



## CITY OF STONECREST, GEORGIA

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### CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Wednesday, October 30, 2024 at 6:00 PM

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*Mayor Jazzmin Cobble*

*Council Member Tara Graves - District 1    Council Member Terry Fye - District 2*

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

*Council Member Tammy Grimes - District 5*

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

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

The meeting was called to order at 6:10pm.

**II. ROLL CALL:** Sonya Isom, City Clerk

All members were present with Councilmember Washington arriving after roll call.

**III. INVOCATION:** Pastor Raymond Randle, Redeeming Word Church

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

**V. APPROVAL OF THE AGENDA**

There was a request to move Reports & Presentations ahead of Public Hearing, to pull New Business/Item g, to move New Business/Item H to the November Council Meeting and to move New Business/Item I to the Finance Committee.

**Motion** – made by Councilmember Tammy Grimes to approve the agenda with the stated changes. Second by Councilmember Terry Fye.

**Motion passed unanimously.**

**VI. REVIEW AND APPROVAL OF MINUTES**

**a. Approval of Meeting Minutes - Work Session, September 9, 2024**

**Motion** – made by Councilmember Tara Graves to approve the September 9, 2024, Work Session meeting minutes. Second by Councilmember Tammy Grimes.

**Motion passed unanimously.**

b. Approval of Meeting Minutes - City Council Meeting, September 23, 2024

**Motion** – made by Councilmember Terry Fye to approve the September 23, 2024, City Council Meeting minutes. Second by Councilmember Tara Graves.

**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](mailto: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 three (3) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to established time limits.*

### In Person

Dave Marcus – Concerns about city air conditioning, roof leaks at Browns Mill Recreation Center, and Chestnut Park. Agrees with City Manager spending limit being raised to \$100,000.

Faye Coffield – Safety concerns in regard Rockdale County line issues. Comments on the Charter and troubled that City of Stonecrest is going back to former policies.

Freasia Young - Stonecrest resident and small business owner, requesting city denies the business license of Metro Green.

### Email

Pyper Bunch – Concerns regarding Metro Green

Ed Williams - Concerns regarding Metro Green

Gail Andrews – Concerns regarding Metro Green

Renee Cail – Concerns regarding truck parking

Donna Priest-Brown – Concerns regarding Metro Green

Jennifer Wilson – Concerns regarding Metro Green

Elaine Berry – Concerns regarding Metro Green

Angela Ash – Concerns regarding Metro Green

Ashley Dixon – Concerns regarding Metro Green

## 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](mailto: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** - ZMOD 24-002 6513 Marshall Blvd - *Shawanna Qawiy, Planning & Zoning Director*

Presentation by Director Qawiy stating that the applicant George Booker DBA GB General Contracting LLC/Construction Works, Inc, is requesting to amend an approved condition to construct an automotive glass repair shop. There was a review of the future land use map, zoning map, aerial/location map, zoning condition: SLUP-07-13560, submitted site plan, floor plan with recommendation for approval with the modification and additional conditions: 1. The 200-foot transitional buffer must be maintained in a natural state. 2. The construction of an 8-foot-high metal (painted sound) wall, subject to approval of the Planning and Development Departments. 3. Noise levels shall be in strict compliance to the DeKalb County Code of Ordinances. 4. No additional curb cuts shall be allowed on Marshall Blvd. Access shall be from the existing drive of Marshall Blvd. Used by the current business. 5. No overnight parking or storage of repaired vehicles on the property. 6. Must adhere to all applicable stream buffer and setback requirements (as applicable). Staff recommends approval with conditions as listed and read.

**Motion** – made by Councilmember Terry Fye to open Public Hearing for ZMOD 24-002 6513 Marshall Blvd. Second by Councilmember Tara Graves.

**Motion passed unanimously.**

There were comments by both the applicant and owner stating the company has been in business for over 25 years and the technicians are trained and certified.

In favor

Email: Derrick Corbet, Pull-A-Part

Opposition

Faye Coffield \*in support of after additional information was given

**Motion** – made by Councilmember Terry Fye to close Public Hearing for ZMOD 24-002 6513 Marshall Blvd. Second by Councilmember Tara Graves.

**Motion passed unanimously.**

b. **For Decision** - Ordinance for ZMOD 24-002 6513 Marshall Blvd - *Shawanna Qawiy, Planning & Zoning Director*

There was confirmation that this is a salvage yard, and they will only install glass for customers.

**Motion** – made by Councilmember Terry Fye to approve the Ordinance for ZMOD 24-002 6513 Marshall Blvd. with the listed conditions. Second by Councilmember Tara Graves.

**Motion passed unanimously**

The preamble was read by the City Clerk.

The ordinance will be amended to replace windshield with auto glass.

c. **Public Hearing** - TMOD 24-001 Truck Parking, (One Read Required) - *Shawanna Qawiy, Planning & Zoning Director*

Presentation by Director Qawiy stating that The City of Stonecrest is seeking approval to modify Article 6, Section 6.1.3 Parking Regulations, Off Street Parking Spaces to add Parking Regulations for Commercial Trucks and/or Trailers. There was a review of facts and issues: The current language does not address commercial truck parking, tractor trailer parking or semi-trailer parking city wide. The text modification will provide a clear understanding of truck parking in residential and commercial areas. Staff is proposing to amend Article 6 Parking; Sec 6.1.3 Parking Regulations; Off Street Parking Spaces. There was a review of exceptions.

**Motion** – made by Councilmember Terry Fye to open Public Hearing for TMOD 24-001 Truck Parking. Second by Councilmember Tara Graves.

**Motion passed unanimously.**

In favor

Faye Coffield

Dave Marcus

Glenda Jordan

Opposition

Renee Cail - email

**Motion** – made by Councilmember Terry Fye to close Public Hearing for TMOD 24-001 Truck Parking. Second by Councilmember Tara Graves.

**Motion passed unanimously.**

- d. **For Decision** - Ordinance for TMOD 24-001 Truck Parking, (One Read Required) - *Shawanna Qawiy, Planning & Zoning Director*

There were questions on the signs and fees. It was stated the citation will depend on the offense. Councilwoman Grimes mentioned concerns about owners of box trucks that need to park at home. Director Qawiy stated that it can be listed as an exception and that this is the 1<sup>st</sup> step towards compliance.

The preamble was read by the City Clerk.

**Motion** – made by Councilmember Tammy Grimes to defer the Ordinance for TMOD 24-001 Truck Parking for 30 days. Second by Councilmember Tara Graves.

**Motion passed 4-1 with Councilmember Terry Fye voting nay.**

**Motion** – made by Councilmember Tammy Grimes to defer the Ordinance for TMOD 24-001 Truck Parking to the November 25, 2024, City Council meeting. Second by Councilmember Alecia Washington.

**Motion passed unanimously.**

**IX. CONSENT AGENDA**

**X. APPOINTMENTS & ANNOUNCEMENTS**

**XI. REPORTS & PRESENTATIONS**

- a. Presentation - Georgia Piedmont

Presentation of Certificate of Appreciation by Georgia Piedmont for City of Stonecrest being their largest donor.

- b. **Presentation - City Clerk**  
Recognition of City Clerk Sonya Isom for fulfilling the requirements of the Georgia Clerks Education Institute and being recognized as a Georgia Certified Clerk.
- c. **Citizens Academy Graduation**  
Presentation by City Manager Scruggs stating the Citizens Academy gives citizens an inside look and for graduates to become official ambassadors of the City of Stonecrest, engaging with the city and possibly becoming a part of the city's Boards and Commissions. There was also recognition of engaged citizens Erica Williams, Dave Marcus and Faye Coffield.

## **XII. OLD BUSINESS**

## **XIII. NEW BUSINESS**

- a. **For Discussion** - Ordinance for TMOD 24-002 Hours of Operation Based on Uses, 1st Read - *Shawanna Qawiy, Planning & Zoning Director*

Presentation by Director Qawiy stating that City of Stonecrest is seeking approval to modify Chapter 4 Alcoholic Beverages. Chapter 15 Licenses, Permit and Miscellaneous Business Regulations which will go with Hours of Operation Based on Uses for Alcohol Sales to specific hours of operation for businesses operating in the city and to update definitions uses of hours of operation for bars, lounges, clubs, restaurants A, restaurants B and other uses in the city. There was a review of facts and background and recommendations.

Director Qawiy stated the hours of operation have been discussed with Economic Development, who was given the opportunity to give feedback. It was confirmed that a late-night establishment is any business that operates past 12:30am. Mayor Cobble mentioned the city wants to set codes and regulations, while being business friendly. Director Qawiy will also send council a matrix showing what it is today, what is being proposed and why.

1<sup>st</sup> read of the preamble by the City Clerk.

- b. **For Discussion** - Ordinance for TMOD 24-003 Alcohol Hours, 1st Read - *Shawanna Qawiy, Planning & Zoning Director*

Presentation by Director Qawiy stating the facts and issues, Article XX. Hours of Operation Based on Use – Section 15.20.1. Purposes. The text was previously reviewed during the TMOD 24-002 Hours of Operation Based on Uses as both TMOD's correlate with one another.

1<sup>st</sup> read of the preamble by the City Clerk.

- c. **For Decision** - Browns Mill Recreation Center Gym Floor Replacement - *Kelly Ledbetter, Director of Parks & Recreation*

Presentation by Director Ledbetter stating the Browns Mill facility is nearly 35 years old and the gym floor is experiencing some warping and dead spots. The department is requesting \$223,998.53 to replace the gym floor. This would be through a Sourcewell contract which is a cooperative purchasing agreement that is recognizable with the City of Stonecrest. The funding will come from the ARPA budget line for Parks and Recreation. The remaining balance will be provided later.

Councilmember Tammy Grimes suggested mentioned it may be time for the city to invest in a new building for the Browns Mill Recreation Center. City Manager Scruggs stated the city has invested quite a bit into Browns Mill, including making a huge investment in the aquatic center and roof.

**Motion** – made by Mayor Pro Tem George Turner to approve the Browns Mill Recreation Center Gym Floor Replacement. Second by Councilmember Terry Fye.

**Motion passed 3-2 with Councilmember Tara Graves and Councilmember Alecia Washington voting nay.**

**d. For Decision** - Emergency Procurement - Accounting Services - *Gia Scruggs, City Manager*

Presentation by City Manager Scruggs stating the City of Stonecrest is in need of various accounting services. Frazier & Deeter has provided a fee schedule that includes a rate of \$150.00 per hour for varies services and \$175.00 per hour for Technical and Accounting System Consulting. The initial amount for this agreement is an amount not to exceed \$250,000. The funding will come from Finance – Professional Services. This will be funded for the remainder of this year and the FY 2025 budget will reflect funding to accommodate this expenditure. General accounting services will be provided.

**Motion** – made by Mayor Pro Tem George Turner to approve the Emergency Procurement – Accounting Services. Second by Councilmember Terry Fye.

**Motion passed 4-1 with Councilmember Terry Fye voting nay.**

**e. For Decision** - Contract Approval - External Audit Services - *Gia Scruggs, City Manager*

Presentation by City Manager Scruggs stating the City of Stonecrest is currently in need of external auditing services. Tabb & Tabb, Certified Public Accountant, has provided the city with a fee schedule that includes \$150,000 annual financial statements for the years 2022, 2023 and 2024. The amount of the engagement is not to exceed \$250, 000. The funding will come from Finance – Professional Services for the remainder of the year. The FY 2025 budget will also reflect funding to accommodate this expenditure. The city will not be able to begin the FY 22 audit until FY21 is completed.

**Motion** – made by Councilmember Terry Fye to approve the Contract Approval – External Audit Services. Second by Councilmember Tammy Grimes.

**Motion passed 3-2 with Councilmember Tara Graves and Councilmember Alecia Washington voting nay.**

**f. For Discussion** - FY25 Budget - *Gia Scruggs, City Manager*

Presentation by City Manager Scruggs stating the city is working hard to make sure the story of the city is being told and also mentioned that during her visit to the International City Managers Association (ICMA), the City of Stonecrest was spotlighted and other City Managers given the opportunity to view things the City of Stonecrest is doing and how to build a city, through “The Roads to Success” video. The FY 2025 Budget establishes the council visions and addresses community needs through our staff.

There was a review of the vision statement, and budget line items, including the FY25 Budget Theme, FY25 Budget Plan, FY25 Departmental Summary, FY25 Proposed Budget Total, General Fund Revenue Overview, Tax Revenue Detail, Historical Comparative Revenue Analysis, Capital Projects Revenue, FY25 Expenditures, General Fund Expenditures by Function, Quality of Life – Public Infrastructure Enhancements, Capital Projects Expenditures, and the FY25 Capital Improvement Plan. There was also a review of the changes to FY25 Proposed Budget and FY25 Proposed Mayor & Council Events. There was an additional discussion of the Public Safety Department and a review of the detailed capital improvement plan which City Manager Scruggs will send to the council.

**g. For Discussion - Overlays - *George Turner, Mayor Pro Tem***

This item was removed from the agenda.

**h. For Discussion - Appointment of Board & Commission Members - *George Turner, Mayor Pro Tem***

This item was moved to the November City Council Meeting agenda.

**i. For Decision - Ordinance for City Manager Level of Financial Approval and Purchasing Policy Recommendation - *George Turner, Mayor Pro Tem***

This item was moved to the Finance Committee agenda.

**XIV. CITY ATTORNEY COMMENTS**

Acknowledged concerns from citizens regarding Metro Green. There has been developments that are not ready to be released but he will be prepared to update citizens at the next meeting.

**XV. CITY MANAGER UPDATE**

The Municipal Court is hosting their 3<sup>rd</sup> Annual Municipal Court Townhall with Georgia Justice Project (GJP) and GJP is also introducing a new warrant clinic. Asking all citizens and Municipal Court Clerks around the State of Georgia to attend. On December 2, 2024, at 2pm there will be an exclusive event for the City of Stonecrest staff and elected officials. More information to follow.

**XVI. MAYOR AND COUNCIL COMMENTS**

District 1 –Districts 1 & 3 have partnered with Bojangles for free breakfast on Veterans Day to all Veterans in Stonecrest, at both the Panola Road and Turner Hill locations. Thank you for your services.

District 2 – Would like to remind the City of Stonecrest residents that Friday, November 1<sup>st</sup> is the last day for early voting for this election. Please use your right to vote.

District 3 – On October 31, 2024, there will be a Trunk O’ Treat at Fairington Park from 6pm to 8pm.

District 4 – Citizens will hear more about managing emergencies including Biolabs and weather storms and how to stay alert, prepared and ready to take action.

District 5 – Hoping District 5 has the greatest turn out within all districts for votes in the election. There will be a Trunk O’ Treat tomorrow, October 31, 2024, at Salem Middle School from 5pm to 7pm.

## **XVII. EXECUTIVE SESSION**

*(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security*

## **XVIII. ADJOURNMENT**

**Motion** – made by Councilmember Terry Fye to adjourn the meeting. Second by Councilmember Tara Graves.

**Motion passed unanimously.**

The meeting adjourned at 10:20pm.

### *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.*