



WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, NOVEMBER 19, 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 6:05 p.m.

Invocation by: Councilmember Alexander

The Pledge of Allegiance was recited by all in attendance.

Deputy Clerk, Cassandra Lester was asked to proceed with a verbal roll call. All members were present except Mayor Pro Tem Berry and Councilmember Gantt.

Motion to amend the Agenda to defer Item#4 Text Amendment Case #TX-2024-06 to be heard on a later date to be determined was made by Councilmember Alexander; seconded by Councilmember Thomas. The motion failed 2-0-1 (Barber Abstained; citing the Council has not been made aware of the reason the item is being deferred).

Councilmember Gantt joined the meeting at 6:09 p.m.

Mr. Gardiner provided a briefing noting staff recently received additional information and needs an opportunity to review with Legal before proceeding.

Councilmember Thomas requested the additional information received be shared with the Council.

Motion to amend the Agenda to defer Item#4 Text Amendment Case #TX-2024-06 to be heard on a later date to be determined was made by Councilmember Alexander; seconded by Councilmember Thomas. The motion passed unanimously 4-0.

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

REVIEW OF THE MINUTES

1. Review of the November 12, 2024 Council Meeting Minutes
No Action Taken

PUBLIC COMMENTS

There were no Public Comments.

UNFINISHED BUSINESS

2. Council consideration to approve proposed Right of Way abandonment of a 10,040-square foot (0.23 acre) right of way remnant of Old Atlanta Road between Clifford Court & North Henry Boulevard.

Presented by: Decius Aaron, Public Works Director and
Frederick Gardiner, City Manager

Mr. Aaron noted the request is to abandon the right-of-way between Old Atlanta Rd. and Clifford Court noting the road will no longer be used or travelled, and that (GDOT) the Georgia Department of Transportation has already reconfigured Hwy. 42, and noted there will be no impact to city or county utilities.

Councilmember Alexander noted the two properties owned by the applicant would be combined and the future project will be a storage facility, prohibited by the Hwy. Corridor Overlay District, and bypassed Council approval.

Mr. Gardiner noted the parcels are properly zoned and did not require Council approval, and confirmed the parcels for the storage facility are not within the Hwy. Corridor Overlay District.

Councilmember Barber reiterated her request for information and routine updates on matters in District 4, and receiving information directly so that she can inform residents and business owners in the district what developments are coming to the area, and as a matter of principle, will not support the request.

Councilmember Alexander noted he spearheaded the Hwy. Overlay Districts throughout the city, and was only following up as he thought the development may have been a prohibited use.

There was discussion from members of the Council regarding the position of the buildings and frontage of the storage facility along Hwy. 42/North Henry Blvd.

Attorney Battle, representative for the applicant noted she has been working with city staff on the right-of-way abandonment request for a few months and that from her client's perspective, the zoning allows for a storage facility as a permissible use, and that only because the right-of-way is abandoned, her client thought it best to incorporate it into their development; noted her client is willing to work with the city to find a good use for the parcel and does not want the area to become a dumping ground, noting her client has no intent of violating the city's overlay district; noted the appraisal has been submitted to the city's Public Works staff, noted her colleague has provided information to Council District Representative Barber, and she has reached out as well and does not want her client penalized for a lack of communication between staff and Councilmembers; noted the city's Code has no process or application, and that there are contractual obligations and deadlines pending, noting the request was initially submitted around July/August of this year.

Mr. Gardiner noted the information related to this item is included in the Agenda Packet.

Councilmember Barber referred to a Resolution approve by the City Council whereas when requests for permits and developments are received, the Governing Body.

Councilmember Gantt called for a Point of Order, noting the Agenda Item is for a Right-of-Way Abandonment, and personnel matters should be addressed in Executive Session.

Councilmember Barber stated that she represents the district and sent several emails and made numerous requests for information, and those requests were unanswered and dismissed.

Councilmember Gantt called for a Point of Order, noting the Agenda Item was postponed at the last meeting to give staff an opportunity to update Councilmember Barber regarding the Right-of-Way Abandonment.

Mayor Ford noted that while there are district representatives, all members of the governing body have concerns for the entire city.

Mr. Gardiner displayed the site and noted the development is a permissible use, and when the property is properly zoned, the applicant/owner is not required to come before Council; and noted that if the ROW Abandonment is not granted, the city will be responsible for maintaining the road, behind a tree line, which could very well become a nuisance with homeless encampments.

Councilmember Thomas thanked Mr. Gardiner for the explanation and agreed with Mayor Ford about representation of the city as a whole, and that every member should work together and do what is in the best interest of the city; and noted staff should look at putting policy and procedures in place.

Attorney Battle noted that for a point of clarity, she has always made it a point to reach out to councilmembers to make sure the project is feasible, and gets feedback regarding a future proposed project, noting the process is expensive, and does not want her client wasting their money or the time of those involved.

Motion to approve was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 3-0-1 (Barber Abstained, noting she abstained based on principle).

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

3. TEXT AMENDMENT CASE #TX-2024-05. (Citywide.)

Consideration of a Text Amendment to Section 2.4.4 of the Stockbridge Unified Development Code (UDC) to modify and augment the regulations for the Multiple-Family Residential (MFR) zoning district.

Presented by: Ryan Anderson, Community Development Director

Mr. Anderson noted the item was presented at the July 30, 2024 meeting and the goal is to improve the Multi-Family Residential developments to be patterned after the standards used for the Bridges of Jodeco and that this action will improve the current ordinance; noted the Planning Commission recommends approval and staff recommends approval.

Councilmember Alexander asked if this update includes metal vs. shingle overhangs and black streetlight poles.

Mr. Anderson confirmed.

Councilmember Alexander requested the minimum sq. footage be 1,800 instead of 1,500 sq. ft.

Mayor Ford noted there may be different price points that need to be considered.

Councilmember Barber asked what the minimum yard setback would be; and noted it would be ideal if the presentation included a Table.

Mr. Anderson noted the minimum yard setback would be 20' feet.

Councilmember Barber stated that she supports the 30' setback and prefers to keep the side yard and rear setbacks the same.

Councilmember Thomas noted staff continues to present UDC items at every meeting and asked when the Unified Development Code will be the document that dictates the development.

Mr. Anderson noted staff looks at patterns and trends and that can cause change to the UDC.

Mr. Gardiner noted there have been discussion to place on the Retreat Agenda.

Public Hearing Opened
No Speakers in Favor
No Speakers Opposed
Public Hearing Closed

Motion to approve with the added condition of 1800 sq. ft. for a minimum and requiring a Special Use Permit for units under 1800 sq. ft., and 20' distance between homes was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 3-0-1 (Barber Abstained, noting District 4 will be affected by new developments and the approved conditions).

Councilmember Alexander requested staff prepare a Text Amendment regarding business distance requirements for Council review and approval.

4. TEXT AMENDMENT CASE #TX-2024-06. (Citywide)

Consideration of an ordinance to amend Title 12 (Unified Development Code), Section 3.2.14 (C); and to add Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, O, and P of the Code of Ordinances, City of Stockbridge, Georgia relating to convenience stores with automobile gasoline sales, so as to amend the distance requirement from 4,500 feet to 800 feet, and to add additional requirements.

Presented by: Ryan Anderson, Community Development Director
Item Deferred until a date to be determined.

NEW BUSINESS

5. Council consideration to approve Speed Hump Installation on Maple Leaf Drive.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted a request was received from residents on Maple Leaf Dr. to install speed humps in the Winslow subdivision; noted the petition and signatures have been received and ownership confirmed.

Councilmember Alexander stated he did not collect signatures or involve himself in the process.

Councilmember Thomas asked which method was used for the petition.

Mr. Aaron stated the residents used the 51% rule.

Councilmember Barber referenced the submission of a petition by residents for speed humps on Shields Road, which was denied.

Mr. Aaron noted Shields Road is not in a subdivision and therefore does not qualify for speed humps.

Councilmember Gantt noted the next item on the Agenda is for a policy update for speed humps.

Mr. Aaron noted there needs to be a flow chart included in the policy where a process is in place to verify the necessity of speed humps that will be driven by data.

Motion to approve the Speed Hump Installation on Maple Leaf Drive was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

6. Council consideration to approve Speed Hump Policy Update
Presented by: Decius Aaron, Public Works Director
Motion to approve the Speed Hump Policy Update was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Councilmember Barber left the meeting at 7:48 p.m.

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.

Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Dec 2)

- **COMMISSION DISTRICT 4 RUNOFF ELECTION DAY – TUESDAY, DECEMBER 3RD from 7am – 7pm** – visit mvp.sos.ga.gov for your polling location.
- Community Zoning and Information Meeting: Wednesday, December 4th from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Dec 4)
- 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. – (Dec 5)
- City Council Meeting, and FY2025 2nd Reading – Monday, December 9th at 6:00 p.m. - City Hall Council Chamber (Dec 9)
- Citywide Development Authority Meeting 2nd Tuesday of each month at City Hall in the Levi Meeting Room at 6pm (December 10th).
- Downtown Development Authority Meeting, **SPECIAL DATE – TUESDAY, DECEMBER 10th** at the Stockbridge Downtown 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)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Alphonso Thomas in partnership with Mayor Pro Tem Kyle Berry for the monthly Senior Bingo Bash on Wednesday, November 20th from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks, and fun!
- Join Councilman Elton Alexander for a District 5 Town Hall on Thursday, November 21st from 7pm – 9pm – Location to be announced.
- The City of Stockbridge will host a Drive-Thru Turkey Giveaway in the Amphitheater Parking Lot on Saturday, November 23rd beginning at 10:00am - while supplies last.
- Join the City of Stockbridge for the FREE Annual Holiday Festival and Tree Lighting Event on Friday, December 6th from 5:30 pm – 9pm in the Stockbridge Amphitheater Parking Lot.
- 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.

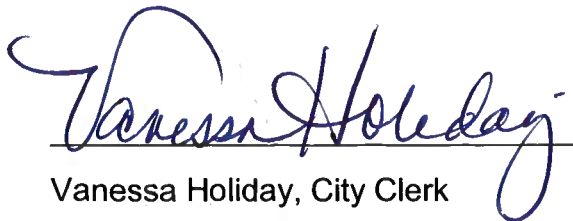
Please contact Rosalynd Rawls to schedule an appointment for *Meet the Mayor* and for more information on Council Initiatives and events at 678-833-3348 or via email: rrawls@stockbridgega.org

MAYOR'S COMMENTS

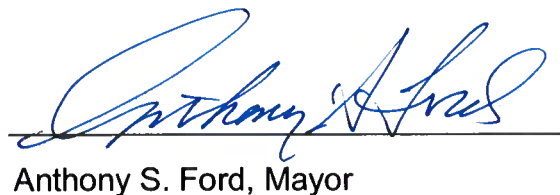
Mayor Ford noted the recent Ribbon Cutting and Grand Opening of Sprouts in the Bridges of Jodeco that took place on last Friday with 350 – 400 people in attendance and in line for the opening, and wished them much success; reminded everyone to get their flu shots, COVID shots and boosters as we have entered into flu season; wished everyone a Happy Thanksgiving and to enjoy friends and relatives, and to remain safe during this holiday season.

Motion to adjourn was made by Councilmember Gantt; seconded by Councilmember Thomas. The motion passed unanimously 3-0 at 8:07 p.m.

Respectfully submitted by:



Vanessa Holiday, City Clerk



Anthony S. Ford, Mayor