



**COUNCIL MEETING**  
**ACTION MINUTES**

**MONDAY, SEPTEMBER 12, 2022 6:00 P.M.**

**Mayor & City Council**

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

**Administration**

Frederick Gardiner, City Manager  
Vanessa Holiday, City Clerk  
John Wiggins, City Treasurer  
Quinton Washington, City Attorney  
Jeremy T. Berry, 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. **Call to Order - Mayor Ford**
- II. **Invocation – Mr. Charles Marshall**
- III. **Pledge of Allegiance – Recited by all in attendance**
- IV. **Roll Call – All members were present**
- V. **Motion to amend the Agenda - To remove Item #13 for Administrative Approval, and move Item #6, Item #7, and Item #8 to the October 10, 2022 Agenda pending a response from Henry County. Thomas/Gantt Passed 5-0.**
- VI. **Motion to adopt the Agenda - Thomas/Gantt Passed 5-0.**
- VII. **ADOPTION OF THE MINUTES – Blount/Gantt Passed 5-0.**
  1. Council Meeting Draft Minutes - July 11, 2022
  2. Work Session Draft Minutes - July 26, 2022

**3. PUBLIC COMMENTS** - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.

Mr. Robert Payne referenced the increased number of Comprehensive Plan Amendments presented to the city and asked the Council to consider the Land Use Plan and per capita income.

## **CEREMONIAL**

4. Mayor Ford presented proclamations for Hispanic Heritage Month, National Assisted Living Week, National, Walk to End Alzheimer's.

Ms. Sylvia Dennis received the proclamation asked everyone to wear purple on October 2<sup>nd</sup> for World Alzheimer's Day and to join the Team for the Annual Walk on Saturday, October 8<sup>th</sup> at Alexander Park in McDonough, GA.

5. Mayor Ford issued the Oath of Officer for the Swearing-In Ceremony to members of the Citywide Development Authority Members- Cathy Hill, Mark Glenn, Samantha Samuels, Kalesh Patidar

## **PUBLIC HEARING**

6. ANNEXATION CASE #AX-2022-01 -- The City of Stockbridge Planning Commission and the City of Stockbridge Mayor and City Council will hear an Annexation Request by S3 Capital Investments, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to annex a parcel, as described below, into the Stockbridge City Limits from unincorporated Henry County in order to allow the parcel to be combined with an adjacent parcel for an age-restricted residential development.

Parcel #071-01034012 – Subject property is in unincorporated Henry County, with frontage on Highway 42 North, across from Summit View Drive. Currently zoned 'MU' (Mixed-Use), with a land use designation of 'MIX' (Mixed-Use). Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.

*NOTE: This item will be deferred pending a response from Henry County.*

Presented by: Ryan Anderson

Item moved the October 10, 2022 Meeting

7. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-02 -- Consideration of a Comprehensive Plan Amendment Request by S3 Capital Investments, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to change the future land use designations of certain parcels, as are described below, from 'Light Industrial' and 'Mixed-Use' to 'High-Density Residential' in order to allow for an age-restricted residential development.

Parcel #071-01034014—Located within the Stockbridge City Limits, with frontage on Highway 42 North and situated at the end of Technology Parkway. Applicant proposes to change the current land use designation from 'Light Industrial' to 'High-Density Residential'. Contains 22.01 +/- acres. Located in Land Lot 31 of District 7.

Presented by: Ryan Anderson

Parcel #071-01034012 – Subject property is in unincorporated Henry County, with frontage on Highway 42 North, across from Summit View Drive. Applicant proposes to change the current County land use designation of 'Mixed-Use' to the city land use designation of 'High-Density Residential' after the parcel is annexed into the Stockbridge City Limits. Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.

*NOTE: This item will be deferred pending a response from Henry County.*

Item moved the October 10, 2022 Meeting

8. REZONING CASE #RZ-2022-02 -- Consideration of a Rezoning Request by S3 Capital Investments, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to rezone certain property from 'OI' (Office-Institutional) and 'LI' (Light Industrial) in the Stockbridge City Limits and 'MU' (Mixed-Use) in unincorporated Henry County to 'PUD' (Planned Unit Development) to allow for an age-restricted residential development. The property contains two parcels, as are listed below, with 42.01 +/- total acres.

Parcel #071-01034014—Located within the Stockbridge City Limits, with frontage on Highway 42 North and situated at the end of Technology Parkway. Currently zoned 'OI' (Office-Institutional) and 'LI' (Light Industrial). Property also lies within the Parkway Mixed-Use Overlay District. Contains 22.01 +/- acres. Located in Land Lot 31 of District 7.

Parcel #071-01034012 – Subject property is in unincorporated Henry County, with frontage on Highway 42 North, across from Summit View Drive. Currently zoned 'MU' (Mixed-Use). Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.

NOTE: This item will be deferred pending a response from Henry County.

Presented by: Ryan Anderson

Item moved the October 10, 2022 Meeting

9. REZONING CASE #RZ-2022-03 -- Consideration of a request for a change in zoning from RR (Rural Residential District) to OI (Office-Institutional District) for 0.964 acres at 3884 Walt Stephens Road in Land Lot 25 of Section 12, comprising Parcel #031-02012000. Application by CKC Commercial Properties, LLC, c/o Battle Law, P.C. Presented by: Ryan Anderson

Overview of the development presented by Mr. Anderson

Questions addressed by Attorney Michele Battle, representative for the applicant.

Public Hearing Opened

No Speakers in Favor No Speakers Opposed

Public Hearing Closed

Motion to approve as recommended by staff with added Landscaping Conditions:

Gantt/Alexander Passed 5-0.

10. VARIANCE CASE #VR-2022-02 -- Consideration of a request for (1) a variance to reduce the required minimum lot width of 125 feet to 96.37 feet; (2) a variance to reduce the buffer on the eastern side from 50 feet to 0 feet; and (3) a variance to reduce the buffer on the western side of the property from 50 feet to 0 feet for 0.964 acres at 3884 Walt Stephens Road in Land Lot 25 of District 12, comprising Parcel #031-02012000. Application by CKC Commercial Properties, LLC, c/o Battle Law, P.C. Presented by: Ryan Anderson

Overview of the variance requests presented by Mr. Anderson

Questions addressed by Attorney Michele Battle, representative for the applicant.

Public Hearing Opened

No Speakers in Favor No Speakers Opposed

Public Hearing Closed

Motion to approve as recommended by staff: Blount/Alexander Passed 5-0.

11. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-03 -- Consideration of a request for an amendment to the City of Stockbridge Comprehensive Future Land Use Plan from Low-Density Vertical Mixed-Use to High Density Residential to allow for a mixed-use residential development. Application by Highway 138/Spivey Road Land Assemblage, LLC, represented by Randy Stamey, the Agent. The property contains 26.5 +/- total acres within twelve (12) parcels in Land Lot 42 of District 12, as are listed below, within the Stockbridge City Limits.

Parcel #012-02013001—Located on the south side of Highway 138 West / Lake Spivey Parkway, across from Glen Devon Road. Contains 14.01 +/- acres. Zoned 'RR' (Rural Residential).

Parcel #012-02009051—Located on Spivey Road, south of Tributary Parkway. Contains 7.40 +/- acres. Zoned 'SR' (Suburban Residential).

Parcel #012D01001000—Located at 1225 Highway 138 West, west of Tributary Parkway. Contains 1.444 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01012000—Located at the southeast corner of Tributary Parkway and Berkeley Drive. Contains 0.501 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01004000—Located at 1300 Berkeley Drive, between Tributary Parkway and Star Creek Drive. Contains 0.475 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01005000—Located at the southwest corner of Berkeley Drive and Star Creek Drive. Contains 0.375 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01006000—Located at 1660 Starr Circle. Contains 1.018 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01007000-- Located at 1600 Starr Circle. Contains 0.731 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01008000—Located at 1650 Starr Circle. Contains 0.968 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01009000—Located at 1700 Starr Circle. Contains 1.21 acres. Zoned 'C-2' (General Commercial).

Parcel #012D01010000-- Located at the northwest corner of Berkeley Drive and Spivey Road. Contains 0.737 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01011000—Located at the southeast corner of Berkeley Drive and Starr Circle. Contains 0.799 +/- acres. Zoned 'C-2' (General Commercial).

Presented by: Ryan Anderson

Overview of the development presented by Mr. Anderson

Presentation of the development and questions addressed by Zack Murray and Jonathon Schrader of Tellus Partners, and founders and owners Jamie and Jilea Hemmings of Nourish +Bloom.

#### Public Hearing Opened

##### Speakers in Favor

Mr. Charles Marshall, McDonough GA Henry County

Ms. Mindy Mayers, McDonough, GA Henry County

Ms. Grace C. Stockbridge, GA Henry County

Dr. Michele G. Roberts, Stockbridge, GA, Henry County (submitted a letter of support).

##### Speakers Opposed

Mr. Charles Williams Jonesboro, GA., Henry County

Ms. Marion D. Calhoun, Jonesboro, GA, Henry County

Mr. Robert Payne, Stockbridge, GA, Listed Clayton & Henry County

Ms. Sherry Bivins, Jonesboro, GA, Clayton County  
Ms. Melissa Calandro, Jonesboro, GA, Clayton County  
Mr. Shaun Fulks, Jonesboro, GA, Clayton County  
Mr. Tim Koby, Jonesboro, GA, Clayton County  
Mr. Robert Delk, Jonesboro, GA, Henry County  
Ms. Jane Lee, Jonesboro, GA, Clayton County  
Mr. Bruce Smith, Sr. McDonough, GA, Henry County

#### Public Hearing Closed

Motion to approve as recommended by staff: Alexander/Barber Passed 4-0-1 (Blount Abstained; noting questions remained unanswered).

12. REZONING CASE #RZ-2022-04 -- Consideration of a request for a change in zoning for 26.5 +/-total acres from 'RR' (Rural Residential), 'SR' (Suburban Residential), and 'C-2' (General Commercial) to 'PUD' (Planned Unit Development) to allow for a mixed-use residential development. Application by Highway 138/Spivey Road Land Assemblage, LLC, represented by Randy Stamey, the Agent. The property contains twelve (12) parcels in Land Lot 42 of District 12, as are listed below, within the Stockbridge City Limits.

Parcel #012-02013001—Located on the south side of Highway 138 West / Lake Spivey Parkway, across from Glen Devon Road. Contains 14.01 +/- acres. Zoned 'RR' (Rural Residential).

Parcel #012-02009051—Located on Spivey Road, south of Tributary Parkway. Contains 7.40 +/- acres. Zoned 'SR' (Suburban Residential).

Parcel #012D01001000—Located at 1225 Highway 138 West, west of Tributary Parkway. Contains 1.444 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01012000—Located at the southeast corner of Tributary Parkway and Berkeley Drive. Contains 0.501 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01004000—Located at 1300 Berkeley Drive, between Tributary Parkway and Star Creek Drive. Contains 0.475 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01005000—Located at the southwest corner of Berkeley Drive and Star Creek Drive. Contains 0.375 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01006000—Located at 1660 Starr Circle. Contains 1.018 +/- acres.

Zoned 'C-2' (General Commercial). Parcel #012D01007000-- Located at 1600 Starr Circle. Contains 0.731 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01008000—Located at 1650 Starr Circle. Contains 0.968 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01009000—Located at 1700 Starr Circle. Contains 1.21 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01010000-- Located at the northwest corner of Berkeley Drive and Spivey Road. Contains 0.737 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01011000—Located at the southeast corner of Berkeley Drive and Starr Circle. Contains 0.799 +/- acres. Zoned 'C-2' (General Commercial). - Presented by: Ryan Anderson

Presented by: Ryan Anderson

Overview of the development presented by Mr. Anderson

Questions addressed by Zack Murray and Jonathon Schrader of Tellus Partners.

Public Hearing Opened

No Speakers in Favor

Speakers Opposed:

Mr. Robert Payne, Stockbridge, GA, Henry County

Public Hearing Closed

Motion to approve as recommended by staff and development shall be constructed as presented in the renderings presented during the Council meeting of September 12, 2022: Alexander/Barber Passed 5-0.

13. RECOMBINATION PLAT CASE #RC-2022-01 -- Consideration of a request for combination plat approval for 26.5 +/-total acres in Land Lot 42 of District 12 within the Stockbridge City Limits. Application by Highway 138/Spivey Road Land Assemblage, LLC, represented by Randy Stamey, the Agent, to assemble twelve (12) parcels of land that are listed below to form a development site for a mixed-use residential development.

Parcel #012-02013001—Located on the south side of Highway 138 West / Lake Spivey Parkway, across from Glen Devon Road. Contains 14.01 +/- acres. Zoned 'RR' (Rural Residential).

Parcel #012-02009051—Located on Spivey Road, south of Tributary Parkway. Contains 7.40 +/- acres. Zoned 'SR' (Suburban Residential).

Parcel #012D01001000—Located at 1225 Highway 138 West, west of Tributary Parkway. Contains 1.444 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01012000—Located at the southeast corner of Tributary Parkway and Berkeley Drive. Contains 0.501 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01004000—Located at 1300 Berkeley Drive, between Tributary Parkway and Star Creek Drive. Contains 0.475 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01005000—Located at the southwest corner of Berkeley Drive and Star Creek Drive. Contains 0.375 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01006000—Located at 1660 Starr Circle. Contains 1.018 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01007000--Located at 1600 Starr Circle. Contains 0.731 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01008000—Located at 1650 Starr Circle. Contains 0.968 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01009000—Located at 1700 Starr Circle. Contains 1.21 acres. Zoned 'C-2' (General Commercial).

Parcel #012D01010000-- Located at the northwest corner of Berkeley Drive and Spivey Road. Contains 0.737 +/- acres. Zoned 'C-2' (General Commercial).

Parcel #012D01011000—Located at the southeast corner of Berkeley Drive and Starr Circle. Contains 0.799 +/- acres. Zoned 'C-2' (General Commercial).

Presented by: Ryan Anderson

Item Removed from the Agenda for Administrative Approval.

## **NEW BUSINESS**

14. Council consideration to appoint a member to the Citywide Development Authority.  
Presented by: Quinton Washington, City Attorney

Motion to appoint Gadson Woodall: Alexander/Barber Passed 3-0-2 (Blount/Gantt Abstained).

15. Council Consideration to approve the renewal of the landscape maintenance services contract with Yellowstone Landscape in the amount of \$326,916.00. Funding source: Government Buildings Department, Amphitheater and Police Department budgeted funds.

Presented by: Decius Aaron, Public Works Director

Motion to approve: Gantt/Blount Failed 2-0-2 (Barber/Thomas Abstained) (Alexander was not present for the vote).

## **COMMENTS FROM THE MAYOR**

Mayor Ford noted we are still in a pandemic; noted vaccinations are available at the Henry County Health Department from 9am – 11:30 am and 1pm – 2:30 pm at 135 Henry Parkway or call their office at 470-664-0005 for more information; noted COVID Testing is available throughout the county and also taking place at Red Hawk Field on Henry Parkway Mon., Wed., and Fri. from 9am – 3pm; noted the CDC recommends everyone who is eligible to get their 2<sup>nd</sup> booster and noted the CDC is treating the COVID booster like an annual flu shot; noted you can also contact the Department of Health regarding the Monkey Pox testing and vaccination; Mayor Ford reflected on the city's 9/11 remembrance ceremony noting he was unable to attend and thanked the city officials Councilwoman Barber and Chief Trammer who were present and thanked Representative El Mahdi Holly, Sheriff Scandrett, and Bishop Irvine Bryer for participating along with Stockbridge High School Cadets.

**UPCOMING MEETINGS & ANNOUNCEMENTS:** Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change. Please visit the city's website [www.cityofstockbridge.com](http://www.cityofstockbridge.com) for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- Youth Council Meeting, 5:30 p.m. - 2<sup>nd</sup> Wednesday of each month City Hall Levi Meeting Room - City Hall (Sep 14)
- Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Sep 20)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Sep 20)
- Planning Commission Meeting, 4<sup>th</sup> Thursday at 6:30 p.m. City Hall Council Chamber – (Sep 22)
- City Council Work Session Meeting, Tuesday at 6:00 p.m. – City Hall Council Chamber (Sep 27)
- City Council Meeting, Second Monday of each month – City Hall Council Chamber (Oct 10)
- Main Street Advisory Board Meeting, 2<sup>nd</sup> Friday of each month 9:00 a.m. City Hall Levi Meeting Room (Oct 14)

## **UPCOMING CITY EVENTS/INITIATIVES**

- *A Continuous Salute to Veterans*: Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: [Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov](mailto:Rosalynd.Rawls@cityofstockbridge-ga.gov) Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Clark Community Park at 8:00 a.m. Come out for fitness in the park!
- Main Street will host the movie on the City Hall Lawn featuring (Spiderman), Saturday, October 7<sup>th</sup>. The fun starts at 7:00 p.m. Bring your lawn chairs and blankets!
- BridgeFest is Back! Are you ready for a day filled with family fun and a great festive atmosphere, delicious food trucks, and entertainment featuring the Parliament Funkadelic. Join us Saturday, September 24<sup>th</sup> at the Stockbridge Amphitheater with activities beginning at 2:00 p.m. Contact our Events staff for vendor information at 770-389-5982.
- Here is your opportunity to *Meet the Mayor*, and voice your questions and/or concerns Monday, September 27<sup>th</sup> from 10 a.m. to noon (In-Person). Please contact Rosalynd Rawls to schedule an appointment. 770-389-7900 ext. 248.
- The City of Stockbridge will host an in-person Annexation Town Hall Meeting Thursday, September 29<sup>th</sup> at 6:30 p.m. at the Monarch Village Clubhouse 240 Monarch Village Way, Stockbridge. Come out to learn the facts about the Annexation Referendum, Neighborhoods in the proposed area, benefits of Stockbridge Annexation and proposed council districts.

## **UPCOMING CONCERTS**

- T.I., Waka Flock, and Dem Franchise Boyz, Friday, September 16<sup>th</sup>.
- SC State University – Variety of Performers, Saturday, September 17<sup>th</sup>
- HispaniFest, Saturday October 1<sup>st</sup>
- Charlie Wilson, Friday, October 14<sup>th</sup>
- Keith Sweat, Saturday, October 29<sup>th</sup>
- Rick Springfield and Tommy Tutone, Saturday, October 30<sup>th</sup>

Motion to convene Executive Session for Personnel, Real Estate and Litigation:  
Blount/Thomas Passed 5-0.

Motion to adjourn Executive Session: Blount/Gantt Passed 3-0. (Alexander and Barber were not present for the vote).

Motion to reconvene the meeting: Gantt/Blount Passed 3-0. (Alexander and Barber were not present for the vote).

Motion to Reconsider Item #15: Gantt/Blount Passed 3-0. (Alexander and Barber were not present for the vote).

Motion to approve Item #15: Gantt/Blount Passed 3-0. (Alexander and Barber were not present for the vote).

Motion to adjourn: Gantt/Blount Passed 3-0. (Alexander and Barber were not present for the vote).