



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, JULY 8, 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
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 6:04 p.m.

Invocation by: Dr. Renee Gourdine

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 Mayor Pro Tem Berry.

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

Motion to approve the Main Street Advisory Board, Downtown Development Authority and City Council Joint Retreat Meeting Minutes for April 13, 2024, Council Meeting Minutes for June 10, 2024, and Work Session Meeting Minutes for June 26, 2024 was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 4-0.

PUBLIC COMMENTS

There were no public comments.

CEREMONIAL REVIEW

4. Mayor Ford reviewed the swearing in of Kenya Cook to the Downtown Development Authority, and Monica Jones, Kim Mays, and Ivy D. Sears to the Citywide Development Authority; and issued a proclamation and recognized Vanessa Holiday for being selected as the 2024 Georgia Municipal Clerk of the Year.

NEW BUSINESS

5. Council consideration to approve City of Stockbridge Citizens Police Advisory Council Zone 4 Replacement Member Application.
Presented by: Police Chief, Frank Trammer
Motion to approve Judy Neal to fill the unexpired term for Zone 4 was made by Councilmember Alexander; seconded by Yolanda Barber. The motion passed unanimously 4-0.

Mayor Ford read the Public Hearing Rules and Procedures

PUBLIC HEARING

6. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-02. (Council District 4) The City of Stockbridge Planning Commission held a public meeting on Thursday, June 20, 2024 at 6:30 p.m. This request of the Council to consider a Comprehensive Plan Amendment for property at 111 Old Conyers Road to change the property's future land use designation of "Low-Density Residential" to "Special Purpose" to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson gave an overview of the request for the Comprehensive Plan Amendment #CP-2024-02, noting staff recommends approval.

Mayor Pro Tem Berry joined the meeting at 6:21 p.m.

Councilwoman Barber made a request to vote on the Comprehensive Plan Amendment, noting the other items associated with the development would not factor in if the Comp Plan Amendment were not approved.

The consensus of the Council was to hear all items associated with the development and vote on each item separately following the public hearing.

Mr. Anderson noted Item #6 through Item #10 are associated with the same development and planned to present the proposed development as one overall presentation, noting Item #9 would not be considered as it is not in compliance with the city's Unified Development Code, and also noted the Site Plan was subject to change.

7. REZONING CASE #RZ-2024-02. (Council District 4)
The City of Stockbridge Planning Commission held a public meeting on Thursday, June 20, 2024 at 6:30 p.m. This request of the Council to consider a request for the Rezoning of property at 111 Old Conyers Road, to rezone the property from 'SR' (Suburban Residential) to 'PUD' (Planned Unit Development) to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits.
Mr. Anderson continued with an overview of Rezoning Case #RZ-2024-02, noting staff recommends approval with staff conditions, and to reduce the number of units from 200 to 160.
8. VARIANCE CASE #VR-2024-01. (Council District 4) – Variance Request #1 - Variance to reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit. The City of Stockbridge Planning Commission held a public meeting on Thursday, June 20, 2024 at 6:30 p.m. This request of the Council to consider a variance for property at 111 Old Conyers Road, to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits. Mr. Anderson continued with an overview of Variance Case #VR-2024-01, noting approval would be contingent upon final approval of the site plan, and noted staff recommends approval with a reduction of 30 parking spaces.
9. VARIANCE CASE #VR-2024-01. (Council District 4) Variance Request #2 - Variance to modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%. The City of Stockbridge Planning Commission held a public meeting on Thursday, June 20, 2024 at 6:30 p.m. This request of the Council is to consider a variance for property at 111 Old Conyers Road, to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits.
This item was not presented. Mr. Anderson noted VR-2024-01 – Variance Request #2 is not in compliance with the city's UDC.
10. VARIANCE CASE #VR-2024-01. (Council District 4) – Variance Request #3 - Variance to increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre. The City of Stockbridge Planning Commission held a public meeting on Thursday, June 20, 2024

at 6:30 p.m. This request of the Council is to consider a variance for property at 111 Old Conyers Road, to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits.

Mr. Anderson continued with an overview of Variance Case #VR-2024-01 – Variance Request #3, noting staff recommends approval of not more than 24 units per acre.

Mr. Cassius Coleman, the project's developer, spoke in favor of the project noting density brings in better businesses, tax dollars, younger demographic, a younger workforce, and overall, the positives outweigh the negatives, and referenced developments he has completed in Union City, and McDonough.

Councilmember Gantt spoke in favor of building up the downtown area and providing housing for young adults, noting the development is near a park, grocery store, and retail and is in close proximity to the city's Amphitheater.

Councilmember Barber expressed concerns of the impact to the community and noted there has not been information or data included regarding infrastructure and road improvements in the area, considering the number of developments in the area over the last year; and also expressed a concern that there was only one entry/exit point.

Mr. Gardiner noted the city is responsible for addressing the infrastructure and water/sewer needs to sustain the development.

Mayor Pro Tem Berry expressed safety concerns of attempting to turn left onto Old Conyers and the increased traffic in the area. Councilmember Barber and Councilmember Thomas echoed the safety and increased traffic concerns that were raised.

Mr. Anderson noted a Traffic Study was completed.

Councilmember Barber noted the Traffic Study does not include the Diamante development still under construction and does not include the D. R. Horton development on Valley Hill Rd, or the Townhome Development on East Atlanta Rd., noting all are within one mile of this proposed development.

Councilmember Alexander recommended the conditions of a 10' path along the entire frontage along Old Conyers Rd. and East Atlanta Rd., the installation of an EV Charging Station and Decorative Streetlights.

Mr. Anderson stated that the HOA would be responsible for streetlight fees.

Councilmember Thomas referenced the commercial component of the development and asked if there were any commercial commitments.

Mr. Coleman stated the Applicant has requested a feasibility study to determine the best type of business for the location.

Councilmember Barber stated that she supports the revitalization of the city's downtown area, noting apartment developments have been placed along the city's major corridors, and this location is an interior corridor, and does not fit, and prefers to see single-family homes, noting that it will be a challenge to expand East Atlanta Rd. with the railroad there; further stating the Councilmembers need to consider the people that live in the area and will be the most impacted.

Mr. Coleman responded there is not enough room for single-family homes, and noted young adults use the parks and walk along the belt line in other areas of metro Atlanta.

Councilmember Gantt noted Public Hearings are advertised, and citizens usually come to the meeting when they oppose.

Councilmember Barber stated citizens are not there because the Council is not listening to the residents of District 4, who she represents, noting there have been five high density developments approved in spite of their opposition with no plans to expand East Atlanta Rd or infrastructure improvements.

Mayor Ford referenced the Quiet Zone for the railroad in the Valley Hill Rd. area.

Councilmember Alexander noted East Atlanta Rd. will be expanded in the future.

Mayor Pro Tem Berry restated concerns regarding the traffic flow along Old Conyers Road, noting the development is a great plan and wants to have the infrastructure and roads addressed in the area.

Councilmember Gantt asked Mr. Gardiner if the development ties into the plans for the downtown.

Mr. Gardiner noted the property is constrained because of the flood plain and there are limits to what can be developed on the site, and noted the development is a good concept and makes sense, and reminded the Council that you cannot deny a project because of infrastructure. Mr. Coleman stated that if approved, the project would start immediately, with permits pulled over the next 10 – 11 months.

Public Hearing Opened

Speakers in Favor: Cassius Coleman (Project Developer) and Maria Clay
Speakers Opposed: Luke Williams

Speaker – Comment Only: Shavoka Harris

The Public Hearing was closed.

Item #6

Motion to deny Comprehensive Plan Amendment Case #CP-2024-02 was made by Councilmember Barber. The motion died for lack of a second.

Motion to approve Comprehensive Plan Amendment Case #CP-2024-02 was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 3-1-1 (Alexander, Berry and Gantt Approved) (Barber Opposed) (Thomas Abstained).

Item #7

Motion to deny Rezoning Case #RZ-2024-02 was made by Councilmember Barber. The motion died for lack of a second.

Motion to approve Rezoning Case #RZ-2024-02 to include Staff Recommended Conditions and the following Conditions: 10' path along the entire frontage along Old Conyers Rd. and East Atlanta Rd., the installation of an EV Charging Station and Decorative Streetlights and to reduce the number of units from 200 to 160 was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 3-1 (Alexander, Berry, Gantt Approved) (Barber Opposed) (Thomas was not present for the vote).

Item #8

Motion to approve Variance Case #VR-2024-01 – Variance Request #1 with the reduction of 30 parking spaces was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 4-1 (Alexander, Berry, Gantt and Thomas Approved) (Barber Opposed).

Item #9

Motion to remove Item #9 Variance Case #VR-2024-01 – Variance Request #2 from the Agenda made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 4-1 (Alexander, Berry, Gantt, and Thomas approved) (Barber Opposed).

Item #10

Motion to approve Variance Case #VR-2024-01 – Variance Request #3 with not more than (24) twenty-four units per acre was made by Mayor Pro Tem Berry; seconded by Councilmember Alexander. The motion passed 4-1 (Alexander, Berry, Gantt and Thomas Approved) (Barber Opposed).

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, 6:00 p.m.- City Hall Levi Meeting Room (Jul 9)
- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:00 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – July 11th meeting canceled.
- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (No July Meeting due to Summer Break)

- The Main Street Advisory Board Meeting 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Jul 12)
- Millage Rate Public Hearing #1, Monday, July 15th at 6:30 p.m. - City Hall Council Chamber (Jul15)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Stockbridge Downtown Center 130 M L King, Sr. Heritage Trail (Jul 16)
- Youth Council Advisory Committee Meeting, 6:30 p.m.-3rd Tuesday of each month Levi Meeting Room - City Hall (Jul 16) No meeting in July
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Jul 18)
- Millage Rate Public Hearing #2, Friday, July 19th at 10:00 a.m. - City Hall Council Chamber (Jul 19)
- Millage Rate Public Hearing #3, Monday, July 22nd at 10:00 a.m. (Millage Set at 10:15 a.m.) - City Hall Council Chamber (Jul 22)
- City Council Work Session Meeting, Last Tuesday of each month: Tuesday, July 30th at 6:00 p.m. - City Hall Council Chamber (Jul 30)
- Community Zoning and Information Meeting: Thursday, August 7th from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Aug 7)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Aug 12)

UPCOMING CITY EVENTS/INITIATIVES

- Food Truck Tasty Tuesday is back! Join us at Clark Community Park at 111 Davis Rd. Stockbridge on Tuesdays from 5:30pm – 8:00 pm for live music, great food, and a host of free games and activities for the kids.
- Join Councilwoman Yolanda Barber as she partners for the 2nd year with Kicks4Kids to collect sneakers for kids on Saturday, July 13th at Stockbridge First United Methodist Church and will be distributed at the City's Back to School Kickoff on July 20th. Please plan to donate what you can to this life-changing initiative.
- Join the Stockbridge Youth Council in partnership with the City of Stockbridge at Clark Park to FILL THE BUS with school supplies during Tasty Tuesday on July 16th from 5:30pm. - 8:00 pm. Let's make sure our students have what they need to be successful this school year!
- Join Councilman Alphonso Thomas for the monthly *Senior Bingo Bash* on *Wednesday, July 17th* from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join Councilwoman LaKeisha Gantt in partnership with Atlanta Food Truck Park for Night Market at the Stockbridge Amphitheater Parking Lot from 6pm – 9:30pm – July 18th. There will be vendors, Food Trucks, Activities, Games, Music, and Vibes. Contact Tan Bowers at tan@atlantafoodtruckpark.com for registration and additional information.
- Join the City of Stockbridge for the Annual Back to School Kickoff Event on Saturday, July 20th at the Stockbridge Amphitheater for free school supplies from 11am – 1pm.

- Join Mayor Anthony Ford for the monthly *Meet the Mayor* on Wednesday, July 22nd from 10am – noon at Stockbridge City Hall.
- Join Councilman Elton Alexander for a Community Cleanup event on Saturday, August 10th from 9am -11am. Parking at the Costco Parking Lot 2245 Jodeco Rd., McDonough, GA.
- 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.

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 Summer Concert Series

1. Saturday, July 13th and Sunday, July 14th – A Night with Kem, and Special Guest Leela James
2. Saturday, July 20th – Ladies Night Out featuring Jodeci, Johnny Gill, and Silk
3. Saturday, July 27th – 70's Soul Jam featuring the Chi-Lites, the Manhattans, The Legendary Blue Notes, Bloodstone and Peaches & Herb
4. Saturday, August 3, 2024, Babyface and Special Guests Avery Sunshine and 4Cast

MAYOR'S COMMENTS

Mayor Ford referenced an amazing July 4th event and fireworks at the Amphitheater, and noted Robin Thicke had an impressive performance and that Charlie Wilson is being rescheduled for a later date, and prior ticket purchases will be honored.

EXECUTIVE SESSION

Motion to convene Executive Session for Real Estate and Personnel was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

Motion to adjourn Executive Session and sign and Affidavit was made by Mayor Pro Tem Berry; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

Motion to reconvene the meeting was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

Motion to adjourn the meeting at 8:28 p.m. was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk CMC

Anthony S. Ford, Mayor