



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 AGENDA

VIRTUAL MEETING

August 24, 2020

7:00 p.m.

Citizen Access: URL

- I. CALL TO ORDER:** Mayor Jason Lary
- II. ROLL CALL:** Megan Reid, City Clerk
- III. INVOCATION-** Rajan Zed, President, University Society of Hinduism
- IV. PLEDGE OF ALLEGIANCE**
- V. APPROVAL OF THE COUNCIL AGENDA**

Motion 1 – made by Council Member Rob Turner to approve the agenda with the change of moving Panola Shoals Restoration Project by the South River Alliance from New Business to Item b under Presentation. Seconded by Council Member George Turner.

Motion passed unanimously.

VI. MINUTES:

- a. Approval of Public Hearing Minutes July 13, 2020

Motion 2 – made by Council Member George Turner to defer the July 13, 2020 Public Hearing Minutes until the next regular scheduled City Council Meeting. Seconded by Council Member Rob Turner.

Motion passed unanimously.

- b. Approval of City Council Meeting Minutes July 13, 2020

Motion 3 – made by Council Member George Turner to defer the July 13, 2020 City Council Meeting Minutes until the next regular scheduled City Council Meeting. Seconded by Council Member Rob Turner.

Motion passed unanimously.

- c. Approval of City Council Meeting Minutes July 27, 2020

Motion 4 – made by Council Member George Turner to defer the July 27, 2020 City Council Meeting Minutes until the next regular scheduled City Council Meeting. Seconded by Council Member Rob Turner.

Motion passed unanimously.

- d. Approval of the August 10, 2020 City Council Meeting Minutes

Motion 5 – made by Council Member George Turner to defer the August 10, 2020 City Council Meeting Minutes until the next regular scheduled City Council Meeting. Seconded by Council Member Rob Turner.

Motion passed unanimously.

VII. PRESENTATIONS:

- a. **City of Stonecrest Household Hazards Event**, Saturday, August 29th @ the New City Hall Complex from 10:00am until 2:00pm
- b. **Panola Shoals Restoration Project** by South River Watershed Alliance
 - i. Phase 1 – The Bonneville Foundation & Georgia Power Grant for \$237,437
 - ii. Phase 2 – The Georgia Outdoor Stewardship Program (GOSP) Grant for construction of a kayak/canoe launch at Panola Shoals and Everett Park

VIII. APPOINTMENTS OR PERSONNEL:

Mayor Jason Lary announced City Halls newest personnel. Camille Taylor, Taisha White, Gia Scruggs and Janice Jackson.

IX. 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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My name is Elise Thomas and I am a resident of the English Oaks Subdivision, located in the county of Dekalb. I have just been aware that there is a recycling plant being built at 5152 Snapfinger Woods Road by Metro Green Recycling. The recycling plant is in area near several subdivisions, places of worship, apartment complexes and schools. The building of Metro Green Recycling plant will affect the whole community with problems ranging from health issues to lower property values.

At this time I'm asking for all you to get involved, investigate, and deny Metro Green Recycling plant expansion into our Stonecrest community.

be blessed; be a blessing et Work produced by faith, endurance inspired by hope, labor prompted by love Philippians 2:16

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Good day Members of City Council,

I'm writing this letter to express my dissatisfaction in your response and lack of urgency in issuing a "stop work order" on the Metro Green project. Metro Green is building a fence but that is not enough. Our house shake, we can no longer sleep past [7:00am](#), 6 out of 7 days a week, because of the construction that is going on. Your home is suppose to be where you find peace, but we have no peace. We elected you to represent us, and I'm sad to you all have fallen short. I'm asking you to be courageous and do what's morally right. We need a stop work order now. It doesn't matter if the weather forecast predicts rain or sunshine. We are in imminent danger. For the council member that feel as if they can no longer represent us, please hand in your resignation and let someone who is not afraid to fight for justice have your spot.

Thank you,
Kamla Gonzales

--

Good evening,

Tonight the citizens of South Dekalb are standing in opposition to the continued building of a toxic business being built in the BACKYARDS of a residential community. We are demanding that Jason Lary, and the Stonecrest City Council, do what is necessary to stop Metro Green from building on Miller Road & Snapfinger

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Woods Rd. We KNOW that the Mayor & Council members can put a Stop Work Order on that site TONIGHT. We need you all to stop straddling the fence and do it. We cannot take another excuse. We don't care about pending litigation. We want you to stop what you ALL have allowed to begin. Black Lives must matter more than corporate dollars. Stonecrest should put the HEALTH of their citizens FIRST. No one wants Stonecrest coffers to prosper on the backs of Black residents. If this concrete recycling plant is allowed to build only feet away from hundreds of homes and apartments, you will be allowing toxic fumes to be released into our air. Silica is a known carcinogen. You will also be allowing a peaceful community to be subjected to the noise of concrete being crushed 6 days a week, 12 hours per day. Would any of you want to live next door to that? Would any of you want your retired parents to breathe in those fumes daily? Would you want your children and grandchildren to have developmental issues because of contaminated air and water from this plant? Do you think the Mayors of Dunwoody or Alpharetta would allow their constituents to suffer like this?

Black Lives Matter. We need all of you to fight for the predominantly Black community that will be affected by this toxic site. STOP METRO GREEN RECYCLING NOW.

Thank you,

Concerned Citizens in South Dekalb

--

Xavier Bolton Miller

I'm a resident of miller woods subdivision. I don't want this recycling plant near my home or any where in our community. This recycling plant is a health hazard in our community and should be put to a stop immediately. I demand the mayor and council members, put in a stop work order immediately, to stop further construction of this plant. Lastly I wanted to know what was the conclusion of the investigation into how metro green received its permits, and where the permits obtained illegally.

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I've been a resident of south DeKalb most of my adult life. I've participated in county & community meetings, in support of, and in opposition to, various initiatives. This is the 1st time I've felt that our county AND municipal officials have blatantly betrayed the trust of residents.

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Putting a toxic "recycling" plant in a residential area AND down the street from a public school, is NOT in the public good. It is an environmental and public health danger which cannot and WILL not be undone. It must be STOPPED.

This will endanger the health of the residents and destroy our quality of life! This would NOT happen in another part of the county! It wouldn't even be considered!!! What about OUR property values???

I've read articles which have tried to spin this travesty as an oversight or other governmental jargon, but it's actually the selling out of an entire community for the financial benefit of *some* who do business with the city & county.

Who approved this?

Who failed to take action to halt it?

What personal financial was gained?

What is the city and the county doing to represent the citizens in the area?

We will be there and hold each of you accountable.

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To the Stonecrest officials:

Once again the community is waiting for you all to stop the work going on right now at the Metro Green site on Miller Road and Snapfinger Woods Drive. We understand that a hearing will take place on August 26, 2020 but you all could have prevented them from working on that site two weeks ago. The public needs to see where each of you stands. Will you be on the side of justice and vote for a " Stop Work Order " or will you allow the destruction of a residential community to continue? We urge you tonight to vote on a Stop Work Order. We will not rest until that toxic business is shut down.

Again we ask you would any of YOU want to inhale toxins every time you step out of your door? That is what will happen to thousands of South Dekalb residents if you continue to allow Metro Green to build literally in our backyards. Would any of you want to see your property values plummet drastically because a toxic dump site is across the street from your home? Would any of you want your future children &

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grandchildren to suffer developmentally because toxins were released in the atmosphere and water? This will be on your heads if Metro Green is allowed to build that site on our backs.

We need you to put the PEOPLE first and not toxic corporations. What side are you on? Take a side tonight and stand on it. Stop Metro Green Recycling NOW!

Pyper Bunch

--

Adam Klesitz

We do not want this industrial recycling plant in our backyards! It will cause noise and air pollution and devalue the many nearby homes. This is far too close to residential areas. City Council--vote for a stop work order for the Metro Green Recycling Plant.

--

Hello Megan and CM-Turner,

I would like to ask the Mayor and the council to issue a stop work order on Metro Green if not already (please lock the gates). It is within your power as the Council to do so and it is in the best interest of the citizens of Stonecrest and the neighboring cities to stop the work being done daily at the Metro Green site off Snapfinger Woods Dr. The permit to work was issued although they were not compliant with Dekalb County. I do not care who is to blame EPD, Stonecrest Council, Mayor Lary, Dekalb County, Zoning, etc. We want to fix the blame and correct the issue and get them out of our neighborhood. Therefore we are asking that not only you place the stop work quickly, we are asking that the stop work order remain in place and will not be lifted until the Dekalb County court has issued a ruling.

We are watching this meeting tonight and outside doing a car rally! We will continue to fight to stop this plant from coming into our city! We hope you understand we only want what is right for us and we hope you all feel the same.

Tracy Hickman and Family,
Stonecrest Citizens

--

Jeremy Scott

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Valaise Path
Stonecrest,GA

Mayor and Council,

It's great to see a new grocery development coming to our city in District 2 at Covington Hwy and Panola, This area of Stonecrest is home to Several tv studios including The CW and Acuity brands the #1 lighting company in North America and among the top in the world. However what good is a new grocer and \$250k townhomes if the property's on the other 3 corners of Covington Hwy and Panola rd look like something only seen in undesirable neighborhoods. Dekalb Commissioners love to talk about what Stonecrest isn't doing, well let's show them something and get this intersection which frankly looks "Hood" cleaned up and returned to or surpassing it's former glory. After all this is the gateway into Stonecrest on Covington Hwy coming from Unincorporated Dekalb, and one of the ways outsiders will be traveling into Stonecrest to visit our new Home Depot distribution site or to plan their own Projects in the Stonecrest business park. LETS CLEAN UP ALL OF STONECREST starting with our gateways.

--

I have been a resident of lithonia for 32 years and a home owner for 6 of those years. The mayor is the face of the city and it's concerning how he interact with the council members. More time is spent under minding the council instead of working along with them to get the job done. It's sad watching the meeting and u can tell it's issues and if I was someone looking to bring business to Stonecrest I would have second thoughts now. At every meeting it is an issue with something when most of them show it's from not having organization within the executive staff and hold everyone accountable. Ie there was a comment made about the minutes not being available because someone was out for surgery is not an excuse. If you have problems in house it should never show outside and right now it's showing. I appreciate council members turner, cobble, and grimes for the actions they are bringing to the front to make the mayor follow rules he created. I want positive results and right now the negative is out weighing that because of the dysfunction in the executive staff. Mayor is was very unprofessional to make the comment someone had to be an ass because people have an issue with waste green making it into there back yard. The goal of each executive member should be leaving a lasting mark for years to come. Let's do better as a whole because I'm embarrassed right now to say I'm a resident of Stonecrest

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Turquoise T Mosley

X. PUBLIC HEARINGS:

a. Stonecrest Transportation Master Plan

Motion 6 – made by Council Member Rob Turner to open hearing for the Stonecrest Transportation Master Plan. Seconded by Council Member Jimmy Clanton.

Motion passed unanimously.

Motion 7 – made by Council Member Jimmy Clanton to close the public hearing for the Stonecrest Transportation Master Plan. Seconded by Mayor Jason Lary.

Motion passed unanimously.

- b. RZ-20-001** (6086 & 6100 Hillandale Dr) - rezone the subject properties from MR-1 to MR-2 and Future Land Use Character to Urban Neighborhood for the development of 120 units of workforce housing

Motion 8 – made by Mayor Jason Lary to open the public hearing for the rezoning of RZ-20-001. Seconded by Council Member Jimmy Clanton.

Motion passed unanimously.

Opposition of RZ-20-001

Mayor Lary and Councilpeople,

This rezoning is a wolf in sheep's clothing. The applicant calls this workforce housing but it simply is low-income housing that will be open to anyone who can afford it whether they work in Stonecrest or somewhere else; and whether they work at all. If the council approves this rezoning there is nothing that requires the developer to do diddly as far as who lives there. The developer has not mentioned which businesses or types of business have the workforce he claims he will house. And that doesn't matter, because once it is approved the city will have no control of that and no recourse. The developer has not mentioned how

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he will screen people to make sure that work in Stonecrest. And that doesn't matter, because once it is approved the city will have no control of that, either, and no recourse for that, either. The description of "workforce housing" is a ruse. It is the bait in what easily could be a bait-and-switch. I hope that Stonecrest isn't so hungry for development that it will try to snatch the cheese in this mousetrap.

Dave Marcus

--

We do not need anymore low quality housing in Stonecrest or Southeast Dekalb! We definitely don't need it if it needs government funding To Build and establish itself! We need quality single family homes and Businesses that improve quality of life! Do not vote to establish this project in our area!

Andrea B Chiat

In favor of RZ-20-001

--

Evelyn Riley Moore

I am excited to hear about the Hillandale project. Since there is a new senior development around the corner, and an additional senior development being constructed further up the block, I will assume this will not be housing for the elderly. Since Emory is right around the corner, I hope this new project will not house low income individuals.

Welcome to the neighborhood!!!

--

Greetings to Mayor Jason Lary, City Council and Staff,

I am writing this email in support of the workforce housing development on Hillandale. Currently there is no affordable homes available for people who go work at essential jobs. The affordable homes definition is currently 30% of the gross income. If an adult is a minimum wage earner by state and federal

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standards, they would basically be homeless. There are no homes or hotels available in metro to accommodate minimum wage earners. It is my belief that every citizen has the right to have access to affordable living and we as a community should support removing homelessness from DeKalb. Based on what has been presented to me, this development provides a sense of opportunity for the wage earners. It is also in an area for potential growth to fulfill the mission of Stonecrest ie live, work, play, worship, shop, etc. And for this, I am sending my support of this new development.

If you would like to discuss further, please contact me.

Serving the people,

Teresa Hardy

NAACP DeKalb Branch President
president@naacpdekalb.org
Georgia NAACP Treasurer

--

Good Evening:

Thanks for taking the time to allow this to be shared with all of you.

The change from MR1 To MR2 - may seem out of order to some; but as we look around at other communities that are on the move, we see that MR2 structures are prime, thriving and on the rise in competitive communities..

Now does this mean that we want substandard construction in our community? A resounding "No". And I believe that the proposed model would be one of quality and "We" the community shall and will demand quality "Built & Upkeep" Most of all, we the community want to offer every individual a decent place to live and raise their families. Not every family can afford a home or desire homeownership. Thus the demand for rentals is high and changing from MR-1 - MR-2 would allow us to help more families and strengthen our community. We have to accept families where they are now.. Again, with this construction and

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the change from MR-1 to MR-2 would allow us to continue to strengthen families and our community..

Thank you.

Martha Jackson

Realtor

Solid Source Realty, Inc.

Next Door Neighbor/Community Partner

--

Greetings to Mayor Lary, council members, Rob Turner, my councilman, & citizens of our city "Stonecrest"

I am Maxine D. Williams and a 31 year resident of the Somerset Condominium Community.

Let me simply share the growth and changes I have witnessed in the county:

2001 - The Mall at Stonecrest

2005 - DeKalb Medical at Hillandale which is now Emory @ Hillandale

2006 - Lou Walker Center (current member of this Awesome Facility)

Others include - Lithonia Industrial I-20 Interchange, the Brightstone Senior Community and most importantly, the creation of the City of Stonecrest in 2017!

Surely, the Best is yet to come!

I am in support of Blue Ridge Atlantic Development in the creation of workforce housing to continue with economic development that is so vital for our families & our communities.

With Sincere Thanks & Best Regards,

M.Williams

--

My Name is Althier Eady....I am a resident residing in Stonecrest. I am sending this e-mail to show my support for the Workforce

Housing Development Project in Stonecrest. I believe this type of housing will provide young working people with children a nice affordable and safe place to raise their families.

Thank you.

Althier Eady

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My name is Jackie Alexander and I'm in favor of work force housing units being built on Hillandale. That area needs help with continued new development for seniors and young people just starting out. Councilman George Turner, I voted for you and I want you to support this development with your "Yes" vote.

--

My name is Bill Bruckner and I am the Chairman of the Stonecrest Housing Authority and a Stonecrest citizen.

Our Federal and State governments know that fair and equitable housing improves the quality of life in communities and invigorates their economies. That is why they set up funding mechanisms for developers to build such housing and established Housing Authorities to ensure the appropriate developments receive that funding.

As the city's Housing Authority, we won't consider so called welfare housing. To live in the developments we consider, you must have a job, you must have good credit, and you must be at a certain income level. We review the developer's reputation, and their previous developments. We want to know what type of security will be provided, what kind of parking, what kind of lighting, the quality of the building materials, and the amenities that will be provided.

Based on these criteria, the Stonecrest Housing Authority unanimously approved the Inducement Resolution for Blue Ridge Atlantic. It lets them know that if they can overcome the normal hurdles of building this or any kind of development such as building permits, rezoning, etc. then they will likely get the funding they seek.

My daughter is an assistant manager at a grocery store in Durham, NC., a city that is 6 times the size of Stonecrest. Despite the pandemic, she must show up every day for work and confront people who refuse to wear masks. She works hard, she works long hours, she pays taxes, but she doesn't make a lot of money. This is the type of housing she needs. These are the types of rent she can afford and indeed pays today. This allows her to have a little money left over to spend

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on entertainment, restaurants, clothes shopping and all the things a community needs to thrive economically. She is a good person who deserves this type of housing as do health technicians, nursing assistants, orderlies, dental assistants, law clerks, teaching assistants, court reporters, security guards, office clerks, and all the many other people like her who would be eligible for these apartments. (That's based on May 2019 Georgia State Occupational Employment and Wage Estimates).

Please don't judge people by their income or by a few bad apples. I know plenty of people who can afford \$500,000 homes that I wouldn't want to live next to.

I encourage you to approve the rezoning for this development.

--

Dear Mr. Reid,

As a new member of the Dekalb County Branch of the NAACP, I would like to express my support for the Workforce Project for the Reserve at Hillandale in Stonecrest. I live in Stone Mt. and used to live off 124. Such a project is necessary for this neighborhood because it will provide affordable rents for working adults, jobs for area residents, and tax revenue for the area through population growth.

The misconception that such housing will bring an undesirable element to the neighborhood should be ignored because it is false. Affordable housing is an extreme need for Metro Atlanta's working families who are being priced out of many Metro area cities, and the Stonecrest area is no different. After the economic struggles of 2000 and 2008, the area and points SW could no longer support its real estate. but residents still need housing. They work and pay taxes and deserve to have housing they can afford.

I hope you will push this project forward. Thank you for your time.

Sincerely,
Melissa Kemp

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Motion 9 – made by Council Member Rob Turner to close the public hearing for the rezoning of RZ-20-001. Seconded by Council Member Jimmy Clanton.
Motion passed unanimously.

- c. **SLUP-20-001** (3881 Button Gate Ct) - to operate a personal care home up to 6 residents

Motion 10 – made by Council Member George Turner to open the public hearing for SLUP 20-001 to operate a personal care home for up to 6 residents. Seconded by Council Member Jimmy Clanton.
Motion passed unanimously.

Opposition of SLUP-20-001

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Attn: Stonecrest City Council (M. Reid)

My name is Sean Pittman. For the past approx. 20 yrs., my wife Teresa and I have resided at 3835 Button Gate Court, Lithonia (Stonecrest), GA 30038. I received a mail invite to a Special Land Use Permit zoom meeting related to the residence of 3881 Button Gate Court, Lithonia (Stonecrest), GA 30038.

My wife and I attended this meeting on Fri. June 26 - 6:00PM. In this meeting, Tony Martin, Andrea, Jay Long, and Christine expressed their interest of intent to establish the 3881 Button Gate Court residence which is located within 500ft. of my family residence as a Personal Care Home (PCH). They informed all meeting attendees of their desired points of interest to use said residence as a business to house/facilitate persons with Developmental Issues (Mentally ill Clients).

After listening to their (Permit applicants) discussion points, my wife and I expressed our 'Very Strong Objections' and embedded concerns to this Permit which would allow approval for said Business interest in our neighborhood. Additionally, several neighbors attending the call expressed their objective concerns/sentiments as well.

(PCH) Strong objections were related and elaborated to:

1) Profound historical experiences with Group Homes and/or PCH - Neighborhood home shootings, thefts illegal drug selling, severely unmaintained property, crowds from visitors, littering, loitering, increased traffic/speeding, over-all increase in crimes, and etc.

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2) Neighborhood/residential Family safety - Applicants home located two houses away from bus stop of school students that attend MLK High School and Browns Mill Elementary.

3) Security - Potential 1 to 4 ratio of care givers to mental clients. We absolutely do Not want our kids exposed to additional safety risk of being victims of unstable persons negative activities. My wife and I personally have 3 kids in our household whom are outside freely playing/bike riding daily.

Originally, this neighborhood was really nice and family oriented when my wife and I moved in. Once the Group Home and/or PCH activities began to establish here, the quality of the community quickly diminished and became very unsafe for residences. Over the last two years, we have observed the community has improved since the City of Stonecrest has implemented ordinances with follow-up compliance which has decreased the presents of these Businesses in our area. Due to the many extremely negative experiences from these types of Businesses we have endured during our living in this community for approx. 20 yrs., we are Absolutely and Firmly Against any support of PCH permit in our neighborhood. We have advised applicants to consider securing an establishment of this nature in a business district instead.

On Aug. 4, 2020, Planning and Zoning submitted their denial to the PCH request; we are requesting your full support in denial of this permit in our area as well.

Thank you sincerely for your attention to this matter.

Regards,

Sean Pittman

--

Nakia Fowler

Please find below comments to be read during the city council meeting regarding the request to rezone 3881 Button Gate into a personal care home.

I am concerned about the rezoning request for 3881 Button Gate. Our neighborhood already has four of these homes and the city of Stonecrest has more than 20 according to the Stonecrest GIS map. Continuing to allow personal care homes and group homes may cause a reduction in the value of our property for homeowners in my neighborhood and could make Stonecrest a less ideal location

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to attract high quality restaurants, stores and entertainment options. Furthermore, personal care homes and group homes have at times been associated with an increase in traffic and street parking, unmaintained property and an accumulation of trash. During two previous meetings, the petitioners indicated that they have never operated a personal care home and do not plan to live in the personal care home. As such, I do not have confidence that the petitioners have the training necessary to keep the clients and the neighborhood families safe. Furthermore, this home is two houses away from the bus stop for the local elementary, middle and high schools. For all of these reasons and the expressed opinions of so many of my neighbors, I am not in favor of this rezoning request being approved by the city council.

--

I'm resending my email with further explanation of my opposition to the rezoning permit petition for a personal care home for males diagnosed with mental illnesses at the above address. Please acknowledge receipt of this email. I also ask that this version be read at the hearing. My concerns are as follows:

(1) I'm a recent retiree and the location is within 1/4 mile of my home which puts me at risk. I need to be as safe as possible in this community. It's my understanding that we have had a prior incident with a PCH in the neighborhood that more negatively impacted seniors.

(2) Many of us walk in the neighborhood and this type of group home creates an unsafe environment considering the prior incident. Additionally, the school bus stop is approximately 350 feet from the location which further puts the children at risk. There is fear for the children if they're outside and not accompanied by an adult. Depending on the severity of the mental illness, what happens if one of the mentally challenged males has a psychotic episode and harms a little boy or little girl? There is also the danger of indecent exposure. The children are vulnerable and should not be subjected to this.

(3) The rezoning request states up to 6 people for the residence. This is a 4 -5 bedroom home and there is the probability that this could end up with 10+ unrelated residents in the home which also causes obvious concerns.

(4) There will be increased traffic (including foot traffic by the residents) in/out of the neighborhood with employees, health care professionals, ambulatory services,

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visitors etc. which is prone to increased criminal activities, loitering, lurking, fighting, and unkept premises, etc.

(5) The impact on our property values will be devastating with adverse consequences. Undoubtedly, market value will plummet causing diminished equity and pushing mortgages underwater. There are currently several PCH's already in this neighborhood and Stonecrest in general already has a high concentration of these 24/7 operations. Enough is Enough! I guess our subdivisions are becoming even more of a target for this lucrative type operation at the expense of the homeowners compromising our safety which causes frustration and anxiety. This makes the subdivision undesirable to potential new home buyers.

This is problematic and I'm livid. I've been in my home for the past 20 years since it was built and do not choose to live in a neighborhood with yet another PCH with this one being for mentally ill males. Unfortunately, this will force homeowners to consider selling during the pandemic. My case is even worse because it will be next to impossible to get a new bank mortgage as a retiree to rebuy another home which would be a crisis for me. I sincerely hope this rezoning permit will not be granted leaving us to fend for ourselves.

Thanking you in advance for your acknowledgment that this email was received.

Maldonia Griffin

--

Dear Ms. Reid and Mr. Turner,

This is in regards to the request to rezone 3881 Button Gate Court in order to open a personal care home. I live at 3816 Button Gate Court and am opposed to this rezoning. I do not feel it is the right fit for our community.

Our neighborhood is made up of single-family homes, many with children and retired individuals. I have heard from a number of community members who live close to the property at 3881 and they fear for the safety of their family members because of the increase of crime a personal care home like this could bring. Having this neighborhood rezoned for group homes would also erode the sense of security I currently feel for my personal property.

The extra traffic a personal care home would bring does not fit in with this secluded community and would be much better suited for a neighborhood with

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better access to public transportation and businesses. On top of the safety issues is the effect on the property values of the surrounding neighborhood. Research studies, including one published by the University of Wisconsin Press, show communities that experienced an establishment of a group home found a decline in property values. (Colwell, Dehring, and Lash, 2000)

Can you please confirm that you received this email?

Thank you very much for hearing my concerns.

Erika Graham

--

Dear Ms. Megan Reid & Mr. George Tuner,

My name is Hyacinth Douglas, my family and I are living at 3821 Button Gate for almost 20 years now and we say NO to the PCH on Button Gate Court. We say NO for several reasons:

I know the City of Stonecrest, and DeKalb County highly promote healthy lifestyle. In my community many of us, uses our subdivision to exercise. We currently, feel free to walk, jog or stroll at varying time of the day. If this PCH approve, it will surely change this freedom for me and the rest of my neighbors. The property is only two houses away (approximately 350 feet) from the bus stop for the local elementary, middle and high schools. Children may no longer be able to freely play outside without increased parental fears for their safety. Especially during this time of the pandemic, outside play is the only option many of us have to allow our children an outlet. The owners of this home are projecting 4-6 mentally unstable male residents, which may not be conducive to children freely playing nor women freely walking and taking in other forms of exercise.

If this move is approved, it could negatively affect all of our property values.

Realtors may not show their clients our neighborhood and potential buyers may be less inclined to move here when the community learns of this new change.

Thus, our equity gains over the past few years could be negatively affected. Plus, compared to the northern parts of Dekalb County, Stonecrest is already saturated with personal care homes and group homes in residential neighborhoods, which could potentially make Stonecrest a less appealing city to attract more diverse restaurants, stores and entertainment options in our business/commercial districts.

Sincerely,

Lennox & Hyacinth Douglas

--

Motion 11 – made by Mayor Jason Lary to exit the Public Hearing. Seconded by Council Member Jimmy Clanton.

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Motion passed unanimously.

(since this meeting will be conducted virtually, only those public hearing comments received via email in advance of the meeting will be read by the City Clerk)

XI. NEW BUSINESS:

- a. ~~Panola Shoals Restoration Project by South River Alliance~~
 - i. ~~Phase 1 The Bonneville Foundation & Georgia Power Grant for \$237,437~~
 - ii. ~~Phase 2 The Georgia Outdoor Stewardship Program (GOSP) Grant for construction of a kayak/canoe launch at Panola Shoals and Everett Park~~

- b. Approve **SLUP-20-001** (3881 Button Gate Ct) - to operate a personal care home up to 6 residents

Motion 12 – made by Council Member George Turner to deny the application for SLUP 20-001 (3881 Button Gate Court). Seconded by Council Member Rob Turner.

Motion passed 4-2 with Mayor Jason Lary and Council Member Clanton Opposing

- c. Approve **Final Plat for Parks of Stonecrest Pod - D Phase 2**

Motion 13 – made by Council Member Jimmy Clanton to approve the Final Plat for Parks of Stonecrest Pod – D Phase 2. Seconded by Mayor Jason Lary.

Motion passed unanimously.

- d. **Housing Authority Contract with the City of Stonecrest**

Motion 14 – made by Council Member George Turner to defer Housing Authority Contract with the City of Stonecrest until the next regular scheduled City Council Meeting. Seconded by Council Member Rob Turner.

Motion passed unanimously.

XII. OLD BUSINESS:

- a. Adopt **Stonecrest Transportation Master Plan**

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Motion 15 – made by Mayor Jason Lary to move the Adoption of the Stonecrest Transportation Master Plan to the next scheduled meeting.

Motion passed unanimously.

- b. Adopt **Mid-Year Budget Adjustments** (if necessary)
- c. Approve **RZ-20-001** (6086 & 6100 Hillandale Dr) - rezone the subject properties from MR-1 to MR-2 and Future Land Use Character to Urban Neighborhood for the development of 120 units of workforce housing

Motion 16 – made by Council Member Rob Turner to withdraw the application for RZ-20-001. Seconded by Mayor Jason Lary.

Motion passed unanimously.

- d. COVID-19 CARES Act
- e. Contract management

XIII. 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)*

XIV. CITY MANAGER COMMENTS

N/A

XV. CITY ATTORNEY COMMENTS

N/A

XVI. MAYOR AND COUNCIL COMMENTS

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Council Member Jimmy Clanton/District 1 – The Council Member’s role is to make sure the people get what they want and need. Looking forward to new developments coming our way.

Council Member Rob Turner/District 2 – Georgia is a hot spot with Covid-19. Please be careful, wear masks and stay safe.

Council Member Jazzmin Cobble/District 3 – Welcome back to all students in virtual learning environment. Everybody stay safe and be patient with students, teachers, and staff. Laugh a lot and pray harder.

Council Member George Turner/District 4 - Say a prayer for Joyner family. Remember Census on Saturday at Recycle Event at New City Hall location.

Council Member Tammy Grimes/District 5 – Desires to see no one at the polls on Election Day because we would have all participated in Early Voting. Drop your absentee ballot off on Memorial Drive.

Mayor Jason Lary – Welcome to new employees. Council is encouraged to begin communicating with Ms. Janice Jackson. We have the chance to become the new Black Wall Street if we work together.

XVII. ADJOURNMENT

Motion 17 – made by Mayor Jason Lary to adjourn the City Council Meeting. Seconded by Council Member Jimmy Clanton.

Motion passed unanimously.

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