

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

INTERIM CITY TREASURER

Lakeisha Gaines

CITY ATTORNEY

Quinton G. Washington

Council Meeting Agenda September 9, 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, SEPTEMBER 9, 2024 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Adoption of the August 12, 2024 Council Meeting Minutes
Adoption of the August 27, 2024 Council Work Session Meeting Minutes
Adoption of the August 21, 2024 Council Retreat Meeting Minutes
Adoption of the August 22, 2024 Council Retreat Meeting Minutes
Adoption of the August 23, 2024 Council Retreat Meeting 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

- 2 Recognition of the Platinum Award to the Water Plant and the Gold Award to the Wastewater Treatment Plant; Hispanic Heritage Month Proclamation; Mr. Jimmy Fleming Retirement Proclamation; Georgia Reads Proclamation, and National Assisted Living Week Proclamation, Swearing-In Jerry Mays (DDA), Mark Glenn (PFA) and Mary Scott (Ethics Board).

PRESENTATION

- 3 FY2023 AUDIT REPORT - Presented by: Hope Pendergrass of Mauldin & Jenkins
- Presented by: Lakeisha Gaines

OLD BUSINESS

- 4 Streetlight Master Plan Presentation - Presented by: Decius Aaron

PUBLIC HEARING

- 5 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-05. (To be located in Council District 5.)
Consideration of a request for the Comprehensive Land Use Amendment for property at 425 Country Club Drive, to change the property's future land use designation from 'High-Density Residential' to 'Low-Density Mixed-Use' to allow for the conversion of an assisted living facility to a hotel boutique. The applicant is Stuart Hope, 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
- 6 REZONING CASE #RZ-2024-05. (To be located in Council District 5.) - CONTINUED
Consideration of a request for the Rezoning of property at 425 Country Club Drive, to rezone the property from 'OI' (Office Institutional) to 'C2' (General Commercial) to allow for a hotel boutique. The applicant is Stuart Hope, on behalf of Stockbridge Propco, LLC. The property is located in Land Lot 14 of District 7, with 6.92 +/- acres within the Stockbridge City Limits.
- Presented by: Ryan Anderson
- 7 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-01. (To be located in Council District 5.)
Consideration of a Comprehensive Plan Amendment Request to change the future land use designation of property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, from 'Medium-Density Mixed-Use' to 'Medium-Density Residential' to allow for the construction of a townhome development. Applicant: Lennar Georgia, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres. - Presented by: Ryan Anderson
- 8 REZONING CASE #RZ-2024-01. (To be located in Council District 5.)
Consideration of a request to rezone property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, from the C-2 (General Commercial) zoning district to the MFR (Multiple Family Residential) zoning district to allow for the construction of a townhome development. The property also lies within the PMU (Parkway Mixed-Use) Overlay District. Applicant: Lennar Georgia, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres. - Presented by: Ryan Anderson

- 9 VARIANCE CASE #VR-2024-03: Variance Request #1. (To be located in Council District 5.)
Consideration of a variance request for two variances on property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, to allow for the construction of a townhome development. Variance Request #1 would reduce the front yard setbacks of the townhome lots from the required 50 feet to 20 feet. The property also lies within the PMU (Parkway Mixed-Use) Overlay District. Applicant: Lennar Georgia, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres. - Presented by: Ryan Anderson
- 10 VARIANCE CASE #VR-2024-03: Variance Request #2. (To be located in Council District 5.)
Consideration of a variance request for two variances on property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, to allow for the construction of a townhome development. Variance Request #2 would reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet. The property also lies within the PMU (Parkway Mixed-Use) Overlay District. Applicant: Lennar Georgia, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres. - Presented by: Ryan Anderson
- 11 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-06. (To be located in Council District 5.)
Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of two parcels on the east side of Highway 42 North, south of Eagles Landing Parkway, from "Low-Density Mixed-Use" to "MediumDensity-Residential" to allow for the construction of a townhome development. The applicant is LI Route 23, LLC and the agent is George Harper of Paramount Engineering. The property contains two parcels, as are listed below, with 13.64 +/- total acres within the Stockbridge City Limits.
- Parcel #069-01009000 – Contains 10.61 +/- acres in Land Lots 1 & 2 of Districts 7 & 11.
 - Parcel #070-01001000 (2612 Highway 42 North)—Contains 3.03 +/- acres in Land Lot 1 of District 7.
- Presented by: Ryan Anderson
- 12 REZONING CASE #RZ-2024-06. (To be located in Council District 5.)
Consideration of a request for a rezoning to rezone two parcels on the east side of Highway 42 North, south of Eagles Landing Parkway, from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential) to allow for the construction of a townhome development. The applicant is LI Route 23, LLC and the agent is George Harper of Paramount Engineering. The property contains two parcels, as are listed below, with 13.64 +/- total acres within the Stockbridge City Limits. Variance Request #VR-2024-06 would reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet.
- Parcel #069-01009000 – Contains 10.61 +/- acres in Land Lots 1 & 2 of Districts 7 & 11.

- Parcel #070-01001000 (2612 Highway 42 North)—Contains 3.03 +/- acres In Land Lot 1 of District 7.

- Presented by: Ryan Anderson

13 VARIANCE CASE #VR-2024-02: Variance Request #1. (To be located in Council District 5.)

Consideration of a variance request for two variances on two parcels on the east side of Highway 42 North, south of Eagles Landing Parkway, to allow for the construction of a townhome development. Variance Request #1 would reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet. The applicant is LI Route 23, LLC and the agent is George Harper of Paramount Engineering. The property contains two parcels, as are listed below, with 13.64 +/- total acres within the Stockbridge City Limits.

- Parcel #069-01009000 – Contains 10.61 +/- acres in Land Lots 1 & 2 of Districts 7 & 11.
- Parcel #070-01001000 (2612 Highway 42 North)—Contains 3.03 +/- acres In Land Lot 1 of District 7.

- Presented by: Ryan Anderson

14 VARIANCE CASE #VR-2024-02: Variance Request #2. (To be located in Council District 5.)

Consideration of a variance request for two variances on two parcels on the east side of Highway 42 North, south of Eagles Landing Parkway, to allow for the construction of a townhome development. Variance Request #2 would reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet. The applicant is LI Route 23, LLC and the agent is George Harper of Paramount Engineering. The property contains two parcels, as are listed below, with 13.64 +/- total acres within the Stockbridge City Limits.

- Parcel #069-01009000 – Contains 10.61 +/- acres in Land Lots 1 & 2 of Districts 7 & 11.
- Parcel #070-01001000 (2612 Highway 42 North)—Contains 3.03 +/- acres In Land Lot 1 of District 7.

- Presented by: Ryan Anderson

NEW BUSINESS

15 Council consideration to approve Task Order No. 2024.07 with Falcon Design – Country Club Drive – Traffic and Pedestrian Safety Improvements in the amount of \$88,000.000. The funding source is from TSPLOST.

- Presented by: Decius Aaron

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change or contact City Hall offices at 770-389-7900 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 (Sep 10)
- The Main Street Advisory Board Meeting on the 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Sep 13)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Sep 19)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Stockbridge Downtown Center 130 M L King, Sr. Heritage Trail (Sep 17)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Sep 17)
- City Council Work Session Meeting, Last Tuesday of each month: Tuesday, July 30th at 6:00 p.m. - City Hall Council Chamber (Sep 24)
- Community Zoning and Information Meeting: Wednesday, October 2nd from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Oct 2)
- 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. – (Oct 3)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Oct 14)
- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Oct 14)
- Join the City of Stockbridge for the 50 Shades of Pink Love Walk to highlight breast cancer awareness and survivors at Clark Community Park 111 Davis Rd. from 10:30 am – 1:00 p.m.

UPCOMING CITY EVENTS/INITIATIVES

- Join the City of Stockbridge for the 9/11 Remembrance on Wednesday, September 11th beginning at 8am on the steps of City Hall. 4640 N. Henry Blvd. Stockbridge.
- Join Councilman Alphonso Thomas for the monthly Senior Bingo Bash on Wednesday, September 18th from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join Mayor Anthony Ford for the monthly *Meet the Mayor* on Wednesday, September 23RD from 10am – noon at Stockbridge City Hall.
- BridgeFest 2024 is coming! The City of Stockbridge Government is hosting this annual event for the COMMUNITY on Saturday, September

28, 2024! We will have a live concert, food trucks, vendors, and more! Get ready for fun at the Stockbridge Amphitheater! Questions? Please email bbradley@stockbridgega.org as soon as possible for vendor opportunities.

- 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, September 14th 3-yr Anniversary Celebration – Kool and the Gang, with Special Guest Morris Day and The Time.
2. Saturday, October 5th featuring Monica, and Tamar (Rescheduled Show)
3. Saturday, October 12th featuring That Girl Lay Lay and Friends Youth Concert
4. Sunday, October 13th Kings and Queens of Southern Soul Show featuring King George, Tucka, Sir Charles Jones, Pokey Bear, TK Soul, West Love and Derek “The Change Man” Smith
5. Sunday, October 20, 2024, (Rescheduled Show) featuring Charlie Wilson with Special Guest El Debarge
6. Saturday, October 26, 2024, Boney James Slow Burn Tour with Special Guest Damien Escobar.

Stockbridge Main Street Tiny Tent Concert Series

1. Fridays (Weather Permitting) The show will start at 6 pm and will end at 8 pm. The show will take place at 130 MLK Sr Heritage Trail in Stockbridge, GA. Enjoy good music, local restaurants, and OUR community... all in ONE gorgeous location! Bring your family or make it a date night! Just don't forget your lawn chair!

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT