

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

Vacant

CITY ATTORNEY
Quinton G. Washington
Samantha Embry

Council Meeting Agenda November 13, 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, NOVEMBER 13, 2023 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Approval of the September 11, 2023 Council Meeting Minutes
- 2 Approval of the September 26, 2023 Work Session Minutes

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 REVIEW

- 3 Proclamations: World Pancreatic Cancer Day, Small Business Saturday, 2023
Bizness Matters Expo, National Native American Indian Month

PRESENTATION

- 4 **REVISED PROVISIONS TO STATE ZONING PROCEDURES LAW.**
A presentation on the State of Georgia's Zoning Procedures Law regarding new mandated requirements.

- Presented by: Ryan Anderson

- 5 2022 AUDITOR'S DISCUSSION & ANALYSIS OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FROM MAULDIN & JENKINS
- Presented by: Frederick Gardiner, Hope Pendergrass, Mauldin & Jenkins

CONSENT AGENDA

- 6 Council consideration to approve the use of the Merle Manders Conference Center Ballroom for a Youth Council Holiday Event on December 16, 2023.
- Presented by: Dr. Renee Gourdine

PUBLIC HEARING

- 7 **2024-2028 CITY OF STOCKBRIDGE SHORT-TERM WORK PROGRAM AND CAPITAL IMPROVEMENTS ELEMENT.**
Council consideration of the adoption of the 2024-2028 City of Stockbridge Short-Term Work Program and Capital Improvements Element (STWP/CIE).
- Presented by: Ryan Anderson
- 8 **ZONING MODIFICATION CASE #ZM-2023-01. (Council District 5)**
Council consideration of a request for a zoning modification to amend the Bridges at 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). The Staff recommendation is approval and the Planning Commission Recommendation is approval. Applicant requested a deferral to the November 13, 2023 Council meeting. - Presented by: Community Development Staff
- 9 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-02. (Council District 4)**
Council consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to **property at 55 Valley Hill Road** to allow for the construction of a townhome development. The applicant is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval and the Planning Commission Recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting. - Presented by: Community Development Staff
- 10 **REZONING CASE #RZ-2023-03. (Council District 4)**
Council consideration of a request for rezoning to assign the 'MFR' (Multiple Family Residential) zoning district to **property at 55 Valley Hill Road** to allow for the construction of a townhome development. The applicant/agent is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval and the Planning Commission Recommendation is denial. Applicant

requested a deferral to the November 13, 2023 Council meeting. - Presented by: Community Development Staff

11 **VARIANCE CASE #VR-2023-02. (Council District 4)**

Council consideration of a request for a variance on **property at 55 Valley Hill Road** to allow for the construction of a townhome development. The purpose of the variance is to allow the reduction in the front yard setbacks from the required 50 feet to 25 feet in the MFR (Multiple Family Residential) zoning district. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval and the Planning Commission Recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting.

- Presented by: Ryan Anderson

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

Council 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. Property at 77 Holloway Road (Parcel #052-01023000) contains 1.16 +/- acres. Property at 87 Holloway Road (Parcel #052-01024000) contains 13.00 +/- acres. The Staff recommendation is approval and the Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 meeting and the second deferral to the December 11, 2023 meeting. - Presented by: Community Development Staff

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

Council 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. Property at 77 Holloway Road (Parcel #052-01023000) contains 1.160 +/- acres. Property at 87 Holloway Road (Parcel #052-01024000) contains 13.012 +/- acres. Staff recommendation is approval and Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 Council meeting and the second deferral to the December 11, 2023 meeting.

- Presented by: Community Development Staff

14 **REZONING CASE #RZ-2023-04. (To be located in Council District 5.)**

Council consideration of a request for rezoning to assign the zoning district of 'PUD' (Planned Unit Development) to two parcels on **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. The Staff recommendation is approval and the Planning Commission recommendation is denial. Applicant requested a first deferral to the November 13, 2023 meeting, and a second deferral to the December 11, 2023 meeting. - Presented by: Community Development Staff

15 **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. The Staff recommendation is denial and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting. - Presented by: Community Development Staff

16 **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. The Staff recommendation is denial and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting. - Presented by: Community Development Staff

17 **First Reading of the Proposed FY2024 Operating Budget and Capital Expenditures - Presented by: Frederick Gardiner**

NEW BUSINESS

18 **Council review & consideration of the Property Tax Homestead Exemption Plan and Ordinance for 2025.**

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 (Nov 14)**

- **Downtown Development Authority Meeting, 3rd Tuesday of each month**
Welcome Center 130 M L King, Sr. Heritage Trail (Nov 21)
- **Youth Council Advisory Committee Meeting, 6:30 p.m. -3rd Tuesday of each month**
Levi Meeting Room - City Hall (Nov 21)
- **City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Nov 28)**
- **2nd Reading of the Proposed FY2024 Operating Budget- Public Hearing**
at 6:00 p.m. - City Hall Council Chamber (Nov 28)
- **Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber**
4th Thursday of each month– (TBA)
- **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. (Dec 7)
- **Main Street Advisory Board Meeting, 2nd Friday of each month –**
Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Dec 8)
- **City Council Meeting 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Dec 11)**
- **Adoption of the Proposed FY2024 Operating Budget- Public Hearing** at
6:00 p.m. - City Hall Council Chamber (Dec 11)
- **Youth Council Meeting, 6:30 p.m. - 2nd Monday each month - City Hall**
Levi Meeting Room (Dec 11)

UPCOMING CITY EVENTS/INITIATIVES

- **Join Councilman Blount for *Bingo Bash*, Wednesday, November 15th**
from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- **Join Mayor Ford for the monthly *Meet the Mayor* on Monday, November 27th**
from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- **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

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT