



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Wednesday, June 28, 2023 at 7:00 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: George Turner, Mayor Pro-Tem

This meeting began at 7:25pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members present.

III. INVOCATION

Councilmember Rob Turner

IV. PLEDGE OF ALLEGIANCE

Councilmember Alecia Washington

V. APPROVAL OF THE AGENDA

Motion- made by Councilmember Rob Turner to approve the meeting agenda with the stated addition. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

a. Approval of Meeting Minutes - Special Called Meeting May 17, 2023

Motion – made by Councilmember Tara Graves to approve Special Called Meeting Minutes for May 17, 2023. Seconded by Councilmember Alecia Washington.

Motion passed unanimously.

- b. Approval of Meeting Minutes - City Council Meeting May 22, 2023

Motion – made by Councilmember Tara Graves to approve City Council Meeting Minutes for May 22, 2023. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

VII. REPORTS & PRESENTATIONS

- a. **Proclamation** - Mr. Curtis Nelson – *Mayor Pro-Tem George Turner*

Mayor Pro-Tem George Turner presented a proclamation recognizing the life of one of Stonecrest's prominent residents, Mr. Curtis Nelson

- b. **Proclamation** - Mary & Ellis Appling, 50th Wedding Anniversary – *Mayor Pro-Tem George Turner*

Mayor Pro-Tem George Turner presented a proclamation honoring Mr. & Mrs. Appling on their 50th year wedding anniversary.

Councilmember Tammy Grimes also recognized her parents 59th wedding anniversary.

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

Cassandra Danfodio and residents of Sandstone Subdivision – Concerned about the safety of the neighborhood and opposing a gated entrance to be installed.

Mark Major – Spoke of crime in subdivision.

Ken Saulsberry – Making plea for help in subdivision.

Faye Coffield – Requesting the City of Stonecrest use APRA Funds for CPR classes for city residents. Requesting more streetlights get installed at gas stations and apartments.

Dele Lowman – Questioned if the advertisement of the public hearing met the legal standards, asked where anticipated funds from millage rate be allocated in the budget and asked council to assure citizens are informed in a timelier manner for all upcoming meeting announcements.

Arlene Farmer – Spoke of promises that roads would be paved and information on website regarding subdivision work being completed.

C.A. Nation – Spoke on investors buying properties, raising the rent and causing the elderly community to be displaced. She stated council’s job is to take care of citizens.

Charlotte Cain – Stated she is the founder of the Stonecrest Fest happening on October 7, 2023. She also mentioned the Sunset Scroll on top of Arabia Mountain.

Jenae Cason – Spoke on the soccer team at Arabia Mountain High School, as well as a STEM/Aviation program where students can become experts as Drone Pilots as young as 16 years old.

Revonda Cosby – Thanked council for support on Arabian Mountain Overlay items as well as others and gave her congratulations on the Bobcat Grant. Shared that Jon Ossoff sends greetings to the City of Stonecrest.

Kirby Frazier – Stated he is advocating on behalf of District 3 regarding Fairington Park improvements, spoke on health and safety issues, having a police presence, and security to monitor the area.

Malaika Wells – Stated her desire for the public comment time to be extended to 3 minutes and that all citizens wanting to speak should be able to do so. She is requesting all citizens are allowed in the council chambers during meetings.

Kathleen Defog – Spoke music being played at several establishments pass the ordinance time, and concerns of a trucking company on Marbut Road.

IX. CONSENT AGENDA

X. 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** - SLUP-22-012 7173 Covington Highway - *Director of Planning and Zoning Ray White*

No public hearing was held.

- b. For Decision** - SLUP-22-012 7173 Covington Highway - *Director of Planning and Zoning Ray White*

Motion – made by Councilmember Rob Turner to defer this item to the next city council meeting. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

c. **Public Hearing** - RZ 23-002, 7199 Hayden Quarry Road - *Director of Planning and Zoning Ray White*

Presentation by Deputy Director of Planning and Zoning, Matthew Williams. The applicant is seeking to make changes to the left-hand side of the property. There was a review of the site plan details, and zoning conditions from 2005.

Motion – made by Councilmember Rob Turner to open the public hearing for RZ 23-002. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

7199 Hayden Quarry Road was initially designed for 171 Townhomes and 54 attached Single-Family Homes. Staff recommends approval of modifications for 4A & 4B with denial of 4C & 4D. The Planning Commission agreed with 1 condition, that applicants being represented by Michelle Battle must submit a report stating that no lives will be at risk from the nearby gas lines. Michelle Battle is asking to lower intensity and change the original design to 129 Single Family Detached Homes with 2 car garages. This property will also have a pool with cabanas, playground, and lot for amenities. There was a review of the revised conditions.

Public comments in opposition of this item

Faye Coffield

Malaika Wells

Michele Battle

Motion – made by Councilmember Tammy Grimes to close the public hearing for RZ 23-002. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

Councilmember Tara Graves suggested a site plan and asked Ms. Battle to address some of the questions posed during the Public Hearing. Ms. Battle stated anytime Georgia Power has a line, they have an easement. Staff has already added a condition to provide proof. Councilmember Rob Turner suggested adding a condition for the Atlanta Gas Light Company, but the condition was already bought forth.

Mayor Pro Tem George Turner asked if there will be fencing between each home. Michele Battle stated there will be L shaped fencing around each patio pad along with a green space in the back of each unit, which will block the fencing. Director White stated the fencing will be associated with the patio pad and made to be a part of the fencing and does not agree with removing the pool and amenities.

City Manager Scruggs stated the Turner Hill side will have one pool in phase 1 and phase 2 will consist of 2 clubhouses and 1 pool. Ms. Battle stated if the amenities are separated, the responsibilities will fall on the owners and the HOA fees should not be extremely high. Councilmember Tammy Grimes questioned a percentage off the rental for staff.

Councilmember Graves asked if the fence around the patio pad is a divider for privacy. Director White confirmed the fence is for privacy.

Councilmember Graves mentioned wanting the Planning Commission to review the area for the gas lines. Mayor Pro Tem Turner asked if there is a formula for the amenities that the developers can provide, if any of the preliminary plat's have been approved, and how many have been displaced. Director White explained there is no displacement. The pool

shouldn't be in another development because it will be too far away. Ms. Battle asked that 2 out of the 4 conditions be removed and the others remain. Councilmember Grimes stresses her concern about the gas line and also asked if there can be one developer for two properties and two HOA's that can collaborate with the pool. City Attorney Denmark confirmed yes, they can collaborate, but cannot share the same HOA.

- d. **For Decision** - RZ 23-002, 7199 Hayden Quarry Road - *Director of Planning and Zoning Ray White*

Motion – made by Councilmember Tara Graves to defer this item to the next City Council Meeting for decision only. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

- e. **Public Hearing** - TMOD 23-002 Arabia Mountain Overlay - *Director of Planning & Zoning Ray White*

Presentation by Planning and Zoning Director Ray White. There was a review of facts and recommendations. Staff is recommending approval and the Planning Commission recommending deferral.

Preamble was read by the City Clerk.

Motion – made by Councilmember Tammy Grimes to open the public hearing for TMOD 23-002. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

Public comments in Support of this item

Dave Marcus

Public comments in opposition of this item

Michelle Battle on behalf of client

Motion – made by Councilmember Rob Turner to close the public hearing for TMOD 23-002. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

- f. **For Decision** - TMOD 23-002 Arabia Mountain Overlay - *Director of Planning and Zoning*

Staff is recommending approval. The Planning Commission is recommending deferral. Councilmember Tammy Grimes asked for clarity on the address. Director Ray White stated he does not have the layout but does have the factors involved of where this development should go to be constructed properly. Mayor Cobble mentioned the City Engineer, Land Development team, and Planning & Zoning team modifying the amendment for a very long time and wants feedback regarding the 10,000 sq ft. under the buffer requirements. Director White stated the subdivision includes all of the peripherals within the 10,000 sq ft. sq ft between the exterior and interior buffers. Mayor Pro Tem Turner stated he does not agree because not all lots can be exterior lots. The cluster lot is

clustering for green space and allowing smaller lots as a tradeoff to cluster in green space. Modifications are to remove lots under 10,000 sq ft, under C-buffer requirements and to add the line that a cluster subdivision must be a minimum of 10 acres.

Motion – made by Councilmember Tammy Grimes to approve the Arabia Mountain Overlay with the stated modifications. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

- g. Public Hearing** - TMOD 23-003 Public Storage Facilities - *Director of Planning & Zoning Ray White*

No public hearing was held.

Presentation by Planning and Zoning Director Ray White including facts, the five existing self-storage locations within the City of Stonecrest, recommended text amendments and a recommended overlay usage table. The current ordinance classifies the public storage as mini warehouses and he would like to change the definitions of public storages. Mayor Pro Tem Turner asked for clarity on when the moratorium will expire. Director White confirmed it will expire on July 30, 2023.

Councilmember Washington asked if there will be a limit to how many mini and multi storages will be in Stonecrest. Director White stated the limit is for the Office Institutional and Office Distribution Zoning Districts with a SLUP to control the use.

Staff's recommendation is approval and the Chair moves for deferral.

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

Motion – made by Mayor Pro Tem George Turner to defer this item until the city council next meeting for public hearing. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

- i. Public Hearing** - HB1405, Zoning Procedure Changes - *Director of Planning and Zoning Ray White*

Presentation by Planning and Zoning Director Ray White, including background information, zoning procedures & definitions, and what has changed. Director White spoke of changes that were made for the HB1405 Zoning Procedure changes. "Zoning Decision" is defined as a rezoning, text amendment, special use and concurrent variances. Quasi-judicial decisions are subject to an appellate review.

Staff recommends approval and the Planning Commission recommends approval.

Motion – made by Councilmember Rob Turner to open the public hearing for HB1405, Zoning Procedure Changes. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

Motion – made by Councilmember Tammy Grimes to close the public hearing for HB1405. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

j. For Decision - HB1405, Zoning Procedure Changes - *Director of Planning and Zoning Ray White*

City Attorney Alicia Thompson confirmed the proposed changes to the Planning & Zoning Department and stated the ultimate decision is left up to the city. City Manager Gia Scruggs reiterated the city's legal counsel has reviewed this item and approved the changes.

The City Clerk read the preamble to the ordinance. Mayor Cobble asked if this item is a text amendment. City Manager Gia Scruggs confirmed this item should be a TMOD and stay consistent with the naming convention.

Motion – made by Councilmember Rob Turner to approve to apply the correct TMOD to HB1405, Zoning Procedure Changes as well as approve HB1405. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

Mayor Pro Tem Turner asked City Clerk Sonya Isom read the preamble again, with the TMOD number, into the records. City Clerk Isom read the preamble to state TMOD23-002.

XI. APPOINTMENTS

XII. NEW BUSINESS

a. For Decision - Adoption of 2023 Millage Rate - *Deputy Finance Director Mia Wilson*

City Manager Gia Scruggs recommended keeping the millage rate at 1.257 mills which was the same in 2022.

Preamble read by the City Clerk.

Motion – made by Councilmember Tammy Grimes to approve the adoption of the 2023 Millage Rate. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

b. For Decision - Classification and Compensation Study - *City Manager Gia Scruggs*

Presentation by City Manager Gia Scruggs with HR Director Leona Durden present as well. City Manager Scruggs stated the previous study consisted of 12 pay ranges and the proposed study will increase to 30 pay ranges for current and future employees of Stonecrest. The changes were in two departments with eight additional positions added, that will not impact this fiscal year. The positions being added are to the Engineering Department: City Engineer, Deputy City Engineer & Construction Inspector. IT & Communications Department positions to be added include IT Manager, GIS Analyst, Community Location Manager, System Administrator & Network Administrator. The request is for approval of the study and any fiscal adjustments to be completed this year.

Motion – made by Councilmember Rob Turner to approve the Classification and Compensation Study. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

c. For Decision - Security Services Agreement Amendment - Procurement Manager Shakerah Hall

Presentation by Procurement Manager Shakerah Hall. The N2U original contract was executed June 2022. The city is requesting to amend the services for N2U Protection Services to include Browns Mill Aquatic Center, city events and executive protection detail. Funding will come from city events and facilities.

Councilmember Rob Turner asked if townhall meetings were included. It was stated it does not, and that this is a separate agenda item.

Councilmember Alecia Washington asked for clarification on who is included in the executive detail. Procurement Manager Hall stated all appointed city officials are included.

Councilmember Tara Graves asked for details of the current contract and what's being amended. Procurement Manager Hall stated current services include City Hall and Browns Mill Rec Center.

Mayor Pro Tem asked for details on the emergency implementation deadline. City Attorney Thompson stated the emergency procurement takes the place of the competitive procurement process.

Motion – made by Councilmember Rob Turner to approve the Security Services Agreement Amendment. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

d. For Decision - Security Services Vendor Recommendation - Procurement Manager Shakerah Hall

Presentation by Procurement Manager Shakerah Hall. The city would like to secure Dynamic Services for security services at the City Hall and Browns Mill Aquatic Center. The billable rate is \$24.67 per hour, and the contract will be from August 1, 2023 to December 31, 2023, with the option to renew up to four additional years.

Councilmember Rob Turner asked for clarity on which meetings would be covered. Procurement Manager Hall answered and stated all meetings at City Hall and Browns Mill. Councilmember Grimes asked for clarify that N2U will secure 3 areas and Dyanmic services will secure 2 areas. Procurement Manager Hall replied yes.

Motion – made by Councilmember Tammy Grimes to approve the Security Services Vendor Recommendation. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

e. For Decision - Parks Equipment Request - City Manager Gia Scruggs

Presentation by City Manager Gia Scruggs. The city was able to take over services to manage the city's park and it was determined the best approach is to have specific crews at each park. The city will have a crew that will manage Browns Mill Park and an added crew that will manage the other city parks. The request is for funding for additional equipment for the proposed crews. The city is requesting \$65,868.65 to purchase additional items for the crews.

Councilmember Grimes asked for clarity on why the city is replacing equipment. City Manager Scruggs stated some equipment was stolen and that the equipment was not insured.

Councilmember Alecia Washington inquired about porta pottys at Fairington Park. Mayor Cobble stated that she requested they be removed from all parks until they can be cleaned daily, as it brings an unhealthy and public safety hazard in the parks. City Manager Gia Scruggs stated she will look into it and assure all parks have appropriate matters.

Motion – made by Councilmember Tammy Grimes to approve the Parks Equipment Request. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

f. For Decision - City of Civility Resolution - *City Manager Gia Scruggs*

Presentation by City Manager Gia Scruggs as she stated GMA adopts resolutions for cities to become a City of Civility and this will be a testament to the Council and staff of the City of Stonecrest. City Manager Scruggs shared the nine pillars of civility and stated there is also a civility pledge that the city will embrace.

The City Clerk read the resolution preamble. Mayor Cobble suggested that the pledge be placed around the city, on letterheads, and be visible to be seen and recited for memory. Councilmember Grimes suggested that everyone walk the civility walk so we can be Stonecrest proud.

Motion – made by Councilmember Rob Turner to approve the City of Civility Resolution Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

g. For Decision - Facility Use Agreement American Red Cross - *City Manager Gia Scruggs*

Presentation by City Manager Gia Scruggs as she spoke of concerns of citizens in regards to safety. Browns Mill Recreation Center will serve as a shelter for citizens of Stonecrest and aboard in case of disasters.

Motion – made by Councilmember Tara Graves to approve the Facility Use Agreement with American Red Cross. Seconded by Mayor Pro Tem George Turner.

Motion passed unanimously.

h. For Decision - NRPA - Bobcat Grant - *City Manager Gia Scruggs*

Presentation by City Manager Gia Scruggs as she mentioned the purpose of this item is for grant expansion and that the city applied with NRPA, that partners with Bobcat, to grant the city with \$50,000 for a trail in Everette Park. This is to expand the trail that's currently there as a footprint and to bring more beautification to the City of Stonecrest as well as awareness to city trails. The grant will also allow the ability to do some land disturbance and create a soft trail. Mr. Sheldon Fleming with the Parks Department mentioned that this will be a wonderful jewel to the city and will display our city Sunflower on the trails which will make it a beautiful nugget to the trails and city.

Motion – made by Councilmember Tammy Grimes to approve the NRPA Bobcat Grant. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

i. For Decision – Screen On The Green – *Mayor Jazzmin Cobble*

Presentation by Mayor Jazzmin Cobble as she mentioned this year will be the 3rd Screen on the Green. This years Screen on the Green will host musical talents. Mayor Cobble is requesting approval of up to \$32,000 to secure musical talent for Screen on the Green. Councilmember Washington asked what all will the \$32,000 cover. Mayor Cobble confirmed this is for the musical talent.

Mayor Pro Tem asked for a comparison with last year’s expenditures for Screen on the Green. Mayor Cobble stated she is not asking for additional funds but for permission to enter into an agreement with the musical talent for no more than \$32,000, due to the spending authority being set at \$25,000.

Motion – Made by Councilmember Rob Turner to approve the musical talents for Screen on the Green. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

XIII. OLD BUSINESS

a. For Decision - TMOD 22-015 Sign Ordinance, 2nd Read - *Director of Planning & Zoning Ray White*

Reading of the ordinance preamble by the City Clerk.

Motion – made by Councilmember Tammy Grimes to approve TMOD22-015 Sign Ordinance, 2nd Read. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

XIV. CITY MANAGER UPDATE

City Manager Gia Scruggs acknowledged Councilmember Tammy Grimes for receiving the Training Certificate of Recognition and the City of Stonecrest for being recognized at the GMA Convention as a City of Ethics.

City Attorney Denmark stated it was a pleasure seeing everyone at GMA in Savannah and wanted to thank the council for attending the Firm’s event.

XV. MAYOR AND COUNCIL COMMENTS

Councilmember Tara Graves, District 1 – Wished Stonecrest a fantastic Independence Day.

Councilmember Rob Turner, District 2 – Everyone have a safe and enjoyable 4th of July.

Councilmember Alecia Washington, District 3 – Have a wonderful July 4th holiday.

Councilmember Tammy Grimes, District 5 – Thanks for the recognition. The GM Convention was wonderful. As of July 4th, we will have a 100-year-old Stonecrest resident, Mr.Goddard.

Mayor Cobble – Enjoy Independence Day and save the date for July 15th, Stonecrest’s Back to School event. Feel free to contribute to the supply drive. Note that on July 5th the Mayor will host the Property Tax 101 Workshop Townhall.

Mayor Pro Tem George Turner, District 4 – Stated he has never missed a council meeting and that it was because he lost his 88 year old mother-in-law. Thank everyone for their sympathy and support.

XVI. EXECUTIVE SESSION

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

a. personnel matters

Motion – made by Councilmember Tammy Grimes to approve to open Executive Session. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

Motion – made by Councilmember Rob Turner to approve to close Executive Session. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

Motion – made by Councilmember Rob Turner to approve the Executive Session meeting minutes. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

XVII. ADJOURNMENT

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

Motion passed unanimously.

Meeting adjourned at 11:56pm

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.