



## CITY OF STONECREST, GEORGIA

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### CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, July 22, 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 began at 6:10pm.

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

All members were present with Mayor Cobble present via zoom.

**III. INVOCATION:** Bhante Wajjrabuddhi, Abbot – Georgia Buddhist Vihara

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

**V. APPROVAL OF THE AGENDA**

**Motion** – made by Councilmember Tammy Grimes to approve the agenda as printed. Seconded by Councilmember Tara Graves.

**Motion passed unanimously.**

**VI. REVIEW AND APPROVAL OF MINUTES**

**a. Approval of Meeting Minutes - City Council Work Session, June 12, 2024**

**Motion** – made by Councilmember Tara Graves to approve the meeting minutes from the June 12, 2024, City Council Work Session. Seconded by Councilmember Alecia Washington.

**Motion passed unanimously.**

- b. Approval of Meeting Minutes - Special Called Meeting, June 13, 2024, 11:00am

**Motion** – made by Councilmember Terry Fye to approve the meeting minutes from the June 13, 2024, Special Called Meeting, 11:00am. Seconded by Councilmember Tara Graves.

**Motion passed unanimously.**

- c. Approval of Meeting Minutes - Special Called Meeting, June 13, 2024, 6:00pm

**Motion** – made by Councilmember Tammy Grimes to approve the meeting minutes from the June 13, 2024, Special Called Meeting, 6:00pm. Seconded by Councilmember Alecia Washington.

**Motion passed unanimously.**

- d. Approval of Meeting Minutes - City Council Meeting, June 26, 2024

**Motion** – made by Councilmember Terry Fye to approve the meeting minutes from the June 26, 2024, City Council 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](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.*

### Donna Priest-Brown

Would like to know what is next in regard to the Economic Development Plan Steering Committee sharing updates for projects, etc. She is also asking that the city not issue a license of certificate of occupancy for Metro Green.

### Malaika Wells

Congratulations to Parks and Rec on the repairing of Salem Park.

### Faye Coffield

Asked what has happened to 1.2 million of ARPA funds given to the Board of Education. She is also asking the council to drive on 212 and compare it to Stonecrest. She attended a luncheon with Senator Ossoff who stated money was given out. Has Stonecrest been given any? Where is the Federal Grant money coming from?

### Jim Kelley

Member of the Lithonia Industrial Counsel and the Stonecrest Business Alliance and came to speak on the lack of public input in the Pedestrian Bicycle/Walkway plan.

Jerome Edmonson

President of EDM Communications and Technology, stating he looks forward to working with the City of Stonecrest and continuing the legacy of Mr. Bill Allen.

Leighton Hull

Spoke on the loss of Mr. Bill Allen.

Matthew Hampton

Spoke on the loss of Mr. Bill Allen, and his vision and goals.

Renee Cail

Spoke against 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 - RZ 23-011 5137 Browns Mill Road - Shawanna Qawiy, Planning & Zoning Director**

It was stated that the three public hearing items are in reference to one potential development and there will be three actions on this item.

Presentation by Planning & Zoning Director Shawanna Qawiy referencing all three rezoning items. For agenda item a, Director Qawiy stated the applicant Kemp White & Associates, Inc. with Advanced Business Solution is seeking a rezoning and map amendment for parcels from R-100 (Residential Medium Lot) to C-1 (Local Commercial) for a commercial business development. Agenda items c and e are rezoning requests as well as a request for a land use amendment from suburban neighborhood to neighborhood center. There was a review of facts and background, zoning map, future land/character area, aerial maps, proposed site plan, conceptual diagram, and submitted renderings. Staff recommended approval for both properties with the conditions as outlined. The Planning Commission also recommended approval with an additional condition to create an advisory board. Public hearings can be held individually.

**Motion** – made by Councilmember Tammy Grimes to open public hearing for RZ 23-011 5137 Browns Mill Road. Seconded by Councilmember Tara Graves.

**Motion passed unanimously.**

In favor

Kemp White & Associates Inc.  
Thurman Howard, Design Firm

Malaika Wells  
Vivian Pollard

In opposition  
Donna Priest-Brown  
Maxine Young  
Juvan Young  
Faye Coffield

**Motion** – made by Councilmember Terry Fye to close public hearing for RZ 23-011 5137 Browns Mill Road. Seconded by Councilmember Tammy Grimes.

**Motion passed unanimously.**

- b. For Decision** - Ordinance for RZ 23-011 5137 Browns Mill Road - *Shawanna Qawiy, Planning & Zoning Director*

**Motion** – made by Mayor Pro Tem George Turner to deny RZ 23-011 5137 Browns Mill Road. Seconded by Councilmember Tara Graves.

**Motion passed 4-1 with Councilmember Alecia Washington voting nay.**

- c. Public Hearing** - RZ 23-012 3893 Panola Road (Map Amendment) - *Shawanna Qawiy, Planning & Zoning Director*

Comments by the applicant in regard to the road expansion, stating they are building according to the official GDOT plans and that the city will be handling road infrastructure and repairs. It was stated this is a small to medium-scale development, only eight acres, and has support from businesses around the area.

It was also stated they have currently have pre-approval and will be fully funded.

**Motion** – made by Councilmember Terry Fye to open public hearing for RZ 23-012 3893 Panola Road (Map Amendment). Seconded by Councilmember Tara Graves.

**Motion passed unanimously.**

In favor  
Darius Moore  
Ashley Scott

In opposition  
Gregory Baranco  
Faye Coffield

\*Additional emails in opposition were received and not read due to time limits from Nakia Fowler and Christopher Harrison. One impartial email was received from Bola Tolase.

**Motion** – made by Councilmember Terry Fye to close public hearing for RZ 23-012 3893 Panola Road (Map Amendment). Seconded by Councilmember Tammy Grimes.

**Motion passed unanimously.**

- d. For Decision** - Ordinance for RZ 23-012 3893 Panola Road (Map Amendment) - *Shawanna Qawiy, Planning & Zoning Director*

**Motion** – made by Mayor Pro Tem George Turner to deny RZ 23-012 3893 Panola Road (Map Amendment). Seconded by Councilmember Tara Graves.

**Motion passed unanimously.**

- e. **Public Hearing** - RZ 23-014 3893 Panola Road (Land Use) - *Shawanna Qawiy, Planning & Zoning Director*

The applicant, Mr. Shareef, responded to questions raised by citizens. He stated he did not say GDOT was responsible, but that they are building according to GDOT.

**Motion** – made by Councilmember Tara Graves to open public hearing for RZ 23-014 3893 Panola Road (Land Use). Seconded by Councilmember Tammy Grimes.

**Motion passed unanimously.**

In favor

None

opposition

Donna Priest-Brown

Faye Coffield

It was stated that South DeKalb Mall, North DeKalb Mall and Greenbriar Mall were studied. This is not a mall but a neighborhood upscale destination place. The applicant shared a petition from citizens in the community that are in favor of this item.

**Motion** – made by Councilmember Tammy Grimes to close public hearing for RZ 23-014 3893 Panola Road (Land Use). Seconded by Councilmember Terry Fye.

**Motion passed unanimously.**

- f. **For Decision** - Ordinance for RZ 23-014 3893 Panola Road (Land Use) - *Shawanna Qawiy, Planning & Zoning Director*

There was a review of the zoning map. There is at least 23,000-25,000 square feet for restaurants, and at least 500 parking spaces. The May CPIM had over 20-30 people, and they have had several meetings with the community via zoom. Mr. Shareef shared detail on the Freedom Georgia Initiative. The financial support letter of intent was dated June 24, 2024, and there is a current letter that can be submitted.

In regard to accepting a reversion condition, it was stated that is no problem and has already been agreed upon. There will be two exits; one off Panola and one off of Browns Mill. Councilwoman Grimes stated she is concerned and cautious. The applicant stated the development is compatible with other corners. The site plan was reviewed, mentioning sidewalks and everything mentioned. This project was well planned and thought out.

**Motion** – made by Mayor Pro Tem George Turner to deny RZ 23-014 3893 Panola Road (Land Use). Seconded by Councilmember Tara Graves.

There was unreadiness by Councilman Fye in regard to details on the site plan and for the petitioner to speak. There was also an explanation and details of the Conceptual Diagram given by the applicant.

There was unreadiness from Councilwoman Grimes, recognizing Mr. Baranco.

**Motion failed 2-3 with Councilmembers Terry Fye, Alecia Washington and Tammy Grimes voting nay.**

There was clarity from Attorney Denmark as to the specifics of the motion and the votes.

**Motion** – made by Councilmember Terry Fye to approve RZ 23-014 Panola Road (Land Use). Motion was withdrawn.

**Motion** – made by Councilmember Tammy Grimes to reconsider the motion to deny RZ 23-014 3893 Panola Road. Seconded by Mayor Pro Tem George Turner.

**Motion passed unanimously.**

**Motion** – made by Mayor Pro Tem George Turner to deny RZ 23-014 3893 Panola Road. Seconded by Councilmember Tammy Grimes.

**Motion passed 3-2 with Councilmembers Terry Fye and Alecia Washington voting nay.**

**IX. CONSENT AGENDA**

**X. APPOINTMENTS & ANNOUNCEMENTS**

**XI. REPORTS & PRESENTATIONS**

**XII. OLD BUSINESS**

**XIII. NEW BUSINESS**

- a. For Decision** - Adoption of Bicycle Pedestrian and Trail Plan - *Hari Karikaran, City Engineer*

Presentation by City Engineer Hari Karikaran stating the consultant that was hired to complete the bicycle pedestrian plan, completed the study in November 2023. Staff is asking the council to adopt the plan, which has gone through extensive public hearings, July 15, 2023, July 25, 2023, October 11, 2023, as well as a SPLOST Committee presentation. Staff would like to start working on funding, and applying for grants, etc.

City Engineer Karikaran had meetings with the Arabia Mountain Alliance, going through each project. Staff has collected traffic data for trails, received public input and used data for propensity analysis. There is short term, midterm and long term recommendations. All in the public right of way. The final report has everyone's input,

**Motion** – made by Councilmember Terry Fye to approve the Adoption of Bicycle Pedestrian and Trail Plan. Seconded by Councilmember Alecia Washington.

**Motion passed 3-1 with Councilmember Tara Graves being away from mic and Councilmember Tammy Grimes voting Nay.**

**b. For Decision** - Southeast Athletic Complex Restroom Construction - *Hari Karikaran, City Engineer*

Presentation by City Engineer Hari Karikaran stating the city awarded a state approved contract to Gordian for construction design of the restrooms and concession stand at the Southeast Athletic Complex on November 27, 2023. Gordian has since completed the design, and staff is asking for approval of \$509,887 for the build out. There will be 4 urinals, 4 toilets and 2 wash stations on the male side and 4 wash stations and 8 toilets in the female restroom. The concession stand will contain storage for park staff.

**Motion** – made by Councilmember Terry Fye to approve the Southeast Athletic Complex Restroom Construction in the amount of \$509,887. Seconded by Councilmember Tammy Grimes.

**Motion passed 4-0 with Councilmember Tara Graves being away from mic.**

**c. For Decision** - Dynamic Security Ratification - *Gia Scruggs, City Manager*

Presentation by City Manager Scruggs stating the ratification is for Dynamic Security, the security company currently in place. The city would like to change the contract end date to August 31, 2024.

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

**Motion** – made by Mayor Pro Tem George Turner to approve the Dynamic Security Ratification to August 31, 2024. Seconded by Councilmember Tammy Grimes.

**Motion passed unanimously.**

**d. For Decision** - Law Enforcement Services Agreement - *Gia Scruggs, City Manager*

Presentation by City Manager Gia Scruggs mentioning the City of Stonecrest would like to enter into an IGA with the City of Lithonia to provide law enforcement services. The City of Stonecrest has several facilities and multiple city events throughout the year and would like to have armed security who can enforce the laws of the State of Georgia and the City of Stonecrest. In preparation, conversations with the City of Lithonia Administrator and Police Chief have been discussed to employ them their city to provide security for the city buildings, properties and events through an agreement. The agreement is based on an agreed compensation of \$55.00 per hour. The funding for this service will come from the General Operation Security line item. The officers will be post-certified officers from the City of Lithonia. The City of Stonecrest will give a two-week advance scheduling for the City of Lithonia to allow proper handling of all administrative work associated with providing security. The City of Stonecrest will only employ DeKalb County Enforcement Services depending on the size of the city event. The Stonecrest Police Chief should read Public Safety Director. Correction with legal will happen before signatures are applied and executed. The effective date will be the execution date of the IGA. There may be some overlap in security services. September 1, 2024, will be the satisfied date.

The City Manager and Public Safety Director will be provided with scheduling and is not in chain of command. The Public Safety Director will speak to the Police Chief of Lithonia to inform them of possible situations and incidents and will also manage the IGA to ensure services, scheduling and coverage. Mayor Cobble added that the IGA for Law

Enforcement Services includes the city's 8 parks, 1 aquatic center and 2 city facilities, which is currently done by a security team and not law enforcement. This will not replace DeKalb County as they will continue to provide services as public safety arms for the City of Stonecrest. The law enforcement officers are sworn and have the ability to execute all laws including citations and/or arrests within the City of Stonecrest.

**Motion** – made by Councilmember Tammy Grimes to approve the Law Enforcement Services Agreement. Seconded by Councilmember Alecia Washington.  
**Motion passed unanimously.**

#### **XIV. CITY ATTORNEY COMMENTS**

No Comments.

#### **XV. CITY MANAGER UPDATE**

Thanks to the public and council for attending events and supporting the Parks Department as we navigate through Parks month.

#### **XVI. MAYOR AND COUNCIL COMMENTS**

Mayor Jazzmin Cobble – Stonecrest had a great Education Fest. Thanks to everyone who came out to that event and Everett Park. Stay engaged as there are lots of events going on in the city. Thanks to the staff.

District 1 - The hazardous waste event was a success. Thanks to Mayor Cobble, City Clerk Isom, and Council. This Thursday she will be hosting a certification training. Join her in volunteering with the DeKalb County schools.

District 2 – Thanks to the legal team, Denmark Ashby.

District 3- Everyone be safe as the children are going back to school. Enjoy the rest of your month.

District 4 – Thank you to Salem Middle School, Browns Mill, Salem Park, and everyone. Everyone be safe.

District 5 – Referencing the event at Everett Park, shout out to the staff and Donnie's Tree Service. If you haven't gone, please go. The Garden Party was amazing. Go by Browns Mill this Saturday from 1-4pm for the Salem Middle School Block Party. There will be book bags, supplies, etc. New Birth is giving out supplies for teachers this weekend. Please get registered to vote and go vote.

#### **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*

**Motion** – made by Councilmember Terry Fye to enter Executive Session for personnel, litigation, real estate and cyber security. Seconded by Councilmember Tammy Grimes.



**Motion passed unanimously.**

**Motion** – made by Councilmember Terry Fye to exit Executive Session and return to regular scheduled City Council Meeting. Seconded by Councilmember Tara Graves.

**Motion passed unanimously.**

**Motion** – made by Councilmember Terry Fye to approve the minutes from the Executive Session. Seconded by Councilmember Tammy Grimes.

**Motion passed unanimously.**

## **XVIII. ADJOURNMENT**

**Motion** – made by Councilmember Terry Fye to adjourn the meeting. Seconded by Councilmember Tammy Grimes.

**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.*