

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

Megan McCulloch

Council Meeting Agenda July 15, 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

TUESDAY, JULY 15, 2025 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING ITEMS NOTICE

ADOPTION OF THE AGENDA

CEREMONIAL - Special Recognition of Public Works and Police Department Employees

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 June 9, 2025, June 25, 2025 and July 1, 2025 Council Meeting Minutes,

APPOINTMENT AND CONFIRMATION

- 2 Appointment and Confirmation of the City Manager

CONSENT AGENDA

- 3 A. Resolution to approve the 2025 Notice of Election and Qualifying Fees
B. Resolution to approve the 2025 Georgia Secretary of State Elections Calendar - Presented by: CONSENT AGENDA

PLANNING & ZONING APPEAL

- 4 APPEAL CASE #AP-2025-01. (Council District 4.)
 Consideration of an appeal of the March 17, 2025 Zoning Review Form that was used as a basis for the City of Stockbridge's discontinuance of the 2025 business license for truck parking on Parcel #S27-01016000 and Parcel #S27-01017000 on Rock Quarry Road. The property is located in the Parkway Mixed-Use (PMU) Overlay District, where truck parking and all industrial uses are not permitted. A citation was issued on the property on March 4, 2025. The applicant appeared briefly in Municipal Court on May 16, 2025 and requested a "continuance" for at least 60 days. The court date was rescheduled to July 18, 2025. Applicant: James Raven. Property Owners: James Raven and Huddleston Concrete Company. The business license was issued for 123 Rock Quarry Road, where the company's office is located. The property is located in Land Lots 35 and 36 of District 12. The zoning, current use, and acreage for each parcel are listed below. The parcels are not contiguous.
- ~ 123 Rock Quarry Road (Parcel #S27-01012000) -- Zoned 'SR' (Suburban Residential). Current use: Office for Huddleston Concrete Company. Acreage: 1.55 +/- acres.
 - ~ Parcel #S27-01016000 -- Zoned 'LI' (Light Industrial). Current use: truck parking. Acreage -- 2.95 +/- acres.
 - ~ 135 Rock Quarry Road (Parcel #S27-01017000) -- Zoned 'LI' (Light Industrial). Current use: truck parking. Acreage: 3.44 +/- acres. - Presented by: Ryan Anderson

PUBLIC HEARING

- 5 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-02. (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
- 6 REZONING CASE #RZ-2025-03. (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
- 7 ANNEXATION CASE #AX-2025-01. (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. Item Deferred. - Presented by: Ryan Anderson

- 8 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-01.** (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. Item Deferred. - Presented by: Ryan Anderson
- 9 **REZONING CASE #RZ-2025-01.** (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. Item Deferred. - Presented by: Ryan Anderson
- 10 **ZONING MODIFICATION CASE #ZM-2025-01.** (Council District 5.) Consideration of a request for a major zoning modification for Parcel #070-01022001 at the southwest corner of Highway 42 North and Tunis Road to provide for modifications to the zoning conditions comprising the Development Agreement for Rezoning Case #RZ-03-45-S. Purpose: To allow the development of a single-family detached residential subdivision. Property Owner: Henry Highway 42, LLC. Applicant: Shaker Reddy. The property is located in Land Lots 31 and 32 of District 7, and it contains 27.72 +/- acres.

- Presented by: Ryan Anderson

NEW BUSINESS

- 11 Ordinance to Amend the Requirements for the Issuance of Occupational Tax Certificates (Business Licenses). (Citywide.)
Consideration of a new Title 9, Chapter 01, Section 260 (A) and (B), to be added to the Stockbridge Code of Ordinances to repeal and replace the existing section. The Henry County Tax Assessors' Office requested that the City create this new ordinance to prevent businesses from receiving an Occupational Tax Certificate (business license) or Regulatory License if they have not first paid their ad valorem taxes or personal property taxes.
- Presented by: Ryan Anderson
- 12 Ordinance to Amend Chapter 5.16 Cemeteries - Section 5.16.070 Cemetery Regulations (City Stockbridge Cemetery and City Burk Cemetery) to add L - Interments or disinterments prohibited on specified City of Stockbridge Cemetery Department holidays or any holiday/closure observed by the City of Stockbridge.

- Presented by: Vanessa Holiday
- 13 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
- 14 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 Department and Amphitheater budgeted funds. - Presented by: Decius Aaron

DISCUSSION

- 15 Council Discussion for approval of an Ordinance to amend the Stockbridge Municipal Code Section 3.30.222 (b) Approval of Contracts and Section 3.30.223 (B) City Manager Authority, returning the spending and contracting authority to \$25,000 without City Council Approval.
- 16 Council Discussion of all non-budgeted/non-essential services and expenses ceases immediately. All expenditures with or without contractual obligations greater than \$10,000 should be presented to the Governing Body for consideration of approval. That includes Events and Concerts.

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.

- **Planning Commission Meeting, Thursday, July 17th at 6:30 p.m. - City Hall Council Chamber - (Jul 17 CANCELLED)**

- **Ethics Committee Meeting, Wednesday, July 23rd at 6:30 p.m. – City Hall Council Chamber – (Jul 23)**
- **A joint public meeting will be held on Tuesday, July 29th at 11 a.m. to formally discuss project priorities and funding allocations under the proposed Floating Local Option Sales Tax (FLOST) program.
Location: Henry County Administrative Building, located at 140 Henry Parkway, McDonough, GA.**
- **City Council Work Session Meeting, Last Tuesday of each month, July 29th at 6:00 p.m. - City Hall Council Chamber (Jul 29)**

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 Main Street for the Tiny Tent Concert Series Fridays from 6pm to 8pm at the Stockbridge Connection Center, 130 M L King Sr. Heritage Trail. Bring your lawn chairs. (Weather Permitting)**
- **Join Mayor Pro Tem Gantt for FREE Line Dance Classes on Wednesday, July 16th and July 30th from 6pm – 8pm at the Merle Manders Conference Center. Bring your own fan!**
- **Join Councilman Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, July 16th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.**
- **Join Mayor Anthony Ford for the monthly Meet the Mayor - Monday, July 28th from 10am – noon at City Hall. Meetings are by appointment.**
- **The Economic Development Department host a FREE Business Health Clinic on the 2nd Thursday of every month from 9am – 12pm at the Stockbridge Connection Center 130 M L King Sr. Heritage Trail. Check the Health of Your Business with the FREE Clinic.**
- **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

- Saturday, July 26th – “My Girls Night” Xscape with special guest Mya.
- Saturday, August 16 & Sunday, August 17th – Stockbridge Jazz Festival hosted by Tommy Davidson, featuring David Benoit, Jazz Funk Soul, EFX Allstars, Chandra Currelley, Sonny Emory, Norman Brown, Jennifer Holliday, Karen Briggs, Eric Darius, and Keiko Matsui
- Saturday, August 29th – Parti-Gras Tour featuring Bret Michaels and Special Guests Lupe Fiasco and Chapel Hart
- Saturday, September 13th – For Lovers & Friends featuring Tank with special guest Lyfe Jennings, and Ginuwine
- Friday, September 6th & Saturday, September 7th, Southern Soul Weekend featuring King George, Tucka, West Love, Pokey Bear, TK Soul Tywaun Moore, and Tonio Armani
- Saturday, September 20th – Do the Reggae Tour 2025 featuring Ziggy Marley and Burning Spear

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT