

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

Council Meeting Agenda July 8, 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, JULY 8, 2024 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Approval of the Amended Joint MSAB/COS/DDA Retreat Minutes 04/13/2024
- 2 Approval of the June 10, 2024 Council Meeting Minutes
- 3 Approval of the June 26, 2024 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

- 4 Mayor Ford reviewed Swearing-In Ceremonies for Kenya Cook (Downtown Development Authority), Tarreka Powell (Youth Council Advisory Committee), and Monica Jones, Kim Mays and Ivy Sears (Citywide Development Authority) and Employee Recognition: Vanessa Holiday, Georgia Municipal Clerk of the Year.

NEW BUSINESS

- 5 Council consideration to approve City of Stockbridge Citizens Police Advisory Council Zone 4 Replacement Member Application. - Presented by: Frank Trammer

- 6 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-02. (Council District 4)
 The City of Stockbridge Planning Commission will hold a public meeting on Thursday, June 20, 2024 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, July 8, 2024 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request for a Comprehensive Plan Amendment for property at 111 Old Conyers Road to change the property's future land use designation of "Low-Density Residential" to "Special Purpose" to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits. - Presented by: Ryan Anderson
- 7 REZONING CASE #RZ-2024-02. (Council District 4)
 The City of Stockbridge Planning Commission will hold a public meeting on Thursday, June 20, 2024 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, July 8, 2024 at 6:00p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request for the Rezoning of property at 111 Old Conyers Road, to rezone the property from 'SR' (Suburban Residential) to 'PUD' (Planned Unit Development) to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits. - Presented by: Ryan Anderson
- 8 VARIANCE CASE #VR-2024-01. (Council District 4) Variance to reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit. The City of Stockbridge Planning Commission will hold a public meeting on Thursday, June 20, 2024 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, July 8, 2024 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request for three variances, for property at 111 Old Conyers Road, to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits.
 - Presented by: Ryan Anderson
- 9 VARIANCE CASE #VR-2024-02. (Council District 4) Variance Request VR-2024-02 - Variance to modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%. The City of Stockbridge Planning Commission will hold a public meeting on Thursday, June 20, 2024

at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, July 8, 2024 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request for three variances for property at 111 Old Conyers Road, to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits. - Presented by: Ryan Anderson

- 10 VARIANCE CASE #VR-2024-03. (Council District 4) Variance to increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre. The City of Stockbridge Planning Commission will hold a public meeting on Thursday, June 20, 2024 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, July 8, 2024 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request for three variances for property at 111 Old Conyers Road, to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits. - Presented by: Ryan Anderson

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.

- **Citywide Development Authority Meeting, 2nd Tuesday of each month, 6:00 p.m.- City Hall Levi Meeting Room (Jul 9)**
- **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. – July 11th meeting canceled.**
- **Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (No July Meeting due to Summer Break)**
- **The Main Street Advisory Board Meeting 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Jul 12)**
- **Millage Rate Public Hearing #1, Monday, July 15th at 6:30 p.m. - City Hall Council Chamber (Jul15)**
- **Downtown Development Authority Meeting, 3rd Tuesday of each month Stockbridge Downtown Center 130 M L King, Sr. Heritage Trail (Jul 16)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m.-3rd Tuesday of each month Levi Meeting Room - City Hall (Jul 16)**
- **Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Jul 18)**

- Millage Rate Public Hearing #2, Friday, July 19th at 10:00 a.m. - City Hall Council Chamber (Jul 19)
- Millage Rate Public Hearing #3, Monday, July 22nd at 10:00 a.m. (Millage Set at 10:15 a.m.) - City Hall Council Chamber (Jul 22)
- City Council Work Session Meeting, Last Tuesday of each month: Tuesday, July 30th at 6:00 p.m. - City Hall Council Chamber (Jul 30)
- Community Zoning and Information Meeting: Thursday, August 7th from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Aug 7)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Aug 12)

UPCOMING CITY EVENTS/INITIATIVES

- Food Truck Tast Tuesday is back! Join us at Clark Community Park at 111 Davis Rd. Stockbridge on Tuesdays from 5:30pm – 8:00 pm for live music, great food, and a host of free games and activities for the kids.
- Join Councilwoman Yolanda Barber as she partners for the 2nd year with Kicks4Kids to collect sneakers for kids on Saturday, July 13th at Stockbridge First United Methodist Church and will be distributed at the City's Back to School Kickoff on July 20th. Please plan to donate what you can to this life-changing initiative.
- Join the Stockbridge Youth Council in partnership with the City of Stockbridge at Clark Park to FILL THE BUS with school supplies during Tasty Tuesday on July 16th from 5:30pm. - 8:00 pm. Let's make sure our students have what they need to be successful this school year!
- Join Councilman Alphonso Thomas for the monthly *Senior Bingo Bash* on *Wednesday, July 17th* from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join Councilwoman LaKeisha Gantt in partnership with Atlanta Food Truck Park for Night Market at the Stockbridge Amphitheater Parking Lot from 6pm – 9:30pm – July 18th. There will be vendors, Food Trucks, Activities, Games, Music, and Vibes. Contact Tan Bowers at tan@atlantafoodtruckpark.com for registration and additional information.
- Join the City of Stockbridge for the Annual Back to School Kickoff Event on Saturday, July 20th at the Stockbridge Amphitheater for free school supplies from 11am – 1pm.
- Join Mayor Anthony Ford for the monthly *Meet the Mayor* on Wednesday, July 22nd from 10am – noon at Stockbridge City Hall.
- Join Councilman Elton Alexander for a Community Cleanup event on Saturday, August 10th from 9am -11am. Parking at the Costco Parking Lot 2245 Jodeco Rd., McDonough, GA.

- 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.

Please contact Rosalynd Rawls to schedule an appointment for *Meet the Mayor* and for more information on Council Initiatives and events at 678-833-3348 or via email: rrawls@stockbridgega.org

2024 Stockbridge Amphitheater Summer Concert Series

1. Saturday, July 13th and Sunday, July 14th – A Night with Kem, and Special Guest Leela James
2. Saturday, July 20th – Ladies Night Out featuring Jodeci, Johnny Gill, and Silk
3. Saturday, July 27th – 70's Soul Jam featuring the Chi-Lites, the Mannhattans, The Legendary Blue Notes, Bloodstone and Peaches & Herb
4. Saturday, August 3, 2024, Babyface and Special Guests Avery Sunshine and 4Cast

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT



**JOINT RETREAT
MAIN STREET ADVISORY BOARD
DOWNTOWN DEVELOPMENT AUTHORITY
CITY COUNCIL RETREAT
Merle Manders Conference Center
April 13, 2024 9:00 a.m.
Summary Minutes**

STOCKBRIDGE MAIN STREET ADVISORY BOARD

Willie Hopkins, Chair - Present	Shomari Furtch – Vice Chair - Present
Prayre Finley, Secretary – Not Present	Linda Jones - Present
Anika Potts – Present	Andrea Burnett – Present
Vanessa Gibson – Not Present	Camille Reynoso Mason – Present
Crystal Park - Present	Frangela Merritt - Present
Councilman Alphonso Thomas - Not Present	

Lisa Fareed, Interim Main Street Program Manager – Present
Kim Allonce, Economic Development Director – Present
Christine Chavis, Executive Assistant, Economic Development - Present
Terezy Ochoa, Administrative Assistant, Economic Development – Present

STOCKBRIDGE DOWNTOWN DEVELOPMENT AUTHORITY

Robert Anderson, Chair - Present	Warren Washington – Vice Chair – Not Present
Robert Swygert, Secretary – Not Present	Frangela Merritt - Present
Darrell Stamper – Present	
Councilman Elton Alexander - Present	

Kim Allonce, Economic Development Director – Present

STOCKBRIDGE CITY COUNCIL

Mayor Anthony S. Ford - Present	Mayor Pro Tem Kyle Berry - Present
Councilman Elton Alexander - Present	Councilwoman Yolanda Barber - Present
Councilwoman LaKeisha Gantt – Not Present	Councilman Alphonso Thomas – Not Present

Vanessa Holiday, City Clerk – Present

RETREAT FACILITATOR - Teri Smiley – Starfish Partnership LLC

The Main Street Advisory Board Chair, Willie Hopkins, called the meeting to order at 9:16 a.m. Chair Hopkins proceeded with the Roll Call. Members Hopkins, Gibson, Burnett, Jones, Mason, Park, and Potts were present. Member Furtch joined at 9:27 a.m. Councilman Thomas was not in attendance. There was a quorum.

The Downtown Development Authority Chair, Robert Anderson proceeded with the Roll Call. Members Anderson, Merritt, Stamper, and Councilman Alexander were present. Members Washington and Swygert were not in attendance. There was a quorum.

Mayor Ford proceeded with the Roll Call for the City Council. Mayor Ford, and Councilman Alexander were in attendance. Councilmembers Barber, Berry, Gantt, and Thomas were not present for roll call. There was no quorum. Mayor Pro Tem Berry and Councilwoman Barber joined the meeting at 9:39 a.m. There was a quorum.

Ms. Fareed gave an overview of the Retreat noting Main Street Program is required to hold an Annual Retreat per the Department of Community Affairs, and complete and submit the Main Street Work Plan annually. Ms. Fareed noted the Downtown Development Authority, and the City Council were invited as a collaborate effort as stakeholders and to all be on the same page as it relates to the development of downtown Stockbridge. Ms. Fareed read the Main Street Mission and Vision Statements, and introduced the Retreat Facilitator, Ms. Terri Smiley of Starship Partnership, LLC.

Ms. Smiley gave an overview of her background and experience, and referenced prior retreats for other municipalities and entities that she has done work for, and asked each attendee to introduce themselves, and state your “why” for choosing to be on the board, council, or committee they represent.

Invocation by Mayor Pro Tem Berry.

Pledge of Allegiance recited by all in attendance.

A Roadmap for Board of Excellence

Ms. Smiley presented a Self-Awareness and Reflection presentation where the attendees were able to identify social styles and interactions of other members, and having this knowledge would give the members insight on how to feed off each other’s strengths and weaknesses.

Ms. Smiley reviewed the importance of Governance, and noted the Bylaws for Main Street must be approved by the City Council. Ms. Smiley noted Board Members govern; and staff manages; noted the importance of Board Members serving and not just having a seat on a board, and that in reality, 20% of the members of a Board do 80% the work; noted the Board should have meeting rules in place, a Strategic Plan, Minutes adopted at each meeting; and noted committees within the Board are ongoing and that a Task Force is set up for specific matters.

Ms. Smiley noted there should be an annual review, a good strategic plan, and goal setting, as is being done here today, think about your “wow factor,” and always remember your “why.”

Ms. Smiley noted the main focus of the DDA is real estate; the main focus of Main Street is promotion of the City; and the main focus of the City Council is funding and support of the DDA and Main Street, with all entities on the same page with no silos.

Ms. Fareed stated the DDA builds it, Main Street dresses it up, and the Council gives guidance and support.

Ms. Smiley reviewed the Mission Statements for the City Council and the DDA; and noted the Main Street Program is a nationwide 501c.6 organization; and that the Stockbridge Main Street Program has been recognized nationally for their award-winning efforts.

Review Current Plans for Downtown Stockbridge; 2018 RSVP Plan, DDA-Draft Report of Downtown Master Plan, City of Stockbridge Economic Development Strategic Plan, 2024, 2023 Main Street Work Plan

Main Street Program Report

Chair Hopkins presented the Main Street Program report noting the focus continues to be the RSVP Plan where there was a lot of hard work that went into the plan as a collective body; noted the idea of the RSVP Plan is to get people to come to the downtown area and noted that during the process of putting the RSVP Plan together, citizens and business owners attended several meetings and gave their input on what they wanted to see in the downtown area. Chair Hopkins commended the work of the Stockbridge City Council on the efforts being done in the city and does not want the Council to forget the RSVP Plan as the wholistic plant that was generated from the citizens and include connectivity and walkable areas with patrons visiting businesses before and after concerts. Chair Hopkins noted the largest commercial business in the downtown area is Food Depot; noted downtown parking needs to be addressed and repaving of the closed street; noting the Main Street Advisory Board is the hardest working Board in the City, always showing up because they have a vested interest, and knows their role; and noted Main Street will continue to focus on the RSVP Plan, with a great interest on the low hanging fruit items in the plan in unison with the City, noting it is okay to disagree, with the mission being to move forward to make the City of Stockbridge better; referenced Main Street's assistance with the Quiet Zone, and noted former Main Street Manager, Kira Harris-Braggs played a major role with the RSVP, and that in her absence, the Main Street Program has not missed a beat as Ms. Lisa Fareed has stepped in to the role, and kept everything moving seamlessly.

Councilman Alexander noted the RSVP Book is an excellent marketing tool.

Vice-Chair Furtch noted the information from the RSVP Plan came from the residents and stakeholders of the City and read a portion of the hundreds of responses that are included in the book that came from the community.

Board Member Jones referenced the on-line surveys and in-person meetings that were attended by the community for several months to put the RSVP Plan together, noting that should not be overlooked.

Ms. Fareed, noted Main Street, led the RSVP Plan collaborating with the Carl Vinson Institute of Government where it was stated by the CVIOG staff that they had never seen such a great turnout and input from the community.

Councilman Alexander agreed the CVIOG Charrette was great and referenced the marketing analysis for housing to support the downtown businesses.

Mayor Ford noted the Quiet Zone was instrumental and referenced federal funding from Congressman Scott's office.

Councilman Alexander referenced additional funding for the feasibility study for the pedestrian bridge and TSPLOST projects.

Ms. Fareed noted the "Station" was no longer relevant to the RSVP Plan, as the building has been sold, and the Ted Strickland Community Center is now operating as the Stockbridge Downtown Connection Center housing the Economic Development, Main Street and DDA Office and Conference Room; and noted the Troll Village is no longer relevant, noting the downtown area has a need for more parking, however, there is a need for more art.

Downtown Development Authority Report

Chair Anderson stated he was unsure why the DDA added a Downtown Master Plan when the RSVP Plan was already in place, noting there are items within the plans that conflict with each other, with the DDA approving the Downtown Master Plan, and the City did not.

Councilman Alexander noted there is value in the data from the Downtown Master Plan.

Chair Anderson noted that based on the activity downtown, it appears as though the City is developing an Entertainment District, and that the restaurants are not family friendly.

Mayor Ford stated that the future developments will include more family-oriented facilities.

Ms. Fareed noted the Main Street Program has put on a number of family-friendly events, noting feedback from residents was that there were not adult activities in the city; and referenced the Funnel Cake business, the Lemonade Café, and Ice Cream business for families, and agrees there needs to be more balanced options.

Councilman Alexander referenced the Dance Studio and Peach Cobbler Café that are in the downtown district footprint, and not within the Main Street boundaries.

Ms. Smiley noted it is not necessary to adopt everything included in a feasibility study, noting these are recommendations.

Economic Development Report

Mr. Allonce noted that as part of the City's Strategic Plan, the Economic Development Department was directed to come up with a unified vision and create an Action Plan noting who will do what as it relates to the various boards; noted K B Advisory Group partnered with the City and met with each of the boards discussing the issues, and looked at all of the plans, noting the RSVP Plan was the more dominant plan, and had a conversation on how to move forward, noting there were five (5) overreaching goals, noting downtown is the priority, and needs private investment.

Goal 1 – Revitalize and Activate Downtown Stockbridge.

Goal 2 – Support and Expand the Medical Hub with Piedmont Henry Hospital as the Anchor (Citywide Development Authority will play a key role here).

Goal 3 – Retaining and Supporting the Small/Local Business utilizing the Economic Development BRICS Initiative.

Goal 4 – Developing a Workforce Training Program (Working with Goodwill Industries and Southern Crescent Community College).

Goal 5 – Improving Connectivity and Quality of Life.

Mr. Allonce referenced the Action Plan document and referenced the Objective, Responsible Board(s) and Timeframe, and reviewed the Implementation Strategies, noting the desired outcomes of the next five years, noted for each of the objectives, there are two strategies that are to be considered the “action Items” for the Economic Development Department and relevant stakeholders to implement; and noted for each strategy, the table outlines (1) the recommended stakeholder(s) to carry out each strategy and (2) the estimated timeframe to implement it; and referenced the Key (Stakeholder List) referencing the responsible party, and that collaboration is key for successful economic development, so many of the strategies have multiple stakeholders identified; and noted the stakeholder that is recommended to take the lead role in implementing the strategy is listed first.

Councilwoman Barber asked what role the boards play in attracting businesses to the downtown.

Mr. Allonce noted that if a board member receives information from a potential prospect, the lead(s) should be relayed to the City’s Economic Development Department.

Mr. Allonce noted the role of Main Street is to support the existing businesses in the downtown with programs and events that bring patrons, or foot traffic to the downtown area; noted the Downtown Development Authority (DDA) has tools and incentives to bring and retain businesses to the downtown area and is currently working on a project; and the Citywide Development Authority (CDA) has incentive tools and real estate with the hospital and healthcare being the major focus to make Stockbridge more attractive.

Mr. Allonce noted the City has approved a TAD (Tax Allocation District); however, the TAD needs approval of the Henry County Board of Commissioners (BOC) and the Henry County School Board (BOE), and that has not happened, and encouraged each member of the various boards to reach out to the BOC and BOE members to get their commitment on the TAD; noting the TAD revenues would allow for infrastructure and landscaping improvements in the downtown, noting Design Standards need to be implemented for Downtown.

Mr. Allonce recommended the Economic Development Round Table continue, noting each Board member Chair is invited to participate.

Board Member Furtch noted that there has been a great deal of information in the presentations given today, and offered an overview whereas we need more people to come to the downtown area; Main Street needs to offer more activities to bring people downtown; we need more investors to build more residential downtown to support the businesses; and we need more Council support and funding.

Chair Anderson stated as it relates to the DDA’s role, the Board may need to acquire property to complete the plan.

Mayor Ford exited the meeting; the City Council no longer has a quorum.

The Main Street Approach: The Four Pillars of Mainstreet Stockbridge Mainstreet Survey Results

Ms. Fareed presented the Main Street 2024 Movie Night Event (June 14th). Motion to approve made by Jones; seconded by Merritt. The motion passed unanimously 6-0.

Main Street 2023 Work Plan

Ms. Fareed referenced the 2023 Downtown Strategic Work Plan noting this is a 5-year project where due to the remnants of the pandemic progress has slowed; noting the report has a number of projects with a delayed status; and noted the area around Burke Street looks blighted and abandoned, and the Alleyway Project needs to be a priority for the City; and noted the utilities appear to be the remaining pending item to complete the Alleyway project.

Board Member Merritt offered to connect the City with a contact from a utility company.

Ms. Fareed reviewed the Work Plan Tasks, Responsible Person, Organization, Status and Project Budget, noting there has been ARPA funding allocated to Economic Development for Events, and for the Façade Grant Program.

Ms. Chavis noted the Business Assistance Program will work in partnership with the Downtown Development Authority on business facades and exterior features of the downtown businesses, special events in the downtown, seeking sponsorships, noting small business façade grants have been awarded to Frozen Smoke, Rico's, and Ruth's restaurants; and the Downtown Business Assistance grants have been issued to Frozen Smoke and the Eagles Landing Dance Studio in the Publix plaza on East Atlanta Rd.

Mr. Allonce suggested the City continue to fund the Economic Development BRICS Program.

Ms. Fareed noted developments are going up next to Rico's Restaurant, and the BRICS incentives and grants will help business owners with renovations and curb appeal that will spur and encourage more investments.

Ms. Fareed also noted parking continues to be a huge concern in the downtown area, with a battle amongst the businesses along M L King, Sr. Heritage Trail seeking parking for their patrons, noting Amphitheater parking is an additional problem with concert goers parking in parking spaces for their patrons during the concert with no parking enforcement from the police or code enforcement.

Board Member Furtch noted there are a number of individuals unjustly selling parking spaces during the Amphitheater concerts that do not own the parking areas.

Councilmember Barber agreed there are parking issues in the downtown area, and noted the City Council has been made aware of the issues; and recommended when there are violations, to please call the police if there are illegal attendants spotted, or as the Representative for the Downtown District 4, to also contact her and make her aware.

Ms. Fareed noted the downtown visitors do not always have a wonderful experience when visiting the downtown area due to the parking issues.

Councilmember Barber noted the Amphitheater Map for parking has been requested for City Council approval at the April 30th Work Session Meeting; and asked why the Boards are not presenting quarterly updates to the Council, suggesting the Board Chair do so quarterly, so that the Mayor & Council are aware of issues and actions taken by the Board.

Chair Anderson noted the DDA has submitted their First Quarter Report to the Mayor & Council.

Ms. Smiley noted the S.W.O.T. Analysis has basically been covered in the RSVP Plan and the Economic Development Plan and referenced the (4) Four Pillars of Main Street: Economic Vitality, Design (with an emphasis on historic values, murals, and statues), Promotion and Organization.

Ms. Fareed noted the importance of Recreation, Leisure, Dining, and Retail in the Main Street District is to create a Sense of Place.

Ms. Smiley referenced the award-winning Main Street Program and the Small Business Blitz that is typically on the Saturday following Thanksgiving, and noted the Stockbridge Program promotes the Small Business Blitz throughout the entire month of November; and noted the Board needs to keep the 2 Strategic Goals of implement Arts and Beautification of the downtown area in focus.

Board member Potts noted that with so many pending items, Main Street needs to focus and address the items under Main Street's control.

Chair Hopkins agreed, noting the items that are currently noted incomplete, need to be addressed and completed where possible and feasible.

Group 1 was tasked with creating a Strategy for implementing the Arts and Beautification projects in the Main Street/Downtown area.

Group 1 recommended (6) six Goals to promote the Downtown:

1. Offer financial incentives such as the Façade Grant, and work in collaboration with the City and Business Owners to allow pop-up shops and pop-up markets.
2. Promote Shop Small throughout the entire year to help generate new customers; highlight businesses on the city's webpage, highlighting a "business spotlight of the month."
3. Collaborate with the City's Social Media platforms and promoting events.
4. Encourage businesses to bring out samples with the focus on homemade and hand-made samples.
5. Promote Stockbridge Businesses using a QR Code.
6. Co-market by promoting each other's businesses.

Group 2 was tasked with identifying Arts and Beautification projects for the Main Street/Downtown area.

Group 2 suggested creating a Task Force to research a small amphitheater stage for smaller events to be located on the city's green space adjacent to city hall; explore donations; seek local artists, musicians, and arts & craft vendors; and install a digital board with announcements; suggested

expanding the white lights to be decorated around the trees along East Atlanta Road, M L King, Sr. Heritage Trail, N. Henry Blvd. from Burke Street to Municipal Park adjacent to the Police Station, and along Love Street to identify the downtown area; add seating along M L King, Sr. Heritage Trail; review a Special Façade Grant for Food Depot; remove the brick wall along M L King, Sr. Heritage to open up the sidewalk; city to clean and maintain the entrance to the Arts Center entrance along Burke Street; identify a location near the Amphitheater to install a STOCKBRIDGE Statue with the “I” space empty to be filled in by a person as a tourist attraction; make improvements in the Love Street crosswalk, install and create a “You are Here” QR Code and creating a group to identify the downtown anchors, COS Wayfinding and using the 30281 Zip Code Mural; and have a local Taste of Stockbridge.

The consensus of all members in attendance was that the cleanup and completion of the Alleyway should be priority, and to follow the RSVP Plan, starting with the low hanging fruit.

Ms. Smiley and Ms. Fareed thanked everyone for their participation in today’s Retreat.

Ms. Smiley noted an overall report would be prepared and distributed to Ms. Fareed in the upcoming weeks.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, JUNE 10, 2024 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Kyle Berry – 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

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Cassandra Lester – Deputy City Clerk
Vacant – City Treasurer
Quinton Washington – City Attorney

Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.

The meeting was called to order by Mayor Ford at 6:01 p.m.

Invocation by Ms. Keedra Jackson

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All the members were present except Mayor Pro Tem Berry.

Motion to amend the Agenda to remove Item #6 – Lottery, to be published and announced at a future date to be determined, was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

Motion to adopt the Agenda was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

1. Approval of the Minutes for the Council Meeting May 13, 2024
2. Approval of the Minutes for the Work Session Meeting May 28, 2024

Motion to approve the Council Meeting Minutes for May 13, 2024, and Work Session Minutes for May 28, 2024 was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 4-0.

PUBLIC COMMENTS

Mr. Luis Fonseca of Royal Sports Bar 5425 N. Henry Blvd. referenced an occurrence at the Royal Sports Bar and stated his disappointment at the treatment by the Stockbridge Police Department.

Ms. Suzette Wilkinson 183 Spivey Ridge Circle stated her residence was included in the Annexation Referendum and that her taxes and sanitation fees are much higher than anticipated.

CEREMONIAL REVIEW

3. Mayor Ford reviewed Employee Recognitions for Uneeda Smith-Sellers for 10 years of service and Stephanie Milton for excellence in customer service; referenced the proclamations for Municipal Court Clerk Week - presented to Municipal Court Clerk Genea Stanley, Juneteenth - presented to Renee Wheeler, Pride Month - presented to Kaelea Lucas-Rivior, and Father's Day.

Mayor Pro Tem Berry joined the meeting at 6:20 p.m.

PUBLIC HEARING

4. TEXT AMENDMENT CASE #TX-2024-04 FOR HOUSING SHELTERS (Citywide)

Consideration of a text amendment to the Stockbridge Unified Development Code (UDC) to allow for the location of various types of housing shelters within the C-2 (General Commercial), C-3 (Heavy Commercial), O-I (Office-Institutional), and LI (Light Industrial) zoning districts as Special Uses, requiring the approval of a Special Use Permit through the public hearing process. Planning Commission Recommendation on 05/16/24 -- Denial.

Presented by: Ryan Anderson, Community Development Director

Mr. Anderson presented an overview of Text Amendment Case No. TX-2024-04 for Housing Shelters Citywide, noting the Planning Commission recommended denial, and staff recommends approval; noting the Text Amendment amends section 3.1 of the city's Code, and that there is no provision in the city's Unified Development Code (UDC) that allows for this type of facilities; and presented a map of the proposed locations.

Councilmember Barber asked what was driving the change for the Text Amendment.

Mayor Ford noted that he has been approached by several individuals regarding who have complained about the homeless crisis in the city, and he met with the City Manager to address the need.

Councilmember Alexander asked how the locations were determined.

Mr. Anderson stated that staff compared the proposed locations with other cities with these types of facilities.

Councilmember Alexander noted that he and Councilmember Barber participated on a board to address shelters and the homeless situations, especially during the winter months and agrees the facilities are necessary.

Mr. Anderson noted there would be three tiers: Tier 1 – 30 days, Tier 2 – 6 months, and Tier 3 – One year; and that all tiers would not have more than 40 beds, would require approval a Special Use Permit the City Council from, and that while no locations have been determined, the facility would be restricted from locating in a residential area.

Councilmember Barber asked if Transitional Housing was included.

Mr. Anderson's response was no, it does not.

Councilmember Gantt agreed there is a need, and thanked Mayor Ford and staff for taking the lead, hoping the County and other cities will follow, and that non-profits will assist.

Public Hearing Opened.

Speakers in Favor: Ms. Paula Neely.

Speakers Opposed: Ms. Jocelyn Williams.

Public Hearing Closed.

Motion to approve was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

5. REZONING CASE #RZ-2023-05. (City 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. Planning Commission Recommendation on 09/28/23--Denial. Council Action on 12/11/23--Deferral, per applicant's request. Deferred by applicant for the 04/18/24 and 05/13/24 Council meetings. Community Meeting--Held on 05/01/24.
Parcel #030-01009000 – Contains 73.859 +/- acres.
Parcel #030-01009005 – Contains 3.636 +/- acres.
Parcel #030-01009006 – Contains 1.369 +/- acres.
Presented by: Ryan Anderson, Community Development Director

Mr. Anderson presented an overview of the proposed development, noting the requests for deferrals made by the Applicant; noted the Planning Commission recommended denial, and the staff recommended denial, however the staff's recommendation was based on a 12-year old LCI Study, noting the study is only good for ten years, and noted that the City's Comprehensive Plan has been updated, and the Applicant's amendment request is no longer required.

Councilmember Thomas noted the development has been deferred a number of times, and that he has continued to meet with residents of the subdivision, and surrounding area, along with members of the Homeowners Association, and the Developer, trying to work together to bring a quality development, and to address the requests from the commercial component as part of the development, considering the location and proximity to major roadways; and noted the concern of the residents who would have to live with the development, is the fear of the unknown commercial that would come to the area.

Councilmember Alexander stated that the development presented is unchanged, and does not have a commercial component, which is why the project was deferred; and referenced a roadway with access to Davidson Parkway, and bridge connecting to the adjacent Flippen Road development.

Councilmember Gantt recalled discussions of a commercial mixed-use component and will respect the wishes of the community.

Ms. Tiffany Hogan presented the development on behalf of D. R. Horton. Questions were raised about the development and a commercial component, along with making the development a quality product that the residents of the community could agree to and live with; Ms. Hogan referenced the development noting the development would be on 79.02 acres with 3.74 units per acre, 36.3 acres of open space, 296 units (129 Townhomes and 168 Single Family Detached Homes, with 2-car garages; noted Northbridge would not be included in the name, noted the sub-road promised by the Flippen Road developer would be too dangerous and taxing, noting a 30' drop; noted a Traffic Impact Study has been completed along with the following Conditions:

Applicant's Proposed Conditions for RZ-2023-05

1. The Developer will remove the fifteen homes planned for the front of the community as reflected in in the revised conceptual site plan date – 12/7/2023.
2. Developer will select a name for the development that does not reference Northbridge.
3. Developer will place the main entrance monument for the development at the Davidson entrance in order to encourage usage of this entrance as the main entrance. A secondary entrance will be located off Walter Way. Both entrances will remain as full access.
4. No more than 5% of the homes may be used as rental property.
5. There shall be a mandatory Homeowners Association.
6. Dedicate 2 acres of the site for commercial development.
7. Applicant will work with the Community Development Staff on the final site plan.

Ms. Tiffany Hogan agreed with Staff's Conditions with the exception of Condition No. 3.

Staff's Conditions for RZ-2023-05

1. Comprehensive Plan Amendment – The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-04, to change the subject property's future land use designation from Low-Density Vertical Mixed-Use to High-Density Residential is approved before, or simultaneously with, the approval of RZ-2023-05.
2. Parcel Recombination -- No permits shall be issued by the City of Stockbridge until the developer provides to the Planning and Zoning Office a copy of the recorded plat for the recombination of the three parcels comprising the subject property.
3. Water and Sewer Availability – The developer shall submit construction plans to the Stockbridge Public Works Department by the six-month point prior to August 2, 2024 in order to take advantage of that office's reservation of water and sewer capacity to serve the proposed development. **CONDITION REMOVED**
4. Transportation and Traffic Impacts – The applicant shall submit a traffic impact study which provides satisfactory traffic and transportation data; and the applicant shall provide the appropriate needed transportation and traffic improvements, in conjunction with officials from the City of Stockbridge, Henry County DOT, and Georgia DOT.
5. Environmental Impacts – The developer shall submit an environmental impact study or hydrology / geology study which provides satisfactory environmental data; and the applicant shall take appropriate steps to preserve/protect the existing natural resources on the subject property and prevent the occurrence of any adverse environmental impacts.
6. Landscape Design -- The developer shall submit an acceptable landscape design plan for the proposed development during the plan review process for a land disturbance permit.
7. Preservation of the City's Lift Station – The developer shall take appropriate steps to preserve and protect the City's existing lift station on the subject property, such as providing appropriate buffering and ensuring the clear access to the lift station facilities.
8. Architectural Design – The architectural design of the single-family detached units which are to be located along and close to Walter Way shall be similar to the architectural design of the existing homes along Walter Way.
9. Homeowners' Association – The developer shall establish a homeowners' association or property management company, or separate ones for the single-family detached subdivision and the townhome community, to maintain the subject property.
10. Easements shall be established for the trail connection.
11. The front yard setback for the single-family detached homes shall be reduced to thirty feet.
12. The front yard setback for the townhomes shall be reduced to thirty feet.

13. Decorative streetlights shall be installed.
14. Flock cameras shall be installed.
15. A ten-foot multi-use path shall be installed.
16. The number of townhomes shall be reduced to 125 and the number of single-family detached homes shall be reduced to 150.
17. A throughway shall be established to provide connectivity.

Mr. Thomas noted the original version has been revised noting fifteen (15) homes have been removed that were directly across from the current pool house for a proposed pocket park, and sidewalks are placed on both sides of the street with the Townhomes placed on the west side of the property closest to Davidson Parkway.

Ms. Hogan noted this developer uses quality materials that include cement fiberboard that tends to last longer and is more durable, and noted D R Horton has always been serious about remedying any issues.

Councilmember Barber noted that she is not a fan of high density and wants to make sure the development meets the city's UDC requirements, and asked what the price point will be.

Ms. Hogan referenced the projected timeline for completion to be 2025, and that the projected starting sales price will be \$325,000 for the townhomes and \$350,000 for the single-family detached homes.

Councilmember Barber asked to see the conceptual plans of the development.

Ms. Hogan noted there were no conceptual plans included in the presentation.

Councilmember Alexander noted that this is the exact plan that was deferred and does not include commercial; noted the DRI called for a through road and recommended the developer revise the plan to include commercial and to build a bridge and re-submit.

Ms. Hogan responded that the city rezoned the Reeves Creek development, however, there is a dangerous 30' drop, and noted that it is unfortunate that promises were made to the city by the developer of the Flippen Road development.

Councilmember Gantt noted that from the site plan presented, the homes appear to be crammed in and agrees the developer needs to go back to the drawing board.

Ms. Hogan noted that if the project is not approved, the Applicant will likely walk away.

Councilmember Thomas noted that developments throughout the city reflect the city as a whole, and appreciates members of Council weighing

in, noting he is also disappointed in hearing about the stub-road, however, his concern remains the concerns of the homeowners and their fear of the unknown, and that he will always represent the homeowners.

Mr. Anderson noted that he has been made aware that Drive-Time could expand if the project is not approved.

Ms. Hogan noted there are cost and safety issues.

Councilmember Thomas noted that while he appreciates the comments from the Council, he prefers that staff continue to work with the developer to construct a quality development with respect to the quality of life for the current and future residents.

Ms. Hogan agreed to reduce the number of units from 296 to 275 with 125 Townhomes and 150 Single-Family Detached homes and 10' between the units, and would develop as a Multi-Family Residential project, and noted if there is an approved PUD, there are not setback requirements; stated D R Horton is under contract with the seller.

Public Hearing Opened

Speakers in Favor: Ms. Patricia Smith, Northbridge Crossing HOA President.

Speakers Opposed: None

Public Hearing Closed.

Councilmember Thomas motioned for a 5-minute recess; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

Councilmember Gantt motioned to reconvene; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

Councilmember Thomas motioned to move Item #5 to continue to be heard following Item #11 on the Agenda; seconded by Councilmember Alexander. The motion passed unanimously.

Motion to approve Rezoning Case #RZ-2023-05 to include Staff Recommendations excluding Condition #3, and the following additional Conditions: Development shall include a Retail Component; Rezoning of (3) three parcels to a PUD and work with city staff on new site plan, retaining (2) two acres of the site for commercial with a preference for vertical mixed-used; allow for an easement for a Trail Plan; Development shall include a reduction of Townhomes to 125 and a reduction of Single Family Detached Homes to 150, Setbacks for the Townhomes and Single Family Detached Homes will both be 30 feet; Development will include Decorative Streetlighting, was made by Councilmember Thomas; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

NEW BUSINESS

6. Lottery Process to determine the awarding of two additional alcoholic licenses and possibly two additional licenses to certain other types of businesses in the City of Stockbridge.

Consideration of lottery applications which the City of Stockbridge received during the 45-day public notice period, which ended on June 7, 2024, for the purpose of awarding business licenses to two additional alcoholic beverage businesses, and possibly awarding licenses to additional businesses of certain types.

Presented by: Ryan Anderson, Community Development Director, Lakeisha Gaines, Interim City Treasurer and Mayor Anthony S. Ford
Item removed from the Agenda to be published and announced at a future date to be determined.

7. Council consideration to approve the renewal of the landscape maintenance services contract with Yellowstone Landscape in the amount of \$350,000.00. Funding source is from Government Buildings and Amphitheater budgeted funds.

Presented by: Al Barnes, Public Works Operations Manager and Decius Aaron, Public Works Director

Mr. Barnes requested Council approval of the renewal of the landscape and maintenance services contract with Yellowstone Landscape in the amount of \$350,000.00.

Councilmember Barber asked what the city is currently paying for the Yellowstone contract, and if this request is an increase.

Mr. Aaron stated that the Yellowstone contact amount is \$327,216.00, and the \$350,000.00 is to amend the contract to accommodate requests for additional services that may be requested for maintenance, services, and supplies above the contract amount; and that the Procurement Office prepared and uploaded the documents that are presented to the Governing Body.

Councilmember Barber stated that a request to amend the contract includes a change in the scope of work and compensation and is not the same as the Agenda request to approve the renewal of the current contract; and noted the documents uploaded are not legible and noted that staff should bring any requests for extra services beyond the City Manager's spending authority of \$50,000 to the Council for consideration and approval.

Councilman Alexander motioned to approve the renewal of the contract for landscape and maintenance services with Yellowstone Landscape in the amount of \$350,000.00. The motion died for lack of a second.

Councilmember Gantt asked if the \$70,000 referenced in the documents are included as part of the \$350,000.00 amount, and asked if Procurement could explain.

Mr. Aaron noted that was a separate project that was completed for Campground Road and should not have been included in the documents.

Councilmember Alexander noted it is important for staff to be proactive without having to come back to Council for approval.

Councilmember Barber referenced her copy of the FY2024 Budget and asked where she could locate the Landscaping amount for the year, and asked if the Interim Treasurer could assist with identifying the line item in the budget.

Mr. Aaron noted the budgeted amount for FY2024 is \$330,000.00; and that the contract expires at the end of September 2024.

Motion to approve the renewal of the Yellowstone Landscape contract in the amount of \$327,216.00 and to bring all requests exceeding the City Manager's authority of \$50,000.00 to the Council for approval was made by Councilmember Barber; seconded by Mayor Pro Tem Berry. The motion passed 3-0-2 (Barber, Berry and Gantt Approved) (Alexander and Thomas Abstained).

8. Council consideration to approve contract renewal invitation to bid (ITB) number 16RFP101216- DRR – American Tank Maintenance, LLC – Full-Service Tank Maintenance Program in the amount of \$61,419.00. Funding source is from the Water Department budgeted funds.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted this is the third renewal of the contract that was originally approved on October 1, 2024.

Motion to approve the contract renewal for American Tank Maintenance in the amount of \$61,419.00 was made by Councilmember Gantt; seconded by Councilmember Berry. The motion passed 3-1 (Alexander, Berry and Gantt Approved) (Councilmember Barber Opposed, citing Exhibit B regarding the compensation paid to the vendor was not included), (Councilmember Thomas was not present for the vote).

9. Council consideration to fill a vacancy on the Youth Council Advisory Committee, appointing a member to serve an unexpired term.

Presented by: Quinton Washington, City Attorney

Attorney Washington presented the vacancy on the Youth Council Advisory Committee, noting one vacancy and one applicant.

Motion to appoint Tarreka Powell to the Youth Council Advisory Committee was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed 4-0 (Councilmember Thomas was not present for the vote).

10. Council consideration to fill vacancies and appoint members to the Citywide Development Authority Board.

Presented by: Quinton Washington, City Attorney

Attorney Washington presented the vacancies on the Citywide Development Authority Board, noting three vacancies and four applicants.

Motion to appoint Monica Jones to fill an unexpired term, and to appoint Kim Mays and Ivy Sears to fill newly added positions on the Citywide Development Authority Board was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

11. Council consideration to fill a vacancy on the Downtown Development Authority Board and appoint a member to serve an unexpired term.

Presented by: Quinton Washington, City Attorney

Attorney Washington presented the vacancy on the Downtown Development Authority Board, noting two vacancies and one applicant.

Motion to appoint Kenya Cook to fill an unexpired term on the Downtown Development Authority Board was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

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 (Jun 11)
- The Main Street Advisory Board Meeting 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Jun 14)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Stockbridge Downtown Connection Center 130 M L King, Sr. Heritage Trail (Jun 18)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Jun 18)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Jun 20)
- Joint Henry County BOC, Stockbridge, Hampton, McDonough and Locust Grove SPLOST VI Meeting, Tuesday, June 25th at 6:30 p.m. Henry County Administration Bldg. 140 Henry Pkwy. McDonough, GA 30252 (Jun 25)

- City Council Work Session Meeting, **SPECIAL MEETING DATE:** Wednesday, June 26th at 6:00 p.m. - City Hall Council Chamber (Jun 26)
- Community Zoning and Information Meeting, Thursday, June 27th from 6:00 p.m. - 7:00 p.m. at Stockbridge City Hall Council Chamber (Jun 27)
- 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. – July meeting canceled due to the 4th of July holiday.
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Jul 8)
- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (No July Meeting due to Summer Break)
- Citywide Development Authority Meeting, 2nd Tuesday of each month, 6:00 p.m. - City Hall Levi Meeting Room (Jul 9)

UPCOMING CITY EVENTS/INITIATIVES

- Food Truck Tasty Tuesday is back! Join us at Clark Community Park at 111 Davis Rd. Stockbridge on Tuesdays from 5:30pm – 8:00pm for live music, great food, and a host of free games and activities for the kids.
- Join Councilman Alphonso Thomas for the monthly *Senior Bingo Bash* on *Wednesday, June 12th* from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Bring the kids out for the annual Main Street Movie Night at Clark Park, Friday, June 14th with FREE games and activities starting at 6pm and the featured movie starting at sundown.
- Join Councilman Elton Alexander for a District 5 Town Hall Meeting on Saturday, June 29, 2024 at 10am at Argento @ Bridges of Jodeco 300 Argento Dr. McDonough, GA 30253
- Join the City of Stockbridge for the FREE Annual Juneteenth Celebration on Wednesday, June 19th from 5 – 9pm at the Stockbridge Amphitheater. There will be unique food and art vendors, fun activities for the kids, a DJ, and live performances.
- Join Councilwoman LaKeisha Gantt in partnership with Atlanta Food Truck Park for Night Market at the Stockbridge Amphitheater Parking Lot from 6pm – 9:30pm –**Special Date June 19th with Juneteenth**. There will be vendors, Food Trucks, Activities, Games, Music, and Vibes. Contact Tan Bowers at: tan@atlantafoodtruckpark.com for registration and additional information.
- Join Mayor Anthony Ford for the monthly *Meet the Mayor* on Wednesday, June 26th from 10am – noon at Stockbridge City Hall.
- SAVE THE DATE for the City of Stockbridge FREE 4th of July Extravaganza with fireworks and live music. Gates open at 3pm. The concert features Soul Cartel, Algebra Blessett, Bobby V and the Michael Jackson Live Tribute and will take place from 5pm – 9pm at the Stockbridge Amphitheater.
- SAVE THE DATES! Councilwoman Yolanda Barber is again partnering with Kicks4Kids to collect shoes on Saturday, July 6th and July 13th at Stockbridge First United Methodist Church. Please plan to donate what you can to this life-changing initiative.

- 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.

Please contact Rosalynd Rawls to schedule an appointment for *Meet the Mayor* and for more information on Council Initiatives and events at 678-833-3348 or via email: rrawls@stockbridgega.org

2024 Stockbridge Amphitheater Concert Series

1. Saturday, July 6th– Karen Briggs Contempo Orchestra featuring Phil Perry, Oleta Adams, Regina Belle, Chieli Minucci, Jazmin Ghent, Brian Bromberg, and Tommy Davidson
2. Sunday, July 7th – End of the 4th of July Weekend featuring Charlie Wilson and special guest, Robin Thicke
3. Saturday, July 13th and Sunday, July 14th – A Night with Kem, and Special Guest Leela James
4. Saturday, July 20th – Ladies Night Out featuring Jodeci, Johnny Gill, and Silk
5. Saturday, July 27th – 70's Soul Jam featuring the Chi-Lites, the Mannhattans, The Legendary Blue Notes, Bloodstone and Peaches & Herb
6. Saturday, August 3, 2024, Babyface and Special Guests Avery Sunshine and 4Cast.

MAYOR'S COMMENTS

Mayor Ford referenced an amazing concert where the group TLC was honored for the 30-year anniversary of the CrazySexyCool album at the Amphitheater over the weekend; noted it is summertime and asked that everyone be safe in the heat, stay hydrated, and keep yourselves protected from the virus.

EXECUTIVE SESSION

Motion to convene Executive Session for Personnel, Real Estate and Litigation was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Motion to adjourn Executive Session and sign and Affidavit was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Motion to reconvene the meeting was made by Mayor Pro Tem Berry; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

Motion to enter into an Intergovernmental Agreement with the Henry County Water Authority was made by Mayor Pro Tem Berry; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

Motion to adjourn the meeting at 9:43 p.m. was made by Councilmember Thomas; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



CITY COUNCIL WORK SESSION MEETING SUMMARY MINUTES

WEDNESDAY, JUNE 26, 2024 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Kyle Berry – 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

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Cassandra Lester – Deputy City Clerk
Vacant – City Treasurer
Quinton Washington – City Attorney

Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.

The meeting was called to order by Mayor Ford at 6:07 p.m.

Invocation by Mayor Ford

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All the members were present except Mayor Pro Tem Berry.

Motion to adopt the Agenda was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 4-0.

1. Review of the Minutes for the June 10, 2024 Council Meeting
There was no action taken.

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS

2. Council Consideration to approve the purchase of (2) Ford F-350's with service body and light package under Georgia statewide contract number 99999-SPD-ES40199373-002 with Allan Vigil Ford in the amount of \$143,018.00. Funding source is from Public Works Department budgeted funds.

Presented by: Al Barnes, Public Works Operations Manager and Decius Aaron, Public Works Director

Mr. Barnes noted the request is to replace old fleet vehicles.

Councilmember Gantt questioned why the city has changed vendors.

Mr. Barnes noted both Alan Vigil Ford and Wade Ford have state contracts.

Councilmember Alexander asked what the trucks usage will be and asked what is different from the standard F-150.

Mr. Aaron noted these only vendors who have a state contract for the F-350 trucks and can tow and transport bobcat equipment when necessary.

Mr. Barnes noted the vehicles will be used for towing, can go off-road for site cleanups, and transport debris from homeless encampments.

Councilmember Thomas asked if this is the direction of the city to maintain site cleanup throughout the city.

Mr. Aaron confirmed that these vehicles can be used for those purposes.

Councilmember Barber asked for clarification of the budgeted amounts and the remaining balance in the account.

Mr. Aaron noted Item #3 on the Agenda is included in the numbers.

Motion to approve the purchase of (2) Ford F-350's with service body and light package under Georgia statewide contract number 99999-SPD-ES40199373-002 with Allan Vigil Ford in the amount of \$143,018.00. Funding source is from Public Works Department budgeted funds was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

3. Council Consideration to approve the purchase of (1) Transit Van under Georgia statewide contract number 99999-SPD-ES40199373-009S with Wade Ford in the amount of \$55,130.00. Funding source is from Public Works Department budgeted funds.

Presented by: Al Barnes, Public Works Operations Manager and Public Works Director, Decius Aaron

Mayor Pro Tem Berry joined the meeting at 6:20 p.m.

Mr. Barnes presented a request to purchase a Transit Van for the city's Facilities Maintenance Division, noting the request is to replace a 2014 vehicle that has been placed in surplus.

Councilmember Alexander recommended the city explore alternative options, such as Electric Vehicles to replace the vehicle, noting Wade Ford has confirmed there is an EV currently in stock, and that the standard vehicles require more maintenance, and fuel, with the EV having no transmission, and there are charging stations already on site at city hall, and noted the battery capacity is 350 miles.

Mr. Aaron noted staff would contact the vendor for a cost comparison.

Motion to task staff with exploring the EV purchase option and cost analysis for Electric Vehicles, and to also explore the Enterprise Fleet Vehicle Program was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed 4-0-1 (Mayor Pro Tem Berry Abstained, noting he was not present for the entire discussion).

4. Council Consideration to approve Request for Proposal (RFP) 2024-0001 for Civil Engineering to Whitley Engineering Services, in the amount of \$5,000 per month with option for renewable years at the City of Stockbridge's discretion.

Presented by: Ryan Anderson, Community Development Director

Mr. Anderson noted the vendor, Whitley Engineering Services, is currently operating under an emergency agreement with the city and is recommending approval of the contract in the amount of \$5,000 per month with renewable years as approved by Council.

Councilmember Thomas questioned the contract expiration end date beyond December 31, 2024.

Councilmember Alexander echoed the sentiments of Councilmember Thomas.

Mr. Gardiner noted the terms of the contract cannot go beyond the Council.

Ms. Shareka Hall, the Procurement Manager was asked to clarify the contract terms and noted all city contracts are being aligned to end December 31st, and that the request for the Whitley Engineering Services contract is to begin August 1, 2024 and end December 31, 2024, and requested approval ending December 31, 2025.

Motion to approve made by Councilmember Barber; seconded by Councilmember Alexander. During the discussion, Councilmember Barber rescinded the motion.

Motion to approve a 16-month contract with Whitley Engineering Services in the amount of \$5,000 per month with an option for renewal beginning August 1, 2024 through December 31, 2024 and to renew from January 1, 2025 – December 31, 2025 was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed unanimously 5-0. Attorney Washington noted the 16-month contract would be drafted for one year with (4) one-month renewals.

5. Council Consideration to approve Request for Proposal (RFP) 2024-0005 for Janitorial Maintenance Services to Intercontinental Commercial Services, Inc. in the amount of \$143,100.00.
Presented by: Al Barnes, Public Works Operations Manager

Mr. Barnes noted the city was not satisfied with the current provider and placed the services out for bid; noted the evaluation committee met and selected (ICS) Intercontinental Commercial Services for janitorial services.

Councilmember Thomas asked if the scope of work includes COVID cleaning services. Mr. Barnes confirmed COVID cleaning is in the contract and asked for clarification on the contract terms.

Ms. Hall noted the contract has a clause to terminate if services are not up to par, and that the contract would begin July 1, 2024 through December 31, 2024; and the first renewable option from January 1, 2025 through December 31, 2025.

Motion to approve the contract with Intercontinental Commercial Services in the amount of \$143,100.00 from July 1, 2024 through December 31, 2024 and to renew the first-year option from January 1, 2025 – December 31, 2025 was made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 5-0.

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- 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. – July meeting canceled due to the 4th of July holiday.
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Jul 8)
- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (No July Meeting due to Summer Break)
- Citywide Development Authority Meeting, 2nd Tuesday of each month, 6:00 p.m.- City Hall Levi Meeting Room (Jul 9)

- The Main Street Advisory Board Meeting 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Jul 12)
- Millage Rate Public Hearing #1, Monday, July 15th at 6:30 p.m. - City Hall Council Chamber (Jul 8)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Stockbridge Downtown Center 130 M L King, Sr. Heritage Trail (Jul 16)
- Youth Council Advisory Committee Meeting, 6:30 p.m.-3rd Tuesday of each month Levi Meeting Room - City Hall (Jul 16) (JULY MEETING CANCELED)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Jul 18)
- Millage Rate Public Hearing #2, Friday, July 19th at 10:00 a.m. - City Hall Council Chamber (Jul 19)
- Millage Rate Public Hearing #3, Monday, July 22nd at 10:00 a.m. (Millage Set at 10:15 a.m.) - City Hall Council Chamber (Jul 22)
- City Council Work Session Meeting, Last Tuesday of each month: Tuesday, July 30th at 6:00 p.m. - City Hall Council Chamber (Jul 30)

UPCOMING CITY EVENTS/INITIATIVES

- Food Truck Tast Tuesday is back! Join us at Clark Community Park at 111 Davis Rd. Stockbridge on Tuesdays from 5:30pm – 8:00 pm for live music, great food, and a host of free games and activities for the kids. (CANCELED FOR JULY 4TH)
- Join Councilman Elton Alexander for a District 5 Town Hall Meeting on Saturday, June 29, 2024 at 10am at Argento @ the Bridges of Jodeco 300 Argento Dr. McDonough, GA 30253.
- Join the City of Stockbridge for the annual FREE 4th of July Extravaganza with fireworks and live music. Gates open at 5pm. The concert feature Soul Cartel, Algebra Blessett, Bobby V and the Michael Jackson Live Tribute, and Kool Mo Dee, and the gates will open at 5pm, and the concerts will take place from 7pm – 11pm at the Stockbridge Amphitheater.
- Join Councilwoman Yolanda Barber as she partners for the second year with Kicks4Kids to collect sneakers for kids on Saturday, July 6th, and Saturday, July 13th at Stockbridge First United Methodist Church and will be distributed at the City's Back to School Kickoff on July 20th. Please plan to donate what you can to this life changing initiative.
- Join Councilman Elton Alexander for a Community Cleanup event on Saturday, August (Date TBD) More information to follow.
- Join Councilman Alphonso Thomas for the monthly Senior Bingo Bash on Wednesday, July 17th from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join Councilwoman LaKeisha Gantt in partnership with Atlanta Food Truck Park for Night Market at the Stockbridge Amphitheater Parking Lot from 6pm – 9:30pm – July 18th. There will be vendors, Food Trucks, Activities, Games, Music, and Vibes. Contact Tan Bowers at tan@atlantafoodtruckpark.com for registration and additional information. Theme: Island Flavor
- Join the City of Stockbridge for the Annual Back to School Kickoff Event on Saturday, July 20th at the Stockbridge Amphitheater for free school supplies from 11am – 1pm.
- Join Mayor Anthony Ford for the monthly Meet the Mayor on Wednesday, July 22nd from 10am – noon at Stockbridge City Hall.

- 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.

Please contact Rosalynd Rawls to schedule an appointment for *Meet the Mayor* and for more information on Council Initiatives and events at 678-833-3348 or via email: rrawls@stockbridgega.org

Join us for the '*I Got Away*' Tour, hosted in partnership with McDonald's Inspiration Celebration Gospel Tour, is taking place on this Saturday, June 29, 2024, at the Stockbridge Amphitheater located at 4650 North Henry Boulevard in Stockbridge, Georgia. Notable Gospel performers, Deitrick Haddon, Pastor Mike Jr, Bri Babineaux, and Anthony Brown will be taking the stage! Doors open at 6pm and the show will start at 7pm.

2024 STOCKBRIDGE AMPHITHEATER CONCERT SERIES

- Saturday, July 6th – Karen Briggs Contempo Orchestra featuring Phil Perry, Oleta Adams, Regina Belle, Chiel Minucci, Jazmin Ghent, Brian Bromberg, and Tommy Davidson
- Sunday, July 7th – End of the 4th of July Weekend featuring Charlie Wilson and Robin Thicke
- Saturday, July 13th and Sunday, July 14th – A Night with Kem, and Special Guest Leela James
- Saturday, July 20th – Ladies Night Out featuring Jodeci, Johnny Gill, and Silk
- Saturday, July 27th – 70's Soul Jam featuring the Chi-Lites, the Manhattans, The Legendary Blue Notes, Bloodstone and Peaches & Herb
- Saturday, August 3rd – Babyface and Special Guests Avery Sunshine and 4Cast

MAYOR'S COMMENTS

Mayor Ford referenced the annual Georgia Municipal Association Conference where officials attend for training, and announced that Vanessa Holiday received the 2024 Clerk of the Year award, noting her name would be forever etched in GMA history for the honor; and noted Councilmember Alphonso Thomas was awarded the Certificate of Dedication for the completion of 276 training credit hours, and Councilmember Elton Alexander was awarded the Certificate of Distinction for the completion of 204 training credit hours. Mayor Ford reminded everyone to stay hydrated during this incredible heat, noting summer has approached us, asking that you drink plenty of fluids and stay safe.

Motion to adjourn the meeting at 7:00 p.m. was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



City of Stockbridge

AGENDA ITEM

MEETING DATE

July 8, 2024

FUNDING SOURCE

- ☒ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND/POLICE DEPT.
- ☐ FUND BALANCE
- ☐ SPLOST
- ☐ TSPLOST
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: FRANK TRAMMER

DEPARTMENT: POLICE DEPARTMENT

ITEM/PROJECT/EVENT:

Council Consideration to approve City of Stockbridge Citizens Police Advisory Council Zone 4 Replacement Council Member Application

BACKGROUND INFORMATION:

Council consideration to approve City of Stockbridge Police Advisory Council Zone 4 member vacancy (Deyonna Williams). Replacement member application for Mrs. Judy Neal.

Vacancies: In the event of a member's resignation or removal during their term, the appointing Council member or Chief of Police may select a new member to serve the remainder of that term.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT \$ _____

ATTACHMENTS: _____

This image shows a completely blank white rectangular area. It is surrounded by a thick, solid black border that frames the entire composition. There are no markings, text, or illustrations on the white surface.



Where Community Connects

CPAC

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

- Citizens provide a great insight and knowledge to City government. An avenue that the City of Stockbridge uses to get this insight is through the various Boards and Committees. The members of the Boards and Committees make decisions and submit recommendations to the City of Stockbridge Mayor and Council. Applicants complete a questionnaire that will assist the Mayor and Council in the review process in determining applicant eligibility requirements and qualifications for Board or Committee membership.

Questions to consider before applying for membership on a Board or Commission:

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled Board, Committee or Commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Judy Bond Neal

Occupation: Retired

Employer: State of GA Agency Director

Home Address: 174 Eagles Club Drive

City: Stockbridge

Zip: 30281

Home Phone: ()

Home E-Mail:

Work Phone: ()

Work E-Mail:

Cell Phone:

Preferred E-Mail:

☒ Home

☐ Work

Name and address of the business entity you own/operate, located within the city limits of Stockbridge (if applicable)

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? CPAC Advisory Council
If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? 33 Years 6 Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application.
Are you able to meet the attendance requirements of the position for which you are applying? ☐ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

- g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge
☐ Yes ☒ No If yes, please explain:

- h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ☒ No
If yes, please explain:

BOARD, COMMITTEE OR COMMISSION APPLICATION

- i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

I appreciate the Stockbridge Police Department and had the pleasure during my career of working with GA Police Chiefs, Sheriffs and the Georgia State Patrol, and at one time served as an advisory member of POST Council. Plus, when serving on my neighborhood's HOA Board, I was impressed with the city police officers, who on a few occasions, were needed to help with issues in our neighborhood.

- j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☐ Yes ☒ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

- k) Please attach a Resume of Qualifications for the Board position for which you are applying.

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed. Members who qualify for elected office shall be removed from the Board/Commission of which they serve.

©Designed by: StockbridgePost.com
Judy Bond Neal

Signature

Judy Bond Neal

Printed Name

06-25-2024

Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov

Thursday, March 28, 2024

Great afternoon, Chair and Members of Stockbridge Police Advisory Council. It is with great sadness that I have decided to resign from the City of Stockbridge Police Advisory Council. Unfortunately, due to some personal hardships, that have taken longer than anticipated to resolve, I am unable to fulfil my obligations of the position which I was sworn into. I appreciate being afforded and entrusted with the opportunity to be a part of such a dynamic team of citizens and I am deeply saddened that I must step away from the position at this time. I doubly appreciate all the continued prayers and encouragement and I know that they are truly working on my behalf. Special thanks to Chief Trammer for including me as a part of his vision to positively shape the future and community across the city and beyond. Thank you all for being so welcoming and kind since day one. I look forward to connecting with you all again soon and, I am highly anticipating all the great things to come through the unity, service, and sacrifice on behalf of Stockbridge. Please accept this letter as my official resignation and feel free to contact me directly with any questions or concerns. Love and blessings.

Best Regards,

Deyonna Williams

City of Stockbridge Police Department Citizen-Police Advisory Council Policy

Overview

The following guidelines and procedures are intended to provide a framework for the functions of the City of Stockbridge Police Department's Citizen-Police Advisory Council (C-PAC). The ultimate objective of the Citizen-Police Advisory Council is to enhance the level of trust and understanding between the community and the Police Department.

The Citizen-Police Advisory Council is established under the direction of the City of Stockbridge Police Department. The mission of the Citizen-Police Advisory Council is to act as a resource for the Chief of Police in the formation of strategies, development of policing concepts, and increasing public awareness regarding policy issues.

Purpose

The purpose of the Citizen-Police Advisory Council is:

- To establish, conduct, and maintain a mechanism for the timely identification of concerns and/or issues within the community; as well as to assist in the identification and development of appropriate responses to areas of concerns and/or issues.
- To act as an advisory group to the City of Stockbridge Police Department.
- To act as a conduit of information between the community and the Police Department.
- To promote community awareness, understanding, and involvement in police programs and services.

Membership Selection, Terms, Conditions, and Expectations

The Citizen-Police Advisory Council shall consist of twelve (12) members. Members must be a resident, business owner, or clergy member residing in or operating a business, non-profit, or place of worship within the City of Stockbridge. Members will be appointed or selected as follows:

- The Mayor shall appoint one (1) member
- Each Council member shall appoint one (1) member
- The Chief of Police shall select one (1) member from each of the City's four patrol zones to be confirmed by the City Council.
- The Chief of Police shall select one (1) member from the business community to be confirmed by the City Council.
- The Chief of Police shall select one (1) member from the faith-based community to be confirmed by the City Council.

Members will be selected for their professionalism, integrity, and commitment to the community.

Half the initial members selected to serve on the Citizen-Police Advisory Council shall be appointed to serve a one-year term, and half will be selected to serve a two-year term. Determination of initial panel terms will be made by lottery in the first Citizen-Police Advisory Council meeting. All subsequent members appointed to serve on the Citizen-Police Advisory Council shall be appointed for two-year terms. Members shall serve no more than two years total on the Citizen-Police Advisory Council, except those initial members originally selected to serve a one-year term. Such members may serve the initial one-year term and an additional two-year term.

City of Stockbridge Police Department Citizen-Police Advisory Council Policy

Term limits have been established to allow greater participation for all interested. If a member resigns or is otherwise removed from the Advisory Council during his or her term, then the appointing Council Member or Chief of Police may select a new member to serve the remainder of that term. Terms will expire on December 31st of each year.

Members that fail to attend at least four meetings per year may be removed by a majority vote of the committee. Members may be removed from the Citizen-Police Advisory Council for cause pursuant to the voting requirements noted in the Meetings, Voting, and Chairperson Section. In addition, the Chief of Police may also recommend removal of members of the Citizen-Police Advisory Council for reasons that include, but are not limited to, the following:

- Dishonesty;
- Failure to meet the expectations of the Citizen-Police Advisory Council;
- Failure to follow the prescribed guidelines for Citizen-Police Advisory Council members, and;

Members acknowledge that service completed as a part of the Citizen-Police Advisory Council is strictly on a volunteer basis and members will not receive any form of compensation. There shall not be any financial requirements or membership fees associated with the members' participation in the Citizen-Police Advisory Council.

A Citizen-Police Advisory Council candidate must pass a limited background check through the Stockbridge Police Department. Although an offense in an individual's past may not exclude him/her from becoming a member, any effort to conceal information will result in denial of the application for Citizen-Police Advisory Council membership.

Citizen-Police Advisory Council members are expected to meet all the following in addition to other requirements:

- Attend scheduled meetings and be prepared to engage in an honest and purposeful dialogue for the purpose of community problem solving;
- Treat other members, City staff and members of the public with dignity and respect;
- Maintain the confidentiality of information that is deemed confidential and discussed and/or disclosed during meetings;
- Not utilize the meetings or their participation in the Citizen-Police Advisory Council to further personal agendas;
- Not make statements to the media or the public that have the appearance or effect of representing that statement as an official position of the Citizen-Police Advisory Council unless specifically approved by the Chief of Police; and
- Attend and participate in major police events, announcements, swearing-in and promotional ceremonies, community panels for promotions and other activities as requested by the Chief of Police.

Citizen -Police Advisory Council members shall be bound by the City of Stockbridge Code of Ethics.

City of Stockbridge Police Department Citizen-Police Advisory Council Policy

Orientation & Training

The Chief of Police is responsible for the establishment of an orientation and training program for new Advisory Council members. All new Advisory Council members shall complete the orientation and training program within one hundred eighty (180) days of confirmation as a member of the C-PAC by City Council.

The Chief of Police is responsible for the establishment of an ongoing training program for all Advisory Council members. Advisory Council members shall participate in ongoing training during their tenure on the Citizen-Police Advisory Council.

Meetings, Voting, Chairperson, Vice-Chairperson and Secretary

Citizen-Police Advisory Council meetings will take place on the first Thursday of every month at 6:00 pm, unless otherwise scheduled by the Chief of Police and/or his/her designee. The meetings will be held at a location determined by the Chief of Police. If necessary, the Chief of Police, his/her designee, and/or the Chairperson may call a special meeting of the Citizen-Police Advisory Council with at least twenty-four (24) hours' notice prior to any special meeting.

The Chief of Police shall be the designated facilitator for all meetings of the Council. It shall be the responsibility of the Chief of Police to ensure the orderly proceeding of all Citizen-Police Advisory Council meetings and to prepare and present the agenda, in consultation with the Chairperson. The Chief of Police shall ensure that all parliamentary proceedings at said meetings are in accordance with Robert's Rules of Order, and that the rules and policies of the Council are complied with in addition to performing such other tasks necessary for said meetings.

Meetings of the Citizen-Police Advisory Council shall be open to the public.

Members must vote on any matter before the Citizen-Police Advisory Council in person, which includes voting orally if the meeting is held by teleconference or video conference. Proxy, mail, and electronic ballots are not allowed. A majority of members shall constitute a quorum. Motions must be approved by a majority of members. Minutes of all meetings shall be kept. The minutes shall be approved at the following meeting and shall include, at a minimum, the following voting actions:

- Removal of members;
- Approval of minutes;
- Selection of a Chairperson, Vice Chairperson; and Secretary
- Any other action called for a vote by any member.

A Chairperson, Vice-Chairperson and secretary shall be nominated by members of the advisory council and approved with a majority of members present and voting. The Chairperson shall preside at all Citizen- Police Advisory Council meetings. In the absence of the Chairperson, the Vice-Chairperson shall perform the duties of the Chairperson. The secretary shall record the minutes.

City of Stockbridge Police Department Citizen-Police Advisory Council Policy

Amendments and Authority

These guidelines and procedures may be amended by the Chief of Police and by a two-thirds vote of the members present, provided the changes are described and placed in the next regular monthly meeting agenda. The foregoing guidance and procedures provide the protocols for the administration and parliamentary functions of the City of Stockbridge Police Department's Citizen-Police Advisory Council.



TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: June 20, 2024 (Planning Commission)
July 8, 2024 (Mayor and Council)

Subject: #CP-2024-02 For 111 Old Conyers Road

I. PURPOSE

Consider a Comprehensive Plan Amendment application by Charlie Hightower of First National Land Trust to change the future land use designation from Low-Density Residential to Special Purpose to allow for the construction of a mixed-use development, that will include both commercial and residential uses at 111 Old Conyers Road. The property is 6.71 +/- total acres.

II. Background

Proposed Development	Mixed-use development with 200 residential units that will include commercial spaces on the ground floor
Site Address	111 Old Conyers Road
Parcel Identification	S24-01017000
Parcel Acreage	6.71 +/- acres
Applicant	Charlie Hightower
Agent	Charlie Hightower

Owner	Solutions Development, LLC.
City Land Use Designation	Low-Density Residential
City Land Use Zoning	'SR' (Suburban Residential)
Number of Proposed Units Per Acre	29.80 units per acre
Current Use	The property is vacant, undeveloped with an intermittent stream that is located near the southeast corner of the site.

SURROUNDING LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant; Publix Shopping Center Stockbridge Lakes Bed & Breakfast	Low Density Mixed Use
Property to the South	Downtown Food mart (Convenience store) Korner Store (Convenience store) Stockbridge Public Works Department	Low Density Residential
Property to the East	God First Breakthrough Ministries	Public Institutional
Property to the West	Cochran Park	Park/Recreation/Conservation

SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Units	Estimate Density Per Acres
Spanish Village Subdivision	28	1.5 units per acre
HH Duvall Subdivision	16	1 units per acre
Diamante Townhomes	200	7 units per acre
DR Horton Townhomes	165	6.62 units per acre
135 East Townhomes	27	16.36 units per acre
Pine Grove	270	4 units per acre
Pineview	77	2.49 units per acre
111 Old Conyers Road	200	29.80 units per acre

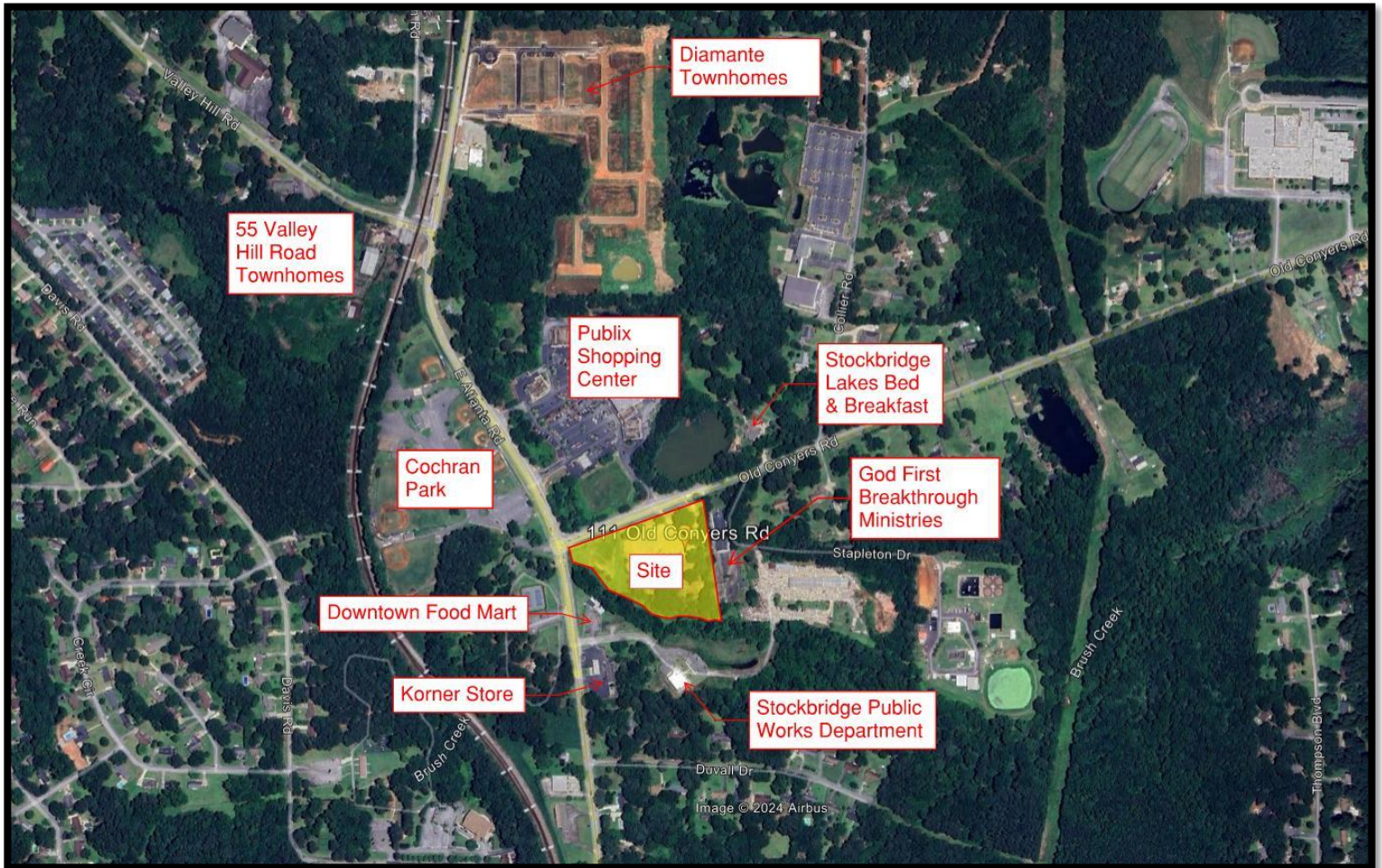
III. Findings of Fact

1. The applicant has requested to rezone the subject property from SR (Suburban Residential) to PUD (Planned Unit Development).
2. The applicant submitted three variances (VR-2024-01) on the subject property which are as follows:
 - a) Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only

1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit.

- b) Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.
 - c) Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.
3. The surrounding land use designations that are in the vicinity of the area are as follows: LDMU (Low Density Mixed Use), PI (Public/Institutional), and PRC (Park/Recreation/Conservation).
4. The subject property is a part of the TAD (Tax Allocation District) a district that is designed to attract quality development to an underutilized or distressed redevelopment area.

Vicinity Map of 111 Old Conyers Road

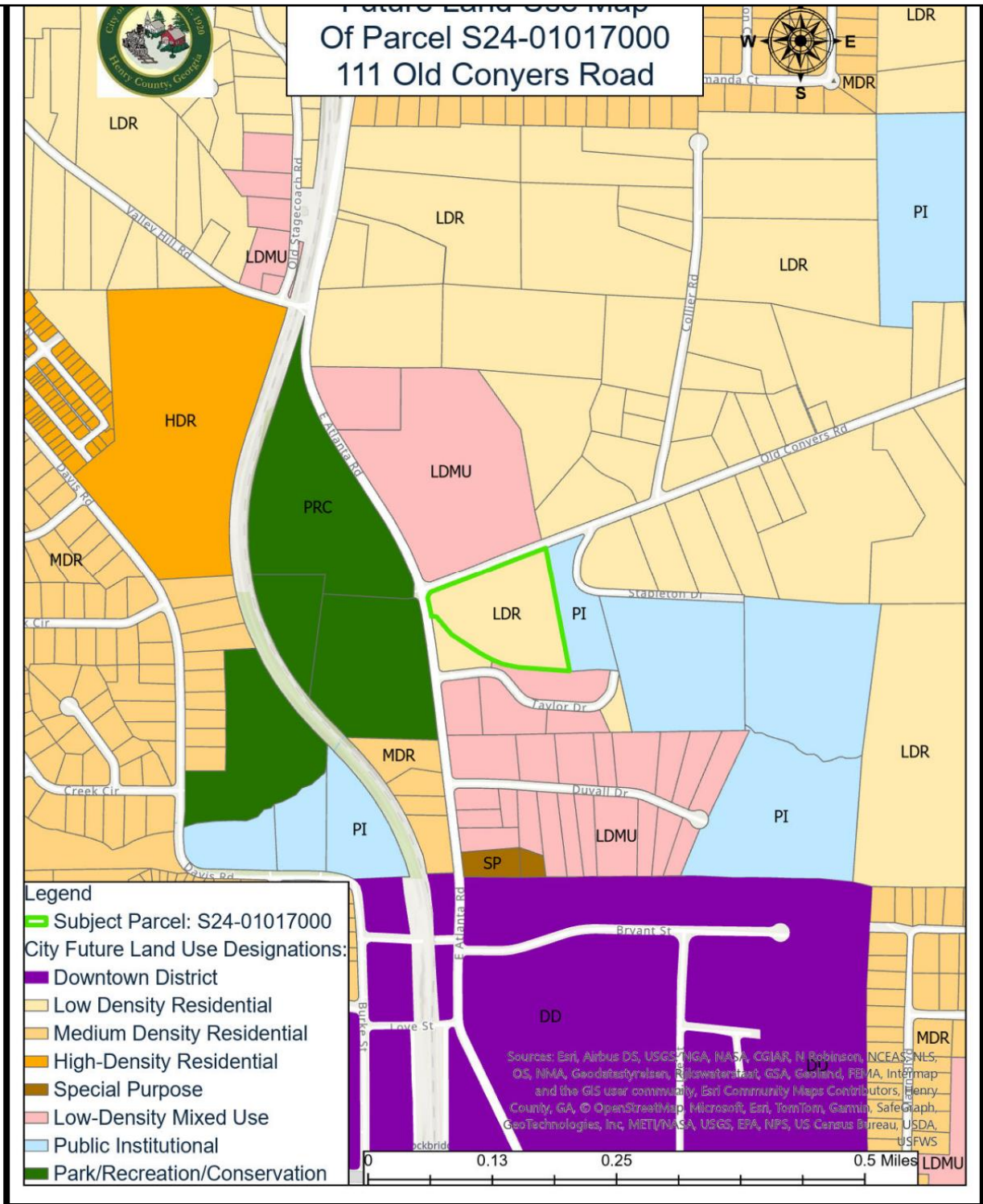


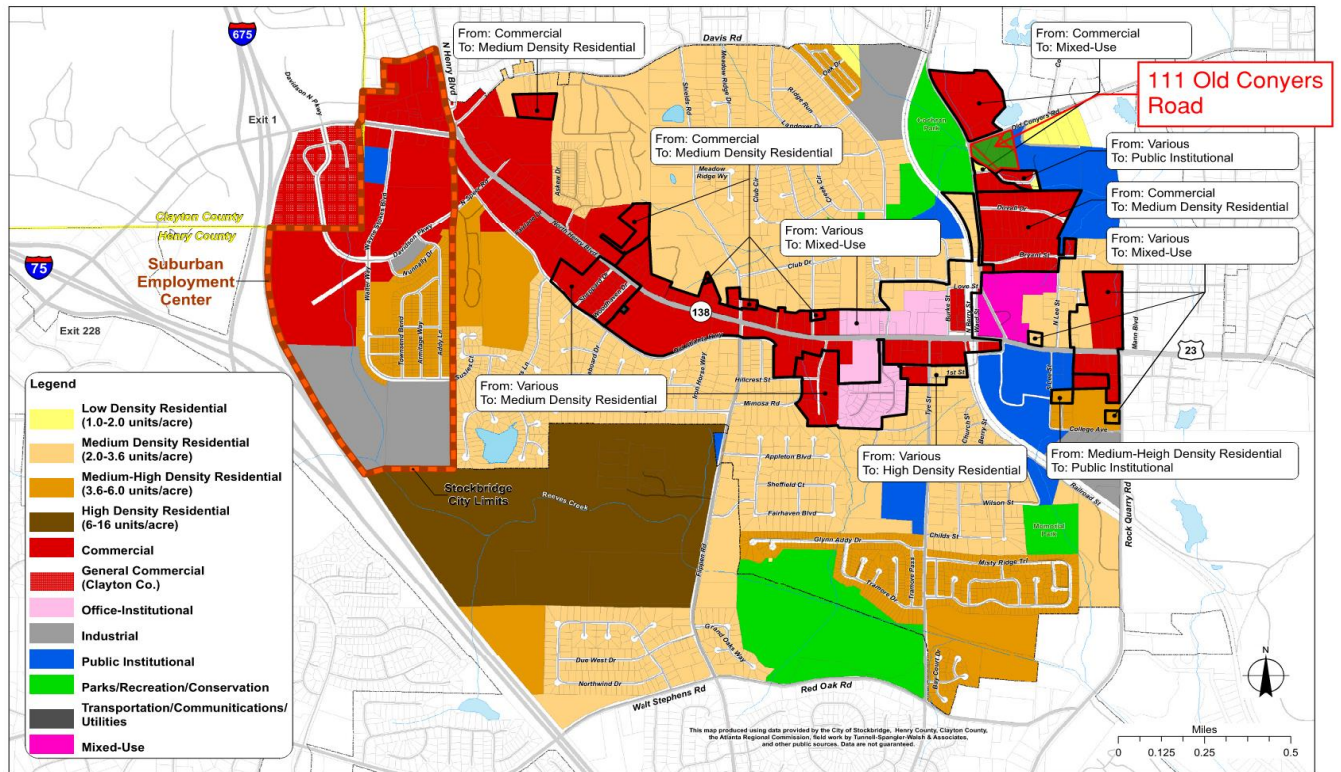


Aerial Photo of 111 Old Conyers Road

Future Land Use Map of 111 Old Conyers Road
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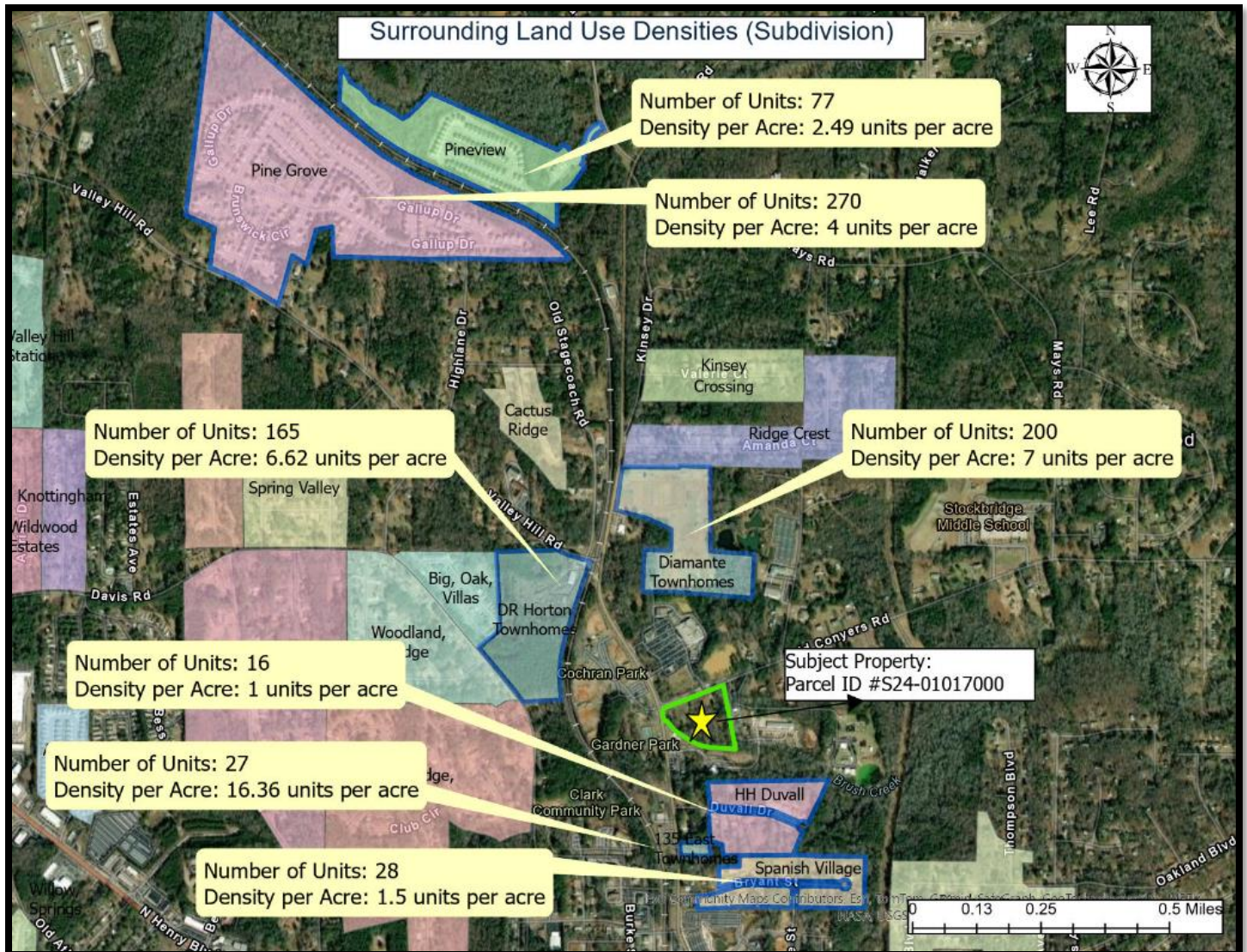
Proposed Future Land Use Plan Updates for LCI Study on 111 Old Conyers Road





July 9, 2012
Figure 5.2:
Proposed
Future Land
Use Plan
Updates

Surrounding Land Use Density Map for 111 Old Conyers Road



Analysis

Project Description

The applicant, Charlie Hightower of First National Land Trust, proposes to build a mixed-use development that will consist of a five-story building with 200 apartment units and commercial spaces that will be located on the ground floor. Of the proposed 200 apartment units, 95 units will be studios, 95 will be one-bedroom units with one bathroom, 6 will be two-bedroom units with two bathrooms, and 4 will be 3 bedroom-units with 2 bathrooms. There will be a total of three retail spaces with a combined total of 15,000 square feet on the first floor of the proposed building. The proposed mixed-use development will provide vehicular access to the site with a deceleration lane that will be located along Old Conyers Road.

The proposed mixed-use development will include the following amenities: a four-foot sidewalk, an arrival court pavilion, a sitting pergola, a grill, a therapy garden, a playground, an adult pool, a 10-foot sidewalk, a dog park with mulch, and an open landscape. The development will also include a 16,800 square foot retention pond along with twelve trash bins that will be located on the site.

Lastly, the proposed mixed-use development will provide a total of 336 parking spaces. Of the 336 parking spaces that will be provided, 257 will be residential and 79 will be provided for the retail spaces that will be located on the ground floor of the proposed five-story building. Of the 257 residential parking spaces that will be provided, 119 parking spaces will be provided to the residents living in the studio apartment units, 119 parking spaces will be provided to the residents living in the one-bedroom apartment units, 11 parking spaces will be provided to the residents living in the two-bedroom apartment units, and 8 parking spaces will be provided to the residents living in the three-bedroom apartment units.

Currently, the subject property has a current future land use designation of Low-Density Residential. However, due to the high proposed density of 29.80 units per acre, the applicant has requested to change the future land use designation from Low-Density Residential to Special Purpose.

Staff Analysis

The applicant requests a **Comprehensive Plan Amendment** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.7)**:

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

The City of Stockbridge 2024 Comprehensive Plan states that the future land use designation of Special Purpose is for properties with 16.01-24 units per acre. This proposed mixed-used development has a density of 29.80 units per acre.

Page 51 of the City of Stockbridge 2024 Comprehensive Plan states that the intent of the Special Purpose future land use designation is intended for special, innovative projects which could include anything from different model residential, to larger mixed use or commercial development. In addition, the Special Purpose Future Land Use designation is compatible with all the zoning districts including the PUD District. The proposed mixed-used development is consistent with the policy goals of the 2024 Comprehensive Plan on pages 42-44.

Community Goals and Policies (page 42-44)	To provide a variety of housing choices to suit the changing needs and lifestyles of City residents. (Housing Goal)
	To provide additional housing in the downtown core. (Housing Goal)
	Provide a mixture of housing options to attract young professionals, singles, and small families. (Housing Policy)
	To ensure that new developments promote a better sense of place and preserve valued elements of community character. (Future Land Use Goal)
	To establish land use designations that meet the needs of the City and are consistent with the new UDC. (Future Land Use Goal)
	Encourage mixed-use development to promote a live, work, play concept. (Future Land Use Policy)
	Maintain a family friendly environment and focus on attracting and retaining young adults. (Population Policy)

	To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities. (Economic Development Goal)
--	---

2. Relation to the Zoning of the Property.

In addition to the requested future land use designation, the applicant is requesting to rezone the subject properties from SR (Suburban Residential) to PUD (Planned Unit Development). Page 45 of the 2024 Comprehensive Plan identifies the requested PUD (Planned Unit Development) as being compatible with any future land use designation including the requested Special Purpose land use designation.

Mixed-Use developments are not allowed in the SR zoning district; however, they are allowed in the requested PUD (Planned Unit Development) zoning district.

3. Suitability of the Site's Location.

The proposed mixed-use development seems to have a strategic location that offers several advantages:

- **Proximity to key locations**: Being within 0.7 miles of both the Stockbridge Amphitheater and the downtown area is beneficial for residents who may be interested in cultural events, dining, and shopping.
- **Accessibility**: The closeness to Cochran Park and the Publix Shopping Center supports the idea of a walkable community, which is desirable. The proposed mixed-use development would encourage residents to walk rather than drive, which can reduce traffic congestion and promote a healthier lifestyle.
- **Enhanced livability**: The adjacency to recreational and shopping amenities can significantly enhance the quality of life for the residents, providing convenience and leisure activities within a short distance.

Overall, the site's location appears to be well-suited for a mixed-use development, aligning with the principles of smart growth and sustainable development.

4. Maintaining the Current Land Use Designation.

The proximity of diverse amenities such as a retail shopping center, a church, and a park indeed supports the request for a Special Land Use Future Land Use designation for the proposed mixed-use development.

The proximity to these amenities is beneficial for several reasons. First, the adjacent Publix Shopping Center would provide convenient access to shopping and services for future residents. In addition, the proposed mixed-use development is adjacent to Cochran Park which would add recreational space and would promote a healthy lifestyle and providing

an aesthetic benefit to the vicinity of the area.

IV. STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2024-02 would be necessary and desirable for the subject property in conjunction with the requested rezoning of RZ-2024-02 to change the zoning district from SR (Suburban Residential) to PUD (Planned Unit Development), and with the requested variance of VR-2024-01. Therefore, the Planning and Zoning staff recommends **APPROVAL**.



TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: June 20, 2024 (Planning Commission)
July 8, 2024 (Mayor and Council)

Subject: #RZ-2024-02 For 111 Old Conyers Road

I. PURPOSE

Consider a rezoning request by Charlie Hightower of First National Land Trust to rezone certain property located at 111 Old Conyers Road from 'SR' (Suburban Residential) to 'PUD' (Planned Unit Development) to allow for the construction of a mixed-use development, that will include both commercial and residential uses.

The applicant also simultaneously submitted two other applications to the City of Stockbridge as are listed below:

- **Comprehensive Plan Amendment (CP-2024-02)** – The applicant requests to change the future land use designation from Low-Density Residential to Special Purpose.
- **Variance (VR-2024-01)** – The applicant submitted three variances on the subject property which are as follows:
 1. Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit.
 2. Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.

3. Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

II. Background

Proposed Development	Mixed-use development with 200 residential units that will include commercial spaces on the ground floor
Site Address	111 Old Conyers Road
Parcel Identification	S24-01017000
Parcel Acreage	6.71 +/- acres
Applicant	Charlie Hightower
Agent:	Charlie Hightower
Owner:	Solutions Development, LLC.
Current Zoning	SR (Suburban Residential)
Current Use	The property is vacant, undeveloped with an intermittent stream that is located near the southeast corner of the site. At least 3 acres of the property is in the Brush Creek

SURROUNDING LAND USE AND ZONING

Location	Existing Land Use	Existing Zoning
Property to the North	Vacant; Publix Shopping Center	C-2 (General Commercial District)
	Stockbridge Lakes Bed & Breakfast	C-3 (Heavy Commercial District)
Property to the South	Downtown Food mart (Convenience store)	C-2 (General Commercial District)
	Korner Store (Convenience store)	C-2 (General Commercial District)
	Stockbridge Public Works Department	C-2 (General Commercial District)

Property to the East	God First Breakthrough Ministries	OI (Office Institutional District)
Property to the West	Cochran Park	DT (Downtown District)

III. Finding of Facts

1. The applicant has requested a Comprehensive Plan Amendment (CP-2024-02) to change the future land use designation from Low-Density Residential to Special Purpose.
2. The applicant submitted three variances (VR-2024-01) on the subject property which are as follows:
 - a) Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit.
 - b) Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.
 - c) Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.
3. The vicinity of the area is mostly residential with the following zoning classifications: C-2 (General Commercial District), C-3 (Heavy Commercial District), OI (Office Institutional District), DT (Downtown District), and SR (Suburban Residential District).
4. The surrounding land use designations that are in the vicinity of the area are as follows: LDMU (Low Density Mixed Use), PI (Public/Institutional), and PRC (Park/Recreation/Conservation).
5. 3.87 acres of the subject property are located inside the Parkway Mixed Use Overlay District.
6. The subject property is a part of the TAD (Tax Allocation District) a district that is designed to attract quality development to an underutilized or distressed redevelopment area.

IV. Maps, Site Plan, and Renderings

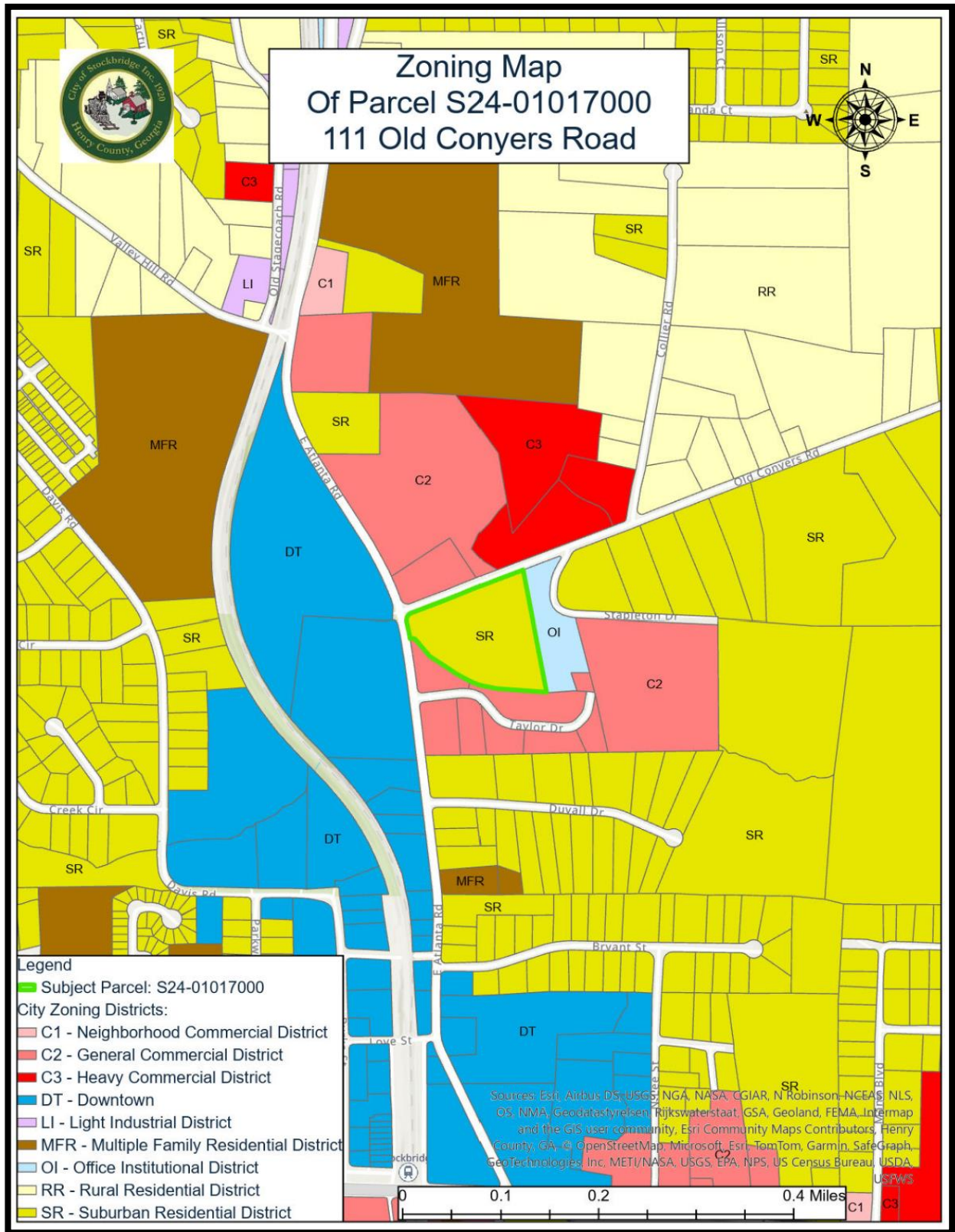
Vicinity Map



Aerial Photo with Site Plan

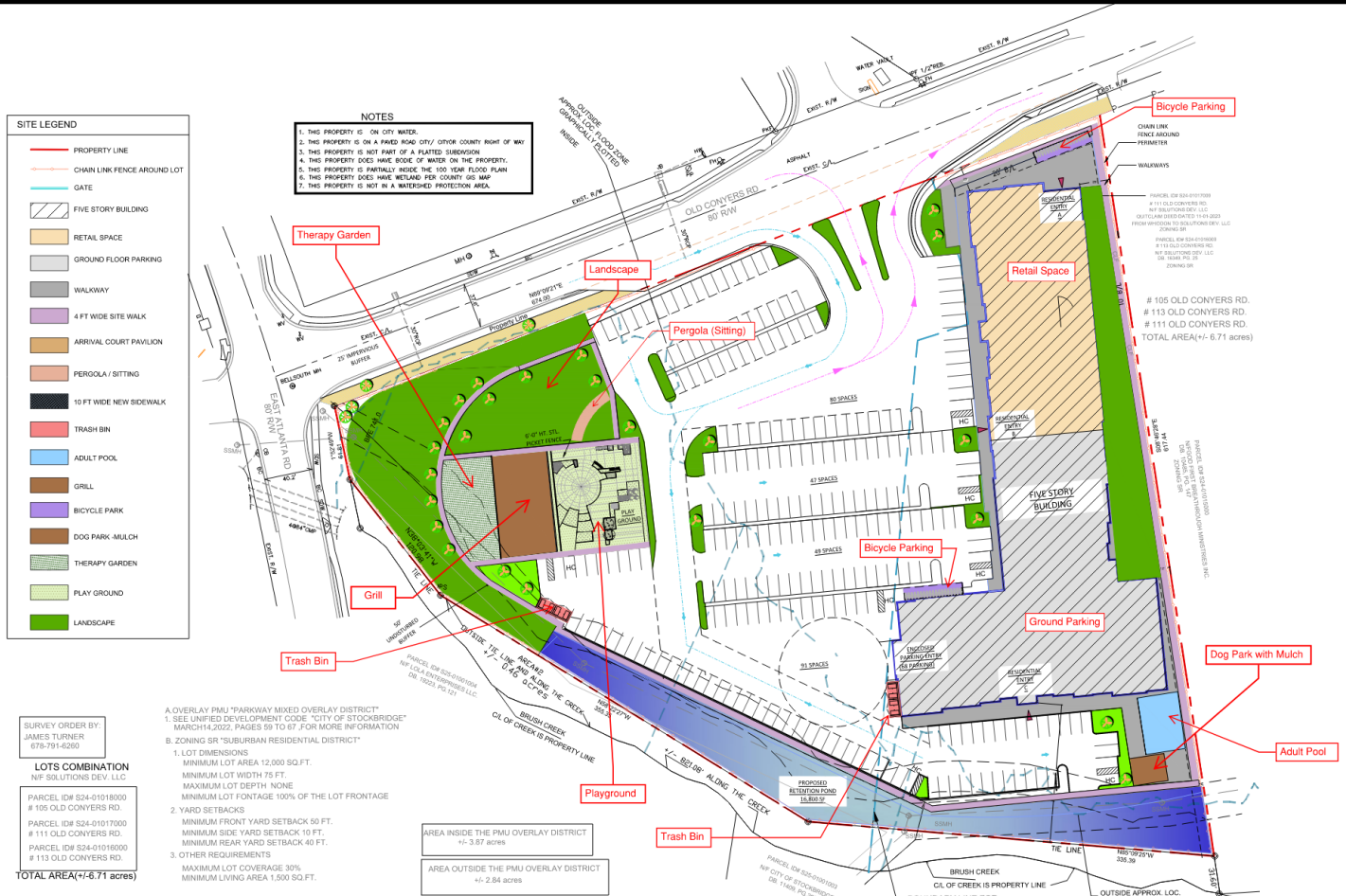


Zoning Map of 111 Old Conyers Road





Site Plan of 111 Old Conyers Road



Development Data Summary for Site Plan of 111 Old Conyers Road

BUILDING AREA:

1st FLOOR	48,000	S.F.
2nd FLOOR	48,000	S.F.
3rd FLOOR	48,000	S.F.
4th FLOOR	48,000	S.F.
5th FLOOR	48,000	S.F.
TOTAL	240,000	S.F.

EXISTING ZONING:

PROPOSED USE

SUB URBAN RESIDENTIAL DISTRICT
MIXED-USE (COMMERICAL AT GROUND
FLOOR AND LIVING UNITS AT TOP
FLOORS

FLOOR PLAN TYPES AND NUMBER OF UNITS

UNIT TYPE	AREA	# UNITS
"A" STUDIO, 1 BATH	477 S.F.	95
"B" 1 BEDROOM, 1 BATH	835 S.F.	95
"C" 2 BEDROOMS, 2 BATH	900 S.F.	6
"D" 3 BEDROOMS, 2 BATH	1,240 S.F.	4
3,452 S.F. X 200 = 690,400 S.F. (TOTAL RESIDENTIAL AREA)		

PARKING -RESIDENTIAL

UNIT	REQUIRED	PROPOSED
STUDIO	1.25 PER UNIT 95X1.25=	119
1 BEDROOM	1.25 PER UNIT 95X1.25=	119
2 BEDROOMS	1.75 PER UNIT 6X1.75=	11
3 BEDROOMS	1.25 PER UNIT 4X2.0=	8
TOTAL RESIDENTIAL PARKING PROPOSED	200 UNITS	257

PARKING - RETAIL

GENERAL RETAIL UG 6 (15,000 S.F. AT FIRST FLOOR)
(5) SPACE/1,000 SF 75 PARKING SPACE REQUIRED
79 PARKING SPACE PROVIDED

TOTAL PARKING SPACE PROVIDED: 336
(257 RESIDENTIAL+79 RETAIL)

ACCESSIBLE SPACES REQUIRED
FOR 301-400 8 PARKING SPACE REQUIRED
8 PARKING SPACE PROVIDED

TRASH

TRASH BINS REQUIRED	10
TRASH BINS PROVIDED	12

AREA TABULATION

BUILDING FOOT PRINT	48,000 S.F.
NET OPEN SPACE	221,267 S.F. (82.1%)

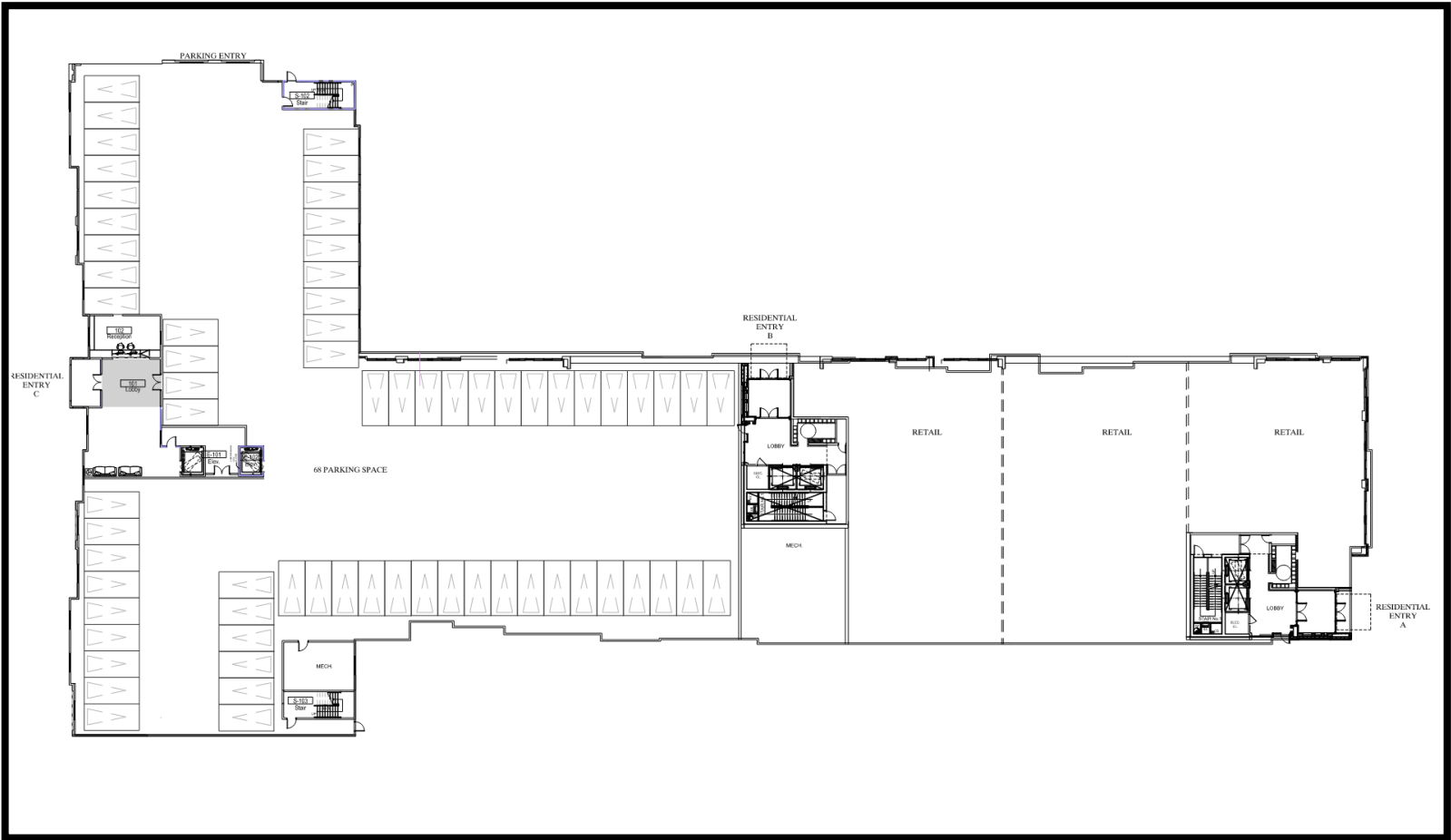
Exterior Elevations of Proposed Mixed Use Development



RIGHT ELEVATION
SCALE: 1/8" = 1'-0" 2



First Floor Plan of Proposed Mixed-Use Development



LCI Study Showing Location of Property as part of Growth Center in Downtown Area of Stockbridge

Part 4: Recommendations

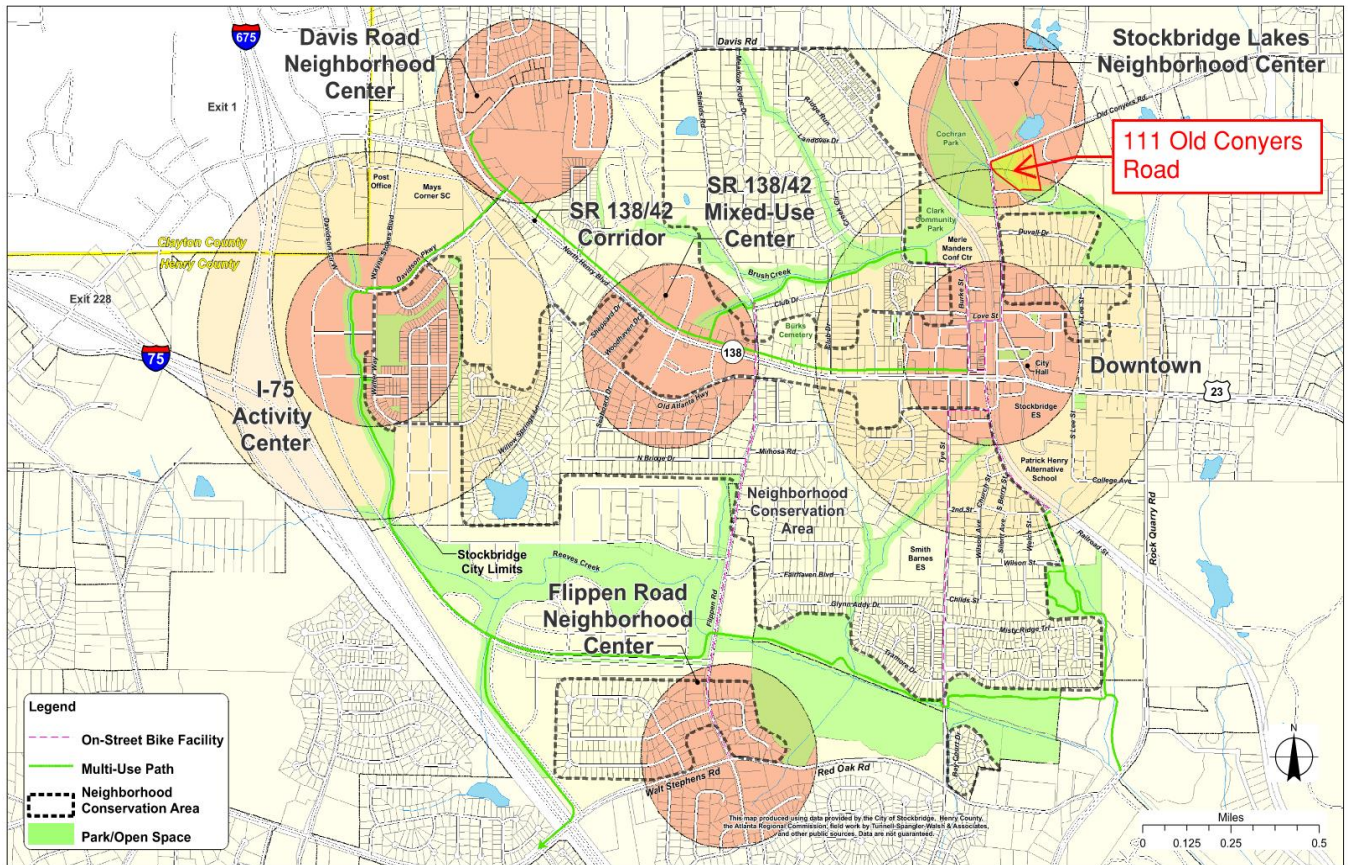
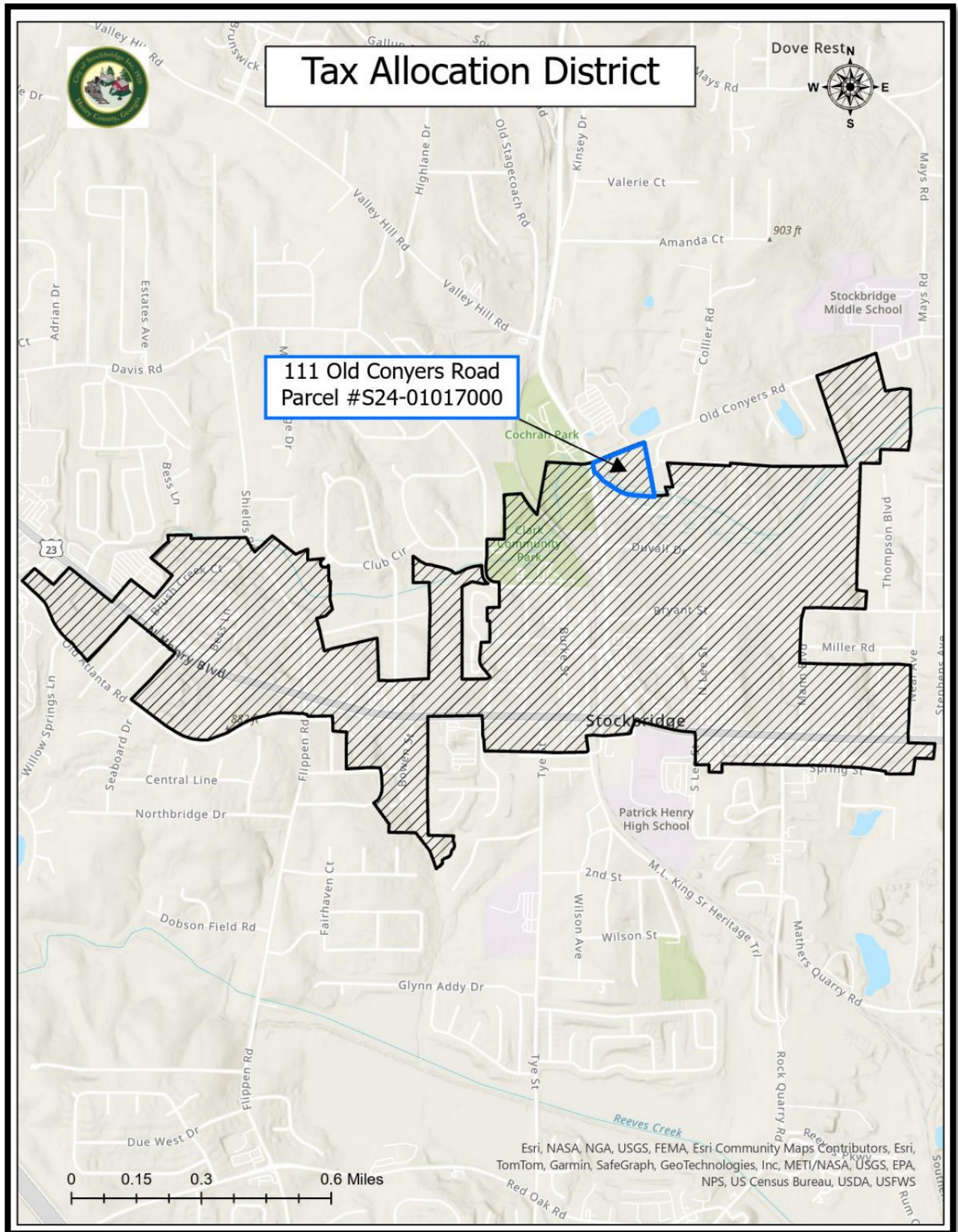


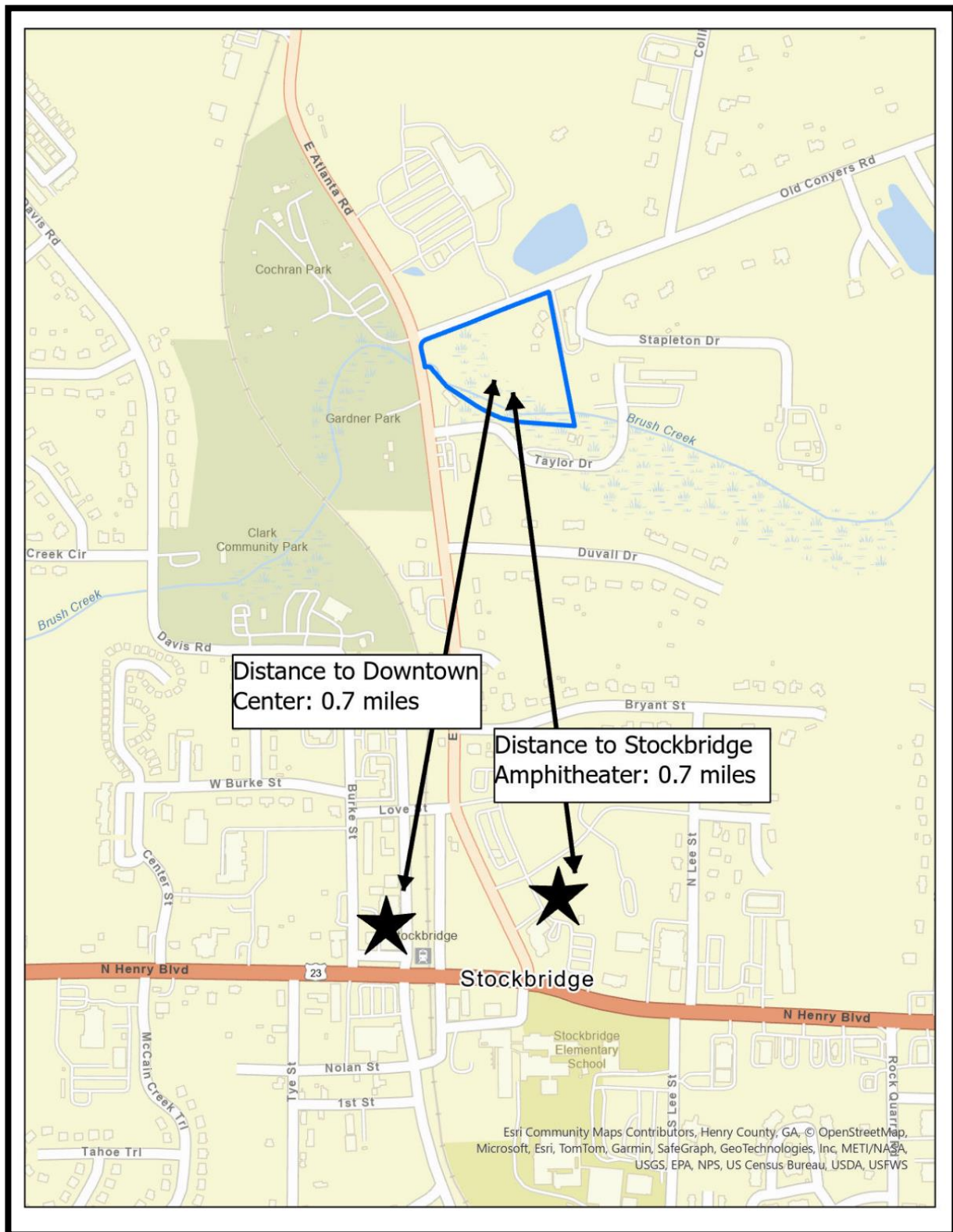
Figure 4.1:
Growth Centers

July 9, 2012

Tax Allocation District Map Showing 111 Old Conyers Road



Distance from Proposed Mixed-Use Development to Amphitheater, Clark Park, and Downtown Area of Stockbridge



IV. Analysis

Project Description

The applicant, Charlie Hightower of First National Land Trust, proposes to build a mixed-use development that will consist of a five-story building with 200 apartment units and commercial spaces that will be located on the ground floor. Of the proposed 200 apartment units, 95 units will be studios, 95 will be one-bedroom units with one bathroom, 6 will be two-bedroom units with two bathrooms, and 4 will be 3 bedroom-units with 2 bathrooms. There will be a total of three retail spaces with a combined total of 15,000 square feet on the first floor of the proposed building. The proposed mixed-use development will provide vehicular access to the site with a deceleration lane that will be located along Old Conyers Road.

The proposed mixed-use development will include the following amenities: a four-foot sidewalk, an arrival court pavilion, a sitting pergola, a grill, a therapy garden, a playground, an adult pool, a 10-foot sidewalk, a dog park with mulch, and an open landscape. The development will also include a 16,800 square foot retention pond along with twelve trash bins that will be located on the site.

Lastly, the proposed mixed-use development will provide a total of 336 parking spaces. Of the 336 parking spaces that will be provided, 257 will be residential and 79 will be provided for the retail spaces that will be located on the ground floor of the proposed five-story building. Of the 257 residential parking spaces that will be provided, 119 parking spaces will be provided to the residents living in the studio apartment units, 119 parking spaces will be provided to the residents living in the one-bedroom apartment units, 11 parking spaces will be provided to the residents living in the two-bedroom apartment units, and 8 parking spaces will be provided to the residents living in the three-bedroom apartment units.

Currently, the subject property is zoned SR (Suburban Residential). However, the SR zoning district provides a list of permitted use, which does not include mixed-use developments. Thus, the applicant has requested to rezone the subject property from SR (Suburban Residential District) to PUD (Planned Unit Development). The PUD zoning district provides a list of permitted uses, which does include both apartments and commercial uses.

Residential Parking Spaces (Proposed) Residential multifamily high-rise (40 + units/acre)

Unit Type	Number of Units	Number of Parking Spaces
Studio	95	119
1 bedroom	95	119
2 bedroom	6	11
3 bedroom	4	8
Total Residential Parking Spaces (Proposed)	200	257

Residential Parking Spaces (Required) - Residential, multifamily (fewer than 40 units/acre)

Unit Type	Number of Units	Number of Parking Spaces
Studio	95	133
1 bedroom	95	133
2 bedroom	6	12
3 bedroom	4	9
Total Residential Parking Spaces (Proposed)	200	287

Commercial Parking Spaces (Proposed)

5 parking spaces per 1,000 square feet	79 required for commercial spaces
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Overall Number of Parking Spaces (Proposed)

Residential Parking Spaces (Proposed)	257
Total Commercial Parking Spaces (Proposed)	79
Overall Number of Parking Spaces	336

Overall Number of Parking Spaces (Required)

Residential Parking Spaces (Proposed)	287
Total Commercial Parking Spaces (Proposed)	79
Overall Number of Parking Spaces	366

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.1 C)**:

The Planning Commission and the City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

The City of Stockbridge 2024 Comprehensive Plan identifies on page 43 the following housing goals: (1) "To provide a variety of housing choices to suit the changing needs and lifestyles of City residents" and, (2) "to provide additional housing in the downtown core." Thus, the requested rezoning of the subject property located at 111 Old Conyers Road to allow for the proposed mixed-

use development would meet the requirement of the housing goals that are found in the City of Stockbridge 2024 Comprehensive Plan. In addition, the mixed-use development would meet the following housing policy that are listed on page 43 of the City of Stockbridge 2024 Comprehensive Plan:

- Provide a mixture of housing options to attract young professionals, singles, and small families.

The applicant has requested a Comprehensive Plan Amendment to change the future land use designation from the existing Low-Density Residential to Special Purpose. The purpose and intent of the Special Purpose land use designation is to “to allow for special, innovative projects which could include anything from different model residential to larger mixed use or commercial development.” Since the applicant has requested a high density of 29.80 units per acre, the requested Special Purpose land use designation would be appropriate. Page 45 of the 2024 Comprehensive Plan states the requested PUD (Planned Unit Development) is compatible with all of the future land use designations, which includes the requested Special Purpose land use designation.

2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

The development of the site as a mixed-use development with retail and residential meets the purpose and intent of the Stockbridge Unified Development Code. Section 1.4 of the Stockbridge Unified Development Code provides a list of objectives to accomplish which are listed below.

- A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge.
- I. Encourage the most appropriate and best use of land, buildings, and other structures throughout the city.

The proposed mixed-use development is also consistent with the purpose and intent of the requested PUD (Planned Unit Development) zoning district. Section 2.4.13 of the Stockbridge Unified Development Code states that the intent and purpose of the PUD zoning district is to

- Allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones.
- Provide an appropriate district for mixed-use developments; and
- Allow flexibility in design for environmentally challenged properties.

Since the applicant is preserving an open landscape and is providing both a 4 foot sidewalk and a 10 foot sidewalk, the proposed mixed-use development would meet the overall design goals of a PUD development which is found in Section A.

- “In designing a PUD development, special attention should be focused on the arrangement of buildings and other improvements for the orderly function and aesthetics, the preservation of open space for the use of residents and workers in the development, the variety of housing types and densities necessary to achieve a balanced neighborhood, and the provision of a pedestrian environment separate from the vehicular environment.” – Section 2.4.13 A of the Stockbridge Unified Development Code

3. Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The requested rezoning from SR (Suburban Residential) to PUD (Planned Unit Development) will have a positive effect on the vicinity of the area in various ways. While other areas in the city of Stockbridge have seen residential growth over the past couple of years, this area lacks modern residential growth. Currently, there are three townhome developments that have been approved within the vicinity of the area. Diamante Townhomes, which is located 0.8 miles away from the proposed mixed-used development, is currently building 200 units on 27.73 total acres for a density of 7 units per acre. The recently approved D.R. Horton townhome development, located 0.5 miles away from the proposed townhomes, is building 156 units on 24.908 total acres for a density of 6.26 units per acre. Since the area is lacking mixed-use developments, this will serve as a catalyst for future mixed-use developments to be built in the area.

Second, the proposed mixed-use development will be beneficial since the site is a prime location to the downtown area, amphitheater, the parks, and the shopping center. The Stockbridge Amphitheater is 0.2 miles away from the proposed mixed-use development, while the downtown area of Stockbridge is 0.2 miles. In addition, the proposed mixed-use development is adjacent from both the Publix Shopping and Cochran Park which will make it convenient for incoming residents to walk.

Recent studies that focused on the city of Stockbridge also recommended that there is a need for new housing in the downtown area of Stockbridge. The City of Stockbridge Livable Centers Initiative (LCI Study) from 2012 selected a series of growth centers and the subject property is included. The LCI study created a list of recommendations the city should follow that will impact the residents both in the short term and long term. Among the recommendations the LCI Study recommended was that the future land use of the property be changed from Low-Density Residential to Mixed-Use. The Downtown Residential and Retail Market Analysis, which focused on the retail and housing market in the downtown area of Stockbridge, stated that, “In downtown Stockbridge, new condominiums, attached townhomes, and clustered single-family home with a variety of price points will help satisfy a diversity of housing needs.” The Downtown Residential and Retail Market Analysis also stated, “Downtown Stockbridge has an opportunity to transform into a higher density, walkable town center with restored historic buildings, a variety of new housing options, mixed-use development, and park space.” Moreover, the City of Stockbridge Livable Centers Initiative (LCI Study) from 2012 stated on page 76 that “To position Stockbridge for changing local, regional, and national market and demographic trends, particularly the needs of aging residents and the so-called Millennials, the downtown must be revitalized in a way that builds on its historic character and positions it as a walkable, mixed-use alternative to surrounding areas – many of which will be less suitable to adapt to these changes.”

Lastly, the proposed mixed-use development will provide an alternative type of housing for young professionals who are choosing apartments in areas that provide access to both employment and retail. Moreover, the retail uses that will be added as part of the proposed mixed-use development will provide additional job opportunities to the residents living in the vicinity of the area.

4. The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The developer is likely to encounter several hurdles while constructing the proposed mixed-use development, due to the distinctive physical characteristics of the subject property. First, the property's relatively flat terrain and irregular contours have already influenced the existing site design. Moreover, the property's position along city water (Brush Creek), its mildly wooded areas, and the varying elevations across the site add layers of complexity to the development process. In addition, there is a gravel egress that is located at the entrance of the subject property.

5. The impact upon adjacent property owners should the request be granted.

Since the subject property is surrounded by a commercial shopping center, a church, and a park, the proposed mixed-use development will not have any negative impact on any residential properties.

6. The potential impact of the rezoning on City infrastructure including water and sewage system.

A letter from the Stockbridge Public Works Department dated May 6, 2024, states that water service can be made available to the subject property. However, the letter also states that all costs associated with connecting to the water and sewer are the developer's responsibility. The letter also states that the developer must adhere to the City's Minimum Development Standards. In addition, the letter states that if plans are not submitted within one year (May 6, 2025), the reservation of capacity will expire.

7. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

A Trip Generation Memorandum was prepared by Lowe Engineers on May 24, 2024, to calculate the anticipated number of vehicular trips that the proposed mixed-use development would generate on Old Conyers Road and Atlanta Road. The Trip Generation Memorandum concluded that the proposed mixed-use development is expected to generate a total of 1,478 net daily trips (739 inbound and 740 outbound). The proposed mixed-use development is expected to generate 99 AM Peak hour trips (33 inbound and 66 outbound) and 143 PM peak hour trips (80 inbound and 63 outbound). More information about the number of trips the proposed mixed-use development is expected to generate can be found in the table below.

Table 1: ITE Trip Generation Results

Land Use Information		Reduction %	Project Trips		Equation Used ¹	In / Out Distribution
		Total	Inbound	Outbound		
221 - Multifamily Housing (Mid-Rise)					200	Dwelling Units
Daily		908	454	454	T = 4.77(X) - 46.46	50% / 50%
AM Peak Hour		76	18	58	T = 0.44(X) - 11.61	23% / 77%
PM Peak Hour		78	48	30	T = 0.39(X) + 0.34	61% / 39%
822 - Strip Retail Plaza (<40k)					15,000	S.F.
Daily		863	431	432	T = 42.20(X) + 229.68	50% / 50%
AM Peak Hour		35	21	14	T = 2.36(X)	60% / 40%
PM Peak Hour		99	49	50	T = 6.59(X)	50% / 50%
Reductions for Pass-By Trips						
Daily		34%	293	147	147	
AM Peak Hour		34%	12	6	6	
PM Peak Hour		34%	34	17	17	
Totals						
Daily			1,771	886	885	
AM Peak Hour			111	39	72	
PM Peak Hour			177	97	80	
Reductions for Pass-By Trips						
Daily			293	147	147	
AM Peak Hour			12	6	6	
PM Peak Hour			34	17	17	
Net External Daily			1,478	739	740	
Net External AM Peak Hour			99	33	66	
Net External PM Peak Hour			143	80	63	

¹ Where: T = Trips; X = Density by Variable

8. The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

The rezoning request for the property from SR (Suburban Residential) to PUD (Planned Unit Development) aligns well with the Stockbridge Unified Development Code's policies and objectives. This transition is in harmony with the strategic vision for the area's growth and development.

Additionally, the proposed development adheres to the regulations of the PUD zoning district, ensuring that the proposed mixed-use development follows the goals of the PUD zoning district. The development's consistency with the Future Land Use Designation of Special Purpose further indicates that it is designed with the City of Stockbridge Comprehensive Plan. This foresight demonstrates a commitment to the area's long-term development goals.

9. The ability of the subject land to be developed as it is presently zoned.

The current zoning of the subject property as SR (Suburban Residential) permits the construction of single-family residences, such as houses. Historical data indicates that there were three residential structures that were previously built on the property. Despite this, the property has been vacant since last year, and no new development proposals have been put forward for this property.

V. STAFF RECOMMENDATION

Staff recommends **approval with conditions** to rezone the subject property from SR (Suburban Residential) to PUD (Planned Unit Development) with the following conditions:

1. The number of proposed units will be reduced from 200 units to 160 units (23.84 units per acre) due to the maximum density allowed by the requested Special Purpose Future land use designation which is 24 units per acre.

2. Flock cameras will be located at the entrance of the mixed-use development.
3. On the eastern side of the subject property, the 25-foot land strip shall be extended past the pool area found in the conceptual site plan.
4. The front facade of the residential building shall be comprised of not less than 50% of the combined materials such as brick, stone, or stucco or a combination of brick and stone. The remaining 20% may be comprised of stucco, shake, and/or cement fiberboard siding.
5. The side and rear façade of the residential building shall be comprised of any combination of primary materials including brick, stone and secondary materials including stucco, shake, and/or cement fiberboard but not to exceed 30% of the entire building.
6. The colors should consist of a cohesive, complimentary palette. Limited use of the accent color is permitted as long as they are not bright or not fluorescent and compliment the overall palette of the material.
7. The proposed mixed-used development shall not exceed four stories.



TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: June 20, 2024 (Planning Commission)
July 8, 2024 (Mayor and Council)

Subject: #VR-2024-01 For 111 Old Conyers Road

I. PURPOSE

Consider a variance application (VR-2024-01) by Charlie Hightower of First National Land Trust to allow for the construction of a mixed-use development, that will include both commercial and residential uses at 111 Old Conyers Road. The property is 6.71 +/- total acres.

The applicant is requesting three variances from the development regulations in the Unified Development Code. These variances are as follows:

1. Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit.
2. Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.
3. Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

The applicant also simultaneously submitted two other applications to the City of Stockbridge which are listed below:

- **Comprehensive Plan Amendment (CP-2024-02)** – The applicant requests to change the property’s future land use designation of Low-Density Residential to Special Purpose.
- **Rezoning (RZ-2024-02)** – The applicant requests to rezone the subject property from SR (Suburban Residential) to PUD (Planned Unit Development).

II. Background

Proposed Development	Mixed-use development with 200 residential units that will include commercial spaces on the ground floor
Site Address	111 Old Conyers Road
Parcel Identification	S24-01017000
Parcel Acreage	6.71 +/- acres
Applicant	Charlie Hightower
Agent:	Charlie Hightower
Owner:	Solutions Development, LLC.
Current Zoning	SR (Suburban Residential)
Current Use	The property is vacant, undeveloped with an intermittent stream that is located near the southeast corner of the site.

SURROUNDING LAND USE AND ZONING

Location	Existing Land Use	Existing Zoning
Property to the North	Vacant; Publix Shopping Center	C-2 (General Commercial District)
	Stockbridge Lakes Bed & Breakfast	C-3 (Heavy Commercial District)

Property to the South	Downtown Food mart (Convenience store)	C-2 (General Commercial District)
	Korner Store (Convenience store)	C-2 (General Commercial District)
	Stockbridge Public Works Department	C-2 (General Commercial District)
Property to the East	God First Breakthrough Ministries	OI (Office Institutional District)
Property to the West	Cochran Park	DT (Downtown District)

III. Finding of Facts

1. The applicant requests to change the property's future land use designation of Low-Density Residential to Special Purpose.
2. The applicant requests to rezone the subject property from SR (Suburban Residential) to PUD (Planned Unit Development).
3. The vicinity of the area is mostly residential with the following zoning classifications: C-2 (General Commercial District), C-3 (Heavy Commercial District), OI (Office Institutional District), DT (Downtown District), and SR (Suburban Residential District).
4. The surrounding land use designations that are in the vicinity of the area are as follows: LDMU (Low Density Mixed Use), PI (Public/Institutional), and PRC (Park/Recreation/Conservation).
5. 3.87 acres of the subject property are located inside the Parkway Mixed Use Overlay District.
6. The Henry County Tax Assessors record indicates that 111 Old Conyers Road is being used as a "transitional use".

IV. Maps, Site Plan, and Renderings

Vicinity Map of 111 Old Conyers Road



Aerial Photo with Site Plan





Development Data Summary for
Site Plan of 111 Old Conyers Road

BUILDING AREA:

1st FLOOR	48,000	S.F.
2nd FLOOR	48,000	S.F.
3rd FLOOR	48,000	S.F.
4th FLOOR	48,000	S.F.
5th FLOOR	48,000	S.F.
TOTAL	240,000	S.F.

EXISTING ZONING:
PROPOSED USE

SUB URBAN RESIDENTIAL DISTRICT
MIXED-USE (COMMERICAL AT GROUND
FLOOR AND LIVING UNITS AT TOP
FLOORS

FLOOR PLAN TYPES AND NUMBER OF UNITS

UNIT TYPE	AREA	# UNITS
"A" STUDIO, 1 BATH	477 S.F.	95
"B" 1 BEDROOM, 1 BATH	835 S.F.	95
"C" 2 BEDROOMS, 2 BATH	900 S.F.	6
"D" 3 BEDROOMS, 2 BATH	1,240 S.F.	4
3,452 S.F. X 200 =690,400 S.F. (TOTAL RESIDENTIAL AREA)		

PARKING -RESIDENTIAL

UNIT	REQUIRED	PROPOSED
STUDIO	1.25 PER UNIT 95X1.25=	119
1 BEDROOM	1.25 PER UNIT 95X1.25=	119
2 BEDROOMS	1.75 PER UNIT 6X1.75=	11
3 BEDROOMS	1.25 PER UNIT 4X2.0=	8
TOTAL RESIDENTIAL PARKING PROPOSED	200 UNITS	257

PARKING - RETAIL

GENERAL RETAIL UG 6 (15,000 S.F. AT FIRST FLOOR)
(5) SPACE/1,000 SF 75 PARKING SPACE REQUIRED
79 PARKING SPACE PROVIDED

TOTAL PARKING SPACE PROVIDED: 336
(257 RESIDENTIAL+79 RETAIL)

ACCESSIBLE SPACES REQUIRED
FOR 301-400 8 PARKING SPACE REQUIRED
8 PARKING SPACE PROVIDED

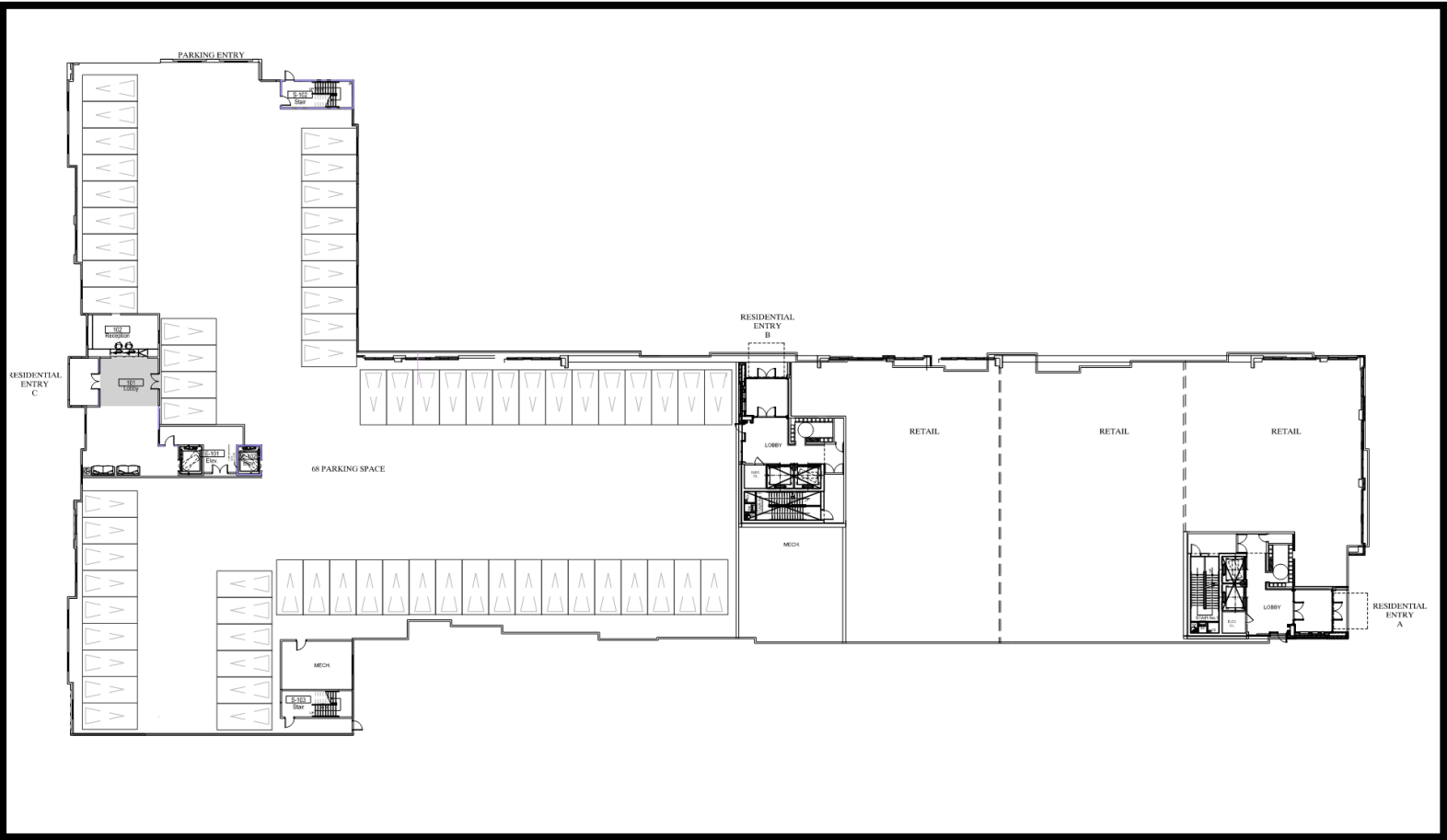
TRASH

TRASH BINS REQUIRED 10
TRASH BINS PROVIDED 12

AREA TABULATION

BUILDING FOOT PRINT 48,000 S.F.
NET OPEN SPACE 221,267 S.F. (82.1%)

First Floor Plan of Proposed Mixed-Use Development



V. Analysis

Project Description

The applicant, Charlie Hightower of First National Land Trust, proposes to build a mixed-use development that will consist of a five-story building with 200 apartment units and commercial spaces that will be located on the ground floor. Of the proposed 200 apartment units, 95 units will be studios, 95 will be one-bedroom units with one bathroom, 6 will be two-bedroom units with two bathrooms, and 4 will be 3 bedroom-units with 2 bathrooms. There will be a total of three retail spaces with a combined total of 15,000 square feet on the first floor of the proposed building. The proposed mixed-use development will provide vehicular access to the site with a deceleration lane that will be located along Old Conyers Road.

The proposed mixed-use development will include the following amenities: a four-foot sidewalk, an arrival court pavilion, a sitting pergola, a grill, a therapy garden, a playground, an adult pool, a 10-foot sidewalk, a dog park with mulch, and an open landscape. The development will also include a 16,800 square foot retention pond along with twelve trash bins that will be located on the site.

Lastly, the proposed mixed-use development will provide a total of 336 parking spaces. Of the 336 parking spaces that will be provided, 257 will be residential and 79 will be provided for the retail spaces that will be located on the ground floor of the proposed five-story building. Of the 257 residential parking spaces that will be provided, 119 parking spaces will be provided to the residents living in the studio apartment units, 119 parking spaces will be provided to the residents living in the one-bedroom apartment units, 11 parking spaces will be provided to the residents living in the two-bedroom apartment units, and 8 parking spaces will be provided to the residents living in the three-bedroom apartment units.

The applicant is requesting three variances (VR-2024-01) found in the Unified Development Code. These variances, are as follows:

1. Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit. (Section 4.85 A of the Stockbridge Unified Development Code)
2. Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.
3. Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

Section 4.8.4 A of the Stockbridge Unified Development Code

Parking Requirements	Request From Applicant
1 bedroom or efficiency unit: 1.25 parking spaces per unit	1 bedroom or efficiency unit: 1.00 parking spaces per unit
2-bedroom unit: 1.75 parking spaces per unit	2-bedroom unit: 1.25 parking spaces per unit

Residential Parking Spaces (Proposed) Residential multifamily high-rise (40 + units/acre)

Unit Type	Number of Units	Number of Parking Spaces
Studio	95	119
1 bedroom	95	119
2 bedroom	6	11
3 bedroom	4	8
Total Residential Parking Spaces (Proposed)	200	257

Residential Parking Spaces (Required) - Residential, multifamily (fewer than 40 units/acre)

Unit Type	Number of Units	Number of Parking Spaces
Studio	95	133
1 bedroom	95	133
2 bedroom	6	12
3 bedroom	4	9
Total Residential Parking Spaces (Proposed)	200	287

Staff Analysis

The applicant requests a **variance** under the City of Stockbridge Unified Development Code Section (**Sec. 10.1**). **The Planning Commission and the City Council shall consider the weight and merits of each of the following factors before granting variances:**

Section 10.1.1.

- A. A variance may be granted where owing to special conditions, a literal enforcement of the provisions of this Unified Development Code will result in an individual case result in unnecessary hardship.
- B. A variance shall observe the spirit of this Unified Development Code, secure public safety

and welfare, and deliver substantial justice.

- C. The existence of a nonconforming use on adjacent or nearby property shall not constitute a justification for granting a variance.
- D. The Planning Commission shall make recommendations to the Mayor and City Council which shall have the authority to render a decision on a variance application pursuant to the public notice and hearing requirements set forth in Chapter 9.
- E. A variance may not be granted for a use specifically prohibited by the Unified Development Code. A variance is intended to compensate for a shortfall in a dimension of property that would prevent the property from complying with a site design standard. Variances may only be granted following a review of an application against the **criteria** listed below:

ANALYSIS OF REQUEST (Section 10.1.3)

A variance may be granted only upon a finding by the Mayor and City Council that all the following conditions are met.

- 1. Extraordinary and exceptional circumstances pertaining to the particular piece of property exist due to its size, shape, or topography that are not found on other properties in the same zoning district.**

At least three acres of the subject property is located in Brush Creek. Therefore, the developer is likely to encounter several hurdles while constructing the proposed mixed-use development, due to the distinctive physical characteristics of the subject property. First, the property's relatively flat terrain and irregular contours have already influenced the existing site design. Moreover, the property's position along city water (Brush Creek), its mildly wooded areas, and the varying elevations across the site add layers of complexity to the development process. In addition, there is a gravel egress that is located at the entrance of the subject property.

- 2. A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.**

Section 10.1.1 A of the Unified Development Code states that "A variance may be granted where owing to special conditions, a literal enforcement of the provisions of this unified development code will in an individual case result in unnecessary hardship." The applicant was advised of this right.

- 3. Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district.**

Granting the requested variances would not confer any special privileges upon the property owner. Furthermore, the denial of the requested variances would force the developer to comply with the same standards in the developing the proposed site, even though the proposed characteristics of the subject property would make it very difficult to do, thus creating an unnecessary hardship for the developer itself.

- 4. The variance will be consistent with the purposes and intent of this Unified Development Code, will be compatible with uses on neighboring properties, and will serve the public welfare.**

The variance request is consistent with the purpose of the Unified Development Code. In addition, the reduction of the proposed parking space would allow the developer to comply with the parking regulations and will be consistent with the neighboring properties. Furthermore, it would alleviate the number of potential cars that would be located on the proposed mixed-use development. In addition, the reduction of the proposed parking spaces would eliminate the impervious parking spaces that would be located on the mixed-used development.

- 5. The extraordinary circumstances are not the result of actions by the applicant.**

The physical conditions of the subject property were not created by the applicant. However, it is limiting the ability of the applicant to develop the property into a reasonable use, which is the proposed mixed-used development.

- 6. The variance is the minimum relief that will allow the legal use of the land, building or structure.**

The shape of the land and the acreage of state water on the subject property prevents a desired development. However, the requested variances would allow a reasonable development in the use of the land.

- 7. The variance is not a request to permit the use of land, buildings or structures that is prohibited in the same zoning district.**

The requested PUD zoning districts provide a list of permitted uses, which includes mixed-used developments.

VI. STAFF RECOMMENDATION

Based on the Staff analysis above, the Planning and Zoning Staff therefore recommends approval for the following variances:

- Variance #1 - Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit. (Section 4.85 A of the Stockbridge Unified Development Code). Staff has discovered that that the incorrect calculation in the parking reductions were used. Therefore, the required parking calculation resulted in 287 residential parking spaces with 79 retail parking totaling 366 parking spaces. The applicant did not provide the proposed

total reduced parking spaces. Therefore, the staff is recommended to reduce the residential by 30 parking spaces which would result in a total of 336 spaces. – APPROVAL

- Variance 2 - Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%. – Not found in the Stockbridge Unified Development Code. Therefore, it would be **non-applicable**
- Variance #3 - Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre. APPROVED WITH CONDITIONS (The number of proposed units will be reduced from 200 units to 160 units (23.84 units per acre) due to the maximum allowed by the requested Special Purpose Future land use designation)



TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: June 20, 2024 (Planning Commission)
July 8, 2024 (Mayor and Council)

Subject: #VR-2024-01 For 111 Old Conyers Road

I. PURPOSE

Consider a variance application (VR-2024-01) by Charlie Hightower of First National Land Trust to allow for the construction of a mixed-use development, that will include both commercial and residential uses at 111 Old Conyers Road. The property is 6.71 +/- total acres.

The applicant is requesting three variances from the development regulations in the Unified Development Code. These variances are as follows:

1. Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit.
2. Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.
3. Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

The applicant also simultaneously submitted two other applications to the City of Stockbridge which are listed below:

- **Comprehensive Plan Amendment (CP-2024-02)** – The applicant requests to change the property’s future land use designation of Low-Density Residential to Special Purpose.
- **Rezoning (RZ-2024-02)** – The applicant requests to rezone the subject property from SR (Suburban Residential) to PUD (Planned Unit Development).

II. Background

Proposed Development	Mixed-use development with 200 residential units that will include commercial spaces on the ground floor
Site Address	111 Old Conyers Road
Parcel Identification	S24-01017000
Parcel Acreage	6.71 +/- acres
Applicant	Charlie Hightower
Agent:	Charlie Hightower
Owner:	Solutions Development, LLC.
Current Zoning	SR (Suburban Residential)
Current Use	The property is vacant, undeveloped with an intermittent stream that is located near the southeast corner of the site.

SURROUNDING LAND USE AND ZONING

Location	Existing Land Use	Existing Zoning
Property to the North	Vacant; Publix Shopping Center	C-2 (General Commercial District)
	Stockbridge Lakes Bed & Breakfast	C-3 (Heavy Commercial District)

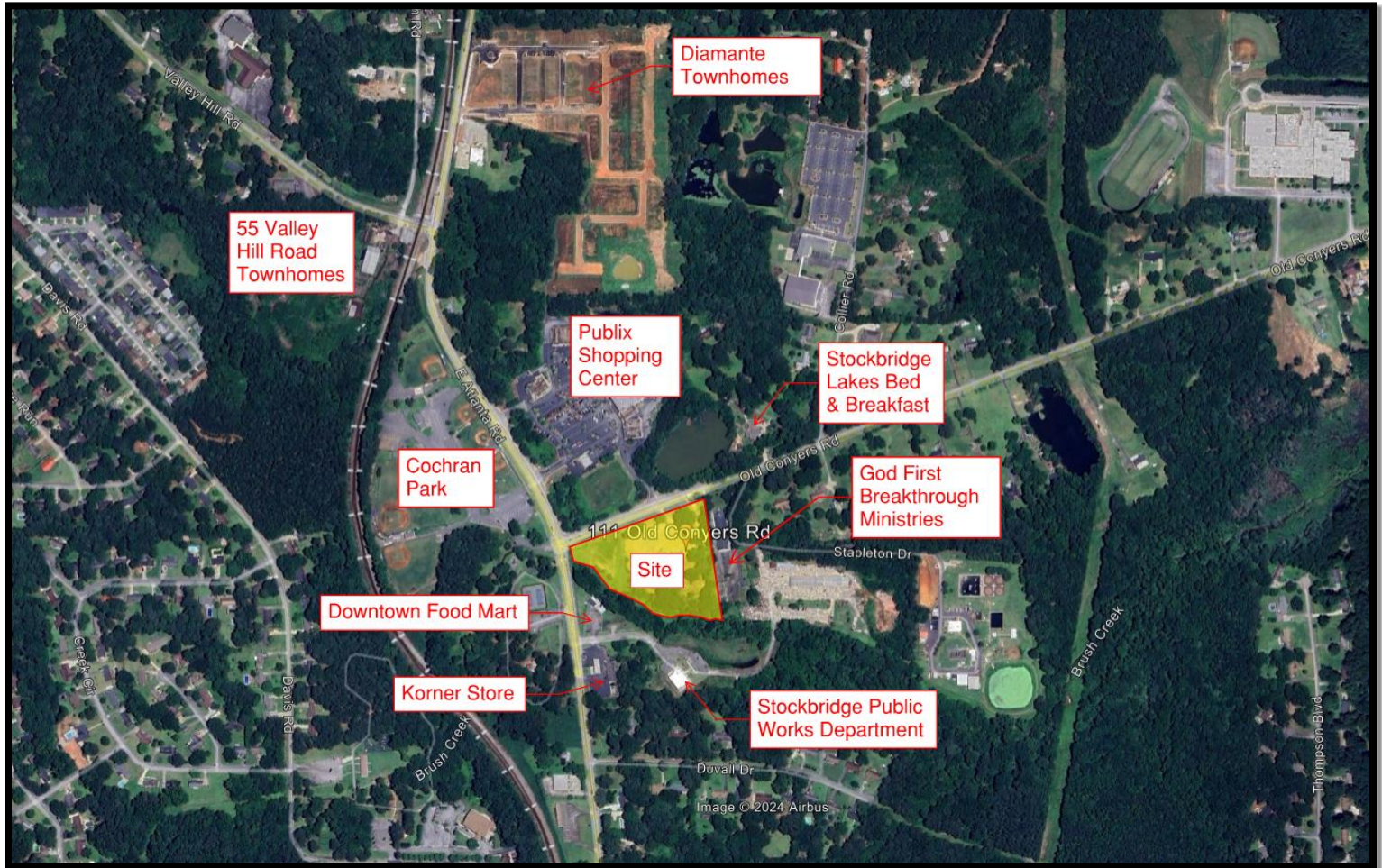
Property to the South	Downtown Food mart (Convenience store)	C-2 (General Commercial District)
	Korner Store (Convenience store)	C-2 (General Commercial District)
	Stockbridge Public Works Department	C-2 (General Commercial District)
Property to the East	God First Breakthrough Ministries	OI (Office Institutional District)
Property to the West	Cochran Park	DT (Downtown District)

III. Finding of Facts

1. The applicant requests to change the property's future land use designation of Low-Density Residential to Special Purpose.
2. The applicant requests to rezone the subject property from SR (Suburban Residential) to PUD (Planned Unit Development).
3. The vicinity of the area is mostly residential with the following zoning classifications: C-2 (General Commercial District), C-3 (Heavy Commercial District), OI (Office Institutional District), DT (Downtown District), and SR (Suburban Residential District).
4. The surrounding land use designations that are in the vicinity of the area are as follows: LDMU (Low Density Mixed Use), PI (Public/Institutional), and PRC (Park/Recreation/Conservation).
5. 3.87 acres of the subject property are located inside the Parkway Mixed Use Overlay District.
6. The Henry County Tax Assessors record indicates that 111 Old Conyers Road is being used as a "transitional use".

IV. Maps, Site Plan, and Renderings

Vicinity Map of 111 Old Conyers Road



Aerial Photo with Site Plan





Development Data Summary for
Site Plan of 111 Old Conyers Road

BUILDING AREA:

1st FLOOR	48,000	S.F.
2nd FLOOR	48,000	S.F.
3rd FLOOR	48,000	S.F.
4th FLOOR	48,000	S.F.
5th FLOOR	48,000	S.F.
TOTAL	240,000	S.F.

EXISTING ZONING:
PROPOSED USE

SUB URBAN RESIDENTIAL DISTRICT
MIXED-USE (COMMERICAL AT GROUND
FLOOR AND LIVING UNITS AT TOP
FLOORS

FLOOR PLAN TYPES AND NUMBER OF UNITS

UNIT TYPE	AREA	# UNITS
"A" STUDIO, 1 BATH	477 S.F.	95
"B" 1 BEDROOM, 1 BATH	835 S.F.	95
"C" 2 BEDROOMS, 2 BATH	900 S.F.	6
"D" 3 BEDROOMS, 2 BATH	1,240 S.F.	4
3,452 S.F. X 200 =690,400 S.F. (TOTAL RESIDENTIAL AREA)		

PARKING -RESIDENTIAL

UNIT	REQUIRED	PROPOSED
STUDIO	1.25 PER UNIT 95X1.25=	119
1 BEDROOM	1.25 PER UNIT 95X1.25=	119
2 BEDROOMS	1.75 PER UNIT 6X1.75=	11
3 BEDROOMS	1.25 PER UNIT 4X2.0=	8
TOTAL RESIDENTIAL PARKING PROPOSED	200 UNITS	257

PARKING - RETAIL

GENERAL RETAIL UG 6 (15,000 S.F. AT FIRST FLOOR)
(5) SPACE/1,000 SF 75 PARKING SPACE REQUIRED
79 PARKING SPACE PROVIDED

TOTAL PARKING SPACE PROVIDED: 336
(257 RESIDENTIAL+79 RETAIL)

ACCESSIBLE SPACES REQUIRED
FOR 301-400 8 PARKING SPACE REQUIRED
8 PARKING SPACE PROVIDED

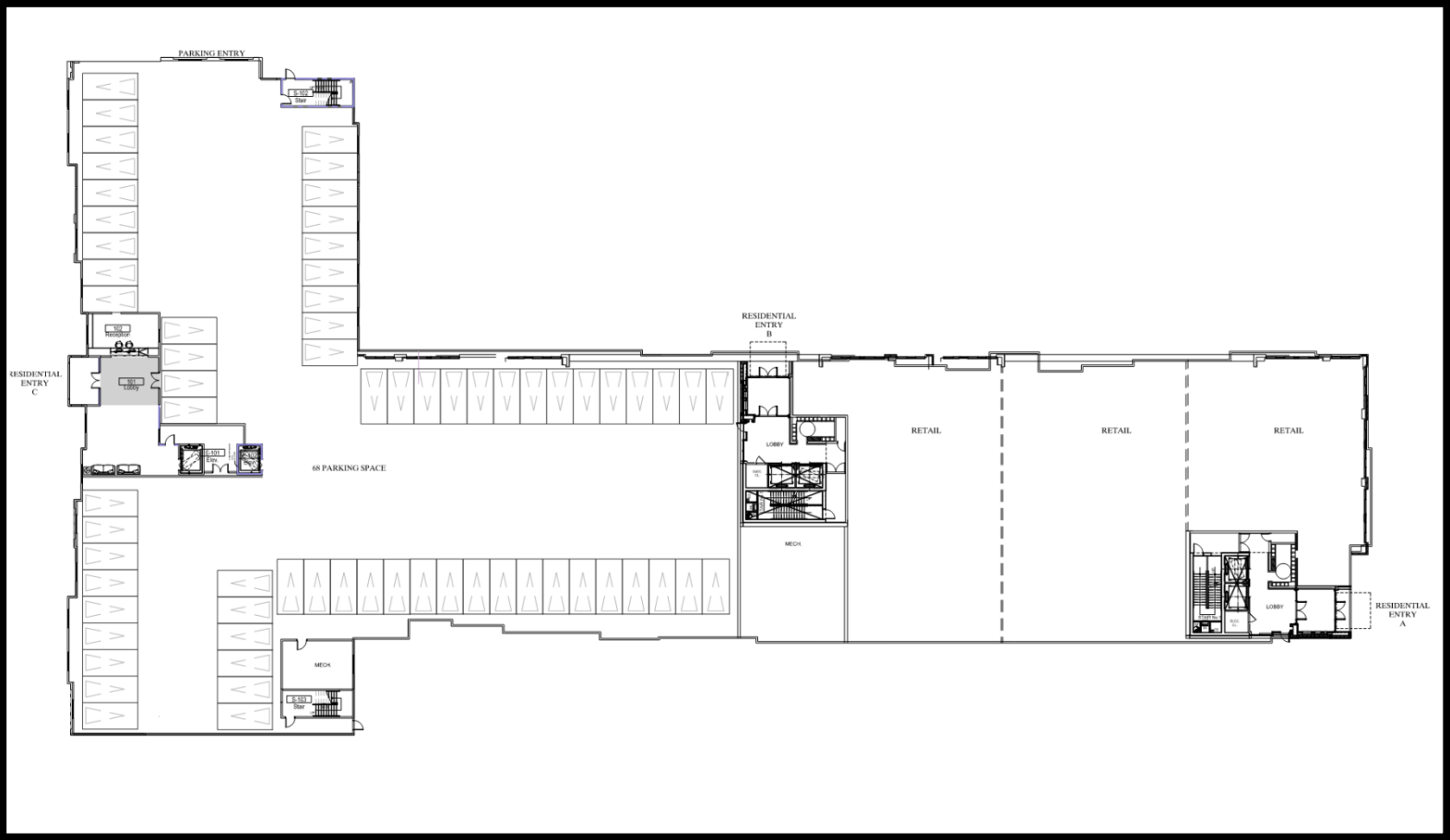
TRASH

TRASH BINS REQUIRED 10
TRASH BINS PROVIDED 12

AREA TABULATION

BUILDING FOOT PRINT 48,000 S.F.
NET OPEN SPACE 221,267 S.F. (82.1%)

First Floor Plan of Proposed Mixed-Use Development



V. Analysis

Project Description

The applicant, Charlie Hightower of First National Land Trust, proposes to build a mixed-use development that will consist of a five-story building with 200 apartment units and commercial spaces that will be located on the ground floor. Of the proposed 200 apartment units, 95 units will be studios, 95 will be one-bedroom units with one bathroom, 6 will be two-bedroom units with two bathrooms, and 4 will be 3 bedroom-units with 2 bathrooms. There will be a total of three retail spaces with a combined total of 15,000 square feet on the first floor of the proposed building. The proposed mixed-use development will provide vehicular access to the site with a deceleration lane that will be located along Old Conyers Road.

The proposed mixed-use development will include the following amenities: a four-foot sidewalk, an arrival court pavilion, a sitting pergola, a grill, a therapy garden, a playground, an adult pool, a 10-foot sidewalk, a dog park with mulch, and an open landscape. The development will also include a 16,800 square foot retention pond along with twelve trash bins that will be located on the site.

Lastly, the proposed mixed-use development will provide a total of 336 parking spaces. Of the 336 parking spaces that will be provided, 257 will be residential and 79 will be provided for the retail spaces that will be located on the ground floor of the proposed five-story building. Of the 257 residential parking spaces that will be provided, 119 parking spaces will be provided to the residents living in the studio apartment units, 119 parking spaces will be provided to the residents living in the one-bedroom apartment units, 11 parking spaces will be provided to the residents living in the two-bedroom apartment units, and 8 parking spaces will be provided to the residents living in the three-bedroom apartment units.

The applicant is requesting three variances (VR-2024-01) found in the Unified Development Code. These variances, are as follows:

1. Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit. (Section 4.85 A of the Stockbridge Unified Development Code)
2. Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.
3. Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

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Parking Requirements	Request From Applicant
1 bedroom or efficiency unit: 1.25 parking spaces per unit	1 bedroom or efficiency unit: 1.00 parking spaces per unit
2-bedroom unit: 1.75 parking spaces per unit	2-bedroom unit: 1.25 parking spaces per unit

Residential Parking Spaces (Proposed) Residential multifamily high-rise (40 + units/acre)

Unit Type	Number of Units	Number of Parking Spaces
Studio	95	119
1 bedroom	95	119
2 bedroom	6	11
3 bedroom	4	8
Total Residential Parking Spaces (Proposed)	200	257

Residential Parking Spaces (Required) - Residential, multifamily (fewer than 40 units/acre)

Unit Type	Number of Units	Number of Parking Spaces
Studio	95	133
1 bedroom	95	133
2 bedroom	6	12
3 bedroom	4	9
Total Residential Parking Spaces (Proposed)	200	287

Staff Analysis

The applicant requests a **variance** under the City of Stockbridge Unified Development Code Section (**Sec. 10.1**). **The Planning Commission and the City Council shall consider the weight and merits of each of the following factors before granting variances:**

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and welfare, and deliver substantial justice.

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- D. The Planning Commission shall make recommendations to the Mayor and City Council which shall have the authority to render a decision on a variance application pursuant to the public notice and hearing requirements set forth in Chapter 9.
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ANALYSIS OF REQUEST (Section 10.1.3)

A variance may be granted only upon a finding by the Mayor and City Council that all the following conditions are met.

- 1. Extraordinary and exceptional circumstances pertaining to the particular piece of property exist due to its size, shape, or topography that are not found on other properties in the same zoning district.**

At least three acres of the subject property is located in Brush Creek. Therefore, the developer is likely to encounter several hurdles while constructing the proposed mixed-use development, due to the distinctive physical characteristics of the subject property. First, the property's relatively flat terrain and irregular contours have already influenced the existing site design. Moreover, the property's position along city water (Brush Creek), its mildly wooded areas, and the varying elevations across the site add layers of complexity to the development process. In addition, there is a gravel egress that is located at the entrance of the subject property.

- 2. A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.**

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- 3. Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district.**

Granting the requested variances would not confer any special privileges upon the property owner. Furthermore, the denial of the requested variances would force the developer to comply with the same standards in the developing the proposed site, even though the proposed characteristics of the subject property would make it very difficult to do, thus creating an unnecessary hardship for the developer itself.

- 4. The variance will be consistent with the purposes and intent of this Unified Development Code, will be compatible with uses on neighboring properties, and will serve the public welfare.**

The variance request is consistent with the purpose of the Unified Development Code. In addition, the reduction of the proposed parking space would allow the developer to comply with the parking regulations and will be consistent with the neighboring properties. Furthermore, it would alleviate the number of potential cars that would be located on the proposed mixed-use development. In addition, the reduction of the proposed parking spaces would eliminate the impervious parking spaces that would be located on the mixed-used development.

- 5. The extraordinary circumstances are not the result of actions by the applicant.**

The physical conditions of the subject property were not created by the applicant. However, it is limiting the ability of the applicant to develop the property into a reasonable use, which is the proposed mixed-used development.

- 6. The variance is the minimum relief that will allow the legal use of the land, building or structure.**

The shape of the land and the acreage of state water on the subject property prevents a desired development. However, the requested variances would allow a reasonable development in the use of the land.

- 7. The variance is not a request to permit the use of land, buildings or structures that is prohibited in the same zoning district.**

The requested PUD zoning districts provide a list of permitted uses, which includes mixed-used developments.

VI. STAFF RECOMMENDATION

Based on the Staff analysis above, the Planning and Zoning Staff therefore recommends approval for the following variances:

- Variance #1 - Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit. (Section 4.85 A of the Stockbridge Unified Development Code). Staff has discovered that that the incorrect calculation in the parking reductions were used. Therefore, the required parking calculation resulted in 287 residential parking spaces with 79 retail parking totaling 366 parking spaces. The applicant did not provide the proposed

total reduced parking spaces. Therefore, the staff is recommended to reduce the residential by 30 parking spaces which would result in a total of 336 spaces. – APPROVAL

- Variance 2 - Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%. – Not found in the Stockbridge Unified Development Code. Therefore, it would be **non-applicable**
- Variance #3 - Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre. APPROVED WITH CONDITIONS (The number of proposed units will be reduced from 200 units to 160 units (23.84 units per acre) due to the maximum allowed by the requested Special Purpose Future land use designation)



TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: June 20, 2024 (Planning Commission)
July 8, 2024 (Mayor and Council)

Subject: #VR-2024-01 For 111 Old Conyers Road

I. PURPOSE

Consider a variance application (VR-2024-01) by Charlie Hightower of First National Land Trust to allow for the construction of a mixed-use development, that will include both commercial and residential uses at 111 Old Conyers Road. The property is 6.71 +/- total acres.

The applicant is requesting three variances from the development regulations in the Unified Development Code. These variances are as follows:

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2. Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.
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- **Rezoning (RZ-2024-02)** – The applicant requests to rezone the subject property from SR (Suburban Residential) to PUD (Planned Unit Development).

II. Background

Proposed Development	Mixed-use development with 200 residential units that will include commercial spaces on the ground floor
Site Address	111 Old Conyers Road
Parcel Identification	S24-01017000
Parcel Acreage	6.71 +/- acres
Applicant	Charlie Hightower
Agent:	Charlie Hightower
Owner:	Solutions Development, LLC.
Current Zoning	SR (Suburban Residential)
Current Use	The property is vacant, undeveloped with an intermittent stream that is located near the southeast corner of the site.

SURROUNDING LAND USE AND ZONING

Location	Existing Land Use	Existing Zoning
Property to the North	Vacant; Publix Shopping Center	C-2 (General Commercial District)
	Stockbridge Lakes Bed & Breakfast	C-3 (Heavy Commercial District)

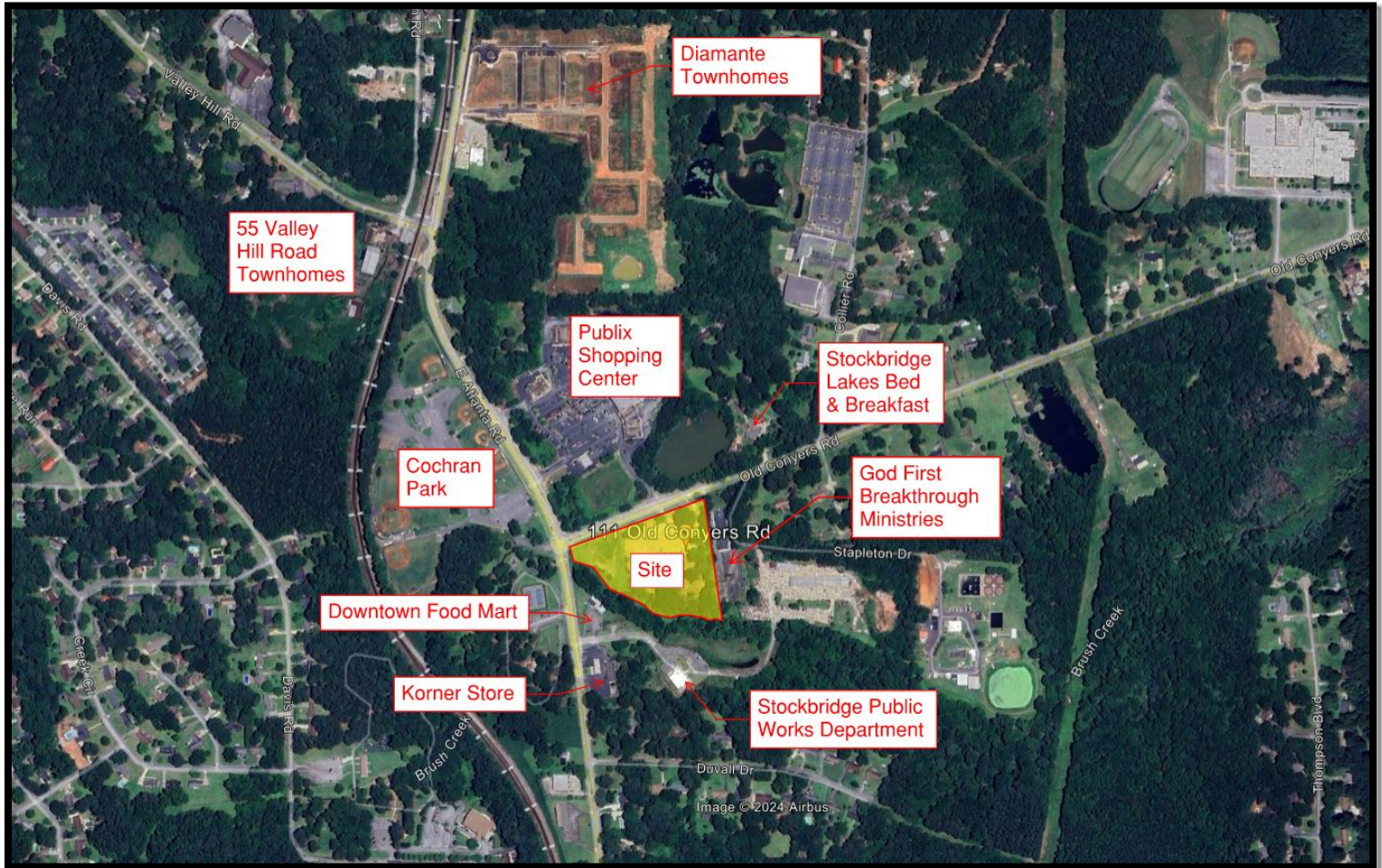
Property to the South	Downtown Food mart (Convenience store)	C-2 (General Commercial District)
	Korner Store (Convenience store)	C-2 (General Commercial District)
	Stockbridge Public Works Department	C-2 (General Commercial District)
Property to the East	God First Breakthrough Ministries	OI (Office Institutional District)
Property to the West	Cochran Park	DT (Downtown District)

III. Finding of Facts

1. The applicant requests to change the property's future land use designation of Low-Density Residential to Special Purpose.
2. The applicant requests to rezone the subject property from SR (Suburban Residential) to PUD (Planned Unit Development).
3. The vicinity of the area is mostly residential with the following zoning classifications: C-2 (General Commercial District), C-3 (Heavy Commercial District), OI (Office Institutional District), DT (Downtown District), and SR (Suburban Residential District).
4. The surrounding land use designations that are in the vicinity of the area are as follows: LDMU (Low Density Mixed Use), PI (Public/Institutional), and PRC (Park/Recreation/Conservation).
5. 3.87 acres of the subject property are located inside the Parkway Mixed Use Overlay District.
6. The Henry County Tax Assessors record indicates that 111 Old Conyers Road is being used as a "transitional use".

IV. Maps, Site Plan, and Renderings

Vicinity Map of 111 Old Conyers Road



Aerial Photo with Site Plan





Development Data Summary for
Site Plan of 111 Old Conyers Road

BUILDING AREA:

1st FLOOR	48,000	S.F.
2nd FLOOR	48,000	S.F.
3rd FLOOR	48,000	S.F.
4th FLOOR	48,000	S.F.
5th FLOOR	48,000	S.F.
TOTAL	240,000	S.F.

EXISTING ZONING:
PROPOSED USE

SUB URBAN RESIDENTIAL DISTRICT
MIXED-USE (COMMERICAL AT GROUND
FLOOR AND LIVING UNITS AT TOP
FLOORS

FLOOR PLAN TYPES AND NUMBER OF UNITS

UNIT TYPE	AREA	# UNITS
"A" STUDIO, 1 BATH	477 S.F.	95
"B" 1 BEDROOM, 1 BATH	835 S.F.	95
"C" 2 BEDROOMS, 2 BATH	900 S.F.	6
"D" 3 BEDROOMS, 2 BATH	1,240 S.F.	4
3,452 S.F. X 200 =690,400 S.F. (TOTAL RESIDENTIAL AREA)		

PARKING -RESIDENTIAL

UNIT	REQUIRED	PROPOSED
STUDIO	1.25 PER UNIT 95X1.25=	119
1 BEDROOM	1.25 PER UNIT 95X1.25=	119
2 BEDROOMS	1.75 PER UNIT 6X1.75=	11
3 BEDROOMS	1.25 PER UNIT 4X2.0=	8
TOTAL RESIDENTIAL PARKING PROPOSED	200 UNITS	257

PARKING - RETAIL

GENERAL RETAIL UG 6 (15,000 S.F. AT FIRST FLOOR)
(5) SPACE/1,000 SF 75 PARKING SPACE REQUIRED
79 PARKING SPACE PROVIDED

TOTAL PARKING SPACE PROVIDED: 336
(257 RESIDENTIAL+79 RETAIL)

ACCESSIBLE SPACES REQUIRED
FOR 301-400 8 PARKING SPACE REQUIRED
8 PARKING SPACE PROVIDED

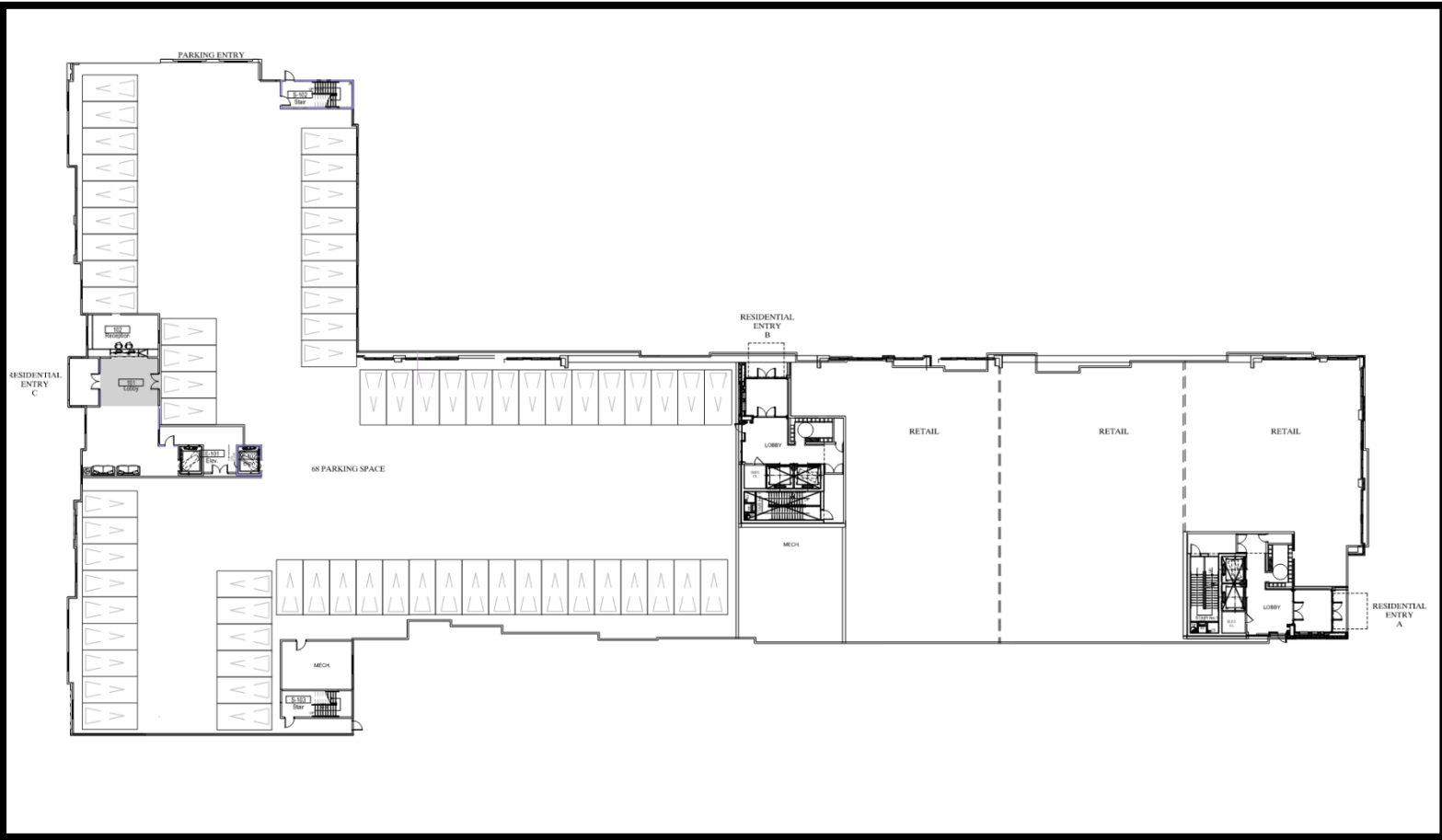
TRASH

TRASH BINS REQUIRED 10
TRASH BINS PROVIDED 12

AREA TABULATION

BUILDING FOOT PRINT 48,000 S.F.
NET OPEN SPACE 221,267 S.F. (82.1%)

First Floor Plan of Proposed Mixed-Use Development



V. Analysis

Project Description

The applicant, Charlie Hightower of First National Land Trust, proposes to build a mixed-use development that will consist of a five-story building with 200 apartment units and commercial spaces that will be located on the ground floor. Of the proposed 200 apartment units, 95 units will be studios, 95 will be one-bedroom units with one bathroom, 6 will be two-bedroom units with two bathrooms, and 4 will be 3 bedroom-units with 2 bathrooms. There will be a total of three retail spaces with a combined total of 15,000 square feet on the first floor of the proposed building. The proposed mixed-use development will provide vehicular access to the site with a deceleration lane that will be located along Old Conyers Road.

The proposed mixed-use development will include the following amenities: a four-foot sidewalk, an arrival court pavilion, a sitting pergola, a grill, a therapy garden, a playground, an adult pool, a 10-foot sidewalk, a dog park with mulch, and an open landscape. The development will also include a 16,800 square foot retention pond along with twelve trash bins that will be located on the site.

Lastly, the proposed mixed-use development will provide a total of 336 parking spaces. Of the 336 parking spaces that will be provided, 257 will be residential and 79 will be provided for the retail spaces that will be located on the ground floor of the proposed five-story building. Of the 257 residential parking spaces that will be provided, 119 parking spaces will be provided to the residents living in the studio apartment units, 119 parking spaces will be provided to the residents living in the one-bedroom apartment units, 11 parking spaces will be provided to the residents living in the two-bedroom apartment units, and 8 parking spaces will be provided to the residents living in the three-bedroom apartment units.

The applicant is requesting three variances (VR-2024-01) found in the Unified Development Code. These variances, are as follows:

1. Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit. (Section 4.85 A of the Stockbridge Unified Development Code)
2. Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.
3. Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

Section 4.8.4 A of the Stockbridge Unified Development Code

Parking Requirements	Request From Applicant
1 bedroom or efficiency unit: 1.25 parking spaces per unit	1 bedroom or efficiency unit: 1.00 parking spaces per unit
2-bedroom unit: 1.75 parking spaces per unit	2-bedroom unit: 1.25 parking spaces per unit

Residential Parking Spaces (Proposed) Residential multifamily high-rise (40 + units/acre)

Unit Type	Number of Units	Number of Parking Spaces
Studio	95	119
1 bedroom	95	119
2 bedroom	6	11
3 bedroom	4	8
Total Residential Parking Spaces (Proposed)	200	257

Residential Parking Spaces (Required) - Residential, multifamily (fewer than 40 units/acre)

Unit Type	Number of Units	Number of Parking Spaces
Studio	95	133
1 bedroom	95	133
2 bedroom	6	12
3 bedroom	4	9
Total Residential Parking Spaces (Proposed)	200	287

Staff Analysis

The applicant requests a **variance** under the City of Stockbridge Unified Development Code Section (**Sec. 10.1**). **The Planning Commission and the City Council shall consider the weight and merits of each of the following factors before granting variances:**

Section 10.1.1.

- A. A variance may be granted where owing to special conditions, a literal enforcement of the provisions of this Unified Development Code will result in an individual case result in unnecessary hardship.
- B. A variance shall observe the spirit of this Unified Development Code, secure public safety

and welfare, and deliver substantial justice.

- C. The existence of a nonconforming use on adjacent or nearby property shall not constitute a justification for granting a variance.
- D. The Planning Commission shall make recommendations to the Mayor and City Council which shall have the authority to render a decision on a variance application pursuant to the public notice and hearing requirements set forth in Chapter 9.
- E. A variance may not be granted for a use specifically prohibited by the Unified Development Code. A variance is intended to compensate for a shortfall in a dimension of property that would prevent the property from complying with a site design standard. Variances may only be granted following a review of an application against the **criteria** listed below:

ANALYSIS OF REQUEST (Section 10.1.3)

A variance may be granted only upon a finding by the Mayor and City Council that all the following conditions are met.

- 1. Extraordinary and exceptional circumstances pertaining to the particular piece of property exist due to its size, shape, or topography that are not found on other properties in the same zoning district.**

At least three acres of the subject property is located in Brush Creek. Therefore, the developer is likely to encounter several hurdles while constructing the proposed mixed-use development, due to the distinctive physical characteristics of the subject property. First, the property's relatively flat terrain and irregular contours have already influenced the existing site design. Moreover, the property's position along city water (Brush Creek), its mildly wooded areas, and the varying elevations across the site add layers of complexity to the development process. In addition, there is a gravel egress that is located at the entrance of the subject property.

- 2. A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.**

Section 10.1.1 A of the Unified Development Code states that "A variance may be granted where owing to special conditions, a literal enforcement of the provisions of this unified development code will in an individual case result in unnecessary hardship." The applicant was advised of this right.

- 3. Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district.**

Granting the requested variances would not confer any special privileges upon the property owner. Furthermore, the denial of the requested variances would force the developer to comply with the same standards in the developing the proposed site, even though the proposed characteristics of the subject property would make it very difficult to do, thus creating an unnecessary hardship for the developer itself.

- 4. The variance will be consistent with the purposes and intent of this Unified Development Code, will be compatible with uses on neighboring properties, and will serve the public welfare.**

The variance request is consistent with the purpose of the Unified Development Code. In addition, the reduction of the proposed parking space would allow the developer to comply with the parking regulations and will be consistent with the neighboring properties. Furthermore, it would alleviate the number of potential cars that would be located on the proposed mixed-use development. In addition, the reduction of the proposed parking spaces would eliminate the impervious parking spaces that would be located on the mixed-used development.

- 5. The extraordinary circumstances are not the result of actions by the applicant.**

The physical conditions of the subject property were not created by the applicant. However, it is limiting the ability of the applicant to develop the property into a reasonable use, which is the proposed mixed-used development.

- 6. The variance is the minimum relief that will allow the legal use of the land, building or structure.**

The shape of the land and the acreage of state water on the subject property prevents a desired development. However, the requested variances would allow a reasonable development in the use of the land.

- 7. The variance is not a request to permit the use of land, buildings or structures that is prohibited in the same zoning district.**

The requested PUD zoning districts provide a list of permitted uses, which includes mixed-used developments.

VI. STAFF RECOMMENDATION

Based on the Staff analysis above, the Planning and Zoning Staff therefore recommends approval for the following variances:

- Variance #1 - Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit. (Section 4.85 A of the Stockbridge Unified Development Code). Staff has discovered that that the incorrect calculation in the parking reductions were used. Therefore, the required parking calculation resulted in 287 residential parking spaces with 79 retail parking totaling 366 parking spaces. The applicant did not provide the proposed

total reduced parking spaces. Therefore, the staff is recommended to reduce the residential by 30 parking spaces which would result in a total of 336 spaces. – APPROVAL

- Variance 2 - Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%. – Not found in the Stockbridge Unified Development Code. Therefore, it would be **non-applicable**
- Variance #3 - Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre. APPROVED WITH CONDITIONS (The number of proposed units will be reduced from 200 units to 160 units (23.84 units per acre) due to the maximum allowed by the requested Special Purpose Future land use designation)