



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, July 24, 2023 at 6:00 PM

Mayor Jazzmin Cobble

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

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Tammy Grimes - District 5

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

I. CALL TO ORDER: Mayor Pro-Tem George Turner

The meeting began at 6:08pm.

II. ROLL CALL: City Clerk Sonya Isom

All members were present.

III. INVOCATION: Councilmember Rob Turner

IV. PLEDGE OF ALLEGIANCE: Councilmember Alecia Washington

V. APPROVAL OF THE AGENDA

Councilmember Grimes asked to move Reports & Presentations to follow Review and Approval of Minutes. Mayor Pro Tem would like to add Extension of Moratorium for Truck Parking Gravel Lots to New Business, Item e.

Motion – made by Councilmember Rob Turner to approve the agenda for the July 24, 2023 City Council meeting with the stated changes. Seconded by Councilmember Alecia Washington.

Motion passed unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

a. Approval of Meeting Minutes - Special Called Meeting June 14, 2023

Motion – made by Councilmember Tara Graves to approve the Special Called Meeting minutes for June 14, 2023 with the stated corrections. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

- b. Approval of Meeting Minutes - Special Called Meeting June 21, 2023, AM

Motion – made by Councilmember Tammy Grimes to approve Special Called Meeting minutes for June 21, 2023, AM. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

- c. Approval of Meeting Minutes - Special Called Meeting June 21, 2023, PM

Motion – made by Councilmember Tara Graves to approve Special Called Meeting minutes for June 21, 2023, PM. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

- d. Approval of Meeting Minutes - Special Called Meeting June 28, 2023

Motion – made by Councilmember Rob Turner to approve the Special Called Meeting minutes for June 28, 2023. Seconded by Councilmember Alecia Washington.

Motion passed unanimously.

- e. Approval of Meeting Minutes - City Council Meeting June 28, 2023

Motion – made by Councilmember Tammy Grimes to approve the City Council Meeting minutes for June 28, 2023 with the stated corrections. Seconded by Councilmember Alecia Washington.

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 she is hosting a free CPR & 1st Aid training course on Wednesday at Salem Library. She also stressed concern about the gas line on Hayden Quarry and addressed some concerns about her willingness to work with Council.

Malaika Wells – congratulated the city on meeting the GMA City of Ethics standard. She also mentioned concerns about ARPA funds not reaching businesses and citizens in a timely manner and would like the report to be made public. Mentioned concern about employee turnover and questions if city has been named in any lawsuits

Pastor YaQuis Shelley – currently using Southeast Complex for women's kickball league and is requesting additional porta potties at this location.

Read by City Clerk:

Kamia Gonzales – opposes Metro Green and requests the city deny the business license and certificate of occupancy.

Renee Cail – opposes Metro Green and asks that the Council act to stop Metro Green from operating in Stonecrest.

Hickman Family - asking council to file an appeal and stop Metro Green from operating in Stonecrest. Asking council to not allow Metro Green to ever get a business license in Stonecrest.

Lequvia Ousley – inquiring about the ARPA funds disbursement for Alexis Rose, a Stonecrest resident that was approved to receive a grant and is still waiting for the award.

Alexis Rose – stated she is facing eviction due to the delay in disbursement of ARPA funds. Asking city to locate her check.

Jacqueline Bryant – asking that city not release Certificate of Occupancy to Metro Green.

LaTanya Blake – asking that city appeal decision in favor of Metro Green and not grant a business license or certificate of occupancy.

Ellee Thaxton – caseworker for Alexis Rose and wanted to offer suggestion on releasing ARPA funds including requiring signatures when checks are delivered.

Comments from City Manager Scruggs stating there will be an ARPA update at the August Work Session. She also addressed Ms. Rose's issue and stated the city has tried to reach out and is asking for updated contact information. Ms. Scruggs also stated that although the city has received calls, they have been put in the consultants' hands, who has been entrusted with the funds for disbursement and to ensure eligibility of applicants.

VIII. REPORTS & PRESENTATIONS

a. Presentations – Councilmember Tammy Grimes

Presentation by Councilmember Grimes, Mayor Cobble and State Representative Rhonda Taylor to Dr. Charmaine Gray for 33 years of exceptional service as a Primary Care Pediatrician.

Presentation by Councilmember Grimes and Mayor Cobble to Mrs. Lori Robinson for admirable service to the healthcare industry within the Stonecrest community for 36 years and 39 years with Kaiser Permanente.

Presentation by Councilmember Grimes and Mayor Cobble to Mr. Michael Brown, who was issued the Stonecrest Cornerstone Constituent Award.

IX. 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 - TMOD 23-001 Truck Parking Gravel Lots - Director of Planning and Zoning Ray White

Mayor Pro Tem George Turner stated that at the Planning Commission Meeting the specific recommendations were that the stakeholders meet with staff to review before a decision is rendered. Mayor Pro Tem suggested a meeting with the stakeholders happen before the Special Called Meeting on July 31, 2023. He is suggesting council approve to defer the public hearing to the Special Called Meeting scheduled for July 31st to give staff time to meet with the stakeholders.

Motion – made by Councilmember Rob Turner to defer TMOD 23-001 to the Special Called Meeting on July 31, 2023. Seconded by Councilmember Tammy Grimes.

The City Attorney stated that the day the public hearing is advertised is the day the public hearing should be held.

Motion - Councilmember Rob Turner withdrew the motion. No second motion needed.

Ray White, Director of Planning & Zoning stated there was a CPI meeting held on May 11, 2023 and Planning Commission meeting held on July 18, 2023. There are approximately 15 truck parking lots within the City of Stonecrest, which consists of 10 gravel lots and 5 paved lots. Staff proposing truck parking fall under these categories: Truck Stop, Truck Terminal or Transportation Equipment and Storage/Maintenance (Vehicle). Mr. White made mention that the TMOD 21-012 (Gravel Parking) has yet to be codified with Municode for the public to view. Mr. White made recommendations for changes and amendments. Staff has made a provision requested by mayor and council and added elements that will bring this TMOD into compliance with the new ordinance that is being presented.

There was a review of existing truck parking lots, truck routes and what has changed, including adding additional uses related to truck parking, adding a fence minimum height and type for street frontage, amending acre requirement of uses and a timeline for the existing truck parking lot to get in compliance with adopted code by business license renewal 2025. There was also mention of amending “unpaved” to “paved”, amending distance required from residential zone parcels, amending inspection requirements and timeline for inspections on an annual basis, and removing F & G from the section.

Motion – made by Councilmember Rob Turner to open the public hearing for TMOD 23-001 Truck Parking Gravel Lots. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

In favor of this item:

Jimmy Clanton

Faye Coffield

In opposition of this item:

Bernard Knight
Craig Hagen
Michelle Battle

Motion – made by Councilmember Tammy Grimes to close the public hearing for TMOD 23-001 Truck Parking Gravel Lots. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

- b. For Decision - TMOD 23-001 Truck Parking Gravel Lots - *Director of Planning and Zoning Ray White***

Motion – made by Councilmember Rob Turner to defer TMOD 23-001 Truck Parking Gravel Lots until the July 31, 2023 Special Call Meeting. Seconded by Mayor Pro Tem George Turner.

Motion passed unanimously.

X. CONSENT AGENDA

XI. APPOINTMENTS

XII. OLD BUSINESS

- a. For Decision - RZ 23-000002 7199 Hayden Quarry - *Director of Planning and Zoning Ray White***

Ray White, Planning and Zoning Director stated the petitioner is Battle Law, PC on behalf of Parkland Communities, Inc., which is undeveloped land and the applicant is seeking major modification conditions. A master Home Association agreement will be needed between Crest Ridge Point and Crest Ridge Township. Staff is recommending approval with the 5 stated conditions.

Councilmember Tara Graves questioned some of the conditions listed in the packet. Mr. White confirmed the conditions that are marked through were worked out with the applicant and council. Councilmember Graves also asked if Georgia Power has received everything regarding to land surveying gas lines. Mr. White confirmed that the gas lines are in the right of way of the street therefore they are not on the site. Councilmember Grimes asked about documentation from the utility provider stating that the lines would not interfere. Attorney Denmark clarified it is council's prerogative to ask for more information before making judgement.

Michelle Battle stated detailed documentation was provided to staff, showing all utility lines, including the gas lines, but it was not included in the presentation. Utility lines are in the right of way that will not impact the site if changes must occur.

Mayor Cobble questioned who would supply the documentation that satisfies the previously asked question. Councilmember Grimes stated the documentation could come from Planning & Zoning staff or the company that surveyed the land. She is seeking clarity on whether it is safe for the project to go forward. Ms. Battle stated she has presented to staff a copy of the survey showing there were no gas lines on the property. Director White will send a copy of the survey to council. Ms. Battle stated Georgia Power cannot give this information. City Engineer Karikaran would like to

see the plan and where the gas lines are located to give his thoughts and assure it is in the right of way.

Motion – made by Councilmember Tara Graves to defer this item to the July 31, 2023 Special Called Meeting for decision only . Seconded by Councilmember Alecia Washington.

Motion passed unanimously.

XIII. NEW BUSINESS

- a. For Decision** - HB 916 Superior and State Court Appellate Practice Act - 2nd Read - *Chief Judge Curtis W. Miller & Court Administrator Mallory Minor*

Mallory Minor, Court Administrator, gave the presentation and stated this is the 2nd read for this item, required to put into effect the HB 916 Superior and State Court Appellate Practice Act which will repeal and replace Georgia's Notice of Appeal review standards.

The City Clerk read the preamble into the records. Ms. Minor states there are no additional changes from the 1st read.

Motion – made by Councilmember Rob Turner to approve HB 916 Superior and State Court Appellate Practice Act Ordinance. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

- b. For Decision** - City of Stonecrest Access Control - *Procurement Manager Shakerah Hall*

Shakerah Hall, Procurement Manager, gave the presentation and stated the city would like to piggyback off of Georgia's statewide contract with Com-Tech, to provide access control to all city facilities. The purchase price is: \$80,139.71. Ms. Hall stated that staff will now have keyless entry. This is a recommendation from the city's security study.

Motion – made by Councilmember Tammy Grimes to approve City of Stonecrest Access Control. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

- c. For Decision** - SPLOST II Funding Allocation Resolution - *City Engineer Hari Karikaran*

Hari Karikaran, City Engineer, gave the presentation. He stated that the SPLOST II allocation was previously heard during a work session as well as a public hearing to discuss funding. The staff is recommending street resurfacing paving, transportation and parking improvements, property acquisition and new infrastructure. He is asking for an approval from council to be able to send to DeKalb Attorney's office to combine our resolution to make a master resolution to approve to go into the November election for the referendum.

Mayor Cobble stated when the resolution is adopted, to include in the motion that approximately \$58,727,000 is the amount in case there is a difference in the cost. The attorney and clerk can make that adjustment to the version that is signed to keep from revisiting for a \$1.00 difference. Be sure to add approximate. It should also be added to the heading of the resolution to match the exhibit.

Motion – made by Councilmember Tammy Grimes to approve the SPLOST II Funding Allocation Resolution. Seconded by Councilmember Alecia Washington.

Motion passed unanimously.

d. For Decision - Public Storage Facilities Moratorium Extension - *Mayor Pro Tem George Turner*

Mayor Pro Tem George Turner stated this item was on the agenda for action only but there was not an advertisement in advance. In order to get the advertisement in place, it needed to be pushed to July 31, 2023, which is 1 day beyond the expiration date of the current moratorium. Mayor Pro Tem stated that the 30-day extension will start on July 31, 2023.

Motion – made by Councilmember Rob Turner to approve the Public Storage Facilities Moratorium extension. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

e. For Decision – Truck Parking Gravel Lots Moratorium Extension - *Mayor Pro Tem George Turner*

Mayor Pro Tem George Turner recommended extending the Truck Parking Gravel Lots Moratorium for an additional 30 days, effective July 31, 2023. This moratorium will have to be extended to July 31st due to the expiration date being July 30th.

Motion – made by Councilmember Tammy Grimes to approve the Truck Parking Gravel Lots Moratorium extension for 30 days, effective July 31st. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

f. For Decision - Approve Appointment of the General Attorney and Bond Counsel for the SDA per the IGA - *Mayor Jazzmin Cobble*

Mayor Cobble stated the IGA that council and the Development Authority have adopted agrees the city will pay for the General Attorney and the Special Attorneys for the Development Authority in exchange for the city appointing its legal counsel. She is recommending approval of the General Attorney and the Bond Counsel for the SDA. Mayor Cobble also mentioned that the SDA members along with herself will not entertain any applications or prospects of business until legal professionals are in place. Mayor Cobble confirmed that the General Attorney will be led by Laryn Barnes Wiggins who represents LF Barnes Law, and her entire firm will be at our disposal, which will be the General Counsel. The Bond Counsel will be Doug Selby, and his firm will also be at the disposal of the SDA.

Councilmember Alecia Washington asked if there was already a General Attorney in place and if council could make recommendations for the Attorney General or Bond Counsel. Mayor Cobble stated no one is currently in place, but these are the recommendations of those to serve in both capacities. She also confirmed council could make other recommendations but would have to vote down the recommendations in order to present others. Councilmember Tara Graves asked where the recommendations came from. Mayor Cobble stated from herself, in addition to legal counsel. Recommendations were given to the SDA and they had a consensus that these are the

best suited.

Motion – made by Councilmember Rob Turner to approve the appointment of the General Attorney and Bond Counsel for the SDA per the IGA. Seconded by Councilmember Tammy Grimes.

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

XIV. CITY MANAGER UPDATE

City Manager Gia Scruggs stated a presentation on ARPA funds would be presented by Berry Dunn on August 14, 2023, to give an update. The website shows roads that have been paved during FY 22 and FY23. She also asked that the public do not display misinformation that is not true about current or former city employees in a public manner, to protect the privacy of the employees.

XV. MAYOR AND COUNCIL COMMENTS

District 1- Councilmember Tara Graves wants to wish teachers and students a wonderful 2023-2024 school year.

District 2 – Councilmember Rob Turner believes the new Superintendent will level DeKalb County up and will be a great school system and wishes for safe and wonderful school year.

District 3 – Councilmember Alecia Washington wants to thank the public for participation in the Stonecrest non-hazardous waste drop off. District 3 will have a book bag give-away on August 2nd.

District 5 – Councilmember Tammy Grimes wants to thank the city staff and wants to recognize all that helped with her event and stated the joy that your help brought was amazing and she appreciates everyone.

District 4 – Mayor Pro Tem stressed his concerns about recent killings. If the community has a way to mentor the children to put down weapons and talk it out instead of shooting it out, this will save one.

Mayor – Mayor Jazzmin Cobble mentioned the Bike Trail Meeting as a follow up, and that August 1st is our National Night Out 2023. This program partners with the East DeKalb County Precinct to sit down and talk with officers so we can provide safety and protection to the community as well as mentorship. This will take place at Browns Mill Recreation Center. She would also like to thank the public for coming out the Education Fest 2023.

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 Tammy Grimes to go into Executive Session for personnel and litigation. Seconded by Councilmember Alecia Washington

Motion passed unanimously.

Motion – made by Councilmember Rob Turner to come out of Executive Session to resume regular scheduled council 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.

XVII. ADJOURNMENT

Motion – made by Councilmember Rob Turner to adjourn this meeting. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

Meeting adjourned at 10:03pm

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.