

STOCKBRIDGE CITY COUNCIL

Mayor Anthony S. Ford
At-Large

Mayor Pro Tem LaKeisha Gantt
Council District 1

Councilmember Elton Alexander
Council District 5

Councilmember Yolanda Barber
Council District 4

Councilmember Kyle D. Berry, Sr.
Council District 3

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 February 10, 2025 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, FEBRUARY 10, 2025 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

CEREMONIAL REVIEW - Black History Month Proclamation, Swearing In Members of the Stockbridge Youth Council: Candis Jones, Georgia McIntyre and Ayesha Gambles

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.

ADOPTION OF THE MINUTES

- 1 Adoption of the January 8, 2025 Council Retreat Minutes
Adoption of the January 13, 2025 Council Meeting Minutes
Adoption of the January 28, 2025 Council Work Session Meeting Minutes

CONSENT AGENDA

- 2 Council Consideration to appoint a member to the Stockbridge Youth Council Advisory Committee for a two-year term.
Council Consideration to appoint a member to the Stockbridge Public Facilities Authority Board for a four-year term.

- Presented by:

OLD BUSINESS

- 3 SPECIAL USE PERMIT CASE #SP-2024-02. (To be located in Council District 4.)

NOTE: To be considered for a Board vote only since the public hearing was already held on November 12, 2024.)

Consideration of a Special Use Permit Request to allow a liquor store on property at 106 Rock Quarry Road. Applicant: GRP, LLC. Agent: Girishkumar Patel. The property is located in Land Lot 62 of District 12, and it contains 0.89 +/- acres.

PUBLIC HEARING

- 4 ADOPTION OF THE 2025 OFFICIAL ZONING AND LAND USE MAPS. (Citywide.)

Consideration of the adoption of the 2025 Official Zoning Map and 2025 Future Land Use Map, to be in compliance with the Unified Development Code (UDC), which includes the City's Zoning Ordinance. - Presented by: Ryan Anderson

- 5 ANNEXATION CASE #AX-2024-02 for 1778 & 1872 Highway 42 North. (To be located in Council District 5.)

Consideration of an annexation request for two parcels at 1778 & 1872 Highway 42 North to allow for the construction of a mixed-use development, which would contain single-family detached homes, townhomes, bungalows, and commercial uses. 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. - Presented by: Ryan Anderson

- 6 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-09 for 1778 & 1872 Highway 42 North. (To be located in Council District 5.)

Consideration of a Comprehensive Plan Amendment request to assign the future land use designation of Medium-Density Mixed-Use 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 single-family detached homes, townhomes, bungalows, and commercial uses. 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. - Presented by: Ryan Anderson

- 7 REZONING CASE #RZ-2024-10 for two parcels at 1778 & 1872 Highway 42 North. (To be located in Council District 5.)

Consideration of a rezoning request to assign the zoning districts of 'PUD' (Planned Unit Development) and '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 single-family detached homes, townhomes, bungalows, and commercial uses. 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. - Presented by: Ryan Anderson

- 8 TEXT AMENDMENT CASE #TX-2024-06 FOR GAS STATION DISTANCE REQUIREMENT. (Citywide.)
Consideration of an ordinance for a text amendment to amend Title 12, Unified Development Code, Chapter 3, Use Regulations, Section 3.2.14 (C), and Add Sections 3.2.14 E, F, G, H, I, J, K, L, M, N, O and P, relating to gasoline service stations, so as to amend the gas station distance requirement from 4,500 feet to 800 feet and to add additional requirements; to provide for severability; to repeal conflicting ordinances; to provide an effective date, and for other purposes. - Presented by: Ryan Anderson

NEW BUSINESS

- 9 Council consideration to approve the annual contract (RFP 2020-0026) with Site Engineering, Inc. for on-call water & sewer emergency & operational repair/maintenance and construction services in the amount of \$400,000.00 as approved in the FY2025 budget. This is the fourth (4th) and final renewal and the on-call utility contractor service will be bid out. - Presented by: Decius Aaron
- 10 Council consideration for approval to replace the grassed seating area at the amphitheater with FBI Flexi Pave in the amount of \$165,000.00. Yellowstone Landscape \$58,953.00 and KBI Industries, Inc. \$98,095.00. Funding source is from SPLOST. - 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 at City Hall in the Levi Meeting Room at 6pm (Feb 11).
- Community Zoning and Information Meeting: Thursday, January 2nd from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Feb 12)
- 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. (Feb 14)
- Downtown Development Authority Meeting, 3rd Tuesday of each month at the Downtown Connection Center 130 M L King, Sr. Heritage Trail (Feb 18)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Feb 18)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Feb 20)
- City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (Feb 25)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Mar 3 – SPECIAL MEETING DATE)

- Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Mar 3)
- 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. – (Mar 6)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilwoman Barber for the Annual Prom Dress Collection and Giveaway at the Merle Manders Conference Center. Accepting donations of new and gently used prom dresses on Sunday, February 16th, and the FREE Giveaway of dresses to local teens on Sunday, February 23rd. More information to follow.
- Join Councilman Thomas for the monthly Bingo Bash on Wednesday, February 19th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join Councilman Alexander for a Quarterly Town Hall on Thursday, February 20th at 7PM at the Oaks at Eagles Landing 2700 Patrick Henry Parkway.
- Join Councilman Thomas for the Annual African American Celebration on Saturday, February 22nd. The program will stream from 5pm – 7pm on the city's Facebook page.
- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, February 24th from 10am – noon at City Hall. Meetings are by appointment.
- 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 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