Stockbridge

Where Community Connects

CITY COUNCIL MEETING
SUMMARY MINUTES

MONDAY, JUNE 9, 2025 6:00 P.M.

Mayor & City Council

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

Administration

Vacant – City Manager
Vanessa Holiday – 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 6:04 p.m.

Invocation by: Mr. Joseph Henning, Henry County Chamber of Commerce

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. Mayor Ford, Mayor Pro Tem Gantt, Councilmember Alexander, and Councilmember Barber were present in the Chamber, and Councilmember Berry and Councilmember Thomas were present via teleconference.

Motion to amend the Agenda to defer Public Hearing ITEM #3 SP-2024-03, ITEM#9 AX-2025-01, #10 CP-2025-01, #11 RZ-2025-01, ITEM #14 CP-2024-02 and RZ-2025-03 have been deferred at the Applicant's Request and to defer ITEM #16 to the June 25, 2025 Council meeting at Staff's Request was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 5-0.

Motion to amend the Agenda to add Council Term Limits as a Discussion Item - was made by Councilmember Barber. There was not a second to the motion. The motion failed.

Motion to amend the Agenda to add Council Discussion regarding the financial aspect of funding and providing guidance to the Finance department for the remaining 2025 concert season was made by Councilmember Barber; seconded by Councilmember Berry.

During the discussion, Mayor Pro Tem Gantt asked where the item would be placed on the Agenda, and asked if the Council could agree to have the discussion take place following Executive Session after the information has been received.

Councilmember Alexander noted the item was planned to be added to the Agenda following Executive Session.

Councilmember Barber stated Executive Session matters pertain to Personnel, Litigation and Real Estate, and that she has not been made aware of any real estate matters being discussed in Executive Session tonight, and that the discussion regarding the financials and funding of the remaining Amphitheater 2025 concert season in Executive Session would be a violation.

Councilmember Alexander stated Executive Session tonight will cover Personnel, Litigation and Real Estate, as allowed under the Georgia Code.

Mayor Pro Tem Gantt stated that most often than not, she states the motion to convene Executive Session and cites Personnel, Litigation and Real Estate in the event discussions lead into one of those exempted areas, and that votes from those discussions that result in any action must be presented in the public for an official vote.

Councilmember Barber restated the motion and asked that the Discussion Item of the Amphitheater's Funding and Guidance to the Finance Department for the remaining 2025 concert season be heard in public prior to the Council convening Executive Session, noting Executive Session is limited to Personnel, Litigation and Real Estate.

Mayor Ford noted it was his intention, if passed by the Council, to add the item following Executive Session.

Mayor Ford asked the City Clerk for clarification of the motion.

The City Clerk stated Councilmember Barber's motion is to add a Discussion Item regarding the Funding and Guidance for the Finance Department to fund the remainder of the 2025 Concert Season and that the presiding officer shall determine where the item is heard on the Agenda.

Mayor Ford called for a vote: the motion passed unanimously 5-0.

Mayor Ford noted the item would be placed on the Agenda to be heard following Executive Session.

Motion to adopt the Agenda was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

Mayor Ford referenced Proclamations for Municipal Court Clerk Week, Eagles Landing Dance Center, Juneteenth, Pride Month, Gun Violence Awareness Month, Caribbean American Heritage Month, and Father's Day.

PUBLIC COMMENTS

- Ms. Anne Fields noted she is the District 4 Representative of the Henry County TAG (Transportation Advisory Group), and commented about the widening of Rock Quarry Rd., noting it has become a cut-through and foreseeing gridlock.

Councilmember Alexander suggested she reach out to the Stockbridge Representative of the Henry County TAG, who provides quarterly updates to the City.

- Mr. Paul Turner asked the City Attorney and members of the Governing Body to resign and step down, and cancel all remaining shows at the Amphitheater; made comments regarding the Amphitheater being millions of dollars over budget; noted a member of Council was censured and others were not; cited O.C.G.A. 36-30-4 Code regarding positions of government; 60-day process regarding the vacancy of the City Manager; hiring a new City Manager and the duties; and the competitive sealed bid process.
- Ms. Connie Snow with Conserve Henry suggested a forensic audit of the Amphitheater and its financials; noted a Councilmember posted a full investigation was in progress; noted misinformation between councilmembers.
- Ms. Sunny Randazzo expressed concern about the upcoming 4th of July fireworks, and issues from previous events; made comments regarding the noise levels at the Amphitheater and requested mitigation going back to the prior City Manager in 2019; and commented on the non-budgeted spending at the Amphitheater.
- Mr. Robert Schuhl noted he had previously addressed the Council regarding speeding along Shields Road and that he did not receive a response from Public Works or the Police department and asked for the status; and noted safety issues at Clark Park.
- Ms. Marion Calhoun noted she is a resident of the newly annexed area, stating the area is being neglected; commented about holding developers accountable to what was promised in their developments; suggested a U-turn on GA Hwy. 138 in the area of Spivey; and noted the decorum when addressing residents, and discord amount the council members.
- Mr. Bruce Smith commented that he had advised the city that the Amphitheater was not feasible and would be financial problem similar to the issues at Wolf Creek; and noted his request for P & L statements were not received.

APPROVAL OF THE MINUTES

1. Approval of the May 12, 2025 Council Meeting Minutes
   Approval of the May 29, 2025 Special Called Meeting Minutes
   Motion to approve was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

PRESENTATION

2. Henry County 2024 CVB (Convention Visitors Bureau) Annual Report
   Presented by: Laura Luker
   Ms. Luker presented the Henry County 2024 Annual CVB Update noting Who is Visiting Henry County, where it was shown that the majority of visitors were holiday visitors and those who visited on Tuesday and Thursday; noted Henry County has high weekday and pass through travelers; noted the statistics in the report refer to visitors who stay, and does not include locals; noted CVB funding comes from Hotel/Motel Tax, and explained how the 8% that is collected by the City of Stockbridge, the

City if Hampton, the City of Locust Grove, and the Henry County BOC is allocated, and which funds are restricted and unrestricted; noted Stockbridge Bed Tax Collections was 34%, Hampton was 1%, Locust Grove was 33% and Henry County BOC was 32%; referenced HB 317 that went into law July 1, 2021 which includes Short-term Rentals (Airbnb, and VRBO) and require them to pay hotel/motel taxes; noted the CVB promotes Restaurants, Attractions, Accommodations, Caterers, Special Event Venues, Special Events and Film Sites; and promotes to Leisure Travelers, Youth Sports Teams, Business Travelers, Brides/Weddings, Family Reunions, Corporate Meetings/Planners, Day Trippers, Production Companies and Non-Residents; reviewed the CVB's Advertising & Marketing strategy, citing the statistics for Specific Digital Ads, TV Networks and Billboards; reviewed the Economic Impact & Tourist Spending (2023 data) of $504.1 million dollars, and noted Henry County ranked #10 in Visitor Spending which included Richmond, host of the Augusta National, and Muscogee, with Ft. Benning; noted the breakdown of Visitor Spending (2023 data) with an average of $394/per visitor; noted the 8% tax is made up with 4% State Taxes and generated $16,600,000, 1% SPLOST and generated $4,150,000, 1% E-SPLOST and generated $4,150,000, 1% T-SPLOST and generated $4,150,000, 1% LOST and generated $4,150,000; noted that the funds generated by visitors reduces what Henry County households would by for local government operations and services by $404; noted where the average visitors comes from and includes Illinois, California and Michigan; noted visitors travel to Henry County in February and September during Race Weekend, and for Thanksgiving and Christmas holidays.

Councilman Alexander commended Ms. Luker for the report, and for promoting the city's events, specifically Juneteenth and July 4th.

Ms. Luker noted the city's recent annexation brought in the Holiday Inn, one of the highest grossing hotels.

Mayor Pro Tem Gantt noted there are more hotels coming online in District 1, which will spur eateries, and will great for the hotel/motel tax.

PUBLIC HEARING – Mayor Ford read the Public Hearing Rules

3. SPECIAL USE PERMIT CASE #SP-2024-03. (Property is located in Council District 4.)
   Consideration of a request for a Special Use Permit to allow a personal care home to operate on property at 270 Shields Road. Applicant/Agent: Shona John. The property is located in Land Lot 70 of District 12, and it contains 1.47 +/- acres.
   Presented by: Ryan Anderson, Community Development Director
   Item Deferred at the Applicant's request.

4. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-10. (Property is located in Council District 3.)
   Consideration of a request for a Comprehensive Plan Amendment for Parcel #032-01030012 on the west side of Rock Quarry Road, across

from Hospital Drive, to change the property's future land use designation from "High-Density Residential" to "Low-Density Mixed-Use." Purpose: To allow for the development of a convenience store with fuel sales, a retail center, and a hotel. Property Owner / Applicant: GMI, 2 Inc. (Bhasti Mehta). Agent: Harold Buckley, Jr., Esq., from the Law Firm of Wilson, Brock & Irby. The property is located in Land Lot 13 of District 6, and it contains 4.26 +/- acres.
Presented by Ryan Anderson, Community Development Director
Mr. Anderson presented Case# CP-2024-10 and SP-2024-01 combined.

Mr. Anderson presented the Case Facts, Description of the proposed development, and noted the Planning Commission and Planning & Zoning staff recommend approval.

Mr. Harold Buckley, Agent for the Applicant noted Phase I will entail the retail space and Phase II will entail the hotel with a canopy over the EV Chargers; noted the DOT (Department of Transportation) has advised that the Rock Quarry Rd. road widening project will begin in 2025 whereas each direction will encompass 2 lanes with a raised median, and that the intersection of this proposed development will have signalization; and agrees with staff's recommendation for the hotel to be 3-star or above, and is looking at a Hampton Inn or Courtyard type hotel; and noted traffic will enter/exit on Hospital Rd. at the traffic light.

Councilmember Berry thanked Mr. Buckley for the presentation, noting he has complied with all that has been asked, and asked what type of businesses will occupy the retail spaces.

Mr. Buckley noted that there are no specific tenants yet, as the development must first be approved by the city.

Mayor Pro Tem Gantt stated the development was well thought out.

Councilmember Alexander noted the location is within the Parkway Mixed Use Overlay District whereas there are certain prohibited businesses; and proposed a Condition for Weekly Professional Landscaping.

Mr. Buckley agreed to the Condition, noting the development is a 6,000 sq. foot space, much larger than the average convenience store/gas station.

Councilman Alexander asked that the development provide beautification to the center of the right-of-way/roundabout.
Mr. Buckey stated the Applicant would not be opposed; and noted the twelve charging stations come at a cost of around $80,000 each and would be a nearly one-million-dollar investment, and the development is serious about their commitment to the community.

Councilmember Barber asked if flock cameras could be installed at the entrance/exit points.

Mr. Anderson noted the developer plans to install cameras, however, the flock cameras can be added as a Condition.

Councilmember Alexander stated the cameras are to be high resolution cameras.

Councilmember Thomas' teleconference call dropped at 7:35 p.m.

Public Hearing Opened
Speakers in Favor: Anne Fields, Sarita Thomas, and Jayden Williams
Speakers Opposed: Jocelyne Williams
Public Hearing Closed

Mayor Ford asked Mr. Buckley to respond to the questions raised during the Public Hearing as to the hotel being pet-friendly, if the hotel would have a restaurant, and if there was a traffic study completed.

Mr. Buckley stated there are no plans for a pet-friendly hotel, and that the hotel may be along the lines of a Hampton Inn where breakfast is served, and the development meets the requirements where a traffic study was not required.

Mayor Pro Tem Gantt noted the construction of the Rock Quarry Rd. road widening project is likely to begin in July 2025 by Wilson Construction Co.

Motion to approve Comprehensive Plan Amendment Case #CP-2024-10 was made by Councilmember Berry; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

5. SPECIAL USE PERMIT APPLICATION #SP-2024-01. (Property is located in Council District 3.)
   Consideration of a request for a Special Use Permit on Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive. Purpose: To allow the construction and operation of a convenience store with fuel sales (along with a retail center and a hotel). Property Owner / Applicant: GMI, 2 Inc. (Bhasti Mehta). 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.
   Presented by: Ryan Anderson, Community Development Director
   Mr. Anderson presented Case# CP-2024-10 and SP-2024-01 in combination.

   Public Hearing Opened
   Speakers in Favor: Anne Fields, Sarita Thomas, and Jayden Williams
   Speakers Opposed: Jocelyne Williams
   Public Hearing Closed

STAFF CONDITIONS FOR SP-2024-01

1. Comprehensive Plan Amendment – SP-2024-01 shall not be approved unless the applicant's Comprehensive Plan Amendment Case #CP-2024-10 is approved prior to the consideration of SP-2024-01.

2. Site Plan – The proposed development shall be built according to a site plan which is similar in design to the two submitted site plans (colored and black-and-white), entitled "Civil Plans: Rock Quarry Road C-Store Special Use," which were prepared for GMI 2, Inc. by LJA with an issue date of 04-09-25.

3. Requirements for Select Uses – The proposed development shall meet all of the requirements for "select uses" from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed- Use (PMU) Overlay District.

4. Requirements for Gasoline Stations – The proposed development shall meet all of the updated requirements for gasoline stations within Section 3.2.14 of the UDC, as amended on February 10, 2025 with the approval of Ordinance #OR25-589 (a.k.a. Text Amendment Case #TX-2024-06).

5. Requirements for Special Use Permits, Staff Considerations – The proposed development shall meet all of the requirements for special use permits from Section 9.2.5 of the UDC (staff considerations).

6. Requirements for Special Use Permits, City Council Considerations – The proposed development shall meet all of the requirements for special use permits from Section 9.2.6 of the UDC (City Council considerations).

7. Access Requirements—To meet the access requirements of Section 3.2.14 of the UDC, all access driveways shall be located at least 20 feet from the intersection of street right-of-way lines.

8. Buffers--The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations shall be provided next to all non-residentially zoned properties.

9. Facades—All four sides of the proposed gas station shall be constructed of brick, in compliance with Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Parkway Overlay District.

10. Canopies—Both the gasoline pumps and the electric charging stations shall be covered with canopies, in compliance with Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Overlay District.

11. Signage—No pylon (pole) signs shall be permitted within the proposed development.

12. Water Authority Letter – The applicant shall obtain an updated Henry County Water Authority availability letter to determine whether sufficient water and sewer capacity would be available to serve all of the proposed uses on the subject property (the gas station, retail center, and hotel), and the developer shall comply with all of the specifications of that letter.

13. Hotel Quality - The proposed hotel shall have a three-star rating or better.

14. Professional landscaping shall be maintained once a week on the development.

15. Beautification shall be added in the roundabout of the development.

16. High-Definition cameras shall be installed at the gas station.

Motion to approve Special Use Permit Application #SP-2024-01 with Conditions was made by Councilmember Berry; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

6. ANNEXATION CASE #AX-2024-03. (Property is to be located in Council District 5.)
Consideration of a request for the annexation, using the 100 percent annexation method of the property at 2251 Highway 42 North from unincorporated Henry County into the Stockbridge City Limits. Purpose: To allow the existing building to be used as a private school. Property Owner: Brightstar Homes and Services Inc., a Georgia Corporation. Applicant / Agent: Alexa Hilbert. The property is located in Land Lot 31 of District 7, and it contains 3.4341 +/- acres.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented Annexation Case #AX-2024-03, CP-2024-11, and RZ-2024-12 in combination; noted there were no conditions recommended, and that the business is currently operating since January/February of 2025.

Public Hearing Opened
There were no speakers.
Public Hearing Closed

Motion to approve AX-2024-03 was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

7. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-11. (Property is to be located in Council District 5.)
Consideration of a request for a Comprehensive Plan Amendment for the property at 2251 Highway 42 North, after the property is annexed into the

Stockbridge City Limits. The property currently has the Henry County future land use designation of "High-Density Suburban," and the applicant requests that it be assigned the City of Stockbridge's future land use designation of "Low-Density Mixed-Use." Purpose: To allow the existing building to be used as a private school. Property Owner: Brightstar Homes and Services Inc., a Georgia Corporation. Applicant / Agent: Alexa Hilbert. The property is located in Land Lot 31 of District 7, and it contains 3.4341 +/- acres.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented Annexation Case #AX-2024-03, CP-2024-11, and RZ-2024-12 in combination.

Motion to approve CP-2024-11 was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

8. REZONING CASE #RZ-2024-12. (Property is to be located in Council District 5.) Consideration of a request for the Rezoning of the property at 2251 Highway 42 North, after the property is annexed into the Stockbridge City Limits. The property's current Henry County zoning districts are 'M-1' (Light Manufacturing) District and "Henry County Highway Corridor Overlay District." The applicant requests that the property be assigned the City of Stockbridge's zoning districts of 'O-I' (Office-Institutional) District and 'PMU' ("Parkway Mixed-Use Overlay") District. Purpose: To allow the existing building to be used as a private school. Property Owner: Brightstar Homes and Services Inc., a Georgia Corporation. Applicant / Agent: Alexa Hilbert. The property is located in Land Lot 31 of District 7, and it contains 3.4341 +/- acres.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented Annexation Case #AX-2024-03, CP-2024-11, and RZ-2024-12 in combination.

Motion to approve RZ-2024-12 was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

9. ANNEXATION CASE #AX-2025-01. (Property is to be located in Council District 5.)
Consideration of a request for the annexation, using the 100 percent annexation method of the property at 1448 and 1468 Flippen Road from unincorporated Henry County into the Stockbridge City Limits. Purpose: To allow for the construction of a mixed residential development with townhomes and single-family detached homes. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres. 30-Day Referral at the Applicant's Request.
Presented by: Ryan Anderson, Community Development Director
Item Deferred at the Applicant's request.

10. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-01. (Property is to be located in Council District 5.)
Consideration of a request for a Comprehensive Plan Amendment for property at 1448 and 1468 Flippen Road, after the property is annexed into the Stockbridge City Limits. The property currently has the Henry County future land use designation of "Medium-Density Suburban," and the applicant requests that it be assigned the City of Stockbridge's future land use designation of "Medium-Density Residential." Purpose: To allow for the construction of a mixed residential development with townhomes and single-family detached homes. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres. 30-Day Referral at the Applicant's Request.
Presented by: Ryan Anderson, Community Development Director
Item Deferred at the Applicant's request.

11. REZONING CASE #RZ-2025-01. (Property is located in Council District 5.) Consideration of a request for the Rezoning of the property at 1448 and 1468 Flippen Road, after the property is annexed into the Stockbridge City Limits. The property's current Henry County zoning district is 'RA' (Residential-Agricultural), and the applicant requests that the property be assigned the City of Stockbridge's zoning district of 'PUD' ("Planned Unit Development"). Purpose: To allow for the construction of a mixed residential development with townhomes and single-family detached homes. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres. 30-Day Referral at the Applicant's Request.
Presented by: Ryan Anderson, Community Development Director
Item Deferred at the Applicant's request.

12. SPECIAL USE PERMIT APPLICATION #SP-2025-01. (Property is located in Council District 2.)
Consideration of a request for a special use permit for a tract of land on the west side of the property at 5600 North Henry Boulevard. Purpose: To allow the development and operation of a quick-serve restaurant with drive-through windows. Property Owner: Wal-Mart Real Estate Business Trust. Applicant: Ryan Gagnon, Permit Coordinator. Proposed Business: Motley 7 Brew, a coffee store. The tract is located in Land Lot 71 of District 12, and it contains 0.566 +/- acres.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented Special Use Permit Application #SP-2025-01, noting the zoning is already in place, and needs approval noting the location in within the Parkway Mixed Use Overlay District for a drive-thru coffee shop 7Seven Brew.

Ms. Ashley Fogle with Anchor Point Management gave an overview of the proposed development, noting this will be a 500 sq. ft. prefabricated modular building with a 200 sq. ft. cooler adjacent or behind the building, and will have employee access only, with a kitchen for prep and no public restrooms, double driveways, and no menu board, no kiosks and no speaker box for orders, with all orders taken in person, and that only drinks will be sold; noted this location, if approved, would be first one of its kind south of I-20.

Councilmember Barber stated that while she loves the concept, asked if another location would be considered, perhaps in the downtown district of the city, not wanting to saturate the area with like businesses, noting there is already a Dunkin Donuts, Krispy Kreme, and Drip-Thru Coffee business less than a block away.

Councilmember Alexander noted the location would be part of the revitalization of North Henry Blvd.

Mayor Pro Tem Gantt referenced the hotels coming online in District 1 along Hwy. 138 and asked that a location be considered in that area as well.

Ms. Fogle noted the firm's marketing team conducted a market analysis of the area on the front end and targeted this particular location due to the high traffic and would suggest to the team to consider other locations.

Councilmember Barber agreed that District 1 would be a suitable location, noting the area is highly populated.

Mayor Ford suggested other areas throughout the city could be considered as well.

Public Hearing Opened
There were no speakers.
Public Hearing Closed

Councilmember Barber asked if the ordinance for the one-mile distance applied.

Mr. Anderson noted the ordinance was specific to certain types of businesses.

Motion to approve Special Use Permit Application #SP-2025-01 with the condition to consider a location in the Hwy. 138/Speer Rd. corridor was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

13. ZONING MODIFICATION CASE #ZM-2025-02. (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 a change to the previously-approved site plans for the Brush Creek Commons townhome developments, Phases 1 and 2 (which were approved for Zoning Modification Case #ZM-2024-01 and Rezoning Case #RZ-2024-03, respectively) and the associated Development Agreement by allowing the applicant to convert Brush Creek Court from a public street to a private street for the purpose of installing security gates at the project entrance. Applicant: Pivotal Enterprises, LLC. The property is located in Land Lot 59, District 12, and it contains 15.74 +/- acres for Phase 1 plus 2.28 +/- acres for Phase 2, for a total of 18.02 +/- acres.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented Zoning Modification Case #ZM-2025-02, noting the Applicant is asking that Brush Creek Court (Parcel ID S07A01100000) be converted to a private street to allow for the installation of a gate to secure entry and the safety of the residents; and noted the applicant has been advised that the city would not be responsible for the maintenance and upkeep of the street.

Public Hearing Opened
There were no speakers.
Public Hearing Closed

Councilmember Alexander stated that out of an abundance of caution, he would abstain from the vote, noting he has marketed properties within the development.

Motion to approve Zoning Modification Case #ZM-2025-02 was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed 3-0-1 (Barber/Berry/Gantt Approved) (Alexander Abstained).

14. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-02. (Property is located in Council District 4.)
Consideration of a Comprehensive Plan Amendment for Parcel #029-01011001, located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road, for the purpose of changing the property's future land use designation from "Low-Density Mixed-Use" to "High-Density Mixed-Use" to allow for the development of townhomes and office space. Applicant: Templar Development Group, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 90 of District 12, and it contains 9.90 +/- acres.
Presented by: Ryan Anderson, Community Development Director
Item Deferred at the Applicant's request.

15. REZONING CASE #RZ-2025-03. (Property is located in Council District 4.)
    Consideration of a Rezoning for Parcel #029-01011001, located between North Henry Boulevard and Old Atlanta Road, south of Valley Hill Road, for the purpose of rezoning the property from 'C-3' (Heavy Commercial) and 'PMU' (Parkway Mixed-Use) Overlay District to 'PUD' (Planned Unit Development) Master Plan and 'PMU' (Parkway Mixed-Use) Overlay District to allow for the development of townhomes and office space. Applicant: Templar Development Group, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 90 of District 12, and it contains 9.90 +/- acres.
    Presented by: Ryan Anderson, Community Development Director
    Item Deferred at the Applicant's request.

NEW BUSINESS

16. Council Consideration to approve the 2025 – 2026 Liability Insurance Policy.
    Presented by: Renee Wheeler, Human Resources Manager
    Item Deferred to the June 25, 2025 Council Meeting.

DISCUSSION

17. Council Discussion of the Amphitheater's Funding and Guidance to the Finance Department for the remaining 2025 concert season.
    Mayor Pro Tem Gantt motioned to defer the item; seconded by Councilmember Alexander. The motion passed 3-1(Alexander/Berry/Gantt 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 2ndTuesday of each Month at 6:00 p.m. – at City Hall in the Levi Meeting Room (Jun 10) CANCELED
- Community Zoning Information Meeting – Wednesday, June 11hat 6:00 p.m. at City Hall in the Council Chamber (Jun 11)
- Main Street Advisory Board Meeting 2nd Friday of each month - at the Downtown Connection Ctr 130 M L King, Sr. Heritage Trail (Jun 13)
- Downtown Development Authority Meeting, 3rdTuesday of each month at 6:00 p.m. at the Downtown Connection Ctr 130 M L King, Sr. Heritage Trail (Jun 17)
- Youth Council Advisory Committee Meeting, 3rdTuesday of each month at 6:00 p.m. at City Hall in the Levi Meeting Room (Jun 17)
- City Council Work Session Meeting **SPECIAL DATE** Wednesday, June 25th at 6:00 p.m. - City Hall Council Chamber (Jun 25)
- Planning Commission Meeting, Thursday, June 26th at 6:30 p.m. - City Hall Council Chamber - (Jun 26)

UPCOMING CITY EVENTS/INITIATIVES

- Food Truck Tasty Tuesdays are happening at Clark Park from 5:30 pm – 8pm. Join us for great food and lots of fun!
- Join Councilman Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, June 25th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join the City of Stockbridge for the FREE Juneteenth Celebration on Thursday, June 19th at the Amphitheater. Gates open at 5pm - Concert 5-11pm featuring Arrested Development, Philippia and Gritz & Jelly Butter.
- Join Councilman Alexander for the District 5 Townhall on Thursday, June 26th at 7:00pm at the Winslow Clubhouse 900 Maple Leaf Dr. McDonough
- Join Councilman Alexander for the District 5 Community Cleanup on Saturday, June 28thfrom 9am – 11am on Hudson Bridge Rd. (Parking is available at Walmart).
- Join Mayor Anthony Ford for the monthly Meet the Mayor - Monday, June 30thfrom 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.
- Sign Up for real-time alerts about severe weather, road closures and emergencies on the Regroup App. Visit the city's website or social media pages for more information on how and where to sign up. Stay Safe!

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

2025 CONCERT SEASON SCHEDULE

- RESCHEDULED - Saturday, August 29th – Parti-Gras Tour featuring Bret Michaels and Special Guests Lupe Fiasco and Chapel Hart
- Saturday, June 14th– Ladies of the 80's- featuring Regina Belle, Karyn White, Deniece Williams, Evelyn "Champagne" King, Shanice, and Beverly Crawford with Special Guest Appearance by: The Silver Fox Squad
- Sunday, June 15th– Anthony Hamilton & Friends
- Saturday, June 28th– Ledisi & Kindred The Family Soul
- Saturday, July 12th– The All-White party Tribute to Frankie Beverly featuring The Maze Band, Jubu Smith, Eric Benet, Dave Hollister, Christopher Williams, Mike Phillips & Vivian Green

MAYOR'S COMMENTS

Mayor Ford wished all the fathers a Happy Father's Day, to Council colleagues, and expressed the same to those who have mentored along the way; and asked everyone to support the city's concerts and events and to have an enjoyable summer.

Mayor Ford called for a motion to convene Executive Session for Personnel, Real Estate and Litigation.

Councilmember Barber stated she is unaware of any Real Estate or Litigation matters to be discussed, and that the entire Council needs to be made aware in advance of such matters; and noted funding the remaining concerts has nothing to do with Executive Session.

Mayor Pro Tem Gantt stated that it has been a precedent to announce Real Estate, Personnel and Litigation in event any of three exempted items is discussed.

Councilmember Barber stated that for the record, discussion in Executive Session regarding the financials to fund the remaining concerts.

Motion to adjourn Executive Session and sign an Affidavit was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Motion to reconvene the meeting was made by was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

Motion to defer the last Agenda item was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed 3-1 (Alexander/Gantt/Berry Approved) Barber Opposed and stated for the record that she made a motion to amend the Agenda to discuss the Amphitheater financials, and to give guidance to the city's Finance department on how to fund the remaining concerts for the 2025 concert season, and understands the Council wants to defer the item, but that she requests that Mr. Milazi discuss the financials; and stated that financial information was discussed in Executive Session and needs to be shared with the community, and not to hide the information from the public.

Councilmember Alexander stated the Executive Session discussion was Personnel, Litigation and Real Estate.

Mayor Pro Tem Gantt stated the reason the request to defer the last Agenda item was due to the Council being advised by the city's Legal Counsel and staff to defer, and that there was no objection to the request.

Motion to adjourn the meeting at 11:40 p.m. was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 3-1 (Alexander/Berry/Gantt Approved) (Barber Opposed).

Respectfully submitted by:

Vanessa Holiday

Vanessa Holiday, City Clerk

Anthony S. Ford

Anthony S. Ford, Mayor