



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, May 22, 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 6:10pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members present.

III. INVOCATION

Led by Councilmember Rob Turner.

IV. PLEDGE OF ALLEGIANCE

Led by Councilmember Alecia Washington.

V. APPROVAL OF THE AGENDA

Remove item c under consent agenda.

Items a and b under the Consent Agenda will be items h & i under old business.

Motion – made by Councilmember Rob Turner to approve the City Council meeting agenda with stated changes. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

a. Approval of Meeting Minutes - Special Called Meeting April 13, 2023

Motion – made by Councilmember Tara Graves to approve the April 13, 2023 Special Called

Meeting minutes. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

b. Approval of Meeting Minutes - Special Called Meeting April 17, 2023

Motion – made by Councilmember Tammy Grimes to approve the April 17, 2023 Special Called Meeting minutes. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

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

Motion – made by Councilmember Rob Turner to approve the April 24, 2023 City Council Meeting minutes. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

VII. REPORTS & PRESENTATIONS

a. **For Decision** - Municipal Court Clerk Week - *Chief Judge Curtis Miller and Court Administrator Mallory Minor*

Presentation by Chief Judge Curtis Miller and Court Administrator Mallory Minor for Municipal Court Clerk Week. The presenters shared the background on the court systems and noted the clerk is the wheel. The week of June 5, 2023 has been designated as Georgia Municipal Court Clerk Week.

Marcella Shaw, Court Clerk at Avondale Estates and President of Georgia Municipal Court Clerks thanked Court Administrator Minor for her hard work.

The celebratory proclamation was read by Court Administrator Minor. The resolution preamble was read by the City Clerk.

VIII. 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.

Dave Marcus – concerned about IGA between the city and SDA. Requesting changes be made.

Dana Davis – opposed to SeaQuest’s operation at Stonecrest Mall.

Malaika Wells –asked council to present evidence why silent protest signs were not allowed at the last meeting, asking council to immediately appoint members to the Charter Review Committee, spoke of emails from citizens and violations, requesting to add public comments to each meeting and extend public comments to three minutes.

Renee Cail – spoke of amendment to the code regarding hotel/motels and extended stays. She is asking council to review and not approve.

Faye Coffield – spoke of an Open Record Request to DeKalb County regarding the 911 call to DeKalb at the last meeting. She is concerned that the newly appointed City Manager has been made City Manager and still serves in other positions. She spoke of terroristic threat allegations.

Cassandra Pattay – spoke of SeaQuest at Stonecrest being the only location that didn't go thru the proper zoning process. She referenced SeaQuest citations at other locations and mentioned concerns of possible injuries.

Julie Robertson – spoke of the zoning law prohibiting petting zoos, specifically SeaQuest. She also disagrees with fish pedicures being allowed at SeaQuest.

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 upon request.

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.

X. CONSENT AGENDA

a. For Decision - Approval of SDA IGA - *Mayor Jazzmin Cobble*

This item was moved to Old Business, letter h.

b. For Decision - Approval of SDA Bylaws - *Mayor Jazzmin Cobble*

This item was moved to Old Business, letter i.

c. For Decision - Appointment of Legal Counsel for SDA - *Mayor Jazzmin Cobble*

This item was removed from the agenda.

XI. APPOINTMENTS

XII. OLD BUSINESS

a. For Decision - TMOD 22-012 Animal Exhibition - *P&Z Director Ray White*

Planning and Zoning Director Ray White gave a review of the facts and background, including usage, and the proposed ordinance. He also gave a review of the recommended definitions and supplemental regulations. Director White spoke of recommended permissible areas, indoor and outdoor use, and permitted zoning districts. Staff recommendation is approval.

Mayor Pro Tem George Turner asked for confirmation that this request is not for a specific location but to allow the opportunity to submit a SLUP for an animal exhibition of any sort. Director White confirmed this is correct.

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Councilmember Grimes wanted to confirm that council is being asked to approve the

opportunity for an indoor/outdoor exhibition in the City of Stonecrest and that council is not retro acting any businesses. Director White confirmed this is correct.

Councilmember Rob Turner asked for confirmation that this request includes aquatic centers. Director White confirmed that is correct.

Councilmember Washington inquired about any incidents at SeaQuest. Staff was not aware of any.

Mayor Jazzmin Cobble asked the City Attorney to elaborate on the space the city has when the code is silent and what the legal boundaries are.

Attorney Denmark confirmed not speaking of permitted uses does not prohibit. The city must be mindful not to make a decision on current businesses in the city.

Motion – made by Councilmember Rob Turner to approve the TMOD 22-012 Animal Exhibition ordinance. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

b. For Decision - TMOD 22-014 CPIM Ordinance - *P&Z Director Ray White*

Planning and Zoning Director Ray White gave a review of the facts and background for this item. There was also discussion of the meeting dates that are set for every 2nd Thursday, as well as the current zoning calendar for 2023. Staff is recommending approval.

Mayor Pro Tem asked for clarification on calendar dates and if meetings have already occurred according to the schedule. Director White said yes.

Motion – made by Councilmember Tammy Grimes to approve the TMOD 22-014 CPIM ordinance. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

c. For Decision - TMOD 22-015 Sign Ordinance - *P&Z Director Ray White*

Planning and Zoning Director Ray White gave a review of the facts and background, including the amendment of section 21-2, recommended definitions, and a review of what has changed, including implemented definitions. There was also a review of recommended restrictions, including recommended wall or projection signs. Director White discussed recommended ground signs and title changes, recommended wayfinding signage, temporary construction signs and temporary signs. Staff's recommendation is for approval.

1st Read of ordinance by City Clerk.

d. For Decision - TMOD 22-017 Hotels & Motels - *P&Z Director Ray White*

Presentation by Planning and Zoning Director Ray White. There was discussion and background given on this item.

Mayor Cobble's outlook is this would prohibit economic growth in the Stonecrest overlay. Mayor Pro Tem prefers to add at a later date and believes the city should focus on motels for Tier 2.

Councilmember Grimes asked for clarity on staff's recommendation, specifically extended stays. It was confirmed that hotels will be allowed in Tier 1 and Tier 2 with SLUP.

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

Councilmembers Rob Turner and Tara Graves asked for clarity on the amendment. It was stated that as of today motels and extended stays are prohibited in the Stonecrest overlay. Mayor Cobble recommended an amendment to allow motels in Tier 2 by SLUP and adding a section that specifically references hotels.

Councilmember Grimes asked if there is a section for hotels by themselves. She would like to include all sections before approving. The recommended section is 4.2.26. Section 4.2.64 is a new section giving regulations to hotels and motels. Staff's recommendation is approval.

Motion – made by Mayor Pro Tem George Turner to approve the TMOD 22-017 Hotels & Motels ordinance. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

e. For Decision - Major Plat Approval - *P&Z Director Ray White*

Planning and Zoning Director Ray White gave a review of the facts and background, site and combination parcel, and proposed development. Staff recommends denial of the proposal. There was clarity given that if denied, the applicant is not prohibited from applying again.

Motion – made by Councilmember Rob Turner to deny the major plat approval. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

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

Presentation by Mayor Pro Tem George Turner. This item has gone to CPIM for input. While running the cycle, the city wants to apply for an extension, with the hope this will be the last one. Extension dates will be June 1st to July 30, 2023.

Reading of the preamble by the City Clerk.

Motion – made by Councilmember Tammy Grimes to extend the Truck Parking Gravel Lots Moratorium for 60 days. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

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

Presentation by Mayor Pro Tem Turner regarding the current moratorium. He has seen some activity on this item. The city would like to apply for a 60-day extension.

Reading of the preamble by the City Clerk.

Motion – made by Councilmember Tammy Grimes to extend the Public Storage Facilities Moratorium for 60 days. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

h. For Decision - Approval of SDA IGA - *Mayor Jazzmin Cobble*

Presentation by Mayor Jazzmin Cobble. Mayor Cobble discussed the SDA IGA and the need to approve at this time.

Motion – made by Councilmember Tammy Grimes to approve the Stonecrest Development Authority IGA. Seconded by Councilmember Rob Turner.

Motion passed 3-2 with Councilmembers Graves and Washington voting nay.

i. For Decision - Approval of SDA Bylaws - Mayor Jazzmin Cobble

Presentation by Mayor Jazzmin Cobble. Mayor Cobble discussed the SDA Bylaws and gave an overview.

Motion – made by Councilmember Rob Turner to approve the Stonecrest Development Authority Bylaws. Seconded by Councilmember Tammy Grimes.

Motion passed 4-1 with Councilmember Washington voting nay.

XIII. NEW BUSINESS

a. For Decision - 2023 Street Resurfacing - Change Order Request - City Engineer Hari Karikaran

City Engineer Hari Karikaran led a presentation of the 2023 street resurfacing change order request. Mr. Karikaran gave a detailed overview.

Mayor Pro Tem asked for an explanation on how to pay for the roads. Mr. Karikaran stated this is a quantity bid and the quantity stays the same for every bid.

Attorney Denmark stated he is concerned about the allocation of risks with change orders. The contract needs to state risks from unforeseen circumstances.

Councilmember Rob Turner asked what responsibility the vendor and contractor has. Mr. Karikaran stated there can be a disclaimer. He is coming before council due to the Purchasing Policy and would like to reduce potential projects being turned down. Ms. Scruggs stated it is not vendor specific.

Motion – made by Councilmember Rob Turner to approve the 2023 Street Resurfacing Change Order Request. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

XIV. CITY MANAGER UPDATE

The ARPA support grant application period ended today. Anticipate the distribution of funds as of June 12, 2023. The aquatic center is scheduled to open this Saturday. The first week of summer camp, Camp Inspire, is June 5, 2023 with 65 campers registered, which is full capacity.

XV. MAYOR AND COUNCIL COMMENTS

District 1/Councilmember Tara Graves – Asked for clarity on how many ARPA applications were received? The last count was 202 residential and 97 business applications.

District 2/Councilmember Rob Turner – Asked for clarity that staff will bring additional ARPA recommendations to Council since all funds will not be allocated. The answer was yes.

District 3/Councilmember Alecia Washington – Have a great and safe Memorial Day Holiday.

District 4/Mayor Pro Tem George Turner – Will be attending a funeral tomorrow for the oldest georgian, Mrs. Nina Willis, his grandmother’s sister that was 114 years and 5 months old.

District 5/Councilmember Tammy Grimes – This is the last week of school and educators will start additional classes next week. Awards day was today at Salem Middle School and the Mayor gave the address. There was 364 8th graders. Asking parents to find something for students to do and keep their minds on education.

XVI. EXECUTIVE SESSION

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

XVII. ADJOURNMENT

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

Motion passed unanimously.

Meeting adjourned at 8:40pm.

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.