



## CITY OF STONECREST, GEORGIA

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### CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, November 27, 2023 at 6:00 PM

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*Mayor Jazzmin Cobble*

*Council Member Tara Graves - District 1    Council Member Rob Turner - District 2*

*Council Member Alecia Washington - District 3    Mayor Pro Tem George Turner - District 4*

*Council Member Tammy Grimes - District 5*

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**Citizen Access:** [Stonecrest YouTube Live Channel](#)

**I. CALL TO ORDER:** George Turner, Mayor Pro Tem

The meeting began at 6:09pm.

**II. ROLL CALL:** Sonya Isom, City Clerk

All members were present.

**III. INVOCATION:** Rob Turner, District 2 Councilmember

**IV. PLEDGE OF ALLEGIANCE:** Alecia Washington, District 3 Councilmember

**V. APPROVAL OF THE AGENDA**

There was a request to move Reports and Presentations after Approval of Minutes.

**Motion** – made by Councilmember Rob Turner to approve the November 27, 2023 City Council meeting agenda with the stated adjustments. Seconded by Councilmember Tara Graves.

**Motion passed unanimously.**

**VI. REVIEW AND APPROVAL OF MINUTES**

**a.** Approval of Meeting Minutes - City Council Meeting, October 23, 2023

**Motion** – made by Councilmember Tara Graves to approve the meeting minutes from the October 23, 2023, City Council meeting with stated corrections as amended. Seconded by Councilmember Rob Turner.

**Motion passed unanimously.**

## VII. PUBLIC COMMENTS

*Citizens wishing to make a public comment may do so in person. Citizens may also submit public comments via email to [cityclerk@stonecrestga.gov](mailto:cityclerk@stonecrestga.gov) by 2 pm on the day of the meeting to be read by the City Clerk.*

*All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City Council.*

*There is a two (2) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to established time limits.*

Faye Coffield - Inquired about sound barriers along I-20, would like information on what's happening with the Hayden Quarry project, and she would like information on those individuals that misused their P-Cards and whether they will be paying back the funds. She is also asking if the City of Stonecrest plans to name any of the street names after African Americans, she would like to know if the city has received and grant or federal funding besides ARPA and COVID-19, and she has questions on the Sam's Building, noting that the city doesn't have any arts centers.

Ted Golden - recruiting volunteers to go out to the schools in Stonecrest. He mentioned that many things are happening at schools, including kids smoking in the bathrooms and doing explicit things. He is soliciting volunteers for the school system, and recommending two hours, two days a week, two times per month.

Terry Johnathan Stidon - informing Mayor and Council of dishonest business practices at the Citgo Gas Station located at 2400 Evans Mill Rd. He mentioned that he was charged a different price each time he purchased a bag of Ice. This comment was read by the City Clerk.

Renee Cail - requests that the City of Stonecrest look closely at Metro Green's and deny their certificate of occupancy. This comment was read by the City Clerk.

## VIII. PUBLIC HEARINGS

*Citizens wishing to participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, position on the agenda item you are commenting on (for or against) via email to [cityclerk@stonecrestga.gov](mailto:cityclerk@stonecrestga.gov) by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you.*

*When it is your turn to speak, please state your name, address and relationship to the case..*

*There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.*

- a. Public Hearing** - RZ 23-005 1982 Phillips Road - Matthew Williams, Deputy Director of Planning & Zoning

Presentation by Deputy Director Matthew Williams stating the applicant, Lucretia Ramsey is seeking to modify the zoning conditions to allow for construction of attached dwellings. There was a review of facts and background, conditions, zoning maps, future land use, an aerial map of property, site plan and proposed renderings. The applicant would like to develop a duplex with an attached dwelling. The current zoning is RSM which permits dwellings. This was brought to the CPIM on October 12, 2023 and the Planning Commission on November 8, 2023. Staff recommends approval.

**Motion** – made by Councilmember Rob Turner to open public hearing for RZ 23-005 1982 Phillips Road. Seconded by Councilmember Tara Graves.

**Motion passed unanimously.**

The applicant stated this dwelling will enhance the community.

In Favor

None

In Opposition

None

**Motion** – made by Councilmember Tara Graves to close public hearing for RZ 23-005 1982 Phillips Road. Seconded by Councilmember Rob Turner.

**Motion passed unanimously.**

Deputy Director Williams stated the advertisements were properly done and he has not received any negative feedback. During the CPIM, two citizens made general comments. This duplex is not attached to a subdivision and is located on the main road. The applicant is requesting the property to become a duplex instead of a single-family structure. The property can be accessed via Phillips Road. There will be a double driveway that will curve for additional space. The applicant is seeking to allow the unit to be attached.

- b. For Decision** - Ordinance for RZ 23-005 1982 Phillips Road - *Matthew Williams, Deputy Director of Planning & Zoning*

**Motion** – made by Councilmember Tara Graves to deny RZ 23-005 1982 Phillips Road. Seconded by Mayor Pro Tem George Turner.

**Motion passed 3-2 with Councilmember Rob Turner and Councilmember Tammy Grimes voting Nay.**

- c. Public Hearing** - RZ 23-006 7467 Covington Highway - *Matthew Williams, Deputy Director of Planning & Zoning*

Deputy Director Matthew Williams gave a presentation stating the applicant, Floyd Sullivan, is requesting to rezone the property from R75 - Residential Medium Lot to C1 - Local Commercial. There was a review of facts and background, future land use, an aerial map, site photo and plan, environmental site analysis and letter of intent. This was brought to the CPIM on October 12, 2023 and to the Planning Commission on November 8, 2023. Staff is recommending approval with three conditions: the project must conform substantially to the site plan, prior to the issuance of the Certificate of Occupancy, the applicant shall apply for and receive a business license and a 5-foot sidewalk shall be installed along the frontage of Covington Highway.

**Motion** – made by Councilmember Rob Turner to open public hearing for RZ 23-006 7467 Covington Highway. Seconded by Councilmember Tammy Grimes.  
**Motion passed unanimously.**

In Favor

None

In Opposition

None

**Motion** – made by Councilmember Tara Graves to close public hearing for RZ 23-006 7467 Covington Highway. Seconded by Councilmember Tammy Grimes.  
**Motion passed unanimously.**

The applicant was notified but was not present at this meeting. Councilmember Turner stated his concern that since the applicant is not present, he cannot answer questions the Council may have. Staff is requesting a deferral to the next City Council meeting and assures the applicant will be present.

- d. **For Decision** - Ordinance for RZ 23-006 7467 Covington Highway - *Matthew Williams, Deputy Director of Planning & Zoning*

**Motion** – made by Councilmember Tara Graves to defer RZ 23-006 7467 Covington Highway to the January 22, 2024, City Council Meeting. Seconded by Councilmember Rob Turner.  
**Motion passed unanimously.**

- e. **Public Hearing** - SLUP 23-009 3309 and 3313 Panola Road - *Matthew Williams, Deputy Director of Planning & Zoning*

Deputy Director Matthew Williams gave a presentation stating the applicant is seeking a SLUP to develop a Place of Worship, which will be approximately 10,500 square feet and house approximately 300 seats. There was a review of facts and background, zoning map, an aerial map, site plan and survey, environmental site analysis and letter of intent. It was stated there is three existing places of worship within a one-mile radius. This item was brought to the CPIM on October 12, 2023 and to the Planning Commission on November 8, 2023.

Staff is recommending approval with five conditions: the applicant must submit a Lot Consolidation Minor Plat prior to the Land Disturbance Permit being issued, he applicant must comply with the parking regulations in ARTICLE 6. – PARKING, the proposed development shall be within general conformity, with the applicants submitted survey/site plan dated July 16, 2023, a deceleration lane and acceleration lane shall be installed along Panola Road, and right-of-way dedication shall be provided.

**Motion** – made by Councilmember Tammy Grimes to open public hearing for SLUP 23-009 3309 and 3313 Panola Road. Seconded by Councilmember Tara Graves.  
**Motion passed unanimously.**

The applicant, Darrell Johnson, is requesting a SLUP and wants to design a building to accommodate 300 seats. He will also be adding a D cell lane for traffic purposes and stated special attention was paid to traffic and noise.

In Favor

Darnell Johnson, Professional Engineer of JDM Consultants on behalf of Christ Gospel Parish

In Opposition

Donna Dees

Faye Coffield

Lewis Anderson

Desiree Ambrist

M. Murray

A petition was read by the City Clerk on behalf of members of Ousley United Methodist Church.

**Motion** – made by Councilmember Rob Turner to extend the public hearing for an additional 5 minutes per side for SLUP 23-009 3309 and 3313 Panola Road. Seconded by Councilmember Tammy Grimes.

**Motion passed unanimously.**

**Motion** – made by Councilmember Tara Graves to close public hearing for SLUP 23-009 3309 and 3313 Panola Road. Seconded by Councilmember Rob Turner.

**Motion passed unanimously.**

The applicant placed notification for hearings in time, but some signs could not be read due to the weather. All addresses within 1000 ft radius are notified of meetings. The two properties involved will be consolidated after approval. The area is currently zoned for a church but per the code, will need a SLUP for usage. The applicant has not had a meeting outside the CPIM. And no one spoke in favor or opposition of this item at the CPIM.

Reverend Holloway stated the date on the signs were incorrect for the CPIM and had a date of November 7, 2023, and should have stated November 8, 2023. It was stated this occurred due to the Planning Commission meeting being moved due to the elections being held on November 7<sup>th</sup>. New posts for the change of date in the Planning Commission meeting were not sent out. The start time for services will be 10am and services last approximately 6-7 hours. It was stated the CPIM did not have a fair shot at getting community input.

Staff is recommends allowing the community and the applicant to engage at a CPIM or full cycle. A completed traffic study is being recommended due to the 300 seats the applicant is requesting.

- f. **For Decision** - Ordinance for SLUP 23-009 3309 and 3313 Panola Road - *Matthew Williams, Deputy Director of Planning & Zoning*

**Motion** – made by Councilmember Alecia Washington to defer SLUP 23-009 3309 and 3313 Panola Road for full cycle. Seconded by Councilmember Tara Graves.

**Motion passed unanimously.**

## IX. CONSENT AGENDA

**X. APPOINTMENTS & ANNOUNCEMENTS**

**XI. REPORTS & PRESENTATIONS**

**a. Citizens Academy Graduation - *Gia Scruggs, City Manager***

Presentation to the Citizens Academy Inaugural class graduates by City Manager Scruggs for completing the six-week class and graduating as Ambassadors of the City of Stonecrest. Certificates of Completion were given to each of the twenty-one participants.

Mayor Pro Tem George Turner shared that on November 19, 2023, Congressman Hank Johnson honored unsung heroes and acknowledged those that are Stonecrest citizens.

**XII. OLD BUSINESS**

**XIII. NEW BUSINESS**

**a. For Decision - Temporary Certificate of Occupancy Process - *Patrick J. Moran, Chief Building Official***

Presentation by Chief Building Official Patrick Moran requesting approval to create a formalized process for Temporary Certificate of Occupancies when required on commercial projects and approval to post the fee, which is required to be advertised for 45 days before adding to the schedule of fees. The TCO will not give permission to change the use of the building. The TCO will only be offered in 30-day increments and will not be re-issued if there is no show of the project being completed. The adoption of this process does not deviate from the required safety inspections by law and fire marshals. The Building Department will examine and send field staff out to inspect and confirm safety.

The TCO is not to deviate or allow without completed requirements but to allow the business to open while completing small punch list items. This process is currently allowed but the fee was never added to the fee schedule. A fee of \$270.00 is being requested to be added to the fee schedule for the TCO. The City Attorney stated the city must announce the proposal to add the fee schedule and once posted, the public can comment before council votes to adopt.

**b. For Decision - Fairington Road Sidewalk Design Vendor Recommendation - *Hari Karikaran, PE, City Engineer***

Presentation by City Engineer, Hari Karikaran stating that the city's Transportation Master Plan and the Bicycle, Pedestrian Trail Plan recommends a sidewalk along Fairington Road. There was a review of the design and where the sidewalk will go. Staff is proposing to build a sidewalk on the South side of Fairington Road. The review evaluation committee evaluated and made a recommendation to construct a sidewalk. The purchasing team advertised for a design firm and Stantech Consulting was chosen at \$101,500. Once the design is complete, the construction phase will begin. During construction, there will be some Marta upgrades that include constructing shelters and adding concrete pads at stops. The Bicycle, Pedestrian Plan suggests crosswalks to be added to Fairington Road. The city will apply for an Encroachment Permit with DOT, which is needed to make pedestrian improvements to a DOT road. Consolidating Marta stops on the North side of Fairington Road is an option due to the right-of-way being tight and the lack of sidewalks. The stops

will be protected with push buttons and rubber beacons, so that the flashes warn drivers that there are pedestrians waiting to cross the road.

**Motion** – made by Councilmember Rob Turner to approve the Fairington Road Sidewalk Design Vendor Recommendation. Seconded by Councilmember Alecia Washington.

**Motion passed unanimously.**

- c. **For Decision** - Southeast Athletic Fence Installation Vendor Recommendation - *Hari Karikaran, PE, City Engineer*

City Engineer, Hari Karikaran stated that park staff are currently using the maintenance building at the complex for parking vehicles, storing equipment and utilizing the dumpsters. The Purchasing Department received 3 bids for the fence installation and is recommending Hasbun Construction, LLC DBA Total Renovation Solutions in the amount of \$41,160.00, to be funded from ARPA funds. The fence will be approximately 250 feet and the standard 8 feet in height. There will be a screen blocker and bob wire on the fence for safety. For entry, the fence will slide open and closed for staff.

**Motion** – made by Councilmember Tammy Grimes to approve the Southeast Athletic Fence Installation Vendor Recommendation. Seconded by Councilmember Rob Turner.

**Motion passed unanimously.**

- d. **For Decision** - Southeast Athletic Complex Restroom Design Contract - *Hari Karikaran, PE, City Engineer*

City Engineer, Hari Karikaran gave a presentation speaking of a lack of restrooms and stating that building permanent restrooms will help in city with costs for renting temporary stalls during events. The Procurement Department solicited a design builder proposal in July 2023 and received one proposal, that doubled the amount that was budgeted in the SPLOST allocation. An evaluation was done with the 5-6 vendors who showed up at the pre-bid meeting and did not send a proposal. Their concerns were there are too many unknowns to project a price for a design build. A decision was made to design first, to get a better cost for the proposal on construction. A proposal to design was received from Gordian, which is a state contractor, with a cost of \$49,829.37 for a complete design. The design will include civil architectural, mechanical, electrical and plumbing designs for a total of 8 additional restrooms. This will also include a concession stand for convenience.

**Motion** – made by Councilmember Rob Turner to approve the Southeast Athletic Complex Restroom Design Contract. Seconded by Councilmember Tara Graves.

**Motion passed unanimously.**

- e. **For Discussion** - ARPA Update and Recommendation - *Gia Scruggs, City Manager*

City Manager Ms. Scruggs introduced Steven Whitney from Berry Dunn, to give an update on ARPA funds, including approved programs in progress or completed, small business support, residential support education assistance, park upgrades and youth and adult programming. There was a review of the ARPA budget that the Council approved, as well as recommendations and expenditures year to date. 75 small business support was issued, and 195 residential support was issued. 12 Stonecrest schools received \$100,000 each.

Georgia Piedmont College received \$500,000. The Park upgrades: Field and Parking Lot Lighting: \$374,211 for the Southeast Athletic Complex. Replace/Add Bleachers: \$39,776. Shade Structure: \$204,841 for shading. Sports Materials: \$2,408. Southeast Athletic Complex Fencing: pending. Browns Mill Aquatic Center Upgrades/Renovation: pending. Youth and Adult Programs for Summer Camps: \$96,963. Senior Fitness Class: \$1,200. Bridge Club: \$472. Youth Chess Club: \$2,400. Potential Future Programs: Purchase Supplies and Equipment for Athletic Programming, Expansion of Nature Education Programming and Expansion of Recreation Programming Offerings. The council has approved: \$9,730,045 and what's spent to date: \$4,432,877. There is \$1.24 Million in unspent funds from the residential and small business programs. The City Manager is recommending that those funds be used to support the Panola Shoals Riverbank Stabilization and Restoration Project. This project was previously approved, and this will secure funding. It was requested that a vendor recommendation be brought to council at the December Council meeting, along with a ballpark figure. A previous grant will also be applied as necessary. The residential and small business programs are now closed. A vendor recommendation will be presented at the December council meeting. All ARPA funds must be obligated by December 31, 2024.

**Motion** – made by Mayor Pro Tem George Turner to reallocate 1.24 million dollars from ARPA funds for the Panola Shoals Stabilization Program. Seconded by Councilmember Rob Turner.

**Motion passed unanimously.**

**f. For Decision** - Furniture and Workstation Vendor Approval - *Gia Scruggs, City Manager*

Presentation by City Manager Gia Scruggs requesting additional furniture and workstations as the city continues to grow. The council approved renovations for Development Services and the City Council area in 2022, for both suite 125 & 250. The request is for a vendor to replace furniture and workstations in suite 120, to have adequate office space for current and future city employees. The vendor recommendation is for state contractor Russell Contract Furnishing in the amount of \$82,593.51. This will come from General Fund Facilities and Buildings – Furniture and Fixtures.

**Motion** – made by Councilmember Rob Turner to approve the Furniture and Workstation Vendor request. Seconded by Councilmember Tammy Grimes.

**Motion passed unanimously.**

**g. For Decision** - Ordinance for FY24 Budget Recommendation, 2nd Read - *Gia Scruggs, City Manager*

Presentation by City Manager Gia Scruggs stating the pay and classification plan that was presented during the summer, including the additional positions. To create the positions, there needs to be an Ordinance that attests to those positions, in the different departments.

There was a 2<sup>nd</sup> read of the preamble by the City Clerk.

**Motion** – made by Councilmember Rob Turner to approve the Ordinance for the FY24 Budget Recommendation, 2<sup>nd</sup> Read. Seconded by Councilmember Tara Graves.

**Motion passed unanimously.**

#### **XIV. CITY ATTORNEY COMMENTS**

No comments

#### **XV. CITY MANAGER UPDATE**

Would like to thank the residents that were a part of the inaugural Citizens Academy and Staff. The Light up Stonecrest event will take place on December 9<sup>th</sup> at Browns Mill.

#### **XVI. MAYOR AND COUNCIL COMMENTS**

**Mayor Cobble** – Would like to thank everyone who participated in the Turkey Drive feeding 1000 families. Thanks to sponsors, volunteers and staff. There is a clothes drive at the City Hall that is going on until December 11<sup>th</sup> and donations can be dropped off on Monday, Wednesday & Friday from 9am - 5pm.

**Tara Graves, District 1** – Stressed her excitement about the December 9th Light Up Stonecrest.

**Rob Turner, District 2** – Run off election for District 2 is underway. Early voting will begin on 11/27/23-12/1/23 from 7am to 7pm. The voting site is the old Sam's building and the election site on Memorial Drive. The election day is Tuesday, December 5<sup>th</sup>. Go Vote, District 2.

**Alecia Washington, District 3** – Wishes everyone a great rest of the week.

**Tammy Grimes, District 5** – Take heed to volunteering in the schools. Salem Middle is the only middle school in Stonecrest. Please volunteer at Salem Middle. Stay tuned for the rest of the year.

**George Turner, Mayor Pro Tem, District 4** - December 11<sup>th</sup> we will have the Work Session will start at 6pm and the Council meeting will start at 7pm. A date for the first meeting in January must be selected that will happen at the December meeting.

#### **XVII. EXECUTIVE SESSION**

*(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate)*

**Motion** – made by Councilmember Rob Turner to go into Executive Session for Real Estate matters. Seconded by Councilmember Tammy Grimes.

**Motion passed unanimously.**

**Motion** – made by Councilmember Tammy Grimes to come out of Executive Session and return to the regular scheduled council meeting. Seconded by Councilmember Tara Graves.

**Motion passed unanimously.**

**Motion** – made by Councilmember Rob Turner to approve the minutes from the Executive Session. Seconded by Councilmember Tara Graves.

**Motion passed unanimously.**

## **XVIII. ADJOURNMENT**

**Motion** – made by Councilmember Tammy Grimes to adjourn the City Council Meeting.  
Seconded by Councilmember Rob Turner.

**Motion passed unanimously.**

The meeting adjourned at 10:06pm.

### *Americans with Disabilities Act*

*The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities and employment practices.*

*If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.*