



COUNCIL MEETING SUMMARY MINUTES

February 10, 2025 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro LaKeisha Gantt – Council District 1
Councilmember Alphonso Thomas – Council District 2
Councilmember Kyle Berry – Council District 3
Councilmember Yolanda Barber – Council District 4
Councilmember Elton Alexander – Council District 5

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Cassandra Lester – Deputy City Clerk
Frank Milazi – 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.

The meeting was called to order by Mayor Ford at 6:00 p.m.

Invocation by: Councilmember Berry

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members were present except Councilmember Thomas.

AMENDMENT OF THE AGENDA

Motion to amend the Agenda to convene Executive Session for Litigation, Personnel and Real Estate following the Consent Agenda was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

AMENDMENT OF THE AGENDA

Motion to amend the Agenda to add a Discussion Item: Code Cares was made by Councilmember Barber; seconded by Councilmember Berry. The motion failed 2-3 (Barber/Berry Approved) (Alexander/Gantt Opposed) Mayor Ford voted to Oppose.

Councilmember Barber request the item to be placed on the February 25, 2025 Work Session Agenda for Discussion.

ADOPTION OF THE AGENDA

Motion to adopt the Agenda was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

CEREMONIAL REVIEW

Mayor Ford reviewed the Proclamation Review – Black History Month;
Swearing In of Stockbridge Youth Council Advisory Committee Members – Ayesha Gambles, Candis Jones and Georgia McIntyre.

PUBLIC COMMENTS

There were no public comments.

ADOPTION OF THE MINUTES

1. Adoption of the January 8, 2025 Council Retreat Minutes
Adoption of the January 13, 2025 Council Meeting Minutes
Adoption of the January 28, 2025 Work Session Meeting Minutes

Councilmember Barber requested the Minutes be approved separately, noting she was not in attendance of the January 8, 2025 Retreat meeting.

Mayor Pro Tem Gantt noted that per her GMA training, members can vote on the Minutes if they were not in attendance of the meeting and agree with the Minutes as presented.

Motion to approve the January 8, 2025 Council Retreat Minutes was made by Councilmember Berry; seconded by Councilmember Alexander. The motion passed (3-0-1) Alexander/Berry/Gantt Approved.
Barber/Abstained, she was absent from the January 8, 2025 meeting.

Motion to approve the January 13, 2025 Council Meeting Minutes was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

Motion to approve the January 28, 2025 Council Work Session Meeting Minutes was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

CONSENT AGENDA

2. Council Consideration to approve the Consent Agenda.
Council Consideration to appoint Dr. Elyssa Green to the Stockbridge Youth Council Advisory Committee for a two-year term through 12/31/2026.
Council Consideration to appoint Toseika Thomas to the Stockbridge Public Facilities Authority Board for a four-year term through 12/31/2028
Motion to approve the Consent Agenda was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.

EXECUTIVE SESSION

Motion to convene Executive Session for Real Estate, Personnel and Litigation was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Motion to adjourn Executive Session and sign an Affidavit was made by Mayor Pro Tem Gantt; seconded by Councilmember Barber. The motion passed 3-0. (Councilmember Alexander was not present for the vote).

Motion to reconvene the meeting with no action was made by Mayor Pro Tem Gantt; seconded by Councilmember Barber. The motion passed 3-0. (Councilmember Alexander was not present for the vote).

OLD BUSINESS

3. SPECIAL USE PERMIT CASE #SP-2024-02. (To be located in Council District 4.) NOTE: To be considered for a Board vote only since the public hearing was already held on November 12, 2024. Council Consideration of a Special Use Permit Request to allow a liquor store on property at 106 Rock Quarry Road. Applicant: GRP, LLC. Agent: Girishkumar Patel. The property is located in Land Lot 62 of District 12, and it contains 0.89 +/- acres.

Presented by Ryan Anderson, Community Development Director
Attorney Lisa Morchower spoke on behalf of the applicant noting the city's Code mandates the addition of two additional liquor store licenses based on population, and referenced a Constitutional Objection into the record, along with documents received on behalf of her client via an Open Records Request. Attorney Morchower requested that all documents that were submitted to the City Clerk to be added to the record.

Motion to deny SP-2024-02 was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

PUBLIC HEARING – Mayor Ford Read the Public Hearing Rules and Procedures

4. ADOPTION OF THE 2025 OFFICIAL ZONING AND LAND USE MAPS. (Citywide.)

Consideration of the adoption of the 2025 Official Zoning Map and 2025 Future Land Use Map, to be in compliance with the Unified Development Code (UDC), which includes the City's Zoning Ordinance.

Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented Official Zoning and Land Use Maps, noting the maps include all rezonings, and annexations as approved by the City Council; and that the Planning Commission and Staff recommend approval.

Public Hearing Opened

No Speakers In Favor

Speaker Opposed: Ms. Jocelyne Williams

Public Hearing Closed

Motion to approve the Official Zoning and Land Use Map was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

5. ANNEXATION CASE #AX-2024-02 for 1778 & 1872 Highway 42 North. (To be located in Council District 5.)

Consideration of an annexation request for two parcels at 1778 & 1872 Highway 42 North to allow for the construction of a mixed-use development, which would contain single-family detached homes, townhomes, bungalows, and commercial uses. Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. The property is located in Land Lot 35 in District 7, and it contains 48.59 +/- total acres.

Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented Annexation Case #AX-2024-02, Comprehensive Plan Amendment Case #CP-2024-09, and Rezoning Case #RZ-2024-10 citing the Case Facts for a proposed Mixed-Use Development of 168 units consisting of 15 Bungalows, 82 Townhomes and 71 Single-Family homes both Ranch and 2-Story styles and will include commercial components for retail, restaurant and office spaces, and a small grocer, all neighborhood scale, and the rezoning to PUD is similar to the county's current zoning; 10' sidewalks on exterior roads and 8' sidewalks on interior roads.

Mr. Kenneth Wood, Professional Engineer/CEO of PEC presented the development on behalf of the applicant, noting agreement with the Staff Recommendations, and made reference to #2 regarding 3-sided brick and #7 regarding a grocer.

Mr. Wood presented the 48-acre site plan with 10-acres of commercial space; noting the plan as presented is for medium density, opposed to the county's zoning of high density.

Mr. Wood requested a use of mixed brick and stone on the units, and agreed with Councilman Alexander's condition of the front façade being mixed and that 3-sided brick would be placed on the units that would be visible from the right-of-way, and the 10' path along Campground Road and Hwy. 42, connecting to the Winding Creek Townhomes, along with Tree Barriers along the entrance way.

Public Hearing Opened

Speakers in Favor – None

Speakers Opposed – Ms. Jocelyn Williams and Mr. Willie Carter

Public Hearing Closed

Staff confirmed Flock Cameras and Black Pole Lighting would be required for the development.

Councilmember Barber asked for a reduction of units.

Mr. Wood noted the plan has been reduced by 121 units and cannot reduce any further.

Mr. Wood agreed with Staff Conditions and with added Conditions to include a 10% Rental Cap, Homeowners Association, and a Club House to accommodate 40-50 people.

Motion to approve ANNEXATION CASE #AX-2024-02 was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

6. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-09 for 1778 & 1872 Highway 42 North. (To be located in Council District 5.)
Consideration of a Comprehensive Plan Amendment request to assign the future land use designation of Medium-Density Mixed-Use to two parcels at 1778 & 1872 Highway 42 North, after their annexation into the City of Stockbridge from unincorporated Henry County, to allow for the construction of a mixed residential development, which would contain single-family detached homes, townhomes, bungalows, and commercial uses. Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. The property is located in Land Lot 35 in District 7, and it contains 48.59 +/- total acres.
Presented by: Ryan Anderson, Community Development Director
Motion to approve COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-09 was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed 3-0-1 (Barber Abstained).
7. REZONING CASE #RZ-2024-10 for two parcels at 1778 & 1872 Highway 42 North. (To be located in Council District 5.)
Consideration of a rezoning request to assign the zoning districts of 'PUD' (Planned Unit Development) and 'PMU' (Parkway Mixed-Use Overlay District) to two parcels at 1778 & 1872 Highway 42 North, after their annexation into the City of Stockbridge from unincorporated Henry County, to allow for the construction of a mixed residential development, which would contain single-family detached homes, townhomes, bungalows, and commercial uses. Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. The property is located in Land Lot 35 in District 7, and it contains 48.59 +/- total acres.
Presented by: Ryan Anderson, Community Development Director
Motion to approve REZONING CASE #RZ-2024-10 with Staff Recommended Conditions and 10% Rental Cap; HOA. Black Decorative Poles, and Club House was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed 3-0-1 (Barber Abstained citing density concerns).
8. TEXT AMENDMENT CASE #TX-2024-06 FOR GAS STATION DISTANCE REQUIREMENT. (Citywide.)
Consideration of an ordinance for a text amendment to amend Title 12, Unified Development Code, Chapter 3, Use Regulations, Section 3.2.14

(C), and Add Sections 3.2.14 E, F, G, H, I, J, K, L, M, N, O and P, relating to gasoline service stations, so as to amend the gas station distance requirement from 4,500 feet to 800 feet and to add additional requirements; to provide for severability; to repeal conflicting ordinances; to provide an effective date, and for other purposes.

Presented by: Ryan Anderson, Community Development Director
Mr. Anderson noted the ordinance to amend the Code would still require a Special Use Permit for Council approval; noted the Planning Commission and Staff recommend approval.

Public Hearing Opened
Speakers in Favor – None
Speakers Opposed – None
Public Hearing Closed

Motion to approve TEXT AMENDMENT CASE #TX-2024-06 was made by Mayor Pro Tem Gantt; seconded by Councilmember Barber. The motion passed unanimously 4-0.

NEW BUSINESS

9. Council consideration to approve the annual contract (RFP 2020-0026) with Site Engineering, Inc. for on-call water & sewer emergency & operational repair/maintenance and construction services in the amount of \$400,000.00 as approved in the FY2025 budget. This is the fourth (4th) and final renewal and the on-call utility contractor service will be bid out.
Presented by: Decius Aaron, Public Works Director
Mr. Aaron requested renewal of the contract for Site Engineering, noting the contractor has performed services for the city for 7-8 years, specifically stormwater and infrastructure repairs for on-call repairs & emergencies.

Councilmember Alexander questioned why the contract for services was not placed out for bid, noting his concern for contracts extending 4-5 years.

Mr. Aaron noted the annual renewal of the contract allows for better pricing, and confirmed this is the final renewal.

Councilmember Barber requested contract copies for the prior renewals.

Motion to approve final renewal for Site Engineering not to exceed \$400,000.00 was made by Councilmember Barber; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

10. Council consideration for approval to replace the grassed seating area at the amphitheater with FBI Flexi Pave in the amount of \$165,000.00. Yellowstone Landscape \$58,953.00 and KBI Industries, Inc. \$98,095.00. Funding source is from SPLOST VI.
Presented by: Decius Aaron, Public Works Director and Al Barnes, Public Works Operations Manager

Mr. Al Barnes noted the Public Works Department is requesting approval for the resurfacing of the grassy area of the Amphitheater with Flex Pavers, noting the area was originally intended for lawn chairs to be placed in the area instead of the chairs.

Mayor Ford noted he agrees with resurfacing the area, noting the labor cost involved with removing and replacing the chairs for grass cutting during the concert season.

Mr. Harold Young, the city's Amphitheater Consultant, noted the weight placed on the chairs in the grass has caused a sinking effect, and a solid surface would be best suited, noting the chairs are moved at minimum twelve times per year, with a cost of around \$20,000.

Councilmember Alexander noted there also needs to be a remedy to cool down the Pit area and lower the temperature for patrons.

Mayor Ford noted Phase I would be to resurface the grassy area, and Phase II would be to seek a remedy for the Pit area.

Mr. Aaron distributed samples of the proposed materials for the grassy area.

Councilmember Barber asked if the project to resurface the grassy area was budgeted.

Mr. Aaron confirmed the project was not budgeted, and that the funding source would be General Fund to be reimbursed by SPLOST VI once funds are received and would piggyback on a State Sourcewell contract.

Councilmember Barber asked if the project went through the city's competitive bidding process.

Mr. Aaron confirmed it had not.

Councilmember Barber noted the resurfacing has been talked about during the retreats and should have been properly planned and budgeted and noted that it would have been more cost effective to receive quotes for both areas.

Mayor Pro Tem Gantt suggested an outdoor carpet with drainage for the Pit area to create an ambience in the VIP area.

Motion to approve green resurfacing materials of Amphitheater grassy area, piggybacking State Sourcewell Contract, not to exceed \$165,000 to be reimbursed via SPLOST VI funding was made by Councilmember Barber; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

Councilmember Barber requested a copy of the Sourcewell Contract.

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change or contact City Hall offices at 770-389-7900 or visit the website www.stockbridgega.org for updates.

- Citywide Development Authority Meeting 2nd Tuesday of each month at City Hall in the Levi Meeting Room at 6pm (Feb 11).
- Community Zoning and Information Meeting: Thursday, January 2nd from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Feb 12)
- The Main Street Advisory Board Meeting on the 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Feb 14)
- Downtown Development Authority Meeting, 3rd Tuesday of each month at the Downtown Connection Center 130 M L King, Sr. Heritage Trail (Feb 18)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Feb 18)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Feb 20)
- City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (Feb 25)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Mar 3 – **SPECIAL MEETING DATE**)
- Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Mar 3)
- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:30 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – (Mar 6)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilwoman Barber for the Annual Prom Dress Collection and Giveaway at the Merle Manders Conference Center. Accepting donations of new and gently used prom dresses on Sunday, February 16th, and the FREE Giveaway of dresses to local teens on Sunday, February 23rd at the Merle Manders Conference Center, lower level.
- Join Councilman Thomas for the monthly Bingo Bash on Wednesday, February 19th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join Councilman Alexander for a Quarterly Town Hall on Thursday, February 20th at 7PM at J W Suites.
- Join Councilman Thomas for the Annual African American Celebration throughout the month of February. The program will stream from 5pm – 7pm on the city's Facebook page.
- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, February 24th from 10am – noon at City Hall. Meetings are by appointment.

- 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.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.

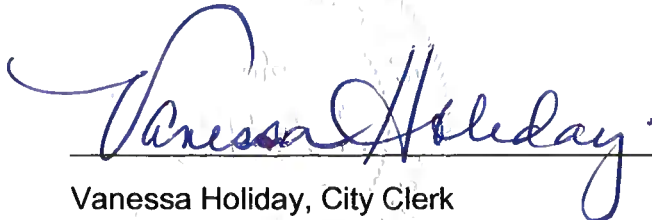
Please contact Rosalynd Rawls to schedule an appointment for *Meet the Mayor* and for more information on Council Initiatives at 678-833-3348 or via email: rrawls@stockbridgega.org

MAYOR'S COMMENTS

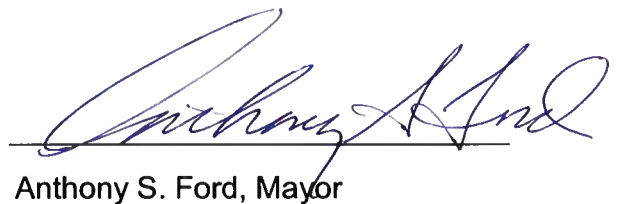
Mayor Ford wished everyone a Happy Valentine's Day; congratulated the Philadelphia Eagles, winners of the 2025 Superbowl; reminded everyone of COVID 19 and recommended everyone get vaccinated, boosters, and flu shots; noted this past Saturday was the city's Police Department 2nd Annual Gala Awards event, and noted Dr. Thomas Smith, Chair of the Citizens Police Advisory Council awarded staff members Vanessa Holiday and Rosalynd Rawls with the Volunteer Service Awards, and awarded Youth Council member Taylor Raines with the Youth Volunteer of the Year award.

Motion to adjourn the meeting at 9:09 p.m. was made by Councilmember Barber; seconded by Councilmember Berry. The motion passed unanimously 4-0.

Respectfully submitted by:



Vanessa Holiday, City Clerk



Anthony S. Ford, Mayor