



Where Community Connects

STOCKBRIDGE

CITY COUNCIL

Mayor

Anthony Ford

Mayor Pro Tem Yolanda Barber

Councilman Elton Alexander

Councilman John Blount

Councilwoman LaKeisha Gantt

Councilman Alphonso Thomas

CITY MANAGER

Frederick Gardiner

CITY CLERK

Vanessa Holiday

CITY TREASURER

John Wiggins

CITY ATTORNEY

Quinton G. Washington

Council Meeting

Agenda

February 13, 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, FEBRUARY 13, 2023 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Minutes 12/12/2022
- 2 Minutes 12/20/2022

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 Review of Ceremonial: Swearing-In for Youth Council Advisory members, Downtown Development Authority member and Black History Month Proclamation

PRESENTATION

- 4 Presentation of Amphitheater Sound Study - Results and Recommendations
- Presented by: Frederick Gardiner, Heather Hubble, TSW
- 5 TAD (Tax Allocation District) Update

- Presented by: Frederick Gardiner

OLD BUSINESS

- 6 Open Gov Project

NEW BUSINESS

- 7 Council Consideration to adopt the Civility Resolution and pledge to become a City of Civility - Presented by: Mayor Ford

PUBLIC HEARING

- 8 **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 is deferred until further notice by Legal and Planning Staff. - Presented by:
- 9 **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 is deferred until further notice by Legal and Planning Staff. - Presented by:
- 10 **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 is deferred until further notice by Legal and Planning Staff. - Presented by:
- 11 **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 to update other applicable references to this use throughout the Unified Development Code.
- Presented by: Brecca Carter

- 12 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-06.** To consider a Comprehensive Plan Amendment Request to change the future land use designation of property at **576 Davis Road (Parcel #S05-01002000)** from Henry County's designation of 'Low-Density Residential' to the City of Stockbridge's designation of 'High-Density Residential' in order to allow for the construction of a townhome development. Applicant: Forestar Real Estate Group (USA), Inc. Agent: Alex Brock of Smith, Gambrell & Russell, LLP. The property is located in Land Lot 91 of District 12, and it contains 27.635 +/- acres.
Postponed by Applicant on January 24, 2023, via letter. - Presented by:
- 13 **REZONING CASE #RZ-2022-07.** To consider a request to rezone property at **576 Davis Road (Parcel #S05-01002000)** from Henry County's 'RA' (Residential-Agricultural) district to the City of Stockbridge's 'MFR' (Multiple Family Residential) district in order to allow for the construction of a townhome development. Applicant: Forestar Real Estate Group (USA), Inc. Agent: Alex Brock of Smith, Gambrell & Russell, LLP. The property is located in Land Lot 91 of District 12, and it contains 27.635 +/- acres.
Postponed by Applicant on January 24, 2023, via letter. - Presented by:
- 14 **VARIANCE CASE #VR-2022-03.** To consider three Variance Requests for property at **576 Davis Road (Parcel #S05-01002000)** in order to allow for the construction of a townhome development. The three requested variances are as follows: 1) reduce the front yard setback from the required minimum of 50 feet to 25 feet; 2) reduce the side yard setbacks from the required minimum of 15 feet to 10 feet; and 3) increase the maximum lot coverage from the allowable maximum of 50 percent to 75 percent. Applicant: Forestar Real Estate Group (USA), Inc. Agent: Alex Brock of Smith, Gambrell & Russell, LLP. The property is located in Land Lot 91 of District 12, and it contains 27.635 +/- acres.
Postponed by Applicant on January 24, 2023, via letter.
- Presented by:
- 15 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-07.** To consider a Comprehensive Plan Amendment Request to change the future land use designation of certain property on the **north side of Hudson Bridge Drive, comprising Parcel #032-01-26000,** from 'Medium-Density Vertical Mixed-Use' to 'High-Density Residential' in order to allow for the construction of an apartment development. Applicant: Carter Acquisitions, LLC, c/o Battle Law, P.C. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres.
Postponed by applicant on January 26, 2023, via letter.

- Presented by:

- 16 **REZONING CASE #RZ-2022-08.** To consider a request to rezone certain property on the **north side of Hudson Bridge Drive, comprising Parcel #032-01026000,** from the C-2 (General Commercial) district to the MFR (Multiple Family Residential) district in order to allow for the construction of an apartment development. Applicant: Carter Acquisitions, LLC, c/o Battle Law, P.C. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres.
Postponed by Applicant on January 26, 2023, via letter. - Presented by:

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

Council meetings will be held in the City Council Chamber, noting some Board/Committee meetings will continue to take place via Zoom. Meeting dates 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, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Feb 13)
- Citywide Development Authority Meeting, 2nd Tuesday of each month 6:00 p.m. - City Hall Levi Meeting Room (Feb 14)
- Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Feb 21)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Feb 21)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month- (Feb 23)
- City Council Work Session Meeting, Last Tuesday of each month at 6:00 p.m. – City Hall Council Chamber (Feb 28)
- Main Street Advisory Board Meeting 2nd Friday of each month at 9:00 a.m. - City Hall Levi Meeting Room (Mar 10)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Mar 13)

UPCOMING CITY EVENTS/INITIATIVES

- Join Mayor Pro Tem Barber for the District 4 Meet & Greet Town Hall on Tuesday, February 21st from 6pm - 8pm at the Stockbridge Police Precinct Community Room located at 4545 North Henry Blvd., Stockbridge

- **Bingo is Back! Join Councilman Blount on Wednesday, February 22nd. More information to follow. Please contact Rosalynd Rawls at 678-833-3348 for more information.**
- **Join Councilman Alexander's District 5 Quarterly Town Hall Meeting, Thursday, February 23rd, from 7pm - 9pm Location Merle Manders Conference Center.**
- **SAVE THE DATE! Join Councilman Thomas for the 12th Annual African American Heritage Celebration, Tribute to Sororities and Fraternities and their contributions to the community, Saturday, February 25th. More details to follow.**
- **Please join Mayor Ford for his monthly "Meet the Mayor" on Monday, February 27th, from 10:00 a.m. – 11am and 2pm - 3pm. Please contact Rosalynd Rawls to schedule an in-person appointment or call 678-833-3348.**
- **SAVE THE DATE! Join Councilman Alexander for the Annual Women's History Month Celebration, Sunday, March 5th at the Merle Manders Conference Center. More details to follow.**
- **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!**

ADJOURNMENT