



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

November 23, 2020

7:00 p.m.

Citizen Access: Stonecrest YouTube Live Channel

- I. CALL TO ORDER:** Mayor Pro Tem George Turner
- II. ROLL CALL:** Sonya Isom, Deputy City Clerk: All members present.
- III. INVOCATION:** Invocation was led by Council Member Rob Turner.
- IV. PLEDGE OF ALLEGIANCE**

APPROVAL OF AGENDA

Motion 1 – made by Council Member Rob Turner to approve agenda for November 23, 2020 with additions as stated by Mayor Pro Tem. Seconded by Council Member Tammy Grimes.

Motion passed unanimously.

V. MINUTES:

- a. Approval of the October 23, 2020 FY21 Budget Public Hearing Minutes
- b. Approval of the October 26, 2020 FY21 Budget Public Hearing Minutes
- c. Approval of the October 28, 2020 FY21 Budget Workshop Minutes
- d. Approval of the November 2, 2020 FY21 Budget Approval Minutes
- e. Approval of the November 9, 2020 City Council Meeting Minutes

Motion 2 – made by Council Member Jazzmin Cobble to defer the minutes from a, b, c, and d until the next City Council Meeting per the City Clerk's request. Seconded by Council Member Rob Turner.

Motion passed unanimously.

Motion 3 – made by Council Member Rob Turner to approve November 9, 2020 City Council minutes. Seconded by Council Member Jazzmin Cobble.

Motion passed unanimously.

VI. PRESENTATIONS:

- a. Ice Skating Rink in Stonecrest (Parks & Rec)
Presented by Brandon Riley, no commitments made-waiting on response from Dekalb County health officials.
- b. Census
Presented by Council Member George Turner.

VII. APPOINTMENTS:

- a. None

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)

There is a three minute limit on Public Comments and we do not discuss anything that will be discussed at the Planning Commission prior to the Council hearing it. Such as zoning case in preliminary hearing. Public can email comments until beginning of meeting and they will be read by the City Clerk.

IX. PUBLIC HEARINGS:

- a. **Rezoning Application (RZ-20-006) – 2547 Lithonia West Drive.**
The applicant requested is requesting to rezone property from M (Light Industrial) to M-2 (Heavy Industrial) for a concrete mixing plant
Presented by Hana Caswell

Motion 4 – made by Council Member Rob Turner to open Public Hearing for Rezoning Application for (RZ-20-006) – 2547 Lithonia West Drive. Seconded by Council Member Tammy Grimes.

Motion passed unanimously.

Public Hearing Comments:

Good evening,

I ask the council to reject this proposed rezoning, and to do it for exactly the four reasons that the city's own planning staff recommends against it: The staff recommends rejecting the rezoning due to:

- **It is spot zoning.** None of the properties surrounding this one are zoned for heavy industrial. Spot zoning not only impacts that the property being rezoned but also impacts the future use and value of surrounding properties. It can be the first domino to fall in a chain that changes an entire area. While the applicant may argue that unpermitted activities are taking place on surrounding properties, that they are unpermitted means that they should be shut down, not that expanded uses be permitted.
- **The proposed zoning change and development would not be in keeping with the policy and intent of the city's Comprehensive Plan.** You would in effect be voting to change the comp plan if you vote to approve this.
- **The property does have reasonable economic use as currently zoned** - the owner does not need rezoning in order to make reasonable money off the property.
- **The property borders Pole Bridge Creek**, a majority tributary that feeds the South River and flows through the Arabia Mountain Nature Preserve. Staff has "significant concerns [that] ... runoff from the property will adversely impact the water quality of the creek".

Both staff and PC recommendations are not binding on the Council. It is up to them what to do.

A quote from Edward Abbey is always appropriate, and this one comes to mind:

"Growth at any cost is the philosophy of the cancer cell."

The benefits from rezoning to allow this concrete plant do not justify the potential for adding pollution to a river that, when cleaned up, will be a recreational resource for Stonecresters as well as a visitor attraction, and doing it by spot zoning that does not adhere to the Comprehensive Plan simply makes no sense.

Dave Marcus

Dear Planning Commission and City Council Members:

I sincerely believe that the residents of the city of Stonecrest and of South Dekalb want a city that is not inundated with cement plants, asphalt plants, quarries, recycling plants and other polluting facilities. We want a city that will attract tourists and welcome the public to a vibrant, healthy and beautiful city.

The people in our community continue to echo the same sentiments about keeping industries out of our neighborhoods.. The air pollution from a cement plant will only heighten the severity of individuals with asthma and other respiratory illnesses. The particulate matter that is so small it gets into our lungs. The silica emitted from cement dust is extremely toxic. Many of us are experiencing coughing and wheezing due to the pollution currently affecting citizens. Why are communities of color always bearing the brunt of environmental injustices?

Corporations and landowners continue to line their pockets at our expense. Please do not allow or approve this application to rezone this facility to M-2 heavy industrial. It is too close to schools and residences.

Sincerely, Renee Cail

Good evening,

We understand that Mr. Kennebrew is once again trying to rezone his property for his concrete plant. A few months ago, Chris Wheeler recommended that his application be denied. However, the Zoning Board approved him anyway despite the community's pleas. The South Dekalb residents were pleased when he withdrew his application, but we knew he would return. Since his last attempt, we have now learned why Dekalb County stated that Metro Green was not in compliance with their Solid Waste Management Plan. Dekalb county already operates a concrete recycling plant so Mr. Kennebrew's proposed operation should be denied on that basis alone.

In addition, the community is already fighting Metro Green from building a concrete recycling plant in our residential community. Mr. Kennebrew already has a concrete facility on this property which is only 4 MILES from the Metro Green site. We do not want his property rezoned for Heavy Industrial use. He is already emitting toxins into our air with his current concrete business. If he is allowed to emit even more toxic chemicals into our air, the community's health will be in more danger. Is Stonecrest an open door for toxic businesses to dump into our community? Is anyone in the Stonecrest government even listening to the community? If the only development that Stonecrest can attract are industrial businesses, then you all need to find a new marketing strategy or shut down this government completely. We do not want Stonecrest to make money while sacrificing the health of the people. We do not want Mr. Kennebrew's Rezoning application to be approved. Public pressure is the only reason that Stonecrest is currently in litigation now with Metro Green. If Kennebrew is allowed to rezone this property, Stonecrest officials will once again feel the wrath of the community.

Please listen to the constituents and decline this Rezoning request. Please also stand up to the business community who wants to dump toxic businesses in YOUR community, while they live in communities devoid of this type of pollution.

As always, we are watching what you do.

Concerned Citizens of South Dekalb

Motion 5 – made by Council Member Rob Turner to close the Public Hearing for ReZoning Application for (RZ-20-006) 2547 Lithonia West Drive. Seconded by Council Member Tammy Grimes.

Motion passed unanimously.

Motion 6 - made by Council Member Rob Turner to deny the ReZoning Application for (RZ-20-006) 2547 Lithonia West Drive. Seconded by Council Member Jazzmin Cobble.

Motion passed unanimously.

b. Text Amendment (TMOD-20-001) CHAPTER 21, ARTICLE I, SECTION 21-2 (DEFINITIONS).

The applicant requested is requesting to add a definition for freestanding sign and to establish regulations for freestanding signs; and for other purpose.

*public hearing is required

Presented by Chris Wheeler. Applicant is City. First Read.

Motion 7 – made by Council Member Jazzmin Cobble to move into Public Hearing for TMOD-20-001. Seconded by Council Member Rob Turner.

Motion passed unanimously.

Motion 8 – made by Council Member Rob Turner to close Public Hearing for TMOD-20-001 Text Amendment. Seconded by Council Member Tammy Grimes.

Motion passed unanimously.

No motion for action. Will role to next Council Meeting for second reading.

X. OLD BUSINESS:

- a. Status of vacancies for Finance Director, Internal Auditor and PCard Auditor.
Staff working on job descriptions and requested information.

XI. NEW BUSINESS:

- a. **Decision for Rezoning Application (RZ-20-006) – 2547 Lithonia West Drive.**

The applicant requested is requesting to rezone property from M (Light Industrial) to M-2 (Heavy Industrial) for a concrete mixing plant

- b. **Decision for Text Amendment (TMOD-20-001) CHAPTER 21, ARTICLE I, SECTION 21-2 (DEFINITIONS).**

The applicant requested is requesting to add a definition for freestanding sign and to establish regulations for freestanding signs; and for other purpose. *public hearing is required

- c. Approve **2021 City Holiday Calendar** Resolution

Motion 9 – made by Council Member Jazzmin Cobble to approve the 2021 Holiday Schedule. Seconded by Council Member Jimmy Clanton.

Motion passed unanimously.

XII. EXECUTIVE SESSION: N/A

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

XIII. DEPUTY CITY MANAGER COMMENTS

Plez Joyner – Thank everyone that came out to the Stonecrest Cares Event. There were more than 1200 boxes of food given out. The week before there were more than 1000 boxes given out. The first three Saturdays in December Stonecrest Cares will be back at The Kings Kitchen at New Birth distributing over 1000 boxes each date. Stonecrest is also welcoming everyone back to vote in the Run-off Election.

XIV. CITY ATTORNEY COMMENTS: N/A

XV. MAYOR AND COUNCIL COMMENTS

Council Member Jimmy Clanton/District 1 – Stonecrest had one of the largest election turnouts in the State of Georgia, in addition to providing Covid testing. The City is moving in the right direction. Keep the Mayor in prayer.

Council Member Rob Turner/District 2 –Would like to commend the people of Stonecrest/staff for helping to make this a better city and taking care of the needs of the people. Proud of being a part and looking forward to the next three times we will be out to feed the people.

Council Member Jazzmin Cobble/District 3 – Excited to have partnered with Ousley United Methodist Church and the Caribia Atlanta Soccer Club to distribute over 300 free turkeys and 80 chickens to the residents of District 3 and anyone that came by.

Council Member George Turner/District 4 – Thank you to Sub-Committee. Although 2020 has been a challenge we have so much to be thankful for. Happy Thanksgiving and be safe.

Council Member Tammy Grimes/District 5 – Love the gift of helps. Thank you to Clarence Boone and Will Settle for extra help with food/boxes. Thanks to Brandon Riley and Tameka Porter for getting boxes out. Would like to do this type of feeding

more than just on the holidays. Challenging District 5 to share what you are thankful for. Thank you to George Turner for commitment to Census.

XVI. ADJOURNMENT

Motion 10 – made by Council Member Jazzmin Cobble for adjournment. Seconded by Council Member Jimmy Clanton.