



CITY OF STONECREST, GEORGIA

CITY COUNCIL SPECIAL CALLED MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, July 31, 2023 at 6:00 PM

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

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

I. CALL TO ORDER: Mayor Pro Tem George Turner

This meeting began at 6:12pm

II. ROLL CALL: City Clerk Sonya Isom

Mayor Pro Tem George Turner announced Mayor Cobble would attend the meeting via zoom.

Mayor Pro Tem also requested to remove public hearing items C & D for SLUP 22-012 7173 Covington Highway from the agenda, in addition to item D, Purchasing Policy Revision, under Agenda Items.

III. PUBLIC HEARING

a. Public Hearing - TMOD 23-003 Public Storage Facilities - Ray White, Director of Planning and Zoning

Presentation by Ray White, Director of Planning and Zoning. Mr. White stated there are 5 existing self-storages within the city and 4 applicants are waiting on the decision for this TMOD. There was a review of facts and background, recommended amendments, key components, and recommended amendments to location requirements. Staff are requesting changes to be made to Article 4 (Use Regulations), Article 6 (Parking) and Article 9 (Definitions/Maps) of the zoning ordinance.

Staff are also recommending amending the location requirements and would also like to have self-storage allowed in the Stonecrest Overlay and Arabia Mountain Overlay.

Motion – made by Councilmember Rob Turner to open public the hearing for TMOD 23-003 Public Storage Facilities. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

There were no public comments in support of this item.

Public comments in opposition of this item

Faye Coffield
Michelle Battle

Motion – made by Councilmember Tammy Grimes to close the public hearing for TMOD 23-003 Public Storage Facilities. Seconded by Councilmember Alecia Washington.

Motion passed unanimously.

Councilmember Rob Turner asked Mr. White to respond to the concerns and issues that Ms. Battle mentioned regarding distance and design. Mr. White stated there are concerns about how storage facilities have been utilized, as well as traffic control. He wants to be safe regarding residential homes and safety. They are currently not allowed in residential districts. If there is no designation, it is not permitted. Mayor Pro Tem stated that accusation of proliferation is the reason why council is pushing in regard to this TMOD.

Mayor Cobble asked for clarity on commercial districts. It was stated that parcels zoned C1 and C2 would be allowed by usage. Councilmember Tammy Grimes wanted clarity on the zoning and that currently C1, C2, M1 & M2. Mr. White stated yes. Councilmember Grimes mentioned that we are not taking away any zoning districts.

b. For Decision - TMOD 23-003 Public Storage Facilities - *Director of Planning & Zoning Ray White*

Motion – made by Councilmember Tammy Grimes to approve TMOD 23-003 Public Storage Facilities with stated modifications. Seconded by Councilmember Alecia Washington.

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

The preamble was read by the City Clerk.

IV. AGENDA ITEMS

a. For Discussion – ARPA Update – *City Manager Gia Scruggs & Steven Whitney, Berry Dunn*

Presentation by City Manager Gia Scruggs and Steven Whitney of Berry Dunn, who stated the focus is on the small business and residential assistance program. There will be a more detailed update at the August 14, 2023, City Council Work Session. Mr. Whitney stated

that as of July 31, 2023, 68 applications were determined to be eligible, for a total of \$1,307,250. Fifty-seven checks have been cashed with 11 being issued but not cashed. For household assistance, 156 applications were determined eligible and issued checks, totaling \$267,438. Fifty-seven checks have been cashed, and twenty-five have been issued but not yet cashed. Two additional cases have been determined eligible, but no checks have been issued. The total for residential is \$271,460.

Mr. Whitney mentioned that some applicants did not submit required documents by the May 22nd deadline and emails were going to spam, causing applicants to miss the deadlines. Some applicants were ineligible for not being in city limits, income guidelines and past due bills. Future recommendations include sending all applicants who were potentially eligible but did not provide past bills, as well as those that received less than the maximum award amount, an email. City Manager Scruggs stated we have a number of applications for specific reasons and want to give them an opportunity to turn those documents in. The recommendation is for an additional three weeks.

Councilmember Tammy Grimes wanted to confirm that 57 of the 156 checks have been cashed. Mr. Whitney clarified that a total of 156 applications were received as of today. Ms. Scruggs asked Mr. Whitney to get clarification on the total number checks that have been cashed/non-cashed. Councilmember Grimes asked if communication had been made with the constituents since being deemed eligible. Mr. Whitney stated he could not confirm who did not get the email and wanted to get the council's input on how to proceed. Councilmember Grimes would like all applicants to receive some form of communication. City Manager Scruggs stated that a response is necessary and will happen. In addition to sending emails, she would also like to utilize social media to make sure all are aware. Mayor Cobble clarified if checks have been issued, no additional communication is needed.

Mayor Cobble asked for clarification on the updated number for cashed and non-cashed checks for residential awards. Mr. Whitney stated he will get the correct calculations and that a few eligible applications have not had checks issued yet.

City Manager Scruggs stated there will be an official update on August 14th, 2023, and also mentioned the city is looking at the Citizens Academy possibly starting in October 2023. The program will last for 6 weeks and will be available for 30 participants.

b. For Decision - TMOD 23-001 Truck Parking Gravel Lots – Ray White, Director of Planning & Zoning

Presentation by Ray White, Director of Planning and Zoning. There was a review of what has changed, what has been amended, gravel parking requirements and modified conditions. There was discussion of adding a timeline to get in compliance with the adopted code by the 2025 business license renewal. Staff is recommending approval.

Mayor Pro Tem asked for an update on the meeting with stakeholders. Mr. White stated that it was suggested to move from gravel lots to paved lots and that all gravel lots will have to come into compliance by being paved by 2025.

Mayor Cobble would like clarity on the version of the code that exists today and the proposed ordinance. The current moratorium is extended to August 29, 2023.
Motion – made by Councilmember Tara Graves to defer TMOD 23-001 Truck

Parking Gravel Lots to the next city council meeting, scheduled for August 28, 2023, for decision only. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

- c. **For Decision** - RZ 23-002 7199 Hayden Quarry Road - *Director of Planning & Zoning Ray White*

Background information was presented by Ray White, Director of Planning and Zoning, including the site location and petitioner's request. There was a review of the submitted site plan, the applicants' amendments and recommended conditions for approval. He does not perceive there is any impact from the mentioned gas line. There was a review of the survey showing the gas lines, which were also reviewed by the Engineer. Staff recommends approval of the stated five conditions.

Motion – made by Councilmember Tara Graves to approve RZ 23-002 7199 Hayden Quarry Road. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

The preamble was read by the City Clerk.

- d. **For Decision** - Economic Development Plan Steering Committee Membership Adjustment - *Mayor Pro Tem George Turner*

Presentation by Mayor Pro Tem George Turner, who stated it has been challenging obtaining a quorum, therefore he is making adjustments to the Committee membership. He is requesting to remove 3 members and allowing them to be assigned to other committees. The membership will be reduced from 12 to 9 members, with hopes of obtaining a quorum. Mayor Pro Tem asked to remove members Sid Barron, Minal Patel & Dorian DeBarr, who have accepted the offer to serve on another committee at a later date. He also mentioned the city is constantly looking for members to serve on committees, commissioners, and boards. Each committee is governed by its laws.

Councilmember Washington asked if there was a set number of members for the committees. Mayor Pro Tem Turner stated each committee has its own set of bylaws with that information.

Motion – made by Councilmember Rob Turner to approve the Economic Development Plan Steering Committee membership adjustment from 12 members to 9 members. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

- e. **For Decision** - Appointment of Director of Finance - *Mayor Pro Tem George Turner*

Review by Mayor Pro Tem George Turner, stating there are three key positions that report directly to the council, with the Director of Finance being one. The council reviewed resumes of applicants and would like to appoint Ms. Keisha Franklin as Director of Finance for the City of Stonecrest.

Motion – made by Mayor Pro Tem George Turner to approve the appointment of the Director of Finance. Seconded by Councilmember Rob Turner.

Motion passed 3-2 with Councilmembers Tara Graves and Alecia Washington voting Nay.

V. EXECUTIVE SESSION

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

VI. ADJOURNMENT

Motion – made by Councilmember Tammy Grimes to adjourn the Special Called Meeting.
Seconded by Councilmember Rob Turner.

Motion passed unanimously.

Meeting adjourned at 8:28pm

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.