



COUNCIL MEETING ACTION MINUTES

MONDAY, MARCH 8, 2021 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Elton Alexander
Councilwoman Yolanda Barber
Councilman John Blount
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Randy Knighton, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney

Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.

I. Zoom Meeting Information

<https://us02web.zoom.us/j/84346270565?pwd=NjVYM01UdDdoR2Vsa3hmM2dNRjFEUT09>
Passcode: 302266

II. Call to Order – Mayor Ford

III. Invocation – Councilwoman Gantt

IV. Pledge of Allegiance

V. Roll Call – All members were present.

VI. Motion to adopt the Agenda – Gantt/Blount Passed 5-0.

VII. Approval of the Minutes for the following meetings:

1. 1/11/2021
2. 1/15/2021
3. 1/26/2021

Motion to approve: Alexander/Blount Passed 5-0.

CEREMONIAL

Mayor Ford read the 2021 Proclamation for Women's History Month.

PUBLIC COMMENTS

All public comments must be submitted to the Clerk no later than one hour prior to the meeting. The Public Comment Form can be found on the City's webpage on the City Clerk's page at: <https://stockbridge.seamlessdocs.com/f/20pkdz4mo7xb> and the form must include your name, phone, and email contact information. Comments are limited to (3) three minutes and will be read by the Clerk during the meeting, respecting all members of the elected body, officials, and staff. Comments including defamation, unruliness and/or swearing will not be accepted. **None**

PUBLIC HEARING

4. Council Consideration to approve the Final Adoption of the 2020-2025 Short-Term Work Program & Capital Improvement Element (STWP/CIE). Presented by Randy Knighton, City Manager

Public Hearing Opened

No Speakers in Favor No Speakers Opposed

Public Hearing Closed

Motion to approve – Gantt/Barber Passed 5-0.

5. Council Consideration to approve Rezoning Case #RZ-2020-02. Applicant Neil Koelbl requests the rezoning of certain property from RA (Residential-Agricultural District) to R-3 (Single-Family Residential District) to allow for the development of a single-family residential subdivision. The property is located in Land Lot 29 of District 7 within the Stockbridge City Limits, along the southeast corner of Brannan Road and North Salem Drive. It contains 73.71 total acres, which previously consisted of five parcels. The Planning Commission approved the recombination of the five parcels to form just one parcel at its last meeting on December 17, 2020. This occurred via Recombination Plat Case #RC-2020-03, which had the same applicant as this rezoning case. For the record, the parcels were as follows:

- 732 Brannan Road—Parcel #088-02049000
- 664 Brannan Road—Parcel #088-02050000
- 618 Brannan Road—Parcel #088-02051000
- Large parcel on Brannan Road—Parcel #088-02049005
- Small parcel on North Salem Drive—Parcel #088-02045000

Presented by Linda Logan, Senior Planner

Ms. Logan presented the Staff Report noting the signs were properly posted and advertised, referenced two private community meetings held by the developer; and recommended approval for the proposed Liberty Communities 139-home development to be called the Reserve@ Hickory Hills; noted the existing cell tower would remain and noted Planning Commission recommended denial.

Councilwoman Barber recommended sidewalks on both sides of the streets.

Attorney Michele Battle, who represents the applicant, referenced two community meetings that were held, noted the number of homes was reduced from 147 to 139, increased lot sizes, proposed 2000 sq. ft. homes with 20 feet between the homes; 41 lots will be 12,000 sq. ft., 20 lots will be 12,000 – 13,000 sq. ft., 28 lots will be 13,000 – 15,000 sq. ft. and 50 units will be 15,000 sq. ft. and above; and 15% of the homes have side entry garages; noted the amenities of two fire pits, pavilion and clubhouse space, and presented a picture of the proposed pool; noted the homes will be 4-sided brick, noted sidewalks along Brannan Rd. with a subdivision monument and plantings and made comparisons to the Clark Meadows subdivision (PTD R2/R3) approved by the City of Stockbridge and requested approval for the proposed Rezoning to R3.

Mayor Pro Tem Alexander recommended a condition to increase the house size to minimum 2500 sq. ft.

Attorney Battle suggested an average house size of 2500 sq. ft. and not a minimum to allow for homeowners to implement upgrades.

Mr. Marc Acampora, a 30-year Professional Traffic Engineer with an expertise in Traffic Studies presented a Traffic Impact Study noting proposed residential development studies are performed weekdays from 7am – 9am and 4pm – 6pm with 15-minute intervals; potential shopping center studies are performed on Saturday, and potential church studies are performed on Sunday. Mr. Acampora noted he included Henry County DOT data and adjusted his report taking into consideration the pandemic and considered the traffic patterns to be low to moderate.

Mayor Ford, Councilman Blount and Councilwoman Gantt expressed concerns that the survey did not include weekend traffic.

Councilwoman Gantt asked for clarification on the (Planned Town Development) PTD – R2/R3 development used for Clark Meadows.

Ms. Logan noted Clark Meadows was developed with the PTD designated and has been discontinued by the City.

Neil Koelbl noted the trend of development is to build outdoor meetings spaces with social distance in mind for gatherings.

Mayor Pro Tem Alexander recommended a condition to increase the clubhouse capacity.

Councilwoman Gantt asked for clarification for on the street parking concerns.

Mr. Steve Moore and Mr. Neil Koelbl confirmed the driveway and garage have room for up to eight (8) cars.

Councilwoman Gantt, Councilman Blount and Councilman Thomas agreed the City is open for business; noted the many concerns that were submitted by citizens and that the Council must reach a decision in the best interest of the City, collectively, and grow the City smartly.

Public Hearing was opened.

Speakers in Favor citing a lack of inventory of homes in Stockbridge, impressive amenities, lot sizes are larger than neighboring communities, development is aesthetically pleasing, welcomes new home and growth, county will see an increase in revenue via taxes.

Amber Whitaker
Angela Stitt
Randy Stitt
Jane Hammock
Caily Pike
Frank Flucas
Turkessa Taylor
Lurae Davis

Speakers Opposed citing increased density, lack of retail and restaurants, transportation issues, increased traffic, increased school population, lot sizes, wants to remain rural, lack of sidewalks along the shoulder, supports gradual growth and prefers R2.

Susan Cannon
Barbara Fleischman
Yolanda Allen
Wendy Kilpatrick
Verna Ferrie
Joanne Young
Elisa Lyons

Marc Jones (presentation) Attorney Battle noted the presentation referenced Henry County requirements and not the City of Stockbridge requirements.

Public Hearing was closed.

Attorney Battle addressed statements made from Mr. Jones' presentation and clarified that homes in the rear would not be smaller; noted 10' sidewalks would be installed along the entire length of the frontage on Brannan Rd. and noted the builder is obliged to govern in accordance with the City of Stockbridge Zoning Ordinances, Unified Development Code and Land Use requirements.

Councilwoman Gantt requested a Planning Commission member, preferably the Chair, be present for the meetings when planning item is presented, and noted her preference is R2 and quality affordable housing.

Attorney Battle noted they are consistent or have exceeded the City of Stockbridge requirements, and the lots are larger than what the City has already approved across the street.

Councilwoman Barber asked for a legal opinion of the City's counsel to assist to decide for approval or denial.

The Attorneys noted based on the City's Zoning Code determines that, and a denial would need to be very specific, noting there is no specific

Mr. Moore stated the distance from gutter to gutter was 26 feet.

Councilwoman Barber asked the builder if they would consider decreasing the density and increasing the lot size.

Attorney Battle's response was no due to final plats that will have been issued, noted the financial concessions that have already been made and noted the HOA dues will be required to maintain the upkeep of subdivision which will also include walking trails, and when you lessen the number of homes, you increase the financial burden on the homeowners and are looking at a price point of \$330,000 to \$350,000 as a good entry point and should still be affordable and believes 139 units is the bottom line for the project.

Neil Koelbl stated he is committed to building a great development, not cutting corners and noted he is trying to invest in the City of Stockbridge and this development will include 20 acres of green space, is okay with adding sidewalks on both sides of the street; increasing the capacity of the clubhouse, noting these are all things that are typically found in a multi-hundred home development, whereas this is a 139-home development; and that he understands the City wants quality, and that is what he plans to build.

Councilwoman Gantt recommended mimicking the Clark Meadows R2/R3 postponing a decision for two weeks to include a list of the conditions as outlined and referenced the Pine Grove subdivision and does not want the same problem.

The Clerk noted the next meeting is March 30, 2021.

Mayor Pro Tem Alexander noted staff can put the conditions into the record and the Attorney include the conditions into the final record as stated in the motion.

Mayor Pro Tem Alexander noted the application was submitted in November 2020, and this application has been postponed several times, and noted the developer has agreed to several the City's conditions and motioned to approve the Rezoning to R3 with the following conditions in addition to the Staff Recommendation of conditions:

- 1) Sidewalks on both sides of the street.
- 2) Minimum house size 2500 sq. ft.
- 3) Clubhouse capacity 40.
- 4) Pool to be as shown in the rendering.
- 5) Clause to be included stating the development would be owner-occupied with 15% rental cap.

Councilman Blount called for a point of order.

Mayor Ford addressed the point of order noting the motion is made and the Council will vote to approve the motion or not following a 2nd to the motion.

Councilwoman Gantt recommended the conditions be drafted by the Attorney and brought back to the Council for a vote to get it right and does not want to rush the decision.

Attorney Battle noted Mayor Pro Tem Alexander has accurately reflected the method of recording the conditions, and prefers not to wait, but understands the Council's concerns and will conform to the request; however, going to R2 and 30,000 sq. ft. lot will kill the deal.

Mr. Knighton noted the meeting on the March 30th would be appropriate to present.

Councilman Blount noted the conditions have been heard and is okay with waiting two weeks and has staff to carry out the request, noting this is a collective effort, no need to rush the decision.

Mayor Pro Tem Alexander noted he has been listening to the community and the developer for the last 5 months, the applicant has been trying to get this approved for months and have complied with the community's concerns with larger homes, larger lots, sidewalks, addressed concerns for parking on the streets, the clubhouse concerns.

Councilman Thomas asked the Council to get away from the personal and agrees to have the document include all the modifications and conditions outlined to be voted on.

The motion was withdrawn by Mayor Pro Tem Alexander.

There will be noting the Public Hearing was held today.

Motion to revisit the item for a vote only on March 30, 2021 with the conditions as outlined - Alexander/Barber Passed 5-0.

NEW BUSINESS

6. Council Consideration to approve the Main Street Program Mural Project. Presented by Kira Harris-Braggs, Main Street Program Manager
Anika Potts, Main Street Advisory Board Chair and J. Christian, Mural Artist
Motion to approve on Harrell Street Site Thomas/Gantt Passed 5-0.
7. Council Consideration to approve Georgia Power Lighting Agreement for The Amphitheater Project. Funding Source: General Fund and Fund Balance in the amount of \$5,219.87
Presented by Randy Knighton, City Manager
Motion to approve Alexander/Gantt Passed 4-0-1 (Barber abstained).
8. Council Consideration to approve Bond Interest Rates, Fees and Distributions.
Presented by Randy Knighton - City Manager, Ed Wall – Financial Advisor, Doug Selby – Bond Counsel, Quinton Washington – City Attorney
Motion to approve Thomas/Alexander Passed 4-1-0 (Blount opposed).

COMMENTS FROM THE MAYOR

Mayor Ford reminded everyone it is your constitutional right to vote and noted the ESPLOST Referendum of \$325 million dollars and the project list can be found at HenryESPLOST.com where the funds would go towards upgrades for the Henry County School System Stem opportunities, technology upgrades and transportation upgrades and the District 90 State Rep. runoff underway with early voting taking place now including the Merle Manders Conference Center, and

election day March 16th at your local polling location; noted vaccinations are the priority with 2nd doses being issued on March 16th at J P Moseley Recreation Center for those who previously received their first dose at the Merle Manders Conference Center; 2nd doses will be issued on March 23rd and March 30th at the Locust Grove Senior Center from 8:30am – 3:30pm and to call 762-888-8180 for reservations (Moderna vaccine); and beginning March 25th the County will conduct Pfizer vaccinations (based on availability) at the Atlanta Motor Speedway from 8:30 am to 2:45 pm and are looking administer 1000 – 1500 vaccinations via drive-thru and will open up on Wed-Fri from 8am-5pm each day; noted Henry County Schools will have a vaccination pod for teachers and personnel who will be given the Johnson & Johnson single vaccination Wednesdays there will be 300 doses administered at the old Henry County Middle School location from 9am – 3pm and the following Wednesday, there will be 500-600 doses and are looking to administer 3400 doses scheduled for the Henry County School System; noted while vaccinations are the priority, testing is still taking place at the Heritage Senior Center in McDonough Mon – Thu 9am – 3pm and Sat 9am – noon and to call 800-847-4262 for testing; noted there are different variations of the Covid-19 virus and that the South African virus(B15131) was here in Georgia and more specifically here in Stockbridge (the only known case in GA); noted the virus is real, asked everyone to mask up, use hand sanitizer, wash your hands, stay away from crowds and get vaccinated when it is your time; prayers continue to go out to the Barham family; asked everyone to be safe.

CITY OFFICES ARE CLOSED DUE TO COVID-19 PRECAUTIONS

As a COVID precaution, City offices are closed to the public until further notice. Staff is operating under telework protocol. Please contact the City's webpage cityofstockbridge.com to contact each department for service and information.

UPCOMING MEETINGS & ANNOUNCEMENTS

Meeting will be held via Zoom until further notice. Meeting dates and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- City Council Meeting at 6:00 p.m. Via Zoom – 2nd Monday of each month.
- Main Street Advisory Board Meeting, at 9:00 a.m. Via Zoom - 2nd Friday of each month
- Downtown Development Authority Meeting, at 6:00 p.m. Via Zoom - 3rd Tuesday of each month
- Youth Council & Advisory Meeting, 6:30 p.m. Via Zoom - 3rd Tuesday of each month
- Planning Commission Meeting, at 6:30 p.m. Via Zoom – 4th Thursday of each month
- City Council Work Session at 6:00 p.m. Via Zoom – Last Tuesday of each month unless otherwise noted.

Motion to convene Executive Session for Litigation Blount/Gantt Passed 5-0.

Motion to end Executive Session Gantt/Thomas Passed 5-0.

Motion to reconvene Gantt/Thomas (no vote)

Motion to adjourn Gantt/Thomas Passed 5-0.