



CITY COUNCIL MEETING SUMMARY MINUTES

TUESDAY, JULY 15, 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 6:034 p.m.

Invocation by: Mr. Jerry Mays

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

Motion to amend the Agenda to defer the following Items that will not be heard this evening and will be removed from the Agenda at the Applicant's Request to be heard at a future date: Item #4 Appeal Case No. AP-2025-01; Item #7 Annexation Case No. AX-2025-01; Item #8 Comp Plan Amendment Case No. CP-2025-01; Item #9 Rezoning Case No. RZ-2025-01 was made by Mayor Pro Tem Gantt;

Councilmember Alexander stated staff has spoken with the Applicant, noting the Applicant was present and wants to move forward with the case.

Mayor Pro Tem Gantt continued with the Public Hearing Announcement, stating the following Items will not be heard this evening and have been withdrawn by the Applicant

Item #5 Comp Plan Amendment Case No. CP-2025-02; and Item #6 Rezoning Case No. RZ-2025-03.

Mayor Ford asked Mr. Anderson to confirm that a request regarding Items #7, #8, and #9 was submitted to defer these items at the request of the Applicant.

Mr. Anderson confirmed, stating the cases were deferred until staff spoke with the Applicant today, who has decided to move forward with the referenced cases.

Mr. Anderson requested the order of the items on the Agenda be changed to allow staff to retrieve and upload the presentations, noting that they were under the impression that the items were being deferred.

Mayor Ford noted there was no second to the original motion.

Mayor Pro Tem Gantt restated the motion to amend the Agenda to remove Item #4 Appeal Case No. AP-2025-01; and withdrawn by the Applicant Item #5 Comp Plan Amendment Case No. CP-2025-02; and the withdrawal of Item #6 Rezoning Case No. RZ-2025-03; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

ADOPTION OF THE AGENDA

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

CEREMONIAL

Mayor Ford referenced the ceremonial recognition prior to the start of the meeting where the Stockbridge Public Works and Police Department personnel, the Georgia Piedmont Region K-9 search and rescue, Henry County Police, Henry County Fire Rescue, Henry County EMA, Clayton County Police Department, and the were recognized for their participation and collaboration in the search and rescue of Ms. Rosebelle Brown.

PUBLIC COMMENTS

- Mr. Paul Turner asked members of the Governing Body and the City Attorney to resign and step down, and cancel all remaining shows at the Amphitheater; made comments regarding the city's 2024 Budget Amendment of \$32 million dollars; recommended a forensic audit that predates of the Amphitheater from 2018 to present millions of dollars over budget; noted the city's free events were not free, and asked which departments in addition to the Amphitheater went over budget in 2022, 2023 and 2024.
- Ms. Marion Calhoun stated that a member of the Council should be censured or asked to resign for conduct unbecoming of a Councilmember for posting a message regarding Pornhub; noted free concerts are taking place on the taxpayers dime with people from outside of the city enjoying the concert, and the city residents outside of the venue unable to enjoy the concert funded by their taxes; noted a Councilmember who was using the Merle Manders Conference Center for an initiative and gathering the names and addresses of participants for campaign purposes; and questioned a \$245 payment made by Harold Young using city funds to buy ice cream from a Councilmember's ice cream shop.

Councilmember Alexander called for a Point of Order stating the Public Comment Rules state that speakers are to address the Chair and not make personal attacks.

- Ms. Gernita Johnson noted Stockbridge has been her home for 16 years and expressed some concerns: Frequent power outages in the Spivey Glen area, and are deemed to be frustrating and unsafe for business owners and elderly citizens, and questioned the city's infrastructure being the issue; noted there is no Youth Center or facility in the city, and that an investment needs to be made in the youth; and asked where is the \$32 million dollars that has been misplaced or mismanaged citing a change for new leadership and transparency.

Councilmember Alexander stated that the misnomer of \$32 million dollars was not true or accurate.

Mayor Pro Tem Gantt stated that everyone has to the right to makes statements during public comments and recognizes this is election season; and stated that the two ladies who made comments are running for election in her district.

APPROVAL OF THE MINUTES

1. Approval of the June 9, 2025 Council Meeting Minutes
Approval of the June 25, 2025 Work Session Meeting Minutes
Approval of the July 1, 2025 Special Called Meeting Minutes
Councilmember Barber requested the June 9, 2025 Minutes to be amended with the edit to the Motion to discuss Term Limits to state Council Term Limits.
Motion to approve the Minutes of June 9, 2025, June 25, 2025 and July 1, 2025 with the stated amendment was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

APPOINTMENT AND CONFIRMATION

2. Appointment and Confirmation of the Sole Finalist to fill the vacant position of City Manager.
Mayor Ford called for a motion from the Council to confirm the appointment of Shawntez Edmonson to fill the vacant position of City Manager.

Motion to confirm the Mayor's appointment was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

Mr. Edmonson addressed the Mayor & City Council, residents, and day-to-day city staff, noting he is deeply humbled and honored to be appointed as the next City Manager of Stockbridge, a city full of pride, pride, potential and purpose; expressed his sincere gratitude to the Mayor & City Council for the confidence and trust placed in him, and that it is not taken for granted. Mr. Edmonson stated that he will honor that trust through tireless service, clear communication, and leadership style rooted in accountability collaboration and results; thanked his family for their unwavering support, sacrifice, and believing in his calling to serve, and is why he strives to be better every day and carries their strength with him every day.

CONSENT AGENDA

3. A. Resolution to approve the 2025 Notice of Election and Qualifying Fees
B. Resolution to approve the 2025 Georgia Secretary of State Elections Calendar
Councilmember Berry joined the meeting at 6:35 p.m.

Motion to approve the Consent Agenda was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

PLANNING & ZONING APPEAL

4. APPEAL CASE #AP-2025-01. (Council District 4.) Consideration of an appeal of the March 17, 2025 Zoning Review Form that was used as a basis for the City of Stockbridge's discontinuance of the 2025 business license for truck parking on Parcel #S27-01016000 and Parcel #S27-01017000 on Rock Quarry Road. The property is located in the Parkway Mixed-Use (PMU) Overlay District, where truck parking and all industrial uses are not permitted. A citation was issued on the property on March 4, 2025. The applicant appeared briefly in Municipal Court on May 16, 2025 and requested a "continuance" for at least 60 days. The court date was rescheduled to July 18, 2025. Applicant: James Raven. Property Owners: James Raven and Huddleston Concrete Company. The business license was issued for 123 Rock Quarry Road, where the company's office is located. The property is located in Land Lots 35 and 36 of District 12. The zoning, current use, and acreage for each parcel are listed below. The parcels are not contiguous.
~ 123 Rock Quarry Road (Parcel #S27-01012000) -- Zoned 'SR' (Suburban Residential). Current use: Office for Huddleston Concrete Company. Acreage: 1.55 +/- acres.
~ Parcel #S27-01016000 -- Zoned 'LI' (Light Industrial). Current use: truck parking. Acreage -- 2.95 +/- acres.
~ 135 Rock Quarry Road (Parcel #S27-01017000) -- Zoned 'LI' (Light Industrial). Current use: truck parking. Acreage: 3.44 +/- acres.
Presented by: Ryan Anderson, Community Development Director
Item Deferred at the Appellant's Request.

PUBLIC HEARING – Mayor Ford read the Public Hearing Rules

5. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-02. (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
The Application was withdrawn at the Applicant's Request.

6. **REZONING CASE #RZ-2025-03.** (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
The Application was withdrawn at the Applicant's Request.
7. **ANNEXATION CASE #AX-2025-01.** (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.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented Annexation Case #AX-2025-01, CP-2025-01, and RZ-2025-01 in combination, and gave an overview of the development noting the units would have 3BR, 2BA, and 2-car garages; 20' setbacks; presented the site plan, and noted the Planning Commission and Staff both recommend approval.

Councilmember Alexander requested a traffic signal.

Mr. Jonathon Jones, Engineer of Land Buyers of America, LLC stated a traffic signal is definitely agreeable and if warranted by the Traffic Study; noted the development, Hanover Park, will be a resort style community with 4 pickle ball courts, central mail, 10' sidewalks along the frontage of the development, 5' interior sidewalks, minimum 2400 sq. ft homes and minimum 1800 sq. ft. townhomes, minimum 3BR and 4BR mixed throughout the community; all homes visible from Flippen Rd. would be 3-sided brick; and will voluntarily include a fence and buffer noted the Planning Commission and staff recommend.

Councilmember Alexander referenced the homes visible to Flippen Road being 4-sided brick.

Mr. Jones agreed, noting Lot 1 to be 4-sided brick and the same on any home visible to Flippen Road, and that Lot 1 will likely be the model home.

Councilmember Barber noted she likes the development with two- and three-story townhomes, however, because District 4 is saturated with 2-story townhomes, there is some hesitation, and noted the presentation

shown by Mr. Anderson stated “if” there are security gates, there would be flock cameras.

Mr. Anderson responded that flock cameras are mandatory according to the new standards.

Councilmember Barber referenced the two entrances and asked where the traffic light would be installed.

Mr. Jones noted that if approved, the red light would be installed at the intersection of St. Ives and Parkway; and noted the development would have a right in / right out second entrance for emergencies and is optimistic about the approval of the traffic light.

Mr. Anderson stated the flock cameras were included in the Staff Conditions.

Councilmember Barber asked if there is a possibility of an additional access road within with limited options.

Mr. Jones noted the reasons why an interior road would not be feasible at this time.

Councilmember Barber asked Mr. Jones if they would consider increasing the number of single-family homes and decreasing the number of the townhomes.

Mr. Jones noted the original plan was all townhomes, and met with staff and the community and changed the site plan to include single-family homes and reducing the number of units from 179 to 151, and from a financial standpoint, cannot reduce the development any further, and stated the developer prefers to have the amenities and a quality development to workout, swim, play putt-putt on site, with open space pockets in the interior.

Councilmember Alexander noted that as a Condition, no one could move prior to the completion of the Western Parallel Connect which will alleviate traffic and is expected to be completed in 2026/2027; and noted Dutchtown Road will have improvements made as well.

Mr. Jones accepted the move-in stipulation, noting ANR has met with Henry County DOT, noting the County is amenable to a signal at this location.

Mr. Jones noted ANR (their traffic engineers) have met with Henry County DOT who are agreeable to a traffic light.

Public Hearing Opened

Speakers in Favor

Ms. Monica Howard stated she is a realtor and represents the sellers and works for the buyers; noted she has been a resident of Henry County for 35+ years, as well as the sellers/owners of 1448 Flippen Rd. William K. Reichert and Brenda A. Reichert, who for health and financial reasons can no longer take care of the land; referenced the property at 1468 Flippen Rd. where Michelle Jones became the Executor of the estate following the death of her father, Willard Gilreath. Ms. Howard stated Ms. Jones would like to resolve the probate matter and sell the property, noting the home has been unable to sell in two years; and described the proposed development and the amenities, and noted the buyer has agreed to all of the requests from the Planning Commission; and wants to prevent the property from become vacant and potential vandalism; and referenced growth in Henry County.

No Speakers Opposed

Public Hearing Closed

Motion to approve AX-2025-01 was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 5-0.

8. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-01. (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.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented Annexation Case #AX-2025-01, CP-2025-01 and RZ-2025-01 in combination.

Motion to approve CP-2025-01 was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

9. REZONING CASE #RZ-2025-01. (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.

Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented Annexation Case #AX-202-01, CP-2025-01, and RZ-2025-01 in combination.

City Council Conditions:

Site Plan

Rezoning conditioned upon applicant submitting a new Future Site plan reflecting all the zoning conditions due 7/16/2025.

Re-zoned to PUD and new submitted site plan will serve as masterplan for the development.

Traffic Signal

The developer shall prepare and submit a traffic study to the City of Stockbridge.

Traffic Impact study to determine viability of traffic signal at Flippen Rd (Traffic study conducted with Henry County is complete.

Applicant is waiting for result and determination by henry county)

Traffic signals shall be black ornamental style for pole and crosswalk.

Established in a four way with existing single is preferred.

Security

Flock Safety cameras shall be installed at each entrance of the subdivision.

Walking Trail

Streetlights along walking trail

Setbacks:

10ft setbacks front, 5ft setback on sides (between single family dwellings)

Homes sizes

Townhomes shall have a minimum 1800 sq feet.

Dwellings visible to Flippen rd. shall be constructed of brick on four sides.

Sidewalks

Five (5)-foot-wide sidewalks shall be installed within the interior of the subdivision.

Amenities

A small, enclosed clubhouse for up to fifty people shall be constructed with directions from Community Development.

Staff recommended conditions.

Site Plan:

The proposed mixed-residential development shall be constructed according to a site plan titled "Annexation & Rezoning Plan for Hanover Park," Project No. 24040 on 4/30/25 to serve as PUD Master Plan

Project Entrance: Entrances shall include:

Deceleration lanes,
10ft sidewalks along Flippen Rd
Flock cameras at security gates *

Parking:

Thirteen additional parking spaces due to a parking deficiency or
Apply/obtain parking variance permit.

Architectural Design:

Construction materials in compliance with UDC standards

Property Maintenance

HOA to maintain common areas for property and townhomes.

Motion to approve RZ-2025-01 with Conditions was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 5-0.

10. ZONING MODIFICATION CASE #ZM-2025-01. (Council District 5.)

Consideration of a request for a major zoning modification for Parcel #070-01022001 at the southwest corner of Highway 42 North and Tunis Road to provide for modifications to the zoning conditions comprising the Development Agreement for Rezoning Case #RZ-03-45-S. Purpose: To allow the development of a single-family detached residential subdivision. Property Owner: Henry Highway 42, LLC. Applicant: Shaker Reddy. The property is located in Land Lots 31 and 32 of District 7, and it contains 27.72 +/- acres.

Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented Zoning Modification Case ZM-2025-01, noting this item is not a request to rezone, but rather the developer is requesting modifications to the approved Development Plan. Mr. Anderson reviewed the Case Facts, Zoning History, the Original Site Plan, and the current Site Plan, noting the Planning Commission and Staff recommend approval w/23 Conditions, and additional Conditions added today, July 15, 2025.

Councilmember Alexander stated there have been ongoing discussions regarding this project with the goal being a quality product, and is requiring 50% of the homes have 100% brick, streetlights, 10' path along the frontage, and trail connection from Rum Creek to Hwy. 42, noting GDOT (Georgia Department of Transportation), will widen Hwy. 42 in the year 2030; and noted there has been a discussion for a clubhouse to seat up to 50 people, similar to the structure in the Winding Creek subdivision.

Mayor Ford questioned if the development would include pickle ball courts or tennis courts.

Mr. Anderson responded that those amenities would not be included in the development.

Mr. Bryan Marshburn, Agent for the Applicant Shaker Reddy, reviewed the purchase history of the proposed Gadson's Crossing Development, noting the applicant is requesting fewer lots. Mr. Marshburn referenced the Development Agreement from 2014, reviewed the development, and requested the modification be approved similar to the city's approval of adjacent developments in the area with 3-sided hardy plank or siding, or a mixture thereof, and is requesting the approval for this development with the same standards; and that he is agreeable to the Condition to add the trees back per the recommendation from the Planning Commission.

Councilmember Alexander referenced a conversation with Mr. Marshburn prior to the meeting today where he insisted on 50% of the homes with 100% brick and stated the City of Stockbridge has raised the standards, and that the condition of 50% of the homes having 100% brick would be a requirement for his vote of approval for the modification of the development and asked the developer if he was agreeable to that condition. Mr. Marshburn's response was no, he is not.

Mr. Marshburn insisted on approval with the same Conditions approved by the city for the adjacent developments in the area and stated that this development meets the same standards that is being heard later on tonight's Agenda.

Councilmember Barber noted she was a resident of the Lakeside subdivision and asked the developer if the sidewalks could be wider.

Mr. Marshburn stated he would not object to 5' interior sidewalks.

Councilmember Barber asked Mr. Anderson for the standard for sidewalks for the city.

Mr. Anderson stated the city's standard is 5' for interior sidewalks.

Public Hearing Opened
There were no speakers.
Public Hearing Closed

Councilmember Barber noted that the city's standards allow for a mixture of brick and hardy plank, and asked Mr. Anderson if the city's standards require 4-sided brick.

Mr. Anderson response was that 4-sided brick is not a standard in the code as a requirement, however, it could be a Condition for a percentage.

Councilmember Barber asked Mr. Anderson if there were new developments that the city has approved that were 4-sided brick.

Councilmember Alexander noted developments on Brannan Rd./Liberty was approved with 4-sided brick.

Mr. Anderson confirmed, noting there have been developments that have volunteered to build with 4-sided brick.

Councilmember Barber noted there have been several town-home developments approved by the Council in District 4 without her vote, and that she certainly would have preferred this type of single-family home development in District 4.

Mr. Marshburn noted the proposed development will be 3300 sq. ft. homes on average with 3-sided hardy plank w/brick accents on the front with an average selling price of \$350,000 and will have minimum 3 bedrooms up to 5 bedrooms; noted the property has been idle for more than 15, and that their market analysis shows 5 homes for sale in the city of Stockbridge, and that their analysis shows that their proposed development would be sellable, similar to the Winding Creek development.

Councilmember Alexander state the City of Stockbridge is raising the standards and referenced the Brannan Rd. developments and Pulte homes; and noted the proposed development backs up to the Eagles Landing Country Club, which was not referenced by the developer, and that he was advised that the an agreement had been reached earlier today that 50% of the homes would be 100% brick; and noted residents who want to move up have no inventory in Stockbridge, and are therefore relocating to neighboring communities outside of Stockbridge for 4-sided brick homes.

Mayor Pro Tem Gantt suggested a compromise with the homes at the front or visible from Hwy. 42 have brick.

Mr. Marshburn stated he was agreeable to brick on the entry way homes for a visibility standpoint.

Mayor Pro Tem Gantt stated there needs to be more affordable single-family housing in Stockbridge, however the quality does not need to be cheap; and that it is currently a buyers' market and will make a decision based on the Code and the recommendation of staff, while being fair to the community, with all due respect to the representative of District 5.

Mr. Marshburn noted the property's location being in the vicinity of a metal recycling facility, and industrial businesses; and is asking for the same standards that were approved for subdivisions and where those homes were sold in District 5.

Mr. Anderson noted the city's Code requires Class A materials, and the development.

Councilmember Berry asked Mr. Marshburn to consider meeting on meeting ground, asking what percentage or number of homes could be 4-sided brick.

Mr. Marshburn agreed to the four front homes being 4-sided brick, and that all remaining homes throughout the community would be stack, stone, stucco, or brick, with water tables on 3-sides; 5' interior sidewalks, and a cabana.

Mayor Pro Tem Gantt stated the development pricing needs to be within reason, and not to outprice the market, noting the development is 59 homes and that adding a HOA fee and responsibility would be tough on the residents.

Mr. Anderson stated the city's Code has 100 homes as a starting point for a HOA; and the same for a clubhouse.

Mr. Marshburn noted the Cabana has two restrooms and there is a space to congregate.

Councilmember Alexander stated with the proposed price point, there should be a club house to seat up to 50 people as deemed by staff engineering.

Dwellings

Four homes facing Hwy 42 shall be constructed with

Three sides brick

Stacked stone, stucco front façade to match community.

One-third of homes shall have a minimum of 2400 sq feet, rather than 2500 sq feet.

All homes shall have 80 percent stack/stucco/brick on their front facades.

All homes shall have a water table on three sides (excluding the rear façade).

Pedestrian Trail

A walking trail shall be installed along the periphery of the property with Pedestrian bridge over Wolf Creek and connection HWY 42

Review of walking path and pedestrian bridge by city engineer for erosion considerations

Streetlight on multiuse trail

Five (5)-foot-wide sidewalks shall be installed within the interior of the subdivision.

Security

Perimeter fence adjacent to the railroad tracks, 50 ft on each side.

Streetlights shall be installed throughout the subdivision.

Pre-application meeting conditions

Dwellings

One-third (1/3) of the one-story homes shall have a minimum of 2,400 sq. ft. of heated space, rather than the originally required 2,500 sq. ft.

The front elevation of all homes shall consist of a mixture of 50% brick or stone and hardi-plank or cementitious siding, with a brick or stone water table along both sides of the home.

Security

For security, a fence shall be installed around the back of the development, adjacent to the railroad tracks, and it shall extend by fifty feet on each side.

Flock Safety cameras shall be installed at each entrance of the subdivision.

Amenities

Two centralized mailbox banks shall be provided, with one to be located on each side of the development.

One swimming pool.

Pedestrian Trail

10-foot-wide sidewalks shall be installed along Highway 42 frontage of the subject property.

Landscaping

A minimum 24-inch landscape strip shall be maintained between the back of curb and the 4-foot sidewalk along all public streets.

Hardwood street trees shall be required throughout the entire development, not just along Highway 42.

Administrative

The subject property shall be developed in substantial conformance with the revised site plan titled "Gadson Subdivision: Site Plan," prepared by Accura Engineering and dated June 10, 2025.

The developer shall comply with all the other requirements of the approved zoning case (RZ-03-45-S), including the original Development Agreement adopted on June 14, 2004.

Motion to approve w/Conditions was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 5-0.

NEW BUSINESS

11. Ordinance to Amend the Requirements for the Issuance of Occupational Tax Certificates (Business Licenses). (Citywide.)

Consideration of a new Title 9, Chapter 01, Section 260 (A) and (B), to be added to the Stockbridge Code of Ordinances to repeal and replace the existing section. The Henry County Tax Assessors' Office requested that the City create this new ordinance to prevent businesses from receiving an Occupational Tax Certificate (business license) or Regulatory License if they have not first paid their ad valorem taxes or personal property taxes.

Presented by: Uneeda Smith Sellers – Business Services Manager and Stephanie Milton, Occupational Tax Clerk

Ms. Smith-Sellers noted Ms. Milton was in attendance of a meeting initiated by the Henry County Tax Commissioner's Office where the recommendation was made to Henry County and the cities of Hampton, Locust Grove, McDonough and Stockbridge to amend their municipal code to withhold the issuance of business licenses when there are outstanding Ad Valorem or Property Taxes due to the County. Ms. Smith-Sellers noted the Tax Commissioner's Office would be responsible for submitting the delinquent business owner's information to each municipality.

Motion to approve was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 5-0.

12. Ordinance to Amend Chapter 5.16 Cemeteries - Section 5.16.070 Cemetery Regulations (City Stockbridge Cemetery and City Burk Cemetery) to add L - Interments or dis-interments prohibited on specified City of Stockbridge Cemetery Department holidays or any holiday/closure observed by the City of Stockbridge.

Presented by: Vanessa Holiday, City Clerk

Ms. Holiday noted the request is to update the city's municipal code with the city's holidays and office closures regarding cemetery regulations.

Motion to approve was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 5-0.

13. Council consideration to approve contract renewal invitation to bid (ITB) number 16RFP101216- DRR – American Tank Maintenance, LLC – Full-Service Tank Maintenance Program in the amount of \$61,419.00. Funding source is from the Water Department Budgeted Funds.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted there are two tank maintenance facilities in the State of Georgia, and that American Tank Maintenance, LLC, who is based in Perry, GA, has a great relationship with the city, and recently saved the city money on a recent repair due to a lightning strike, and while servicing the tank, made the repair at no cost.

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

14. Council consideration to approve the renewal of the landscape maintenance services contract with Yellowstone Landscape in the amount of \$350,000.00. Funding sources are from Government Buildings Department and Amphitheater budgeted funds.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted this request would be the final renewal with the contract expiring on September 30, 2025, and the RFP is being prepared to place out for bid.

Motion to approve was made by Councilmember Barber; seconded by Councilmember Berry.

Mr. Edmonson made a request to the City Council to Table this item to the next meeting.

Councilmember Barber rescinded the motion and made a new motion to Table the item as requested by Mr. Edmonson until he has an opportunity to review; seconded by Councilmember Berry. The motion passed unanimously 5-0.

DISCUSSION

15. Council Discussion for approval of an Ordinance to amend the Stockbridge Municipal Code Section 3.30.222 (b) Approval of Contracts and Section 3.30.223 (B) City Manager Authority, returning the spending and contracting authority to \$25,000 without City Council Approval. Staff was directed to research to compare the spending authority of the City Manager in cities of similar size and bring to the City Council at the August 11, 2025 Council meeting for discussion.

16. Council Discussion of all non-budgeted/non-essential services and expenses ceases immediately. All expenditures with or without contractual obligations greater than \$10,000 should be presented to the Governing Body for consideration of approval. That includes Events and Concerts. Mr. Milazi stated there is no dollar amount that needs to be set, noting if the funding is not approved and allocated in the budget, it does not exist and funds cannot be spent, no matter the amount; and noted on the Governing Body can authorize Budget Amendments with an identified funding source.

Councilmember Thomas exited the meeting at 9:16 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.

- Planning Commission Meeting, Thursday, July 17th at 6:30 p.m. - City Hall Council Chamber - (Jul 17 cancelled)
- Ethics Committee Meeting, Wednesday, July 23rd at 6:30 p.m. – City Hall Council Chamber – (Jul 23)
- A joint public meeting will be held on Tuesday, July 29th at 11 a.m. to formally discuss project priorities and funding allocations under the proposed Floating Local Option Sales Tax (FLOST) program. Location: Henry County Administrative Building, located at 140 Henry Parkway, McDonough, GA.
- City Council Work Session Meeting, **Last Tuesday of each month, July 29th** at 6:00 p.m. - City Hall Council Chamber (Jul 29)

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 Main Street for the Tiny Tent Concert Series Fridays from 6pm to 8pm at the Stockbridge Connection Center, 130 M L King Sr. Heritage Trail. Bring your lawn chairs. (Weather Permitting)
- Join Mayor Pro Tem Gantt for FREE Line Dance Classes on Wednesday, July 9th, July 16th, and July 30th from 6pm – 8pm at the Merle Manders Conference Center. Bring your own fan!
- Join Councilman Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, July 16th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join Mayor Anthony Ford for the monthly Meet the Mayor - Monday, July 28th from 10am – noon at City Hall. Meetings are by appointment.
- The Economic Development Department host a FREE Business Health Clinic on the 2nd Thursday of every month from 9am – 12pm at the Stockbridge Connection Center 130 M L King Sr. Heritage Trail. Check the Health of Your Business with the FREE Clinic.
- 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

- Saturday, July 26th – “My Girls Night” Xscape with special guest Mya.
- Saturday, August 16 & Sunday, August 17th – Stockbridge Jazz Festival hosted by Tommy Davidson, featuring David Benoit, Jazz Funk Soul, EFX Allstars, Chandra Currelley, Sonny Emory, Norman Brown, Jennifer Holliday, Karen Briggs, Eric Darius, and Keiko Matsui
- Saturday, August 29th – Parti-Gras Tour featuring Bret Michaels and Special Guests Lupe Fiasco and Chapel Hart
- Saturday, September 13th – For Lovers & Friends featuring Tank with special guest Lyfe Jennings, and Ginuwine
- Friday, September 6th & Saturday, September 7th, Southern Soul Weekend featuring King George, Tucka, West Love, Pokey Bear, TK Soul Tywaun Moore, and Tonio Armani
- Saturday, September 20th – Do the Reggae Tour 2025 featuring Ziggy Marley and Burning Spear

MAYOR'S COMMENTS

Mayor Ford referenced the MLB All Star Baseball taking place in Atlanta/Cobb County this evening 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, Litigation and Cybersecurity.

Motion to convene Executive Session as stated was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

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

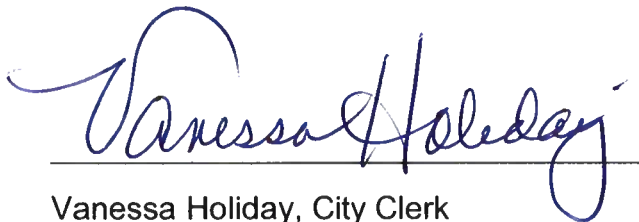
Motion to reconvene the meeting was made by was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

Motion to approve a salary increase for the City Treasurer was made by Councilmember Barber; seconded by Councilmember Berry. The motion passed unanimously 4-0.

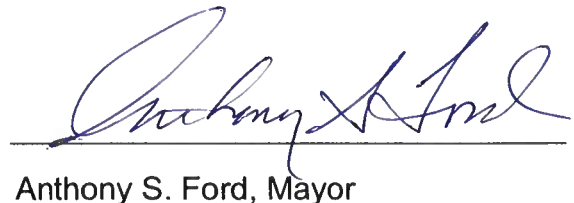
Councilmember Alexander stated the Executive Session discussion was Personnel, Litigation and Real Estate.

Motion to adjourn the meeting at 11:40 p.m. was made by Councilmember Berry; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Respectfully submitted by:

A handwritten signature in blue ink, reading "Vanessa Holiday", written over a horizontal line.

Vanessa Holiday, City Clerk

A handwritten signature in blue ink, reading "Anthony S. Ford", written over a horizontal line.

Anthony S. Ford, Mayor