



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, August 28, 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: George Turner, Mayor Pro-Tem

The meeting began at 6:07pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members were present.

III. INVOCATION: Rob Turner, District 2 Councilmember

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

V. APPROVAL OF THE AGENDA

Mayor Cobble asked council to consider moving item J to item A, under New Business.

Mayor Pro-Tem George Turner mentioned that the SPLOST/Bond Resolution is not ready therefore, item I will be pulled from the the agenda and may require a Special Called Meeting to meet deadlines.

Motion – made by Councilmember Rob Turner to approve the agenda for the City Council Meeting with the stated adjustments. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

- a.** Approval of Meeting Minutes - Council Planning Retreat, July 7 and 8, 2023

Councilmember Tara Graves mentioned that she did not attend the Council Retreat and notified the City Clerk's Office that she would not be in attendance. Mayor Pro-Tem George Turner stated she could abstain from this vote. Councilmember Graves replied she would be abstaining due to not attending the retreat.

Motion – made by Councilmember Tammy Grimes to approve the meeting minutes for the Council Planning Retreat on July 7th and 8th, 2023. Seconded by Councilmember Alecia Washington.

Motion passed 4-0 with Councilmember Tara Graves abstaining due to not attending the retreat.

b. Approval of Meeting Minutes - Special Called Meeting July 10, 2023

Motion – made by Councilmember Rob Turner to approve the meeting minutes from the July 10, 2023 Special Called Meeting. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

c. Approval of Meeting Minutes - City Council Meeting July 24, 2023

Councilmember Tammy Grimes requested a change to page 5, final paragraph that reads, "Councilmember Grimes confirmed it could come from Planning & Zoning staff or the company that surveyed the land." Councilmember Grimes stated she was asking a question and would like that passage corrected.

Councilmember Tara Graves questioned if the date for the Truck Parking Moratorium Extension was correct. Mayor Pro-Tem Turner stated since there was a dispute with the dates, he requests it is corrected by a review of the audio for confirmation. City Attorney Alicia Thompson stated that the resolution for the current moratorium will end on August 29, 2023, which was an extension from July 30, 2023.

Motion – made by Councilmember Tammy Grimes to defer approval of the July 24, 2023 City Council Meeting minutes to the next City Council Meeting, after the audio has been used to clarify the correct dates. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

d. Approval of Meeting Minutes - Special Called Meeting July 31, 2023

Motion – made by Councilmember Tara Graves to approve the meeting minutes from the July 31, 2023 Special Called Meeting. Seconded by Councilmember Tammy Grimes.

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

Faye Coffield – Stated Code Enforcement cited her for not paying taxes on her business, even though the business is not located in Stonecrest, she doesn't like the fact that her neighbors have been interviewed about her and someone contacted the state about her business license and her compliance with being a private investigator. Commented that the mayor's political campaign signs are in the right-of-way.

Donna Priest-Brown – Mentioned she has obtained a copy of RFQ's for services. She would like to know the reason for the delays on the 2021 & 2022 audits, processes and analysis and how the manual journal entry findings are being managed since the 2022 audit findings. She would like to observe the process with the Finance Department. Why are city resources being used to analyze Development and Housing Authority funds which are not a part of the city's accounting portfolio? Were the council members made aware of the outstanding audits for 2021 & 2022.

Malaika Wells – Questioned if sufficient notice was given for the Council Retreat held on July 7th & 8th, 2023 and why was it not streamed and would like proof of the notice. Why was an RFQ for a real estate agent submitted by the city? And she is asking the city to extend the speaking time for public comments. Also addressed the mayor's discussion of the Charter Review Commission appointments and would like the mayor to center the needs of the community in her requests.

Geraldine Champion – Mentioned the city showing transparency since being a city, has concerns about money being spent on security, and encouraging the city to change things.

Bernard Knight – Commented on a plat agenda item, stating he supports the item, but the plat has errors. He stated the southwestern corner of the plat takes in 2 pieces of parcel that are not in the City of Stonecrest, but unincorporated DeKalb County.

Read by the City Clerk:

Renee Cail - Stated she is concerned about residents in close proximity of the Metro Green Recycling Center which should never have been constructed in a residential area and that seniors, children and those suffering with respiratory/cardiovascular conditions, need to be protected. She is asking the city not to issue any licenses or certificate of occupancy.

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 - RZ 23-003 4700 Browns Mill Road - Ray White, Director of Planning & Zoning

Presentation by Ray White, Director of Planning & Zoning. Mr. White conducted a review of requested amendments and staff recommendations, including modifications. Staff are requesting a change in conditions for a parcel that was originally conditioned for 120 single family town homes, to 46 for sale, single family, detached homes. The 4 conditions are to change the number of units, allow sidewalks on both sides of the road, add turning lanes, and include decorative landscaping entrances.

Motion – made by Councilmember Rob Turner to open public hearing for RZ 23-003 4700 Browns Mill Road. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

Comments in favor of this item:

Josh Mahoney

Comments in opposition of this item:

Faye Coffield

Malaika Wells

Joy Graham

Read by the City Clerk:

Ken Taylor

Josh Mahoney with Battle Law spoke on behalf of the applicant, Ray of Hope, and speaking on the change of conditions. The applicant is asking for a deferral. They are also requesting to change condition 6, condition 7, and delete condition 10, getting rid of the gate requirement. There were concerns at the Planning Commission meeting and they are looking for additional information. There was a traffic study initiated and there should be a report by the middle of next month. The applicant would like to defer the application and allow for the traffic study to come back and also host another community meeting to come to a solution and work with the residents.

Motion – made by Councilmember Tara Graves to close public hearing for RZ 23-003 4700 Browns Mill Road. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

b. For Decision - RZ 23-003 4700 Browns Mill Road - Ray White, Director of Planning & Zoning

Councilmember Rob Turner inquired about the design of the homes. Josh Mahoney stated the design for the homes did not make it into the report, and he will have it at the next cycle. He will also send via email tomorrow morning. Mr. Mahoney also confirmed the property is zoned RSM, surrounding property is R100 and that the property will have a 40-foot frontage. Mayor Pro-Tem asked if the applicant is asking to remove all 10 conditions as the deal was to build senior housing if they were allowed to move from R100. Mr. Mahoney stated they are hoping to get away from that request by approving a new one. Mayor Pro-Tem asked since the senior housing was not constructed, at what point do the conditions default and if there is anything that can be legally done? Attorney Denmark

stated unless there was a timeframe by operation of law it would not naturally convert, and that the city can initiate a re-zoning of property.

Mayor Cobble asked if the current conditions on the property are the ones that the city decides to remove, would it go back to being zoned as R100? Attorney Denmark stated the zoning would not change because it was put in place as permanent. Until the city requests a zoning classification, the zoning will not change. Mayor Pro-Tem stated he spoke with residents who are in the R100 zone, and their concerns are the inconsistencies in the frontage. Mr. Mahoney stated that Ray of Hope has not been able to get any builders to build the townhomes in two decades and if they can get a builder, they will have town homes.

Motion – made by Mayor Pro Tem George Turner to defer RZ 23-003 4700 Browns Mill Road 30 days for decision only. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

c. Public Hearing - SLUP 23-003 6736 Joanne Lane - Ray White, Director of Planning & Zoning

Presentation by Ray White, Director of Planning & Zoning. There was an overview of future land use/character area, zoning, aerial map, the submitted floor layout and staff recommendations with four conditions. Director White stated the zoning is R100 Residential Medium Lot, located in the Arabia Mountain Overlay Conservation District. Staff is recommending the applicant provide two copies of the completed architectural plan, obtain a city business license and permits required by the State, have at least four parking spots within a driveway, garage or carport and no parking on lawn areas. Staff is recommending approval.

Motion – made by Councilmember Tammy Grimes to open public hearing for SLUP 23-003 6736 Joanne Lane. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

In favor of this item:

Diselle Swans

In opposition of this item:

Faye Coffield

Read by the City Clerk:

Pyper Bunch

The applicant stated this is not a Personal Care Home but is considered a Community Living Arrangement. The residents are not mental health clients, and she will have 2-3 clients that are autistic.

Motion – made by Councilmember Rob Turner to close public hearing for SLUP 23-003 6736 Joanne Lane. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

d. For Decision - SLUP 23-003 6736 Joanne Lane - Ray White, Director of Planning & Zoning

Councilmember Tammy Grimes asked the applicant who currently lives at the property. Ms. Swans stated she lives at the property along with one client. Ms. Swans also stated that although the neighborhood does not have an HOA, she has had conversations with her neighbors and that in person, they support her. Her last business license was with DeKalb County. Ms. Swans also confirmed she is the business owner, owner of the home, and has been at the property since 2014. Ms. Swans mentioned that the clients are verbal and high functional male clients. Mayor Pro-Tem asked Ms. Swans about the host location and if she would have only three clients. Ms. Swans confirmed this property is the host location and that she would have no more than three clients.

Councilmember Grimes asked Planning & Zoning to state the concerns from both the Planning Commission meeting and CPIM. Director White stated there were comments from the community regarding the clients roaming the neighborhood uncontrolled. Ms. Swans stated her client does not roam. Councilmember Grimes asked Director White if the applicant will only have up to 3 clients, will she still need a Special Land Use Permit? Director White answered, yes. Councilmember Grimes also asked for confirmation that the four conditions have been met. Director White confirmed that the applicant has satisfied the four conditions.

Motion – made by Councilmember Tammy Grimes to defer SLUP 23-003 6736 Jojanne Lane 30 days to the next council meeting for decision only. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

Mayor Cobble asked Director White if we typically write conditions that are already stated in the code and how one would differentiate the two, noting her concerns about the applicant being confused. Director White stated they refer to the code for specificity then list the aspects of the code. Mayor Cobble suggested that it is stated that the code is being reiterated. Director White stated the department will be more precise.

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS

Gia Scruggs, City Manager introduced new leadership team members, Sedrick Swann, Parks and Recreation Director and Patrick Moran, Chief Building Official. City Manager Scruggs also mentioned Keisha Franklin, Finance Director.

XI. REPORTS & PRESENTATIONS

XII. OLD BUSINESS

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

Presentation by Ray White, Director of Planning & Zoning identifying what is being added and what is being stricken from the code. There was a review of the recommendations and what has changed.

Mayor Pro Tem Turner asked Director White about the 5-axle requirement from the previous work session for any unintended consequences. Director White stated he did not see any discrepancies with that requirement. Mayor Pro Tem Turner also asked about chain link fences and if the fences can be chain link with slats. Director White said yes. Councilmember Graves asked why the Planning Commission recommended a 30-day deferral. Director White stated they were concerned about transportation and traffic issues and requested clarity on the overall provisions.

Motion – made by Councilmember Tara Graves to approve TMOD 23-001 Truck Parking Gravel Lots. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

The preamble of the ordinance was read by the City Clerk.

XIII. NEW BUSINESS

a. For Decision - MP 22-006 1801 Coffee Road - *Ray White, Director of Planning and Zoning*

Presenter Ray White, Director of Planning & Zoning stated MP stands for Major Plat, which includes three or more combined plats. There was a review of facts, including current zoning and the proposed layout. DeKalb County is included in the routing and did not point out any issues. This property is zoned M, Light Industrial, and is a 5-parcel division. The applicant is asking to combine five lots into one lot. This request is to help move the development forward for use. Staff is recommending approval.

Mayor Pro Tem Turner asked Director White if he had records from when the item was previously brought to council, approximately 2-3 years ago. Director White replied, yes and that there were some concerns about the community overall and the traffic generation. Councilmember Grimes asked why DeKalb had to give their stamp of approval. Director White stated the GIS function is in Dekalb where lots are located and is routine to have DeKalb review.

Motion – made by Councilmember Tara Graves to approve MP 22-006 1801 Coffee Road. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

b. For Decision - Shade Structure Installation - *Tameika Porter, Interim Director of Parks & Recreation, Shakerah Hall, Procurement Manager*

Presenter Tameika Porter, Interim Director of Parks & Recreation is requesting approval for Dynamic Shade, LLC to install the shade structure via the single source procurement method in the amount of \$85,590.65.

Councilmember Grimes asked if the 30% markup was in place when this item was presented before and if it is customary. Ms. Porter stated that inflation caused the markup. Gia Scruggs, City Manager stated that when the item was previously brought forth, the request did not include installation. During the attempt to find a qualified vendor to install the shade structures the vendors did not want to install something that they did not purchase, hence the markup.

Motion – made by Councilmember Rob Turner to approve the Shade Structure Installation request. Seconded by Councilmember Alecia Washington.

Motion passed unanimously.

c. For Decision - Computer Refresh - *Shakerah Hall, Procurement Manager*

Presenter Shakerah Hall, Procurement Manager, is seeking to purchase 41 computers and docking stations for city employees. Three quotes were received and CDW submitted the lowest quote. Ms. Hall confirmed the quote includes a four-year warranty.

Councilmember Graves asked if the \$85,000 was for PCs and software. Ms. Hall replied it is for PCs only. Councilmember Graves asked if the amount included a warranty. Ms. Hall replied yes, the amount included a 4-year warranty. Mayor Cobble asked if there is a fee for the installation. Ms. Hall stated Interdev will perform the installation.

Motion – made by Councilmember Rob Turner to approve the Computer Refresh. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

d. For Decision - Purchase and Installation of Video Cameras for City Facilities & Parks - *Shakerah Hall, Procurement Manager*

Presenter Shakerah Hall, Procurement Manager, is seeking approval for Comtech to provide video cameras at city facilities and parks. This was a recommendation by the security study. The amount is \$124,179.47 for cameras and installation.

Mayor Cobble asked about cloud storage and the amount of storage. Ms. Hall doesn't have the information available but asked the consultant to make sure there was enough storage to cover the cameras for both parks and facilities. Councilmember Alecia Washington asked if Fairington Park was included and Ms. Hall replied no, Fairington Park was not included. The locations included are: Southeast, the Aquatic Center, Browns Mill and City Hall. Ms. Hall stated that the parks currently included have a building or structure.

Councilmember Rob Turner asked how many cameras would be at each location and how the city will make this determination. Ms. Hall stated the city is purchasing 14 cameras. And the structure will determine the count.

Motion – made by Councilmember Rob Turner to approve the Purchase and Installation of Video Cameras for City Facilities & Parks. Seconded by Councilmember Alecia Washington.

Motion passed unanimously.

Mayor Pro Tem Turner asked the City Manager to make note for public acknowledgement that the city will discuss cameras at convenience stores to match what DeKalb County is considering.

e. For Decision - Adoption of FY24 Budget Calendar - *Gia Scruggs, City Manager*

Presenter Gia Scruggs, City Manager is asking for the adoption of the FY24 Budget Calendar, which was discussed at Work Session. The city is working on budget discussions

with Department Directors and scheduled to have a combined committee meeting with the Finance, SPLOST, Transportation and Parks Committees to go over recommendations for the FY24 Budget. The first proposal will be presented by Mayor and City Manager at the October Work Session.

Motion – made by Councilmember Tammy Grimes to adopt the FY24 Budget Calendar as presented. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

f. For Decision - ARPA Business and Residential Support Funding Request - *Gia Scruggs, City Manager*

Presenter Gia Scruggs, City Manager gave a review of the funding request. The request is for approval of \$100,000 for awards to six small businesses that are now eligible to receive assistance. The request is also for approval of up to \$300,000 for potential assistance for residents that submitted applications but did not provide copies of past due bills. Total funding request is not to exceed \$400,000.

Motion – made by Councilmember Tammy Grimes to approve the ARPA Business and Residential Support Funding request. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

g. For Decision - 2022 Street Resurfacing Contract Change Order - *Hari Karikaran, City Engineer*

Presentation by Hari Karikaran, City Engineer, including a list of roads that were completed in 2022 as well as a review of calculations. The 2022 Street Paving Contract was awarded to Stewart Brothers in 2022 and most of the roads were completed from package 1. Funds were depleted before all streets could be paved. Stewart Brothers is requesting a change order to complete all streets. Total additional funding needed is \$600,707.03. If approved, packages 1 and 4 will be completed by the end of October.

Councilmember Grimes asked for clarity on the NA shown on line 34 of package 4. Mr. Karikaran replied that is a small section of the road that was already paved. He also gave explanation of the bidding process and confirmed the unit price remains the same.

Motion – made by Councilmember Tammy Grimes to approve the 2022 Street Resurfacing Contract Change Order. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

The preamble to the resolution was read by the City Clerk.

h. For Decision - Southeast Athletic Complex Parking Lot Addition Design Service - *Hari Karikaran, City Engineer*

Presenter Hari Karikaran, City Engineer stated that during major events, people are parking in the grass due to not having enough parking spaces. Four proposals were received and the RFQ committee reviewed the proposals and recommended Planners and Engineers Collaborative Inc., in the amount of \$66,700, to design the parking lot.

Councilmember Rob Turner asked if there was a specific number of additional parking lots. Mr. Karikaran stated there are currently 367 regular spaces and 8 handicap parking spaces. He is hoping to double that and eventually have at least 1000 spaces.

Motion – made by Councilmember Rob Turner to approve the Southeast Athletic Complex Parking Lot Addition Design Service. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

i. For Decision - Panola Road Scoping Study - *Hari Karikaran, City Engineer*

Presenter Hari Karikaran, City Engineer stated this study dates back to DeKalb County and that after the city was incorporated, DeKalb County promised to assist with the Panola Road Study. There was a review of the roundabout locations at Panola Mill Drive and Black Foot Drive. The next step is for the city to initiate applications for grant funding. The first phase would be from the end of Panola Interchange to Thompson Mill Road.

Mayor Pro Tem Turner asked if adopted now, can changes be made later? Mr. Karikaran replied this is basically a guideline. Councilmember Washington asked if there is no roundabout, will there be another way to regulate the stop light? Mr. Karikaran replied there will be a designated right turning lane and there will be significant improvement. It will also be safer, and the signal timing will be adjusted.

Motion – made by Councilmember Tammy Grimes to accept the Panola Road Scoping Study. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

XIV. CITY ATTORNEY COMMENTS – No comments

XV. CITY MANAGER UPDATE

City Manager Scruggs - The Citizens Academy will start in October and will include an overview of city services, departments, Council, and how the government offices work.

XVI. MAYOR AND COUNCIL COMMENTS

District 1, Councilmember Tara Graves - planning a district clean up the weekend of September 23rd. Had a great time at the grand opening of Sip and Frost. Go check out some of the new businesses in the city. Have a safe and wonderful Labor Day Weekend.

District 2, Councilmember Rob Turner - have a safe, enjoyable, and relaxing Labor Day.

District 3, Councilmember Alecia Washington – if anyone in District 3 has any questions, please email or call her. Enjoy, be safe and have a great Labor Day weekend.

District 5, Councilmember Tammy Grimes – on September 9th for Childhood Cancer Month, she is partnering with Kids Doc on Wheels, Aflac, Cancer Blood and Disorder Center to spread joy to children with cancer. Use the QA code on the flyer to make donations. The City of Stonecrest is not accepting any funds. Still need school supplies and toiletries. Thanks to partners at New Birth who donated over 100 pairs of shoes to the students at Salem Middle school. Parents, register your children. Stay safe,

District 4, Mayor Pro Tem George Turner - acknowledges the requests for a Town Hall in District 4 and he will hold it at the end of September. Be safe and have a nice holiday.

Mayor Cobble – reminder that there are 2 rock star events coming up: September 9th Childhood Cancer Event and September 16th Screen on the Green and Entrepreneur Expo. Stay engaged and have fun in the City of Stonecrest.

XVII. EXECUTIVE SESSION

Motion – made by Councilmember Tammy Grimes to go into Executive Session for litigation. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

Motion – made by Councilmember Tammy Grimes to leave Executive Session and return to regular scheduled city council meeting. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

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

Motion passed unanimously.

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

XVIII. ADJOURNMENT

Motion – made by Councilmember Rob Turner to adjourn the August 28, 2023 City Council meeting. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

Meeting adjourned at 9:52pm.

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities and employment practices. 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.