was particularly important given that the Southwest Georgia Regional Airport (ABY) is a UPS hub and handles the second largest amount of air cargo in the State of Georgia. For air cargo, Transearch data was made available from GDOT, and flows were derived and reviewed by local airport authorities. Specific outreach was conducted with the airport to better understand existing and future freight demands and their potential impacts on the local roadway network and industry profile. Similar efforts are anticipated with the Hartsfield-Jackson Atlanta International Airport to assess their plans and potential impacts on the City of Stonecrest and regional trends.

RELEVANCY TO STONECREST FCP:

- Demonstrates ability to collect and assess GDOT sources, such as GEARS, TADA, and RITIS, for area analysis
- Understanding of the overall infrastructure needs to accommodate high volumes of freight, including roadway design, signalization, and ITS enhancements
- Proven ability to coordinate with local airports to better understand potential air cargo impacts

Douglas County Comprehensive Transportation Plan

In a sub-consultant role, Metro Analytics led the freight analysis and funding projections for the Douglas County Comprehensive Transportation Plan (CTP). The freight analysis included the following:



- Review of Related Freight Policy – Metro Analytics reviewed state and regional freight policy documents for their relevance to the Douglas CTP.
- Identification of Freight Bottlenecks – Using GDOT Georgia Electronic Accident Reporting Systems (GEARS) and Traffic Analysis Data Application (TADA), Metro Analytics identified specific interchanges and intersections that would require treatments to improve freight mobility at these intersections. This assessment also included rail safety and the application of the Section 130 program.
- Detailed Corridor Assessment – Based on the freight travel characteristics, Metro Analytics identified specific corridors for detailed assessment of freight needs that identified areas of concern for potential conflicts between residential areas and truck traffic.
- Review of Truck Restricted Routes – Metro Analytics identified roadways characterized by low-density uses and community cohesion for potential truck restrictions.

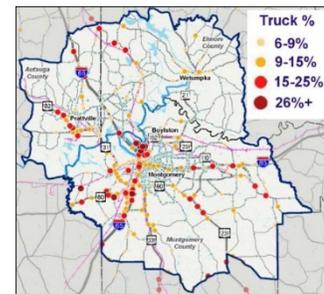
Metro Analytics also developed funding programs by reviewing GDOT and Atlanta Regional Commission (ARC) previous plans and identified potential federal and state grant programs most applicable to the Douglas County project list. Our efforts also included developing scenarios for potential Special Local Option Sales Tax (SPLOST) options.

RELEVANCY TO STONECREST FCP:

- Proven ability to utilize DOT and regional data sources to identify freight bottlenecks
- Understanding of relevant state and regional policy influences on localized freight issues
- Demonstrating the ability to utilize regional travel demand models to assess regional freight trends

Montgomery Regional Freight Plan

Metro Analytics worked to develop Montgomery MPO’s very first Regional Freight Plan. The team worked to develop a regional freight profile by identifying commodity flow based on Freight Analysis Framework (FAF) data, identifying freight bottlenecks throughout the three-county metropolitan area, and developing recommendations for the Plan. Improvements included “quick win” intersection operational improvements, freight specific ITS corridors, and establishing a specific improvement district to enhance freight access to the Port of Montgomery area. Metro Analytics also played a pivotal role in developing the overall outreach program for the Plan, which included conducting interviews with representatives from the Alabama Ports and Montgomery Regional Airport.



RELEVANCY TO STONECREST FCP:

- Ability to synthesize recommendations from previous plans
- Understanding of relevant state and regional policy influences on localized freight issues

Section 5: Project References

The following are references from some of the projects cited within Section 4 of this proposal.

Client: Metro South Community Improvement District (MSCID and TSCID Freight Cluster Plans)
Contact: Larry Kaiser, Executive Director
Address: 620 Peachtree St, Suite 505, Atlanta, GA, 30308
Phone, E-mail: (404) 909-5619, larry@metrosouthcid.org

Client: City of Albany (DARTS Regional Freight Profile)
Contact: Tanner Anderson, MPO Administrator
Address: 240 Pine Avenue, Suite 300, Albany, GA 31702
Phone, E-mail: (229) 302-1843, taanderson@albanyga.gov

Client: Montgomery Metropolitan Planning Organization (Montgomery Regional Freight Plan)
Contact: Robert Smith, Director of Planning
Address: 25 Washington Avenue, 3rd Floor, Montgomery, AL 36104
Phone, Email: (334) 651-5531, rsmith@montgomeryal.gov

Section 6: Work Plan

The proposed schedule below calls for a completion date of April 2024. Assuming an NTP by mid-April 2023 (per the RFP), the schedule below calls for a 12-month schedule for completion. Key elements have been built into the proposed schedule based on our previous experience in the FCP program. These include:

- Additional time has been built into the schedule for the review and amendment of the work plan, given the amount of coordination amongst potential project sponsors. This is particularly relevant given the number of roadways maintained by GDOT and DeKalb DOT in the City of Stonecrest.
- Given its overall importance in feeding the study's recommendations and the data needed from multiple sources, additional time has been added to developing and reviewing the Inventory and Assessment Report. The report's overall size and implications for the work program priorities warrant additional time for review and revisions.
- Metro proposes to delay initiating the Best Practices review to allow for the preliminary findings from the area inventory and Steering Committee input to shape the subject matter within the report based on the characteristics specific to the City of Stonecrest.

PROJECT TASKS	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Feb '24	Mar '24	Apr '24
Task 1: Project Management	1	1											
Task 2: Engagement	2	2									3	3	
Task 3: Best Practices Review					5		5						
Task 4: Inventory and Assessment						6		6					
Task 5: Traffic Study							7		7				
Task 6: Recommendations								8		8			
Task 7: Documentation										9		9	
- Vision, Goals and Objectives				4	4								
- Steering Committee Meetings			★				★			★		★	
- City Briefings/Adoption							★			★		★	★

★ Steering Committee Meetings

★ Optional Steering Committee Meeting (If Needed)

★ City Briefings

★ Adoption by City

▲ Denotes Draft Version of Deliverables

▲ 1 Project Management Plan

▲ 2 Stakeholder Engagement and Outreach Plan

▲ 3 Summary of Public Involvement Activities

▲ 4 Vision, Goals and Objectives

▲ 5 Best Practices Report

▲ 6 Inventory and Assessment Report

▲ 7 Traffic Study Report

▲ 8 Recommended Work Program/Policy Recommendations

▲ 9 Recommendations Final Report and Executive Summary

■ Denotes Internal Review Period

APPENDIX A: RESUMES OF KEY PERSONNEL

**25 YEARS TRANSPORTATION
AND LAND USE PLANNING**

- Freight planning and policy
- Corridor land use and transportation planning
- Multimodal planning and integration
- Implementation strategy

PROJECT EXPERIENCE

- Total Years: 26
- Metro Analytics: 4

EDUCATION & TRAINING

- M.P.A., Urban Planning and Management, University of South Florida, 1997
- B.S., Geography, City and Regional Planning, Western Kentucky University, 1993



Wade Carroll

Senior Project Manager, Local and Regional Freight Needs

p | 404.566.1033 e | wcarroll@metroanalytics.com

Item XII. c.

Wade Carroll has over twenty-five years of experience, including approximately 18 years based in the Atlanta region. Over the past several years, Wade has worked with a wide range of agencies to meet their freight mobility needs. Most relative to the Stonecrest Freight Cluster Plan (FCP), he has served as Project Manager for three freight cluster plans throughout the Atlanta region – including two in DeKalb County. In this role, Wade has become inherently familiar with the FCP process and the critical path needs for their success. He has also presented before the ARC Freight Advisory Task Force on multiple occasions and is very familiar with the ARC TIP development process. His other relative experience includes developing regional profiles for multiple MPOs throughout the US. Given their respective funding options, he has also managed several efforts to identify cost-effective freight solutions for local implementation. He also led the feasibility study for an inland port facility based on surrounding industry, infrastructure, and potential costs. From a larger policy perspective, he has led the development of Statewide Transportation Plans under regulations set forth in the FAST Act and Bipartisan Infrastructure Law (BIL). His combination of FCP experience, regional knowledge, and wide range of freight analysis expertise make Wade an ideal candidate to lead the Stonecrest FCP.

Project Experience:

ARC Freight Cluster Plans – Metro South Community Improvement District (CID), Tucker Summit CID, and Spalding County - Mr. Carroll served as Project Manager for three sub-area studies sponsored through the Freight Cluster Plan program of the Atlanta Regional Commission (ARC). For each, Mr. Carroll led the inventory of relevant data and factors influencing freight mobility and industrial development. Based on this analysis, a detailed assessment of the roadway network was conducted to identify improvements that best serve freight mobility needs and promote development in the study areas. These improvements included signal enhancements, intersection modifications, transit enhancements, and sidewalk connections to transit and area businesses. Improvements also included coordination with the GDOT to implement freight ITS applications to better accommodate freight traffic. Detailed cost estimates were developed that informed the completion of a cost-feasible work program based on available funding sources. Furthermore, recommended work programs included a thorough review of the BIL and identified potential sources for recommended projects, including the FHWA and FRA discretionary funding programs to promote resilience and prepare for the electrification of fleet vehicles.

DARTS Regional Freight Profile, Albany, GA – Mr. Carroll served as Project Manager to update the Dougherty Area Regional Transportation Study (DARTS) Regional Freight Profile to ensure consistency with federal freight planning guidelines and better improve goods movement in the Albany region. In addition to inventorying standard elements of a typical profile, such as identifying the regional freight network and evaluating its overall performance, identifying commodity flows and demographic characteristics, etc., Mr. Carroll also identified implications for this MTP update related to freight such as the need to focus on operations, ITS solutions, and GDOT coordination with the ongoing Statewide Freight Plan update. He also identified the implications of freight mobility for economic development initiatives in the region.

Cartersville-Bartow MPO Regional Transportation Plan Freight Element, Cartersville, GA – Mr. Carroll served as subconsultant project manager to update the RTP freight element, which included identifying key freight generators and their relationship to mobility challenges throughout Greater Cartersville. This included an analysis of the increased freight flow of the new inland port, called the Appalachian Regional Port, would have on both 1) impacts to industrial land uses and the demand for truck parking and warehouse and distribution in the area and 2) related impacts to intersections along US 411 and I-75.

Montgomery MPO Regional Freight Plan, Montgomery, AL – Mr. Carroll served as a subconsultant Project Manager for the update of the Montgomery MPO Regional Freight Plan. In this role, Mr. Carroll led the development of a regional freight profile through the identification of a commodity flows based on Freight Analysis Framework (FAF) data, the identification of freight bottlenecks throughout the three-county metropolitan area and the development of recommendations for the Plan. Improvements included “quick win” intersection operational improvements, freight specific ITS corridors, and the establishment of a specific improvement district to enhance freight access to the Port of Montgomery area. Mr. Carroll also played a pivotal role in developing the overall outreach program for the Plan, which included conducting interviews with representatives from the Alabama Ports and Montgomery Regional Airport. The Plan was adopted in 2020.

Douglas County Comprehensive Transportation Plan, Douglas County, GA. Mr. Carroll served as subconsultant Project Manager for the Douglas CTP update. Metro Analytics led the freight analysis and funding projections for the Douglas County Comprehensive Transportation Plan (CTP). Using GDOT Georgia Electronic Accident Reporting Systems (GEARS) and Traffic Analysis Data Application (TADA) and the ARC travel demand model, Metro Analytics identified specific interchanges and intersections that would require treatments to improve freight mobility. This assessment also included rail safety and the application of the Section 130 program. Other tasks undertaken included a review of potential truck restrictions and identification of potential revenues for freight improvements.

Fulton Industrial CID Master Plan, Atlanta, GA - Mr. Carroll served as lead transportation analyst for the FICID Master Plan. He was charged with identifying improvements to facilitate freight mobility to maintain an economically competitive industrial district. The result was a set of detailed conceptual plans and associated cost estimates to form a realistic program for project implementation along one of the most critical freight corridors in the Atlanta region. The study also involved coordination between regional implementation agencies such as ARC, GDOT, SRTA, and Fulton County to provide the CID with a clear path in maximizing funding from programs such as GTIB and STP Urban funds. As a result of the recommendations, FICID could secure funding from GDOT and SRTA for improvements identified in the plan. As with most projects associated with the ARC LCI program, the effort also led to pedestrian improvements to increase the linkage between transit and employment areas. Given the freight-related analysis and recommendations from this effort, this study is recognized by ARC staff as a precursor to the Freight Cluster Plan program currently being implemented by the agency.

NARCOG Inland Port Feasibility Study, Decatur, AL. Mr. Carroll served as Project Manager for this study to assess the feasibility of an inland port facility linked to the Port of Mobile that would provide for better goods movement throughout the State of Alabama and, in turn, provide economic development opportunities in North Central Alabama. The study determined the best uses of potential industrial areas identified through stakeholder outreach based on various physical, economic, and environmental factors. The study included a recommended action plan to develop an inland port for the region. He also led coordination with potential partners critical to implementation, such as the Alabama State Docks (Port of Mobile), CSX railroad, and ALDOT to identify relevant issues. In addition, he led a peer review of similar inland port facilities to identify costs, challenges, and, most importantly, factors leading to their successful implementation.

Alabama Statewide Freight Plan (and Update), Alabama DOT, Montgomery, AL - Mr. Carroll served as Consultant Project Manager for the Alabama Statewide Freight Plan and its subsequent update following the passage of the FAST Act. In his work, he was responsible for the development of the overall Scope of Services for the study, an assessment of current federal policy as it pertains to freight planning, a review of best practices, and the development of performance measures consistent with the requirements of MAP- 21 (and subsequent FAST Act). Mr. Carroll also worked with MPO staff throughout the state to develop a Statewide Primary Freight Network based factors such as presence on the National Freight Network, freight volumes, and intermodal freight connectivity. The plan also produced a Freight Improvement Strategy based on projected needs that identified suitable projects for FAST Act freight funding. He also recently served as a technical lead for the 2023 update of the Plan to be compliant with the Bipartisan Infrastructure Law (BIL).

SPECIALTIES

- Freight Analysis
- GIS Data Analysis
- Data Visualization
- ArcGIS
- AutoCAD

PROJECT EXPERIENCE

- 30 years, GIS, Transportation Planning
- US Air Force (4 yr)
- MS consultants, inc. (20 yr)
- Wilbur Smith Associates (now CDM Smith) (4 yr)
- Metro Analytics (2 yr)

EDUCATION & TRAINING

- USAF Technical School, Engineering Assistant Training, Honor Graduate, 1992
- University of Akron, 1991-1992, 2000-2004
- University of Utah, 2004



Vincent Matheney

Item XII. c.

Deputy Project Manager, Truck Parking Lead

p | 330.983.3030 e | vincent@metroanalytics.com

Professional Background

Mr. Matheney has over thirty years of experience in Geographic Information Systems and is currently a Transportation Planner for Metro Analytics. He received much of his initial training on the job in the United States Air Force, working closely with base engineers and planners as an Engineering Assistant. Since joining Metro Analytics, Vince has served as Deputy Project Manager for several freight studies, including all listed in this resume. As listed, this experience includes three ARC Freight Cluster Plans, corridor studies, and regional freight profiles for MPOs throughout the US. Through the completion of projects listed herein, Vince has gained a working knowledge of national, state, and regional datasets for freight analysis - including the Federal Highway Administration (FHWA) Freight Analysis Framework (FAF) data, Georgia Department of Transportation Georgia Electronic Accident Reporting System (GEARS) data, and Atlanta Regional Commission (ARC) travel demand model outputs – which are all critical datasets for ARC Freight Cluster Plans.

Project Experience

Metro South Community Improvement District (MSCID) Freight Cluster Plan, DeKalb County, GA – Metro Analytics completed a Freight Cluster Plan in the Atlanta, GA region for ARC. This study was developed to guide current and future freight planning efforts in the MSCID and the Atlanta region. The plan inventoried and identified problems at key locations and intersections throughout the MSCID and proposed short-term and long-term solutions to help freight mobility in and around the MSCID. Mr. Matheney was part of the Metro Analytics team that developed the plan. He was a key author of the plan and developed much of the thematic mapping included in the report. He managed and collected appropriate GIS data from various local, state, and federal agencies used to develop a project-level GIS during the development of the plan and created thematic mapping to support the report. In addition, Mr. Matheney performed various analyses to support the report's development, including prioritizing short- and long-term project recommendations. As a special study component, Vince led a truck parking analysis to identify potential locations for increasing parking inventory based on zoning, lot configurations, and surrounding land uses.

Tucker Summit Community Improvement District (TSCID) Freight Cluster Plan, Tucker GA – This Freight Cluster Plan was developed to guide current and future freight planning efforts in the TSCID along the Mountain Industrial Boulevard corridor. Vince worked with GDOT, ARC, and the City of Tucker to develop a thorough analysis of transportation, land use, and environmental characteristics for the *Inventory and Assessment Report*. Mr. Matheney also led the review of relevant plans, such as the City's Comprehensive Plan and Comprehensive Transportation Plan to develop a policy framework for developing the Freight Plan. Mr. Matheney was a key author of the plan and developed much of the thematic mapping included in the report. A key element of the Plan was researching best practices that were identified for innovative design for trucks and industrial development. In addition, he created Online GIS maps and applications to identify proposed solutions for public outreach efforts.

Montgomery MPO Regional Freight Plan, Montgomery MPO, AL – This plan is instrumental in guiding the MPO's current and future freight planning efforts. The plan inventoried and identified key problems in the regional freight network and proposed immediate implementable solutions to help freight traffic throughout the region. Mr. Matheney collected data from the Alabama Department of Transportation, the City of Montgomery, and other local sources to map key freight characteristics within the City, including truck traffic, crashes, and industrial land use to present a regional freight profile. Mr. Matheney also led the analysis to identify needs and prioritize potential improvements for the MPO area. Recommendations included integrating design for heavy trucks along critical roadways, development of truck parking and staging facilities, and Intelligent Transportation Systems (ITS) solutions. Vince also assisted in developing performance measures and an approach for project prioritization that the MPO still utilizes.

Dougherty Area Regional Transportation Study (DARTS) Freight Profile, Dougherty Area Regional Transportation Study (DARTS) and City of Albany, GA – Metro Analytics recently developed a freight profile for the Albany, GA Metropolitan Planning Organization (MPO) to ensure consistency with federal freight planning guidelines and better position DARTS to improve goods movement in the Albany region. The locally-driven planning process focused on gaining consensus on freight priorities to promote regional economic competitiveness. Vince served as lead analyst for the project, which included developing an overview of the regional freight network (including road, rail, and air cargo facilities), assessing demographic and workforce characteristics, and the overall performance of the freight network. In addition, the study utilized GDOT data to identify origins and destinations for truck traffic and commodity flows throughout the Albany region. Vince also helped develop recommendations for the Plan, which included intersection improvements at truck bottlenecks, truck parking solutions, and ITS strategies.

Erie Regional Planning Commission Freight Profile, Erie Regional Planning Commission (ERPC) and Ohio Department of Transportation (ODOT) – Metro Analytics recently developed a freight profile for this MPO in Erie County, Ohio. This Regional Freight Data Memorandum (August 2022) updates a portion of the 2013 ERPC Freight Study. It presents recent data on freight, freight-moving facilities and their conditions, freight generations and destinations via land use data, and planned and programmed freight-related network improvements. Mr. Matheney served as lead analyst for the effort, which required the use of Freight Analysis Framework (FAF) data, crash data, and Longitudinal Employer-Household Dynamics (LEHD) data from ODOT. In addition, workforce and demographic data was collected and mapped accordingly throughout the region.

NCHRP 20-125: Strategies for Incorporating Resilience into Transportation Networks, National Academy of the Sciences, Transportation Research Board – Metro Analytics is developing new tools for applying DOT and MPO network models to (1) pinpoint vulnerable links and facilities on multi-modal transportation networks (2) identify the populations of households and businesses most vulnerable to network disruptions from both a social equity and overall economic perspective and (3) test and evaluate multi-modal resilience scenarios. Mr. Matheney helped author multiple sections of this toolset and provided graphical illustrations, GIS mapping, and formatting to support the development of this report and analysis.

Spalding County Freight Cluster Plan, Spalding County, GA and Atlanta Regional Council (ARC) – The focus of the Spalding County Freight Cluster Plan was to proactively plan for warehouse and distribution development along the I-75 corridor, which is experiencing a high level of new industrial development. Mr. Matheney served as lead analyst for the effort, which required the use of state, regional, and local data sources. This data included GDOT GEARS and TADA data, and ARC travel demand model outputs. Mr. Matheney also helped develop the recommendations for the plan, which included developing a unique zoning district, corridor preservation, and intersection improvements based on the Traffic Study analysis.

Northern Central Alabama Inland Port Feasibility Study, North Alabama Regional Council of Governments (NARCOG) – Metro Analytics prepared a review and analysis of potential inland port locations throughout Northern Alabama, including detailed analysis of sites related to freight mobility. Mr. Matheney was part of the Metro Analytics team that developed the plan. He collected appropriate GIS data from various local, state, and federal agencies used to develop a project-level GIS and thematic mapping. In addition, Mr. Matheney completed various analyses using the collected GIS data to support the development of the plan.

ALAN CHAPMAN, PE

QA/QC, TRANSPORTATION, FINANCIAL PLANNING

EXPERIENCE & RESPONSIBILITIES

Alan Chapman joined Atlas Technical Consultants in 2021 as a project manager after retiring from Gwinnett County. His hands-on experience with all aspects of transportation infrastructure funding, planning, design, and construction provides our local and state government clients invaluable insights into maintaining and improving their transportation systems for all modes of users.

RELEVANT PROJECT EXPERIENCE

Senior Project Manager, Atlas Technical Consultants

- Project Manager, Walton County Comprehensive Transportation Plan. Responsible for all aspects of plan development including public outreach, inventory of existing conditions, needs assessment, recommendations and plan documentation. Worked with Atlas staff and two subconsultants to complete plan on schedule and within budget.
- Project Manager, Sugarloaf CID Project Identification and Prioritization Study, Gwinnett Place CID Mobility and Traffic Study, Gateway 85 CID Project Identification and Development Study. Working separately with each of three Community Improvement Districts in Gwinnett County to develop transportation studies that identify and prioritize short and long term needs. Also beginning work to implement several projects with two of the CIDs. Also served as owner representative for two Metro Atlanta Freight Cluster Studies.
- Program Management, several Metro Atlanta counties. Providing program management services to several counties including Rockdale, DeKalb, Gwinnett, and Forsyth. Services include management, coordination, advisement and review related to planning, design, land acquisition and construction as well as issues related to citizen interaction.

Director, Gwinnett County Department of Transportation

- Responsible for all Transportation Department Operations including management of 165 employees, operations and maintenance of 2,700 miles of roads including 180 bridges, and 725 traffic signals, management of \$500 million capital program and operation of general aviation airport and transit system.
- Coordinated with County Administrator, County Commissioners, citizens, other County departments, external agencies and partners to manage the County's transportation infrastructure and implement County transportation programs.
- Worked directly with County Commissioners, DOT staff, consultants and citizens to develop the 2017 Comprehensive Transportation Plan, the Connect Gwinnett Transit Plan (Gwinnett's first comprehensive transit development plan) and the Countywide Trails Master Plan (the County's first countywide trails master plan).
- Worked with citizens committees and the public at large to develop the 2014 and 2017 SPLOST programs including major roads, intersection improvements, safety and alignment improvements, school safety improvements, bridge replacements and improvements, pedestrian safety improvements, unpaved roads and transportation planning, joint County/City projects, roadway resurfacing and neighborhood speed control.

Deputy Director for Program Delivery, Gwinnett County Department of Transportation

- Managed Gwinnett DOT Special Purpose Local Option Sales Tax (SPLOST) program including engineering, land acquisition and construction. Work with citizens as well as agencies including Georgia DOT, Federal Highway Administration, US Army Corps of Engineers, Atlanta Regional Commission, Georgia Regional Transportation Authority, Gwinnett Cities, Gwinnett Community Improvement Districts and Gwinnett Board of Education to implement SPLOST program.
- Worked with citizens and other groups directly affected by SPLOST projects.
- Worked with DOT staff and consultants on several comprehensive transportation plans and SPLOST program development efforts beginning with the 2001 SPLOST program.

EDUCATION

M.B.A., Georgia State University
Bachelor of Civil Engineering,
Georgia Institute of
Technology

PROFESSIONAL REGISTRATIONS

Professional Engineer:
Georgia #19627

PROFESSIONAL TRAINING

Leadership Gwinnett Graduate,
2017

PROFESSIONAL AFFILIATIONS

American Society of Civil
Engineers
Atlanta Regional Commission,
Transportation Coordinating
Committee 2014-2020

YEARS OF EXPERIENCE

36

YEARS WITH FIRM

2

APPENDIX B: INFORMATION REQUESTED TO ASSIST IN THE DETERMINATION OF
RESPONSIBILITY

History and Organizational Structure of the Firm

Corporate Headquarters:

Metro Analytics
Chandler Duncan - Managing Partner
14030 Harvington Drive, Huntersville, NC 28070

Local Office and Primary Contact Person for City:

Wade Carroll, AICP – Project Manager
1633 Raleigh Circle, Marietta, GA 30067
(404) 566-1033

Brief History and Organizational Structure of the Firm – Metro Analytics was originally incorporated in 2009 in Utah. After a change of ownership in 2022, our corporate headquarters was relocated to Huntersville, NC, and remains a Limited Liability Corporation (LLC). The firm’s three active owners include Chandler Duncan (Managing Partner), Mary Katherine Duncan, and Wade Carroll, and its founder, Mike Brown, who is no longer active in the firm but remains a silent partner. Metro Analytics is staffed by 24 professionals specializing in transportation planning, economics, and policy research. Metro Analytics has successfully completed two Freight Cluster Plans for clients within DeKalb County and, if needed, will obtain a DeKalb County business license upon award. A copy of our Georgia Business License is provided on the following page.

Per the directions in the RFP, the information above has also been provided in the cover letter at the beginning of the proposal.

References

References are provided on the following pages in the form included within the RFP.

Subcontractors

Subcontractors are provided on the following pages in the form included within the RFP.

Previous Default

Metro Analytics has never defaulted on a contract or been denied a bid due to nonresponsibility to perform. Furthermore, Metro Analytics has never been subject to litigation since its incorporation in 2009.

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
 Secretary of State
 Filing Date: 4/1/2022 6:40:14 AM

BUSINESS INFORMATION

CONTROL NUMBER	21079538
BUSINESS NAME	Metro Analytics LLC
BUSINESS TYPE	Foreign Limited Liability Company
EFFECTIVE DATE	04/01/2022
ANNUAL REGISTRATION PERIOD	2022, 2023, 2024

PRINCIPAL OFFICE ADDRESS

ADDRESS	1435 N East Hills Circle, Bountiful, UT, 84010, USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
Wade Carroll	1633 Raleigh Circle, Marietta, GA, 30067, USA	Cobb

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Wade Carroll
AUTHORIZER TITLE	Registered Agent

RFP NO. 2023-005
Freight Cluster Plan

REFERENCES

Please provide as references, the names of at least three (3) local corporate clients you have served for at least three (3) years.

1. Company Name: Metro South Community Improvement District
Address: 620 Peachtree St, Suite 505, Atlanta, GA, 30308
Contact: Larry Kaiser, Executive Director Phone: (404) 909-5619

2. Company Name: City of Albany (Dougherty Area Regional Transportation Study)
Address: 240 Pine Avenue, Suite 300, Albany, GA 31702
Contact: Tanner Anderson, MPO Administrator Phone: (229) 302-1843

3. Company Name: City of Montgomery (Montgomery MPO)
Address: 25 Washington Avenue, 3rd Floor, Montgomery, AL 36104
Contact: Robert Smith, Director of Planning Phone: (334) 651-5531

RFP NO. 2023-005
Freight Cluster Plan
SUBCONTRACTORS

Please provide the names, address, contact name and phone number of all Subcontractors that will be utilized by the Contractor for the duration of any resulting award.

1. Company Name: Atlas Technical Consultants
Address: 2450 Commerce Ave NW #100, Duluth, GA 30096
Contact: Alan Chapman Phone: (770) 263-5945

2. Company Name: KB Advisory Group
Address: 1447 Peachtree St NE UNIT 610, Atlanta, GA 30309
Contact: Stan Reecy Phone: (404) 845-3550

3. Company Name: PEQ, Inc.
Address: 110 Orchard Street, Fairburn, GA 30213
Contact: Inga Kennedy Phone: (678) 428-2070

4. Company Name: _____
Address: _____
Contact: _____ Phone: _____

5. Company Name: _____
Address: _____
Contact: _____ Phone: _____

APPENDIX C: FORMS REQUIRED BY PRIME CONSULTANT

RFP 2023-005
CERTIFICATION OF SPONSOR
DRUG-FREE WORKPLACE

Item XII. c.

I hereby certify that I am a principle and duly authorized representative of
Metro Analytics, (“Contractor”), whose address is
14030 Harvington Drive, Huntersville, NC 28078

_____, and I further certify that:

- (1) The provisions of Section 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the “Drug-Free Workplace Act” have been complied with in full; and
- (2) A drug-free workplace will be provided for Contractor’s employees during the performance of the Agreement; and
- (3) Each Subcontractor hired by Contractor shall be required to ensure that the subcontractor’s employees are provided a drug-free workplace. Contractor shall secure from that subcontractor the following written certification: “As part of the subcontracting agreement with Contractor, Metro Analytics certifies to Contractor that a drug-free workplace will be provided for the Subcontractor’s employees during the performance of this Agreement pursuant to paragraph (7) of subsection (b) of the Official Code of Georgia Annotated, Section 50-24-3”; and
- (4) The undersigned will not engage in unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Agreement.

CONTRACTOR: Wade Carroll, Metro Analytics

Date: 02/28/2023

Signature: 

Title: Business Development Officer

CERTIFICATE AND ACKNOWLEDGEMENT

Item XII. c.

Applicant certifies that it as individual or member of a corporation or partnership is not now and will not be at contract execution in violation of the following policies:

- YES NO Delinquent in the payment of taxes due to the City of Stonecrest;
YES NO Building or health code violations on property owned that is not being actively abated;
YES NO Been convicted of a felony crime that affects property or neighborhood stability or safety;
YES NO Have any outstanding judgments or debts to the City;
YES NO Have no past due loan(s) with the City;
YES NO Been subject to a foreclosure within the previous ten (10) years;
YES NO Been involved in litigation relating to a project either voluntary or involuntary within the past five (5) years; and
YES NO Been adjudged bankrupt either voluntary or involuntary within the past ten (10) years.

I/We acknowledge understanding of the above policies and certify that none of the individuals or members of a corporation or partnership are in violation. I certify that this information is true and correct.

I/We further certifies that the information and exhibits comprising this RFP are true and correct. Unsigned/undated submissions will not be considered.

CERTIFICATION OF AUTHORIZED REPRESENTATIVE:

I Wade Carroll as Authorized Representative for Metro Analytics, PLLC hereby certify that all information and materials submitted in response to this RFP are true and accurate to the best of my knowledge and belief. I understand that any attempt to falsify information in this application shall result in disqualification. Further, I hereby consent to requests that the City may make of third-parties for information to substantiate information provided in this RFP, and I authorize third parties to release such information to the City.

Legal Name of Company: Metro Analytics, PLLC

Wade Carroll
Authorized Signature of Responder

February 23, 2023
Date

Wade Carroll
Print or type name

27-0903309
Company Federal Tax ID Number

wcarroll@metroanalytics.com
Individual E-Mail Address

14030 Harvington Drive, Huntersville, NC 28078
Company Address

+1 404-566-1033
Phone

Not Applicable
Fax

**RFP NO. 2023-005
BIDDER'S CHECKLIST**

Item XII. c.

It is the Proposer's responsibility to read the RFP fully to determine all necessary information/documents are submitted in order for the bid to be considered complete. You may use the checklist below as a guide to assist with providing the requested information.

PROJECT: Freight Cluster Plan

RFP NO: 2023-005

- The bid has been signed by an authorized principal or authorized official of the firm.
- No conditions, restrictions or qualifications have been placed by the company on this bid that would have the bid declared non-responsive.
- We are prepared to provide the insurance required in this solicitation.
- Completion of Conflict of Interest Disclosure
- Completed Certificate and Acknowledgement
- Completed the DBE Participation Form
- We acknowledge that the City of Stonecrest does not provide Workers' Compensation to Contractors, Subcontractors or any tier and as such is not responsible or legally liable for Contractor workers' injuries, including death.
- We have included the following **NOTARIZED** Georgia Security and Immigration Compliance documents with our bid:
 - ***Immigration and Security Form**
 - ***Sub-Contractor Affidavit**

Wade Carroll

TYPE OR PRINT NAME OF PERSON COMPLETING CHECKLIST



SIGNATURE OF PERSON COMPLETING THIS CHECKLIST

3/08/2023

DATE

Metro Analytics
COMPANY NAME

NON-COLLUSION AFFIDAVIT

The undersigned bidder or agent, being duly sworn on oath, says that he/she has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting nor to prevent any person from bidding nor to include anyone to refrain from bidding, and that this bid is made without reference to any other bid and without any agreement, understanding or combination with any other person in reference to such bidding.

He/She further says that no person or persons, firms, or corporation has, have or will receive directly or indirectly, any rebate, fee gift, commission or thing of value on account of such sale.

OATH AND AFFIRMATION

I HEREBY AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FACTS AND INFORMATION CONTAINED IN THE FOREGOING BID FOR PUBLIC WORKS ARE TRUE AND CORRECT.

Dated this 28th, day of February, 2023

Metro Analytics, PLLC

(Name of Organization)

Sr. Project Manager/Business Development

(Title of Person Signing)



(Signature)

NO. 2023-005

(Bid Number)

ACKNOWLEDGEMENT

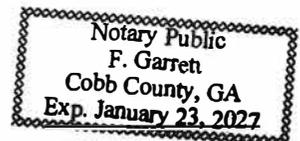
STATE OF GA

COUNTY OF COBB

Before me, a Notary Public, personally appeared the above named and swore that the statements contained in the foregoing document are true and correct.

Subscribed and sworn to me this 28 day of FEB, 2023.

[Signature]
Notary Public Signature



My Commission Expires: Jan 23 2027

**RFP NO. 2023-005
Freight Cluster Plan
DBE PARTICIPATION**

Please provide the names, address, contact name and phone number of all Contractors and/or Subcontractors that will be utilized to meet the required minimum 5% DBE participation.

1. Company Name: PEQ, Inc.
Address: 110 Orchard Street, Fairburn, GA 30213
Contact: Inga Kennedy Phone: (678) 428-2070

2. Company Name: _____
Address: _____
Contact: _____ Phone: _____

3. Company Name: _____
Address: _____
Contact: _____ Phone: _____

4. Company Name: _____
Address: _____
Contact: _____ Phone: _____

5. Company Name: _____
Address: _____
Contact: _____ Phone: _____



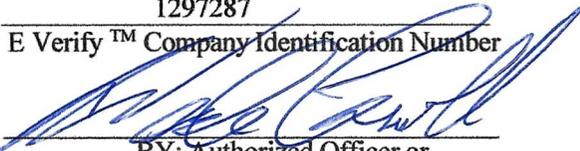
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor(s) Name Metro Analytics, PLLC
Address: 14030 Harvington Drive, Huntersville, NC 28078

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with the City of Stonecrest has registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify,* in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.G.A. § 13-10-91(b).

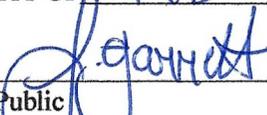
The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the City of Stonecrest within five (5) business days after any subcontractor(s) is/are retained to perform such service.

1297287
E Verify™ Company Identification Number

BY: Authorized Officer or Agent (Wade Carroll)

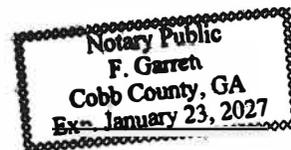
May 8, 2018
Date of Authorization
February 28, 2023
Date

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

28 DAY OF FEB, 2023


Notary Public

[NOTARY SEAL]



My Commission Expires: JAN 23 2027

* or any subsequent replacement operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603

APPENDIX D: SUBCONTRACTOR AFFIDAVITS



Subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(3)

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with **Metro Analytics** on behalf of **City of Stonecrest** has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period and the undersigned subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the subcontractor with the information required by O.C.G.A. § 13-10-91(b). Additionally, the undersigned subcontractor will forward notice of the receipt of an affidavit from a sub-subcontractor to the contractor within five business days of receipt. If the undersigned subcontractor receives notice that a sub-subcontractor has received an affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five business days of receipt, a copy of the notice to the contractor. Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

1380925
Federal Work Authorization User Identification Number

2.14.2019
Date of Authorization

Todd Long
BY: Authorized Officer or Agent
(Name of Person or Entity)

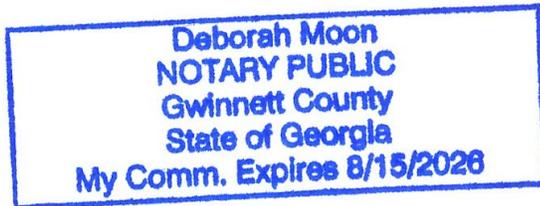
2.1.2023
Date

Atlas Technical Consultants LLC
Name of Subcontractor

Freight Cluster Plan
Name of Project

City of Stonecrest, Georgia
Name of Public Employer

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
1st DAY OF February, 2022



Deborah Moon
Notary Public

[NOTARY SEAL]

My Commission Expires: 8.15.2026



Subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(3)

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with (name of contractor) on behalf of (name of public employer) has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period and the undersigned subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the subcontractor with the information required by O.C.G.A. § 13-10-91(b). Additionally, the undersigned subcontractor will forward notice of the receipt of an affidavit from a sub-subcontractor to the contractor within five business days of receipt. If the undersigned subcontractor receives notice that a sub-subcontractor has received an affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five business days of receipt, a copy of the notice to the contractor. Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

162123

Federal Work Authorization User Identification Number

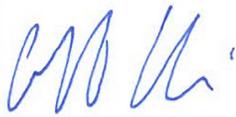
11.04.2008

Date of Authorization

Bleakly Advisory Group Inc dba KB Advisory Group

Name of Subcontractor

City of Stonecrest RFP No 2023-005 for Freight Cluster Plan


Geoff Koski, President

Name of Project

City of Stonecrest, Georgia

Name of Public Employer

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

1st DAY OF February, ~~2022~~ 2023


Liza Mueller
Notary Public

[NOTARY SEAL]
Elizabeth Mueller
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 02/11/2025

My Commission Expires: 02.11.2025



Subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(3)

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with (name of contractor) on behalf of (name of public employer) has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period and the undersigned subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the subcontractor with the information required by O.C.G.A. § 13-10-91(b). Additionally, the undersigned subcontractor will forward notice of the receipt of an affidavit from a sub-subcontractor to the contractor within five business days of receipt. If the undersigned subcontractor receives notice that a sub-subcontractor has received an affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five business days of receipt, a copy of the notice to the contractor. Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

762226

Federal Work Authorization User Identification Number

November 2004

Date of Authorization

Planners for Environmental Quality, Inc. dba PEQ, Inc.

Name of Subcontractor

Stonecrest Freight Cluster Plan

Name of Project

City of Stonecrest, GA

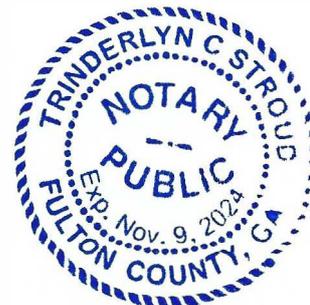
Name of Public Employer

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

3 DAY OF MARCH, 2023

Trinderly C. Stroud
Notary Public

[NOTARY SEAL]



My Commission Expires: NOV. 9, 2024

**REQUEST FOR PROPOSAL NO. 2023-005
FREIGHT CLUSTER PLAN**

EXHIBIT B-1

Cost Proposal

Task 1: Project Management	<u>\$11,066</u>
Task 2: Engagement	<u>\$51,796</u>
Task 3: Best Practices Review	<u>\$34,592</u>
Task 4: Inventory and Assessment	<u>\$64,006</u>
Task 5: Traffic Study	<u>\$28,393</u>
Task 6: Recommendations	<u>\$77,926</u>
Task 7: Documentation	<u>\$33,593</u>
Direct Expenses and Travel:	<u>\$7,500</u>
 Total Cost	 <u>\$308,872</u>

* Note: The estimates listed above are preliminary and actual costs by task may vary so long as the total contract value does not increase. Any change to the budget estimates shown above must be requested in writing and approved by ARC’s Cognizant Department Director.

**REQUEST FOR PROPOSAL NO. 2023-005
FREIGHT CLUSTER PLAN**

Item XII. c.

Company Name: Metro Analytics, LLC

Address: 1633 Raleigh Circle, Marietta, GA 30067

Contact Person: Wade Carroll

Phone Number: (404) 566-1033

Email Address: wcarroll@metroanalytics.com

Signature: 

* Pricing for personnel and equipment required for maintaining temporary traffic control, public convenience and safety are to be included in the asphalt topping item. No separate line item will be included for traffic control.

**In case of discrepancy between the unit price and the total price on the completed Bid Schedule, the unit price will prevail.



CITY COUNCIL AGENDA ITEM

SUBJECT: Freight Cluster Plan Contract with ARC

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, April 24, 2023

SUBMITTED BY: Hari Karikaran, City Engineer

PRESENTER: Hari Karikaran

PURPOSE: City of Stonecrest received ARC funding for Freight Cluster Study in 2021. The Purchasing Division has selected a vendor to perform the Plan. Atlanta Regional Commission (ARC) awarded funding of \$250,000 and the City of Stonecrest budgeted \$62,500 in 2022 SPLOST. Total Budget is \$312,500. A Contract with ARC has to be executed so that city can reimburse expenses upto \$250,000.

FACTS: Click or tap here to enter text.

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Staff Recommends Approval of the Contract with ARC

ATTACHMENTS:

- (1) Attachment 1 - ARC Contract with City of Stonecrest
- (2) Attachment 2 - ARC Contract Form
- (3) Attachment 3 - ARC Award Letter



CITY COUNCIL AGENDA ITEM

- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY
AND VOLUNTARY EXCLUSION – LOWER TIER COVERED TRANSACTIONS AND LOBBYING**

Item XII. d.

1. DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION- LOWER TIER COVERED TRANSACTIONS

The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 49 CFR Part 29, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

The terms "covered transaction", "debarred", "suspended", "ineligible", "lower-tier covered transaction", "participant", "person", "primary covered transaction", "principal", "proposal", and "voluntarily excluded", as used in this clause have the meaning set forth in the Definitions and Coverage sections of rules implementing Executive Order 12549.

The prospective lower tier participant certifies that, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

Where the prospective lower tier participant is unable to certify to any of its statements in this certification, such prospective participant shall attach an explanation to this proposal.

2. LOBBYING

As required by Section 1352, Title 31 of the U.S. Code (as implemented at 49 CFR Part 20), the applicant certifies that to the best of his or her knowledge and belief that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any persons for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

Submission of this statement is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

As the duly authorized representative of the applicant, I hereby certify that the applicant will comply with the above applicable certification(s).

NAME OF APPLICANT

AWARD NUMBER and/or PROJECT NAME

PRINTED NAME OF AUTHORIZED REPRESENTATIVE

TITLE OF AUTHORIZED REPRESENTATIVE

SIGNATURE OF AUTHORIZED REPRESENTATIVE

DATE

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

CONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or entity which is contracting with the Atlanta Regional Commission has registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.G.A. § 13-10-91(b).

The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the Atlanta Regional Commission within five (5) business days after any subcontractor is retained to perform such service.

E-Verify User Identification Number

Date of Authorization

Company Name

BY: Authorized Officer or Agent

Title of Authorized Officer or Agent of Contractor

Printed Name of Authorized Officer or Agent

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
____ DAY OF _____, 201__

[NOTARY SEAL]

Notary Public

My Commission Expires: _____

CONTRACTOR/VENDOR INFORMATION

Item XII. d.

Legal name & address of
entity with which
ARC is to contract: _____

If different from above-
Legal name of Payee: _____
Payment Address: _____

(If additional addresses are needed, identify each and its purpose on the reverse of this page).

Legal entity status (please mark all that apply):
__ Corporation __ Partnership __ Individual __ Sole Proprietor
__ 501C3 __ 501C4 __ Other Non-profit (describe) _____
__ State Government __ County/Local Government
Other(describe): _____

(Federal) Employer Identification Number: _____
OR
Social Security Number (for an individual): _____

Is this contractor/vendor an attorney/law firm? YES _____ NO _____

Is this contractor/vendor debarred, suspended, ineligible or excluded from participation in federally funded projects? YES _____ NO _____

Is this contractor/vendor a:
Disadvantaged Business Enterprise under 49 CFR Part 26? YES _____ NO _____
Minority _____ or Women _____

If YES, attach a copy of current certification(s).

Is this contractor/vendor a Non-federal entity that expends \$500,000 or more in a year in Federal awards?
YES _____ NO _____

If so, attach a copy of most recent single or program-specific audit conducted in accordance with the provisions of OMB Circular A-133.

Certified true and correct:

Name: _____
Title: _____

Signature: _____
Date: _____

August 31, 2021

Mr. Thomas Udell, City Engineer
City of Stonecrest
3120 Stonecrest Blvd #100
Stonecrest, GA 30038

RE: Allocation of Funding for the Stonecrest Freight Cluster Plan

Dear Mr. Udell:

This letter serves as confirmation that the application from the City of Stonecrest for the "Stonecrest Freight Cluster Plan" has been allocated funding. This funding comes from ARC's Freight Cluster Plan program.

The total project cost as submitted is \$312,500. The federal funding amount from ARC is \$250,000, and the required 20% match, \$62,500, is to be provided by the City of Stonecrest.

The City of Stonecrest will manage the project and assume primary administrative responsibility. ARC's project manager for this plan will be Daniel Studdard, Principal Planner. He will coordinate with ARC's contracting staff to get ARC under contract with GDOT for this federal funding, and then to get ARC under contract with the City of Stonecrest. Once the project begins, he will serve as the day-to-day project manager for this plan. If you have any questions, please contact Mr. Studdard at DStuddard@atlantaregional.org or 470.378.1593.

We look forward to working with you and your staff on this timely project.

Sincerely,



John Orr
Manager, Transportation Access & Mobility Group
ARC

SUBGRANT AGREEMENT

THIS AGREEMENT, entered into as of this ___ day of _____, 2023, by and between City of Stonecrest, Georgia (hereinafter referred to as the "Subgrantee") and the ATLANTA REGIONAL COMMISSION (hereinafter referred to as "ARC").

WITNESSETH THAT:

WHEREAS, ARC desires to engage the Subgrantee to render certain services hereinafter described in connection with an undertaking or project (hereinafter referred to as the "Project") which is to be wholly or partially financed by a grant from the United States Department of Transportation, (hereinafter, along with the appropriate auditing agency of the entities making such grant, referred to as "the Concerned Funding Agencies");

WHEREAS, the Subgrantee desires to render such services in connection with the project;

NOW THEREFORE, in consideration of the premises and the mutual covenants and agreements hereinafter contained, the parties hereto agree as follows:

1. Engagement of the Subgrantee. ARC hereby agrees to engage the Subgrantee and the Subgrantee hereby agrees to perform the services hereinafter set forth in accordance with the terms and conditions herein.
2. Scope of Services. The Subgrantee shall do, perform and carry out in a satisfactory and proper manner, as determined by ARC, the work and services described in Attachment "A" which is attached hereto and made a part hereof.
3. Time of Performance. The services of the Subgrantee are to commence immediately upon execution of this agreement. Work and services shall be undertaken and pursued in such sequence as to assure their expeditious completion and as may be required in Attachment "A." All work and services required hereunder shall be completed on or before October 31, 2024.
4. Compensation. The Subgrantee shall be compensated for the work and services to be performed under this agreement as set forth in Attachment "B" which is attached hereto and made part hereof. Compensation for work and services in the performance of this contract shall not exceed \$250,000.
5. Approval of Subcontracts. None of the work or services to be performed under this agreement by the Subgrantee shall be subcontracted without the prior written approval of ARC's Executive Director or his authorized agent. If such approval is requested, all subcontract documents shall be submitted to ARC's Executive Director or her authorized agent, for her review and approval prior to the execution of such subcontract. Further, if requested by ARC's Executive Director or her authorized agent, the Subgrantee shall provide ARC with such documentation as ARC's Executive Director shall require, regarding

the method the Subgrantee used in selecting its subcontractor. The Subgrantee acknowledges that if work or services to be performed under this agreement is financed solely or partially with federal funds, the selection of subcontractors is governed by regulations requiring competition between potential subcontractors or adequate justification for sole source selection. The Subgrantee agrees to abide by such regulations in its selection procedure.

6. Prompt Payment and Retainage. The prime subgrantee agrees to pay each subcontractor under this prime grant for satisfactory performance of its contract no later than 30 days from the receipt of each payment the prime subgrantee receives from ARC. The prime subgrantee agrees further to return retainage payments to each subcontractor within 30 days after the subcontractors work is satisfactorily completed. Any delay or postponement of payment from the above referenced time frame may occur only for good cause following written approval of ARC. This clause applies to both DBE and non-DBE subcontracts.

Any subgrantee found not to be in compliance with this clause will be considered in breach of contract and any further payments will be withheld until corrective action is taken. If subgrantee does not take corrective action, subgrantee may be subject to contract termination.

7. Assignability. The Subgrantee shall not assign, sublet or transfer all or any portion of its interest in this agreement without the prior written approval of ARC.
8. Amendments. ARC may require changes in this agreement. Except for termination for cause or convenience, such changes, including any increase or decrease in the amount of the Subgrantee's compensation shall be incorporated in written amendments to this agreement. Amendments to this agreement may be executed on behalf of ARC only by ARC's Executive Director and Chairman.
9. Insurance. The Subgrantee will have and maintain insurance coverage that complies with the laws of the state of Georgia, as well as reasonable and prudent business practices. Such insurance shall at least include Worker's Compensation, Public Liability, Property Damage, and Valuable Papers coverage.
10. Indemnification. The Subgrantee shall hold harmless and indemnify ARC, its officers, directors, and employees from and against losses, reasonable attorney's fees and costs, that may be based on any injury to persons or property caused by the negligent performance of services under this agreement by the Subgrantee or any person employed by the Subgrantee.
11. Formal Communication. Formal communications regarding this agreement shall include, but not necessarily be limited to correspondence, progress reports and fiscal reports.

All formal communication regarding this agreement shall be in writing between the person executing this agreement on behalf of the Subgrantee (executor) and ARC's Executive Director. However, the Subgrantee executor and ARC's Executive Director shall each have the right to designate in writing to the other an agent to act in his or her behalf regarding this

agreement. Any restrictions to such designation must be clearly defined in the written designation.

In this regard, ARC's Executive Director hereby designates the Chief Operating Officer as her agent for purposes of this contract only, except for Amendments and Terminations.

12. Reports. The Subgrantee shall furnish ARC with narrative progress reports, in such form and frequency as may be specified by ARC's Executive Director or her authorized agent, outlining the work accomplished by the Subgrantee during the period, including the current status of the Project, and the percentage of work which has been completed.
13. Financial Reports. In addition to other records required by this contract, the Subgrantee agrees to provide to ARC such additional financial reports in such form and frequency as ARC may require in order to meet ARC's requirements for reporting to the Concerned Funding Agencies.
14. Program Fraud and False or Fraudulent Statements or Related Acts. The Subgrantee acknowledges that the provisions of the Program Fraud Civil Remedies Act of 1986, as amended, 31 U.S.C. § 3801 et seq. and U.S. DOT regulations, "Program Fraud Civil Remedies," 49 C.F.R. Part 31, apply to its actions pertaining to this Project. Upon execution of the underlying contract, the Subgrantee certifies or affirms the truthfulness and accuracy of any statement it has made, it makes, it may make, or causes to be made, pertaining to the underlying contract or the project for which this contract work is being performed. In addition to other penalties that may be applicable, the Subgrantee further acknowledges that if it makes, or causes to be made, a false, fictitious, or fraudulent claim, statement, submission, or certification, the Federal Government reserves the right to impose the penalties of the Program Fraud Civil Remedies Act of 1986 on the Subgrantee to the extent the Federal Government deems appropriate.
15. Review and Coordination. To ensure adequate assessment of the Subgrantee's project and proper coordination among interested parties, ARC shall be kept fully informed concerning the progress of the work and services to be performed hereunder. The Subgrantee may be required to meet with designated representatives of ARC and the Concerned Funding Agencies from time to time to review the work and services performed. The Subgrantee shall be given reasonable written notice of such meetings.
16. Inspections. Authorized representatives of ARC and the Concerned Funding Agencies may at all reasonable times review and inspect the Project activities and data collected pursuant to this agreement. Except where specifically prohibited by law, all reports, studies, records, and computations prepared by or for the Subgrantee under this agreement shall be made available to authorized representatives of ARC and the Concerned Funding Agencies for inspection and review at all reasonable times in the Subgrantee's office where data is normally accumulated. Approval and acceptance of such material shall not relieve the Subgrantee of its professional obligation to correct, at its expense, any errors found in the work unless such errors can be shown to be caused by inaccurate or incomplete information provided by ARC.

17. Maintenance of Cost Records. The Subgrantee shall maintain all books, documents, papers, accounting records and other evidence pertaining to costs incurred on the Project and shall make such material available at all reasonable times during the period of the agreement, and for three years from the date of final payment under the agreement, for inspection by ARC, the Concerned Funding Agencies, and if the work and services to be performed under this agreement is wholly or partially funded with federal funds, the Comptroller General of the United States, or any of their duly authorized representatives. The Subgrantee shall include the provisions of this paragraph in any subcontract executed in connection with this Project.
18. No Obligation by the Federal Government. ARC and the Subgrantee acknowledge and agree that, notwithstanding any concurrence by the Federal Government in or approval of the solicitation or award of the underlying contract, absent the express written consent by the Federal Government, the Federal Government is not a party to this contract and shall not be subject to any obligations or liabilities to ARC, the Subgrantee, or any other party (whether or not a party to that contract) pertaining to any matter resulting from the underlying contract.
19. Status as Independent Contractors. Nothing contained in this agreement shall be construed to constitute the Subgrantee or any of its employees, servants, agents or subcontractors as a partner, employee, servant, or agent of ARC, nor shall either party to this agreement have any authority to bind the other in any respect, it being intended that each shall remain an independent contractor.
20. Subgrantee's Personnel. The Subgrantee represents that it has, or will secure at its own expense, all personnel required to perform the services under this agreement. Such personnel shall not be employees of ARC, nor shall such personnel have been employees of ARC during any time within the twelve-month period immediately prior to the date of this agreement, except with the express prior written consent of ARC. Further, the Subgrantee agrees that no such former ARC employees shall be involved in any way with the performance of this agreement, without the express prior written approval of ARC.
21. Employees' Rate of Compensation. The rate of compensation for work performed under this project by a staff member or employee of the Subgrantee shall not exceed the compensation of such person that is applicable to his or her other work activities for the Subgrantee. Charges for salaries and wages of individuals shall be supported by time and attendance and payroll distribution records.
22. Interest of Subgrantee. The Subgrantee covenants that neither the Subgrantee, nor anyone controlled by the Subgrantee, controlling the Subgrantee, or under common control with the Subgrantee, nor its agents, employees or Subgrantees, presently has an interest, nor shall acquire an interest, direct or indirect, which would conflict in any manner or degree with the performance of its service hereunder, or which would prevent, or tend to prevent, the satisfactory performance of the Subgrantee's service hereunder in an impartial and unbiased manner. The Subgrantee further covenants that in the performance of this agreement no person having any such interest shall be employed by the Subgrantee as an agent,

Subgrantee or otherwise. If the Subgrantee contemplates taking some action which may constitute a violation of this paragraph, the Subgrantee shall request in writing the advice of ARC, and if ARC notifies the Subgrantee in writing that the Subgrantee's contemplated action will not constitute a violation hereof, then the Subgrantee shall be authorized to take such action without being in violation of this paragraph.

23. Interest of Members of ARC and Others. No officer, member or employee of ARC, and no public official of any local government which is affected in any way by the project, who exercises any function or responsibilities in the review or approval of the project or any component part thereof, shall participate in any decision relating to this agreement which affects his or her personal interests or the interest of any corporation, partnership or association in which he or she is directly, or indirectly, interested; nor shall any such officer, member or employee of ARC, or public official of any local government affected by the project, have an interest, direct or indirect, in this agreement or the proceeds arising therefrom.
24. Officials Not to Benefit. No member of or delegate to the Congress of the United States of America, resident commissioner or employee of the United States Government, shall be admitted to any share or part of this agreement or to any benefits to arise herefrom.
25. Compliance with Requirements of the Concerned Funding Agencies. The Subgrantee shall be bound by the applicable terms and conditions of the Grant Contract between ARC and the Concerned Funding Agencies which said Grant Contract is on file in the offices of ARC and is hereby made a part of this agreement as fully as if the same were attached hereto. ARC will notify the Subgrantee in writing of any applicable changes within a reasonable time after ARC has received appropriate notice of such changes from the Concerned Funding Agencies.
26. Rights in Documents, Materials and Data Produced. For purposes of this agreement, "data" includes, but is not limited to, writings, sound recordings, photographs, films, videotapes or other graphic representations and works of a similar nature. ARC and the Concerned Funding Agencies shall have the right to use same without restriction or limitation and without compensation to the Subgrantee other than as provided in this agreement. The Subgrantee acknowledges that matters regarding rights to inventions and materials generated by or arising out of this agreement may be subject to certain regulations issued by the Concerned Funding Agencies.
27. Data and Software Licensing. During performance of the work covered by this Agreement ARC may provide certain data or software products, such as aerial photography or commercially available planning data and software, to the Subgrantee that have been obtained from various sources under specific licensing agreements. The Subgrantee acknowledges that any data or software that ARC may provide hereunder is provided as a non-exclusive, non-transferable, limited license for the Subgrantee or its Sub-Subgrantees to use the data or software for the work covered by this Agreement only. The Subgrantee shall not redistribute, republish or otherwise make this data or software available to any party not covered by this Agreement. The Subgrantee or any Sub-Subgrantees shall not use this data

or software for any work not covered by this Agreement. The Subgrantee further acknowledges that upon completion of the project covered by this Agreement all data and software provided by ARC will be returned to ARC and all copies of the data or software residing on the Subgrantee's or Sub-Subgrantee's computer systems will be removed.

28. Publicity. Articles, papers, bulletins, reports or other material reporting the plans, progress, analysis or results and findings of the work conducted under this agreement shall not be presented or published without first submitting the same to ARC for review and comment. No such presentation shall be made until comments have been received from ARC regarding such review; provided, however, if such comments have not been received by the Subgrantee within thirty calendar days after such submission, it shall be presumed that ARC has no objection thereto. ARC's comments, objections, reservations or disagreements regarding such material shall be accommodated as ARC shall specify.
29. Assurances. The Subgrantee hereby assures and certifies that it will comply with the appropriate regulations, policies, guidelines and requirements (as applicable), including, but not limited to, 2 CFR Part 200, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards," 48 CFR 31, "Contract Cost Principles and Procedures," Executive Order 12372, "Intergovernmental review of Federal programs," U.S. Office of Management and Budget Circular Nos. A 21, "Cost Principles for Educational Institutions," and A 133, "Audits of States, Local Governments and Non-Profit Organizations," or other requirements imposed by ARC or the Concerned Funding Agencies concerning requirements of law or project matters as expressly made applicable by ARC herein, as they relate to the application, acceptance, use and audit of federal funds for this federally assisted project. For audits of fiscal years beginning on or after December 26, 2014, the provisions of 2 CFR 200.501 supersede OMB circular A133. A nonfederal entity that expends \$750,000 or more in federal awards during its fiscal year must have a single or program-specific audit conducted for that year. Also, the Subgrantee gives assurance and certifies with respect to this agreement that:
- a. For all agreements:
 - i. It possesses legal authority to apply for this agreement, and, if appropriate, to finance and construct any proposed facilities; and, any required resolution, motion or similar action has been duly adopted or passed as an official act of the Subgrantee's governing body; that proper authorization exists for the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the Subgrantee to act in connection with the application and to provide such additional information as may be required, and, upon ARC approval of its application, that the person identified as the official representative of the Subgrantee is authorized to execute an agreement incorporating the terms of its application.
 - ii. It understands that the phrase "federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any other form of direct or indirect federal assistance.

- iii. It will comply with Title VI of the Civil Right Act of 1964 (P.L. 88-352 and 42 USC 2000d) and in accordance with Title VI of that Act, no person in the United States shall, on the ground of age, handicap, religion, creed or belief, political affiliation, sex, race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any project or activity for which the applicant receives federal financial assistance and will immediately take any measures necessary to effectuate this assurance. The Subgrantee shall take affirmative action to ensure that qualified applicants are employed and qualified subcontractors are selected, and that qualified employees are treated during employment, without regard to their age, handicap, religion, creed or belief, political affiliation, race, color, sex or national origin. Such action shall include but not be limited to the following: employment, upgrading, demotions, or transfers; recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; selection for training including apprenticeship, and participation in recreational and educational activities.

The Subgrantee shall in all solicitations or advertisements for subcontractors or employees placed by or on behalf of the Subgrantee, state that all qualified applicants will receive consideration for employment without regard to age, handicap, religion, creed or belief, political affiliation, race, color, sex or national origin. The Subgrantee shall not discriminate against any qualified client or recipient of services provided through this agreement on the basis of age, handicap, religion, creed or belief, political affiliation, race, color, sex or national origin. The Subgrantee shall cause foregoing provisions to be included in all subcontracts for any work covered by this agreement so that such provisions will be binding upon each subcontractor.

The Subgrantee shall keep such records and submit such reports concerning the racial and ethnic origin of applicants for employment and employees as ARC or the Concerned Funding Agencies may require.

The Subgrantee agrees to comply with such rules, regulations or guidelines as ARC or the Concerned Funding Agencies may issue to implement the requirements of this paragraph.

- iv. It will comply with applicable requirements of the provisions of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (P.L. 91-646) which provides for fair and equitable treatment of persons displaced as a result of federal and federally assisted projects.
- v. It will comply with the applicable provisions of the Hatch Act which limits the political activity of employees.
- vi. It will establish safeguards to prohibit employees from using their positions for a purpose that is or gives the appearance of being motivated by a desire for private gain

for themselves or others, particularly those with whom they have family, business, or other ties.

- vii. It will cooperate with ARC in assisting the Concerned Funding Agencies in this compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470), Executive Order 11593, and the Archeological and Historic Preservation Act of 1966 (16 U.S.C. 469a-1 et set.) by (a) consulting, through ARC, with the State Historic Preservation Officer on the conduct of investigations, as necessary, to identify properties listed in or eligible for inclusion in the National Register of Historic Places that are subject to adverse effects (see 36 CFR Part 800.8) by the activity, and notifying, through ARC, the Concerned Funding Agencies of the existence of any such properties, and by (b) complying with all requirements established by ARC or the Concerned Funding Agencies to avoid or mitigate adverse effects upon such properties.
- viii. For agreements not involving federal financial assistance for construction, it will insure that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the Project are not listed on the Environmental Protection Agency's (EPA) list of Violating Facilities and that it will notify the Concerned Funding Agencies, through ARC, of the receipt of any communication from the Director of the EPA Office of Federal Activities indicting that a facility to be used in the project is under consideration for listing by EPA.
- ix. It will comply with Executive Order 11246, entitled "Equal Employment Opportunity," as amended by Executive Order 11375, and as supplemented in U.S. Department of Labor regulations (41 CFR Part 60).
- x. The Subgrantee agrees that throughout the performance of this contract it will remain in full compliance with all federal and state immigration laws, including but not limited to provisions 8 USC 1324a and O.C.G.A. § 13-10-91 regarding the unlawful employment of unauthorized aliens and verification of lawful presence in the United States. Thereunder, Subgrantee will ensure that only persons who are citizens or nationals of the United States or non-citizens authorized under federal immigration laws are employed to perform services under this contract or any subcontract hereunder.
- xi. The Subgrantee agrees to comply with mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

The Subgrantee further agrees to include the provisions contained in the forgoing paragraph in each subcontract for services hereunder.

The Subgrantee shall not retaliate or take any adverse action against any employee or any subcontractor for reporting, or attempting to report a violation(s) regarding applicable immigration laws.

- b. For agreements involving either full or partial federal financial assistance for construction projects(s):
 - i. It will comply with the provisions of Executive Order 11296, relating to evaluation of flood hazards, and Executive Order 11288, relating to the prevention, control, and abatement of water pollution.
 - ii. It will require the facility to be designed to comply with the "American Standard Specifications for Making Buildings and Facilities Accessible to and Usable by, the Physically Handicapped," Number A117 1-1961, as modified (41 CFR 101 - 17.703). The Subgrantee will be responsible for conducting inspections to ensure compliance by the Subgrantee with these specifications.
- c. For agreements exceeding \$100,000.00 in federal financial assistance:
 - i. It will comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857 (h)), section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR Part 15).

30. Certifications.

- a. Prohibition Against Use of Funds to Influence Legislation (Lobbying). No part of any funds under this agreement shall be used to pay the salary or expenses of any Subgrantee, or agent acting for the Subgrantee, to engage in any activity designed to influence legislation or appropriations pending before the Congress as stated in 49 CFR 20.
- b. Debarment and Suspension. The Subgrantee agrees to comply with the nonprocurement debarment and suspension rules in 49 CFR 29.
- c. Drug-Free Workplace. The Subgrantee agrees and certifies that it will comply with the requirements for a Drug-Free Workplace, as described in Section 50-24-3 of the Official Code of Georgia, including passing through this requirement to lower tier Subgrantees.
- d. The Subgrantee agrees and hereby certifies that it will comply with the Georgia Security and Immigration Compliance requirements of O.C.G.A. § 13-10-91.

31. Other Requirements. In addition to other requirements of this agreement, the Subgrantee agrees to comply with, and shall be bound by, the applicable terms and conditions of all state and federal laws or regulations governing and defining resources, project administration, allowable costs and associated procurement standards, and the ARC Disadvantaged Business Enterprise Plan (in compliance with 49 CFR Part 26), as appropriate. In addition, the Subgrantee further agrees to comply with the DBE Utilization

Plan submitted to ARC as part of its proposal. All such documents are hereby made part of this agreement fully as if the same were attached hereto.

The Subgrantee shall not discriminate on the basis of race, color, national origin, or sex in the performance of this agreement. The Subgrantee shall carry out applicable requirements of 49 CFR 26 in the award and administration of DOT assisted agreements. Failure by the Subgrantee to carry out these requirements is a material breach of this agreement, which may result in the termination of this agreement or such other remedy as the recipient deems appropriate.

The Subgrantee agrees to pay each subcontractor under this prime agreement for satisfactory performance of its agreement no later than ten business days from the receipt of each payment that said prime Subgrantee receives from ARC. The prime Subgrantee agrees further to return retainage payments to each subcontractor within ten business days after the subcontractors work is satisfactorily completed. Any delay or postponement of payment from the above referenced time frame may occur only for good cause following written approval of ARC. This clause applies to both Disadvantaged Business Enterprises and non-Disadvantaged Business Enterprises.

32. Termination for Mutual Convenience. ARC or the Subgrantee may terminate this agreement in whole or in part when both parties agree that the continuation of the project would not produce beneficial results commensurate with the further expenditure of funds. The two parties shall, through formal written amendment, agree upon the termination conditions, including the effective date and, in the case of partial termination, the portion to be terminated. The Subgrantee shall not incur new obligations for the terminated portion after the effective date, and shall cancel as many outstanding obligations as possible. ARC shall evaluate each noncancelable obligation to determine its eligibility for inclusion in project costs. Settlement will be made in accordance with the terms and conditions of this agreement. ARC shall allow full credit to the Subgrantee for the ARC share of the non-cancelable obligations, properly incurred by the Subgrantee prior to termination.
33. Termination for Convenience. ARC may terminate this agreement, in whole or in part, at any time by giving written notice to the Subgrantee of such termination and specifying the effective date thereof, at least fifteen days before the effective date of such termination. In that event, all information and material produced or collected under this agreement and/or used in the performance of the scope of services shall, at the option of ARC, become its property. If this agreement is terminated by ARC as provided in this paragraph, the Subgrantee will be reimbursed for the otherwise allowable actual expenses incurred by the Subgrantee up to and including the effective date of such termination, as authorized in Attachment "B." The Subgrantee shall not incur new obligations for the terminated portion after the effective date, and shall cancel as many outstanding obligations as possible. ARC shall evaluate each noncancelable obligation to determine its eligibility for inclusion in project costs.
34. Termination of the Agreement for Cause. If the Subgrantee, due to its action or failure to act, shall fail to fulfill in a timely and proper manner its obligations under this agreement, or

if the Subgrantee has or shall violate any of the covenants, agreements, representations or stipulations of this agreement, ARC shall thereupon have the right to terminate this agreement by giving written notice to the Subgrantee of such termination and specifying the effective date thereof, at least five days before the effective date of such termination. In such event, all information and materials collected or produced under this agreement and/or used in the performance of the scope of services shall, at the option of ARC, become its property. The Subgrantee shall be entitled to receive just and equitable compensation for any satisfactory work completed under the Scope of Service up to and including the effective date of termination as authorized in Attachment "B." Notwithstanding the foregoing to the extent provided by law, the Subgrantee shall not be relieved of liability to ARC for damages sustained by ARC by virtue of any breach of this agreement by the Subgrantee and ARC may withhold any payments to the Subgrantee for the purpose of set-off for damages caused by the Subgrantee's breach, until such time as the exact amount of damages to ARC from the Subgrantee is determined.

35. Termination Due to Non-Availability of Funds. Notwithstanding any other provision of this agreement, in the event that any of the funds for carrying out the functions to which this agreement relates do not become available, then, upon written notice to the Subgrantee, this agreement may be immediately terminated without further obligation of ARC.
36. Suspension Due to Non-Availability of Funds. The Concerned Funding Agencies have the right to suspend financial assistance for this project. Consequently, ARC reserves the same right regarding this agreement. Such suspension would cause the withholding of further payments and/or prohibiting the Subgrantee from incurring additional obligations during the suspension period. However, unless notified in writing to the contrary, such suspension would not invalidate obligations otherwise properly incurred by the Subgrantee prior to the date of suspension to the extent that they are noncancelable.
37. Disputes and Appeals Any dispute concerning a question of fact arising either from a Subgrantee or subgrant selection decision, or under a Subgrantee or subgrant contract, once executed, shall be decided by ARC's Chief Operating Officer who, after advisory consultation with all appropriate ARC officials (e.g., General Counsel, etc.), shall promptly reduce such decision concerning the question of fact to writing and mail, or otherwise furnish a copy thereof, to the disputing party (i.e., as appropriate, either: the unsuccessful proposer; or the Subgrantee or subgrantee). The Chief Operating Officer shall concurrently fully advise the disputing party, in writing, of the provisions outlined herein below concerning the disputing party's right to appeal the decision to the ARC Executive Director. A copy of all such documents shall also be furnished to the ARC Office of General Counsel.

The decision of the Chief Operating Officer shall be final and conclusive unless, within ten (10) calendar days of receipt of such written decision, the disputing party mails or otherwise furnishes a written appeal concerning the question of fact to the ARC Executive Director, who shall arrange a formal hearing within twenty (20) calendar days after receipt of such appeal. Both the appealing party and the Chief Operating Officer shall be notified no less than five (5) calendar days in advance of the hearing and shall have the right to present witnesses and give evidence concerning the question of fact at such time. Within twenty

(20) calendar days after the hearing, the Executive Director shall make a decision concerning the question of fact in writing to the appealing party and to the Chief Operating Officer. A copy of the decision shall also be furnished to the ARC Office of General Counsel.

The decision of the Executive Director concerning the question of fact shall be final and conclusive unless determined by the cognizant grantor agency or agencies, or the Comptroller General of the United States, or a court of competent jurisdiction to have been arbitrary, capricious, an abuse of discretion or otherwise not in accordance with the law.

Pending final decision of an appeal to the Executive Director under a Subgrantee or subgrant contract already executed, the Subgrantee or subgrantee shall proceed diligently with the performance of the contract and in accordance with the Chief Operating Officer's decision.

Nothing in the foregoing shall be construed as making final the decisions of the Chief Operating Officer or the Executive Director as such decision relate to question of law.

38. Force Majeure. In no event shall either Party be responsible or liable for any failure or delay in the performance of its obligations hereunder upon the occurrence of any circumstance beyond the control of either party, such as acts of God, war, acts of terrorism, government regulations, disaster, strikes, work stoppages, accidents, mandatory quarantines, pandemics, curfews, or other restrictions of movements, or civil disorder, to the extent that such circumstances make it illegal or impossible for either Party to fulfill the terms of this Agreement. Any termination or delay in the performance of this Agreement without liability is conditioned upon delivery of written notice to the other party setting forth the basis for such termination as soon as reasonably practical, but in no event longer than ten (10) days, after learning of such basis. It is understood that both Parties shall use reasonable efforts which are consistent with industry standard to fulfill the performance of this agreement to the extent feasible.
39. Applicable Law. This agreement shall be deemed to have been executed and performed in the State of Georgia. All questions of interpretation and construction shall be construed by the laws of Georgia.

IN WITNESS WHEREOF, the Subgrantee and ARC have executed this agreement as of the day first above written.

ATTEST:

CITY OF STONECREST

By: _____

Title: _____

ATTEST:

ATLANTA REGIONAL COMMISSION

ARC Assistant Secretary

By: _____

Executive Director

By: _____

Chairman

ATTACHMENT A

CITY OF STONECREST
FREIGHT CLUSTER PLAN

SCOPE OF WORK

I. General: The work to be accomplished is in support of the following Atlanta Regional Commission (ARC) Cost Center:

Cost Center 206EFS- Regional Freight Planning Studies

Any contract award for this study is contingent upon ARC and the Subgrantee receiving adequate funding for this purpose from the Georgia Department of Transportation (GDOT).

II. Area Covered: The study area is located within Dekalb County. The study area boundaries are generally located north of I-20 within and around the municipal boundaries of the Cities of Stonecrest and Lithonia. See attached study area map. Coordination with all local jurisdictions within the study area and adjacent jurisdictions within an area of three to five miles outside the study area is also required in order to promote coordinated long-range transportation planning efforts across jurisdictional boundaries.

III. Goal: The Freight Cluster Plan Program provides local governments and Community Improvement Districts (CIDs) funds for local planning with a focus on freight movement. The purpose of freight cluster plans is to address transportation planning, traffic operations, and related planning needs, and to identify recommended projects and policy changes to address those needs. Recommended projects should aim to be competitive for local, state, and federal funding with adequate information and cost estimates to complete potential grant applications and be prepared for advancement to Scoping and/or PE phases. These plans, while focused on local issues and needs, also serve as the groundwork for regional planning efforts led by the Atlanta Regional Commission.

IV. Background: The *2016 Atlanta Regional Freight Mobility Plan Update* identified the need to conduct local, small area freight planning in the Atlanta Region to address transportation issues related to this key part of the region's economy. Based on this need, ARC sought applications from project sponsors for grants to conduct these plans in 2017 and 2019.

The Freight Cluster Plan Program assists project sponsors by clearly defining goals, needs, and priorities for the study area. Local transportation plans are a key mechanism in which governments define programs and projects they are prepared to support and assist with funding. It is a critical program objective that these identified priorities will form the basis for future funding requests during ARC Transportation Improvement Program (TIP) and Regional Transportation Plan (RTP) update cycles, as well as future funding requests via GDOT, FHWA, and other sources.

Transportation plans resulting from the Freight Cluster Plan Program shall be informed by existing county and city comprehensive plans, thereby strengthening the connection between land use and transportation planning. Freight Cluster Plan recommendations will clearly reference alignment with these aforementioned efforts. Federal funding, with a minimum 20% local match, provides the resources to implement the program.

The studies will focus on facilitating efficient movement of freight, improving access to jobs, reducing traffic congestion, changes in the freight industry, and improving safety, mobility, and access for all roadway users. The studies will help the Subgrantee prioritize the study area's needs and priorities, with a focus on project implementation. This program is intended to complement the CTP program, which typically does not have the budget to conduct detailed analysis of industrial areas or to develop local projects focused on the efficient movement of freight.

V. Work Tasks:

This scope of work outlines the minimum requirements which the City of Stonecrest must fulfill to receive funding from ARC. The Subgrantee may include additional or more detailed tasks in the contract with their consultants based on individual needs.

Comprehensive progress reports detailing progress on each task shall be submitted to ARC with each invoice. The Subgrantee shall present deliverables to ARC for comment, involve ARC in relevant stakeholder and technical committee meetings, and notify ARC of public and private sector outreach activities. The Subgrantee shall also work directly with GDOT, relevant transit agencies, and all local jurisdictions within the study area, presenting deliverables to these organizations for comment, involving them in relevant stakeholder and technical committee meetings, and notifying them of key public and private sector outreach activities.

Task 1: Project Management

The outcomes of this task are the establishment of a Project Management Team, development of a Project Management Plan, and development of a Stakeholder Engagement and Outreach Plan.

The Project Management Plan will identify those agencies and organizations which must be involved in the overall direction of the plan development process due to the critical nature of their financial, technical and/or political support. These key stakeholders will constitute the Project Management Team. The Project Management Plan will establish protocols for communicating and sharing data, drafting materials for review, and developing other resources within the Project Management Team. A schedule for meetings of the team will be established and preliminary dates for key work task milestones and decision-making points will be defined.

The Stakeholder Engagement and Outreach Plan will be developed and approved by the Project Management Team prior to significant work being undertaken on subsequent tasks. The Stakeholder Engagement and Outreach Plan will identify key individuals, agencies and organizations whose participation will be critical in properly addressing the various elements and emphasis areas defined in the work program. Outreach techniques to effectively involve these stakeholders will be defined. The Stakeholder Engagement and Outreach Plan will also establish

how members of the general public and leadership and staff from private sector stakeholders will be engaged throughout the process and have the opportunity to contribute meaningful input prior to final decisions being made.

Deliverables:

- *Project Management Plan (Draft and Final)*
- *Stakeholder Engagement and Outreach Plan (Draft and Final)*

Task 2: Engagement

The most effective methods to involve private sector stakeholders of the freight and logistics industry as well as a diverse range of the general public in the plan development process will be developed for the Stakeholder Engagement and Outreach Plan in Task 1. Specific direct engagement techniques, such as stakeholder interviews, online and/or intercept surveys, online mapping tools, advisory committees, technical committees, open houses, workshops, and charrettes will be defined at the discretion of the Subgrantee and through consensus of the Project Management Team. Since all freight movement is regional, the engagement efforts shall include presentations and opportunities for input at three ARC Freight Advisory Task Force meetings.

The portfolio of techniques employed will be designed to maximize the potential for a broad range of private sector stakeholders and the public to participate and add value to the planning process. In particular, the outreach process should seek input from local business leaders, staff that work at local industrial businesses, and truck drivers who regularly travel in the study area. Efforts to engage those community members who have traditionally been underrepresented in the transportation decision making process, or will be most directly impacted by recommendations, will be emphasized. Private sector stakeholders and the public will be permitted the opportunity to review draft deliverables related to the inventory and assessment of the transportation system and plan recommendations prior to those deliverables being finalized.

An early deliverable of engagement and outreach activities will be to define the desired long-term outcomes which implementation of the Freight Cluster Plan will help support. These outcomes must support the regionally defined vision of World-Class Infrastructure, a Competitive Economy, and Healthy Livable Communities as adopted in The Atlanta Region's Plan. The regional vision will be scaled and interpreted as appropriate to be more directly applicable and responsive to the unique characteristics of the study area. The locally desired outcomes may be expressed in terms of a vision statement, goals, and objectives, or may use a different nomenclature which resonates more strongly with community members.

Information on the process, schedule, draft and final deliverables, and opportunities for engagement will be readily accessible at all times throughout plan development via a project website. Access to the site will be available through the Subgrantee's main website in a direct and logical manner.

Deliverables:

- *Statement of Freight Cluster Plan Vision, Goals, and Objectives*
- *Robust Community Engagement Activities*
- *Project Website*

Task 3: Best Practices Review

Early in the planning process, conduct a high-level review of best practices for freight planning to provide direction during the remainder of the planning efforts. Topics of this review may include:

- Local freight planning methods, including transportation planning and traffic operations focused on efficient freight movement
- ITS, changing technology, and other transportation innovation that may impact freight movement
- Managing land use conflicts between industrial and non-industrial land uses, particularly residential land uses
- Transportation innovation within the supply chain and logistics field which may impact the transportations system, focused on the private sector and/or public-private partnerships

Deliverables:

- *Best Practices Report (Draft and Final)*

Task 4: Inventory and Assessment

The Freight Cluster Plan shall include a detailed inventory of existing conditions and an assessment of current and future needs for the study area. Because of the related nature of inventory and assessment activities, these two tasks shall be combined for analysis and documentation purposes.

The inventory shall begin with a review of previously completed local, regional, and state plans that are relevant to the study areas. The implementation of previous plans that included the study area, as well as other ongoing capital and maintenance projects in or adjacent to the study area, shall be documented as part of this task.

Data related to the existence, condition, and performance of the transportation network within the study area will be collected and documented. Data collection for the Freight Cluster Plan shall include the following core elements:

1. Transportation System State of Good Repair / Maintenance
2. Roadways
3. Multimodal crash history
4. Transit Infrastructure and Operations
5. Bike/Pedestrian Infrastructure

6. Transportation Demand Management (TDM) Programs
7. Technology / Intelligent Transportation Systems (ITS) / Connected and Autonomous Vehicle Infrastructure
8. Vulnerable Transportation Assets
9. System Performance Monitoring and Reporting Program

In addition to the aforementioned core elements, additional data shall be collected on the following aspects of freight transportation:

1. Designated truck routes – local, regional, state, and national
2. Routes with truck prohibition
3. Freight origin/destination patterns
4. Bridges – sufficiency ratings, weight restrictions, and low bridges
5. Authorized and unauthorized truck parking locations for overnight and staging needs
6. Rail crossing locations and safety issues
7. Freight rail facilities – intermodal, bulk transfer, and carload
8. Relevant truck related signage
9. Other intermodal facilities (air and pipeline), if present
10. Locations of alternative fuel facilities – CNG, LNG, electric
11. Major generators of truck trips
12. Locations for potential growth, with a focus on industrial growth
13. Existing land use/zoning conflicts between industrial and residential areas
14. Job accessibility options for individuals that don't own a car
15. Other relevant data specific to the study area

The inventory and assessment shall also consider changes in industrial development design and operations and the overall supply chain and logistics industry. This may include the impacts of high-cube warehouse design, growing use of automation in warehouses/distribution centers, operational and staffing changes related to e-commerce fulfillment centers, and other related issues. Industrial developments of today and in the future will be very different from industrial developments in the past, and these changes should be considered as part of the assessment.

Using data and information gathered in the inventory, as well as input from technical staff, stakeholders, and the public, elements of the transportation system will be assessed to determine both existing and potential future conditions. The assessment will address both strengths and shortcomings of the system and the ability of existing facilities and services to meet the study area's needs. The assessment process may use any combination of regional and local area travel demand models, analytical tools, and methodologies which best suits the characteristics and issues of the study area and produces useful information in a cost-effective manner.

In addition to data on transportation facilities and policies, this task will include an assessment of how the City of Stonecrest currently funds transportation. This will also incorporate transportation funding trends at the state and federal levels.

Deliverables:

- *Inventory and Assessment Report (Draft and Final)*

Task 5: Traffic Study

A traffic analysis of key intersections and corridors within the study area shall be conducted to identify locations of traffic congestion, operational issues, and potential recommendations. The traffic analysis shall follow current Highway Capacity Manual (HCM) methodology, and shall determine intersection Level of Service (LOS) at key intersections. Traffic count data used for this study must be no more than 3 years old at the time the analysis is being conducted. Traffic counts will be conducted, as needed, for this study, including:

- AM and PM peak hour intersection turning movement traffic counts
- Additional off-peak turning movement traffic counts, if needed due to local conditions
- Vehicle classifications counts, and/or
- Average Annual Daily Traffic (AADT) counts

An Existing Conditions analysis will be conducted using the AM and PM Peak hour turning movement count data. A future year traffic analysis will be conducted using traffic volumes projected 10 years after the Existing Conditions analysis. Future year traffic volumes will be developed using historic growth rates, projected growth rates from the ARC regional travel demand model, ITE trip generation rates for planned developments, or a combination of these and other relevant data sources.

For each analysis timeframe, potential changes to lane geometry and/or operations shall be developed and analyzed for any intersections with a failing LOS so that the intersection may operate with an acceptable LOS. Other potential changes may be analyzed as additional alternatives as needed.

An operational and geometric design field review shall be conducted of key intersections and corridors as a part of the traffic study. This review shall focus on the overall traffic conditions in the study area as well as specific design and operations issues related to freight movement. At a minimum, the field review shall include the following:

- Identification of discrepancies between the existing condition traffic analysis results and the field conditions
- Queue lengths for turning movements that impact intersection operations
- Signal timing, phasing, and coordination along key corridors
- Intersection turning radii, median, and shoulder design issues
- Unsignalized intersection and driveway turning conflicts
- Horizontal and vertical sight distance issues
- Adequacy of signage and lighting
- Other local issues identified during the planning process

The results of the field review shall be documented with a focus on how issues identified in the field may impact the study area's traffic conditions and multimodal safety. The documentation shall include key intersections and corridors that are a part of the traffic analysis as well as unsignalized intersections, driveways, and mid-block locations that are not part of the traffic analysis but have design or operational problems.

Deliverables:

- *Traffic Study Report (Draft and Final), including raw traffic count data*
- *Traffic analysis files (i.e. Synchro, CORSIM, VISSIM, etc.)*

Task 6: Recommendations

Recommendations may take a variety of forms and the precise outcomes will be dictated by the level of emphasis placed on each cluster plan element. The Recommendations may include any issues identified in the inventory and assessment task, traffic operations changes identified as part of the traffic study, and policy changes. Recommendations shall consider innovation and new technology wherever practical. Regardless of the unique needs and priorities of the Subgrantee, the following general outcomes shall be achieved:

- **Fiscally Constrained Short-Term Action Plan:** Five to ten year fiscally constrained list of transportation projects, policies, and action steps which reflect currently available funding sources and feasible policy actions that can be taken by the Subgrantee and by local government jurisdictions in the study area.
- **Fiscally Unconstrained Long-Term Vision Project List:** Prioritized list of transportation projects, policies, and action steps necessary to support the visions for infrastructure, economic development, and strong communities established by the community. This project list does not have to be fiscally constrained, and it may be broken into two tiers. Along with the Short-Term Action Plan, this will result in three tiers of recommended projects, policies, and action steps.
- **Recommendations shall:**
 - Be vetted through a robust community engagement process and formally adopted by local government policy officials as part of the final plan.
 - Leverage and complement regional facilities, services and programs to address local needs and priorities.
 - Consider innovative projects, technology advances, connected and autonomous vehicles, and changes in the supply chain and logistics industry
 - Knit together previous plans and projects identified at the community level through Comprehensive Transportation Plans (CTPs), Livable Centers Initiative (LCI) studies, county/city Capital Improvement Programs (CIP), Community Improvement District (CID) work programs, corridor studies, and other initiatives previously undertaken within the study area.

The Short-Term Action Plan shall be developed with a focus on implementation. Two to five High Priority projects shall be identified within the Short-Term Action Plan. These are projects that will move into implementation first. Additional data shall be provided in the Recommendations Final Report on these projects to assist with potential grant applications, including the purpose of the project, a more detailed cost estimate, issues that may increase cost (i.e. wetlands, bridges/culverts, utility relocations), and other related data.

Deliverables:

- *Fiscally Constrained Short-Term Action Plan (Draft and Final)*

- *Fiscally Unconstrained Long-Term Vision Project List (Draft and Final)*

Task 7: Documentation

The planning process shall conclude with the Recommendations Final Report and Executive Summary. The Recommendations Final Report shall describe how recommended projects, policies, and actions were developed, evaluated, and prioritized, and will include the Fiscally Constrained Short-Term Action Plan and the Fiscally Unconstrained Long-Term Vision Project List. Summary information from previously submitted deliverables shall be included as needed to support the development of the Action Plan and Project List. A user-friendly Executive Summary will be prepared that explains the key recommendations and conclusions.

Deliverables:

- *Recommendations Final Report (Draft and Final)*
- *Executive Summary (Draft and Final)*

The use of innovative and creative approaches to documentation is encouraged. ARC shall be provided with electronic copies of each interim deliverable and the final plan. The plan website shall remain active for a minimum of five years or until the next plan update, whichever comes first. If it is desired to deactivate the site for any reason prior to either of these milestones, advance coordination with ARC is required so that electronic versions of plan documents can be archived appropriately.

To the extent possible, system inventory and assessment data, as well as the final project recommendations, should be mapped in ArcGIS. Relevant shapefiles shall be provided to ARC upon completion of the Freight Cluster Plan. Mapped information developed in other software, whether conceptual in nature or geographically accurate, shall also be provided, in either the original source format or exported into an intermediate format usable by ARC.

The minimum required deliverables for the completed plan, as defined in this work program and which will collectively constitute the City of Stonecrest Freight Cluster Plan, are the:

- Project Management Plan
- Stakeholder Engagement and Outreach Plan
- Inventory and Assessment Report
- Traffic Study Report
- Fiscally Constrained Short-Term Action Plan
- Fiscally Unconstrained Long-Term Vision Project List
- Recommendations Final Report
- Executive Summary
- Traffic analysis files (i.e. Synchro, CORSIM, VISSIM, etc.)
- Word and/or In-Design, PDF, Excel, ArcGIS, and other relevant electronic files

A copy of adopting resolution(s) shall also be provided to ARC.

ATTACHMENT B

COMPENSATION AND METHOD OF PAYMENT

I. Compensation: The total cost of the Project (as described in “Attachment A”) is \$312,500. ARC’s compensation to the Subgrantee will not exceed 80 percent of the actual costs incurred. However, in no event will the total compensation and reimbursement, if any, to be paid to the Subgrantee under this contract exceed the sum of \$250,000. All costs in excess of \$250,000 are to be paid by the Subgrantee.

A breakdown of this compensation is shown in Exhibit B-1, “Budget Estimate”, which is attached to and made part of this contract for financial reporting, monitoring and audit purposes.

II. Method of Payment: The following method of payment replaces that specified in the main body of the contract.

A. Progress Payments: The Subgrantee shall be entitled to receive progress payments on the following basis. As of the last day of each month during the existence of this contract, the Subgrantee shall prepare an invoice for payment documenting work completed and costs incurred during the invoice period. This invoice shall be submitted to ARC along with the monthly report by the 10th of the following month. Any work for which reimbursement is requested may be disallowed at ARC’s discretion if not properly documented, as determined by ARC, in the required monthly narrative progress report.

Upon the basis of its audit and review of such invoice and its review and approval of the monthly reports called for in the paragraph concerning “Reports” in the main body of the contract, ARC will, at the request of the Subgrantee, make payments to the Subgrantee as the work progresses but not more often than once a month. Invoices shall reflect 100% of the allowable actual costs incurred, be numbered consecutively and submitted each month until the project is completed. Reimbursement payments from ARC shall be at 80% of the approved invoiced costs.

Subgrantee’s monthly invoices and monthly narrative progress reports are to be submitted to the ARC Director or his authorized agent and must be received by him not later than the 10th day of the following month. ARC may, at its discretion, disallow payment of all or part of an invoice received after this deadline.

B. Final Payment: Final payment shall only be made upon determination by ARC that all requirements hereunder have been completed. Upon such determination and upon submittal of a final invoice, ARC shall pay all compensation due to the Subgrantee, less the total of all previous progress payments made.

Subgrantee’s final invoice and summary document must be received by ARC no later than ten days after the project completion date specified in Paragraph 3 of the contract. ARC may, at its discretion, disallow payment of all or part of a final invoice received after this deadline.

III. Completion of Project: It is agreed that in no event will the maximum compensation and reimbursement, if any, to be paid to the Subgrantee under this contract exceed \$250,000 and that the Subgrantee expressly agrees that he shall do, perform and carry out in a satisfactory and proper manner, as determined by ARC, all of the work and services described in Attachment A.

IV. Access to Records: The Subgrantee agrees that ARC, the Concerned Funding Agency or Agencies and, if appropriate, the Comptroller General of the United States, or any of their duly authorized representatives, shall have access to any books, documents, papers and records of the Subgrantee which are directly pertinent to the project for the purpose of making audit, examination, excerpts and transcriptions.

The Subgrantee agrees that failure to carry out the requirements set forth above shall constitute a breach of contract and may result in termination of this agreement by ARC or such remedy as ARC deems appropriate.

V. ARC's Designated Agent. In accordance with Paragraph 5 of the main body of this contract, ARC's Director hereby designates ARC's Chief Operating Officer, as her authorized agent for purposes of this contract only, except for executing amendments hereto.

EXHIBIT B-1**Budget Estimate**

Task 1: Project Management	\$18,566
Task 2: Engagement	\$51,796
Task 3: Best Practices Review	\$34,592
Task 4: Inventory and Assessment	\$64,006
Task 5: Traffic Study	\$28,393
Task 6: Recommendations	\$77,926
Task 7: Documentation	<u>\$37,221</u>
Total Cost	\$312,500
ARC Share (80%)	\$250,000
Local Share (20%)	\$62,500

* Note: The estimates listed above are preliminary and actual costs by task may vary so long as the total contract value does not increase. Any change to the budget estimates shown above must be requested in writing and approved by ARC's Chief Operating Officer.



CITY COUNCIL AGENDA ITEM

SUBJECT: 2023 SPLOST Funding Reallocation

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, April 24, 2023

SUBMITTED BY: Hari Karikaran, City Engineer

PRESENTER: Hari Karikaran

PURPOSE: 2023 SPLOST Funding Reallocation

FACTS: Click or tap here to enter text.

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Approval

ATTACHMENTS:

- (1) Attachment 1 - 2023 SPLOST Funding Reallocation
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

2023 SPLOST Funding Reallocation
Regular Council Meeting: April 24, 2023

Background:

As part of the 2023 Budget approval process, the city council allocated funds for various parks projects. Most of these projects were taken from the records kept by previous parks staff and capital projects management staff. The City Engineer and Parks Director has made an onsite evaluation of parks projects and prioritized current project needs.

Discussion:

Southeast Athletic Complex

Staff made a site visit to Southeast Athletic Complex (SAC) and made evaluations of the needs based on the existing facilities. Staff has prioritized the needs based on health, safety and welfare of the daily users, various sports teams and event goers of the SAC.

1. Additional Restrooms

Currently there are two toilets for female and two toilets and two urinals for male .

Additional toilets are needed to accommodate the patrons during rented festivals, games, and practice sessions.

2. Additional Parking

Currently there are 367 regular parking spaces and 8 handicap spaces available at the location. Additional parking is required to accommodate the festivals and other functions.

Currently, off-site parking is utilized and bussed to and from SAC during major events. A minimum of 200 additional parking must be designed and constructed in the near term.

There is not much land available to construct additional parking spaces at the site. There are two potential locations identified based on the Parks Masterplan.

3. Irrigation System

Southeast Athletic Complex has an extensive irrigation system in place. The city of Stonecrest doesn't have plans for the irrigation system and the condition of the control structures and valves are not known at this time. Prior to upgrading the baseball fields, all irrigation lines must be mapped, assessed for leakage, and repaired. There are several known irrigation line leaks that exist at this time. In addition, all irrigation system valves, and other control structures must be mapped, and their condition must be assessed. Cost estimate to repair and bring the system to an operable condition without leaks should be completed.

Salem Park

Salem Park Master plan provides various infrastructure improvements. Based on the site visit and evaluation of existing facilities, staff identified several needs.

1. Additional Parking

Currently there are 15 parking spaces available at Salem Park. The council awarded a contract for engineering design of additional parking space.

2. Sanitary Sewer Connection

Salem Park is not served by Sanitary Sewer. There is a water connection to the park with a water fountain near the Children's play area. It is important to provide restroom facilities if additional pavilions are to be constructed. The nearest sanitary sewer line is located at the intersection of Bleckley Drive and Bleckley Court north of the park.

3. Additional Trails Installation

Installation of additional soft surface trails is one of the major elements in the Master Plan. Installation of additional trails based on the master plan will significantly increase the trail length at the park. These soft trails will be installed with low ground clearing/mulching within the wooded area no or less tree removal.

Fairington Park

There is a need for additional parking at Fairington Park. These additional parking spaces could be used by patrons of the future New Fairington Park/Botanical Garden also. Master Plan for Botanical Garden shows parking lot at the location where a new multi-family development is being developed.

Recommendations:

Projects are recommended based on order of priority contingent upon funding availability.

Southeast Athletic Complex

1. Design and construct additional restrooms.
2. Design and construct additional parking spaces.
3. Map, evaluate the irrigation system and make necessary repair/replacement.

Salem Park

1. Design and construct additional parking spaces (funded in 2023 Budget)
2. Design and construct additional trails.
3. Installation of outdoor exercise equipment (funded in 2023 Budget)
4. Construction of Second Gazebo (funded in 2023 Budget)

5. Pursue Grants from Atlanta Hawks to install two basketball courts. (After completion parking lot)
6. Design and Install Sewer line extension from Bleckley Drive. (Future project)

Fairington Park

1. Design and construct additional parking spaces at lower level.

New Fairington Park/Botanical Garden

1. Design and construct Phase I of Botanical Garden (funded in 2023 Budget)

Project No	Previous Description	New Scope	Amount	Recommended Amount
Fairington Park				
P2023-012	Master Plan	None	\$80,000	\$0
P2023-018	Renovation	Design and construct lower-level parking	\$200,000	\$280,000
New Fairington Park/Botanical Garden				
P2023-016	Master Plan	Design and construct Phase I	\$1,000,000	\$1,000,000
Salem Park				
P2023-0014	Gazebo	Gazebo	\$50,000	\$60,000
P2023-0021	Outdoor Exercise Equipment	Outdoor Exercise Equipment	\$80,000	\$80,000
P2023-0024	Walking Path Upgrades	Install new soft surface Trails	\$33,007	\$53,007
P2023-0025	Install Granite Walls	None	\$30,000	\$0
Southeast Athletic Complex				
P2023-0019	Parking Lot Paving	Design and construct parking lots	\$300,00	\$500,000
P2023-0020	Fencing Improvement	None	\$100,000	\$0
P2023-0013	Baseball Field upgrade	Mapping, evaluation, and repair of Irrigation system	\$100,000	\$100,000
P2023-0023	Basketball court Upgrades	None	\$160,000	\$0
P2023-0022	Park Furniture	None	\$160,000	\$0
P2023-0026	None	Design and Construct Restrooms	\$0	\$220,000

Notes:

1. No net additional Funding is requested.
2. Several Benches have been installed around the walking path at Salem Park. Due to this reason Granite Walls project is removed and funding is re-allocated to soft trail installation. This is one of the projects in the Master Plan.
3. Current Master Plan for Fairington Park is adequate, therefor funding for Master Plan is reallocated to design and construction of lower Parking Lot
4. Fencing at Southeast Athletic Field is funded by ARPA funding, so SPLOST allocation for Fencing is reprogrammed to Parking lot design and construction.
5. A new project for Rest Room design and construction at Southeast Athletic Complex is created.



CITY COUNCIL AGENDA ITEM

SUBJECT: Updated City Event Calendar

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: Update
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): 04/10/23 & Click or tap here to enter text.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, April 24, 2023

SUBMITTED BY: Benjamin Dillard, Director Parks and Recreation

PRESENTER: Benjamin Dillard

PURPOSE: To get the changes to the City Event Calendar approved

FACTS: The changes to the calendar were shared at the April 10th work session. Our request is to have those changes approved.

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Approved

ATTACHMENTS:

- (1) Attachment 1 - Updated City Event Calendar
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



2023 - CALENDAR OF EVENTS (updated 4/11/2023)

DATE	DESCRIPTION	LOCATION	PARTNER	ESTIMATED BUDGET
January	MLK Parade Participation	TBD	City	\$2,500
	Reserved	Potential School Event		
February	Cooking with Chef Za: Black History Special			\$500
	Painting with a Twist-(Virtual Event) Afrocentric Art		Christine Benta	\$1,100
	Valentine's Dance	Browns Mill	City	\$3,500
	Black History Museum	Browns Mill	Joyya Smith	\$2,400
	Black Moses Freedom Fest.		Vendor	\$14,000
March	Women's History Month Brunch	Browns Mill	City	\$3,000
	Career Fair (Emory)	Browns Mill	City, Chamber, Emory, DOL	\$2,500
April	Stonecrest Easter Egg Drop	Southeast Complex	City	\$10,000
	Earth Day Autism Awareness	Browns Mill - New Fairington	City	5000 + 1500
May	Taste of Stonecrest	Southeast Complex		\$21,500
	Art in the Park	Salem	City	\$5,000*
	Top Chef (moved to SC)	Browns Mill		\$2,500

DATE	EVENT	BUDGET	EXPLANATION	CHANGE
JANUARY	MLK Parade	\$0.00	Participated	(\$2,500.00)
FEBRUARY	A Taste of Soul	\$3,000.00	Over Budget, event enhanced	\$2,500.00
	Painting with a Twist: Celebrating Black History	\$1,000.00		(\$100.00)
	Valentine's Dance	\$0.00	Cancelled due to - Time & Supplies	(\$3,500.00)
	Black History Museum	\$2,400.00		\$0.00
	Black Moses Freedom Fest.	\$0.00	Postponed (Vendor & Procurement)	(\$14,000.00)
MARCH	Women's History Month Event - Postponed to April	\$10,000.00	Over - City Hall collaboration	\$7,000.00
	Career Fair held in April	\$0.00	Emory collaboration	(\$2,500.00)
APRIL	Easter Egg Drop	\$15,405.00	Over - Added for crowd size	\$5,400.00
	Earth Day - Arbor Day	\$6,500.00	Added Arbor Day	
	Ga Cities	\$4,000.00		
	Autism Awareness Event	\$1,500.00		\$0.00
MAY	Tastefest	\$0.00	Postponed to "September Screen on the Green"	\$21,500.00
	Pool Party	\$5,000.00	Was in July but moved up to celebrate the aquatic center opening	(\$3,000.00)
	Top Chef	\$0.00	Moved to summer camp	\$0.00
	Art in the Park	\$0.00	Moved to July	\$0.00

June	Juneteenth Event - Includes Fireworks for 2023	Southeast Complex	City	\$40,000
	Touch-a-Truck - Moved?	Southeast Complex	Police, Fire, Ambulance, Ga Power, et al	\$1,000
	Stonecrest 3 on 3 - Moved?	Browns Mill (possible Salem once courts are refinished)	City	\$2,500
July	Park & Recreation Month - prepare proclamation	Various	Dekalb/Arabia Alliance, et al	\$4,000
	Back-to-School & Parent Expo	TBD	Multiple Vendors	\$3,500
August	National Night Out	City Hall/Browns Mill/Other	Need Dekalb Police/other	\$3,000
	Household Hazardous Materials Event - Sustainability Project	Sam's or alternative "large lot" location	PR	\$7,500
	Doggy Festival* Moved to October	Southeast Complex	Councilman Turner, et al	\$10,000
September	Screen on the Green	Fairington	City	25000 (15,000 Mayor)
	Childhood Cancer Awareness (added to "Screen")		City	\$4,000
	E-Sports Tourney (postponed)	Browns Mill	City	\$2,000
October	Day of Service - Ga Cities Week (April?)		City	\$2,000
	Breast Cancer Awareness Event Mayor 5K	Depending	American Cancer Society	2000 (10,000 Mayor)
	Advisory Board Scholarship Golf Tournament	TBD	City	\$10,000
	Halloween Trunk or Treat - Doggie Day moved here with Per costume contest	Browns Mill or possible remote to neighborhoods or Sam's or Fairington	City, Local HOA	\$5,000
	Music Festival - w/ StonecrestFest			\$10,000
November	Thanksgiving Distribution	Sam's or Browns Mill	Churches	ARPA 10,000
	Stonecrest 6th Birthday?	City Hall? Need to verify date		\$3,000

JUNE	Juneteenth	\$50,000.00
	Touch-a-Truck	\$0.00
	3 on 3	\$2,500.00
JULY	Parks & Rec Proclamation/Pic	\$500.00
	Parks & Rec Month: Art in the Park	\$2,000.00
	Back to School	\$5,000.00
AUGUST	National Night Out	\$3,000.00
	Household Hazardous Materials Event	\$7,500.00
	Dog Costume contest in October	\$0.00
SEPTEMBER	Screen on the Green w/ Taste of Stonecrest	\$32,000.00
	Childhood Cancer Awareness	\$4,000.00
	Summer & Regular Programming	\$0.00
OCTOBER	GA Cities Week Moved to April	\$0.00
	Breast Cancer Awareness	\$2,000.00
	Golf Tourney	\$10,000.00
	Spooktacular Fall Festival	\$10,000.00
	Stonecrestfest Collaboration	\$10,000.00
NOVEMBER	Thanksgiving	ARPA
	Stonecrest Bday	\$3,000.00

\$10,000.00

Added to back to school in July

\$0.00

\$0.00

Procamation/Pic Day (Other events) (\$3,500.00)

Art in the Park (from May)

Combined enhanced

\$1,500.00

\$0.00

\$0.00

Parts moved to October (\$5,000.00)

** 15K from Mayor - Total Budget 47K

Combined w/ Screen

\$0.00

Postponed (equipment)

\$0.00

April events

\$0.00

** 10K from Mayor

\$0.00

\$0.00

See Below - Funding carried over from Doggie Event

\$0.00

Music - Combined

\$0.00

* 10K from ARPA

\$0.00

\$0.00

	Stonecrest Idol (or - Got Talent)	Browns Mill Park	Schools	\$2,500
December	Stonecrest Holiday Event - Tree Lighting, including Kwanzaa & Minora	Sam's	City	\$30,000
	Toy give away event?	Browns Mill	City - Toys for Tots, or Other Org.	\$5,000
MISC.	RESERVE FOR CONTINGENCY AND ADDED EVENTS			\$8,000

ESTIMATED TOTAL				\$250,000
------------------------	--	--	--	------------------

	Idol Rolled into Summer Camp	\$0.00
DECEMBER	Light-up Stonecrest	\$50,000.00
	Toy Drive (Event)	\$5,000.00
CONTINGENCY		\$4,695.00

\$250,000.00

Moved to Summer Camp
Enhanced event

\$0.00

\$20,000.00

\$0.00

\$55,300.00



CITY COUNCIL AGENDA ITEM

SUBJECT: GA Cities Week 2023 –Lighting the Way “Stonecrest Lighting the Way”

AGENDA SECTION: *(check all that apply)*

PRESENTATION **PUBLIC HEARING** **CONSENT AGENDA** **OLD BUSINESS**
 NEW BUSINESS **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: *(check all that apply)*

ORDINANCE **RESOLUTION** **CONTRACT** **POLICY** **STATUS REPORT**
 OTHER, PLEASE STATE: Click or tap here to enter text.

ACTION REQUESTED: **DECISION** **DISCUSSION,** **REVIEW,** or **UPDATE ONLY**

Previously Heard Date(s): N/A & N/A

Current Work Session: N/A

Current Council Meeting: Monday, April 24, 2023

SUBMITTED BY: Xavier Ross

PRESENTER: Gia Scruggs and Xavier Ross

PURPOSE: Acknowledging GA Cities Week 2023 in the City of Stonecrest

FACTS: Cities across Georgia will be celebrating Georgia Cities Week, sponsored by the Georgia Municipal Association (GMA), to showcase and celebrate cities and the many services they provide. Stonecrest will be celebrating ‘Georgia Cities Week’ April 22-29. The city will hold a variety of events throughout the week, including a Earth Day Summit, Small Business Roundtable, Staff Appreciation, a Wednesday Evening Un-Wind, and a Blood Drive just to name a few.

OPTIONS: Approve, Approve with Modifications, Table, Deny, or Defer Click or tap here to enter text.

RECOMMENDED ACTION: Approve Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Resolution
- (2) Attachment 2 - Click or tap here to enter text.



CITY COUNCIL AGENDA ITEM

- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

**STATE OF GEORGIA
COUNTY OF DEKALB
CITY OF STONECREST**

RESOLUTION NO. _____

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA RECOGNIZING GEORGIA CITIES WEEK, APRIL 23-29, 2023, AND ENCOURAGING ALL RESIDENTS TO SUPPORT THE CELEBRATION AND CORRESPONDING ACTIVITIES.

WHEREAS, city government is the closest to most citizens, and the one with the most direct daily impact upon its residents; and

WHEREAS, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

WHEREAS, Georgia Cities Week is a very important time to recognize the important role played by city government in our lives; and

WHEREAS, this week offers an important opportunity to spread the word to all the citizens of Georgia that they can shape and influence this branch of government which is closest to the people; and

WHEREAS, the Georgia Municipal Association and its member cities have joined together to teach students and other citizens about municipal government through a variety of different projects and information; and

WHEREAS, Georgia Cities Week offers an important opportunity to convey to all the citizens of Georgia that they can shape and influence government through their civic involvement.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Stonecrest, Georgia that the City of Stonecrest declares April 23-29, 2023 as Georgia cities week.

BE IT FURTHER RESOLVED that the City of Stonecrest encourages all citizens, City government officials and employees to do everything possible to ensure that this week is recognized and celebrated accordingly.

SO RESOLVED this the _____ day of _____ 2023.

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



CITY COUNCIL AGENDA ITEM

SUBJECT: Camera Utility Easement Agreement

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: [Click or tap here to enter text.](#)
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: **Easement Agreement**
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): [Click or tap to enter a date.](#) & [Click or tap to enter a date.](#)

Current Work Session: [Click or tap to enter a date.](#)

Current Council Meeting: Monday, April 24, 2023

SUBMITTED BY: Gia Scruggs, Acting City Manager

PRESENTER: Gia Scruggs

PURPOSE: The City of Stonecrest received a request to have camera services within the right-of-way of the city, specifically along Panola Road as indicated in the agreement under Exhibit A with the East Metro DeKalb Community Improvement District. This agreement will allow for the placement of traffic cameras at intersections for the project parcels indicated. There is a \$10 consideration for this agreement.

FACTS: [Click or tap here to enter text.](#)

OPTIONS: Approve, Deny, Defer [Click or tap here to enter text.](#)

RECOMMENDED ACTION: Staff recommends Approval

ATTACHMENTS:

- (1) Attachment 1 - Utility Easement Agreement
- (2) Attachment 2 - [Click or tap here to enter text.](#)
- (3) Attachment 3 - [Click or tap here to enter text.](#)



CITY COUNCIL AGENDA ITEM

- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

After Recording Return To:

Fincher Denmark LLC
100 Hartsfield Centre Pkwy
Atlanta, Georgia 30349
Attention: Alicia Thompson, Esq.

**STATE OF GEORGIA
COUNTY OF DEKALB**

UTILITY USE AND EASEMENT AGREEMENT

THIS UTILITY USE AND EASEMENT AGREEMENT (this “Agreement”) is made and entered into this ____ day of _____, 2023 by and between CITY OF STONECREST, GEORGIA, (“Grantor”), a political subdivision of the State of Georgia, and EAST METRO DEKALB COMMUNITY IMPROVEMENT DISTRICT (“Grantee”), a district in the political subdivision of the State of Georgia (collectively, the “Parties”).

WITNESSETH:

WHEREAS, Grantor is the owner of certain real property located in Dekalb County, Georgia (“County”) and Grantee seeks to provide camera services within the right-of-way of the City, being more particularly described on Exhibit “A” attached hereto and by this reference made a part hereof (the “Project Parcel”);

WHEREAS, Grantee desires to establish access to right-of-ways within the City to install traffic cameras on intersections for the substantial improvements on the Project Parcel in connection with the installations (the “Project Parcel Improvements”);

WHEREAS, in order to enable Grantee to construct, or cause to be constructed, the Project Parcel Improvements on the Project Parcel, Grantee will require access, and the ability to connect to certain utility lines located on other property owned by Grantor as more particularly set forth herein; and

WHEREAS, Grantor wishes to grant, and Grantee wishes to receive, certain easements, hereinafter described, over, upon and across the property below described.

NOW, THEREFORE, in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the mutual covenants and benefits to be provided hereunder, the parties hereto agree as follows:

1. UTILITY EASEMENT. Grantor hereby declares, establishes, creates and grants to Grantee a non-exclusive perpetual easement for the installation of cameras and any other utility necessary to operate the Project Parcel Improvements (the “Utility Easement”), which such grant shall include ingress and egress over, through, under, upon and across the Project Parcel and the real property described in Exhibit “B” attached hereto and by this reference made a part hereof (the “Utility Easement Area”), which such Utility Easement shall be appurtenant to the Project Parcel. Grantee shall have the right to publicly dedicate any of the connecting utility lines installed pursuant to this Utility Easement. The Utility Easement shall include a perpetual right for Grantee to install, replace and maintain any cameras and connections constructed in the Utility Easement Area.

2. GENERAL ACCESS EASEMENT. Grantor hereby grants and conveys to Grantee a non-exclusive perpetual easement and right of way on, over and across that intersections, roadways and right-of-ways upon the Easement Area for the purpose of camera surveillance of pedestrians and vehicles, whether by day or by night, to go, pass, repass, egress, ingress, over, upon and along, and giving access to, to and from such private rights of way, now or hereafter existing, to the Project Parcel and adjacent public rights of way. Grantor hereby specifically retains the right, from time to time, to relocate any of the above roadways; provided, however, that in no event shall such relocation prevent or deny Grantee access to and from the Project Parcel as provided in this Section 2.

3. INDEMNIFICATION OF GRANTOR. Grantee hereby indemnifies and holds harmless Grantor from any and all claims, liabilities, demands, costs and expenses, including court costs and attorneys’ fees actually incurred at standard hourly rates, arising out of or related to any claim, liability or damage incurred by Grantor as the result of the grant of the rights and easements to Grantee in this Agreement, the exercise of such rights by Grantee or Grantee’s interference with existing easement rights granted by Grantor to third parties, including all personal injury or property damage occurring on the Easement Areas, provided that such claim, liability, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury or destruction of tangible property on the Easement Areas, and only to the extent caused by the negligent acts or omissions of the Grantee or any party directly or indirectly engaged by Grantee. Grantee shall not interfere materially in the daily operations of any improvements existing or which may exist on the Easement Areas. The foregoing indemnities shall survive the expiration or termination of this Agreement.

4. GRANTOR RESERVATIONS. Grantor reserves, for itself, the right of non-exclusive access over, in, through, under and across the Easement Areas. Grantor retains, reserves and shall continue to enjoy use of any portion of the Easement Areas for any and all purposes which do not interfere with the use by Grantee of the Easement Areas as herein provided and which are not inconsistent with the rights granted to Grantee hereunder.

5. RUNS WITH LAND/BINDING EFFECT. All covenants and provisions of this Agreement shall be deemed to run with the land, burden the property affected thereby and shall be

binding upon the affected property and owner thereof. The terms and conditions hereof shall be binding upon, and inure to the benefit of the successors, assigns and successors-in-title of the respective parties hereto.

6. USE OF EASEMENTS. The easements and rights declared, established, created and granted to Grantee in this Agreement may be utilized by Grantee and its respective guests, patrons, invitees, contractors, agents, servants, licensees, tenants and employees in connection with the development, use and operation of the improvements on the Project Parcel.

7. TERMINATION OF EASEMENTS. Either party may terminate the Project Agreement within ninety (90) days' notice to the other party. Within ninety (90) days after the notice is given the easement shall terminate, and all operation must cease, and all cameras must be dismantled and removed at the sole expense of the Grantee. In the event of the termination or expiration of the cooperation agreement, any rights or easements granted hereunder by Grantor to Grantee, which rights are confined solely within the physical boundaries of the Project Parcel, shall automatically terminate to such extent and have no further force and effect. Notwithstanding the foregoing, nothing contained in this Section 9 shall be construed to alter, modify or change any of the rights granted hereunder from Grantor to Grantee with respect to property other than the Project Parcel encumbered by this Agreement.

8. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

9. RECITALS; MODIFICATION. The recitals set forth above are incorporated herein by reference as fully and with the same force and effect as if set forth herein at length. This Agreement shall not be modified or amended except by an agreement in writing executed by the parties hereto.

10. COUNTERPARTS. This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument.

11. NOTICES. All notices required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been properly given or served and shall be effective either upon the second (2nd) business day after being deposited in the United States mail, postpaid and registered or certified with return receipt requested; or upon confirmed delivery, when sent by facsimile transmission or by private courier service for same-day or overnight delivery. Rejection or other refusal to accept delivery or inability to deliver because of changed address of which no notice has been given, shall constitute receipt of the notice, demand or request sent. Any such notice, demand or request shall be sent to the respective addresses set forth below:

To Grantor: City of Stonecrest
3120 Stonecrest Blvd.
Stonecrest, GA 30038
Attn: Hari Karikaran
City Engineer

To Grantee: East Metro Community Improvement District
2724 Wesley Chapel Rd
Decatur, GA 30034
Attn: Christopher T. Sanders
Executive Director

With copies to: Fincher Denmark LLC
100 Hartsfield Centre Pkwy
Atlanta, Georgia 30349
Attention: Chanel Patrick, Esq.

By notice in accordance with the above to all parties shown above, the parties hereto may designate from time to time a change of address for all such notices.

12. ENTIRE AGREEMENT. This Agreement contains the entire agreement between the parties hereto with respect to the subject matter hereof and all prior discussions and agreements between the parties with respect to the subject matter hereof are merged herein. Any agreement hereunder made shall be ineffective to change, modify or discharge this Agreement unless such agreement hereafter made is in writing and signed by the parties hereto.

13. SEVERABILITY. If any term, covenant, or condition of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term, covenant, or condition to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and each term, covenant, or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

14. EXHIBITS. Any exhibit referred to in this Agreement is incorporated herein by reference and forms a part of this Agreement for all purposes.

15. LIENS. Grantee covenants with and for the benefit of Grantor that Grantee will perform all work under this Agreement in a manner which will not cause, suffer or permit any lien, notice of lien or claim of lien to attach to or encumber the Easement Areas for labor or services performed or materials supplied at the request of Grantee or its agents upon or to the Easement Areas. In the event of any such lien, claim or notice of lien being filed, Grantee will remove or bond such claim within thirty (30) days after written notice thereof.

16. VENUE. This Agreement shall be deemed to have been made and performed in Stonecrest, Georgia. For the purpose of venue, all suits or causes of action arising out of this Agreement shall be brought in the courts of DeKalb County, Georgia.

17. MODIFICATIONS. This Agreement constitutes the sole contract between the Grantor and Grantee. The terms, conditions, and requirements of this Agreement may not be modified, except by Change Order. No verbal agreement or conversation with any officer, agent, or employee of the Grantee, either before or after the execution of the Agreement, shall affect or modify any of the terms or obligations herein contained. No representations, oral or written, shall be binding on the parties unless expressly incorporated herein. No Change Order shall be enforceable unless approved by official action of the Grantee as provided by law or in this Agreement.

18. WARRANTIES. Each party warrants and represents that it is authorized to execute and enter into this Agreement.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

WHEREFORE, the parties have made and executed this Project Agreement the day and year first above written.

EAST METRO DEKALB
COMMUNITY IMPROVEMENT DISTRICT

CITY OF STONECREST, GEORGIA

By: Frederick L. Daniels, Jr.
Frederick L.
Chairman, CID

By: _____

Attest: [Signature]
Secretary, CID

(OFFICIAL SEAL)

ATTEST:

City Clerk

APPROVED AS TO FORM:

APPROVED AS TO FORM:

W. Charlton Allen
Attorney for CID

City Attorney

**EXHIBIT A
LEGAL DESCRIPTION**

All that tract or parcel of land being and lying in Land noted in the City of Stonecrest, Georgia and being particularly commencing marked as shown in Exhibit "B" the 12-foot Flock Pole set in the concrete sidewalk at the intersection described as follows:

THENCE along the southern right-of-way line of Panola Road and the southwesterly right-of-way line of Covington Hwy at 2293b Panola Rd, Lithonia, GA 30058. THENCE along the right-of-way line facing Southbound $33^{\circ} 43' 19.9128''$ N, 33 degrees 43 minutes 19.92 seconds North; thence $84^{\circ} 10' 1.8876''$ W, 84 degrees 10 minutes 1.884 seconds West for a distance of 7.7 feet to the POINT OF BEGINNING.

THENCE along the northern right-of-way line of Panola Road and the northwesterly right-of-way line of Covington Hwy at 2304 Panola Rd, Lithonia, GA 30058. THENCE along the right-of-way line facing Westbound $33^{\circ} 43' 20.586''$ N, 33 degrees 43 minutes 20.58 seconds North; thence $84^{\circ} 9' 59.92''$ W, 84 degrees 9 minutes 59.92 seconds West for a distance of 7.6 feet to the POINT OF BEGINNING.

THENCE along the northern right-of-way line of Panola Road and the northwesterly right-of-way line of West Fairington Pkwy at 3054 Panola Rd F, Stonecrest, GA 30038. THENCE along the right-of-way line facing Westbound $33^{\circ} 41' 53.177''$ N, 33 degrees 41 minutes 53.177 seconds North; thence $84^{\circ} 10' 20.69''$ W, 84 degrees 10 minutes 20.69 seconds West for a distance of 8.4 feet to the POINT OF BEGINNING.

THENCE along the northern right-of-way line of Panola Road and the northwesterly right-of-way line of West Fairington Pkwy at 3007 Panola Rd, Stonecrest, GA 30038. THENCE along the right-of-way line facing Southbound $33^{\circ} 41' 59.87''$ N, 33 degrees 41 minutes 59.87 seconds North; thence $84^{\circ} 10' 27.19''$ W, 84 degrees 10 minutes 27.19 seconds West for a distance of 8.9 feet to the POINT OF BEGINNING.

THENCE along the northern right-of-way line of Snapfinger Woods and the northeasterly right-of-way line of Panola Road at 5349 Snapfinger Woods Dr, Decatur, GA 30035. THENCE along the right-of-way line facing Eastbound $33^{\circ} 42' 32.34''$ N, 33 degrees 42 minutes 32.34 seconds North; thence $84^{\circ} 10' 16.49''$ W, 84 degrees 10 minutes 16.49 seconds West for a distance of 7.3 feet to the POINT OF BEGINNING.

THENCE along the northern right-of-way line of Snapfinger Woods and the northwesterly right-of-way line of Panola Road at 5349 Snapfinger Woods Dr, Decatur, GA 30035. THENCE along the right-of-way line facing Westbound $33^{\circ} 42' 32.34''$ N, 33 degrees 42 minutes 32.34 seconds North; thence $84^{\circ} 10' 16.49''$ W, 84 degrees 10 minutes 16.49 seconds West for a distance of 7.3 feet to the POINT OF BEGINNING.

THENCE along the northern right-of-way line of Snapfinger Woods and the northwesterly right-of-way line of Panola Road at 2750 Panola Rd, Lithonia, GA 30058. THENCE along the right-of-way line facing Eastbound $33^{\circ} 42' 29.04''$ N, 33 degrees 42 minutes 29.04 seconds North; thence $84^{\circ} 10' 2.28''$ W, 84 degrees 10 minutes 2.28 seconds West for a distance of 8.4 feet to the POINT OF BEGINNING.

THENCE along the northern right-of-way line of Snapfinger Woods and the northwesterly right-of-way line of Panola Road at 2700 Panola Rd, Lithonia, GA 30058. THENCE along the right-of-way line facing Westbound $33^{\circ} 42' 29.99''$ N, 33 degrees 42 minutes 29.99 seconds North; thence $84^{\circ} 10' 5.7''$ W, 84 degrees 10 minutes 5.7 seconds West for a distance of 9.2 feet to the POINT OF BEGINNING.

EXHIBIT B EASEMENT AREA PLAT

