



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, October 24, 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 at 7:09pm

II. ROLL CALL: Sonya Isom, City Clerk

All members present.

III. INVOCATION: Lead by Councilman Rob Turner.

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF THE AGENDA

Request by Councilmember Tammy Grimes to move the first two items of XII. Presentations under VI. Review and Approval of Minutes.

Motion – made by Councilmember Rob Turner to move the first two items of XII. Presentations under VI. Review and Approval of Minutes. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

a. Approval - of September 6, 2022 Special Called Meeting Minutes

Motion – made by Councilmember Tara Graves to approve the September 6, 2022 Special Called Meeting minutes. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

b. Approval - of September 12, 2022 Special Called Meeting Minutes

Motion – made by Councilmember Tammy Grimes to approve the September 12, 2022 Special Called Meeting minutes. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

c. Approval - of September 14, 2022 Special Called Meeting Minutes

Motion – made by Councilmember Rob Turner to approve the September 14, 2022 Special Called Meeting minutes. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

d. Approval - of the September 26, 2022 Meeting Minutes

Mayor Pro Tem George Turner stated that there was mention of the agenda being rearranged on this day and it was not captured in the minutes. He also mentioned that the Attorney that gave a presentation was listed as Mr. Zicker and it should have been Mr. Zickert. Also, it was Ms Brenda Whitaker and not Brenda Whit who made a public comment.

Motion – made by Councilmember Tammy Grimes to approve the September 26, 2022 meeting minutes with said adjustments. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

Mayor Pro Tem George Turner stated that Council was made aware of two requests by applicants to either withdraw their application or defer it. Ray White, Planning and Zoning Director, stated that the applicant for RZ-22-005 3266 and 7407 Hayden Quarry Road requested a withdrawal and the applicant for RZ-22-007 3310, 3320, 3330 Turner Hill requested a deferral. Mayor Pro Tem stated because he thought some people were in attendance solely for those hearings, he wanted to let them know that Council would probably not be taking any action on the mentioned items.

Mayor Jazzmin Cobble asked the City’s Attorney Winston Denmark if Council should proceed with the Public Hearing since it was advertised and make a decision on the action after or if Council is taking action before the Public Hearing. Alicia Thompson, City Attorney, stated the Public Hearing does not have to happen tonight as long as it happens at some point in the process, before it is approved or denied, with the exception of the withdrawal. She stated once it is withdrawn, that would be the end.

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.

Renee Cail - Commented on the process relative to Executive Sessions.

Faye Cofield – Concerned about the withdrawal of applications for developments. Expressed

support of the Winery. Asked that developers be held to the fire and not be allowed to build “ghetto style” homes.

Malaika Wells – Request to return to 3-minute public comments. Why has there been no response to the emailed statement? Who told the City Clerk’s office to charge up to \$6,000 for the Open Record Request? How does not responding to this response build trust? How can the URA be comprised of only Mayor and Council and how was Mayor Cobble able to serve on the URA without interruption?

Dave Marcus – Tree Preservation Ordinance needed in the city. Council needs to declare a moratorium on rezoning for new developments until there is a decent Tree oCrdinance or a design standard.

Mayor Pro Tem George Turner addresses past public comments made by citizens and answered some questions presented to council at the last meeting.

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 - FY23 Proposed Budget - Gia Scruggs / Mayor Jazzmin Cobble

Mayor Jazzmin Cobble gave the presentation and overview of the FY23 proposed budget.

Motion – made by Councilmember Rob Turner to open the Public Hearing for the FY23 Proposed Budget. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

Dave Marcus gave a comment in support of the FY23 Budget. He stated that for the first time the city is committing to what the government, council and the operating part of the government will do to move the city forward. He thanked the council for that clarity and transparency.

Vivian Pollard asked about the monies moved from the road repairs as her street was on the list to be repaired. She stated the big trucks that come through have caused damage. She wants to know if and when her street will be repaired.

Andrew Wells stated that he was speaking in opposition. He asked about the \$300,000 increase for security and the decrease of Parks and Recreation security of about \$42,000. He asked if security seen at the meeting is private detail or city detail and if they would also be present at events and parks. He recommended an arborist position to help facilitate a new tree ordinance, with hopes of creating design standards and closing the loop of some of the city’s ordinances. He

also inquired about \$200,000 or so in the IT budget and asked what the vision is for those funds. He inquired about the city of giving money directly to the school system without some measures of accountability and also mentioned the Dexter Mosley Act. Mr. Wells also asked about the Advisory Board Scholarship for \$10,000 and who receives it. He asked if there have been recipients in the past and if the scholarship was for the public or members of staff.

Motion – made by Councilmember Tammy Grimes to close the Public Hearing for the FY23 Proposed Budget. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

Mayor Jazzmin Cobble addressed some of the questions posed during the public comments and provided clarity on the 1.2 million dollars in grants to the schools located in Stonecrest. Finance Director Gia Scruggs also provided clarity on verbiage used and monies that appeared to be missing from the FY23 budget. She also clarified that instead of Business License, the term Occupational Tax Certificate is used.

Councilmember Tammy Grimes stated she would like to recognize Childhood Cancer Month in September. She suggested that \$3,000 to \$5,000 be used from the contingency fund.

Councilmember Tara Graves stated she would like to see two constituent services employees in addition to the Assistant to the City Manager position funded in the FY23 budget.

Councilmember Rob Turner asked about film marketing and the appearance of no funding in 2023. Mayor Cobble clarified that the funding was moved to Economic Development in 2022 and again will be funded that way in 2023.

Mayor Pro Tem George Turner stated that he received a text asking about the After School Program and where was it budgeted. Mayor Cobble stated that it is budgeted in the Parks Department.

Mayor Cobble presented the holiday schedule for City Hall in 2023 and the transition from the semi-monthly pay schedule to the bi-weekly pay schedule starting in January 2023.

Councilmember Tara Graves asked about the sponsorship line in the budget and if it would be divided among the districts. Mayor Cobble explained that per the Charter, the district expense cannot be increased, and it also states that each council member gets \$3,000 per District and the Mayor gets \$5,000 for expenses. She added that Council initiatives and the Sponsorship lines can be shifted but the district expense line cannot.

Councilmember Tara Graves asked about the Security line and funding. Mayor Jazzmin Cobble explained that there was not a budget for security in 2022 and what is listed are actuals to date. She further explained that in the FY23 budget, security is comprehensive. She stated that all security lines have been removed from each individual department and placed in the main security line.

b. For Decision - TMOD-22-009 Winery and Vineyard - Keedra Jackson

Keedra Jackson, Deputy Planning and Zoning Director, gave a summary of TMOD-22-009.

Motion – made by Councilmember Tammy Grimes to open the Public Hearing for TMOD-22-009. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

Renee Cail sent a written public comment in support of TMOD-22-009.

Faye Coffield gave a comment in support of TMOD-22-009.

Millicent Maxwell gave a comment in support of TMOD-22-009.

Glen Frazier gave a comment in support of TMOD-22-009.

Dave Marcus gave a comment in opposition of TMOD-22-009.

Motion – made by Councilmember Rob Turner to close the Public Hearing for TMOD-22-009. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

Mayor Cobble asked for clarification on the cheese and crackers only portion of the presentation. Keedra Jackson explained that it is not intended to have a full commercial kitchen but that the space provided would be for finger foods and for caterers to come in and serve food would be permissible. Mayor Cobble questioned why the text amendment was limited and stated she would like to see allowed use for outdoor ovens in the ordinance. Ms. Jackson explained the space is not intended to be used as a commercial space. Mayor Cobble asked about the language for tasting rooms and if it would require that tasting rooms be indoors. Ms. Jackson confirmed it is intended to be an indoor use and stated that staff would like every winery to have a tasting room. Mayor Cobble asked about there not being a building requirement in the text amendment, but the listing of a tasting room requirement. Ms. Jackson stated that the International Building Code has a building requirement and based on that, a building structure must be on site. Mayor Cobble asked about the 1.5 ounces allowed during the visit. Keedra Jackson clarified that consumption on site would be limited to a 1.5-ounce individual serving, not 1.5 ounces total. Mayor Cobble asked for clarification on the sidewalk right of way. Ms. Jackson stated that if a winery wishes to utilize the sidewalk right of way, they must comply with the City of Stonecrest regulations regarding sidewalk dining facilities.

Councilmember Rob Turner asked about the parking standards at the Winery and stated he wanted to ensure that there would be enough parking. Keedra Jackson stated that there was not a limit placed on parking but there was an allowance of up to four parking spaces.

Councilmember Tammy Grimes asked for further clarification on parking. Keedra Jackson asked that they be allowed to later propose parking spaces based on acreage, personnel, and ADA parking.

Keedra Jackson explained the text amendment limits where a winery can be in the City of Stonecrest, which is defined by a map showing boundaries. There is also a requirement of a minimum of 15 acres.

There was much discussion about usage and the need for a SLUP. P&Z Director Ray White clarified that it is not a by right use but allowable with a SLUP.

Councilmember Tammy Grimes inquired about the 15-acre requirement. Keedra Jackson stated that 15 acres is the minimum requirement.

Mayor Pro Tem Turner inquired about the Planning Commission and staff recommendations. Keedra Jackson confirmed that both recommend approval.

Motion – made by Councilmember Rob Turner to approve TMOD-22-009. Seconded by Councilmember Tammy Grimes.

Mayor Cobble asked that there be a closer look at outdoor ovens as an allowable use along with the parking.

The preamble to the ordinance was read by City Clerk, Sonya Isom.

Motion passed unanimously.

c. For Decision - TMOD-22-013 Rental Ordinance - *Ray White*

Ray White, Director of Planning and Zoning, gave a presentation on the Rental ordinance.

Motion – made by Councilmember Rob Turner to open the Public Hearing for TMOD-22-013. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

No public comments in support of the item.

Motion – made by Councilmember Tammy Grimes to close the Public Hearing for TMOD-22-013. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

Mayor Cobble asked if the disclosure requirements of rental or for sale communities would affect the preliminary plat process or requirements. City Attorney Winston Denmark stated that the preliminary plat process is non-technical and the city may want to make that a requirement in the process and that he recommended getting those answers during the zoning process. There was discussion pertaining to the best way to regulate the number of rental properties versus ownership within the city.

Director White addressed the comment made in opposition to this Ordinance. Mayor Pro Tem George Turner clarified that this ordinance is to restrict the rental developments and attempt to protect single family homes developments.

There was discussion about how to go about limiting rental communities and Councilmember Tammy Grimes asked that we do something to prevent this from happening. Director White stated that it would take time, research, and legal advice to get to a solution.

Councilmember Tammy Grimes questioned if there is a legal piece that the Council should be aware of, and if they can know what it is before making a decision. City Attorney Winston Denmark stated the city is going down a road where we're going to prohibit rental communities completely within the city's limits or most of the city and we will be challenged on that. He stated that a measured approach should be taken.

Motion – made by Councilmember Tammy Grimes to approve TMOD-22-013. Seconded by Councilmember Tara Graves.

The preamble to the ordinance was read by City Clerk, Sonya Isom.

Motion passed unanimously.

d. For Decision - 7301 Stonecrest Concourse - *Ray White*

Ray White, Planning and Zoning Director, gave a presentation. He stated that staff recommends approval with conditions. The conditions are as follows:

1. There shall be only one late-night establishment and it shall be limited to the subject property only.
2. All lights shall be of concealed source type so that the illumination therefrom shall be controlled in a particular direction away from traffic driving south of Mall Ring Road or east-west along Stonecrest Concourse.
3. There shall be Georgia certified post trained officers on site.
4. The lighting of the parking lot shall be lit to the same standards of hotel and motels.
5. There shall be no parking in a public right-of-way.
6. There shall be no smoking-lounge.
7. Late-night establishments shall not be permitted to be used for an outdoor special event.

Motion – made by Councilmember Tara Graves to open the Public Hearing for 7301 Stonecrest Concourse. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

Dave Marcus gave a comment in support of this item.

No comment in opposition to this item.

Motion – made by Councilmember Tara Graves to close the Public Hearing for 7301 Stonecrest Concourse. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

Mayor Cobble asked if the owner of the property is the applicant. Keedra Jackson clarified that the applicant has permission from the owner to request rezoning. Mayor Cobble asked about the no smoking. Keedra Jackson stated that the city has an ordinance stating if you have a restaurant serving drinks and food, you cannot have a smoking establishment associated with it.

Keedra Jackson clarified that this doesn't move the boundary of the tier and that just that parcel will be tier one.

Councilmember Tammy Grimes asked about smoking restrictions. Director White explained that a smoking lounge is a defined enclosed space, permitting smoking anywhere in the development. The Ordinance states you cannot have a smoking lounge as well as other uses. You can smoke at the facility if permissible. The condition is so that a designated smoking lounge is not created. He stated that there is currently a smoking prohibition in the city.

Mayor Pro Tem George Turner asked that staff provide clarity on this topic at the next meeting.

Motion – made by Mayor Pro Tem George Turner to approve 7301 Stonecrest Concourse. Seconded by councilmember Tammy Grimes.

Motion passed 3-1 with Councilmember Tara Graves voting nay.

e. For Decision - RZ-22-005 3266 and 7407 Hayden Quarry Road - *Ray White*

Motion – made by Councilmember Tammy Grimes to accept the withdrawal for RZ-22-005. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

f. For Decision - RZ-22-007 3310, 3320, 3330 Turner Hill - *Ray White*

P&Z Director Ray White stated that the applicant requested to be heard at the November 28, Attorney Winston Denmark stated that a Public Hearing would need to be on the record before any action on the item could take place. Ray White stated there could have been some confusion on the information given to the applicant.

Motion – made by Councilmember Tara Graves to deny the request for deferral for RZ-22-007. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

Motion – made by Councilmember Tara Graves to open the Public Hearing for RZ-22-007. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

Ray White gave a presentation, stating the staff's recommendation is a denial.

No comments in favor of this item.

Alex Brock of Smith, Grambrell & Russell, representative for the applicant, appeared via zoom to request a deferral on behalf of the applicant. He was notified today that they were on tonight's meeting agenda but was under the impression they would be on the agenda for the November 28th meeting based on the City's published zoning calendar. Mr. Smith requested the opportunity to come before Council and present new information to citizens and address some of the concerns voiced at the community meeting. He reiterated that there was some confusion based on the City's Zoning calendar. Director White explained that the applicant was present at the CPI meeting and was given information that stated they would be on tonight's meeting agenda.

Mayor Pro Tem George Turner asked the City Attorney if there was a discrepancy in the notification, would we need to have another Public Hearing. Attorney Winston Denmark clarified that he would air on the side of granting a deferral in that case.

City Clerk Sonya Isom read one written comment in opposition from Andrea Ford.

Edwina Clanton spoke in opposition to this item.
Bill Bruckner spoke in opposition to this item.
Dave Marcus spoke in opposition to this item.
Faye Coffield submitted a comment form but was not present to speak in opposition to this item.
JW Eady spoke in opposition to this item.
Brienne Simmons spoke in opposition to this item.

Motion – made by Councilmember Tara Graves to close the Public Hearing for RZ-22-007. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

Mayor Pro Tem asked Director White about the recommendations from the Planning Commission and staff. Director White stated that both the Planning Commission and staff recommend a denial.

Winston Denmark, City Attorney stated it's important to gain clarity on whether or not the applicant was put on notice about the date and time of tonight's meeting.

Mayor Cobble asked for clarity on the zoning calendar and if the applicant would have been heard on November 28th. Both Ms. Jackson and Director White confirmed the applicant was told at the community meeting that this item would be heard at tonight's meeting and that there was no communication after the community meeting. Director White stated that there were also signs posted with tonight's date. Mayor Cobble stated that if there was not a consistent message across all means of communication, the city should air on the side of caution.

Motion – made by Councilmember Tara Graves to defer RZ-22-007 to the next Council meeting, scheduled for November 28, 2022. Seconded by Councilmember Rob Turner.

Councilmember Tammy Grimes asked about the deferral stating the Council meeting is scheduled for November 28th.

Motion passed unanimously.

Motion- made by councilmember Tammy Grimes to amend the agenda at this point. Councilmember Tara Graves seconded.

Motion passed unanimously.

IX. CONSENT AGENDA

X. APPOINTMENTS

XI. OLD BUSINESS

XII. REPORTS & PRESENTATIONS

a. Presentation - Code Compliance Month - *Mayor Jazzmin Cobble*

b. Presentation - Book Bag Giveaway - *Councilmember Tammy Grimes*

- c. **Presentation** - 2020 CAFR Presentation - *Gia Scruggs / Doug Moses of Mauldin and Jenkins*

Motion – made by Councilmember Tammy Grimes to defer Item C. 2020 CAFR Presentation until the next regularly scheduled City Council Work Session. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

XIII. NEW BUSINESS

- a. **For Decision** - Human Resources Consultant - *Mayor Jazzmin Cobble*

Mayor Jazzmin Cobble gave a presentation in regards to the recommended Human Resources Consultant.

Motion – made by Councilmember Rob Turner to approve the Human Resources Consultant. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

- b. **For Decision** - Women's Reproductive Rights Resolution - *Mayor Jazzmin Cobble*

Mayor Jazzmin Cobble gave an overview of the Women’s Reproductive Rights Resolution.

The Resolution preamble was read by City Clerk Sonya Isom.

Motion – made by Councilmember Tammy Grimes to approve the Women’s Reproductive Rights Resolution. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

- c. **For Decision** - City Council Meeting Start Time - *Mayor Pro Tem George Turner*

Mayor Pro Tem George Turner gave an overview.

Councilmember Tara Graves stated she felt the meeting start time should be adjusted in the month of December. She then stated she would like the adjustment to begin January 2023. Mayor Cobble stated that she too would like to see the change take place January 2023 and that there is fiscal impact to some.

Motion – made by Councilmember Tammy Grimes to make the City Council Meeting start time 6pm, starting November 28, 2022. Seconded by Councilmember Rob Turner.

Motion passed 3-1 with Councilmember Tara Graves voting nay.

XIV. CITY MANAGER UPDATE

XV. MAYOR AND COUNCIL COMMENTS

Mayor Pro Tem George Turner read an invitation to the Salem Middle School Trunk or Treat, scheduled for October 31 2022 from 5:30pm to 7:30 pm.

Mayor Jazzmin Cobble invited everyone to the City of Stonecrest Fall Festival this upcoming Saturday at Browns Mill Rec Center from 11am to 3pm.

Councilmember Tammy Grimes commented to all survivors of domestic violence and breast cancer, stating we love you, we support you, we hear you.

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 Tara Graves to go into Executive Session for personnel matters. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

Motion – made by Councilmember Rob Turner to come out of Executive Session and return to the regular scheduled meeting. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

Motion – made by Councilmember Tammy Grimes to approve the minutes from the Executive Session. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

Mayor Pro Tem asked the City Clerk to make note of the deferral of the CAFR Presentation, assuring it gets placed on the next work session.

XVII. ADJOURNMENT

Motion – made by Councilmember Tammy Grimes to adjourn the City Council meeting at 12:10am. Seconded by Councilmember Rob Turner.

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.