



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, February 27, 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 6:03 pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members present with Mayor Cobble arriving after roll call.

III. INVOCATION

Lead by Councilmember Rob Turner.

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF THE AGENDA

Mayor Pro Tem George Turner asked to move the Ethics item from Old Business item A to the last item on the agenda under New Business, item I.

Motion - made by Councilmember Tammy Grimes to approve the agenda with the suggested changes. Councilmember Tara Graves seconded.

Motion approved unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

a. Approval of Meeting Minutes - January 23, 2023

Motion - made by Councilmember Tara Graves to defer the January 23, 2023 meeting minutes. Councilmember Rob Turner seconded.

Motion passed unanimously.

- b. Approval of Special Called Meeting Minutes - January 31, 2023

Motion - made by Councilmember Rob Turner to approve January 31, 2023 Special called meeting minutes. Councilmember Tara Graves seconded.

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.

Donna Priest-Brown - concerns about management of ARPA funds, ARPA presentations not included in last two meeting packets and no response from Mayor Pro Tem or council after request for information was sent on February 13, 2023. She also has concerns about funds being awarded to Georgia Piedmont on November 11, 2022. She suggested a URL be placed on the city's website for ARPA applications and that Berry Dunn should handle the entire process from start to finish to avoid any perception of influencing of funding decisions. Concerns of no record of ARPA transactions since October 31, 2022.

Faye Coffield - concerns of ARPA funds being disbursed and how amount given to Georgia Piedmont Technical College will benefit the residents of Stonecrest.

Malaika Wells – request to increase time for public comments or offer a monthly community engagement meeting where you hear from and speak with constituents, beginning in March before any more funding decisions are made or implemented. She would like to see an ARPA special called meeting during which constituents can hear directly from Berry Dunn. Mrs. Wells requested updates on city business, and a public dialogue on changes. She has concerns regarding the Ethics ordinance and asked that Council not vote on proposed changes tonight. Mrs. Wells stated council is violating the charter by not appointing members to the Charter review committee and asked that before Council proceeds with the new Development Authority, they publicly discuss the impacts of the dealings of the previous Development Authority, including the land transactions and tax abatements that were approved. She also stated the boards and committees page on the city's website has inconsistent data available.

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. For Decision - SLUP-22-015 2708 Evans Mill Rd - Ray White

Ray White, Planning and Zoning Director, gave a presentation of the item, stating the purpose is to operate a drive thru restaurant. The applicant is Jim Gamble. Mr. White stated that staff recommends approval with conditions.

Motion - made by Councilmember Rob Turner to go into Public Hearing for SLUP 22-015 Evans Mill Rd. Councilmember Tara Graves seconded.

Motion passed unanimously.

The applicant for Boston Market, George Shield, of Pavilion Development Corporation, spoke in favor of this item. He gave details regarding the site plans, traffic concerns, and staff operations of the business. Mr. Shield noted the business would not be open during peak hours in the morning, will employ 30-40 people, and there would be career development and educational opportunities available to employees.

Malaika Wells spoke in opposition to this item. She questioned if all requirements are met, why would a SLUP be required. She also asked about the 60 ft requirement from residential property and stated she hopes code enforcement works with Mamie's Kitchen to get in compliance. Mrs. Wells stated the city should deny the request if the applicant does not attend the meeting. Mr. Shield provided clarification on the requirements of a drive thru and stated that they have met all requirements regarding the sixty (60) feet condition.

Councilmember Grimes asked for details of the Evans Mill side of the restaurant. Mr. Shields stated Covington Highway is the high end and that residents next to the restaurant have been notified. Councilmember Turner noted the photos are illustrative designs and there could be variations. Mayor Cobble stated the homes on Evans Mill sit back and questioned if a lane could be dedicated, allowing traffic to flow easier on Covington Highway, mentioning a 10 ft row for right traffic lane. Councilmember Grimes asked for clarity on the size of the access driveway, stating it must meet the DOT requirements.

Conditions from the Planning and Zoning Department include:

1. The Special Land Use Permit shall be valid as long as Boston Market is the operator.
2. Applicant shall install sidewalks along the frontage on Covington Highway and Evans Mill Road.
3. Ten (10) feet of right of way for dedication to the City of Stonecrest to be used for the future construction of a traffic lane, providing safe access.

Motion - made by Councilmember Rob Turner to exit Public Hearing for item SLUP 22-015 2708 Evans Mill Rd. Councilmember Tara Graves seconded.

Motion passed unanimously.

City Clerk Sonya Isom, read the preamble.

Motion - Councilmember Rob Turner to approve SLUP 22-015 2708 Evans Mill Road with the three (3) stated conditions. Councilmember Tara Graves seconded.

Motion passed unanimously.

IX. CONSENT AGENDA

X. APPOINTMENTS

a. For Decision - Appointment of Court Administrator - *Gia Scruggs*

Appointment by Gia Scruggs, acting City Manager, of Mallory Minor to Court Administrator.

Request by Mayor Pro Tem George Turner to move the Ethics agenda item up to item a under New Business.

XI. REPORTS & PRESENTATIONS

XII. OLD BUSINESS

a. For Decision - TMOD 22-012 Animal Exhibition Ordinance - *Ray White*

Ray White, Planning and Zoning Director, stated this item is not ready. Staff recommends a deferral. Gia Scruggs, Acting City Manager, stated that the consultant is currently working on the TMOD, and confirmed it is not ready.

Councilmember Rob Turner asked about a timeline. Ms. Scruggs stated that the latest it will be ready is the next regular scheduled council meeting.

Motion - made by Councilmember Tara Graves to defer this item to the next regular scheduled council meeting. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

b. For Decision - SDP 22-00015 The Enclave at Arabia Mountain - *Ray White*

Ray White, Planning and Zoning Director, gave a presentation. Staff is recommending a deferral until the next city council meeting.

Motion -made by Councilmember Tammy Grimes to defer SDP 22-000015 until the next regular scheduled council meeting. Councilmember Rob Turner seconded.

Motion passed unanimously.

XIII. NEW BUSINESS

a. For Decision - Ethics Ordinance - *Mayor Jazzmin Cobble; Attorney Alicia Thompson*

Mayor Cobble gave a presentation and explanation of the Hearing Officer model presented in the Ethics Ordinance.

Mayor Pro Tem George Turner stated members of committees would not be included in this process and only Stonecrest residents or employees could file a complaint.

Alicia Thompson, City Attorney, stated that there is language in the Ordinance stating if a complaint is filed against someone, that person cannot handle the complaint.

City Clerk Sonya Isom, read the preamble.

This is the First Read of this item.

Councilmember Tammy Grimes asked if suggestions would be taken during the second read. Atty. Thompson stated yes, and that Council can ensure the amendments are stated with the motion at the time of the vote. Mayor Cobble asked that all suggestions be sent prior to the next reading of the ordinance.

b. For Decision - Committee Calendars - *Mayor Pro Tem George Turner*

Mayor Pro Tem George Turner gave a review of a proposed quarterly meeting schedule for committees and stated that each committee has the option to meet more often than the quarterly schedule suggests. At least seven (7) days' notice should be provided to the clerk's office and minutes will need to be taken and sent to the Clerk's office. He stated that all meetings are in person meetings and some of them will be broadcast, although this is not a requirement.

Mayor Cobble stated that conference rooms in City Hall will be equipped to host and broadcast meetings in an effort to continue broadcasting all meetings.

c. For Decision - Stonecrest Development Authority Code Amendment - *Mayor Pro Tem George Turner*

Introduction of item and ordinance by Mayor Jazzmin Cobble. Mayor Cobble stated that this current amendment strikes prohibition of Mayor and Council being a part of the Development Authority. Attorney Alicia Thompson clarified Georgia Code states that no more than one member of Council can be a part of the Development Authority.

City Clerk, Sonya Isom, read the preamble.

This is the First Read of this item.

Mayor Pro Tem George Turner stated there will be seven (7) members and that the city is looking for strong members for this Authority.

d. For Decision - Wayfinding and Gateway Monument Sign Design Vendor Recommendation - *Gia Scruggs*

Gia Scruggs, acting City Manager, gave a presentation. She stated six (6) proposals were received and MERJE is the selected vendor.

Council has discussed this item previously. It is designed to capture who we are as a city and

will help get us to where we want to be.

Mayor Pro Tem Turner asked if there were any preliminary designs. Acting City Manager Scruggs stated it is a little too early and after approval of the vendors, those are the next steps. She also stated there is a lot of opportunity for engagement.

Motion – made by Councilmember Tammy Grimes to approve and support the recommended Wayfinding design and Gateway Monument design vendor. Councilmember Tara Graves seconded.

Motion passed unanimously.

e. For Decision - Hazardous Mitigation Plan Resolution - *Gia Scruggs*

Gia Scruggs, acting City Manager, gave a presentation and stated she met with Emergency Management Leadership. She stated adopting this resolution demonstrates Stonecrest's commitment to the hazard mitigation and to reduce or eliminate long term risk to people and property in Stonecrest from the impacts of future hazards and disasters. She had a subsequent meeting last week looking at shelters for evacuation needs, streets and how to notify citizens.

Mayor Cobble stated the city is in discussion with the Red Cross to add Browns Mill Recreation Center as a shelter. Councilmember Rob Turner asked if schools would be an option. It was stated the Red Cross can provide a map with all locations. This is a separate plan to increase safety for citizens.

City Clerk, Sonya Isom, read the preamble.

Motion - made by Councilmember Rob Turner to approve the Hazardous Mitigation Plan Resolution. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

f. For Decision - ARPA Allocation Recommendation - *Gia Scruggs*

Gia Scruggs, acting City Manager, discussed ARPA funding. She stated the city is looking at non-profits to assist with distribution. She clarified her "arm's length away" comments made previously and stated that expenses incurred are listed on the City's website. Ms. Scruggs stated that a ceremonial check was given to Georgia Piedmont Technical College and before any federal funds are disbursed, the Finance Department and city staff will assure every federal guideline and policy is followed and it will be brought before council for approval. Ms. Scruggs stated the requested action tonight is that Council approves residential and business support, based on applications, for the dates of March 20, 2023 thru April 21, 2023 and would like for Council to also consider the other recommendations to move forward with.

Councilmember Grimes would like additional information on police services, augmentation, and clarity if the city has contracted with Berry Dunn for management of funding. Acting City Manager Scruggs stated yes, and there will not be an additional cost. She would like to get the resources to residents and businesses, and do not want to delay.

Motion - made by Councilmember Rob Turner to approve ARPA funding recommendation numbers eight (8) through twelve (12). Councilmember Tara Graves seconded.

Motion passed unanimously.

g. For Decision - Salem Park - Parking Lot Design - *Gia Scruggs*

Gia Scruggs, acting City Manager, gave a presentation. She stated five (5) proposals were received and the evaluation scored Scantek as the preferred vendor. The proposal amount is \$43,000 and the funding will come from SPLOST. Staff's recommended action is approval. It was noticed the footprint will be much larger than what it is.

Motion - made by councilmember Tammy Grimes to move forward with the Salem Park parking lot design as presented. Councilmember Rob Turner seconded.

Motion passed unanimously.

h. For Decision - Sidewalk Designs - *Gia Scruggs*

Gia Scruggs, acting City Manager, gave a presentation. She stated staff scored R.K. Shah & Associates as the most responsive vendor. The cost proposal is for an amount not to exceed \$70,744.50 The funding for this will come from SPLOST. The scope is design work on Browns Mill and the recommended action is approval.

Motion - made by Councilmember Tammy Grimes to approve the sidewalk design recommendation. Councilmember Rob Turner seconded.

Motion passed unanimously.

i. For Decision - 2831 Fairington Rd Easement - *Gia Scruggs*

Gia Scruggs, acting City Manager gave a presentation. She stated the City does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out herein. The easements and rights declared, established, created, and granted to the Grantee in this agreement may be utilized by the Grantee and its respective guests, patrons, invitees, contractors, agents, servants, licensees, tenants and employees in connection with the development. Consideration for the placement of this easement is \$6,000.

Motion - made by Councilmember Rob Turner to approve the 2831 Fairington Rd Easement. Councilmember Tara Graves seconded.

Motion passed unanimously.

XIV. 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 temporarily suspend the regular council meeting and enter into Executive Session for litigation. Councilmember Rob Turner seconded.

Motion passed unanimously.

Motion - made by Councilmember Rob Turner to exit Executive Session and return to the regularly scheduled council meeting. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

Motion - made by Tammy Grimes to adopt minutes from Executive Session. Councilmember Tara Graves seconded.

Motion passed unanimously.

XV. CITY MANAGER UPDATE

Gia Scruggs, Acting City Manager, thanked Council and stated she was happy to report that March 20, 2023, through April 21, 2023, we will open up the application process for small business support grants and residential assistance grants. She asked that everyone watch the city's website and social media for more details.

XVI. MAYOR AND COUNCIL COMMENTS

District 1 - Councilmember Tara Graves thanked the code enforcement officers, Hari Karikaran, City Engineer, as well as the Parks and Recreation Director for the ride along through District 1 and the information given regarding the parks.

District 2 - Councilmember Rob Turner stated the Stonecrest Film and Entertainment Commission will be presenting On the Line, the Richard Williams Story screening March 4, 2023 at New Birth Baptist Church. You can reserve free tickets at Eventbrite and doors open at 5:30 pm with the screening beginning at 6 pm. This is a wonderful opportunity to come out and possibly meet Mr. Williams, as well as Venus and Serena Williams.

District 3 - Councilmember Alecia Washington is looking forward to continued work in District 3. There is a food giveaway at Fairington Park every Wednesday from 1:00 pm to 2:00 pm.

District 5 - Councilmember Tammy Grimes would like to encourage residents to stay engaged, stay aware and stay tuned for a lot of great things forth coming.

District 4 - Mayor Pro Tem George Turner asked everyone to check the City's website for events and information from Communications. He mentioned his newsletter, and that there is help on the way.

Acting City Manager Gia Scruggs stated the city is bringing on new staff weekly and that there are several open vacancies listed on the City's website. She highlighted the City's Engineering page and thanked staff for their efforts in updating the page. She also stated there is a lot of new technology coming as well as different things people can be involved in. Tuesday at 11:00am the Communications staff will have a technology summit and Council is invited to attend.

Mayor Pro Tem George Turner added that as a part of Black History Month he would be participating in a panel discussion addressing D.O.T. on public transit as it relates to race relations in the City of Atlanta and to touch on the history of MARTA and his role there.

XVII. ADJOURNMENT

Motion - made by Councilmember Alecia Washington to adjourn. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

The meeting ended at 9:29 pm.

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.