



Where Community Connects

STOCKBRIDGE

CITY COUNCIL

Mayor

Anthony Ford

Mayor Pro Tem Alphonso Thomas

Councilman Elton Alexander

Councilwoman Yolanda Barber

Councilman John Blount

Councilwoman LaKeisha Gantt

CITY MANAGER

Frederick Gardiner

CITY CLERK

Vanessa Holiday

CITY TREASURER

John Wiggins

CITY ATTORNEY

Quinton G. Washington

Jeremy T. Berry

Council Meeting Agenda September 12, 2022 6:00 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.cityofstockbridge.com

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

MONDAY, SEPTEMBER 12, 2022 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Council Meeting Draft Minutes - July 11, 2022
- 2 Work Session Draft Minutes - July 26, 2022

PUBLIC COMMENTS

- 3 [All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three \(3\) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.](#)

CEREMONIAL

- 4 Proclamations - National Assisted Living Week, National Hispanic Heritage Month, Walk to End Alzheimer's
- 5 Swearing-In Ceremony - Citywide Development Authority Members
Mark Glenn
Cathy Hill
Kalesh Patidar
Samantha Samuels

PUBLIC HEARING

- 6 ANNEXATION CASE #AX-2022-01 -- The City of Stockbridge Planning Commission and the City of Stockbridge Mayor and City Council will hear an Annexation Request by S3 Capital Investments, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to annex a parcel, as described below, into the Stockbridge City Limits from unincorporated Henry County in order to allow the parcel to be combined with an adjacent parcel for an age-restricted residential development.

Parcel #071-01034012 – Subject property is in unincorporated Henry County, with frontage on Highway 42 North, across from Summit View Drive. Currently zoned 'MU' (Mixed-Use), with a land use designation of 'MIX' (Mixed-Use). Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.

Planning Staff recommended approval of this request. On August 25, 2022, the Planning Commission recommended APPROVAL of this request.

NOTE: This item is deferred to the October 10, 2022 City Council meeting pending a response from Henry County. - Presented by: Ryan Anderson

- 7 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-02 -- Consideration of a Comprehensive Plan Amendment Request by S3 Capital Investments, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to change the future land use designations of certain parcels, as are described below, from 'Light Industrial' and 'Mixed-Use' to 'High-Density Residential' in order to allow for an age-restricted residential development.

Parcel #071-01034014—Located within the Stockbridge City Limits, with frontage on Highway 42 North and situated at the end of Technology Parkway. Applicant proposes to change the current land use designation from 'Light Industrial' to 'High-Density Residential'. Contains 22.01 +/- acres. Located in Land Lot 31 of District 7.

Parcel #071-01034012 – Subject property is in unincorporated Henry County, with frontage on Highway 42 North, across from Summit View Drive. Applicant proposes to change the current County land use designation of 'Mixed-Use' to the City land use designation of 'High-Density Residential' after the parcel is annexed into the Stockbridge City Limits. Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.

Planning Staff recommended approval of this request. On August 25, 2022, the Planning Commission recommended APPROVAL of this request.

NOTE: This item is deferred to the October 10, 2022 City Council meeting pending a response from Henry County.

- Presented by: Ryan Anderson

- 8 REZONING CASE #RZ-2022-02 -- Consideration of a Rezoning Request by S3 Capital Investments, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to rezone certain property from 'OI' (Office-Institutional) and 'LI' (Light Industrial) in the Stockbridge City Limits and 'MU' (Mixed-Use) in unincorporated Henry County to 'PUD' (Planned Unit Development) to allow for an age-restricted residential development. The property contains two parcels, as are listed below, with 42.01 +/- total acres.

Parcel #071-01034014—Located within the Stockbridge City Limits, with frontage on Highway 42 North and situated at the end of Technology Parkway. Currently zoned 'OI' (Office-Institutional) and 'LI' (Light Industrial). Property also lies within the Parkway Mixed-Use Overlay District. Contains 22.01 +/- acres. Located in Land Lot 31 of District 7.

Parcel #071-01034012 – Subject property is in unincorporated Henry County, with frontage on Highway 42 North, across from Summit View Drive. Currently zoned 'MU' (Mixed-Use). Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.

Planning Staff recommended approval of this request. On August 25, 2022, the Planning Commission recommended APPROVAL of this request.

NOTE: This item is deferred to the October 10, 2022 City Council meeting pending a response from Henry County. - Presented by: Ryan Anderson

- 9 REZONING CASE #RZ-2022-03 -- Consideration of a request for a change in zoning from RR (Rural Residential District) to OI (Office-Institutional District) for 0.964 acres at 3884 Walt Stephens Road in Land Lot 25 of Section 12, comprising Parcel #031-02012000. Application by CKC Commercial Properties, LLC, c/o Battle Law, P.C. - Presented by: Ryan Anderson
- 10 VARIANCE CASE #VR-2022-02 -- Consideration of a request for (1) a variance to reduce the required minimum lot width of 125 feet to 96.37 feet; (2) a variance to reduce the buffer on the eastern side from 50 feet to 0 feet; and (3) a variance to reduce the buffer on the western side of the property from 50 feet to 0 feet for 0.964 acres at 3884 Walt Stephens Road in Land Lot 25 of District 12, comprising Parcel #031-02012000. Application by CKC Commercial Properties, LLC, c/o Battle Law, P.C. - Presented by: Ryan Anderson
- 11 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-03 -- Consideration of a request for an amendment to the City of Stockbridge Comprehensive Future Land Use Plan from Low-Density Vertical Mixed-Use to High Density Residential to allow for a mixed-use residential development. Application by Highway 138/Spivey Road Land Assemblage, LLC, represented by Randy Stamey, the Agent. The property contains 26.5 +/- total acres within twelve (12) parcels in Land Lot 42 of District 12, as are listed below, within the Stockbridge City Limits.
- Parcel #012-02013001—Located on the south side of Highway 138 West / Lake Spivey Parkway, across from Glen Devon Road. Contains 14.01 +/- acres. Zoned 'RR' (Rural Residential).
- Parcel #012-02009051—Located on Spivey Road, south of Tributary Parkway. Contains 7.40 +/- acres. Zoned 'SR' (Suburban Residential).

Parcel #012D01001000—Located at 1225 Highway 138 West, west of Tributary Parkway. Contains 1.444 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01012000—Located at the southeast corner of Tributary Parkway and Berkeley Drive. Contains 0.501 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01004000—Located at 1300 Berkeley Drive, between Tributary Parkway and Star Creek Drive. Contains 0.475 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01005000—Located at the southwest corner of Berkeley Drive and Star Creek Drive. Contains 0.375 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01006000—Located at 1660 Starr Circle. Contains 1.018 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01007000-- Located at 1600 Starr Circle. Contains 0.731 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01008000—Located at 1650 Starr Circle. Contains 0.968 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01009000—Located at 1700 Starr Circle. Contains 1.21 acres. Zoned 'C-2' (General Commercial).

Parcel #012D01010000-- Located at the northwest corner of Berkeley Drive and Spivey Road. Contains 0.737 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01011000—Located at the southeast corner of Berkeley Drive and Starr Circle. Contains 0.799 +/- acres. Zoned 'C-2' (General Commercial). - Presented by: Ryan Anderson

- 12 REZONING CASE #RZ-2022-04 -- Consideration of a request for a change in zoning for 26.5 +/-total acres from 'RR' (Rural Residential), 'SR' (Suburban Residential), and 'C-2' (General Commercial) to 'PUD' (Planned Unit Development) to allow for a mixed-use residential development. Application by Highway 138/Spivey Road Land Assemblage, LLC, represented by Randy Stamey, the Agent. The property contains twelve (12) parcels in Land Lot 42 of District 12, as are listed below, within the Stockbridge City Limits.

Parcel #012-02013001—Located on the south side of Highway 138 West / Lake Spivey Parkway, across from Glen Devon Road. Contains 14.01 +/- acres. Zoned 'RR' (Rural Residential).

Parcel #012-02009051—Located on Spivey Road, south of Tributary Parkway. Contains 7.40 +/- acres. Zoned 'SR' (Suburban Residential).

Parcel #012D01001000—Located at 1225 Highway 138 West, west of Tributary Parkway. Contains 1.444 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01012000—Located at the southeast corner of Tributary Parkway and Berkeley Drive. Contains 0.501 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01004000—Located at 1300 Berkeley Drive, between Tributary Parkway and Star Creek Drive. Contains 0.475 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01005000—Located at the southwest corner of Berkeley Drive and Star Creek Drive. Contains 0.375 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01006000—Located at 1660 Starr Circle. Contains 1.018 +/- acres. Zoned 'C-2' (General Commercial). Parcel #012D01007000-- Located at 1600 Starr Circle. Contains 0.731 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01008000—Located at 1650 Starr Circle. Contains 0.968 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01009000—Located at 1700 Starr Circle. Contains 1.21 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01010000-- Located at the northwest corner of Berkeley Drive and Spivey Road. Contains 0.737 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01011000—Located at the southeast corner of Berkeley Drive and Starr Circle. Contains 0.799 +/- acres. Zoned 'C-2' (General Commercial).
- Presented by: Ryan Anderson

- 13 RECOMBINATION PLAT CASE #RC-2022-01 -- Consideration of a request for combination plat approval for 26.5 +/-total acres in Land Lot 42 of District 12 within the Stockbridge City Limits. Application by Highway 138/Spivey Road Land Assemblage, LLC, represented by Randy Stamey, the Agent, to assemble twelve (12) parcels of land that are listed below to form a development site for a mixed-use residential development.

Parcel #012-02013001—Located on the south side of Highway 138 West / Lake Spivey Parkway, across from Glen Devon Road. Contains 14.01 +/- acres. Zoned 'RR' (Rural Residential).

Parcel #012-02009051—Located on Spivey Road, south of Tributary Parkway. Contains 7.40 +/- acres. Zoned 'SR' (Suburban Residential).

Parcel #012D01001000—Located at 1225 Highway 138 West, west of Tributary Parkway. Contains 1.444 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01012000—Located at the southeast corner of Tributary Parkway and Berkeley Drive. Contains 0.501 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01004000—Located at 1300 Berkeley Drive, between Tributary Parkway and Star Creek Drive. Contains 0.475 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01005000—Located at the southwest corner of Berkeley Drive and Star Creek Drive. Contains 0.375 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01006000—Located at 1660 Starr Circle. Contains 1.018 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01007000--Located at 1600 Starr Circle. Contains 0.731 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01008000—Located at 1650 Starr Circle. Contains 0.968 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01009000—Located at 1700 Starr Circle. Contains 1.21 acres. Zoned 'C-2' (General Commercial).

Parcel #012D01010000-- Located at the northwest corner of Berkeley Drive and Spivey Road. Contains 0.737 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01011000—Located at the southeast corner of Berkeley Drive and Starr Circle. Contains 0.799 +/- acres. Zoned 'C-2' (General Commercial).
- Presented by: Ryan Anderson

NEW BUSINESS

- 14 Council Consideration to appoint a member to the Citywide Development Authority - Presented by: Quinton Washington
- 15 Council consideration to approve the renewal of the landscape maintenance services contract with Yellowstone Landscape in the amount of \$326,916.00. Funding source is from Government Buildings Department, Amphitheater and Police Department budgeted funds. - Presented by: Decius Aaron

MAYOR'S COMMENTS (Mayor Anthony Ford)

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- Youth Council Meeting, 5:30 p.m. - 2nd Wednesday of each month City Hall Levi Meeting Room - City Hall (Sep 14)
- Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Sep 20)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Sep 20)
- Planning Commission Meeting, 4th Thursday at 6:30 p.m. City Hall Council Chamber (Sep 22)
- City Council Work Session Meeting, Tuesday at 6:00 p.m. – City Hall Council Chamber (Sep 27)
- City Council Meeting, Second Monday of each month – City Hall Council Chamber (Oct 10)
- Main Street Advisory Board Meeting, 2nd Friday of each month 9:00 a.m. City Hall Levi Meeting Room (Oct 14)

UPCOMING CITY EVENTS/INITIATIVES

- ***A Continuous Salute to Veterans:*** Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Clark Community Park at 8:00 a.m. Come out for fitness in the park!
- Main Street will host the movie on the City Hall Lawn featuring (Spiderman), The fun starts at 7:00 p.m. Bring your lawn chairs and blankets! Date TBD. Stay tuned for the announcement,
- BridgeFest is Back! Are you ready for a day filled with family fun and a great festive atmosphere, delicious food trucks, and entertainment featuring the Parliament Funkadelic. Join us Saturday, September 24th at the Stockbridge Amphitheater with activities beginning at 2:00 p.m. Contact our Events staff for vendor information at 770-389-5982.
- Here is your opportunity to *Meet the Mayor*, and voice your questions and/or concerns Monday, September 27th from 10 a.m. to noon (In-Person). Please contact Rosalynd Rawls to schedule an appointment. 770-389-7900 ext. 248.
- The City of Stockbridge will host an in-person Annexation Town Hall Meeting Thursday, September 29th at 6:30 p.m. at the Monarch Village Clubhouse 240 Monarch Village Way, Stockbridge. Come out to learn the facts about the Annexation Referendum, Neighborhoods in the proposed area, benefits of Stockbridge Annexation and proposed council districts.

UPCOMING CONCERTS

- T.I., Waka Flock, and Dem Franchise Boyz, Friday, September 16th.
- HispaniFest, Saturday October 1st
- Charlie Wilson, Friday, October 14th
- Keith Sweat, Saturday, October 29th

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT