



CITY COUNCIL MEETING ACTION MINUTES

MONDAY, NOVEMBER 14, 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 – Mrs. Linda Jones**
- III. **Pledge of Allegiance – Recited by all in attendance**
- IV. **Roll Call – All members were present**
- V. **Motion to amend the Agenda to: Add Item #17 – Discussion of Volunteer Appreciation Gala: Thomas/Alexander Passed 5-0**
- VI. **Motion to amend the Agenda to: Remove Item #5, Item #6, and Item#7 to be heard at the January 9, 2023 Council Meeting: Thomas/Alexander Passed 5-0.**
- VII. **Motion to amend the Agenda to: Table Item #16: Thomas/Alexander Passed 5-0.**
- VIII. **Motion to adopt the Agenda: Thomas/Alexander Passed 5-0.**
- IX. **Adoption of the minutes: Motion to approve: Alexander/Barber Passed 5-0.**
 1. Draft Minutes Council Meeting September 12, 2022
 2. Draft Work Session Meeting Minutes September 27, 2022

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. **None**

CEREMONIAL

3. Mayor Ford presented proclamations for Small Business Saturday and Lambda Sigma Sigma Alumnae Chapter of Sigma Gamma Rho Sorority, Inc.

PUBLIC HEARING Mayor Ford read the Public Hearing Rules/Procedures

4. FIRST READING - PROPOSED FY2023 Operating Budget and Capital Improvement Plan
Presented by: Frederick Gardiner

Mr. Gardiner gave a presentation of the FY2023 Operating Budget noting the numbers will change between now and the second reading.

Public Hearing Opened – No Comments in Favor No Comments Opposed
The Public Hearing for the first reading of the FY2023 was closed.

Second Reading Tuesday, November 29, 2022 at 6:00 p.m.

5. 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 case was deferred at the October 10, 2022 City Council meeting to be heard at the November 14, 2022 Council Meeting.

Presented by: Ryan Anderson

Motion to Table at the applicant's request to be heard at the 1/9/2023 Council Meeting.

6. 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.

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 case was deferred at the October 10, 2022 City Council meeting to be heard at the November 14, 2022 Council Meeting.

Presented by: Ryan Anderson

Motion to Table at the applicant’s request to be heard at the 1/9/2023 Council Meeting.

7. 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 case was deferred at the October 10, 2022 City Council meeting to be heard at the November 14, 2022 Council Meeting.

Presented by: Ryan Anderson

Motion to Table at the applicant’s request to be heard at the 1/9/2023 Council Meeting.

8. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-05 - John R. Landers, Jr., applicant, requests a Comprehensive Plan Amendment to change the future land use designation of Parcel #S27-02021000 (a.k.a. 443 MLK, Sr. Heritage Trail) from ‘Medium-Density Residential’ to ‘Heavy Industrial’ to allow for an industrial development. The property contains 1.962 +/- acres and it is located in Land Lot 36 of District 12 within the Stockbridge City Limits.

Presented by: Ryan Anderson

Public Hearing Opened

Mr. John R. Landers, the applicant spoke in favor (Ellenwood, GA)

Ms. Diane Miller, spoke in opposition (Stockbridge, GA)

The Public Hearing was closed

Motion to deny for heavy or light industrial development: Thomas/Alexander Passed 5-0.

9. REZONING CASE #RZ-2022-06 John R. Landers, Jr., applicant, requests a Rezoning to rezone Parcel #S27-02021000 (a.k.a. 443 MLK, Sr. Heritage Trail) from 'SR' (Suburban Residential) to 'HI' (Heavy Industrial) to allow for an industrial development. The property contains 1.962 +/- acres and it is located in Land Lot 36 of District 12 within the Stockbridge City Limits.

Presented by: Ryan Anderson

Public Hearing Opened

No speakers in Favor No Speakers Opposed

Public Hearing Closed

Motion to deny: Thomas/Alexander Passed 5-0.

10. ZONING MODIFICATION CASE #ZM-2022-01 - Eaman Fatemi, Applicant and Member of Pivotal Enterprises, LLC (Owner as Applicant), requests a Zoning Modification to modify the previously approved Rezoning Case #RZ-03-04 and its Development Agreement (along with two amendments) to allow for the proposed Brush Creek Commons townhome development. The applicant requests various changes to the required amenities and site plan. The property contains 15.895 +/- acres, with frontages on Brush Creek Court and Shields Road. It is located in Land Lots 59 & 70 of District 12 within the Stockbridge City Limits.

Presented by: Ryan Anderson

Public Hearing Opened

Mr. Duhart spoke in Favor

Mr. Eaman Fatemi, the Applicant, spoke in Favor

Mr. Massous Fatemi spoke in Favor

Mrs. Darlene Clark spoke in Opposition

Public Hearing Closed

Motion to approve with conditions: Alexander/Barber Passed 4-1 (Blount Opposed).

Keep the following:

1. Clubhouse
2. Pavilion
3. Gazebo
4. Monument sign
5. Walking Trail
6. Extra Parking spaces to serve the amenities

Change the following:

1. Reduce the number of playgrounds from two to one by having a combined playground rather than a separate "tot lot" and playground for older children.

Provide the following:

1. Provide a gym and workout space inside the clubhouse
2. Provide grills and benches next to the clubhouse with fireplace.
3. Extend the sidewalk to interconnects to neighborhood developed commercial spaces.
4. Provide a sidewalk stub outs for future interconnectivity to neighboring lots.

NEW BUSINESS

11. Grant Acceptance: Criminal Justice Coordinating Council (CJCC) - FY23 Law Enforcement Training Grant in the amount of \$17,495.00.
Presented by: Frank Trammer, Karen Anderson
Motion to approve: Blount/Alexander Passed 5-0.
12. Grant Acceptance: Office of Community Oriented Policing Services (COPS) - FY22 Law Enforcement Mental Health and Wellness Act (LEMHWA) Grant in the amount of \$175,000.00.
Presented by: Frank Trammer, Karen Anderson
Motion to approve: Blount/Barber Passed 5-0.
13. Grant Acceptance: FY22 Department of Justice - Bulletproof Vest Partnership Award. This funding is not awarded on the predicate of the city identifying and confirming a cost match for a project. This funding is awarded to offset costs the department has/will incur after April 1, 2022, for the purchase of bulletproof vests. The offset amount is 50% and the Department of Justice will reimburse to the city. The department has 56 bulletproof vests at a cost of \$44,800. The reimbursement amount awarded to the city is \$22,400. The account to be used for the receipt of the reimbursement is: 100-00000-334317.
Presented by: Frank Trammer
Motion to approve: Barber/Gantt 5-0.
14. Council Consideration to approve the Resolution for the City of Stockbridge to request remittance of 1.904 mills associated with former police services provided by Henry County Police Department to City of Stockbridge residents for police services (July 1, 2022 - December 31, 2022); and to amend the Service Delivery Strategy (SDS) for police services. The City hereby withdraws from the SDS agreement its need for police services by Henry County. Further, the city requests and approves staff to amend the SDS agreement to reflect the creation of the Stockbridge Police Department. The city further resolves that this resolution be presented to Henry County as a request to end Henry County policing the City of Stockbridge. Further, the city requests that the County reimburse the City of Stockbridge for all money it is owed from July of 2022 forward. Further, if money is held for policing in the next calendar year, the city requests that that money be sent to the City as well. The relevant document is attached as Exhibit A.
Presented by: Frederick Gardiner
Motion to approve: Gantt/Blount Passed 5-0.
15. Consider approval of the following dates for the Redevelopment Plan public hearings and adoption (November 29, 2022, First Reading, and December 12, 2022 adoption).
Presented by: Frederick Gardiner
Motion to approve: Gantt/Barber Passed 5-0.

16. Council Consideration to authorize the City of Stockbridge to publish a Notice of Intent to take action to increase the annual compensation of the mayor from \$14,000 to \$22,000 and City Councilmembers from \$12,000 to \$20,000 effective January 1, 2024.
Presented by: Quinton Washington
Motion to approve: Alexander/Thomas Passed 3-1-1 (Blount Opposed/Barber Abstained).
17. Council Consideration to authorize a Volunteer Appreciation Dinner to take place on Saturday, December 10, 2022, at the Merle Manders Conference Center and to reallocate the funding of the 2022 Halloween Event funding that was to take place on M L King, Sr. Heritage Trail in the amount of \$10,000.00 to fund the event.
Presented by: Quinton Washington
Motion to approve: Thomas/Alexander Passed 5-0.

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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 for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- Downtown Development Authority Meeting, 600 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Nov 15)
- Youth Council Advisory Committee Meeting, 630 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Nov 15)
- Planning Commission Meeting, 4th Thursday at 630 p.m. City Hall Council Chamber – (Nov 17)
- City Council Work Session Meeting, Tuesday at 600 p.m. – City Hall Council Chamber (Nov 29)
- Main Street Advisory Board Meeting, 2nd Friday of each month 900 a.m. City Hall Levi Meeting Room (Dec 9)
- City Council Meeting, Second Monday of each month – City Hall Council Chamber (Dec 12)
- Youth Council Meeting, 630 p.m. - 2nd Monday of each month City Hall Levi Meeting Room - City Hall (Dec 12)

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 Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Clark Community Park at 800 a.m. Come out for fitness in the park!

- The City of Stockbridge will be distributing FREE Turkeys while supplies last on Saturday, November 19th at the Merle Manders Conference Center parking lot from 10:00 a.m. to 1:00 p.m.
- Mayor Pro Tem Thomas and the City of Stockbridge Fire Marshall will be distributing FREE Smoke Detectors while supplies last on Saturday, November 19th in the parking lot of the Merle Manders Conference Center from 10:00 a.m. – 12:00 p.m.
- Please join Mayor Ford for his monthly “Meet the Mayor” on Monday, November 28th from 10:00 a.m. – noon. Please contact Rosalynd Rawls to schedule an in-person appointment at rrawls@cityofstockbridge-ga.gov or call 678-833-3348
- Please join the City of Stockbridge for the Annual Holiday Festival featuring Santa and Mrs. Claus, a Live Nativity Scene, Live Entertainment, Inflatables, Rides, a DJ and Food Trucks on Thursday, December 1st from 5:00 p.m. – 9:00 p.m. at the Merle Manders C.
- Bingo is Back! Please join Councilman Blount on Wednesday, December 7th from 10:00 – noon at the Merle Manders Conference Center for lots of fun.

MAYOR'S COMMENTS (Mayor Anthony Ford)

Mayor Ford congratulated the citizens who voted to annex into the city on Election Day, November 8th and noted they would be proud and protected and the governing body will serve you well as city of Stockbridge residents, and noted it is important for the city to listen and do good things for all of its residents and business owners with the effective date being January 1; with Council Districts in place with Councilmembers who will represent you.

Mayor Pro Tem Thomas extended an invitation to Chief Trammer and the Police Department to participate in the Smoke Alarm giveaway and will be on the same day as the City's Free Turkey Giveaway.

Mayor Ford offered prayers and condolences to the family of the victims of a recent fire here in the Stockbridge; congratulated the Henry County Sheriff's Office on the recent capture of a fugitive; referenced the city's annual Veterans Day event, wishing all veterans a Happy Belated Veterans Day, and asked that everyone continue to serve as best as they can in the community; wished Stockbridge native Michael Harris II well on his nomination for Rookie of the Year and looks forward to honoring him here in the Council Chamber; referenced the upcoming runoff election for Senator between Warnock and Walker, and encourage everyone to vote.

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

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

Motion to adjourn Executive Session without Action: Gantt/Barber Passed 3-0 (Mayor Pro Tem Thomas and Councilman Blount were not present for the vote).

Motion to reconvene the meeting: Gantt/Alexander Passed 3-0. (Mayor Pro Tem Thomas and Councilman Blount were not present for the vote).

ADJOURN

Motion to adjourn the meeting: Gantt/Alexander Passed 3-0. (Mayor Pro Tem Thomas and Councilman Blount were not present for the vote).