



**CITY COUNCIL MEETING
SUMMARY MINUTES
MONDAY MAY 11, 2026 6:00 P.M.**

Mayor & City Council

Mayor Jayden L. Williams At-Large
Mayor Pro Tem Elton Alexander – Council District 5
Councilmember LaKeisha Gantt – Council District 1
Councilmember Antwan Cloud – Council District 2
Councilmember Kyle D. Berry, Sr. – Council District 3
Councilmember Yolanda Barber – Council District 4

Administration

Shawn Edmondson – City Manager
Frank Milazi – City Treasurer
Cassandra Lester – Interim 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.

Mayor Jayden L. Williams call the City Council Meeting to order at 6:04 PM. The invocation and The Pledge of Allegiance were led by Councilmember Kyle Berry.

All councilmembers were present and a quorum was established.

Councilmember Barber requested two amendments to the agenda: (1) a directive to staff to continue research on a shopping carts ordinance, and (2) a directive to staff to continue research on a "Code Cares" or similar program. The motion to amend failed for lack of a second.

Motion to adopt the agenda as presented was made by Councilmember Gantt; seconded by Mayor Pro Tem Alexander. The motion passed 5–0.

ADOPTION OF THE MINUTES

- Approval of the Work Session Summary Minutes April 28, 2026
- Approval of the City Council Summary Minutes April 13, 2026
- Approval of the Planning Retreat Summary Minutes Day 1 – March 4, 2026
- Approval of the Planning Retreat Summary Minutes Day 2 – March 5, 2026
- Approval of the Planning Retreat Summary Minutes Day 3 – March 6, 2026

Before the vote, Councilmember Barber requested two amendments to the meeting minutes. The first addressed the Planning Retreat minutes of March 4, 2026, which she stated did not reflect her discussion regarding the use of parking meters during the city's concerts and other events. The second pertained to the April 28, 2026 Work Session minutes, which she stated did not capture her final comments during the vote on the Flock LPR/PTZ camera item, specifically, that supporting documents and the contract had not been provided to council prior to or during that meeting.

Mayor Pro Tem Alexander clarified for the record that there was no council consensus to implement paid parking meters downtown, though he had no objection to reflecting that Councilmember Barber raised the topic.

Councilmember Barber emphasized that she was requesting reflection of the topics she raised, not a record of any vote or consensus.

Councilmember Gantt noted that the full discussion—including any rebuttal regarding whether documents were or were not provided—should also be reflected in the minutes in totality.

Motion to amend the minutes to include Councilmember Barber's comments from the March 4, 2026 Planning Retreat and the April 28, 2026 Work Session, along with all related council discussion, was made by Councilmember Barber and seconded by Councilmember Berry. The motion passed 5–0.

Motion to approve the Work Session Summary Minutes for April 28, 2026; the City Council Summary Meeting Minutes for April 13, 2026; and the Planning Retreat Summary Minutes for Day 1 through Day 3 (March 4–6, 2026), inclusive of the revisions made by Councilmember Barber was made by Councilmember Gantt; seconded by Councilmember Cloud. The motion passed 5–0.

PUBLIC COMMENTS

Six people presented Public Comments:

Audrey Holmes (206 Hunting Court, Spivey Ridge) described the impact of construction activity on neighboring residents, noting that heavy machinery operated directly at the property line with no advance notice to homeowners, removing the tree line that had previously provided privacy and visual screening. She expressed a sense of disrespect as a taxpaying resident and requested that a security boundary be established between the construction site and the subdivision.

Linda Stanley (7940 Christian Court, Lake Spivey) expressed that she no longer felt safe or at peace in her home of nearly 31 years, citing strangers traversing her yard. She requested that the city provide a resolution to restore safety and peace to the subdivision.

Evelyn Dixon (267 Spivey Ridge Circle, Lake Spivey) acknowledged and thanked the council for its prior communication regarding the postponement of a town hall meeting on the Tranquil Trails development and for providing a FAQ document. However, she stated that several important questions remained unaddressed, particularly regarding what she characterized as a substantial modification from the 2022 conceptual plan—specifically, the increase from four to six apartment buildings. While acknowledging that the total unit count reportedly remained unchanged, she argued that more buildings represented a material design revision with implications for density, site layout, traffic flow, green space, buffer placement, and parking. She formally requested clarification, updated impact assessments, and supporting documentation to be provided before the rescheduled town hall.

Mike Adams (224 Hunting Court, Lake Spivey) presented a visual slideshow showing before-and-after photographs of the tree buffer behind his property. He documented the clear-cutting of mature trees up to and reportedly in some cases over the property line by construction equipment. He shared a quote from a Facebook post attributed to a community page stating that the developer would be required to replant the mandated buffer with trees and install a fence along the property line, and expressed hope that this would be enforced.

Cathy Walker (200 Hunting Court, Lake Spivey) addressed what she described as a pattern of transparency and accountability failures. She referenced the city's own FAQ document, which she said identified changes between the 2022 approval and current construction involving building count, site layout, parking, stormwater systems, amenities, commercial relocation, and the removal of townhomes from the original concept. She stated that substantial and major modifications to approved zoning conditions require review and approval by the mayor and council before permits are issued, and questioned whether this process had been followed and who approved the changes. She also raised concerns about the last-minute scheduling and cancellation of the town hall meeting and called for consistent, direct communication from elected officials—particularly the District 1 councilmember whose constituents are directly affected.

Kay Adams (224 Hunting Court, Lake Spivey) appealed to the council on behalf of long-term homeowners, asking that they consider the impact of the development on property values. She expressed a preference for owner-occupied housing over rental units, citing differences in investment and stewardship. She raised specific concerns about trash dumpster placement near the residential fence line and strongly requested a substantial buffer—not minimal landscaping, but multiple rows of fast-growing, mature trees—to restore the visual and practical separation that existed before construction.

QUARTERLY REPORTS – BOARDS & COMMITTEES

Downtown Development Authority Quarterly Report – 1st Qtr. 2026

Warren Washington, Vice Chair of the Downtown Development Authority (DDA), presented the first quarter 2026 report. He reports financially, the DDA maintained stable balances across its three primary accounts.

The operating account recorded \$15,000 in inflows with controlled expenses, the project account maintained a balance exceeding \$145,000 after a \$15,000 strategic transfer to support operations, and the facade grant account had approximately \$18,000 in grant-related outlays supporting local business improvements. On the governance side, the DDA advanced the process of securing legal counsel, improved compliance procedures, and continued board training. The DDA is also developing a new internal grant program to expand facade improvement support to all downtown businesses—both exterior (up to \$15,000) and interior (an additional \$15,000 or more).

Key project initiatives included preparations to bring a formal request to council for a Daddy King statue and related cultural identity anchors in downtown, efforts toward downtown boundary expansion, alleyway redevelopment, streetscape improvements, and coordination on major city-led investments including the amphitheater, a STEM school, and roadway enhancements.

Mayor Pro Tem Alexander commended the DDA and highlighted the progress towards the revitalization of the MLK Senior corridor, citing new businesses including ABA Therapy, Downtown Social, and a new clothing retailer as evidence of forward momentum.

Councilmember Barber asked about the timeline for the downtown boundary expansion vote, and Mr. Washington indicated it should occur by the next council meeting.

Councilmember Barber specifically requested that Stockbridge Lakes Bed and Breakfast be added to the boundary expansion map. Mr. Washington acknowledged this was the first time the matter had been brought to the DDA's attention, and Councilmember Barber directed City Manager Edmondson and Mr. Anderson to ensure the property is included.

Citywide Development Authority Quarterly Report – 1st Qtr. 2026

No representative was present to deliver this report.

Youth Council Quarterly Report – 1st Qtr. 2026

The Stockbridge Youth Council (SYC) quarterly report was presented by Mackenzy Edwards (Mayor Pro Tem, SYC; Eagles Landing High School), Houleymatou Diallo (Member at Large, Dutch Town High School), and Sharika Zellers (Advisory Committee Student Liaison).

The council reported on a full slate of first-quarter activities centered on the 2026 initiative theme of "well-being," encompassing social, physical, mental, and spiritual health. Activities included an MLK Day of Service cleanup with Mayor Pro Tem Alexander on Campground Road, a Winter Wonderland Teen Skate Night with over 300 student participants, a leadership retreat in February focused on brand-building and entrepreneurship, participation in the Shades of Melanin African American History Celebration, a community breakfast with the Stockbridge Police Department aimed at bridging the gap between teenagers and law enforcement, participation in the A.D. King

March to Selma representing the City of Stockbridge alongside students from other counties and Atlanta University Center institutions, and the third annual Youth Entrepreneurship Expo held at the Merle Manders Conference Center with over 50 youth vendors.

The SYC reported a starting budget of \$31,900 for the year, with \$17,832.81 remaining as of the report date, accounting for expenditures through the period including the police dinner in April and upcoming costs for the senior banquet and awards ceremony. Remaining planned expenditures include beautification activities, health and wellness initiatives through the summer, and a school supply drive in July.

Councilmember Gantt commended the SYC for its activity level and encouraged the council to explore fundraising to support attendance at the National League of Cities (NLC) conference, noting that other youth councils have done so, sometimes with contributions from participating families.

Mrs. Zellars noted that fundraising for NLC travel is already being discussed and that with the budget now supporting growth from 15 to 20 student members, recruitment and fundraising will be major focuses in the upcoming school year.

Mayor Williams praised the SYC's representation at the AD King trip, highlighting that the staff at the AD King Foundation commended Stockbridge's scholars as among the best who attended.

CEREMONIAL REVIEW

Mayor Pro Tem Alexander read and presented the following proclamations on behalf of the City of Stockbridge. National Public Works Week Proclamation; Asian American & Pacific Islander Heritage Month Proclamation. Mayor Williams also noted that the City of Stockbridge won the competition against Jonesboro as part of the "Move with Mayor" Initiative.

NEW BUSINESS

Appeal Case #AP-2026-01 (Council District 4)

Consideration of an appeal of the completed Zoning Verification Letter (ZVL) for two parcels at the southwest corner of East Atlanta Road and Stagecoach Road, including Parcel #047-01016001 with 2.64 acres and Parcel #028-02021005 with 10.88 acres. Applicant/Property Owner: Samir Patel. Agent: Newton Galloway, Attorney.

Community Development Director Ryan Anderson presented the staff report. He explained that the applicant's attorney, Newton Galloway, filed a ZVL application on March 27, 2026, and the same day staff confirmed the zoning on the subject property as PUD (Planned Unit Development). The applicant contends the property is zoned PTD (Plan Town Development) based on a 2001 rezoning ordinance and an associated development agreement for the Pine Grove community. The applicant's intent is to develop a mixed-use project including a gas station/convenience store, additional retail, and townhomes.

Staff's position is that the PTD designation was effectively replaced when the city adopted a new Unified Development Code (UDC) and zoning map in March 2022, converting all PTD-, MUD-, and TND-zoned properties to the new PUD classification. Under PUD, a gas station is a special use requiring council approval; under PTD, the applicant contends it would be permitted by right.

Mr. Anderson detailed a complex 26-year history of the property, including its 2000 annexation, its 2001 rezoning to PTD with an associated development agreement, the applicant's purchase in 2018, a 2020 Planning Commission approval of a recombination plat that was never recorded, multiple applications filed and withdrawn or stalled since 2021, and the 2022 UDC rewrite that reclassified the property to PUD. He noted that in 2025 the applicant himself submitted a special use permit application acknowledging PUD zoning, which staff viewed as an admission consistent with staff's current position.

Staff's recommendation was denial of the appeal, confirmation that the property is zoned PUD, confirmation that the Pine Grove development agreement no longer applies, and direction that the applicant must record the recombination plat, apply for a special use permit for the gas station, and file a comprehensive plan amendment before the project may proceed.

Attorney Newton Galloway presented on behalf of the applicant, tendering a 567-page evidentiary record to the clerk for inclusion in the official record. He argued the matter is a quasi-judicial proceeding under OCGA 36-66-3-1.2 and the city's UDC Section 10.30.1. He contended that the 2001 development agreement—recorded in Henry County Superior Court records and binding on successors—vests the property in PTD zoning and controls over any subsequent changes to city regulations by virtue of its own terms (Section 13, "Future Changes in Development Standards").

He argued the agreement contained no termination date, was expressly amended as late as 2019 when the city itself used the agreement to release the Pine View residential tract while explicitly preserving the agreement's force as to the commercial tract. He stated the commercial tract was never notified of the 2022 rezoning, that no party speaking for the commercial tract consented to the Pine View amendment, and that the development agreement remained in the chain of mister Patel's title.

Attorney Galloway also recounted a lengthy history of applications dating to 2020 that, in his characterization, had never been brought forward to the council for a vote, and questioned whether the council was aware any of these applications had been pending. He acknowledged that at various points his client filed for a special use permit under PUD but stated this was done in good faith to try to move the project forward after being told the development agreement was void—a characterization he disputes.

Councilmember Gantt raised the point that due to the volume of materials presented she would seek to table the item pending review by legal counsel.

Attorney Galloway stated he had no objection to tabling to the next regular council meeting.

Motion to table Appeal Case #AP-2026-01 to the next regular council meeting to allow council and legal counsel time to review the submitted documentation was made by Councilmember Gantt and seconded by Councilmember Cloud. The motion passed 4–0–1. Councilmember Barber abstained.

Council Consideration For A Resolution Establishing A Council Voting Member As Intergovernmental Representative

Councilmember Gantt presented a resolution to formalize the appointment of a voting council member as a liaison and representative at intergovernmental meetings, mediations, litigation proceedings, and other significant external meetings where city interests are negotiated.

She explained the policy is not uncommon among municipalities and is consistent with how the city has already been operating such as with Mayor Pro Tem regularly attending such meetings alongside the mayor, but to ensure that a voting member of the governing body is always present and able to bring discussions back to the full council a resolution should be in place.

She emphasized that the representative would not have independent authority to vote or make binding decisions on behalf of the council but would serve as an informed liaison.

Mayor Williams sought clarification on whether this function was simply the existing role of the Mayor Pro Tem. Councilmember Gantt explained it extends beyond that position so that any voting council member may serve in the role when the Mayor Pro Tem is unavailable.

Councilmember Barber objected and questioned each council members asking if they had been involved in directing legal counsel to draft the resolution and noting she had not been included in the discussions. She expressed concern that the resolution was another effort to diminish the authority of the mayor, stating that in her tenure since January 2020, the mayor had always served as the city's representative in intergovernmental matters. She further noted she is the only council member not currently serving as a liaison to any board.

Councilmember Gantt responded that the resolution was based on needs arising from experience, including instances where a non-voting staff member had been sent in place of an elected official, and cited several past situations including litigation/mediation, SPLOST/LOST negotiations with other counties and cities that require negotiation as examples where this policy would have applied. Gantt reiterated that the resolution is standard municipal practice and is consistent with the council's city manager–council form of government.

Clarifying that the liaison has mandatory attendance requirements and the liaison can be appointment by a majority council vote each time.

Motion to approve the Resolution of the Mayor and City Council of the City of Stockbridge appointing a council member to serve as City Intergovernmental Representative, establishing duties, authorities, and reporting requirements of such representative, and for other lawful purposes was made by Councilmember Gantt and seconded by Mayor Pro Tem Alexander.

The motion passed 4-1-0. Councilmember Barber opposed.

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

Motion to adjourn to executive session for the purposes of litigation, personnel, real estate, and cybersecurity was made by Councilmember Gantt and seconded by Councilmember Cloud. The motion passed 5-0.

The council returned from executive session at approximately 8:53 PM.

Motion to end the executive session and return to regular session was made by Mayor Pro Tem Alexander; seconded by Councilmember Berry.

The motion passed 5-0.

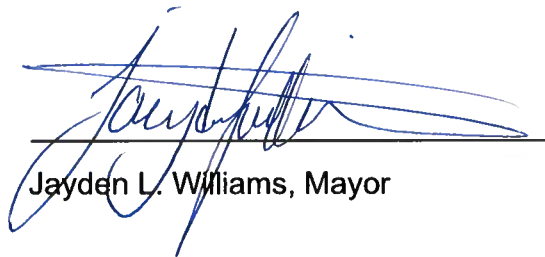
ADJOURNMENT

Motion to adjourn made by Councilmember Gantt; Seconded by councilmember Berry
The motion passed 5-0. The meeting adjourned at 8:55 p.m.

Respectfully submitted by:



Cassandra Lester, Interim City Clerk



Jayden L. Williams, Mayor