

MINUTES OF THE CITY COUNCIL COMMITTEE/WORK SESSION

Tuesday, July 16, 2019 @ 6:30 pm

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



CALL TO ORDER

Mayor Wheeler called the meeting to order at 6:46pm.

DETERMINATION OF QUORUM

Mayor Wheeler determined that a quorum was present. Council Members Little, Mailman, Hollis, Johnson and Waller were present. Council Member Bryant was absent.

INVOCATION AND PLEDGE

Council Member Hollis gave the invocation and Council Member Mailman led the Pledge of Allegiance.

CITIZEN COMMENTS – NON-AGENDA ITEMS ONLY

Mary Maiden
5388 Ridge Forest Drive

Citizen questioned who in Code Enforcement is on staff when Sgt Roseberry is on vacation; thanked Sgt Roseberry for removing basketball goal from street; questioned where minor reports can be called into besides 911; concerned with random shooting in neighborhood.

READING OF COMMUNICATIONS

Mayor Wheeler had no communications to read.

ADOPTION OF THE AGENDA OF THE DAY

Mayor Pro Tem Johnson moved for the adoption of the Agenda of the day; seconded by Council Member Hollis.

Approved 5-0.

COMMITTEE DISCUSSION ITEMS

A. Planning and Zoning

No one was present from Planning & Zoning to give a report; however, City Manager Thornton did present the minutes from the last meeting of two items with consideration for vote on August 6.

B. Economic Development/Downtown Development Authority

DDA Director, Allen Peterson gave report. He reported on Main Street's probation status; reviewed DDA's master plan; gave update on MARTA lot; updated Council on the OPO project; advised that there were nine BOOST applicants and one Façade grant application. Hosting a business expansion meeting with Decide DeKalb and GA Department of Economic Development on August 15 at City Hall. He advised that there would be a grand opening for Bumble B. Nail Bar on August 16 and next meeting will be held July 22.

C. Historic Preservation Commission

No one was there from HPC to give a report. Assistant City Clerk, Alicia Daniels, advised that there would be a meeting tomorrow.

D. Sub-committee on Busking

Council Member Hollis reviewed their last meeting and advised that the committee would be completing their final draft.

E. Parks and Recreation Committee

Gina Cox advised Council that their next meeting would be August 5.

STAFF REPORTS

A. Code Compliance Officer – Sgt. Roseberry

Sgt Roseberry reported on tickets issued for non-compliance for business license renewals which was most of her citation issued in June.

City Manager Thornton advised Council that she, Sgt Roseberry and DDA Director, Allen Peterson have had meetings to pursue implementation of nuisance abatement for vacant commercial buildings in our downtown.

Council Member Mailman addressed the citizen Mary Maiden regarding her comments during citizen comments.

B. Public Works Director – Jim Tavenner

Jim Tavenner reported on status of approved bids for Zachary, Stone Trace and Main Street; GA Power's quote for replacement of street lights with LED lights (there were questions and comments from Council); received a letter from GA DOT regarding 2020 LMIG money in the amount of \$68991.04 and will need to match at 30%; status on Ridge Avenue paving; no bids for repaving the basketball courts.

C. Chief of Police – Chief Troutman

Chief Troutman reported on stats for the police department and recognized his morning watch for their diligence in apprehending individuals who were breaking into cars.

D. Assistant City Clerk – Alicia Daniels

Alicia Daniels reported on the numbers for business license renewals, permitting and meetings that were held or either to be held for HPC and Planning and Zoning.

E. Tourism Manager – Kim Cumbie

Kim Cumbie was not available to give her report, so Mayor Wheeler read the report.

CITY MANAGER'S REPORT – City Manager ChaQuias Thornton

City Manager Thornton reviewed and explained the financial summary through 2019; the administration's meeting with C.T. Darnell, construction company, that will oversee the Sue Kellogg Library renovations; July 9 Human Resources posted announcement to receive resumes for the City Clerk position to be accepted through 5pm on August 9. Mayor has been asked to appoint an ad hoc committee that will assist with the employment process. The ad hoc committee will comprise of the City Manager and two council members. City Manager Thornton will have classes starting third week in August. Government 101 has been changed from Public Safety to Municipal Courts to be held July 25. 2019 Elections qualifying period will be advertised in the City's legal organ, the Champion, this Thursday to announce qualifying dates for August 20, 21, 22 from 8:30am – 4:30pm on those days; qualifying fee is \$108.00; there are three council seats open, Post 1 currently held by Richard Mailman, Post 2 currently held by Bernie Waller, and Post 3 currently held by Mayor Pro Tem Chakira Johnson.

UNFINISHED BUSINESS

A. Hearthstone Subdivision Covenant Restrictions – update

City Manager Thornton gave brief update that city attorney, Joe Fowler and representing attorney have been playing phone tag. There have been no new building permits issued to Hearthstone.

B. Easement Agreement – 5197 Central Drive (18 090 04 015) – Bradford Botwick – Requestor – update

City Manager Thornton had no update to provide.

NEW BUSINESS

- A. Application for Conditional Use on 1051 Hill Street, Stone Mountain, GA 30083, Parcel 18 090 14 004; for a Special Use Permit for a Bed and Breakfast Home Facility within the Traditional Residential (R2) District.

City Council were given Planning and Zoning minutes from the meeting last night.

City Manager Thornton then reviewed the code of ordinance in regard to the Bed and Breakfast Home Facility; this application meets the number of rooms allotted for lodging up to three rooms, meets the requirement for parking restrictions as well as occupancy under Article 15, Sec. 15-2 provides that a bed and breakfast home facility must meet the following occupancy restrictions providing up to no more than three lodging rooms, minimum of 70 square feet per room and the applicant proposes to use two lodging rooms and according to the plan set provided by the applicant during build of the house each of those rooms are in excess of 100 sq. feet per room and therefore, meets requirement for this code section; occupancy by guest should not exceed 14 days within a 90 day period will be enforced during occupational tax licensing if this use is approved; owner of home facility must live at the property and the owners have stated that they will live at the home facility; application of a home facility will also require a fire inspection to inspect smoke alarms are present at time of occupational tax issuance; the plan set for this build is on file at the Administration office.

Question from Council about how many home facilities in the City. City Manager Thornton advised none. Council asked if it falls within the guidelines for the parking. City Manager Thornton advised that it does as code states that the facility must have one off street parking space per room as the plan set provided does show one parking space per room.

- B. Application for Variance on 5368 E. Mountain Street, Stone Mountain, GA 30083, Parcel 18 089 27 007; for Deviation from the Parking Requirements and the District Regulations for Village Center Mixed Use (VCM).

Mayor Wheeler referred Council to the minutes again provided by Planning & Zoning.

City Manager Thornton advised that this use is not listed in the ordinance, so it had to be compared to restaurant and bar facilities and therefore must have 24 parking spaces available and this facility has 11 parking spaces requiring the variance. According to Planning and Zoning the applicant is requesting a shared parking agreement with Landmark and City Manager Thornton advised that the Administration office has not received that shared agreement yet and the parking to be shared is in the OPI district. Once the agreement is received the Administration office will have to review to be sure in compliance.

Council discussed our parking ordinance and the need for changes to the ordinance because of the lack of parking available and therefore, hard for businesses to conform.

City Manager Thornton then gave an update on the parking study.

Council asked if there is a distance requirement when it comes to shared parking. City Manager Thornton wasn't for sure but would review.

- C. Permit Application to Install Aerial Fiber, Install HDPE Duct, and Maintain Utility within the Stone Mountain Public Right of Way – W. Mountain Street at Ridge Avenue; Ridge Avenue to Mimosa Drive; Mimosa Drive to Sheppard Road; Sheppard Road to Address 979 – Zayo Fiber Solutions.

City Manager Thornton explained the permit application to the Council and the Administration's submission of the permit to GMA to review. GMA reviews these types of permits for the City. Ryan Fender who works through GMA who evaluated the permit and determined that the permit application is sufficient.

Question from Council if this permit is to increase for the surrounding area or for their facilities. City Manager advised that it will be to increase for the surrounding area. Council also wanted to know how long the scope of work would take to complete, and they were advised one month according to permit application.

- D. Request to Landscape Area at the Northside Heartstrings Cemetery Plot

City Manager Thornton explained that Acting City Clerk as sexton received a request from a parent to a deceased baby that is buried in lot to landscape the area around the plot. City Manager Thornton explained what area is available to them to landscape needed to be brought before Council and advised that we have not received the landscaping plan yet.

E. Extension of East Mountain Street Sidewalk to Stone Mountain Park West Gate

City Manager summarized the meeting with Stone Mountain Park representatives on July 11 along with Public Works Director, Jim Tavenner and Council Member Richard Mailman. Engineered plans will need to be submitted, a shared cost partnership and storm water re-routes in a form of an easement agreement and property management concerns since it is Stone Mountain Park's property. Council Member Mailman went over more information about the meeting.

Council members discussed the lack of safety of that area for walkers and expressed concerns that the property belongs to Stone Mountain Park, so they should be taking charge of this proposed project.

NEW ORDINANCES AND RESOLUTIONS

A. Resolution 2019-18 Pursuant to the Fair Treatment of Our Citizens

Mayor Wheeler added that Council Member Hollis reached out to City of Chamblee and their enforcement of the ordinance for Unlawful Discrimination.

Mayor Pro Tem Johnson expressed that a resolution at this time would help while trying to review the ordinance for enforcement purposes.

B. Resolution 2019-19 FY2019 Budget Amendment

City Manager Thornton explained the budget amendment for confiscated asset funds in the amount of \$22,000 to be transferred to allocate for expenses of uniforms. The storm water fund budget amendment for deficiency in the projects at Stone Trace, Zachary Drive and Main Street.

City Manager Thornton reviewed an idea with Council concerning diversity & inclusion – event meeting at the same table to come, eat and fellowship and understand each other's differences. She named the proposed event Stone Mountain's @ the Table Event.

ANNOUNCEMENTS BY THE MAYOR

Mayor Wheeler asked Council Members for any announcements.

Council Member Mailman invited everyone to the Back to School Bash on this Saturday, July 20 as well as asked for anyone who wished to help to come out.

Mayor Wheeler announced to the Council that she has called a Special Called Meeting to be held, Wednesday, July 31.

ADJOURNMENT

Mayor called for a motion to adjourn.

Mayor Pro Tem Johnson moved to adjourn; seconded by Council Member Hollis.

Approved 5-0.

Meeting adjourned at 8:22pm.