

STOCKBRIDGE CITY COUNCIL

Mayor Jayden L. Williams
At-Large

Mayor Pro Tem Elton Alexander
Council District 5

Councilmember LaKeisha Gantt
Council District 1

Councilmember Antwan Cloud
Council District 2

Councilmember Kyle D. Berry, Sr.
Council District 3

Councilmember Yolanda Barber
Council District 4

CITY MANAGER

Shawn Edmondson

INTERIM CITY CLERK

Cassandra Lester

CITY TREASURER

Frank Milazi

CITY ATTORNEY

Quinton G. Washington

Megan McCulloch

Council Meeting Agenda August 10, 2026 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, AUGUST 10, 2026 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Adopt Work Session Minutes Dated July 01, 2026
- 2 Adopt Council Meeting Minutes Dated July 13, 2026
- 3 Adopt Special Called Meeting Minutes Dated July 17, 2026

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.

OLD BUSINESS

- 4 Council Consideration on previously reviewed and discussed Pedestrian Bridge Consent Agenda Justification - Presented by: William Smith

PUBLIC HEARING

- 5 **ZONING MODIFICATION CASE #ZM-2026-01. (Council District 4.)**
Consideration of a major zoning modification request for the property at **111 Old Conyers Road** to provide for changes to the previously-approved site plan for a mixed-use development, which included 160 apartment units plus ground-floor commercial space within a four-story mid-rise building, plus an underground parking garage. The development was approved via three cases by City Council on July 8, 2024. The cases included: 1) Comprehensive Plan Amendment Case #CP-2024-02, which changed the property's future land use

designation from Low-Density Residential to Special Purpose; 2) Rezoning Case #RZ-2024-02, which rezoned the property from SR (Suburban Residential) to PUD (Planned Unit Development); and 3) Variance Case #RZ-2024-01, which allowed the approvals of three variances, as are listed below. The previous applicant for CP-2024-02, RZ-2024-02, and VR-2024-01 was Charlie Hightower, on behalf of First National Land Trust, LLC. The previously-approved development was not built, and now, a new applicant wishes to build a revised development.

1. Previously-Approved Variance Request #1—Variance to reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit.

2. Previously-Approved Variance Request #2--Variance to modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.

3. Previously-Approved Variance Request #3--Variance to increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre. The current applicant for ZM-2026-01 is Marlon Burton of Morgan, Jackson & Powell, Inc., who proposes to build a mixed-use development with 200 apartment units and 15,000 square feet of retail/commercial space within a six-story building, plus a parking garage. For such purpose, he requests the following two zoning modifications:

1. Zoning Modification Request #1--An increase in the maximum number of residential units from 160 units to 200 units; and

2. Zoning Modification Request #2--An increase in the maximum building height from four (4) stories to six (6) stories.

The zoning and future land use designation of the property would not change. The front portion of the property is located within the Parkway Mixed-Use (PMU) Overlay District. The current property owner is Solutions Development, LLC. The property is located in Land Lot 68, District 12, and it contains 6.71 +/- acres within the Stockbridge City Limits. - Presented by: Ryan Anderson

6 **REZONING CASE #RZ-2026-01. (Council District 4.)**

Consideration of a rezoning application for the property at **112 Old Conyers Road** to rezone the property from the C-3 (Heavy Commercial) District to the RR (Rural Residential) District to better align the zoning of the property with the existing bed-and-breakfast operations, and to access residential resources. There are no plans to change the current operations or property footprint of the bed-and-breakfast inn that was established in 2018. Applicant: Anita Johnson. Property Owner: Marvin Johnson. Property Location: District 12, Land Lot 68, within the Stockbridge City Limits. Property Size: 3.734 +/- acres. - Presented by: Ryan Anderson

- 7 **SPECIAL USE PERMIT CASE #SP-2026-01. (Council District 4.)**
 Consideration of a special use permit application for the property at **112 Old Conyers Road** to allow a special use permit for a bed-and-breakfast inn within the RR (Rural Residential) District. There are no plans to change the current operations or property footprint of the bed-and-breakfast inn that was established in 2018. Applicant: Anita Johnson. Property Owner: Marvin Johnson. Property Location: District 12, Land Lot 68, within the Stockbridge City Limits. Property Size: 3.734 +/- acres. - Presented by: Ryan Anderson
- 8 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2026-01. (Council District 4.)**
 Consideration of a Comprehensive Plan amendment application to change the future land use designation of the property at **4231 North Henry Boulevard** from Low-Density Mixed-Use to Heavy Industrial to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the Stockbridge Unified Development Code (UDC). Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres. - Presented by: Ryan Anderson
- 9 **REZONING CASE #RZ-2026-02. (Council District 4.)**
 Consideration of a rezoning application to rezone the property at **4231 North Henry Boulevard** from the C-2 (General Commercial) District to the HI (Heavy Industrial) District to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the Stockbridge Unified Development Code (UDC). Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres. - Presented by: Ryan Anderson
- 10 **SPECIAL USE PERMIT CASE #SP-2026-02. (Council District 4.)**
 Consideration of a special use permit application for the property at **4231 North Henry Boulevard** to allow for the development of natural resources, including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery, within the HI (Heavy Industrial) District. Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres. - Presented by: Ryan Anderson

NEW BUSINESS

- 11
 Request For Proposals (RFP) No. 2026-00074: City of Stockbridge Comprehensive Residential Waste Collection & Disposal Services. Start date of the contract will be February 1, 2027.
 - Presented by: Decius Aaron

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Council Consideration to approve the Walt Stephens Trail Project Service Agreement: Council Consideration to approve the Walt Stephens Trail Project Service Agreement. The PATH Design Team (PATH) will provide full professional services for surveying, landscape architecture, engineering, permitting, contract administration, and construction management for the 1.1-mile, ten (10) foot wide, concrete multi-use trail along Walt Stephens Road.

- Presented by: Decius Aaron

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Contract Approval For On-Call Professional Planning Services With T.S.W. Design: Council consideration of a resolution authorizing the approval of an on-call professional planning services contract with TSW Design to provide planning, zoning, redevelopment, transportation, housing, and related planning services on an as-needed basis for the City of Stockbridge. The contract will enable the City to efficiently obtain specialized planning expertise through task orders to support current and future planning initiatives.

- Presented by: Ryan Anderson

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Council Consideration to Expand DDA Boundaries The Downtown Development Authority (DDA) of the City of Stockbridge has adopted a resolution requesting that the Mayor and City Council approve an expansion of the official Downtown Development Authority District boundaries. The proposed expansion incorporates additional parcels contiguous to the existing downtown district to better align the DDA's jurisdiction with current redevelopment opportunities and the City's long-term economic development objectives. - Presented by: William Smith

MAYOR'S COMMENTS (Mayor Jayden Williams)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

City Council Meetings are held on the second Monday of each month, and Work Sessions are held the last Tuesday of the month at the Stockbridge City Hall - City Council Chamber. Meeting times and dates may change. Please visit www.stockbridgega.org for updates. The City of Stockbridge adheres to the Americans with Disabilities Act (ADA). If you need auxiliary services to participate in the meetings, please contact City Hall at 770-389-7900 in advance.

ADJOURNMENT