



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, OCTOBER 14, 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
Lakeisha Gaines – Interim 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: Mr. Hardy Abbott of Vystar Credit Union

The Pledge of Allegiance was recited by all in attendance.

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

1. The Public Hearing Deferred Item(s) Announcement was read noting the following: The following items have been deferred to the 11/12/2024 meeting:
TEXT AMENDMENT CASE #TX-2024-05 (Citywide)
SPECIAL USE PERMIT CASE #SP-2024-01 (Council District 3)
SPECIAL USE PERMIT CASE #SP-2024-02 (Council District 4)
SPECIAL USE PERMIT CASE #SP-2024-03 (Council District 4)

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

2. Motion to approve the Council Meeting Minutes for August 12, 2024, Retreat Meeting Minutes for August 21, 2024, Retreat Meeting Minutes for August 22, 2024, Retreat Meeting Minutes for August 23, 2024, Work Session Meeting Minutes for August 27, 2024, Council Meeting Minutes for September 9, 2024, and Work Session Meeting Minutes for September 24, 2024 was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 4-0.
3. Mayor Ford reviewed the following ceremonial items: Proclamations for Breast Cancer Awareness Month, Red Ribbon Week, World Mental Health Day, Domestic Violence Prevention and Awareness Month, Fire Prevention Month, Women's Small Business Month, Hispanic Heritage Month, and VyStar's Good is Everywhere Day.

There were no Public Comments.

Motion to approve the Consent Agenda with the following items was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

CONSENT AGENDA

4. Council consideration to appoint Bishop Laray Tillman to fill the unexpired term for the Clergy Representative position on the Citizens-Police Advisory Council.
5. Council Consideration to approve the Exercise of First Option Renewal for Contract RFQ No. 2023-0012, Civic Wayfinding Project with DeNyse Companies, Inc.

NEW BUSINESS

6. Council consideration to adopt the restated GMEBS Retirement Plan Adoption Agreement and General Addendum with Plan Amendments.
Presented by: Renee Wheeler, Human Resources Manager
Ms. Wheeler noted the Pension Committee met and also held meeting with the GMA Retirement Director, Michelle Warner to discuss the Plan and amendments; noted the City received a favorable determination from the IRS; and noted the committee makes the following re recommendation: Part-Time Hours = 30 or less; Police Officers need to be in service with Stockbridge when they meet the 55/20 requirement; Portable service from other GMEBS members toward the 20 years can be allowable.

Motion to approve the adoption of the Restated GMEBS Retirement Plan Adoption Agreement and General Addendum with Plan Amendments was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

7. Council consideration to approve the proposed budget amendment as outlined within the attached Ordinance to purchase a National Integrated Ballistic Information Network system ("NIBIN") in the amount of \$277,918.00. This is a sole source purchase from Forensic Technology. Funding Source: General Fund Account: 100-00000-301000
Presented by: Richard Godfrey, Assistant Police Chief

Assistant Chief Godfrey noted the Council approved the Reimbursable Grant in August 2023.

Councilmember Thomas noted he understands the funds will be reimbursed and asked for the general ledger line item that would be used.

Ms. Gaines referenced general ledger account number 100-00000-301000.

Motion to approve an Ordinance for a Budget Amendment for the purchase of a National Integrated Ballistic Information Network System in the amount of \$277,918.00 from General Funds was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0. The General Fund Account was corrected by the Interim City Treasurer to reflect: From: 100.00000.389030 – Miscellaneous TO: 255.15110.521202 - Grants Match

8. Council consideration to adopt an Ordinance and approve the job description, organizational chart and pay and classification for the newly created position, Property Tax Specialist.

Presented by: Lakeisha Gaines, Interim City Treasurer and Renee Wheeler, Human Resources Manager

Ms. Gaines noted the primary role for this position is going to be working with Homestead Exemptions and Property Tax matters.

Councilmember Gantt inquired about the role of the Tax Commissioner's office, and asked why the City is paying a fee to the County if city staff will do the work.

Mr. Gardiner stated the Tax Commissioner's office has stated the Homestead Exemptions will not be prepared by the County.

Mayor Pro Tem Berry asked what happens with the position if the Referendum is not approved.

Ms. Wheeler noted the position would be reclassified.

Motion to approve an Ordinance, Budget was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed 3-1 (Councilmember Gantt Opposed).

Mayor Ford read the Public Hearing Rules and Procedures

PUBLIC HEARING

9. REZONING CASE #RZ-2024-07 FOR THE PATRICK HENRY PARKWAY MASTER PLAN. (To be located in Council District 5.)

Consideration of the Patrick Henry Parkway Master Plan, which was prepared by the TSW consulting firm. It proposes a mixture of retail, commercial, residential, and entertainment uses for areas along the southern end of Patrick Henry Parkway, with some properties lying within the Stockbridge City Limits and others lying within unincorporated Henry County.

Presented by: Frederick Gardiner, City Manager

Mr. Gardiner presented an overview of the Patrick Henry Parkway Master Plan, noting the plan has been in the works for about a year, and that he has been working with the property owners to bring the first vertical mixed-use project to the southside of Atlanta; noting staff recommends approval.

Public Hearing Opened

No Speakers in Favor

No Speakers Opposed

Public Hearing Closed

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

10. CITY OF STOCKBRIDGE 2025-2029 SHORT TERM WORK
PROGRAM/CAPITAL IMPROVEMENT ELEMENT

(STWP/CIE) The Community Development Department is requesting that the City Council approve the Transmittal of the 2025-2029 Short-Term Work Program/Capital Improvement Element (STWP/CIE) to the Department of Community Affairs & the Atlanta Regional Commission for their review and recommendations.

Presented by: Ryan Anderson, Community Development Director

Mr. Anderson reviewed the Short-Term Work Program and Capital Improvement Element, noting the categories and projects, Resolution and Letter to be submitted by the Mayor.

Public Hearing Opened

Speaker in Favor: Ms. Jocelyn Williams requested a copy of the STWP/CIE Report.

No Speakers Opposed

Public Hearing Closed

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

Mayor Ford read Public Hearing Item #11, # 12, #13 and #14.

11. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-01. (To be located in Council District 5.)

Consideration of a Comprehensive Plan Amendment Request to change the future land use designation of property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, from 'Medium-Density Mixed-Use' to 'Medium-Density Residential' to allow for the construction of a townhome development. Applicant: Lennar Georgia, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres. Mr. Anderson presented an overview of Comprehensive Plan Amendment Case #CP-2024-01, noting the applicant's request that the property's future land use designation be changed from Medium-Density Mixed-Use to Medium-Density Residential; Rezoning Case #RZ-2024-01 noting the applicant's request to rezone Parcel #032-01026000 from C-2 (General Commercial) to MFR (Multi-Family Residential) to allow for the development of a townhome community of 140 units on approximately 20.367 acres; and Variance Case #2024-03 Variance Request #1, noting the applicant's request to reduce the front yard setback of the townhome lots from the required 50 feet to 20 feet; and Variance Case #2, noting

the applicant's request for the rear yard setbacks of the townhome lots to be reduced from the required 20 feet to 10 feet.

Mr. Anderson presented the Case Facts and Proposed Site Plan, noting staff recommends approval of the revised Site Plan, non-gated, with 127 units 3-4 bedrooms, for sale units with a 10% rental cap, and size ranging from 1800 sq. feet to 2000 sq. feet; Units 1, 56, 57, 89 and 127, all visible from the street, will have all brick on both sides, all other units shall have a 6' Brick Water Table with brick fronts and hardiplank or other fiber Cementous accents, black streetlight poles and flock cameras, and units with metal overhangs instead of shingles; with 2-car garages throughout the development; mandatory HOA, external 10' sidewalk along Hudson Bridge Road up to the drop off; 5' internal sidewalks on one side and 8' internal sidewalks on one side; amenities include a pool, clubhouse, pocket park with playground and pocket park with open space; with a 30' setback in the front and 10' between the units.

Attorney Battle gave an overview of the development, and referenced conversations with the District Representative, Councilmember Alexander, to come to a compromise to bring a quality product suitable for the community and for her client, Lennar Georgia, LLC.

Public Hearing Opened for Item #11, # 12, #13 and #14.

No Speakers in Favor

Speakers Opposed - Ms. Jocelyn Williams to Item #11, # 12, #13 and #14

Public Hearing Closed

Motion to approve Comprehensive Plan Amendment Case #CP-2024-01 was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

12. REZONING CASE #RZ-2024-01. (To be located in Council District 5.)

Consideration of a request to rezone property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, from the C-2 (General Commercial) zoning district to the MFR (Multiple Family Residential) zoning district to allow for the construction of a townhome development. The property also lies within the PMU (Parkway Mixed-Use) Overlay District. Applicant: Lennar Georgia, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres.

Motion to approve Rezoning Case #RZ-2024-01 was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

13. VARIANCE CASE #VR-2024-03. Variance Request #1. (To be located in Council District 5). Consideration of a variance request for two variances on property on the north side of Hudson Bridge Drive, comprising of Parcel #032-01026000, to allow for the construction of a townhome development. Variance Request #1 would reduce the front yard setbacks of the townhome lots from the required 50' feet to 20' feet. The property also lies within the PMU-Parkway Mixed-Use Overlay District. Applicant: Lennar Georgia LLC - Agent: Battle Law, P.C. The property is located Land Lot 21 of District 6, and it contains 20.367 +/- acres.

Motion to approve Variance Case #VR-2024-03 Variance Request #1 for 30' feet front setback was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

14. VARIANCE CASE #VR-2024-03: Variance Request #2. (To be located in Council District 5.)

Consideration of a variance request for two variances on property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, to allow for the construction of a townhome development. Variance Request #2 would reduce the side yard setbacks of the townhome lots, between buildings, from the required 15' feet to 10' feet. The property also lies within the PMU (Parkway Mixed-Use) Overlay District. Applicant: Lennar Georgia, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres.

Motion to approve Variance Case #VR-2024-03 Variance Request #2 for 10' feet between the buildings was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

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.

- Downtown Development Authority Meeting, 3rd Tuesday of each month Stockbridge Downtown Center 130 M L King, Sr. Heritage Trail (Oct 15)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Oct 15)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Oct 17)
- Community Meeting to discuss the Stockbridge Trails Plan on Wednesday, October 23rd from 6pm – 7:30pm at Downtown Stockbridge Connection Center (formerly TSCC) (Oct 23)
- Community Homestead Exemption Townhall – Saturday, October 26th at 11am – City Hall Council Chamber (Oct 26)
- City Council Work Session Meeting, Last Tuesday of each month at 6:00 p.m. - City Hall Council Chamber (Oct 29)
- Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Nov 4)
- ELECTION DAY – TUESDAY, NOVEMBER 5th from 7am – 7pm – visit mvp.sos.ga.gov for your polling location.
- Community Zoning and Information Meeting: Wednesday, November 6th from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Nov 6)
- 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. – (Nov 7)
- 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. (Nov 8)
- City Council Meeting, **SPECIAL DATE – TUESDAY, NOVEMBER 12TH** at 6:00 p.m. - City Hall Council Chamber (Nov 12) Due to Veterans Day Holiday

- Citywide Development Authority Meeting, 2nd Tuesday of each month, 6:00 p.m.- City Hall Levi Meeting Room (Nov 12)
- Downtown Development Authority Meeting, November meeting date is to be announced.

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Alphonso Thomas for the monthly Senior Bingo Bash on Wednesday, October 16th from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join the City of Stockbridge for the 50 Shades of Pink Love Walk to highlight breast cancer awareness and survivors at Clark Community Park 111 Davis Rd. on Saturday, October 19th from 10:30am – 1:00 p.m.
- Join Councilwoman Lakeisha Gantt for the Annual Fall Festival at Clark Community Park 111 Davis Rd. on Saturday, October 26th from 12pm – 4:00 p.m.
- Join Mayor Anthony Ford for the monthly Meet the Mayor on Wednesday, October 28th from 10am – noon at Stockbridge City Hall.
- Join Councilwoman LaKeisha Gantt in partnership with Atlanta Food Truck Park for Night Market at the Stockbridge Amphitheater Parking Lot from 6pm – 9:30pm – November 7th, and November 21st. There will be vendors, Food Trucks, Activities, Games, Music, and Vibes. Contact Tan Bowers at thepeaceofmine@gmail.com for registration and additional information.
- 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.
- 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.
- Councilman Thomas will distribute FREE Smoke Detectors along with Fire Marshal Demetrius Wells. The date and location will be announced soon. Stay tuned.

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

2024 Stockbridge Amphitheater Concert Series

- Sunday, October 20, 2024, (Rescheduled Show) featuring Charlie Wilson with Special Guest El DeBarge
- Saturday, October 26, 2024, Boney James Slow Burn Tour with Special Guest Damien Escobar.
- Saturday, November 2, 2024, Dirty South Throwback Hip-Hop Fest featuring Eastside Boys, DJ Holiday, 95 South, Tray Bills, Raheem the Dream, DJ Unk, MC Shy D and Kilo Ali.

MAYOR'S COMMENTS

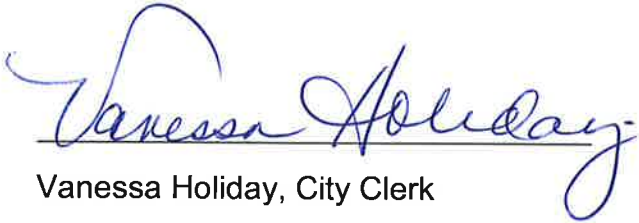
Mayor Ford referenced the recent youth concert that took place at the Amphitheater, noting the event was a fantastic event for the kids and looks forward to scheduling a youth concert event annually; and also noted another sold out Southern Soul concert

that was a great concert as well; noted the Faith & Blue softball game with the Police vs. area ministry, noting the Stockbridge Police Department won 9-8; reminded everyone to exercise their constitutional right to vote, noting Early Voting begins on Tuesday, October 15th here in Georgia with Election Day on Tuesday, November 5th.

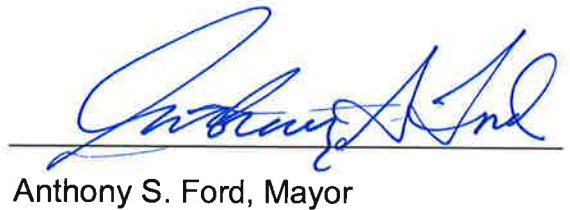
Councilmember Thomas referenced the upcoming Veterans Day holiday, where he has put the call out for Veterans and families of Veterans to submit their photos and encouraged the submission of pictures as the holiday approaches to recognize Veterans.

Motion to adjourn the meeting at 8:46 p.m. was made by Councilmember Thomas; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

Respectfully submitted by:



Vanessa Holiday, City Clerk



Anthony S. Ford, Mayor