



MAYOR & CITY COUNCIL PUBLIC HEARING/REGULAR MEETING AGENDA

This meeting will be IN Person

Link to join Webinar

<https://us06web.zoom.us/j/82926013751>

Tuesday, April 2nd, 2024 @ 6:30 pm

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

PUBLIC HEARING

- Applicant Tracee Randall request a Special Use Permit to allow for a vacation home facility at 5275 West Mountain Street (parcel ID: 18 090 13 004).

Interim City Attorney Patel explained the rules and procedures of the Public Hearing to Council, Staff, and all in attendance. City Planner Edwards asked the Council to combine the two items into one item. City Mayor Jones noted that they will proceed with each item separately. City Planner Edwards explained the contingencies that staff recommend to City Council. City Planner Edwards noted that the second public hearing item has the same contingencies. Council asked for the applicant to come speak to the Council.

Comments made by Applicant Tracee Randall:

- The Applicant noted that the property manager lives near the rental. The applicant also noted that they have put a lot of money into this project to ensure its success. Noted the impressiveness of the city, and that they want to respect the atmosphere and climate of the city.

Comments made in favor of Applicant Tracee Randall

- N/A; there was no citizen that wanted to speak in Favor

Comments made in opposition of Applicant Tracee Randall

- Joan Monroe: Monroe noted that there are a lot of rentals within this city. Monroe stressed the importance of researching how many rentals there are VS homeowners.
- Theresa Thomas: Thomas asked for controls regarding how many short-term renters are allowed within the city. Noted that if there are too many renters, then the quality of life for citizens will diminish.

The applicant did not responds to the comments made in opposition.

Questions/Comments from Council Members:

- CM Bryant asked questions to the Applicant regarding the security (Keys/Lock Combination/ Etc.)
 - The Applicant noted what security controls they have in place, and noted that they have introduced themselves to the neighbors of the property.
- CM Bass asked if this is their first venture
 - The Applicant noted that this is not their first time. They also noted the importance of security.

City Planner Edwards noted that staff is working on analyzing how many short-term renters there are on a map.

- Applicant Tracee Randall request a variance from Section 16-2.1(A)(4) requiring the owner of a vacation home facility to live within the corporate boundaries of DeKalb County, Georgia at 5275 West Mountain Street (parcel ID: 18 090 13 004).

Comments made by Applicant Tracee Randall:

- Combined with Item #1

Comments made in favor of Applicant Tracee Randall

- Combined with Item #1

Comments made in opposition of Applicant Tracee Randall

- Combined with Item #1

ADJOURNMENT

[MPT Ryan Smith] called the public hearing to adjourn at [06:48] PM ET. [CM Gil Freeman] Seconded.

CALL TO ORDER

Mayor Jones called the meeting to order at [06:48] PM ET.

DETERMINATION OF A QUORUM

Mayor Jones determined and announced that a quorum of the City Council of Stone Mountain was present.

Members Present (Y/N)

Post 1: Anita Bass (Y)	Post 2: Mark Marianos (Y)
Post 3: Ryan Smith (Mayor Pro Tem)(Y)	Post 4: Gil Freeman (Y)
Post 5: Shawnette Bryant (Y)	Post 6: Teresa Crowe (Y)

Also present as participants to the meeting were Priya Patel, Interim City Attorney; Darnetta Tyus, City Manager; Shawn Edmondson, Assistant City Manager & City Clerk; Danny Mai, Assistant City Clerk. Members of the general public also attended and observed the meeting.

INVOCATION AND PLEDGE

[Mayor Jones] lead the pledge of allegiance at [06:49] PM ET. [Mayor Jones] lead the invocation.

CITIZEN COMMENTS – (Including comments from Public/Stakeholders; 3 minutes per comment)

- Citizen #1 (Sara Abrams): Abrams noted that the Visitors Center is overran with plants, etc... and requested that the Visitors Center be apart of the City Wide Clean Up Event.
- Citizen #2 (Theresa Thomas): Thomas requested that the SPLOST documents be posted on the City Website. Thomas noted that an example of such, is on the DeKalb County website on the “SPLOST” tab. Thomas stressed the importance of transparency and once again stressed that the documents be posted on the City Website. Thomas requested clarification on whether MPT and Mayor can be on the same agenda if the mayor is present.
- Citizen #3 (Carl Wright): Wright noted that the DDA has changed the time for the unveiling of the mural to 03:00 PM ET but said that the date will remain the same. Wright noted that the owners of AirBNB’s tend to maintain properties better than some homeowners.
- Citizen #4 (Joan Monroe): Monroe stressed the importance of the meeting minutes’ accuracy. Monroe noted that there is not enough facts within the minutes. Monroe also asked the auditor for a breakdown of the Audit.
- Citizen #5 (Jelani Linder): Linder request that the City Council move more progressive items within the city. He also urged council to move the city towards more modernization.

COMMENTS FROM THE PUBLIC

The public comments are reserved exclusively for comments from the public and not for immediate reply. The purpose of public comment is to allow the public to voice city related requests, concerns or opinions only during the public comment portion of the City Council meeting. I. The Mayor and City Council reserves the right to extend or limit the length of public comments based on: (I) the issue under discussion; (2) the number of items on the agenda; and (3) the extent to which the speaker remains constructive in their comments and questions. II. The public may not directly confront the public speaker but must direct all comments and questions to the Mayor and City Council. III. Public harassment of or confrontation with a public speaker will not be tolerated. Members of the public violating tenets two or three will be asked to sit down or leave the premises.

REVIEW OF THE JOURNAL (City Clerk)

A. Request minutes from the Mayor and Council Work Session 03/19/2024 be approved.

[CM Anita Bass] made a motion to approve the meeting minutes for the City Council Work Meeting held on March 19th, 2024, with adjustments previously sent out to council. The motion was seconded by [CM Mark Marianos].

The City Council Voted and approved the motion by vote of (4) – (2)

Members Voted (Y/N/A)

Post 1: Anita Bass (Y)

Post 2: Mark Marianos (Y)

Post 3: Ryan Smith (Mayor Pro Tem)(Y)

Post 4: Gil Freeman (N)

Post 5: Shawnette Bryant (N)

Post 6: Teresa Crowe (Y)

MOTION TO APPROVE PASSED

READING OF COMMUNICATIONS

ADOPTION OF THE AGENDA OF THE DAY

The city manager requested that agenda item “Unfinished Business” be moved up prior to the City Manager’s Report. [CM Mark Marianos] made a motion to adjust the agenda of the day. The motion was seconded by [MPT Ryan Smith] [MPT Ryan Smith] made a motion to adopt the agenda of the day with the changes proposed by the city manager. The motion was seconded by [CM Shawnette Bryant]. The City Council voted and approved the motion by vote of (6)-(0)

CITY MANAGER’S REPORT

A. City Manager Darnetta Tyus

City Manager Tyus noted that city staff has had initial contact with Stone Mountain Elementary School, and that the school was ecstatic with the relationship that the city was creating with the school itself. City Manager Tyus noted that the auditor is in the audience and will be ready to answer questions that the council has. City Manager Tyus stated that the road paving project has started. City Manager Tyus informed the council that the city has signed a notice to proceed; regarding the park projects and that it will be completed in 190 days. City Manager Tyus noted that it would be cost prohibited to have signage with the handprints of children. City Mayor Jones requested that a member of Parks and Recreation be a part of the decision-making process. City Manager Tyus informed the council that the Parks and Recreation committee will receive three options from local vendors to choose from. City Manager Tyus discussed the city wide clean up event and informed the city council that Atlanta Gas light & local businesses are contributing to the event. City Manager Tyus provided an update to the sink hole projects. City Manager Tyus informed the city council that SeeQuikFix is also here to present.

City Manager Tyus introduced SeeQuickFix to the City Council. The Representative informed City Council with the what the company does and their experience. The Representative noted that this would allow the city to have a better way to voice complaints to the city itself. The Representative showcased other cities that have utilized this application and provided a high-quality trial run of how other cities utilize this portal. City Manager Tyus noted that city council will have the opportunity to “play around with the application” prior to full launch. City Manager Tyus noted that there is a free mobile app. City Manager Tyus noted that this application will cost \$2000 initially, with it increasing to \$5000+ moving forward.

THERE IS A MOTION TO APPROVE THE CONTRACT WITH CIVICPLUS IN REGARD TO THEIR SEEQUICKFIX APPLICATION. [MPT RYAN SMITH] MOTIONED TO APPROVED THE CONTRACT WITH CIVIC PLUS REGARDING THEIR SEEQUICKFIX APPLICATION. [CM TERESA CROWE] SECONDED THE MOTION.

Members Voted (Y/N/A)	
Post 1: Anita Bass (Y)	Post 2: Mark Marianos (Y)
Post 3: Ryan Smith (Mayor Pro Tem)(Y)	Post 4: Gil Freeman (N)
Post 5: Shawnette Bryant (N)	Post 6: Teresa Crowe (Y)

THE CITY COUNCIL VOTED AND APPROVED THE MOTION BY A VOTE OF (4) – (2)

City Manager Tyus introduced the auditor to council. The auditor then explained items within the audit itself, and answered questions that the City Council may have. Mayor Beverly Jones asked the Auditor if this audit is for Fiscal Year 2022. The Auditor replied that it is for Fiscal Year 2022.

COUNCIL POLICY DISCUSSION TOPICS

UNFINISHED BUSINESS

- Applicant Tracee Randall request a Special Use Permit to allow for a vacation home facility at 5275 West Mountain Street (parcel ID: 18 090 13 004).

[MPT Ryan Smith] made a motion to approve “Applicant Tracee Randall requests for a Special Use Permit to allow for a vacation home facility at 5275 West Mountain Street (parcel ID: 18 090 13 004)”, contingent on staff recommendations made by City Planner. The motion was seconded by [CM Anita Bass]. The City Council voted and approved the motion by vote of (5) - (1).

Members Voted (Y/N/A)

Post 1: Anita Bass (Y)

Post 2: Mark Marianos (Y)

Post 3: Ryan Smith (Mayor Pro Tem)(Y)

Post 4: Gil Freeman (N)

Post 5: Shawnette Bryant (Y)

Post 6: Teresa Crowe (Y)

- Applicant Tracee Randall request a variance from Section 16-2.1(A)(4) requiring the owner of a vacation home facility to live within the corporate boundaries of DeKalb County, Georgia at 5275 West Mountain Street (parcel ID: 18 090 13 004).

[MPT Ryan Smith] made a motion to approve “Applicant Tracee Randall request a variance from Section 16-2.1(A)(4) requiring the owner of a vacation home facility to live within the corporate boundaries of DeKalb County, Georgia at 5275 West Mountain Street (parcel ID: 18 090 13 004)”, contingent on staff recommendations made by City Planner. The motion was seconded by [CM Mark Marianos]. The City Council voted and approved the motion by vote of (5) - (1).

Members Voted (Y/N/A)

Post 1: Anita Bass (Y)

Post 2: Mark Marianos (Y)

Post 3: Ryan Smith (Mayor Pro Tem)(Y)

Post 4: Gil Freeman (N)

Post 5: Shawnette Bryant (Y)

Post 6: Teresa Crowe (Y)

NEW BUSINESS

- Dwayne Washington, owner of Stone Mountain Front Porch, requests for the temporary closure of East Mountain Street, Stone Mountain, GA 30083 on May 5th, 2024 (Cinco de Mayo) from 09:00 AM ET to 05:00 PM ET. (Assistant City Manager – City Clerk Edmondson)

Assistant City Manager & City Clerk Edmondson noted that this closure would be in front of his restaurant, not the entirety of the street. Assistant City Manager & City Clerk Edmondson noted that there would be a detour route. City Council requested that there be a map showing the street closures.

Discussion was tabled to the next working session.

NEW ORDINANCES AND RESOLUTIONS

REMARKS OF PRIVILEGE

ANNOUNCEMENTS BY THE MAYOR

EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL, AND/OR REAL ESTATE (if needed)

- A. Real Estate
- B. Personnel
- C. Legal

ADJOURNMENT