

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

Frank Milazi

CITY ATTORNEY

Quinton G. Washington

Council Meeting Agenda December 9, 2024 6:00 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

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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, DECEMBER 9, 2024 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING DEFERRED ITEM(S) ANNOUNCEMENT

- 1 The following items have been deferred and will not be presented:
Item #5 Comprehensive Plan Amendment Case #CP-2024-10
Item #6 Special Use Permit Case #SP-2024-01
Item #14 Annexation Case #AX-2024-02
Item #15 Comprehensive Plan Amendment Case #CP-2024-09
Item #16 Rezoning Case #RZ-2024-10

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 2 Adoption of the November 12, 2024 Council Meeting Minutes
Adoption of the November 19, 2024 Council Work Session 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

- 3 The following employees were recently recognized for their years of service with the city:
Five Years of Service: Christine Chavis, Jason Jackson, Gordon Linton, Linda Logan, Stephanie Milton, Kerri Ann Stewart, and Demetrius Wells
Ten Years of Service: Rex Hill, Uneeda Smith-Sellers, and Renee Wheeler

Fifteen Years of Service: Jeff Greenway, and Tammy Reilly
 Twenty Years of Service: Eddie Albert and Howard Sanford
 Proclamation: Delta Sigma Theta Sorority, Inc. - Henry County Alumnae Chapter

CONSENT AGENDA

- 4 2025 City Holiday Schedule
 2025 Agenda Timeline Schedule
 2025 City Council Meeting Schedule
 2025 Planning & Zoning Commission Meeting Schedule
 2025 Community Zoning & Information Meeting Schedule
 2025 Citywide Development Authority Meeting Schedule
 2025 Downtown Development Authority Meeting Schedule
 2025 Main Street Advisory Board Meeting Schedule
 2025 Stockbridge Citizens-Police Advisory Council Meeting Schedule
 2025 Urban Redevelopment Agency Meeting Schedule
 2025 Youth Council Meeting Schedule
 2025 Youth Council Advisory Committee Meeting Schedule
 2025 Main Street Calendar of Events Schedule
 2025 City Events Calendar
 2025 City Council Initiatives
 2025 Public Facilities Authority Meeting Schedule
 2025 Stockbridge Ethics Board Meeting Schedule - Presented by:

PUBLIC HEARING

- 5 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-10. (To be located in Council District 3.)
 Consideration of a Comprehensive Plan Amendment for Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive, for the purpose of changing the property's future land use designation from High-Density Residential to Low-Density Mixed-Use to allow for the development of a convenience store and gas station. Applicant: GMI, 2 Inc. Agent: Harold Buckley, Jr., Esq. of the Law Firm of Wilson, Brock & Irby. The property is located in Land Lot 13 of District 6, and it contains 4.26 +/- acres. ITEM DEFERRED - Presented by: Ryan Anderson
- 6 SPECIAL USE PERMIT CASE #SP-2024-01. (To be located in Council District 3.)
 Consideration of a Special Use Permit Request to allow a gas station and convenience store on Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive. Applicant: GMI, 2 Inc. Agent: Harold Buckley, Jr., Esq. of the Law Firm of Wilson, Brock & Irby. The property is located in Land Lot 13 of District 6, and it contains 4.26 +/- acres. ITEM DEFERRED - Presented by: Ryan Anderson
- 7 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-03. (For property located in Council District 2.)
 Consideration of a Comprehensive Plan Amendment request to change the future land use designation of Parcel #S07-01006000 on the east side of Brush

Creek Court from its current future land use designation of Low-Density Mixed-Use to Medium-Density Residential to allow for a townhome development. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C. The property is located in Land Lot 59, District 12, and it contains 2.28 +/- total acres. - Presented by: Ryan Anderson

- 8 REZONING CASE #RZ-2024-03. (For property located in Council District 2.) Consideration of a rezoning request to rezone Parcel #S07-01006000 on the east side of Brush Creek Court from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential) to allow for a townhome development. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C. The property is located in Land Lot 59, District 12, and it contains 2.28 +/- total acres. - Presented by: Ryan Anderson
- 9 ZONING MODIFICATION CASE #ZM-2024-01. (For property located in Council District 2.) Consideration of a major zoning modification request for Parcel #S07A01100000 on the west side of Brush Creek Court to provide for major changes to a previously-approved site plan (which was the subject of Zoning Modification Case #ZM-2022-01 in 2022) by allowing the expansion of the site boundaries to include Parcel ##S07-010-060-00 on the east side of Brush Creek Commons, which would be developed as Phase 2 of the existing townhome development. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C. The property is located in Land Lot 59, District 12, and it contains 2.28 +/- total acres. - Presented by: Ryan Anderson
- 10 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-07. (For property located in Council District 2) Consideration of a Comprehensive Plan Amendment request to change the future land use designations of four parcels on the south side of Davis Road, as are identified below, from their current split future land use designations to Low-Density Mixed-Use for the entire property, for the purpose of allowing the construction of a self-storage warehouse development. The property owner is B1 Home Improvement, LLC. and the agents are Robert Nesbitt and Rogers Gotier. The property is located in Land Lot 71, District 12, and it contains 6.895 +/- total acres.

- 649 Davis Road (Parcel #S05-08004000) – Contains 3.6050 +/- acres. Current future land use designations: Low-Density Residential and Medium-Density Mixed-Use.
- 657 Davis Road (Parcel S05-08003000) – Contains 0.66 +/- acres. Current future land use designation: Unassigned.
- 681 Davis Road (Parcel #S05-08005000) – Contains 1.34 +/- acres. Current future land use designations: Low-Density Residential and Medium-Density Mixed-Use.
- Parcel #S05-08006000 on Davis Road – Contains 1.29 +/- acres. Current future land use designations: Low-Density Residential and Medium-Density Mixed-Use.

- Presented by: Ryan Anderson

- 11 REZONING CASE #RZ-2024-08. (For property located in Council District 2)
Consideration of a rezoning request to rezone four parcels on the south side of Davis Road, as are identified below, from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial) for the purpose of allowing for the construction of a self-storage warehouse development. The property owner is B1 Home Improvement, LLC and the agents are Robert Nesbitt and Rogers Gotier. The property is located in Land Lot 71, District 12, and it contains 6.895 +/- total acres.
- 649 Davis Road (Parcel #S05-08004000) – Contains 3.6050 +/- acres. Current zoning: SR (Suburban Residential).
 - 657 Davis Road (Parcel #S05-08003000) – Contains 0.66 +/- acres. Current zoning: SR (Suburban Residential).
 - 681 Davis Road (Parcel #S05-08005000) – Contains 1.34 +/- acres. Current zoning: SR (Suburban Residential).
 - Parcel #S05-08006000 on Davis Road – Contains 1.29 +/- acres. Current zoning: OI (Office-Institutional).
- Presented by: Ryan Anderson
- 12 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-08. (For property located in Council District 1.)
Consideration of a Comprehensive Plan Amendment request to change the future land use designation for Parcel #013-01018000 on the east side of Blackhall Road, south of Walt Stephens Road, from its current future land use designation of Park/Recreation/Conservation to Low-Density Residential to allow for the division of the property into separate lots for single-family detached residential development. Property Owners: Joyce Kemper-Hager Living Trust and Joyce Kemper-Hager as Trustee. Applicants: AP Property Solutions, LLC and Surender Sharma. Agent: Sibley-Miller Surveying and Planning, Inc. The property is located in Land Lot 24, District 12, and it contains 4.849 +/- total acres. APPLICANT REQUEST WITHDRAWAL
- Presented by: Ryan Anderson
- 13 REZONING CASE #RZ-2024-09. (For property located in Council District 2.)
Consideration of a rezoning request to rezone Parcel #013-01018000 on the east side of Blackhall Road, south of Walt Stephens Road, from its current zoning classification of 'SR' (Suburban Residential) to 'RR' (Rural Residential) to allow for the division of the property into separate lots for single-family detached residential development. Property Owners: Joyce Kemper-Hager Living Trust and Joyce Kemper-Hager as Trustee. Applicants: AP Property Solutions, LLC and Surender Sharma. Agent: Sibley-Miller Surveying and Planning, Inc. The property is located in Land Lot 24, District 12, and it contains 4.849 +/- total acres. APPLICANT REQUEST WITHDRAWAL - Presented by: Ryan Anderson
- 14 ANNEXATION CASE #AX-2024-02. (For property to be located in Council District 5.)
Consideration of an annexation request, using the 100 percent annexation method, to annex two parcels at 1778 & 1872 Highway 42 North from unincorporated Henry County into the Stockbridge City Limits to allow for the construction of a mixed residential development, which would contain both

single-family detached homes and townhomes. Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. The property is located in Land Lot 35 in District 7, and it contains 48.59 +/- total acres. ITEM DEFERRED

- Presented by: Ryan Anderson

- 15 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-09. (For property to be located in Council District 5.)
Consideration of a Comprehensive Plan Amendment request to assign the future land use designation to Medium Density Residential to two parcels at 1778 & 1872 Highway 42 North, after their annexation into the City of Stockbridge from unincorporated Henry County, to allow for the construction of a mixed residential development, which would contain both single-family detached homes and townhomes. Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. The property is located in Land Lot 35 in District 7, and it contains 48.59 +/- total acres. ITEM DEFERRED - Presented by: Ryan Anderson
- 16 REZONING CASE #RZ-2024-10. (For property to be located in Council District 5.)
Consideration of a rezoning request to assign the zoning districts of 'PUD' (Planned Unit Development) and the 'PMU' (Parkway Mixed-Use Overlay District) to two parcels at 1778 & 1872 Highway 42 North, after their annexation into the City of Stockbridge from unincorporated Henry County, to allow for the construction of a mixed residential development, which would contain both single-family detached homes and townhomes. Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. The property is located in Land Lot 35 in District 7, and it contains 48.59 +/- total acres. ITEM DEFERRED - Presented by: Ryan Anderson
- 17 Second Reading and Adoption of the FY2025 Operating Budget and Capital Improvement Plan - Presented by: Frederick Gardiner

NEW BUSINESS

- 18 DE-ANNEXATION CASE #DX-2024-03 FOR THE MANDERLEY SUBDIVISION, PHASE 3. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge nine parcels within the Manderley Subdivision, representing Phase 3. The request was made by the owners of the nine parcels, which would become part of unincorporated Henry County.
- Presented by: Ryan Anderson
- 19 DE-ANNEXATION CASE #DX-2024-04 FOR THE MANDERLEY SUBDIVISION, PHASE 4. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge nine parcels within the Manderley Subdivision, representing Phase 4. The request was made by the owners of the nine parcels, which would become part of unincorporated Henry County.
- Presented by: Ryan Anderson
- 20 Council Consideration to approve 2023 Bad Debt Write-Off in the amount of \$11,428.61.

- Presented by: Frank Milazi

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 at City Hall in the Levi Meeting Room at 6pm (December 10th).
- Downtown Development Authority Meeting, SPECIAL DATE – TUESDAY, DECEMBER 10th at the Downtown Connection Center 130 M L King, Sr. Heritage Trail (Dec 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. (Dec 13)
- City Council Work Session Meeting SPECIAL DATE – TUESDAY, DECEMBER 17th at 6:00 p.m. - City Hall Council Chamber (Dec 17)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 17)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Dec 19)
- Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Jan 2)
- Community Zoning and Information Meeting: Thursday, January 2nd from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Jan 2)
- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:30 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – (Jan 2)
- City Council Meeting, 2nd Monday of each month, January 13th at 6:00 p.m. - City Hall Council Chamber (Jan 13)

UPCOMING CITY EVENTS/INITIATIVES

- Join Mayor Anthony Ford for the monthly Meet the Mayor on Wednesday, December 16th from 10am – noon at City Hall.
- 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.
- 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.

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

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT