



COUNCIL MEETING ACTION MINUTES

MONDAY, FEBRUARY 13, 2023 6:00 P.M.

Mayor & City Council

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

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 – Bishop Tillman, Floyd Chapel Baptist Church**
- 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 #8, 9, and 10 from the Agenda at the request of Legal and the Planning & Zoning Department until further notice.
Thomas/Barber Passed 5-0.**
- VI. **Motion to amend the Agenda to remove Item # 12, 13, 14, 15 and 16 at the request of the Applicant.
Thomas/Alexander Passed 5-0.**
- VII. **Motion to amend the Agenda to add Item # 17 – Resolution to officially welcome the new 6,667 residents to the City of Stockbridge.
Thomas/Gantt Passed 5-0.**
- VIII. **Motion to amend and adopt the Agenda to convene Executive Session for Personnel, Potential Litigation and Real Estate matters following Ceremonial Review: Thomas/Alexander Passed 5-0**

ADOPTION OF THE MINUTES – Blount/Barber Passed 5-0.

- 1. Review of the Minutes for the Council Meeting December 12, 2022
- 2. Review of the Minutes for the Work Session Meeting December 20, 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.

Citizens opposing the 175 Candler Rd. Warehouse Development:

Annia Berdecia; Beth Godsey; Desiree Fox; Paula Sorrell; Aubrey Kekiwi; Linda Shaw; Katie Wilhelm; Charles Marshall; and Nelson Berdecia.

Northbridge Crossing Community, HOA President

Denita Minnis referenced parking violations; storm drain issues; commercial trucks parking in the subdivision damaging the roadways.

CEREMONIAL REVIEW

3. Mayor Ford reviewed the swearing-in of newly appointed members to the Youth Council Advisory Committee (Thomas Smith and Deyonna Williams) and newly appointed member (Robert Anderson) to the Downtown Development Authority; and referenced proclamations presented to Gordon State College for their 2022 Football Club Championship and presented the annual Black History Proclamation, noting this year's African American Heritage Celebration spearheaded by Councilman Thomas will take place on February 25th and will honor the Divine 9 Fraternity and Sorority groups of which Mayor Ford and Councilwoman Gantt are members.

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

Motion to convene Executive Session for Personnel, Potential Litigation and Real Estate: Gantt/Barber Passed 5-0

Motion to adjourn Executive Session: Thomas/Barber Passed 5-0

Motion to reconvene the meeting: Barber/Gantt Passed 5-0

Attorney Washington noted after legal review the project at 175 Candler Road will go under review under the new United Development Code.

PRESENTATION

4. Presentation of the Amphitheater Sound Study – Results and Recommendations.
Presented by: Heather Hubble, TSW
Motion to Table to be heard in Executive Session: Thomas/Gantt Passed 3-0-2 (Alexander/Barber Abstained).
5. TAD (Tax Allocation District) Update
Presented by: Frederick Gardiner, City Manager
Update presented. No further action currently.

OLD BUSINESS

6. Council Consideration to approve Open Gov Project Software
Presented by: John Wiggins, City Treasurer
Motion to Table: Alexander/Gantt Passed 5-0.

NEW BUSINESS

7. Council consideration to adopt the Civility Resolution and pledge to become a City of Civility.
Presented by: Mayor Anthony S. Ford
Motion to approve: Barber/Gantt Passed 5-0.

PUBLIC HEARING

8. CITY OF STOCKBRIDGE – ADOPTION OF THE OFFICIAL ZONING MAP, #OZM-2022-01. To consider Staff amendments to the Official Zoning Map, in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.
This item is deferred until further notice by Legal and Planning Staff.
Item removed from the Agenda.
9. CITY OF STOCKBRIDGE – ADOPTION OF THE OVERLAY DISTRICT MAP, #ODM-2022-01. To consider Staff amendments to the Overlay District Map, in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.
This item is deferred until further notice by Legal and Planning Staff.
Item removed from the Agenda.
10. CITY OF STOCKBRIDGE – ADOPTION OF THE FUTURE LAND USE MAP, #FLUM-2022-01. To consider Staff amendments to the Future Land Use Map, in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.
This item is deferred until further notice by Legal and Planning Staff.
Item removed from the Agenda.
11. CITY OF STOCKBRIDGE – UNIFIED DEVELOPMENT CODE -- TEXT AMENDMENT, #TX-2022-01. To allow the use of “Computer and data processing services” within the C-3 Heavy Commercial District as a permitted use, and to update other applicable references to this use throughout the Unified Development Code.
Presented by: Brecca Carter, Community Development Director
Ms. Carter noted this Text Amendment to be the first since the UDC was adopted in March 2022; noted the changed is to allow computer and data processing services to be allowed in C-3, and noted a letter of support for the change is on file from the Henry County Development Authority.

Councilman Alexander requested John Fenn, Executive Director of the Henry County Development Authority to speak on the matter.

Mr. Fenn noted when looking at the availability of sites throughout the county, there are opportunities where infrastructure matches up in Stockbridge, whereas M1 and M2 is the only option, and supports the amendment.

Councilman Gantt asked Mr. Fenn was aware of why this industry was only allowable in M1 and M2, and his response was that he did not know the reasoning.

Public Hearing Opened

No Comments in Favor/No Comments Opposed

Public Hearing Closed

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

12. CITY OF STOCKBRIDGE – UNIFIED DEVELOPMENT CODE -- TEXT AMENDMENT, #TX-2022-01. To allow the use of “Computer and data processing services” within the C-3 Heavy Commercial District as a permitted use, and to update other applicable references to this use throughout the Unified Development Code.
Postponed by Applicant on January 24, 2023, via letter.
Item removed from the Agenda
13. REZONING CASE #RZ-2022-07. To consider a request to rezone property at 576 Davis Road (Parcel #S05-01002000) from Henry County’s ‘RA’ (Residential-Agricultural) district to the City of Stockbridge’s ‘MFR’ (Multiple Family Residential) district to allow for the construction of a townhome development. Applicant: Forestar Real Estate Group (USA), Inc. Agent: Alex Brock of Smith, Gambrell & Russell, LLP. The property is in Land Lot 91 of District 12, and it contains 27.635 +/- acres.
Postponed by Applicant on January 24, 2023, via letter.
Item removed from the Agenda.
14. VARIANCE CASE #VR-2022-03. To consider three Variance Requests for property at 576 Davis Road (Parcel #S05-01002000) to allow for the construction of a townhome development. The three requested variances are as follows: 1) reduce the front yard setback from the required minimum of 50 feet to 25 feet; 2) reduce the side yard setbacks from the required minimum of 15 feet to 10 feet; and 3) increase the maximum lot coverage from the allowable maximum of 50 percent to 75 percent. Applicant: Forestar Real Estate Group (USA), Inc. Agent: Alex Brock of Smith, Gambrell & Russell, LLP. The property is in Land Lot 91 of District 12, and it contains 27.635 +/- acres.
Postponed by Applicant on January 24, 2023, via letter.
Item removed from the Agenda.

15. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-07. To consider a Comprehensive Plan Amendment Request to change the future land use designation of certain property on the north side of Hudson Bridge Drive, comprising Parcel #032-01-26000, from 'Medium-Density Vertical Mixed-Use' to 'High-Density Residential' in order to allow for the construction of an apartment development. Applicant: Carter Acquisitions, LLC, c/o Battle Law, P.C. Agent: Battle Law, P.C. The property is in Land Lot 21 of District 6, and it contains 20.367 +/- acres.

Postponed by applicant on January 26, 2023, via letter.

Item removed from the Agenda.

16. REZONING CASE #RZ-2022-08. To consider a request to rezone certain property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, from the C-2 (General Commercial) district to the MFR (Multiple Family Residential) district to allow for the construction of an apartment development. Applicant: Carter Acquisitions, LLC, c/o Battle Law, P.C. Agent: Battle Law, P.C. The property is in Land Lot 21 of District 6, and it contains 20.367 +/- acres. Postponed by Applicant on January 26, 2023, via letter.

Item removed from the Agenda.

NEW BUSINESS (continued)

17. Council consideration to approve a Resolution welcoming 6,667 newly annexed residents into the City of Stockbridge.

Motion to approve: Alexander/Blount Passed 4-0-1 (Barber Abstained).

Mayor Pro Tem Barber noted the Resolution was not included in the original submission of documents to the Council, and was included in the Agenda books today, and she has not had an opportunity to review the information and will therefore abstain from the vote.

MAYOR'S COMMENTS (Mayor Anthony Ford)

Mayor Ford wished everyone and their loved ones a Happy Valentine's Day; noted we are still in a pandemic and encouraged everyone to get COVID vaccinations, boosters and flu shots.

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. 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.

- Main Street Advisory Board Meeting 2nd Friday of each month at 9:00 a.m. - City Hall Levi Meeting Room (Feb 10)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Feb 13)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Feb 13)
- Citywide Development Authority Meeting, 2nd Tuesday of each month 6:00 p.m. - City Hall Levi Meeting Room (Feb 14)
- Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Feb 21)

- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Feb 21)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Feb 23)
- City Council Work Session Meeting, Last Tuesday of each month at 6:00 p.m. – City Hall Council Chamber (Feb 28)

UPCOMING CITY EVENTS/INITIATIVES

- Join Mayor Pro Tem Barber for the District 4 Meet & Greet Town Hall on Tuesday, February 21st from 6pm – 8pm at the Stockbridge Police Precinct Community Room located at 4545 North Henry Blvd.
- Bingo is Back! Join Councilman Blount on Wednesday, February 22nd at the Merle Manders Conference Center. Please contact Rosalynd Rawls at 678-833-3348 for more information.
- Join Councilman Alexander for the District 5 Quarterly Town Hall Meeting on Thursday, February 23rd from 7pm – 9pm at the Winslow @ Eagles Landing Community Clubhouse at 900 Maple Leaf Drive in McDonough (City of Stockbridge).
- SAVE THE DATE! Join Councilman Thomas for the 12th Annual African American Heritage Celebration, Tribute to Sororities and Fraternities and their contributions to the community, Saturday, February 25th at the Merle Manders Conference Center from 4pm to 7pm.
- Please join Mayor Ford for his monthly “Meet the Mayor” on Monday, February 27th from 10:00 a.m. – 11am and 2pm – 3pm. Please contact Rosalynd Rawls to schedule an in-person appointment: or call 678-833-3348.
- SAVE THE DATE! Join Councilman Alexander for the Annual Women’s History Month Celebration, Sunday, March 5th at the Merle Manders Conference Center from 3pm – 5pm.
- 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 rawls@cityofstockbridge-ga.gov Thank you for your service!

Councilman Blount exited the meeting.

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

Motion to convene Executive Session for Personnel, Potential Litigation and Real Estate: Gantt/Thomas Passed 4-0.

Motion to adjourn Executive Session: Alexander/Barber Passed 4-0

Motion to reconvene the meeting: Alexander/Barber Passed 4-0

ADJOURNMENT

Motion to adjourn: Gantt/Thomas Passed 4-0.