



**CITY COUNCIL MEETING
SUMMARY MINUTES
MONDAY, SEPTEMBER 8, 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

Shawn Edmondson – City Manager
Frank Milazi – City Treasurer
Vanessa Holiday – City Clerk
Quinton Washington – City Attorney
Megan McCullough – Associate 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.

The meeting was called to order by Mayor Ford at 6:10 p.m.

Invocation by: Ms. Maria Ramierz

The Pledge of Allegiance was recited by all in attendance.

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

Motion to amend the Agenda to defer Item#3, Item#4, and Item#5 at the request of staff was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 3-0.

Motion to adopt the Agenda was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 3-0.

Mayor Ford referenced the ceremonial proclamations issued to Paul Brown in recognition of the Hidden Valley Recreation Center staff, National Hispanic Heritage Month presented to the owners of Angie's Café, Del Horno Pizzeria and RCC & Associates; and noted the swearing in of Denita Minnis as a member of the Youth Council Advisory Committee.

PUBLIC COMMENTS

- Mr. Willie Carter referenced \$32.9 of mismanaged funds; amphitheater management by an outside firm; referenced the Ethics Board recommendation for an independent 3rd party review; and asked for an update from the City Manager and Public Works Director regarding the \$6 million dollar Tye Street project.

Mayor Ford announced the payoff of the Amphitheater, noting that it is debt-free, and that the city must now maintain the operations of the facility.

APPROVAL OF THE MINUTES

1. Approval of the August 11, 2025 City Council Meeting Minutes
Approval of the August 11, 2025 Millage Rate Hearing #1 Meeting Minutes
Approval of the August 11, 2025 Millage Rate Hearing #2 Meeting Minutes
Approval of the August 18, 2025 Millage Rate Hearing #3 Meeting Minutes
Approval of the August 18, 2025 SCM FLOST Meeting Minutes
Approval of the August 26, 2025 Work Session Meeting Minutes
Motion to approve the Minutes as submitted was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 3-0.

Mayor Ford read the Public Hearing Rules

PUBLIC HEARING

2. 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. 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 on Rock Quarry Road -- 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
Mr. Anderson noted the Denial information that has been prepared has been vetted and approved by the city's Planning & Zoning Attorney, Valerie Ross; and noted the business license application was denied by Business Services Supervisor, Uneeda Smith-Sellers on April 28, 2025 relating to the 135 Rock Quarry Rd. Parcel ID No. S27-01013000, and

presented the Purposed of the Appeal Application, Description, Facts of the Subject Property, Aerial Photos, Table for Property Facts Slides 1, 2 and 3; Displayed the Zoning Map, Overlay District Map, Future Land Use Map; Reviewed the Zoning History; Displayed the 1963 Henry County Planning & Zoning Map noting the property as M-1 Light Industrial, Displayed the 1989 Henry County Planning & Zoning Map noting the property as M-1 Light Industrial; Reviewed the Henry County Zoning Ordinance and Zoning History; Displayed Business License Application with no mention of Parking and Rental of Commercial Vehicles; Displayed the Violation Notice issued by the City's Code Enforcement Department on March 121, 2025; Displayed the Zoning Review Notice, Displayed the Denial Letter, and gave a summary of the reasoning for denial, that the owner started truck parking which is not allowed.

Mayor Ford noted the business has been operating the truck parking/rental for several years.

Councilmember Alexander asked Mr. Anderson to confirm that the Truck Parking Business is not associated with the Concrete business.

Councilmember Berry joined the meeting at 6:39 p.m.

Mr. Anderson confirmed that the businesses are not connected.

Councilmember Barber noted that she had been made aware of the appeal by staff on July 3rd, reiterating her request to be informed on matters concerning District 4, and noted that she would reserve comments until she hears from both sides.

Attorney Andy Welch of Smith, Welch, Webb & White, presented the appeal on behalf of the owner James Raven, noting an Affidavit is on file for Mr. Raven, the owner and Mr. Biggers, the Appraiser, and a Notice of Constitutional Rights, were submitted to the Clerk for the record.

Attorney Welch noted his client is appealing Section 10.3, noting he has used the property for 40 years, and that Occupational Tax is a revenue generating account and cannot be conditionalized.

Attorney Welch noted that his client is requesting the city to grant non-conforming use, and that he is prepared to provide a means of settlement and compromise on this matter.

Attorney Welch noted that his client has owned and operated Huddleston Concrete Company that goes back to 1980, and that the Henry County Ordinance allowed discretion for use of the property.

Attorney Welch presented a map of the area in 1993, 1999 and 2010, which all showed tractor trailer trucks parked on the property.

Attorney Welch noted that in 2015, the city of Stockbridge authorized a concrete entrance, and in 2023, 2024, and 2025 the application was noted as Truck Parking.

Attorney Welch stated that the law protects passing a law and applying the law retroactively, and that Zoning Ordinances are for matters going forward and for future us, not going backwards.

Attorney Welch referenced the law related to grandfathered rights, and that zoning regulations cannot be applied backwards.

Attorney Welch referenced Section 6.1.4 (Non-Conforming) of the city of Stockbridge Code and stated that business licenses have been applied for each year by the applicant.

Attorney Welch noted the city adopted Section 2.4.11 in 2022 and in Section 3.1 the Ordinance shows truck parking is permitted, noting the language of commercial includes tractor trailers.

Attorney Welch noted the applicant applied for the 2025 Business License in July 2024 and the application is marked Truck Parking, as there is no concrete production, only the office where the leases are issued.

Attorney Welch stated that the law for occupational taxes cannot be denied based on zoning, and that a denial is without legal authority, and asked that the City Council overturn the denial.

Attorney Welch noted the City's Code allows for truck parking in light industrial pursuant to the permitted uses in the current code.

Attorney Welch referenced Outfront Media, LLC v. City of Sandy Spring regarding damages, noting his client would be entitled to monetary damages, and that the tenant and landowner would have rights to claims against the city,

Attorney Welch referenced Diversified Holdings, LLP v City of Suwanee whereas it stated that private property shall not be taken or damaged for public purposes without just and adequate compensation being first paid, and that if you apply your Zoning Ordinance and Occupational Tax Denial, you are damaging that property right.

Attorney Welch noted there was an appraisal prepared by Mr. Michael H. Biggers, whose sworn testimony of this appraisal and Affidavit is on file, and that he concluded after looking at the truck rental parking operations of the company and stated that if the owner is not allowed to continue, that would amount to a taking of \$1million the value away from the property.

Attorney Welch noted that he initially spoke about a compromise and settlement and requested a motion from the City Council to allow the owner to continue to operate the truck parking rental business through September 8, 2030, giving the owner an opportunity to phase out the

leases, and that on September 9, 2023 all operations will have ceased, at no cost to the city, and termination of the non-conforming use.

Councilmember Barber asked if the non-conforming was negotiable, noting that she appreciates the request to compromise, however, the City, and specifically District 4, has a vision for city's downtown district and the area along Rock Quarry Rd, noting the road widening project currently underway.

Mayor Pro Tem Gantt noted the citation references improper use and requested the prior year's application before the 2024 application.

Attorney Welch noted the prior year's application copies were not included in the packet; however, the 1993 aerial map shows the obvious use of the property show trucks parked at the location.

Mr. Anderson also confirmed that the prior year's application copies were not in the staff packet as well, and that concrete trucks could park at the location, but truck parking rental was not allowed.

Attorney Welch noted stated the gross revenues are paid from the rentals and noted that occupational taxes are not property taxes and are based on the business occupation and revenues.

Mayor Pro Tem Gantt noted the applications for 2024 and 2025 state parking and that the prior applications did not; noting the business has been operating illegally for a long time.

Mayor Ford asked the designation could be changed if the Council was amenable to the requested compromise and settlement.

Mr. Anderson stated that based on the city's current zoning and development trends, it would not be in line; however, staff is amenable to a 1-year phase out.

Councilmember Alexander agreed with staff's recommendation of a 1-year phase out, and agrees with the city's Zoning Attorney for Denial, no grandfather rights, or vested rights.

Councilmember Barber thanked Mayor Pro Tem Gantt for the information provided and agrees with members of Council on the phasing out; noting according to the records, Huddleston Concrete was sold to Ready Mix in 1993, and that the truck parking rental was operating years prior to that.

Attorney Welch noted the area around the quarry was established with ancillary businesses that spun off such as gravel, sand, and pipe businesses, which have become extinct due to costs.

Councilmember Berry agreed that the use is improper, no matter the length of time.

Attorney Washington recommended a brief Executive Session for Discussion of the matter.

Attorney Welch noted he would not be privileged to what was being considered, noting he has not received any documents.

Attorney Washington directed staff to provide Attorney Welch with the presentations and reports by staff that were presented by Mr. Anderson.

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

EXECUTIVE SESSION

Motion to convene Executive Session for Personnel, Litigation, Real Estate and CyberSecurity was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

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

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

Motion to uphold Denial with a Phase Out through December 31, 2026, was made by Councilmember Barber; seconded by Councilmember Berry. The motion passed unanimously 4-0.

NEW BUSINESS

3. Council Consideration to approve Second Contract Renewal Option for Mauldin & Jenkins Certified Public Accountants in the amount of \$67,500.00.

Presented by Frank Milazi, City Treasurer/CFO

Mr. Milazi noted the request to approve the contract was for auditing services with Mauldin & Jenkins was submitted to the Mayor & Council for during the July 2024 Council meeting, and approved, however, the contract was never executed; and noted the request tonight is to approve a 2nd renewal of the contract for auditing services with Mauldin & Jenkins for 2025-2026 and recommends the item be placed out for a competitive bid.

Motion to approve contract through December 31, 2026, and place out for bid was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change or contact City Hall offices at 770-389-7900 or visit the website www.stockbridgega.org for updates.

- Citywide Development Authority Meeting, Second Tuesday of each month, at 6:00 p.m. - City Hall Levi Meeting Room (Sep 9)
- Community Zoning and Information Meeting, Wednesday, Sept 10th from at 6:00 p.m. - City Hall Council Chamber (Sep 10)
- Main Street Advisory Board Meeting, Second Friday of each month at 9:00 a.m. at the Downtown Connection Center 130 M L King, Sr. Heritage Trail (Sep 12)
- Downtown Development Authority Board Meeting, Third Tuesday of each month, at 6:00 p.m. at the Downtown Connection Center 130 M L King Sr. Heritage Trail (Sep 16)
- Youth Council Advisory Committee Meeting, Third Tuesday of each month, at 6:30 p.m. - City Hall Levi Meeting Room (Sep 16)
- Planning Commission Meeting, Thursday, September 18th at 6:30 p.m. - City Hall Council Chamber (Sep 18)
- City Council Budget Retreat – Wed. Sep 24 thru Fri Sep 26 from 9am – 5pm at the Merle Manders Conference Center 111 Davis Rd.
- City Council Work Session Meeting, Last Tuesday of each month, September 30th at 6:00 p.m. - City Hall Council Chamber (Sep 30)

UPCOMING CITY EVENTS/INITIATIVES

- 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 the City of Stockbridge for the Annual 9/11 Ceremony on Thursday, September 11th on the steps of City Hall at 8:00 a.m., as we honor all first responders in observance of September 11, 2001.
- Join Councilman Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, September 17th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join Mayor Pro Tem Gantt for Free Line Dance Classes on Wednesday, September 17th, and September 24th from 6pm – 8pm at the Merle Manders Conference Center. All ages are welcome. Bring your own fan!
- Join Councilman Alexander for a District 5 Town Hall on Thursday, September 18th at the Levi @ the Bridges 1400 JR Grant Blvd. McDonough (City of Stockbridge). Topics: New Developments, Transportation/Traffic & Public Safety.
- Join us for BridgeFest on Saturday, September 27th at Amphitheater. FREE fun activities for kids, vendors, food trucks and an amazing concert featuring Jacques and KeKe Wyatt. City of Stockbridge residents will have the opportunity to obtain a limited number of tickets with a picture ID. Check the website and social media for full details.
- Join Mayor Anthony Ford for the monthly Meet the Mayor - Monday, September 29th 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.
- Do you have an outstanding citation, warrant, or Failure to Appear fee? You may qualify to have the warrant resolved and late fees waived during the Stockbridge Municipal Court Amnesty Program offered during the month of September. Please visit our website for complete details. www.stockbridgega.org
- 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!
- 2025 Municipal Election Forum taking place Tuesday, October 7th at 7:00 p.m. at the Merle Manders Conference Center.

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, September 13th – For Lovers & Friends featuring Tank with special guest Lyfe Jennings, Ginuwine, and Tyrese
- Saturday, October 18th Detroit Gospel Legends featuring Fred Hammond, Donnie McClurkin, Anthony Brown, Vanessa Bell Armstrong, Lisa Page-Brooks, Carvin Winans and Bryon Cage

MAYOR'S COMMENTS

Mayor Ford noted we are approaching the cold/flu season and asked that everyone get up to date Flu Shots and Covid-19 vaccinations and boosters; noted its football season and for Falcon fans to keep the faith.

Motion to adjourn the meeting at 8:15 p.m. was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor