



WORK SESSION MEETING SUMMARY MINUTES

December 9, 2024 6:00 P.M.

Mayor & City Council

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

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.

Invocation by Mayor Ford at 6:06 p.m.

Invocation by: Ms. Wanda Jenkins – Delta Sigma Theta HC Alumnae Chapter

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 Mayor Pro Tem Berry.

PUBLIC HEARING ANNOUNCEMENT

Mayor Ford read the following Planning & Zoning Public Hearing Announcement:

The following items have been deferred and will not be presented:

Item #5 Comprehensive Plan Amendment Case #CP-2024-10

Item #6 Special Use Permit Case #SP-2024-01

Item #14 Annexation Case #AX-2024-02

Item #15 Comprehensive Plan Amendment Case #CP-2024-09

Item #16 Rezoning Case #RZ-2024-10

ADOPTION OF THE AGENDA

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

ADOPTION OF THE MINUTES

1. Adoption of the November 12, 2024 Council Meeting Minutes
Adoption of the November 19, 2024 Work Session Meeting Minutes
Motion to approve the Minutes was made by Councilmember Alexander;
seconded by Councilmember Gantt. The motion passed unanimously 4-0.

PUBLIC COMMENTS

There were no Public Comments

CEREMONIAL REVIEW

2. Mayor Ford reviewed ceremonial items: The following employees were recently recognized for their years of service with the city:
Five Years of Service: Christine Chavis, Jason Jackson, Gordon Linton, Linda Logan, Stephanie Milton, Kerri Ann Stewart, and Demetrius Wells
Ten Years of Service: Rex Hill, Uneeda Smith-Sellers, and Renee Wheeler;
Fifteen Years of Service: Jeff Greenway, Tammy Reilly and Vanessa Holiday;
Twenty Years of Service: Eddie Albert and Howard Sanford;
Proclamations presented to: Delta Sigma Theta Sorority, Inc. - Henry County Alumnae Chapter for 20 year anniversary; and ONYX Book Club for literacy.

CONSENT AGENDA

3. Council Consideration to approve the Consent Agenda.
2025 City Holiday Schedule
2025 Agenda Timeline Schedule
2025 City Council Meeting Schedule
2025 Planning & Zoning Commission Meeting Schedule
2025 Community Zoning & Information Meeting Schedule
2025 Citywide Development Authority Meeting Schedule
2025 Downtown Development Authority Meeting Schedule
2025 Main Street Advisory Board Meeting Schedule
2025 Stockbridge Citizens-Police Advisory Council Meeting Schedule
2025 Urban Redevelopment Agency Meeting Schedule
2025 Youth Council Meeting Schedule
2025 Youth Council Advisory Committee Meeting Schedule
2025 Main Street Calendar of Events Schedule
2025 City Events Calendar
2025 City Council Initiatives
2025 Public Facilities Authority Meeting Schedule
2025 Stockbridge Ethics Board Meeting Schedule
Motion to approve the Consent Agenda was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

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

4. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-10. (To be located in Council District 3.)
Consideration of a Comprehensive Plan Amendment for Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive, for the purpose of changing the property's future land use

designation from High-Density Residential to Low-Density Mixed-Use to allow for the development of a convenience store and gas station. Applicant: GMI, 2 Inc. Agent: Harold Buckley, Jr., Esq. of the Law Firm of Wilson, Brock & Irby. The property is located in Land Lot 13 of District 6, and it contains 4.26 +/- acres. ITEM DEFERRED

5. SPECIAL USE PERMIT CASE #SP-2024-01. (To be located in Council District 3.)
Consideration of a Special Use Permit Request to allow a gas station and convenience store on Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive. Applicant: GMI, 2 Inc. Agent: Harold Buckley, Jr., Esq. of the Law Firm of Wilson, Brock & Irby. The property is located in Land Lot 13 of District 6, and it contains 4.26 +/- acres. ITEM DEFERRED

Mayor Pro Tem Berry joined the meeting at 6:50 p.m.

7. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-03. (For property located in Council District 2.)
Consideration of a Comprehensive Plan Amendment request to change the future land use designation of Parcel #S07-01006000 on the east side of Brush Creek Court from its current future land use designation of Low-Density Mixed-Use to Medium-Density Residential to allow for a townhome development. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C. The property is located in Land Lot 59, District 12, and it contains 2.28 +/- total acres.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented the three cases, beginning with CP-2024-03, noting there were several agreed upon conditions, and the applicant's request is to rezone 18.2 acres for 19 townhomes, rezoning from C2 (Commercial 2) to MFR (Multi-Family Residential), Medium Density; and noted Staff recommends approval.

Mr. Anderson presented RZ-2024-03, noting the Development Agreement has had several amendments, with a Zoning Modification approved by the City Council on November 14, 2022; noted the applicant has begun construction of Phase I and the request is to rezone for Phase II with 26 conditions, noting condition #14 has been removed; and noted Staff recommends approval.

Mr. Anderson presented ZM-2024-01 noting Staff recommends approval with the same conditions as RZ-2024-03.

Attorney Battle presented the proposed development noting the original Development Agreement dates back to 2003; and the applicants, Eaman Fatemi and Mike Fatemi fielded questions from the Council, including the addition of a pool.

Attorney Battle noted the request for a pool cannot be agreed to based on the small number of units that would place a burden on the homeowners.

Additionally, Mr. Anderson noted the pool was removed from the development by the City Council during the Modification presented on November 14, 2022.

The consensus of the Council agreed the development is proposed to be a high-end townhome development with a price point of \$450,000 with up to five (5) bedrooms, 2-car garages, and finishes comparable to what you would see on the north side of Atlanta that sell for \$600,000 - \$700,000 and is what the Council desires to see in Stockbridge.

Public Hearing Opened for Item #7, Item #8, and Item #9
Speakers in Favor - None
Speakers Opposed – None
Public Hearing Closed

Motion to approve CP-2024-03 was made by Councilmember Thomas; seconded by Councilmember Alexander. The motion passed unanimously 5—0.

8. REZONING CASE #RZ-2024-03. (For property located in Council District 2.)

Consideration of a rezoning request to rezone Parcel #S07-01006000 on the east side of Brush Creek Court from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential) to allow for a townhome development. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C. The property is located in Land Lot 59, District 12, and it contains 2.28 +/- total acres.

Presented by: Ryan Anderson, Community Development Director
The applicant agreed to the following conditions:

1. Comprehensive Plan Amendment—The rezoning of Parcel #S07-01006000 for the proposed development of Phase 2 shall not be approved unless Comprehensive Plan Amendment Case #RZ-2024-03 is first approved.
2. Zoning Modification—Parcel #S07-01006000 shall not be designated as Phase 2 of the Brush Creek Commons townhome development, and it shall not be combined with Parcel #S07A0110000 (Phase 1) unless Zoning Modification Case #ZM-2024-01 is approved.
3. Compliance with Original Rezoning, Development Agreement, and Amendments--If Zoning Modification Case #ZM-2024-01 is approved to allow Phase 2 to be combined with Phase 1 in an overall development for Brush Creek Commons, then the developer shall:
 - a) Comply with the requirements of the approved rezoning case (RZ-03-04 via Rezoning Ordinance No. 03-152, the original Development Agreement, the First Amendment to the Development Agreement (dated December 13, 2004), and the Second Amendment to the Development Agreement (dated August 13, 2007), with the exception of other conditions that are listed below.

- b) Submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.
 - c) Amend the Declaration of Restrictive Covenants for Phase 1 to incorporate Phase 2 to state that the townhome units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities that are located within Phase 1.
- 4. Site Plan—The developer shall build Phase 2 according to a site plan which is very similar to the submitted site plan for Phase 2, entitled “Rezoning Plat—Brush Creek Commons, Phase 2”, which was prepared by DGM Land Planning Consultants, Inc.
- 5. The developer shall comply with the MFR District requirements, except where they conflict with the RM-2 District requirements or any other provisions which were specifically listed in the Development Agreement or its two Amendments.
- 6. Front Yard Setbacks—The front yard setbacks of the proposed townhome lots for Phase 2 may be only 20 feet instead of the MFR District’s requirement of 50 feet because the Second Amendment to the Development Agreement allowed front yard setbacks of only 10 feet. Further, no variance shall be required.
- 7. Recombination Plat--The applicant shall apply for the recombination of the Phase 2 parcel (S07A01100000) with the Phase 1 parcel (S07-01006000), and a new final plat for the overall Brush Creek Commons development shall be officially recorded in the Henry County Superior Court.
- 8. Stand-Alone Development--If ZM-2024-01 is not approved, then Parcel #S07-01006000 shall be a stand-alone development, and it must comply with the requirements of the MFR (Multiple-Family Residential) zoning district. This means that it must have its own amenities, HOA, and multi-purpose trail. Further, a variance would be required for the front yard setbacks of the townhome lots unless the developer complies with the required 50-foot front yard setbacks.
- 9. Permit Issuance--No land disturbance (LDP) or building permits shall be issued for Phase 2 until the applicant submits a copy of the new recorded plat for the overall Brush Creek Commons development (Phase 1 and Phase 2) to the Community Development Department.
- 10. Phase 2 shall be developed in general conformity with the Phase 2 site plan submitted to the Stockbridge Planning Staff on October 7, 2024 and shall adhere to all City of Stockbridge MFR Ordinance requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the conditions set forth in the Development Agreement shall control.
- 11. The maximum building height shall be forty (40) feet.
- 12. All townhouses shall have a mixture of front facades consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations of design porticos.
- 13. The owner shall submit elevations of buildings to be approved by the City.

14. Each unit shall have three-sided brick. No vinyl siding or veneer brick will be allowed.
15. The owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half-inch (2.5") caliber (d.b.h), shall have a minimum twenty-four-foot (24 sq. ft.) planting area and shall be spaced an average of forty- five feet (45') apart. The owner shall provide a list of often (10) trees to be provided and subject to modification by the City.
16. A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture.
17. Any flood plain alteration be supported by a certified engineer at the plan review stage.
18. The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.
19. The maximum units per building shall be no more than six (6) units per building.
20. The minimum distance between buildings shall be twenty (20) feet.
21. The minimum front yard setback shall be twenty (20) feet.
22. The minimum side yard setback shall be fifteen (15) feet.
23. The minimum rear yard setback shall be twenty (20) feet.
24. A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.
25. The Building Department shall not issue a building permit until such time as the Director of the Community Department has certified that for each prospective phase of development, sewer capacity is sufficient to accommodate the additional sewage that would be generated by the proposed development.
26. This rezoning is subject to the property owner's and developer's execution of the amended development agreement which will embody these conditions of zoning for Phase 2.
27. Phase 2 sidewalks shall be 6 feet in width.
28. Flock cameras shall be established.

Motion to approve with the above referenced conditions for RZ-2024-03 and review of the Conditions from the November 14, 2022 Council Meeting for this development was made by Councilmember Thomas; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

9. ZONING MODIFICATION CASE #ZM-2024-01. (For property located in Council District 2.)
Consideration of a major zoning modification request for Parcel #S07A01100000 on the west side of Brush Creek Court to provide for major changes to a previously-approved site plan (which was the subject of Zoning Modification Case #ZM-2022-01 in 2022) by allowing the

expansion of the site boundaries to include Parcel ##S07-010-060-00 on the east side of Brush Creek Commons, which would be developed as Phase 2 of the existing townhome development. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C. The property is located in Land Lot 59, District 12, and it contains 2.28 +/- total acres.

Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented ZM-2024-01 with the same conditions as RZ-2024-03.

Motion to approve ZM-2024-01 with the above referenced conditions was made by Councilmember Thomas; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

10. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-07. (For property located in Council District 2)
Consideration of a Comprehensive Plan Amendment request to change the future land use designations of four parcels on the south side of Davis Road, as are identified below, from their current split future land use designations to Low-Density Mixed-Use for the entire property, for the purpose of allowing the construction of a self-storage warehouse development. The property owner is B1 Home Improvement, LLC. and the agents are Robert Nesbitt and Rogers Gotier. The property is located in Land Lot 71, District 12, and it contains 6.895 +/- total acres.
649 Davis Road (Parcel #S05-08004000) – Contains 3.6050 +/- acres. Current future land use designations: Low-Density Residential and Medium-Density Mixed-Use.
657 Davis Road (Parcel S05-08003000) – Contains 0.66 +/- acres. Current future land use designation: Unassigned.
681 Davis Road (Parcel #S05-08005000) – Contains 1.34 +/- acres. Current future land use designations: Low-Density Residential and Medium-Density Mixed-Use.
Parcel #S05-08006000 on Davis Road – Contains 1.29 +/- acres. Current future land use designations: Low-Density Residential and Medium-Density Mixed-Use.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented CP2024-07, noting the proposed development is a 247-unit Storage Facility requiring an amendment to the Comprehensive Plan and Rezoning, and noted the city's Code does not have a distance requirement, and Staff recommends approval.

Mr. Anderson presented RZ-2024-08 applicants Bob Nesbit and Roger Gotier presented the development, noting the improvements to the area with tax revenue, no strain on utilities or public safety personnel, all sides brick (except door entry), low traffic impact, support to small businesses and would be a state-of-the-art facility, and fielded questions from the governing body, where there was a consensus for a more desirable product that is in line with the vision of the city.

Public Hearing Opened for Item #10, and Item #11

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

Motion to Deny Comprehensive Plan Amendment Case #CP-2024-07 was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed 4-0-1. (Thomas Abstained)

11. REZONING CASE #RZ-2024-08. (For property located in Council District 2)

Consideration of a rezoning request to rezone four parcels on the south side of Davis Road, as are identified below, from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial) for the purpose of allowing for the construction of a self-storage warehouse development. The property owner is B1 Home Improvement, LLC and the agents are Robert Nesbitt and Rogers Gotier. The property is located in Land Lot 71, District 12, and it contains 6.895 +/- total acres.

649 Davis Road (Parcel #S05-08004000) – Contains 3.6050 +/- acres.

Current zoning: SR (Suburban Residential).

657 Davis Road (Parcel #S05-08003000) – Contains 0.66 +/- acres.

Current zoning: SR (Suburban Residential).

681 Davis Road (Parcel #S05-08005000) – Contains 1.34 +/- acres.

Current zoning: SR (Suburban Residential).

Parcel #S05-08006000 on Davis Road – Contains 1.29 +/- acres. Current zoning: OI (Office-Institutional).

Presented by: Ryan Anderson, Community Development Director

Motion to Deny Rezoning Case #RZ-2024-08 was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

12. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-08. (For property located in Council District 1.)

Consideration of a Comprehensive Plan Amendment request to change the future land use designation for Parcel #013-01018000 on the east side of Blackhall Road, south of Walt Stephens Road, from its current future land use designation of Park/Recreation/Conservation to Low-Density Residential to allow for the division of the property into separate lots for single-family detached residential development. Property Owners: Joyce Kemper-Hager Living Trust and Joyce Kemper-Hager as Trustee.

Applicants: AP Property Solutions, LLC, and Surender Sharma. Agent: Sibley-Miller Surveying and Planning, Inc. The property is located in Land Lot 24, District 12, and it contains 4.849 +/- total acres. APPLICANT REQUEST WITHDRAWAL – Tabled to 12/17/24 meeting.

13. REZONING CASE #RZ-2024-09. (For property located in Council District 2.)

Consideration of a rezoning request to rezone Parcel #013-01018000 on the east side of Blackhall Road, south of Walt Stephens Road, from its current zoning classification of 'SR' (Suburban Residential) to 'RR' (Rural Residential) to allow for the division of the property into separate lots for

single-family detached residential development. Property Owners: Joyce Kemper-Hager Living Trust and Joyce Kemper-Hager as Trustee. Applicants: AP Property Solutions, LLC, and Surrender Sharma. Agent: Sibley-Miller Surveying and Planning, Inc. The property is located in Land Lot 24, District 12, and it contains 4.849 +/- total acres. APPLICANT REQUEST WITHDRAWAL - Tabled to 12/17/24 meeting.

14. ANNEXATION CASE #AX-2024-02. (For property to be located in Council District 5.)

Consideration of an annexation request, using the 100 percent annexation method, to annex two parcels 1778 & 1872 Highway 42 North from unincorporated Henry County into the Stockbridge City Limits to allow for the construction of a mixed residential development, which would contain both single-family detached homes and townhomes. 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. ITEM DEFERRED

15. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-09. (For property to be located in Council District 5.)

Consideration of a Comprehensive Plan Amendment request to assign the future land use designation to Medium Density Residential 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 both single-family detached homes and townhomes. 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. ITEM DEFERRED

16. REZONING CASE #RZ-2024-10. (For property to be located in Council District 5.)

Consideration of a rezoning request to assign the zoning districts of 'PUD' (Planned Unit Development) and the '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 both single-family detached homes and townhomes. 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. ITEM DEFERRED

17. First Reading – FY2025 Operating Budget and Capital Improvement Plan Presented by: Frederick Gardiner, City Manager

Mr. Gardiner referenced the First Reading on November 12th and presented the 2nd Reading of the proposed FY2025 Operating Budget and Capital Improvement Plan and began by referencing the city's growth; noted projects for interest rates to decrease; no increase in utilities and

the Millage Rate remains the same at 3.77; noted growth in the Digest and LOST (Local Option Sales Tax) and more commercial coming on line in 2025; noted the recent acquisition of 443 MLK Sr. Heritage Trail, special projects coming forward to include the Youth/Sr. Arts Center; the acquisition/IGA with Henry County for a southside park and upcoming meetings with the PATH Foundation regarding trails throughout the city; noted staff has reduced the Events budget as requested, and responses are being submitted to Councilman Thomas, which will become part of the Appendix in the budget document.

Councilmember Alexander asked Mr. Gardiner to look into additional grant funding, housing assistance funding and holiday decorations in the Jodeco, Eagles Landing and Walt Stephens area.

Mayor Ford requested the budget information be made available on the city's website.

Councilmember Barber requested a specific budget for land acquisition and referenced the city's retreat to Sandy Springs where it was noted they purchased the land to have control of the land use and prefers the city to have control of the property, stating the only way to do that is to own it.

Mr. Gardiner noted the city owns several parcels, including the 3-acre site across from City Hall, and once developed, will create a great synergy.

Councilmember Thomas expressed the importance of the members of Council's participation in the budget process as the governing body and the fiscal responsibilities, noting Public Works, Public Safety and Code Enforcements are very important departments that need to be addressed; and suggested the Youth and Senior / Performing Arts Center remain separate entities; noted if the Council does not approve the budget by December 31, 2024, the law allows for the city to revert back to the 2024 budget until the new budget is adopted where amendments can be made; noted he reviews and highlights areas of the budget every year, and that it is the framework of how the city is run.

Mr. Gardiner referenced the city's Strategic Planning process and the 20-year vision, which can change over the years.

Mr. Milazi noted planning is most important, and that amendments can be made as priorities change, and/or expenses are more than the projected revenue.

Councilmember Gantt expressed concern with OpenGov, and the pros and cons of the software, and wants to take the advise of the new City Treasurer, and needing more clarification as to whether the platform will place a burden on staff to maintain; and agreed with the memo presented by Councilman Thomas requesting more information on the reclassifications of positions and title changes; asked that systems be streamlined and requested a budget for the Unified Development Code to

bring the codes in line and up to date; and requested an itemization of legal expenses for FY2024.

Councilmember Alexander agreed with Councilmember Thomas regarding the discussion around Code Enforcement issues and is in agreement with moving the Department under Community Development or as a stand alone department, noting the Community Development Department is familiar with the interpretation of the city's codes, and the Police Department needs to focus on public safety; and noted the 4% COLA (Cost of Living Adjustment) will help with inflation, however, the city may need to re-visit the \$15/hr. Minimum Wage.

Councilmember Barber recommended the Events budget be reduced more than what has been submitted and the Amphitheater budget remain at \$2 million dollars; and requested the Actuals for 2023 and YTD Actuals for 2024 on page 3 of the Memorandum Budget Letter; and noted the reclassification of the position of the Management Analyst was not discussed or brought forward during the Council Budget Retreat.

Mayor Pro Tem Berry agreed there are a number of reclassifications, position changes and job title changes that need to be clarified, noting some but not all were discussed at the Budget Retreat.

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

Final Reading and Adoption December 17, 2024 6:00 p.m.

NEW BUSINESS

18. DE-ANNEXATION CASE #DX-2024-03 FOR THE MANDERLEY SUBDIVISION, PHASE 3. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge nine parcels within the Manderley Subdivision, representing Phase 3. The request was made by the owners of the nine parcels, which would become part of unincorporated Henry County.

Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented the request for de-annexation by residents of the Manderley Subdivision in Council District 1.

Councilmember Alexander asked if information regarding taxes was sent to the residents of Manderley regarding taxes, noting the city cannot advocate, but should educate.

Mr. Gardiner noted that you cannot force a homeowner to remain within the city limits, and it is their right to de-annex.

Councilmember Gantt noted the HOA President was in attendance, and noted she visited some of the residents and showed them the higher taxes with the County; and asked staff to prepare a letter to send to the residents of Manderley noting the difference in taxes between the County and the City.

Motion to approve De-Annexation Case #DX-2024-03 for the Manderly Subdivision Phase 3 and sending letters of information regarding taxes was made by Councilmember Gantt; seconded by Councilmember Alexander: The motion passed unanimously 5-0.

19. DE-ANNEXATION CASE #DX-2024-04 FOR THE MANDERLEY SUBDIVISION, PHASE 4. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge nine parcels within the Manderley Subdivision, representing Phase 4. The request was made by the owners of the nine parcels, which would become part of unincorporated Henry County.

Presented by: Ryan Anderson, Community Development Director
Motion to approve De-Annexation Case #DX-2024-04 for the Manderly Subdivision Phase 4 and sending letters of information regarding taxes was made by Councilmember Gantt; seconded by Councilmember Alexander: The motion passed unanimously 5-0.

20. Council consideration to approve the 2023 Bad Debt Write-Off in the amount of \$11,428.61.

Presented by: Frank Milazi, City Treasurer

Mr. Milazi noted of the \$4.7 million dollars in utilities, the department has a collection rate of 99.97% and the write-off of \$11,428.61 represents .003%; and that collection efforts will continue.

Motion to approve the 2023 Bad Debt Write-Off in the amount of \$11,428.61 was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

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 (December 10th) **CANCELED.**
- Downtown Development Authority Meeting, **SPECIAL DATE – TUESDAY, DECEMBER 10th** at the Downtown Connection Center 130 M L King, Sr. Heritage Trail (Dec 10)
- 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. (Dec 13)
- City Council Work Session Meeting **SPECIAL DATE – TUESDAY, DECEMBER 17th** at 6:00 p.m. - City Hall Council Chamber (Dec 17)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 17)

- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Dec 19)
- Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Jan 2)
- Community Zoning and Information Meeting: Thursday, January 2nd from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Jan 2)
- 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. – (Jan 2)
- City Council Meeting, 2nd Monday of each month, January 13th at 6:00 p.m. - City Hall Council Chamber (Jan 13)

UPCOMING CITY EVENTS/INITIATIVES

Join Mayor Anthony Ford for the monthly Meet the Mayor on Wednesday, December 16th from 10am – noon at City Hall.

- 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.

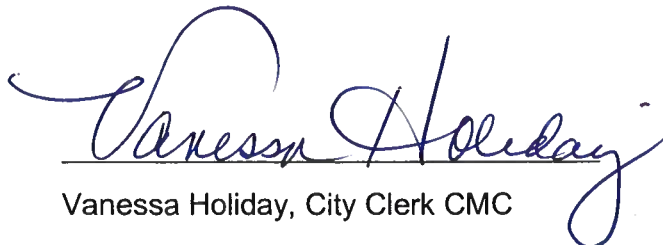
Please contact Rosalynd Rawls to schedule an appointment for *Meet the Mayor* and for more information on Council Initiatives and events at 678-833-3348 or via email: rrawls@stockbridgega.org

MAYOR'S COMMENTS

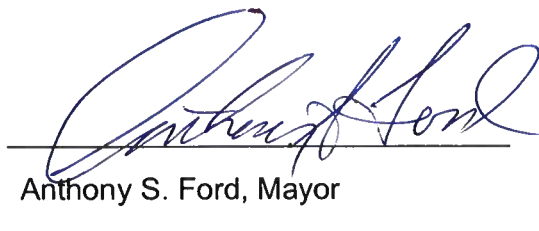
Mayor Ford noted as we approach the winter months everyone one should get caught up on their COVID and flu shots and boosters; noted the city's Annual Holiday Festival on Friday, December 6th was well attended with lots of fun for the kids; referenced an upcoming invitation only event where the city honors the volunteers each year; congratulated the Georgia Bulldogs on their SEC Football Championship; noted an upcoming ribbon at the Bridges of Jodeco for WhataBurger on December 16th; and wished everyone a Merry Christmas.

Motion to adjourn the meeting at 10:09 p.m. was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0. (Councilmember Barber was not present for the vote).

Respectfully submitted by:



Vanessa Holiday, City Clerk CMC



Anthony S. Ford, Mayor