



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, August 22, 2022 at 7:00 PM

Mayor Jazzmin Cobble

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

District 3 - Vacant 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 begin at 7:05 pm.

II. ROLL CALL: Sonya Isom, City Clerk

All Councilmembers and Mayor were present.

III. INVOCATION

Innovation given by Councilmember Rob Turner.

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF THE AGENDA

Mayor Jazzmin Cobble asked to move Mayor's Acknowledgments ahead of Public Comments.

Motion - made by Councilmember Rob Turner to approve the agenda with stated changes.
Councilmember Tammy Grimes seconded.

Motion approved unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

a. Approval - of the July 25, 2022 Meeting Minutes

Motion - made by Councilmember Tammy Grimes to approve the July 25, 2022 meeting minutes. Councilmember Tara Graves seconded.

Motion passed unanimously.

VII. PUBLIC COMMENTS

The meeting will be conducted 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.

There is a two (2) minute time limit for each speaker submitting or reading a public comment.

Geraldine Champion - spoke on the denial of an open record request. She stated she did not appreciate the way she was treated when coming in to the office and that the citizens of Stonecrest are looking for accountability and transparency.

Faye Cofield - spoke about there being no lights on Lithonia Industrial. She is asking Council to deny Duke Reality's application and stated that there has been false information given about where they plan to build. She also asked that Council drive down 124 towards Stonecrest and observe the truck parking lots in Stonecrest and the way it looks.

Malaika Wells - spoke about the Urban Redevelopment Resolution and stated that because of the lack of information provided the Resolution should be deferred. She also stated that the URA Committee should explain membership and why there are no other members outside of Council. She stated her request speaks to transparency.

Terry Fye - stated that he was encouraged by second read of the Decriminalization of Marijuana Ordinance and spoke in support of the Ordinance.

Vivian Hudson - spoke about Council carefully considering what Developers plan to do. Citizens are being affected by blasting and suffering property damage because of new developments. She asked that Council require that developers leave a buffer between them and existing residents and hire an arborist to assist in the preservation of trees.

Hunter Knight - Gwinnett County resident. He spoke in support of Decriminalization of Marijuana Ordinance.

Terry Sharp - Spoke in support of the Decriminalization of Marijuana Ordinance.

Rayden Washington - Spoke in support Decriminalization of Marijuana.

Darren Harper (via Zoom) - Spoke in Opposition of the IDI logistics project.

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 Hearing. 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. As an alternative, you can submit comments and questions to the same email address by the same deadline to be read into the record at the meeting.

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. For Decision- IDI Rezoning - Ray White

Ray White, Planning and Zoning Director, gave an introduction. He stated that staff recommended this item be deferred as zoning procedure law was not followed. He also confirmed the applicant could have proceeded with the application and build without requesting the downgraded rezoning but proceeded in this manner.

Michelle Battle, representative for the developer, also asked that the item be deferred.

Motion - made by Councilmember Tara Graves to defer the IDI Rezoning to the Sept 26th Council Meeting. Councilmember Rob Turner seconded.

Motion passed unanimously.

Mayor Pro Tem stated that no comments would be heard for this item and welcomed citizens to come to the next Council meeting or mail their comments.

b. For Decision - RZ-22-004 592 Lounge, LLC - Ray White

Planning and Zoning Director Ray White stated that staff is requesting a full cycle deferral. He stated on August 23, 2022 the item would go before the CPI Citizen Review Board and on Sept 6, 2022 it would go before the Planning Commission and back before Council on September 26, 2022. Director White stated the applicant did not have a chance to attend a planning meeting and he wants to allow that to happen.

Motion - made by Councilmember Rob Turner to defer RZ 22-004 592 Lounge LLC for a full cycle deferral. Councilmember Tara Graves seconded.

Motion passed unanimously.

c. For Decision- RZ-22-005 3266 Hayden Quarry - Ray White

Planning and Zoning Director Ray White stated that staff is recommending a full cycle deferral for this item.

Michelle Battle, representative for the applicant, stated they are seeking a rezoning and asked that it go back before the Planning Commission. She stated that none of the parcels are in the overlay district.

Motion - made by Councilmember Tara Graves to defer RZ 22-005 for a full cycle deferral. Councilmember Rob Turner seconded.

Motion passed unanimously.

d. For Decision - RZ-22-006 2975 Evans Mill Rd - *Ray White*

Planning and Zoning Director Ray White stated that the staff recommends withdrawal without prejudice. He stated that the applicant also requested a withdrawal without prejudice.

City Attorney Winston Denmark explained it would cost the city nothing to withdraw this item without prejudice and allow the applicant to come back at a later date to be heard. He stated that he did not recommend placing a timeline on when the applicant could resubmit.

Mayor Pro Tem commented that the number of times an applicant has requested to be withdrawn should be considered by Council and staff.

Motion - made by Councilmember Tammy Grimes to approve the withdrawal without prejudice.

Mayor Cobble stated her un-readiness and stated that Council needed to go into Public Hearing and take Public Comments before proceeding. The city's attorney clarified that we are not making a decision on the application and that we do not need a Public Hearing until the item is up for a decision on the application.

Motion - made by Councilmember Tammy Grimes to approve the withdrawal of RZ 22-006 2975 Evans Mill Rd without prejudice. Councilmember Rob Turner seconded.

Mayor Cobble stated her un-readiness and asked the City's Attorney to again clarify Council's options. City Attorney Winston Denmark stated that we are not making a decision on the application but a decision to withdraw the application without prejudice.

Motion passed 3-1. Councilmember Tara Graves voted nay.

e. For Decision - TMOD-22-001 Definitions and Uses - *Ray White*

Planning and Zoning Director Ray White provided an introduction and explanation.

Motion - made by Councilmember Tara Graves to go into Public Hearing for TMOD 22-001. Councilmember Tammy Grimes Seconded.

Motion passed unanimously.

No Written or in person comments in favor of this item.

In Person comments against this item:

Bernard Knight stated that he is speaking not in favor or against this item. He stated that as on page 224 of package and use table, places of worship will no longer be allowed in an industrial area. He stated that the conflict between the use table and the text should be addressed. He also stated adult daycare centers should not be allowed in light industrial areas, however, on page 179 states that they are allowed. He is asking that it be removed as a permitted use.

Michelle Battle spoke in opposition of this item. She stated this is more than definition changes, and that there are changes to uses as well. She stated this is unfair to property and land owners and asked that Council consider that when making these changes.

There were no written or zoom comments in opposition of this item.

Motion - made by Councilmember Rob Turner to close public hearing. Councilmember Tara Graves seconded.

Motion passed unanimously.

Mayor Cobble clarified the changes to the code previously and explained why the changes to the text definitions were necessary.

Motion - made by Mayor Pro Tem George Turner to approve TMOD 22-001 to include corrections pointed out between the text and use chart provided they are validated. Councilmember Tara Graves seconded.

Motion passed unanimously.

IX. CONSENT AGENDA

X. APPOINTMENTS

XI. REPORTS & PRESENTATIONS

- a. Presentation** - Mayor's Special Acknowledgements - *Mayor Jazzmin Cobble*

XII. OLD BUSINESS

- a. For Decision** - Decriminalization of Marijuana - 2nd Read - *Mallory Minor*

Mallory Minor, Court Clerk, gave a brief introduction.

Motion - made by Councilmember Rob Turner to approve the Decriminalization of Marijuana Ordinance. Councilmember Tara Graves seconded.

Tammy Grimes stated her un-readiness. She asked if the motion should include language specifying an ounce or less or less than an ounce. Attorney Winston Denmark stated that the motion should reference the Ordinance to avoid confusion.

Motion was amended by Councilmember Rob Turner to add Ordinance 16-54.

Motion passed unanimously.

- b. For Decision** - SPD22-0000010 Preliminary Plat for Crestwind Township - *Ray White*

Planning and Zoning Director, Ray White, gave an introduction. He stated that staff recommended a 30 day deferral.

Michelle Battle, representing the applicant, explained that they are not seeking a rezoning and are seeking townhomes under the tier 3 overlay district. She also stated that the applicant confers with the Staff's recommendation for a 30 day deferral.

Motion - made by Councilmember Tara Graves to defer SPD22-0000010 Preliminary Plat for Crestwind Township. Councilmember Rob Turner seconded.

Motion passed unanimously.

c. For Decision - SPD22-000011 Stonecrest Estates Preliminary Plat - *Ray White*

Ray White, Planning and Zoning Director, gave an introduction. He stated the developer is not ready for consideration and changes that are necessary have not been completed. The applicant is asking deferral to the next Council meeting. Ray White stated it is the staff's recommendation to defer this item.

Motion - made by Councilmember Tammy Grimes to approve the deferral of SPD22-000011 Stonecrest Estates Preliminary Plat to the September 26, 2022 Council Meeting. Councilmember Tara Graves seconded.

Motion passed unanimously.

d. For Decision - Carl Vinson Institute of Government Study - *Hari Karikaran*

Hari Karikaran, City Engineer, provided a brief introduction and stated that the Government Study item is not ready for decision.

Motion - made by Councilmember Tammy Grimes to defer the Carl Vinson Institute of Government Study item to the September 26, 2022 Council Meeting or a Special Called Meeting before that date. Councilmember Rob Turner seconded.

Motion passed unanimously.

XIII. NEW BUSINESS

a. For Decision - URA Resolution - *Winston Denmark*

Winston Denmark gave an introduction and stated the goal of the Resolution would be to amend the URA to include the building the City Hall currently sits in and allow for a real estate transaction to take place.

Motion - made by Councilmember Rob Turner to approve the Resolution declaring the City Hall building as a site of the City of Stonecrest Urban Redevelopment Area. Councilmember Tara Graves seconded.

Motion passed unanimously.

b. For Decision - ARPA - *Janice A. Jackson*

Janice Jackson, City Manager, gave an introduction and explanation of suggestions, along with Markus Wilson of Berry Dunn.

Mayor Jazzmin Cobble gave a presentation of her recommendations. There was much discussion about recommendations and suggestions to begin the allocation of ARPA funds.

Motion - made by Councilmember Tammy Grimes to give the City Manager and staff the green light to move forward on recreational support, business support, new youth

programs, Citizens Academy, parks upgrades and education support. Councilmember Rob Turner Seconded.

Motion passed unanimously.

XIV. CITY MANAGER UPDATE

City Manager Janice Allen Jackson thanked Council for their work on the APRA item.

XV. MAYOR AND COUNCIL COMMENTS

No comments from Mayor or Council.

XVI. 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 enter Executive Session for Real Estate and Personnel matters. Councilmember Tara Graves seconded.

Motion passed unanimously.

Motion - made by Councilmember Rob Turner to come out of Executive Session and return to the regular City Council meeting. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

Motion - made by Councilmember Rob Turner to approve the minutes from Executive Session. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

XVII. ADJOURNMENT

Motion - made by Councilmember Tammy Grimes to adjourn the Council meeting at 11:17pm. Councilmember Rob Turner seconded.

Motion passed unanimously.

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.