



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

October 10, 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, OCTOBER 10, 2022 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Minutes Council Meeting August 8, 2022
- 2 Special Called Meeting Minutes August 15, 2022
- 3 Work Session Meeting Minutes August 30, 2022

PUBLIC COMMENTS - - 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 - Breast Cancer Awareness Month, Domestic Violence Awareness Month, Women's Small Business Month, World Mental Health Day, and Spinal Cord Awareness Month
- 5 Citywide Development Authority Oath of Office for Ariel Shaw and Gadson Woodall

PRESENTATION

- 6 Presentation of the FY2023 Annual Operating Budget and Capital Improvement Plan - Presented by: Frederick Gardiner

OLD BUSINESS

- 7 Council consideration to approve Change Order from Summit Construction for Amphitheater parking lot improvements on North Lee Street original amount in the amount of \$801,554.00; adjusted to \$750,007.81 with a savings of \$51,546.19. Funding source is from SPLOST. - Presented by: Decius Aaron, Adam Price and Skip Layton of Falcon Design
- 8 Council Consideration to amend the Amphitheater Policy to create a non-compete clause for private events and concerts, and to provide for revenue sharing on for-profit events. - Presented by: Frederick Gardiner

NEW BUSINESS

- 9 Council consideration to approve Adopt-A-Road Program agreement with James E. Acey Lodge No. 600 to adopt Campground Road from Windbrook Drive to Highway 42. - Presented by: Decius Aaron
- 10 Council consideration to approve the award of Request For Proposal (RFP) Number 2022-0011, Water Control Office and Lab Renovation Services for the City of Stockbridge to Diversified Construction of Georgia, Inc. in the amount of \$591,294.00. Fund Source: Water and Sewer Fund Balance - Presented by: Decius Aaron
- 11 Council consideration to approve the award of Request For Proposal RFP) Number 2022-0006, On Call General Engineering Services, for the City of Stockbridge to Falcon Design Consultants, LLC. and Carter & Sloope Consulting Engineers. - Presented by: Decius Aaron
- 12 Council consideration to approve the purchase of a Caterpillar, Inc. Model 289D3 Compact Track Loader (Skid Steer) under Georgia statewide contract number 99999-001-SPD0000177-0024 with Yancey Brothers, Inc. in the amount of \$131,787.00. Funding source is from Water and Sewer department budgeted funds. - Presented by: Decius Aaron
- 13 Council consideration to amend FY2023 LMIG list to remove Northbridge Drive and replace it with Burke Street and the portion of Davis Road that was impacted by the Burke Street sewer project. - Presented by: Decius Aaron
- 14 Council consideration to authorize the City Manager, or his designee, to apply for and receive the U.S. Department of Transportation - Reconnecting Communities Pilot Grant Program. The grant is to support the planning activities and preliminary engineering of constructing a pedestrian bridge alongside the MLKing Sr. Bridge for a total project cost of \$205,239.10. Funding source: Federal Share \$164,191.28 and a City Cost Share \$41,047.82. The City Cost Share will be allocated from TSPLOST. - Presented by: Kellie Russell
- 15 Council Consideration to approve a job description for the Police Lieutenant and the Administrative Manager position. - Presented by: Frank Trammer

PUBLIC HEARING

- 16 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, with twenty-four (24) conditions. On August 25, 2022, the Planning Commission recommended APPROVAL of this request.

- 17 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.

- 18 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.

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.

- **Main Street Advisory Board Meeting, 2nd Friday of each month 9:00 a.m. City Hall Levi Meeting Room (Oct 14)**
- **Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Oct 18)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Oct 18)**
- **City Council Work Session Meeting, Tuesday at 6:00 p.m. – City Hall Council Chamber (Oct 25)**
- **Planning Commission Meeting, 4th Thursday at 6:30 p.m. City Hall Council Chamber – (Oct 27)**
- **City Council Meeting, Second Monday of each month – City Hall Council Chamber (Nov 14)**
- **Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month City Hall Levi Meeting Room - City Hall (Nov 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!**

- The City of Stockbridge will host an in-person Annexation Town Hall Meeting on Thursday, October 13th at 6:30 p.m. at New Faith Christian Church 396 Eagles Landing Pkwy.; Monday, October 17th at 6:30 p.m. at Red Oak United Methodist Church; Thursday, October 20th at 6:30 p.m. at the Merle Manders Conference Center 111 Davis Rd.; Thursday, October 24th at 6:30 p.m. at Liberty Baptist Church 1410 Valley Hill Road; Tuesday, November 1st at 6:30 p.m. Virtual Town Hall, please visit the website or Facebook page for login information; and Saturday, November 5th at 6:30 p.m. at Bridge City Church 3910 N. Henry Blvd. Come out to learn the facts about the Annexation Referendum, Neighborhoods in the proposed area, benefits of Stockbridge Annexation and proposed council districts.
- Please join Councilman Alexander for a Town Hall at the Stockbridge Amphitheater, Thursday, October 27th at 7:00 p.m. to discuss Economic Development, Business Opportunities and Public Safety. FREE EVENT
- Please join Councilwoman Gantt for her Annual Fall Festival taking place Saturday, October 29th from noon to 4:00 p.m. at Clark Park. FREE EVENT

UPCOMING CONCERTS

- Charlie Wilson, Friday, October 14th
- Keith Sweat, Saturday, October 29th
- Rick Springfield and Tommy Tutone, Sunday, October 30th

Congratulations to the Henry County Chamber of Commerce for being named Chamber of the Year!

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT