



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 January 9, 2023 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, JANUARY 9, 2023 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Adoption of the Minutes November 14, 2022
- 2 Adoption of the Minutes November 29, 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. You must sign your name, address, and phone number. You will be able to address the Mayor and Council for three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated while meetings are in session.

CEREMONIAL

- 3 Appointment and Swearing in of Municipal Court Judge
- 4 Appointment and Swearing in of Municipal Court Solicitor
- 5 Appointment of Mayor Pro Tem
- 6 Appointment of City Attorney
- 7 Swearing-In of Planning Commission Members
- 8 Swearing-In of Youth Council Advisory Committee Members
- 9 Swearing-In of Main Street Advisory Board Members
- 10 Review of Law Enforcement Appreciation Day and Dr. Martin Luther King, Jr. Holiday Proclamations

PRESENTATION

- 11 Presentation of Amphitheater Sound Study - Results and Recommendations

PUBLIC HEARING

- 12 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. The City Council postponed the vote on this item until the January 9, 2023 meeting, in order to await the decision of the Henry County Board of Commissioners, who offered an objection to the annexation. However, at the November 14, 2022 Henry County Board of Commissioners, Henry County rescinded their objection, which allows the City Council to render a final decision on the annexation and accompanying zoning requests for this proposed project.

- 13 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. This item was delayed in connection with the associated Annexation case.

- 14 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. The City Council postponed the vote on this item until the January 9, 2023 meeting, in order to await the decision of the Henry County Board of Commissioners, who offered an objection to the annexation. However, at the November 14, 2022 Henry County Board of Commissioners, Henry County rescinded their objection, which allows the City Council to render a final decision on the annexation and accompanying zoning requests for this proposed project. This item was delayed in connection with the associated Annexation request.

- 15 **CITY OF STOCKBRIDGE – ADOPTION OF THE OFFICIAL ZONING MAP- #OZM-2022-01.** To consider Staff amendments to the Official Zoning Map, in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.

This item was advertised as being presented to the City Council on January 9, 2023. However, because the Planning Commission has been postponed, this item will be presented to the City Council at the February 13, 2023 meeting.

- 16 **CITY OF STOCKBRIDGE – ADOPTION OF THE OVERLAY DISTRICT MAP #ODM-2022-01.** To consider Staff amendments to the Overlay District Map, in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.

This item was advertised as being presented to the City Council on January 9, 2023. However, because the Planning Commission has been postponed, this item will be presented to the City Council at the February 13, 2023 meeting.

- 17 **CITY OF STOCKBRIDGE – ADOPTION OF THE FUTURE LAND USE MAP #FLUM-2022-01** To consider Staff amendments to the Future Land Use Map, in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.
This item was advertised as being presented to the City Council on January 9, 2023. However, because the Planning Commission has been postponed, this item will be presented to the City Council at the February 13, 2023 meeting.
- 18 **CITY OF STOCKBRIDGE – UNIFIED DEVELOPMENT CODE -- TEXT AMENDMENT TX-2022-01** To allow the use of “Computer and data processing services” within the C-3 Heavy Commercial District as a permitted use, and update other applicable references to this use throughout the Unified Development Code.
This item was advertised as being presented to the City Council on January 9, 2023. However, because the Planning Commission has been postponed, this item will be presented to the City Council at the February 13, 2023 meeting.

NEW BUSINESS

- 19 Council consideration to approve Yellowstone Landscape to perform the Campground Road and Hudson Bridge Road Median Enhancement Project in the amount of \$70,158.96. Funding source from Fund Balance. - Presented by: Decius Aaron
- 20 Council consideration to approve the annual contract (RFP 2020-0026) with Site Engineering, Inc. for on-call water & sewer emergency & operational repair/maintenance and construction services in the amount of \$300,000.00 as approved in the FY2023 Stormwater budget. The funding source is from the Stormwater budget account number 510-42500-542515 (Stormwater Repair). - Presented by: Decius Aaron
- 21 Council consideration to approve the award of Request For Proposal (RFP) Number 2022-0017, Waste Water Treatment Plant Pole Barn to Diversified Construction of Georgia, Inc., in the amount of \$1,271,650.00. Funding source is from Water and Sewer department fund balance account 505-43300-541462 (WWTP Facility Improvements). - Presented by: Decius Aaron
- 22 Council consideration to ratify the Resolution to extend a consultant contract to Harold Young effective January 1, 2023. - Presented by: Quinton Washington
- 23 Council Consideration to appoint members to the Youth Council Advisory Committee - Presented by: Quinton Washington

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.

- Citywide Development Authority Meeting, 6:00 p.m. City Hall Levi Meeting Room 2nd Tuesday of each month (Jan 10)
- Main Street Advisory Board Meeting 2nd Friday of each month at 9:00 a.m. City Hall Levi Meeting Room (Jan 13)
- Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Jan 20)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Jan 20)
- Planning Commission Meeting, Fourth Thursday of each month at 6:30 p.m. City Hall Council Chamber – (Jan 26)
- City Council Work Session Meeting, Last Tuesday of each month at 6:00 p.m. – City Hall Council Chamber (Jan 31)
- Main Street Advisory Board Meeting 2nd Friday of each month at 9:00 a.m. City Hall Levi Meeting Room (Feb 10)
- City Council Meeting, 2nd Monday of each month – City Hall Council Chamber (Feb 13)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month City Hall Levi Meeting Room - City Hall (Feb 13)

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 every Saturday morning at Vivid Affairs Event Center located at 747 Davis Rd. Suite 400 Stockbridge at 8:00 a.m. Come out for FREE fitness!
- Join Councilman Alexander Saturday, January 14th from 10am – noon for the Annual M L K Jr. Community Service Project to Keep Stockbridge Beautiful at I-75 and Hudson Bridge Rd. - Parking at the Hudson Bridge Walmart 1400 Hudson Bridge Rd. Contact Rosalynd Rawls for more information: 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- Join Councilman Blount for Bingo Bash at the Merle Manders Conference Center, 111 Davis Rd Stockbridge, Wednesday, January 18th from 10am – noon. Loads of fun to be had by all.

- Here is your opportunity to *Meet the Mayor* and talk with Mayor Ford on Tuesday, January 24th from 10am to noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- **SAVE THE DATE!** Join Mayor Pro Tem Thomas for the Annual African American Heritage Celebration, Saturday, February 25th. More details to follow.

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT