



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Tammy Grimes – District 5

CITY COUNCIL MEETING MINUTES

VIRTUAL MEETING

December 28, 2020

7:00 p.m.

Citizen Access: YouTube Live

I. CALL TO ORDER: Mayor Pro Tem George Turner

II. ROLL CALL: Megan Reid, City Clerk

Mayor Lary was absent and it was excused at a prior meeting.

Council Member Jimmy Clanton updated the Council on the status of Mayor Lary's condition and that he had surgery today.

Mayor Pro-Tem George Turner wished the Mayor a speedy recovery.

III. INVOCATION- Council Member Rob Turner led the invocation.

IV. PLEDGE OF ALLEGIANCE

Motion 1- was made by Council Member Rob Turner to add agenda item for Mixed Use Development for Highway 124 and Rock Chapel Road at the Lithonia Industrial Boulevard under Presentations and was seconded by Council Member Tammy Grimes.

Motion passed 5-0.

V. MINUTES:

a. Approval of the November 2, 2020 FY 2021 Budget Meeting Minutes

Motion 2 – made by Council Member Rob Turner to defer the decision of the minutes until January 25, 2021 and was seconded by Council Member George Turner.

Motion passed 5-0.

b. Approval of the Council Meeting Minutes November 23, 2020

Motion 3- made by Council Member Rob Turner to approve the Minutes from November 23, 2020 and were seconded by Council Member George Turner

Motion passed 5-0.

c. Approval of Council Meeting Minutes December 14, 2020

Motion 4 – made by Council Member George Turner to defer the decision of the minutes until January 25, 2021 and was seconded by Council Member Jazzmin Cobble.

VI. PRESENTATIONS:

- a. Mixed Use Development Discussion Hwy 124 and Rock Chapel at Lithonia
Industrial Blvd Discussion

There was discussion about a potential development neighboring Stonecrest in unincorporated DeKalb County that could potentially affect Stonecrest.

VII. APPOINTMENTS OR PERSONNEL:

- a. Planning Commission

Motion 5- was made by Council Member Jazzmin Cobble to defer this decision until the Council Meeting on January 25, 2021 and was seconded by Council Member Rob Turner.

Motion passed 5-0.

- b. Zoning Board of Appeals

Motion 6- was made by Council Member Jazzmin Cobble to defer this decision until the Council Meeting on January 25, 2021 and was seconded by Council Member Rob Turner.

Motion passed 5-0.

VIII. PUBLIC COMMENTS

(this meeting will be conducted virtually, the public comments received via email in advance of the meeting will be read into the minutes by the City Clerk)

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Re: QuikTrip project @ Covington Highway & Lithonia Industrial Boulevard: Comments for December 28, 2020 Work Session, Item II (b).

Mayor Pro Tem George Turner

City of Stonecrest, GA

Mr. Mayor Pro Tem:

I'm writing regarding Item II (b) on tonight's City Council Work Session Agenda, which is "QuikTrip on Covington Highway at Lithonia Industrial Blvd Discussion".

This new QT is a matter of major concern for industrial stakeholders in Lithonia Industrial Park. The intersection is a dangerous chokepoint which already snarls traffic into and out of the Industrial district, and which impedes access into properties fronting on the Boulevard. Earlier this year industrial stakeholders worked closely with Mr. Clarence Boone and City consultants to ensure that widening the Boulevard and adding turn lanes to the intersection are priority items under our new Master Transportation Plan, which was adopted by City Council just a few months ago.

We were not aware of the QT project until shortly before the bulldozers arrived. After obtaining construction plans for the project we were dismayed to see that the project's design is inconsistent with the Master Transportation Plan's, and would significantly increase the current dangerous snafu at that intersection by allowing a curb cut on the west side of Lithonia Industrial Boulevard, opposite the intersection with Parkway Road. Moreover, review of the construction plans indicates that the project fails to meet at least three of the four criteria of the SLUP6 "cafeteria plan", and should therefore be required to go through the SLUP process. The failure of the project's design to take the MTP into account can be considered as part of that SLUP.

The fact that industrial stakeholders and residents were not notified of this project early in the approval process, and given an opportunity to review it and have our questions addressed, illustrates that there is a major gap in the City's zoning and development codes (Metro Green Recycling is another example of that gap). City Council does not hear public comments during the work session, but we are glad to see that this matter is listed for discussion as part of tonight's agenda. It is my hope that a public ZOOM meeting regarding this project can be scheduled as soon as possible.

-- Bernard Knight

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Faye Coffield

OPPOSITION TO GAS STATION ON CHUPP WAY AND FARRINGTON

I recognize Stonecrest is a 94% plus black community. Until recently we were ranked among the top five wealthiest black communities in the United States. Since that period of time we have seen little, if any, economic positive economic Development come, commercial or retail. Since Becoming a city, we have been inundated with gas stations, storage facilities, group homes, apartments, and low end housing.

Now there is an effort to put a gas station in the middle of a residential community where there exists no need. The current location for this gas station is between a condominium development and a very stable apartment complex. There is no commercial buffer between these two residential areas. I say there is no need because directly across Farrington is a gas station connected to a convenience store. Next door to that is a liquor store and strip mall which has several food in a grill. Approximately ¼ of a mile from the proposed gas station is a Walmart Supercenter with a gas station in front. Approximately 1000 ft from the Walmart pumps is a BP gas station on the North east corner, with a another gas station on the Southeast corner and a full-service Shell gas station with a convenience store on the southwest corner. if one turns left on Farrington from Chupp Way and continues approximately 1000 feet to Hillandale and right there is another Shell gas station with a convenience store. When one turns left on Hillandale and travels approximately 1/2 Mile there is a QuikTrip at Panola and Hillandale if one continues on Medical Parkway directions to Covington Highway there are two gas stations, one I believe is a Chevron with a convenience store and the other is a Kroger gas pump with a full-service Kroger in back of it. That means there are approximately 9 gas stations currently existing within 1 mile of this location. There is not a need for another gas station.

Additionally this gas station is being built at a very dangerous intersection. Although this is a small residential area, it is virtually impossible to approach that intersection without a car trying to Edge forward from Farrington to be able to see what is approaching. One can only imagine what would happen if a gas tanker was hit at this location. Secondly, this is a residential area. It is zoned R100.

It remains troubling to me why Stonecrest cannot attract R100 residential Developers when just across the Rockdale County line they are building solid brick r100 Housing. We do not need any more gas stations. We do not need any more convenience stores in Stonecrest.

As I stated I recognize this is a black and many do not believe that black communities, regardless of their economic status are entitled to a decent quality of development. However I believe this Council should deny this application and place a moratorium on any new gas stations in Stonecrest. Just as its place moratoriums on other things.

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Cheryl Moore- Mathis

I am writing this letter to request that special consideration be given to zoning for so many unnecessary gas stations within the city of Stonecrest.

Lately, there have been several zoning requests to have these gas stations zoned in the city, mostly in areas where

there are plenty of them located within a 1-2 mile radius of each other. This is NOT considered smart growth for a smart city!

I sincerely ask that NO MORE gas stations be approved for the city at this time and in the very near future. The citizens have carefully contributed to the Comprehensive Plan that is not being adhered too, and I also encourage the developers who plan to develop land to build edifices that will benefit the city & its constituents more than providing for

gas stations, and convenience stores, and their pockets, We currently do NOT want anymore of such, until adherence to the aforementioned organized plan to develop this city is followed.

Your cooperation in this matter is appreciated.

Sincerely,

Cheryl Moore-Mathis. President
Klondike Area Civic Association, Inc.

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To the Mayor Jason Lary, George Turner, Mayor Pro Tem and the Stonecrest City Council:

I hope all of you are doing well. I am writing this letter in opposition to another gas station for Stonecrest, GA.

The designated location for this gas station will be a magnet for crime and will not assist in keeping the residents safe. Stonecrest has enough gas stations at this time. Wouldn't it be great to develop projects for Stonecrest that would attract consumers and visitors to the area? If we could view businesses that are more environmentally friendly I believe it would be a fantastic place to live.

Please deny this application as we don't need another gas station in Stonecrest. Thank you.

Sincerely,

Renee Cail

CHASE

IX. PUBLIC HEARINGS:

X. OLD BUSINESS:

a. Protocol and Resolution for ending a virtual and in-person meeting

Motion 7- was made by Council Member Tammy Grimes to defer this item until January 11, 2021 and was seconded by Council Member Rob Turner.

Motion passed 5-0.

b. Resolution extending parking lot lease agreement with DeKalb Department of Health

Motion 8- was made by Council Member Jazzmin Cobble to defer this decision to no later than January 25, 2021 and was seconded by Council Member Rob Turner.

Motion passed 5-0.

XI. NEW BUSINESS:

a. Zoning Board of Appeals 2021 Calendar

Motion 9- was made by Council Member Jazzmin Cobble to approve the 2021 Zoning Board of Appeals 2021 Calendar and was seconded by Council Member Jimmy Clanton.

Motion passed 5-0.

XII. EXECUTIVE SESSION

None.

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

XIII. CITY MANAGER COMMENTS

Deputy City Manager Plez Joyner- Would like the Council to decide on a date for the retreat in the next 60 days.

Internal Auditor Joel Thibodeaux- Announced that he was running for State Representative and if he won, he would resign.

XIV. CITY ATTORNEY COMMENTS

Happy New Year! – City Attorney Winston Denmark

XV. MAYOR AND COUNCIL COMMENTS

Council Member Jimmy Clanton/District 1 – There will be a Drive in New Years Eve Celebration and everyone is invited. Must register online through event brite.

Council Member Rob Turner/District 2 –Remember to Early Vote. Be Safe and mindful of Covid-19 and wear your mask. Hope everyone had a Merry Christmas and wishes everyone a Happy New Year.

Council Member Jazzmin Cobble/District 3- Thanked the City Council, Staff, and constituents who reached out during her family's difficult time. Hoping for great things to come in 2021.

Council Member Tammy Grimes/District 5 – Wanted to thank everyone for making her 1st year as a Council Person a successful one.

Council Member George Turner/District 4 –Be safe and Have a Happy New Year!

XVI. ADJOURNMENT

Motion 10 – made by Council Member Rob Turner to adjourn the City Council Meeting. Seconded by Council Member Tammy Grimes.

Motion passed 4-1 with Council Member Jimmy Clanton voting nay.