



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Wednesday, June 29, 2022 at 6:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Rob Turner - District 2
District 3 - Vacant 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

III. INVOCATION

Invocation by Councilmember Rob Turner

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF THE AGENDA

Mayor Cobble requested two changes to the agenda.

1. TMOD22-005 be moved to Old Business and stricken from Public Hearing
2. Move Executive Session after the Approval of the Agenda.

Motion - made by Councilmember Rob Turner to approve the agenda with stated two changes.
Councilmember Tara Graves seconded.

Motion passed unanimously.

VI. 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 Rob Turner to enter into Executive Session to discuss personnel matters. Councilmember Tara Graves seconded.

Motion passed unanimously.

Motion - made by Councilmember Tammy Grimes to come out of Executive Session and return to the Council Meeting. Mayor Pro Tem George Turner seconded.

Motion passed unanimously.

Motion - made by Councilmember Tammy Grimes to extend the contract for Judge Michael Sheridan-Judicial Services with the City of Stonecrest to be effective January thru December 2022. Councilmember Tara Graves seconded.

Motion passed unanimously.

VII. REVIEW AND APPROVAL OF MINUTES

- a. Approval - of the May 23, 2022 Meeting Minutes

Motion - made by Councilmember Rob Turner to approve the May 23, 2022 City Council meeting minutes. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

- b. Approval - of the June 6, 2022 Special Called Meeting Minutes

Motion - made by Councilmember Tara Graves to approve the June 6, 2022 Special Called Meeting minutes. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

VIII. PUBLIC COMMENTS

(This meeting will be conducted in person. Public comments received via email by 2 pm on the day of the meeting will be read into the minutes by the City Clerk)

There is a two (2) minute time limit for each speaker during public comment.

Responses to Public Comments from May 23, 2022 City Council Meeting.

1. Terry Fye's past public comment was read regarding the decriminalization of marijuana. Council's response stated that this was not a priority as the City currently does not command Public Safety but it is something to be considered at a later date and in future legislation.
2. Faye Coffield's past public comment was read regarding lighting concerns on Woodrow Rd and I-20 and the recommendation of a consultant doing work in Africa as he could be a benefit to the City of Stonecrest. Council's response stated that a work order had been completed with Georgia Power and the lighting issues were now corrected. Also, Council will forward all suggestions regarding the consultant in Africa to our Economic Development Department for consideration.

3. Malaika Wells' past public comment was read. She thanked Council for moving Stonecrest forward and asked that council address the redevelopment of the Urban Redevelopment Agency (URA) and provide clarity surrounding its selection and appointment process. She asked they also review the bylaws. She suggested the city adopt an Ethics Resolution and encouraged everyone to vote.

Council's response stated that membership to the URA was at the direction of the City Council and membership updates may be considered at the annual meeting. The GMA application will be considered at a later date.

Three (3) in person Public Comments were made.

1. Faye Coffield – Mrs. Coffield had lighting concerns on Lithonia Industrial as well as Woodrow Rd. and I-20. She stated the City should now have the money to conduct a forensic audit. She would also like some money the City will receive to go to streets lights as well as looking into Solar energy. Mrs. Coffield asked that Council work with single family home developers instead of apartments.

Mayor Pro Tem George Turner stated that he will personally ride to the locations mentioned and check on the lighting.

2. Malaika Wells - Shared words in regards to recent and upcoming elections. Be Zealous, Be Careful, and Act with urgency. She offered congrats and thanks to Jonathan Bartlett and expressed that he will be missed. Mrs. Wells also stated that she's looking forward to an update regarding the Charter Review Commission and urged Council not to wait until the District 3 election. She asked community members in District 3 to produce a qualified candidate to run in the upcoming November election.

3. Marty Garrison - Concerns about developers being held accountable for the projects they begin. She stated that Circle K has destroyed their community and would like to see developers held responsible.

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 Hearing. 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.

As an alternative, you can submit comments and questions to the same email address by the same deadline to be read into the record at the meeting.

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. TMOD-22-001 - Definitions and Uses Text Amendment - *Keedra Jackson*

Motion - made by Councilmember Rob Turner to go into the Public Hearing.
Councilmember Tara Graves seconded.

Motion passed unanimously.

No comments for or against this item.

Motion - made by Councilmember Tammy Grimes to close the Public Hearing.
Councilmember Rob Turner seconded.

Motion passed unanimously.

Mayor Cobble asked that additional information be emailed to her and Council regarding the presentation for this item.

City Manager Janice Allen Jackson suggested a Special Work Session to work through pertinent items listed on the agenda so that we do not cause hardship to petitioners.

- b. **For Decision** - TMOD-22-001 Definitions and Uses Text Amendment - *Keedra Jackson*

Motion - made by Councilmember Rob Turner to defer TMOD-22-001 Definitions and Uses Text Amendment until the next City Council meeting for decision only. Mayor Pro Tem George Turner seconded.

Motion passed unanimously.

- c. TMOD-22-006 - Distillery Text Amendment - *Keedra Jackson*

Motion - made by Councilmember Tammy Grimes to open the Public Hearing.
Councilmember Tara Graves seconded.

Motion passed unanimously.

No written public comments.

Pam Childs/In Person - Has there been any studies done in regard to the environmental impact to the area?

No verbal or written comments in favor or opposition.

Motion - made by Councilmember Tammy Grimes to close the Public Hearing.
Councilmember Rob Turner Seconded.

Motion passed Unanimously.

- d. **For Decision** - TMOD-22-006 Distillery Text Amendment - *Keedra Jackson*

Motion - made by Mayor Pro Tem George Turner to approve TMOD 22-006 Distillery Text Amendment. Councilmember Tammy Grimes Seconded.

Motion passed unanimously.

X. ANNOUNCEMENTS

XI. CONSENT AGENDA

XII. REPORTS & PRESENTATIONS

- a. ARPA Survey Results, Berry Dunn - *Markes Wilson*

Councilmember Tammy Grimes requested that the presentation be sent to Council.

Mayor Pro Tem suggested this item be brought to a Work Session soon for discussion and clarity.

- b. Former Board Appreciation - *Mayor Pro Tem George Turner*

PowerPoint presentation of Former Board and Committee Members presented by Deputy City Clerk Ashley Waters.

XIII. OLD BUSINESS

- a. **For Decision** - Request of the South River Watershed Alliance Regarding Everette Park - *Mayor Pro Tem George Turner*

City Attorney Alicia Thompson provided a brief introduction and explanation of a MOU.

Motion - made by Councilmember Rob Turner to approve the MOU between the City of Stonecrest and the South River Watershed Alliance Regarding Everette Park.
Councilmember Tara Graves seconded.

Councilmember Tammy Grimes stated her un-readiness for the question and asked that the City Attorney edit the document for punctuation. She then stated her un-readiness was satisfied.

Motion passed unanimously.

- b. **For Decision** - TMOD-22-005 Towing & Wreckage Text Amendment - *Keedra Jackson*

Motion - made by Councilmember Tara Graves to approve TMOD-22-005 Towing & Wreckage Text Amendment. Councilmember Rob Turner Seconded.

Mayor Cobble stated her un-readiness and asked Keedra Jackson to clarify TMOD 22-005 is a text amendment.

Motion - made by Councilmember Tara Graves to withdraw her motion for approval.
Councilmember Tammy Grimes Seconded.

Motion passed unanimously.

XIV. NEW BUSINESS

- a. **For Decision** - Rezoning of RZ-22-002 - To provide a decision to defer back to Planning Commission- Rezoning of 2376 2300, 2330, 2368 and 2376 South Stone Mountain Lithonia Rd and 1801 Coffee Road - *Keedra Jackson*

Motion - made by Councilmember Rob Turner to approve the deferral of RZ-22-002 back to the Planning Commission. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

- b. **For Decision** - SDP22-000001 - Flat Rock Hills Preliminary Plat - *Keedra Jackson*

Keedra Jackson provided a brief introduction and stated it was discovered that the developer had received approvals from DeKalb County; however, our records did not reflect the process in which Preliminary Plats and Final Plats are to be handled according to Section 14-88 of the Chapter 27 City of Stonecrest Zoning Ordinance. The applicant was instructed to submit a Preliminary Plat application where payment was collected.

Motion - made by Councilmember Rob Turner to approve SDP22-000001 Flat Rock Hills Preliminary Plat. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

- c. **For Decision** - SDP22-000002 - Flat Rock Hills Subdivision Final Plat Phase 4A - *Keedra Jackson*

Keedra Jackson provided a brief introduction. She recommended Council approve this item with conditions. The conditions state the developer will provide staff with a performance bond before the sign off on the final plat. City Engineer Hari Karikaran confirmed no codes have been changed or altered and also discussed the performance bond is that staff is requesting.

Motion - made by Councilmember Rob Turner to approve SDP22-000002 Flat Rock Hills Subdivision Final Plat Phase 4A with conditions. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

- d. **For Decision** - SDP22-000007 - Preliminary Plat for the Merritt Crest at Stonecrest Subdivision - *Keedra Jackson*

Keedra Jackson provided a brief introduction and stated the applicant is requesting an approval of the Preliminary Plat for The Merritt Crest at Stonecrest Subdivision of 10 residential lots. 3418 Plunkett Road.

Motion - made by Councilmember Tara Graves to approve SDP22-000007 Preliminary Plat for the Merritt Crest at Stonecrest Subdivision. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

- e. **For Decision** - SDP22-000010 - Preliminary Plat for Crestwind Subdivision - *Keedra Jackson*

Keedra Jackson provided a brief introduction and stated the subject property is currently zoned C-1 (Local Commercial District) which does not allow for residential development. The intent of this District is to provide for local shopping and retail. TMOD-22-015 provided the avenue of the Stonecrest Overlay Tier 3 to allow the permitted uses in C-1 and C-2 (General Commercial) District, O-I (Office Institutional) District, O-D (Office Distribution) District, M (Light Industrial) District, and MR-2 (Medium Density Residential) District. This text amendment was approved on January 24, 2022. The City of Stonecrest will need to rezone the property to the MR-2 designation.

The applicant Jim Jacobi stated they are looking to build two story townhomes on this property not three story. He also stated price points are not available yet and it will be at least a year for development.

City Attorney Winston Denmark asked if this property would be owner occupied or be used as rentals. Jim Jacobi answered that was not clear yet.

Motion- made by Mayor Pro Tem George Turner to defer SDP22-000010 Preliminary Plat for Crestwind Subdivision for 30 days. Councilmember Rob Turner seconded.

Motion passed unanimously.

- f. **For Discussion** - Regulation of Build to Rent Subdivisions and Other Rental Housing - *Attorney Winston Denmark*

Mayor Pro Tem George Turner requested that this item be moved to the next Work Session scheduled for July 7, 2022.

- g. **For Decision** - 2022 Street Resurfacing - *Gia Scruggs*

Finance Director Gia Scruggs provided an introduction and explained the Finance Department had previously published a solicitation with only one bid. There was no award with this bid. As a result, the Engineering Department revised the bid package and the bid was broken down into four bid packages.

Stewart Brothers had the lowest bid for Bid Packages #1 and #4.

E.R. Snell had the lowest bid for Bid Packages #2 and #3.

The Finance Department is recommending the City utilize the two vendors and award contracts for the lowest bid packages per vendor. The total cost for all four bid packages is \$11,887,047. The funding for these contracts will come from SPLOST – Transportation Infrastructure Improvement. The Finance Department is requesting to utilize \$5,037,047.00 from the SPLOST fund balance to cover the difference in the current budgeted amount and total amount.

Motion - made by Councilmember Tammy Grimes to approve the 2022 Street Resurfacing project. Councilmember Rob Turner seconded.

Motion passed unanimously.

Motion - made by Councilmember Rob Turner to access SPLOST funds to reallocate for the 2022 Paving Project. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

h. For Decision - American Facilities Services Contract Amendment - *Gia Scruggs*

Finance Director Gia Scruggs provided an explanation and stated that in order to provide the level of service needed for the exterior of the Parks facilities and requested by the Leisure Services Department for janitorial services, the Procurement Department has increased the deliverables for the current janitorial services. The total monthly increase for these additional services is \$9,100 per month. The new annual amount of this contract will be \$208,803.96. This contract will be funded from the General Fund – Leisure Services and Facilities/Building for Sam’s Club.

Motion - made by Councilmember Rob Turner to approve the American Facilities Services Contract Amendment. Councilmember Tara Graves seconded.

Motion passed unanimously.

i. For Decision - Transportation Committee Resolution Update - *Mayor Pro Tem George Turner*

Mayor Pro Tem George Turner provided an introduction and explained this item was before Council because there was a paragraph left off the initial Resolution that allowed for officers to be appointed in the Transportation Committee. This item allows for that to be corrected.

Motion - made by Councilmember Rob Turner to approve the Transportation Committee Resolution Update. Councilmember Tara Graves Seconded.

Motion passed unanimously.

j. For Decision - Authorized Bank Signers Resolution - *Janice Allen Jackson*

City Manager Janice Allen Jackson provided an introduction and stated this item would add Mayor Jazzmin Cobble as an authorized signer to the City's bank accounts.

Mayor Pro Tem George Turner stated this was routine.

Motion - made by Councilmember Tammy Grimes to approve the Authorized Bank Signers Resolution. Councilmember Rob Turner seconded.

Motion passed unanimously.

k. For Discussion - City Hall Security Discussion - *Mayor Jazzmin Cobble*

Mayor Cobble gave an introduction and stated this item was for decision not discussion. Mayor Cobble stated this is to approve an emergency procurement request due to City Hall Security concerns.

City Manager Janice Allen Jackson stated she is working with staff to provide an official

solution and confirmed that the item should be listed as for decision.

Motion - made by Councilmember Tammy Grimes to approve the emergency procurement to secure City Hall Security Services. Councilmember Tara Graves seconded.

Motion passed unanimously.

XV. CITY MANAGER UPDATE

Covid Statistics Updates - There is a continued increase of Covid cases in DeKalb County. Cases have increased over the last 7 days from 155 positive cases to 239 positive cases.

Meetings: The need to set up one Summit and a Special Called Work Session. The Special Called Work Session to address TMOD 22-0001 and ARPA data review and a Summit on Rental housing.

Mayor Pro Tem George Turner stated he would like the development at Hayden Quarry to be added to either the Special Called Work Session or the regular Work Session for further discussion.

XVI. MAYOR AND COUNCIL COMMENTS

City Attorney Winston Denmark stated it was good to see everyone in Savannah.

District 1 - Councilmember Tara Graves stated it was good to see everyone in Savannah and everyone have a great night.

District 2 - Councilmember Rob Turner referenced the City Managers update and said that the Covid numbers are going up and for everyone to stay safe and take care of themselves. He also had a great time in Savannah.

District 5 - Councilmember Tammy Grimes sent prayers and condolences to the families of the three (3) accident victims on Rock Springs and asked that citizens encourage young people to slow down when driving. CM Grimes also stated GMA and the learning opportunities in Savannah were great and thanked citizens for being engaged with Stonecrest.

District 4 - Mayor Pro Tem George Turner asked if there were any upcoming events happening within the City of Stonecrest? No.

Mayor Jazzmin Cobble stated it was good to be back and thanked the citizens for hanging on with Council. She stated she looks forward to seeing the citizens around in the streets of Stonecrest.

XVII. ADJOURNMENT

Motion - made by Councilmember Tammy Grimes to adjourn the City Council meeting at 10:45pm. Councilmember Rob Turner seconded.

Motion passed unanimously.

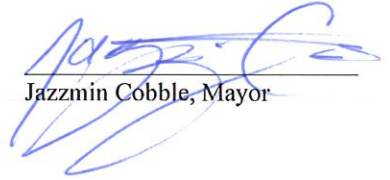
Americans with Disabilities Act

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.

As approved on the 25th day of July, 2022.

CITY OF STONECREST, GEORGIA


Jazzmin Cobble, Mayor

ATTEST:


Sonya Isom, City Clerk