

**STOCKBRIDGE
CITY COUNCIL**

**Mayor At-Large
Anthony Ford**

**Mayor Pro Tem Yolanda Barber
Council District 4**

**Councilman Elton Alexander
Council District 5**

**Councilman John Blount
Council District 3**

**Councilwoman LaKeisha Gantt
Council District 1**

**Councilman Alphonso Thomas
Council District 2**

**CITY MANAGER
Frederick Gardiner**

**CITY CLERK
Vanessa Holiday**

**CITY TREASURER
John Wiggins**

**CITY ATTORNEY
Quinton G. Washington
Samantha Embry**

Council Meeting Agenda October 9, 2023 6:00 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912

Translation and Interpretation Services are available with (7) days prior notice. Please contact the City's HR Manager at 770-389-7908 for assistance.



AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

MONDAY, OCTOBER 9, 2023 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Draft Retreat Minutes August 10, 2023
- 2 Draft Minutes August 14, 2023
- 3 Draft Minutes August 29, 2023
- 4 Draft Retreat Minutes August 11, 1023

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

- 5 Review of the Swearing in of YCAC member and Youth Council Members and Proclamations

PUBLIC HEARING

- 6 **ZONING MODIFICATION CASE #ZM-2023-01. (Council District 5)**
Consider a request for a change in zoning for a modification to amend the Bridges of Jodeco Conceptual Plan to allow multi-family residential development in Pod A and to allow senior family residential in Pod B, identified by Parcel #053-01018000. The property has 14.630 +/- acres, and it is accessed via Chen Parkway and Argento Drive in Land Lots 77, 78, & 83 of

District 6. Application by Michelle Y. Saade, Member (Applicant) of Southern Consulting Services, Inc. (Owner). Staff Recommendation is approval. Planning Commission Recommendation is approval. Applicant request for a deferral to be heard at the November 13, 2023 Council meeting. - Presented by: Community Development Staff

7 **REZONING CASE #RZ-2023-02. (Council District 4)**

Consideration of a request a request for rezoning to rezone three parcels on the north side of Valley Hill Road from 'RR' (Rural Residential) and 'C-1' (Neighborhood Commercial) to allow for the development of a single-family detached residential subdivision. The applicant/agent is Yvette Morrison, representing a developer/builder. The property contains three parcels on Valley Hill Road, as are listed below, in Land Lot 92 of District 12, with 17.06 +/- total acres within the Stockbridge City Limits. 258 Valley Hill Road (Parcel #S09-06010000) – Contains 2.2492 +/- acres. Zoned 'RR' (Rural Residential). 264 Valley Hill Road (Parcel #S08-01010000) – Contains 6.5254 +/- acres. Zoned 'RR' (Rural Residential). Parcel #S08-01020000 – Contains 8.2874 +/- acres. Zoned 'C-1' (Neighborhood Commercial). Staff Recommendation is approval. Planning Commission Recommendation is approval.

- Presented by: Community Development Staff

8 **ANNEXATION CASE #AX-2023-03. (To be located in Council District 5.)**

Consideration of a request for the annexation of property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, into the Stockbridge City Limits. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.16 +/- total acres. 77 Holloway Road (Parcel #052-01023000) -- Contains 1.16 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.00 +/- acres. Staff Recommendation is approval. Planning Commission Recommendation is denial. Applicant request for a deferral to be heard at the November 13, 2023 meeting.

- Presented by: Community Development Staff

9 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-03. (To be located in Council District 5.)**

Consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. 77 Holloway Road (Parcel #052-01023000) -- Contains 1.160 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.012 +/- acres. Staff Recommendation is approval. Planning Commission Recommendation is denial. Applicant request for a deferral to be heard at the November 13, 2023 Council meeting.

- Presented by: Community Development Staff

- 10 **REZONING CASE #RZ-2023-04. (To be located in Council District 5.)**
a request to assign the zoning district of 'PUD' (Planned Unit Development) to two parcels at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. 77 Holloway Road (Parcel 052-01023000) -- Contains 1.160 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.012 +/- acres. Staff Recommendation is approval. Planning Commission Recommendation is denial. Applicant request for a deferral to be heard at the November 13, 2023 meeting. - Presented by: Community Development Staff
- 11 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-04. (Council District 2)**
Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of three parcels on Davidson Parkway and Walter Way from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 – Contains 73.859 +/- acres. Parcel #030-01009005 – Contains 3.636 +/- acres. Parcel #030-01009006 – Contains 1.369 +/- acres. Staff Recommendation is denial. Planning Commission Recommendation is denial. - Presented by: Community Development Staff
- 12 **REZONING CASE #RZ-2023-05. (Council District 2)**
Consideration of a request to rezone three parcels on Davidson Parkway and Walter Way from 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development) to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 – Contains 73.859 +/- acres. Parcel #030-01009005 – Contains 3.636 +/- acres. Parcel #030-01009006 – Contains 1.369 +/- acres. Staff Recommendation is denial. Planning Commission Recommendation is denial. - Presented by: Community Development Staff

NEW BUSINESS

- 13 Council consideration to approve an increase to the annual expenditure amount for Right-of-Way Landscaping from \$200,000.00 to \$300,000.00. Staff requested \$300,000.00 in its proposed FY2023 budget but it was reduced to \$200,000.00 in the approved FY2023 budget. The annual contract with CGL is \$294,220.52. The funding source is from fund balance.

- Presented by: Decius Aaron

- 14 Council consideration to approve an increase to the annual expenditure amount for sanitation disposal costs from \$500,000.00 to \$1,000,000.00. Staff requested \$700,000.00 in its proposed FY2023 budget but it was reduced to \$500,000.00 in the approved FY2023 budget. The increase is needed due to the increased disposal costs from adding the annexed residents. The funding source is from the Sanitation Fund Balance. - Presented by: Decius Aaron

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 or contact City Hall offices at 770-389-7900 for updates.

- **Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Oct 10)**
- **Youth Council Meeting, 6:30 p.m. - 2nd Thursday each month - City Hall Levi Meeting Room - City Hall (Oct 12)**
- **Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Oct 13)**
- **Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Oct 17)**
- **Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Oct 26)**
- **City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Oct 31)**
- **Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:00 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. (Nov 2)**
- **City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Nov 13)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m. -2nd Monday of each month Levi Meeting Room - City Hall (Nov 13)**

UPCOMING CITY EVENTS/INITIATIVES

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- **Join the City of Stockbridge for the Annual Breast Cancer Awareness Luncheon and Fashion Show, Thursday, October 11th from 11am – 2pm at the Merle Manders Conference Center. Registration is required. Contact the Events Team at 770-389-5982.**
- **Join the City of Stockbridge for the Annual Pretty in Pink Breast Cancer Awareness “Love Walk,” Saturday, October 14th from 10:30 am – 1pm at the Clark Community Park walking trail.**
- **Join Councilman Blount for *Bingo Bash*, Wednesday, October 18th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.**

- Join Councilman Alexander to the Jodeco Rd. District 5 Community Cleanup on Saturday, October 21st from 9am to 11am, Meeting location: Hardee's parking lot 3056 Jodeco Rd. McDonough, GA
- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, October 23rd from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- Join Councilwoman Gantt for the Annual Fall Festival at Clark Community Park on Saturday, October 25th from 12-pm to 4pm. This is a Free Event with candy, food trucks, games, a costume contest and more!
- Calling all Veterans! Join the City of Stockbridge for the Annual Veterans Day Luncheon on Friday, November 10th from 11am – 1pm at the Merle Manders Conference Center as we honor those who have served and continue to serve this great nation.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Councilman Thomas is honoring *Veterans with a Continuous Salute* all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service to rrawls@cityofstockbridge-ga.gov

Get your tickets for the upcoming 2023 Stockbridge Concert Series by visiting stockbridgeamp.com or in person at the ticket office located at 4650 North Henry Blvd. Thursday – Saturday from 1pm – 5pm.

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT