



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, July 28, 2025 at 6:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Terry Fye - District 2

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

Council Member Tammy Grimes - District 5

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

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

The meeting began at 6:11pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members were present.

III. INVOCATION: Pastor James C. Ward, Antioch Lithonia Missionary Baptist Church

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

V. APPROVAL OF THE AGENDA

There was a request to move Reports & Presentation before Public Hearings.

Motion – made by Councilmember Terry Fye to approve the agenda with the stated adjustments.
Second by Councilmember Tara Graves.

Motion passed unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

a. Approval of Meeting Minutes - City Council Meeting, June 26, 2025

Motion – made by Councilmember Tara Graves to approve the city council meeting minutes from June 26, 2025. Second by Councilmember Alecia Washington.

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 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 three (3) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to established time limits.

Dave Marcus- Has concerns on the proposed rezoning map, why the need for a complete redo, and questioned why there was only one open house.

Faye Coffield- Wants to know what the city has accomplished, states we are losing our development to neighboring counties, has concerns about the Stonecrest Mall area, concerns about on development on Rock Springs Rd, and stated that the homes developers are building are low-income. She is also asking the city to look into CPR training.

Marie Colson (sent via email)- Objections to a non-resident private entity without full council deliberation and would like the entire council to weigh in on the proposal and full transparency, with the community fully informed.

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 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 - Ordinance for RZ 25-001 1455 Rogers Lake Road - Shawanna Qawiy, Division Director Community Development

The presentation was given by Director Qawiy stating that the applicant Mr. Robert Bullard is seeking a rezoning and map amendment from R-100 (Residential Med Lot) District to RSM (Small Lot Residential Mix) to construct 75 townhomes. There was a review of the background, public participation, zoning map, aerial location map, location site photos and staff recommendations. There will be 2 detention ponds for possible run-off reduction. Conditions are as stated:

1. The development shall be limited to single-family detached dwellings and accessory uses and structures not exceeding 62 lots.
2. The proposed development shall be constructed in general conformance with conceptual Site Plan by Bullard Land Planning dated 09-10-24 included as part of this rezoning application.

3. The minimum heated floor area of each dwelling shall be 1,400 square feet.
4. A 20-foot buffer shall be provided where the property line of the Subject Property adjoins existing R-100 zoned property and shall be replanted to buffer standards where grading is necessary.
5. Architectural variability.
 - A. Distinctly different front façade designs shall be utilized within each phase of the development. The term “distinctly different” shall mean that each front for a single-family dwelling must differ from adjacent single family dwelling front facades in at least four of the following six ways:
 - i. The use of different primary exterior materials;
 - ii. Variation in the width or height of the front façade by four feet or more;
 - iii. Variation of the type, placement or size of windows and doors on the front facades.
 - iv. Variations in rooflines, including the use of dormers and changes in the orientation of rooflines.
 - v. Variation in the location and proportion of front porches; and
 - vi. Variation in the location or proportion of garages and garages doors.
 - B. No single-family dwelling shall be of the same front façade design as any other single-family dwelling along the same block face within eight lots of the subject dwelling. Mirror images of the same configuration are not permitted on the same block face.
 - C. No single front façade design may be used for more than 25 percent of the total units for the proposed single-family development.

6. Minimum lot size shall be 6,000 SF

7. Setbacks:

Front: 50 feet along Rogers Lake Road

10 feet for interior streets

Side: 10 feet – 15 feet between buildings

Rear: 30 feet

Motion – made by Councilmember Tara Graves to open public hearing for Ordinance for RZ 25-001 1455 Rogers Lake Road. Second by Councilmember Terry Fye.

Motion passed unanimously.

In Favor

Bobby Bullard

In Opposition

None

Motion – made by Councilmember Tara Graves to close public hearing for Ordinance for RZ 25-001 1455 Rogers Lake Road. Second by Councilmember Terry Fye.

Motion passed unanimously.

- b. **For Decision** - Ordinance for RZ 25-001 1455 Rogers Lake Road - *Shawanna Qawiy, Divisions Director Community Development*

There were comments from the applicant, Bobby Bullard, stating the process has been handled professionally and asking to revise the verbiage in condition 2. There was a review of the plan and request for corrections on the date of the plan. There was a read of the conditions by Director Qawiy. The preamble was read by the Deputy City Clerk.

Motion – made by Councilmember Tara Graves to approve Ordinance for RZ 25-001 1455 Rogers Lake Road with listed conditions. Second by Councilmember Terry Fye.

Motion passed unanimously.

c. Public Hearing - Ordinance for RZ 25-003 2979 Klondike Road - *Shawanna Qawiy, Division Director Community Development*

The presentation was given by Director Qawiy stating that the applicant Hugh Delaney is seeking a rezoning and map amendment from OI (Office-Institutional) to MR-1 (Medium Density Residential-1) for a proposed townhome development. There was review of the background, public participation, future land use map, zoning map, aerial location map, site location/conceptual plan, building elevations, renderings, Planning Commission recommendations and staff recommendations. Conditions are as stated:

1. Approval is based on the submitted site plan.
2. Access is restricted to the internal roadways of the development to the north of the project site.
3. No curb cut access from the site to Klondike Road will be permitted.
4. A 20-foot landscape strip along Klondike Road is required to screen the parking areas from view.
5. The applicant must provide documentation demonstrating that existing utilities, including water, sewer, and stormwater systems, have adequate capacity to support the proposed development. If deficiencies are identified, the applicant shall propose necessary upgrades.
6. The applicant shall implement measures to protect existing natural resources, including maintaining appropriate buffers and preserving mature trees where feasible.
7. A 50-foot-wide buffer with existing and new trees shall be maintained along the property's boundaries to minimize visual and environmental impacts on adjacent properties.
8. The development shall include provisions for pedestrian connectivity, such as sidewalks or pathways, to enhance accessibility and promote walkability within the community.
9. The applicant shall adhere to the city's architectural design standards to ensure that the development is aesthetically compatible with the surrounding area.
10. The applicant shall include a percentage of affordable housing units within the development to promote socioeconomic diversity and meet community needs.
11. No more than 10% of the units may be rental units.
12. Off-street parking cannot be used or converted to living spaces.

Motion – made by Councilmember Tara Graves to open public hearing for the Ordinance for RZ 25-003 2979 Klondike Road. Second by Councilmember Tammy Grimes.

Motion passed unanimously.

In Favor
Hugh Delaney

Dave Marcus
In Opposition
Faye Coffield
Gloria Eckenridge

Motion – made by Councilmember Tammy Grimes to close public hearing for the Ordinance for RZ 25-003 2979 Klondike Road. Second by Councilmember Tara Graves.
Motion passed unanimously.

- d. **For Decision** - Ordinance for RZ 25-003 2979 Klondike Road - *Shawanna Qawiy, Divisions Director Community Development*

It was confirmed that if the zoning map is not approved, it will not impact completion of the development. There will be sidewalks along the frontage and interior.
Staff recommends approval with conditions as stated by Director Qawiy.
The preamble was read by the Deputy City Clerk.

Motion – made by Councilmember Tara Graves to approve the Ordinance for RZ 25-003 2979 Klondike Road. Second by Mayor Pro Tem George Turner.
Motion passed 4-1 with Councilmember Tammy Grimes voting Nay.

- e. **Public Hearing** - Ordinance for ZM 25-002 2979 Klondike Road - *Shawanna Qawiy, Division Director Community Development*

The presentation was given by Director Qawiy stating that the applicant Hugh Delaney is requesting to amend the approved conditions defined in DeKalb County case number CZ-08014586. There was a review of the background, public participation, zoning map, future land use map, aerial location map, parcel location, Planning Commission recommendation and staff recommendation.

Motion – made by Councilmember Tara Graves to open public hearing for Ordinance for ZM 25-002 2979 Klondike Road. Second by Councilmember Tammy Grimes.
Motion passed unanimously.

In Favor
Hugh Delaney
Cordell Lyons
In Opposition
None

Motion – made by Councilmember Terry Fye to close public hearing for ZM 25-002 2979 Klondike Road. Second by Councilmember Tara Graves.
Motion passed unanimously.

- f. **For Decision** - Ordinance for ZM 25-002 2979 Klondike Road - *Shawanna Qawiy, Divisions Director Community Development*

Councilmember Tammy Grimes stated this agenda item is rendered moot based on legal and council's decision.

IX. APPOINTMENTS & ANNOUNCEMENTS

X. CONSENT AGENDA

XI. REPORTS & PRESENTATIONS

- a. DeKalb County Schools Athletic Department - *Dr. Triscilla Weaver, DeKalb County Schools*

Councilmember Graves invited Dr. Weaver after a meeting discussing upcoming programs that DeKalb County Schools Athletic Department is working on. Information was shared by Dr. Weaver along with the Executive Director of Athletics, Mrs. Jiltz, regarding a new division, departments and their goals and accomplishments.

- b. Council Award - *Freddie Bloome, Georgia Municipal Association*

Presentation by Mr. Freddie Bloome of GMA, presenting a Certificate of Completion to Councilmember Tara Graves for completing the 8-month Municipal Leader Workplace, Community and Culture Program.

- c. Recognition of Walmart Store #1340 for Community Support and Partnership - *Mayor Jazzmin Cobble*

Presentation by Mayor Cobble to Walmart Store #1340, Fairington Road for the work it does in the Stonecrest community. A letter of recognition was given to managers present at the meeting. acknowledging them for work done for the community.

XII. OLD BUSINESS

XIII. NEW BUSINESS

- a. **For Decision** - Vendor Recommendation for Generators for City Hall and Browns Mill Recreation Center - *Tanisha Boynton, Procurement Manager and Reginald Powell, Operations Manager*

The presentation was given by Mrs. Boynton stating the request is for the purchase and installation of two generators to be placed at City Hall and at Browns Mill Recreation Center. This will be a Sourcewell Awarded Contract to obtain the generators from Energy Systems Southeast, LLC. Staff are asking for approval to move forward with this recommendation as well as a purchase order for both purchases. The funding source will be the Fund Balance from the GL# 100-1565-541300 and GL# 100-6210-541300.

Motion – made by Councilmember Tammy Grimes to approve the Vendor Recommendation for Generators for City Hall and Browns Mill Recreation Center. Second by Councilmember Terry Fye.

Motion passed 4-1 with Councilmember Tara Graves voting Nay.

- b. **For Decision** - Vendor Recommendation for RFP-0003-25 Zoning Ordinance and Overlay District Rewrite Consultant Services - *Tanisha Boynton, Procurement Manager and Shawanna Qawiy, Division Director, Community Development*

The presentation was given by Mrs. Boynton stating the city utilized an RFP method to obtain zoning ordinance overlay district rewrite consultant services. Through the RFP process the city received three proposals. Upon completion of the evaluation process, Inspire Placemaking Collective, Inc. was selected as the top-ranking firm. The amount of their price proposal was \$148,105.00. The staff are asking for recommendations to issue purchase orders to utilize services and monitor the scope of work for this project. Funding will come from Planning and Zoning Professional Services GL# 100-1741-521200. It was stated this was a council initiative, and our comp plan lines this out. If there are changes to the ordinances, there may be minor changes.

Motion – made by Councilmember Tammy Grimes to approve the Vendor Recommendation for RFP-0003-25 Zoning Ordinance and Overlay District Review/Rewrite Consultant Services in the amount of \$148,105.00. Second by Councilmember Alecia Washington.

Motion passed 4-1 with Councilmember Tara Graves voting Nay.

c For Decision - Resolution for the Renewal of the City of Civility Designation -
Mayor Jazzmin Cobble

The presentation was given by Mayor Cobble requesting that council approve the resolution for the renewal of the City of Civility designation.
The preamble was read by the Deputy City Clerk.

Motion – made by Councilmember Terry Fye to approve the Resolution for the Renewal of the City of Civility Designation. Second by Councilmember Tammy Grimes.

Motion passed unanimously.

d. For Decision - Fairington Road Sidewalk Project Update - CDBG Grant - DeKalb County
- Michael McCoy, Deputy City Manager, Hari Karikaran, City Engineer & Allen Mitchell, DeKalb County Community Development Director

This item was for an update only. The presentation was led by Deputy City Manager McCoy, providing updates on the Fairington Road Sidewalk Project. The city has received an official sub agreement with recipients from DeKalb County Community Block Grant in the amount of \$500,000. This is the first for the City of Stonecrest to work in partnership with the DeKalb County CBG. Mr. Allen Mitchell stressed his gratitude for working with the City of Stonecrest and having permission to grant the \$500,000 from the Board of Commissioners. There was mention of an additional grant awarded in the amount of \$340,000. A Homeless Hotline number was given and is 404-687-3500.

e. For Decision - Panola Shoals Additional Design Services - Michael McCoy, Deputy City Manager

The presentation was given by Deputy City Manager McCoy stating this is a contract amendment to include engineering of record services by CERM for the Panola Shoals stream bank restoration project. This is a highly aimed opportunity to protect the south riverbanks and preserve access. Dr. Gibbs with CERM was present.. This amendment is in the amount of \$92,571.00. This amount will compensate CERM for services already rendered and support continued engineering oversight through the remainder of the project. The funding source is SPLOST. Attorney Thompson stated the flood was an emergency

condition. And a scour analysis is being done now to determine what kind of infrastructure is needed.

Motion – made by Mayor Pro Tem George Turner to approve Panola Shoals Additional Design Services in the amount of \$92,571.00. Second by Councilmember Tammy Grimes.
Motion passed unanimously.

XIV. CITY ATTORNEY COMMENTS

No comment

XV. CITY MANAGER UPDATE

The City of Stonecrest joined Emory Hillandale on July 17th to celebrate the hospital's 20th Anniversary. On Tuesday, August 5th the city is hosting our 2025 National Night Out from 6:00-8:30pm at the City Hall. The city will continue to assist DeKalb County with the CHIP program to help ensure the development community support. The city is preparing to launch an internship program initiative that will provide local students and young professionals with ongoing opportunities to experience public services in local government. The city is happy to announce the city-wide sunflower contest, encouraging city residents to grow our city flower, the Mammoth Sunflower. From late August to mid-September participants can submit progress pictures and will be elected based off specific categories. Please take a look at our new business directory on the city website. Welcome to our new Grant Administrator Keira Drane.

XVI. MAYOR AND COUNCIL COMMENTS

District 5 – Tammy Grimes – Students are coming back to school next week. Please take advantage of the backpack giveaways, please have your kids on time for school, and don't be strangers to your children's school.

District 3 – Alecia Washington - Had a successful back to school give away at Browns Mill along with the Popcorn in the Park held at Fairington Park. There will be a back-to-school giveaway at Fairington Park this Saturday from 12:00-4:00pm. There will be for fun, food and music.

District 2- Terry Fye – Special thanks to neighbors in the Avalon Subdivision, Lake View Subdivision and Miller Grove for letting me speak to you. Big thank you to City of Stonecrest Code Enforcement Mr. Stewart and Mr. Butts for live responses to neighbors' requests. For all communication and contact, please email me at Tfye@stonecrestga.gov.

District 1 – Tara Graves – D1 has newsletters that go out quarterly to coincide with townhall meetings. If you would like to receive one, please request via email. Our next town hall will be September 27th at City Hall from 1:30-3:30pm, where they will also be another Hazardous Waste event. Dominiques Restaurant is celebrating their 1-year Anniversary and there will be an anniversary event on August 9th from 1:30-3:00pm. Welcome the 2025-2026 school year. Pastor Bryant of New Birth is adopting 6 schools in DeKalb County and out of the 6 schools, 4 are with the Stonecrest city limits.

Mayor Cobble – No comment

District 4 – Mayor Pro Tem George Turner – We lost a football player at Arabia Mountain High School. Please keep his family, school and other players in your thoughts and prayers.

XVII. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

Motion – made by Councilmember Alecia Washington to enter executive session for personnel, litigation, real estate and cyber security. Second by Councilmember Tara Graves.

Motion passed unanimously.

Motion – made by Councilmember Terry Fye to exit executive session and return to the regular scheduled meeting. Second by Councilmember Tammy Grimes.

Motion passed unanimously.

Motion – made by Councilmember Terry Fye to approve the minutes from executive session. Second by Councilmember Tammy Grimes.

Motion passed unanimously.

Preamble of resolution read by City Attorney Thompson for the Intergovernmental Agreement between the City of Stonecrest and the Stonecrest Development Authority for \$650,000.00.

Motion – made by Councilmember Terry Fye to approve the IGA between the City of Stonecrest and the Stonecrest SDA in the amount of \$650,000.00. Second by Councilmember Tammy Grimes.

Motion passed 4-1 with Councilmember Tara Graves voting Nay.

XVIII. ADJOURNMENT

Motion – made by Councilmember Tammy Grimes to adjourn the meeting. Second by Councilmember Tara Graves.

Motion passed unanimously.

The meeting ended at 11:57pm

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.