

STOCKBRIDGE CITY COUNCIL

Mayor Anthony S. Ford
At-Large

Mayor Pro Tem LaKeisha Gantt
Council District 1

Councilmember Alphonso Thomas
Council District 2

Councilmember Kyle D. Berry, Sr.
Council District 3

Councilmember Yolanda Barber
Council District 4

Councilmember Elton Alexander
Council District 5

CITY MANAGER

Vacant

CITY CLERK

Vanessa Holiday

CITY TREASURER

Frank Milazi

CITY ATTORNEY

Quinton G. Washington

Council Meeting Agenda June 9, 2025 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, JUNE 9, 2025 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING DEFERRED ITEM(S) ANNOUNCEMENT - ITEM #3 SP-2024-03, ITEM#9 AX-2025-01, #10 CP-2025-01, #11 RZ-2025-01, ITEM #14 CP-2024-02 and RZ-2025-03 have been deferred at the Applicant's Request. ITEM #16 has been deferred at Staff's Request.

ADOPTION OF THE AGENDA

CEREMONIAL REVIEW - Proclamation for Municipal Court Clerk Week, Eagles Landing Dance Center, Juneteenth, Pride Month, Gun Violence Awareness Month, Caribbean American Heritage Month, and Father's Day

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 Council Meeting Minutes for May 12, 2025
Adoption of the Special Called Council Meeting Minutes for May 29, 2025

PRESENTATION

- 2 2024 CVB (Convention Visitors Bureau) Annual Report

- Presented by: Laura Luker, Director of Tourism

PUBLIC HEARING

- 3 SPECIAL USE PERMIT CASE #SP-2024-03. (Property is located in Council District 4.)
Consideration of a request for a Special Use Permit to allow a personal care home to operate on property at 270 Shields Road. Applicant/Agent: Shona John. The property is located in Land Lot 70 of District 12, and it contains 1.47 +/- acres. - Presented by: Ryan Anderson
- 4 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-10. (Property is located in Council District 3.)
Consideration of a request for a Comprehensive Plan Amendment for Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive, to change the property's future land use designation from "High-Density Residential" to "Low-Density Mixed-Use." Purpose: To allow for the development of a convenience store with fuel sales, a retail center, and a hotel. Property Owner / Applicant: GMI, 2 Inc. (Bhasti Mehta). Agent: Harold Buckley, Jr., Esq., from the Law Firm of Wilson, Brock & Irby. The property is located in Land Lot 13 of District 6, and it contains 4.26 +/- acres. - Presented by: Ryan Anderson
- 5 SPECIAL USE PERMIT APPLICATION #SP-2024-01. (Property is located in Council District 3.)
Consideration of a request for a Special Use Permit on Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive. Purpose: To allow the construction and operation of a convenience store with fuel sales (along with a retail center and a hotel). Property Owner / Applicant: GMI, 2 Inc. (Bhasti Mehta). 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. - Presented by: Ryan Anderson
- 6 ANNEXATION CASE #AX-2024-03. (Property is to be located in Council District 5.)
Consideration of a request for the annexation, using the 100 percent annexation method, of the property at 2251 Highway 42 North from unincorporated Henry County into the Stockbridge City Limits. Purpose: To allow the existing building to be used as a private school. Property Owner: Brightstar Homes and Services Inc., a Georgia Corporation. Applicant / Agent: Alexa Hilbert. The property is located in Land Lot 31 of District 7, and it contains 3.4341 +/- acres. - Presented by: Ryan Anderson
- 7 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-11. (Property is to be located in Council District 5.)
Consideration of a request for a Comprehensive Plan Amendment for the property at 2251 Highway 42 North, after the property is annexed into the Stockbridge City Limits. The property currently has the Henry County future land use designation of "High-Density Suburban", and the applicant requests that it be assigned the City of Stockbridge's future land use designation of "Low-Density Mixed-Use." Purpose: To allow the existing building to be used as a private school. Property Owner: Brightstar Homes and Services Inc., a Georgia Corporation. Applicant / Agent: Alexa Hilbert. The property is located in

Land Lot 31 of District 7, and it contains 3.4341 +/- acres. - Presented by: Ryan Anderson

- 8 REZONING CASE #RZ-2024-12. (Property is to be located in Council District 5.) Consideration of a request for the Rezoning of the property at 2251 Highway 42 North, after the property is annexed into the Stockbridge City Limits. The property's current Henry County zoning districts are 'M-1' (Light Manufacturing) District and "Henry County Highway Corridor Overlay District." The applicant requests that the property be assigned the City of Stockbridge's zoning districts of 'O-I' (Office-Institutional) District and 'PMU' ("Parkway Mixed-Use Overlay") District. Purpose: To allow the existing building to be used as a private school. Property Owner: Brightstar Homes and Services Inc., a Georgia Corporation. Applicant / Agent: Alexa Hilbert. The property is located in Land Lot 31 of District 7, and it contains 3.4341 +/- acres. - Presented by: Ryan Anderson
- 9 ANNEXATION CASE #AX-2025-01. (Property is to be located in Council District 5.) Consideration of a request for the annexation, using the 100 percent annexation method, of the property at 1448 and 1468 Flippen Road from unincorporated Henry County into the Stockbridge City Limits. Purpose: To allow for the construction of a mixed residential development with townhomes and single-family detached homes. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres. 30-Day Referral at the Applicant's Request. - Presented by: Ryan Anderson
- 10 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-01. (Property is to be located in Council District 5.) Consideration of a request for a Comprehensive Plan Amendment for property at 1448 and 1468 Flippen Road, after the property is annexed into the Stockbridge City Limits. The property currently has the Henry County future land use designation of "Medium-Density Suburban", and the applicant requests that it be assigned the City of Stockbridge's future land use designation of "Medium-Density Residential." Purpose: To allow for the construction of a mixed residential development with townhomes and single-family detached homes. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres. 30-Day Referral at the Applicant's Request. - Presented by: Ryan Anderson
- 11 REZONING CASE #RZ-2025-01. (Property is located in Council District 5.) Consideration of a request for the Rezoning of the property at 1448 and 1468 Flippen Road, after the property is annexed into the Stockbridge City Limits. The property's current Henry County zoning district is 'RA' (Residential-Agricultural), and the applicant requests that the property be assigned the City of Stockbridge's zoning district of 'PUD' ("Planned Unit Development"). Purpose: To allow for the construction of a mixed residential development with

- townhomes and single-family detached homes. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres. 30-Day Referral at the Applicant's Request. - Presented by: Ryan Anderson
- 12 SPECIAL USE PERMIT APPLICATION #SP-2025-01. (Property is located in Council District 2.)
Consideration of a request for a special use permit for a tract of land on the west side of the property at 5600 North Henry Boulevard. Purpose: To allow the development and operation of a quick-serve restaurant with drive-through windows. Property Owner: Wal-Mart Real Estate Business Trust. Applicant: Ryan Gagnon, Permit Coordinator. Proposed Business: Motley 7 Brew, a coffee store. The tract is located in Land Lot 71 of District 12, and it contains 0.566 +/- acres. - Presented by: Ryan Anderson
- 13 ZONING MODIFICATION CASE #ZM-2025-02. (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 a change to the previously-approved site plans for the Brush Creek Commons townhome developments, Phases 1 and 2 (which were approved for Zoning Modification Case #ZM-2024-01 and Rezoning Case #RZ-2024-03, respectively) and the associated Development Agreement by allowing the applicant to convert Brush Creek Court from a public street to a private street for the purpose of installing security gates at the project entrance. Applicant: Pivotal Enterprises, LLC. The property is located in Land Lot 59, District 12, and it contains 15.74 +/- acres for Phase 1 plus 2.28 +/- acres for Phase 2, for a total of 18.02 +/- acres. - Presented by: Ryan Anderson
- 14 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-02. (Property is located in Council District 4.)
Consideration of a Comprehensive Plan Amendment for Parcel #029-01011001, located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road, for the purpose of changing the property's future land use designation from "Low-Density Mixed-Use" to "High-Density Mixed-Use" to allow for the development of townhomes and office space. Applicant: Templar Development Group, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 90 of District 12, and it contains 9.90 +/- acres. - Presented by: Ryan Anderson
- 15 REZONING CASE #RZ-2025-03. (Property is located in Council District 4.)
Consideration of a Rezoning for Parcel #029-01011001, located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road, for the purpose of rezoning the property from 'C-3' (Heavy Commercial) and 'PMU' (Parkway Mixed-Use) Overlay District to 'PUD' (Planned Unit Development) Master Plan and 'PMU' (Parkway Mixed-Use) Overlay District to allow for the development of townhomes and office space. Applicant: Templar Development Group, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 90 of District 12, and it contains 9.90 +/- acres. - Presented by: Ryan Anderson

NEW BUSINESS

- 16 Council consideration to approve the 2025 -2026 Liability Insurance Policy.
- Presented by: Renee Wheeler

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 6:00 p.m. – at City Hall in the Levi Meeting Room (Jun 10)
- Community Zoning Information Meeting – Wednesday, June 11^h at 6:00 p.m. at City Hall in the Council Chamber (Jun 11)
- Main Street Advisory Board Meeting 2nd Friday of each month - at the Downtown Connection Ctr 130 M L King, Sr. Heritage Trail (Jun 13)
- Downtown Development Authority Meeting, 3rd Tuesday of each month at 6:00 p.m. at the Downtown Connection Ctr 130 M L King, Sr. Heritage Trail (Jun 17)
- Youth Council Advisory Committee Meeting, 3rd Tuesday of each month at 6:00 p.m. at City Hall in the Levi Meeting Room (Jun 17)
- City Council Work Session Meeting ****SPECIAL DATE**** Wednesday, June 25th at 6:00 p.m. - City Hall Council Chamber (Jun 25)
- Planning Commission Meeting, Thursday, June 26th at 6:30 p.m. - City Hall Council Chamber - (Jun 26)

UPCOMING CITY EVENTS/INITIATIVES

- Food Truck Tasty Tuesdays are happening at Clark Park from 5:30 pm – 8pm. Join us for great food and lots of fun!
- Join Councilman Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, June 25th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join the City of Stockbridge for the FREE Juneteenth Celebration on Thursday, June 19th at the Amphitheater. Gates open at 5pm - Concert 5-11pm featuring Arrested Development, Philippia and Gritz & Jelly Butter.
- Join Councilman Alexander for the District 5 Townhall on Thursday, June 26th 7:00pm at the Winslow Clubhouse 900 Maple Leaf Dr. McDonough, GA
- Join Councilman Alexander for the District 5 Community Cleanup on Saturday, June 28th from 9am – 11am on Hudson Bridge Rd. (Parking is available at Walmart).

- Join Mayor Anthony Ford for the monthly Meet the Mayor - Monday, June 30th 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.
- Sign Up for real-time alerts about severe weather, road closures and emergencies on the Regroup App. Visit the city's website or social media pages for more information on how and where to sign up. Stay Safe!

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

2025 CONCERT SEASON SCHEDULE

- **RESCHEDULED** - Saturday, August 29th – Parti-Gras Tour featuring Bret Michaels and Special Guests Lupe Fiasco and Chapel Hart
- Saturday, June 14th – Ladies of the 80's- featuring Regina Belle, Karyn White, Deniece Williams, Evelyn “Champagne” King, Shanice and Beverly Crawford with Special Guest Appearance by: The Silver Fox Squad
- Sunday, June 15th – Anthony Hamilton & Friends
- Saturday, June 28th – Ledisi & Kindred The Family Soul
- Saturday, July 12th – The All-White party Tribute to Frankie Beverly featuring The Maze Band, Jubu Smith, Eric Benet, Dave Hollister, Christopher Williams, Mike Phillips & Vivian Green

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT