



CITY COUNCIL MEETING ACTION MINUTES

MONDAY, JUNE 12, 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 – Kim Allonce**
- III. **Pledge of Allegiance – Recited by all in attendance.**
- IV. **Roll Call – All members were present except Councilwoman Gantt**
- V. **Motion to amend the Agenda: Removing Item #6 & Item #7 from the Agenda at the Applicant's request, to be heard at the July 10th meeting:**
- VI. **Adoption of The Agenda:**
- VII. **Adoption of the Minutes:**
 1. Adoption of the April 10, 2023 Meeting Minutes
 2. Adoption of the April 25, 2023 Meeting Minutes

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**

CERIMONIAL

3. Mayor Ford reviewed proclamations for Caribbean Heritage Month, National Pride Month, Juneteenth, and Father's Day

PRESENTATION

4. First Quarter Henry County Transportation Advisory Group Update
presented by: Eniel Gonzalez, Stockbridge Representative – **No Action**

PUBLIC HEARING

5. CITY OF STOCKBRIDGE – TEXT AMENDMENT CASE #TX-2023-01.

COUNCIL DISTRICT: Citywide.

Consideration of a text amendment to the Stockbridge Unified Development Code (UDC) in Section 2.5.2(D)(12) and Section 2.5.3(F)(11) to allow hookah bars/lounges, cigar bars/lounges, and tobacco/vape shops as ancillary uses to the primary use of a restaurant / lounges. Currently, the above uses are Prohibited Uses within the Parkway Mixed-Use (PMU) Overlay District and the Downtown Village (DV) Overlay District.

Presented by: Brecca Carter, Community Development Director

Public Hearing Opened

Speakers in Favor - None

Speakers Opposed – Regina Ubadinira

Public Hearing Closed

Motion to Table to the July 10th meeting with the following tasks:

- 1) **Address all code items within Zoning and Business Licenses**
 - One-mile radius requirements
 - Percentage allowance of revenue for cigar/hookah to be lower than 49%
- 2) **Proper ventilation (Regulated by the Henry County Environmental Health Dept.)**
- 3) **Require a separate room for ventilation**
- 4) **Remove request for vape, tobacco shops altogether in the amendment**
- 5) **Remove restaurants — hookah & cigar bars within Sports Bar/lounges**
- 6) **Conduct research on what percentage of revenue to be allowed for local cities: Hampton, McDonough, Jonesboro, College Park, Hapeville**
- 7) **Number of these uses within the City of Stockbridge currently (Code Enforcement concerns)**
- 8) **Obtain business license for this ancillary use**

6. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-04.

COUNCIL DISTRICT: 2 and 3. Vista formally requests a 30-day deferral of both the rezoning and Comp Plan amendment applications.

Consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to certain property on Flippen Road, to allow for the construction of a mixed-use residential development, including commercial and office uses. The applicant is Vista Residential Partners (c/o Dennis J. Webb, Jr.). The property contains three parcels in Land Lot 38 of District 12, as are listed below, with 276.91+/- total acres within the Stockbridge City Limits.

Parcel #030-01004000—Large parcel with 249.19 +/- acres, located between Flippen Road and Interstates 75 & 675; Parcel #030-01003001—Medium-sized parcel with 24.97 acres, located at 630 Flippen Road; Parcel #030-01004008 -- Small parcel with 2.75 acres, located at 384 Flippen Road.

Presented by: Ryan Anderson, Chief Planner

Item deferred to the July 10th meeting at the Applicant's request.

7. **REZONING CASE #RZ-2022-05. COUNCIL DISTRICT: 2 and 3.** Vista formally requests a 30-day deferral of both the rezoning and Comp Plan amendment applications.

Consideration of a request for rezoning to assign the 'PUD' (Planned Unit Development) district to certain property on Flippen Road, to allow for the construction of a mixed-use residential development, including commercial and office uses. The applicant is Vista Residential Partners (c/o Dennis J. Webb, Jr.). The property contains three parcels in Land Lot 38 of District 12, as are listed below, with 276.91+/- total acres within the Stockbridge City Limits. Parcel #030-01004000—Large parcel with 249.19 +/- acres, located between Flippen Road and Interstates 75 & 675; Parcel #030-01003001—Small parcel with 24.97 acres, located at 630 Flippen Road. Parcel #030-01004008---Small parcel with 2.75 acres, located at 384 Flippen Road.

Presented by: Ryan Anderson, Chief Planner

Item deferred to the July 10th meeting at the Applicant's request.

8. **CONDITIONAL USE PERMIT CASE #CU-2023-01.**
COUNCIL DISTRICT: 4.

Consideration of a request for a conditional use permit to allow for the development of a place of worship at 713 Valley Hill Road. The property is in Land Lot 103 of District 12, and it contains 4.000 +/- acres within the Stockbridge City Limits. The Planning Commission recommended approval with the Staff's conditions, plus they added one condition--that the applicant hold a Community Meeting prior to the June 12th Council meeting. The applicant held that meeting on Monday, June 5th.

Presented by: Ryan Anderson, Chief Planner

Staff presented an overview of the case.

Applicant: Pastor Keith G. Nation, Mr. Oji Onwudegu, and Mr. Fatemi.

Public Hearing Opened

Speakers in Favor: Randall Eck; Raymond King

Speakers Opposed: Jennifer Eckridge; Anthony Mitten; Charles Cook

Public Hearing Closed

Motion to approve per staff recommendation and traffic enforcement during church gatherings and activities: Barber/Alexander Passed 5-0.

9. **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-01.**

COUNCIL DISTRICT: 4.

Consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to Parcel #029-01009001 on Valley Hill Road, to allow for the construction of a townhome development. The applicant is Victory Worship Center, represented by Keith G. Nation. The property is in Land Lot 103 of District 12, and it contains 7.864 +/- acres within the Stockbridge City Limits. The Planning Commission recommended approval with the Staff's conditions, plus they added one condition--that the applicant hold a Community Meeting prior to the June 12th Council meeting.

The applicant held that meeting on Monday, June 5th

Presented by: Ryan Anderson, Chief Planner

Staff presented an overview of the case.

Applicant: Pastor Keith G. Nation, Mr. Oji Onwudegu, and Mr. Fatemi.

Public Hearing Opened

Speakers in Favor - None

Speakers Opposed – Randall Eck; Raymond King; Jennifer Eckridge; Glenda Miller; Burley Champion; Nancy McRae; Charles Cook; Joshua Head; Anthony Mitten; Regina Ubadinira

Public Hearing Closed

Motion to approve: Alexander/ - Motion died for lack of a second.

Motion to deny: Barber/ - Motion died for lack of a second.

Motion to approve: Alexander/Gantt Passed 4-1 (Barber Opposed).

10. **REZONING CASE #RZ-2023-01.** **COUNCIL DISTRICT: 4.**

Consideration of a request for a rezoning to assign the 'MFR' (Multiple Family Residential) zoning district to Parcel # 029-01009001 on Valley Hill Road, to allow for the construction of a townhome development. The applicant is Victory Worship Center, represented by Keith G. Nation. The property is in Land Lot 103 of District 12, and it contains 7.864 +/- acres within the Stockbridge City Limits. The Planning Commission recommended approval of the Staff's conditions, and the condition--that the applicant hold a Community Meeting prior to the June 12th Council meeting. The applicant held that meeting on Monday, June 5th

Presented by: Brecca Carter, Community Development Director

Staff presented an overview of the case.

Applicant: Pastor Keith G. Nation, Mr. Oji Onwudegu, and Mr. Fatemi.

Public Hearing Opened

Speakers in Favor - None

Speakers Opposed – Randall Eck; Raymond King; Jennifer Eckridge

Public Hearing Closed

Motion to approve with Conditions as recommended by staff and the following added Conditions: 10% Rental Cap and 90% owner-occupied

units included in the covenant; 10' multi-use paths along the entire frontage of the church and the townhome development; and construct a clubhouse: Alexander/Gantt Passed 4-1 (Barber Opposed).

11. VARIANCE CASE #VR-2023-01 COUNCIL DISTRICT: 4.

Consideration of a request for a variance for Parcel # 029-01009001 on Valley Hill Road, to allow for the construction of a townhome development. The purpose of the variance is to allow the reduction in the front yard setbacks from the required 50 feet to 25 feet in the MFR (Multiple Family Residential) zoning district. The property is in Land Lot 103 of District 12, and it contains 7.864 +/- acres within the Stockbridge City Limits. The Planning Commission recommended approval with the Staff's conditions, plus they added one condition--that the applicant hold a Community Meeting prior to the June 12th Council meeting. The applicant held that meeting on Monday, June 5th

Presented by: Ryan Anderson, Chief Planner

Staff presented an overview of the case.

Applicant: Pastor Keith G. Nation, Mr. Oji Onwudegu, and Mr. Fatemi.

Public Hearing Opened

Speakers in Favor - None

Speakers Opposed – Randall Eck

Public Hearing Closed

Motion to deny: Barber/failed due to the lack of a second.

Motion to approve Variance of 30 feet: Alexander/Gantt Passed 4-1 (Barber Opposed).

NEW BUSINESS

12. Council consideration to approve the Economic Development BRICS (Building a Resilient, Innovative and Connected Stockbridge) Initiatives and Program Guidelines. Funding source ARPA.

Presented by: Kim Allonce, Economic Development Director

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

13. Council consideration to approve the Mays Crossing Lift Station and Force Main Rehabilitation Project Change Order No.1 with Allsouth Construction, Inc. The change order is as follows: (1) replacement of the Old Conyers gravity sewer main (2) Mays Crossing lift station generator (3) installation of the air release valves on the Willow Springs force main and (4) installation of razor ribbon on the fence at the Mays Crossing lift station in the amount of \$342,667.80. Funding Source is SPLOST.

Presented by: Decius Aaron, Public Works Director and

Brad Holtsinger, Wastewater Sewer Superintendent

Motion to approve: Blount/Alexander Passed 3-0-1 (Barber Abstained) (Gantt was not present for the vote).

14. Council consideration to approve Site Engineering to replace water main on Shortline Court in the amount of \$134,751.25. Funding source SPLOST V.

Presented by: Decius Aaron, Public Works Director

Motion to approve: Blount/Alexander Passed 4-0.

15. Council Consideration to fill a vacancy and appoint a member to the Youth Council Advisory Committee

Presented by: Randi Rainey, Youth Council Liaison

Motion to fill the vacancy and appoint Mary Saadiq to Stockbridge Youth Council Advisory Committee to fill the term through December 31, 2024: Blount/Alexander Passed 4-0. (Gantt was not present for the vote).

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

Council meetings will be held in the City Council Chamber, noting some Board/Committee meetings will continue to take place via Zoom. 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.

- Main Street Advisory Board Meeting *SPECIAL MEETING DATE* Annual Planning Retreat – Saturday, June 10th at 9am at the Merle Manders Conference Center, Lower Level, 111 Davis Rd. (Jun 10)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Jun 12)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Jun 12)
- Citywide Development Authority Meeting, 2nd Tuesday of each month 6:00 p.m. - City Hall Levi Meeting Room (Jun 13)
- City Council Work Session Meeting, *SPECIAL MEETING DATE* June 20th at 6:00 p.m. – City Hall Council (Jun 20)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Jun 20)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Jun 20)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Jun 22)

UPCOMING CITY EVENTS/INITIATIVES

- Join us for Food Truck Tuesday from 5:30 p.m. to 8:30 p.m. at Clark Community Park, 111 Davis Rd. Lots of great food and activities for everyone.
- Join Mayor Pro Tem Barber for FREE Zumba every Saturday at 8:00 a.m. beginning May 6th at Gardner Community Park on E. Atlanta Rd.

- Join Councilman Thomas for the Don't Trash Stockbridge centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Councilman Thomas is honoring Veterans with a *Continuous Salute* all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service to rrawls@cityofstockbridge-ga.gov
- The Main Street Staff will be hosting an informational session for Stockbridge Businesses to learn more about how they can participate in the Small Business BLITZ and Small Business Saturday. This meeting will be held on Tuesday, June 15 at 6:00 p.m. at the Stockbridge Welcome Center and Main Street Program Office.
- Join Mayor Ford for the State of the City Address on Thursday, June 15th at 6pm. Location: Stockbridge City Hall 4640 N. Henry Blvd. in the Council Chamber on the 2nd floor.
- Join the City of Stockbridge for the annual Juneteenth Celebration, Monday, June 19th at the Stockbridge Amphitheater. There will be food trucks, arts and craft vendors and a concert featuring jazz, blues, and soul artists. The activities begin at 3pm. This is a FREE event.
- Join Councilman Blount for Bingo Bash, Wednesday, June 21st from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Mayor Ford for Meet the Mayor on Wednesday, June 28th from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- Join Mayor Pro Tem Barber for the 2nd Qtr. District 4 Community Forum, Wednesday, June 28th from 6pm – 8pm at the Merle Manders Conference Center located at 111 Davis Rd.

Get your tickets for the upcoming 2023 Stockbridge Concert Series by visiting stockbridgeamp.com in person at the ticket office located at 4650 North Henry Blvd. Thursday – Saturday from 1pm – 5pm.

MAYOR'S COMMENTS

Mayor Ford wished all the father's a Happy Father's Day and referenced the proclamation ceremony honoring the fathers that took place prior to the start of the meeting; noted he has officially appointed Councilman Thomas to Chair the Community Relations Committee; noted COVID-19 is still with us and encouraged everyone to get vaccinated and boosted and to remain healthy and safe.

Motion to adjourn: Blount/Thomas Passed 5-0.