

STOCKBRIDGE CITY COUNCIL

Mayor Anthony S. Ford
At-Large

Mayor Pro Tem Kyle D. Berry, Sr.
Council District 3

Councilmember Elton Alexander
Council District 5

Councilmember Yolanda Barber
Council District 4

Councilmember LaKeisha Gantt
Council District 1

Councilmember 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 February 12, 2024 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, FEBRUARY 12, 2024 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Adoption of the January 8, 2024 Minutes
- 2 Adoption of the January 30, 2024 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 Review of Proclamations: Black History Month, Human Trafficking Awareness and Prevention Month, Nasiara Riley - Flip City South and Unity Grove
Rosenwald School Preservation, Board Appointment Renewals

PUBLIC HEARING

- 4 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-08. (Located in Council District 4.)
Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of certain property at 135 & 305 East Atlanta Road from "Low-Density Mixed-Use" to "Special Purpose" to allow for the construction of a townhome development. The applicant is Harold R. Singer, Jr. of Gibeon Consulting Group. The property contains two parcels in Land Lot 68 of District 12, as are listed below, with 1.65 +/- total acres within the

Stockbridge City Limits. Planning Commission recommendation -- Approval. Staff Recommendation -- Approval.

- 135 East Atlanta Road (Parcel # S25-01022000)—Contains 1.28 +/- acres.
- 305 East Atlanta Road (Parcel # S25-01022005)—Contains 0.37 +/- acres.

- Presented by: Ryan Anderson

5 **REZONING CASE #RZ-2023-09. (Located in Council District 4.)**

Consideration of a request for a rezoning to rezone certain property at 135 & 305 East Atlanta Road from 'SR' (Suburban Residential) to 'MFR' (Multiple Family Residential) to allow for the construction of a townhome development. The applicant is Harold R. Singer, Jr. of Gibeon Consulting Group. The property contains two parcels in Land Lot 68 of District 12, as are listed below, with 1.65 +/- total acres within the Stockbridge City Limits. Planning Commission recommendation -- Approval with conditions. Staff recommendation -- Approval with conditions.

- 135 East Atlanta Road (Parcel # S25-01022000)—Contains 1.28 +/- acres.
- 305 East Atlanta Road (Parcel # S25-01022005)—Contains 0.37 +/- acres.

- Presented by: Ryan Anderson

6 **VARIANCE CASE #VR-2023-05. (Located in Council District 4.)**

Consideration of three variances for certain property at 135 & 305 East Atlanta Road to allow for the construction of a townhome development. The variance requests are as follows: 1) to reduce the front yard setbacks from the required 50 feet to 15 feet; 2) to reduce the required side yard setbacks from 15 feet to 10 feet; and 3) to increase the allowable maximum lot coverage from 50 percent to 60 percent. The applicant is Harold R. Singer, Jr. of Gibeon Consulting Group. The property contains two parcels in Land Lot 68 of District 12, as are listed below, with 1.65 +/- total acres within the Stockbridge City Limits. Planning Commission recommendation -- Denial. Staff recommendation -- Approval.

- 135 East Atlanta Road (Parcel # S25-01022000)—Contains 1.28 +/- acres.
- 305 East Atlanta Road (Parcel # S25-01022005)—Contains 0.37 +/- acres.

- Presented by: Ryan Anderson

7 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-09. (Located in Council District 4.)**

Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of certain property on the north side of North Henry Boulevard and west side of Center Street, as are listed below, from

“Low-Density Mixed-Use” and “Medium-Density Residential” to “Medium-Density Residential” to allow for the construction of a townhome development. The applicant is Forestar (USA) Real Estate Group, Inc., represented by J. Alexander Brock of Smith, Gambrell & Russell, LLP. The property contains five parcels in Land Lot 12 of District 6, as are listed below, with 15.601 +/- total acres within the Stockbridge City Limits. Planning Commission recommendation -- Approval. Staff recommendation -- Approval.

1. 4844 North Henry Boulevard (Parcel #S18-02003000) -- Contains 1.20 +/- acres. Existing future land use designation: ‘LDMU’ (Low-Density Mixed-Use).
2. 4882 North Henry Boulevard (Parcel #S18-02002005) -- Contains 1.09 +/- acres. Existing future land use designation: ‘LDMU’ (Low-Density Mixed-Use).
3. 4900 North Henry Boulevard, first tract (Parcel #S18-02002000) -- Contains 10.62 +/- acres. Existing future land use designation: ‘MDR’ (Medium-Density Residential).
4. 4900 North Henry Boulevard, second tract (Parcel #S18-02002006) -- Contains 2.21 +/- acres. Existing future land use designation: ‘LDMU’ (Low-Density Mixed-Use).
5. Parcel on Center Street with No Address (Parcel #S18-02004009) -
- Contains 0.56 +/- acres. Existing future land use designation: ‘LDMU’ (Low-Density Mixed-Use).

- Presented by: Ryan Anderson

8 **REZONING CASE #RZ-2023-10.** (Located in Council District 4.)

Consideration of a request for a rezoning to rezone certain property on the north side of North Henry Boulevard and west side of Center Street, as are listed below, from ‘SR’ (Suburban Residential), ‘OI’ (Office-Industrial), and ‘C-1’ (Neighborhood Commercial) to MFR (Multiple Family Residential) to allow for the construction of a townhome development. The applicant is Forestar (USA) Real Estate Group, Inc., represented by J. Alexander Brock of Smith, Gambrell & Russell, LLP. The property contains five parcels in Land Lot 12 of District 6, as are listed below, with 15.601 +/- total acres within the Stockbridge City Limits. Planning Commission recommendation -- Approval with conditions. Staff recommendation -- Approval with conditions.

1. 4844 North Henry Boulevard (Parcel #S18-02003000) -- Contains 1.20 +/- acres. Zoned ‘OI’ (Office-Institutional).
2. 4882 North Henry Boulevard (Parcel #S18-02002005) -- Contains 1.09 +/- acres. Zoned ‘OI’ (Office-Institutional).
3. 4900 North Henry Boulevard, first tract (Parcel #S18-02002000) -- Contains 10.62 +/- acres. Zoned ‘SR’ (Suburban Residential).
4. 4900 North Henry Boulevard, second tract (Parcel #S18-02002006) -- Contains 2.21 +/- acres. Zoned ‘OI’ (Office-Institutional).
5. Parcel on Center Street with No Address (Parcel #S18-02004009) --
Contains 0.56 +/- acres. Zoned ‘C-1’ (Neighborhood Commercial).

- Presented by: Ryan Anderson

9 **VARIANCE CASE #VR-2023-06. (Located in Council District 4.)**

Consideration of a request for a variance on certain property on the north side of North Henry Boulevard and west side Center Street, as are listed below, to allow for the construction of a townhome development. The purpose of the variance is to reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet under the requested MFR (Multiple Family Residential) zoning. The applicant is Forestar (USA) Real Estate Group, Inc., represented by J. Alexander Brock of Smith, Gambrell & Russell, LLP. The property contains five parcels in Land Lot 12 of District 6, as are listed below, with 15.601 +/- total acres within the Stockbridge City Limits. Planning Commission recommendation -- Denial. Staff recommendation -- Approval.

1. 4844 North Henry Boulevard (Parcel #S18-02003000) -- Contains 1.20 +/- acres.
2. 4882 North Henry Boulevard (Parcel #S18-02002005) -- Contains 1.09 +/- acres.
3. 4900 North Henry Boulevard, first tract (Parcel #S18-02002000) -- Contains 10.62 +/- acres.
4. 4900 North Henry Boulevard, second tract (Parcel #S18-02002006) -- Contains 2.21 +/- acres.
5. Parcel on Center Street with No Address (Parcel #S18-02004009) -- Contains 0.56 +/- acres.

- Presented by: Ryan Anderson

NEW BUSINESS

10 **RESOLUTION TO ACCEPT THE DEDICATION OF PORTIONS OF PROPERTY AT 3986 JODECO ROAD, NEAR CANDLER ROAD, TO BE USED AS A PUBLIC PARK.**

Consideration of a resolution to accept portions of the property at 3986 Jodeco Road, near Candler Road, within the Stockbridge City Limits, to be dedicated to the City of Stockbridge by its owner, Candler Road Stockbridge Propco, LLC, per the executed Dedication Agreement between the parties, dated December 13, 2023, for use by the City of Stockbridge as a public park, and for other public purposes, which is to be constructed by the property owner according to a mutually-agreeable development plan. The property comprises Parcel #071B03046000, located in Land Lots 63 and 66 of District 7 within Henry County, Georgia, and it contains two tracts with 1.400 +/- total acres: "Tract One" containing 0.593 +/- acres and "Tract Three" containing 0.811 +/- acres, as are depicted by Exhibit "A" and Exhibit "B" of the Dedication Agreement.

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 or visit the website www.stockbridgega.org for updates.

- **Citywide Development Authority Meeting, 2nd Tuesday of each month, 6:00 p.m.- City Hall Levi Meeting Room (Feb 13)**
- **Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Feb 15)**
- **Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Feb 20)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m. -3rd Tuesday of each month Levi Meeting Room - City Hall (Feb 20)**
- **City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. - City Hall Council Chamber (Feb 27)**
- **City Council Meeting SPECIAL DATE Monday, March 4th 6:00 p.m. - City Hall Council Chamber (Mar 4)**
- **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. (Mar 7)**
- **Main Street Advisory Board Meeting 2nd Friday of each month - Welcome Center/Main Street Offices located at 130 M L King, Sr. Heritage Trail at 9am (Mar 8).**
- **Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Mar 11)**

UPCOMING CITY EVENTS/INITIATIVES

- **Join Councilman Thomas for the monthly Senior Bingo Bash taking place on Wednesday, February 21st from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!**
- **Join Councilman Alexander for the Quarterly Town Hall on Thursday, February 22nd at 7pm- Location: TBD.**
- **Join Councilman Thomas for the 13th Annual African American Heritage Celebration, Saturday, February 24th from 5pm – 7pm at the Merle Manders Conference Center**
- **Join Councilman Alexander for the Women's History Month Honors taking place on Sunday, March 3, 2024 at 3pm at the Merle Manders Conference Center.**
- **Join Mayor Ford for the monthly *Meet the Mayor* on Monday, February 26th from 10am – noon.**
- **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.**

For more information regarding Meet the Mayor and Council Initiatives, please contact Rosalynd Rawls at 678-833-3348 or via email at rrawls@stockbridgega.org

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT