



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – AGENDA

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, October 24, 2022 at 7:00 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

II. ROLL CALL: Sonya Isom, City Clerk

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF THE AGENDA

VI. REVIEW AND APPROVAL OF MINUTES

[a.](#) Approval - of September 6, 2022 Special Called Meeting Minutes

[b.](#) Approval - of September 12, 2022 Special Called Meeting Minutes

[c.](#) Approval - of September 14, 2022 Special Called Meeting Minutes

[d.](#) Approval - of the September 26, 2022 Meeting Minutes

VII. PUBLIC COMMENTS

The meeting will be conducted in person. Citizens may also submit public comments via email to cityclerk@stonecrestga.gov by 2 pm on the day of the meeting to be read by the City Clerk.

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

VIII. 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. For Decision - FY23 Proposed Budget - *Gia Scruggs / Mayor Jazzmin Cobble*

b. For Decision - TMOD-22-009 Winery and Vineyard - *Keedra Jackson*

c. For Decision - TMOD-22-013 Rental Ordinance - *Ray White*

d. For Decision - 7301 Stonecrest Concourse - *Ray White*

e. For Decision - RZ-22-005 3266 and 7407 Hayden Quarry Road - *Ray White*

f. For Decision - RZ-22-007 3310, 3320, 3330 Turner Hill - *Ray White*

IX. CONSENT AGENDA

X. APPOINTMENTS

XI. OLD BUSINESS

XII. REPORTS & PRESENTATIONS

a. Presentation - Code Compliance Month - *Mayor Jazzmin Cobble*

b. Presentation - Book Bag Giveaway - *Councilmember Tammy Grimes*

c. Presentation - 2020 CAFR Presentation - *Gia Scruggs / Doug Moses of Mauldin and Jenkins*

XIII. NEW BUSINESS

a. For Decision - Human Resources Consultant - *Mayor Jazzmin Cobble*

b. For Decision - Women's Reproductive Rights Resolution - *Mayor Jazzmin Cobble*

c. For Decision - City Council Meeting Start Time - *Mayor Pro Tem George Turner*

XIV. CITY MANAGER UPDATE

XV. MAYOR AND COUNCIL COMMENTS

XVI. EXECUTIVE SESSION

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

XVII. ADJOURNMENT

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.



CITY OF STONECREST, GEORGIA

CITY COUNCIL SPECIAL CALLED MEETING –MINUTES

3120 Stonecrest Blvd. Stonecrest, GA 30038

Tuesday, September 6, 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 at 6:08pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members present.

III. PUBLIC COMMENTS

(This meeting will be conducted virtually, the public comments received via email by 2 pm on the day of the meeting will be read or played via voice memo or video into the minutes by the City Clerk)

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

IV. AGENDA ITEMS

V. EXECUTIVE SESSION

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

a. Personnel, Litigation, Real Estate Matters

Motion – made by Councilman Rob Turner to go into Executive Session for personnel and real estate matters. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

Motion – made by Councilmember Rob Turner to return to the Special Called

Meeting. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

Motion – made by Councilmember Tammy Grimes to approve the minutes from the Executive Session. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

VI. ADJOURNMENT

Motion – made by Councilmember Tammy Grimes to adjourn the Special Called Meeting. Seconded by Councilmember Rob Turner.

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.



CITY OF STONECREST, GEORGIA

SPECIAL CALLED COUNCIL MEETING –MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, September 12, 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 at 6:05 pm.

II. ROLL CALL: Starlett Bailey, City Clerk's Office

a. All members present.

Mayor Pro Tem George Turner stated that although a quorum was obtained, the meeting was not advertised properly and therefore could not take place. A makeup meeting will be held Wednesday, September 14, 2022, at 7:00 pm. Mayor Pro Tem Turner also stated that public comments are not normally a part of Special-Called Meetings, however he would still honor the one request he received from Stonecrest resident, Faye Coffield.

Faye Coffield stated her opposition to over \$100,000 being funneled into the school district with funds that the City of Stonecrest is receiving when 501c3's are suffering. Ms Coffield also suggested that money be provided to assist children that cannot afford meals at school.

Mayor Jazzmin Cobble stated she would like to let everyone know that the meeting not being advertised was inadvertently done and was not done out of deception or to keep anything from Stonecrest residents.

Mayor Pro Tem George Turner added that this is no fault of anyone and that there were three meetings that had to be juggled.

Mayor Jazzmin Cobble also stated that the advertisement for the Urban Redevelopment Plan in the Champion was done for legal purposes so that the public hearing could go on as scheduled.

Stonecrest resident Dave Marcus commented that he would like to know how the City of Stonecrest determined that the current building housing City Hall is a pocket of blight.

Mayor Pro Tem stated that informal discussion can commence.

Mayor Jazzmin Cobble stated that she would like Attorney Winston Denmark to elaborate on the Urban Redevelopment area and definition. Attorney Winston Denmark went on to offer clarity on what constitutes a pocket of blight in such an area and referenced OCGA 36-61-2.

Mayor Pro Tem stated that discussion can begin on two new contract items from the agenda. Councilman Rob Turner asked if these items should wait for the Finance Director, Gia Scruggs to arrive. Mayor Pro Tem confirmed it could be moved to the Special Called Meeting on Wednesday or be added to the Work Session agenda.

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF THE AGENDA

VI. 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 Public Hearing to be read into the record at the meeting. 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..

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. For Decision - Urban Redevelopment Plan Resolution - Fincher Denmark

VII. CONSENT AGENDA

VIII. APPOINTMENTS

IX. REPORTS & PRESENTATIONS

X. OLD BUSINESS

XI. NEW BUSINESS

a. For Decision - Contract Purchase and Payment Approvals - Staff

a. Approve Landscape Maintenance vendor contract

b. Approve payment above City Manager authority for Kitsons

c. Approve payment above City Manager authority for Clear Track HR

d. Approve contract for N2U Security

e. Approve payment above City Manager authority for Lowe Engineering for Chief

Building Official services

f. Approve Chief Building Official vendor contract

g. Approve purchase of playground equipment for Salem Park

XII. EXECUTIVE SESSION

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

XIII. CITY MANAGER UPDATE

XIV. MAYOR AND COUNCIL COMMENTS

XV. ADJOURNMENT

Meeting adjourned at 6:24 pm by Mayor Pro Tem George Turner.

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.



CITY OF STONECREST, GEORGIA

CITY COUNCIL SPECIAL CALLED MEETING –MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Wednesday, September 14, 2022 at 7:00 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

Meeting called to order at 7:10 PM.

II. ROLL CALL: Sonya Isom, City Clerk

All members present at rollcall with the exception of Councilmember Tara Graves, who did arrive shortly after.

Mayor Jazzmin Cobble was present via Zoom.

III. AGENDA ITEMS

a. For Decision - TMOD 22-012 Animal Exhibition Ordinance - Ray White

Mr. White stated there is an applicant operating without a license. A corrected ordinance will be in place for future use. This ordinance amendment is to bring Sea Quest into compliance. The C-1 zoning does not list aquarium/petting zoo as a permitted use. The recommendation for the zoning classification is to be a conditional use. The permit will ensure appropriate operation and will not negatively impact surrounding businesses and residents.

Councilmember Rob Turner asked if this includes sanitizing and proper care of animals. Mr. White confirmed they are required to meet all regulations on a federal level and in addition to those that the city will set.

Mayor Jazzmin Cobble asked for clarification on the purpose of marketing the animals. Mr. White replied that the animals are not for sale, they are for display and interaction only.

Mayor Jazzmin Cobble asked if this zoning would be allowed in the agriculture district, as well as residential district. Mr. White stated this is only for C1 and C2. It would be prohibited in the AG district unless otherwise stated.

The council agreed to move this item to the Planning Commission thru the complete cycle.

Motion - made by Councilmember Rob Turner to approve the TMOD 22-012 Animal Exhibition Ordinance to go through its necessary cycle through the Planning Commission. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

b. For Approval - Landscape Maintenance Vendor Contract - Gia Scruggs

Ms. Scruggs stated the public solicitation closed on August 11, 2022 and five vendors responded to the solicitation. The recommendation is to award the landscape maintenance services contract to Kitson's Landscaping for an annual contract amount of \$393,952.00. This contract will be funded from General Fund -Professional Services-Leisure Services Department.

Ms. Scruggs stated the vendor was part of a previous solicitation earlier this year and has performed work for the City. The vendor will provide mowing service to City parks, maintenance at 2994 Turner Hill Road, chemical application to the fields, and look at irrigation systems.

Mayor Jazzmin Cobble asked if the vendor would be taking care of right of ways and the augmentation program. Mayor Cobble also inquired if the contract was an annual contract. Ms. Scruggs confirmed the contract is on an annual basis with an option to renew. Ms. Scruggs also stated the City will continue to carry two vendors at this time and there is some consideration for the FY2023 Budget to go in a different direction. The city's contracts have a convenience clause which allows to discontinue a contract for convenience.

Motion - made by Councilmember Rob Turner to approve the Landscape Maintenance vendor contract. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

c. For Approval - Contract for Security Services - Gia Scruggs

The Finance department and the Legal department determined the emergency procurement method for Security services was appropriate. The funding for this is from General Operations – Professional Services. A budget adjustment will be requested to increase the funding for this item.

Ms. Scruggs stated the N2U Security rate of pay is \$45 per hour, per officer. If additional officers are required, the rate of pay is \$25.50 per hour, per officer. This contract will be in place until the end of the year. City staff is currently evaluating a security solution for City Hall.

Councilmember Tara Graves asked for clarification on which events are included and how far in advance does a request need to be made. Ms. Scruggs stated that the security will be for any event including Council meetings, Committee meetings, and other events as requested. They will require 48 hours advance notice.

Motion - made by Councilmember Tammy Grimes to approve the contract for security services with N2U Security. Seconded by Councilmember Rob Turner.

Motion passed unanimously.

d. For Approval - Purchase of playground equipment for Salem Park - Gia Scruggs

Ms. Scruggs stated that the Salem Park Playground equipment needs to be replaced. The playground equipment was removed after the acquisition of the park from DeKalb County. The purchase of the playground equipment will be through a cooperative agreement with Source Well. The amount of this purchase is \$284,138.15. This will be funded through SPLOST-Parks Administration-Other Equipment.

Mayor Pro Tem George Turner asked if this is a new contract or continuous. This equipment was purchased a year ago during the pandemic. The equipment is well overdue.

Ms. Scruggs stated once the Council approves this item, the vendor can provide a timeline for installation.

Motion- made by Councilmember Rob Turner to approve the purchase of playground equipment for Salem Park. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

e. For Decision - Purchasing Card Policy Revision - Gia Scruggs

Ms. Scruggs stated the Finance Committee along with Finance Oversight Committee and staff reviewed the Purchasing Card Policy and Council approved updates to Policy in February of this year. Immediately after, things occurred operationally causing Finance to take another look and make recommendations to Council to help staff operate in a more efficient manner in regards to procuring items. This is a mechanism of payment and does not override the Purchasing Policy which guides limits and use of funds. Currently the policy states the City Manager or designee Chief Financial Officer or designee are two of four authorized users. Adding the Leisure Services Director would give them the ability to make smaller purchases on behalf of the Parks department. The Leisure Services or Department Director would have a monthly transaction limit of \$25,000 and increase the monthly limit for the Chief Financial Officer and City Manager to \$100,000. The single transaction limit would increase for the City Manager and the Chief Financial Officer to \$25,000, which is consistent with the current signature authority.

Ms. Scruggs stated the language for authorized users and card holders was updated to state that they must be a permanent or full-time employee, whose job requires the use of a purchasing card. Cards will not be issued in the name of a department or a work unit to be shared by multiple employees. Only the employee whose name appears on the face of the card is authorized to make purchases and use by any other person is considered misuse of that card. If an employee is designated as the designee, they must complete the purchasing card training, be bonded, and have a card issued in their name.

Councilmember Tammy Grimes asked if within the state's language does a card holder need to be bonded. Also, is there a reason every Director doesn't have a purchasing card. Ms. Scruggs replied that currently all Directors do not have Purchasing Cards.

Mayor Pro Tem George Turner stated that if Council could be notified for consideration, the policy wouldn't have to change each time a Director is added.

Mayor Jazzmin Cobble suggested to add designee card limits in the policy.

Attorney Denmark stated that a Purchasing Card should be issued on an as needed basis to department heads. If everyone has a card this could lead to mischief.

Mayor Pro Tem George Turner recommended moving move this item to the next agenda. It can be deferred if it's not ready for the next Council Meeting.

Mayor Jazzmin Cobble asked if it's considered the first read every time there is a change to the policy. Attorney Denmark replied that the title is read because the body can change. The subject matter needs to be the same and there are time requirements for each read.

f. For Decision - Purchasing Policy Revision - Gia Scruggs

Ms. Scruggs stated there was a discussion regarding revisions to the Purchasing Card Policy at the August finance meeting. She noted a few changes to the policy: removal of any language that was referencing the purchasing card within the purchasing policy, the recommended changes to the policy thresholds and what's required for those purchases. Also, additional language that requires any computer hardware software purchases or marketing or media content to be approved by the Communications/ IT. Director, anyone who is on the evaluation committee to disclose that to the procurement department, conflict of interest disclosure and adjusting the language regarding the city's DBE program goals and objectives.

IV. EXECUTIVE SESSION

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

a. Personnel, Real Estate and Legal Matters

Motion- made by Councilmember Tara Graves to go into Executive Session. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

Motion- made by Councilmember Tammy Grimes to return to the Special Called Meeting. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

Motion- made by Councilmember Rob Turner to approve Executive Session minutes. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

V. ADJOURNMENT

Motion- made by Councilmember Tara Graves for adjournment at 9:07pm. Seconded by

Councilmember Rob Turner.

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.



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, September 26, 2022 at 7:00 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

Meeting began at 7:06 pm

II. ROLL CALL: Sonya Isom, City Clerk

All members present.

III. INVOCATION

Invocation lead by Councilmember Rob Turner.

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF THE AGENDA

Councilmember Tara Graves requested to add a presentation from Georgia Piedmont Technical College, presented by Dr. Williams.

Mayor Pro Tem George Turner requested to add the Bank Signer's Resolution to New Business item F.

Mayor Jazzmin Cobble requested item A under New Business, Chief Building Official, be moved after Executive Session, item G.

Mayor Pro Tem George Turner stated Reports and Presentations would be moved up, immediately following Approval of Minutes. He also requested that the URA Authorizing the IGA be moved to item G before Executive Session, making Chief Building Official item H.

Motion - made by Councilmember Tammy Grimes to approve the agenda with stated modifications. Councilmember Tara Graves seconded.

Motion passed unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

a. Approval - of the August 22, 2022 Meeting Minutes

Motion - made by Councilmember Rob Turner to approve the August 22, 2022 Meeting Minutes. Councilmember Tara Graves seconded.

Motion approved unanimously.

VII. PUBLIC COMMENTS

Citizens wishing to make a public comment may do so in person. Citizens may also submit public comments via email to cityclerk@stonecrestga.gov by 2 pm on the day of the meeting to be read by the City Clerk.

All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City Council.

There is a two (2) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to established time limits.

Faye Cofield - Spoke about a Winery/Vineyard coming to Stonecrest. She also spoke about the use of 9.5 million dollars and the money potentially going to the school board. She asked that Council consider businesses and individuals in the city for the money instead.

Dave Marcus - Agrees with the requests of the Stonecrest Citizens Coalition and spoke of three requested changes to Planning and Zoning. One, require that developers show where they are going to develop and ask staff to confirm if it is lawful. Two, adopt a Tree Ordinance. Three, require City Staff to evaluate if any plans will interfere with projects in the City's Transportation Master plan.

Malaika Wells - Spoke about several issues within the City and with the City's Council. She mentioned issues with the lack of transparency, failed housing and development authority, failed CARES act distribution, lack of a Charter review, no Ethics ordinance and a lack of transparency from the Council. She stated that there should be a higher standard of service.

Donna Priest- Brown - Spoke about Janice A. Jackson's resignation and the terms in which she left.

Dele Lowman-Smith - Spoke about the resignation of Janice A. Jackson and the future search for a new City Manager. She mentioned citizen's working in the community to stop things they did not want and the need of a vision the citizens can get behind.

Vivian Hudson - Asked that Council take a trip and visit the development sites. She asked that Council monitor developers and protect constituents.

Andrew Wells - thanked Council and Staff for several recent events and updates. He spoke about the resignation of Janice A. Jackson and his concerns about community involvement in the process of replacing her. He asked for honest intention and communication with the public.

VIII. 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 Public Hearing to be read into the record at the meeting. 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..

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. **For Decision-** RZ-22-002 IDI Rezoning - *Ray White*

Ray White, Planning and Zoning Director, gave an introduction and explanation.

Motion - made by Councilmember Rob Turner to go into Public Hearing for RZ 22-002 IDI Rezoning. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

Developer Zicker provided explanation of application and request to downgrade zoning. He stated the only reason they are before council is to increase ceiling height.

There was no one present in favor of this item.

One written public comment in favor submitted by James Richardson read by the City Clerk.

Public Comments made in person:

Rene Cail - increase of trucks and traffic not a benefit to the city. Requesting an environmental impact study. Mrs. Cail stated we are already in the red zone for pollution. She spoke on the correlation of emissions and health issues in black communities.

Brenda Whit - stated she was opposed to this item and questioned how this and other warehouses would affect the younger generations.

Howard Dennis - stated he was opposed to this item and stated that the pollution affects our health. Roads are over-crowded and there are noise complaints. He stated that it seems like no one cares what's going on with the citizens. He asked that council consider more upscale restaurants and businesses instead of all the industrial businesses.

Gentle Culpepper - stated that he is concerned about Council and asked that Council listen to the citizens. He stated the community has no faith in the Mayor or Council and is leery of them.

Faye Coffield - stated that she can hear traffic and trains because developers have been allowed to remove trees and buffers. Citizens were promised better and council has not delivered on those promises. She stated that council has refused to fight against developers.

Dave Marcus - concerned about traffic on Lithonia Industrial. City needs to ensure that developments are aligned with the City's Master plan.

Motion - made by Councilmember Tara Graves to close the public hearing. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

Developer representative Zicker stated that higher loading docks require higher ceiling heights which is why they are before council. She stated that they will have to disturb wetlands, but they have to reforest and replant anything disturbed. She also stated that there is a 6ft Cyclone fence required. Citizens stated that they would prefer a vegetative screen rather than a fence and that is why they are requesting it be removed. They are also estimating a 12-month time period.

Ordinance for rezoning read aloud by the City Clerk, Sonya Isom.

Motion - made by Councilmember Tara Graves to approve RZ 22-002 IDI Rezoning with conditions stated. Councilmember Rob Turner seconded.

Motion passed 3-1. Councilmember Tammy Grimes voted Nay.

IX. CONSENT AGENDA

X. APPOINTMENTS

- a. Economic Development Plan Committee - *William Smith*

Motion - made by Councilmember Rob Turner to defer this item to a future Council Meeting. Councilmember Tammy Grimes seconded.

Motion approved unanimously.

XI. REPORTS & PRESENTATIONS

- a. Special Acknowledgements - *Mayor Jazzmin Cobble*
- b. Special Recognition - *Councilwoman Tammy Grimes*

XII. OLD BUSINESS

- a. **For Decision** - SDP22-000010 Preliminary Plat for Crestwind Township - *Ray White*

Ray White, Planning and Zoning Director, gave a presentation. He explained that this a two story townhome development.

Motion - made by Councilmember Rob Tuner to approve SDP22-000010. Councilmember Tara Graves seconded.

Motion approved unanimously.

b. For Decision- SDP22-000011 Preliminary Plat for Stonecrest Estates - *Ray White*

Ray White, Planning and Zoning Director, gave an overview.

Motion – made by Councilmember Rob Turner to approve SDP22-000011 Stonecrest Estates Councilmember Tammy Grimes seconded.

Motion passed unanimously.

c. For Decision - Purchasing Card Policy Amendment 1st Read - *Gia Scruggs*

Gia Scruggs, Finance Director, gave an overview and first read of the amendment of the Purchasing Card Policy. Gia clarified that if there is a director with a P-Card then there is no designee with a card. If there is a designee, there is no director with a P-Card.

City Clerk, Sonya Isom, provided the first read of the Ordinance.

d. For Decision - Purchasing Policy Amendment Ordinance 1st Read - *Gia Scruggs*

Gia Scruggs, Finance Director, gave an overview of the amendment.

City Clerk, Sonya Isom, provided the first read.

XIII. NEW BUSINESS

a. For Decision - MP21-000001 Final Plat for 3443 Panola Rd - *Ray White*

Ray White, Planning and Zoning Director, gave an explanation.

Motion - made by Mayor Pro Tem George Turner to approve MP21-000001 Final Plat for 3443 Panola Rd. Councilmember Rob Turner seconded.

Motion approved unanimously.

b. For Decision - SDP22-000008 Final Plat for Flat Rock Hills Phase 4B - *Keedra Jackson*

Keedra Jackson, Deputy Planning and Zoning Director, gave an introduction. Recommended approval with conditions.

Applicant Representative provided some insight as to where and how you access the property.

Attorney Michelle Battle provided some clarification on right of way and entrances.

Motion - made by Councilmember Tara Graves to approve SPD22-000008 Flat Rock Hills Phase 4B Final Plat. Councilmember Rob Turner seconded.

Councilmember Tammy Grimes stated un-readiness and asked for clarification about exits and entrances.

Motion passed unanimously.

c. For Decision - SPD22-000009 Preliminary Plat for Crestview Pointe - *Ray White*

Ray White, Planning and Zoning director, gave an introduction. He stated Staff's recommendation was approval. He clarified that they would be ownership units and not rentals.

Motion - made by Councilmember Tara Graves to approve SPD22-000009 Crestview Pointe. Councilmember Rob Turner seconded.

Motion approved Unanimously.

d. For Decision - SPD22-000012 Final Plat for Flat Rock Hills Phase 3 - *Keedra Jackson*

Keedra Jackson, Deputy Planning and Zoning Director, gave an overview.

Motion - made by Mayor Pro Tem George Turner to approve SPD22-00012 Final Plat for Flat Rock Hills Phase 3. Councilmember Rob Turner seconded.

Motion passed unanimously.

Bank Signers Resolution

The preamble was read by City Clerk, Sonya Isom.

Motion - made by Councilmember Rob Turner to approve the Bank Signers Resolution to remove Janice Allen Jackson, former City Manager, from all city bank accounts. Mayor Pro Tem George Turner seconded.

Motion passed unanimously.

XIV. CITY MANAGER UPDATE

Gerald Sanders-

XV. MAYOR AND COUNCIL COMMENTS

No comments from Mayor or Council.

XVI. 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 go into Executive Session for real estate, personnel and litigation matters. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

Motion - made by Councilmember Tammy Grimes to come out of Executive Session and return to the regular Council meeting. Councilmember Rob Turner seconded.

Motion passed unanimously.

Motion - made by Councilmember Rob Turner to approve the Executive Session meeting minutes. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

a. For Decision - Chief Building Official Services Recommendation - *Gia Scruggs*

Gia Scruggs, Finance Director, gave a presentation.

Motion - made by Mayor Pro Tem George Turner to approve the Chief Building Official Services recommendation. Councilmember Rob Turner seconded.

Motion passed unanimously.

b. First Read of Ordinance Authorizing Intergovernmental Availability Contract with Urban Redevelopment Agency of the City of Stonecrest.

City Attorney Alicia Thompson stated that this was a first read and a second read will take place at a later council meeting.

XVII. ADJOURNMENT

Motion - made by Councilmember Rob Turner to adjourn the meeting at 12:17 am. Councilmember Tammy Grimes 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.



CITY COUNCIL AGENDA ITEM

SUBJECT: FY23 Proposed Budget

AGENDA SECTION: *(check all that apply)*

☒ **PRESENTATION** ☐ **PUBLIC HEARING** ☐ **CONSENT AGENDA** ☐ **OLD BUSINESS**
☐ **NEW BUSINESS** ☐ **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: *(check all that apply)*

☐ **ORDINANCE** ☐ **RESOLUTION** ☐ **CONTRACT** ☐ **POLICY** ☐ **STATUS REPORT**
☒ **OTHER, PLEASE STATE: Presentation**

ACTION REQUESTED: ☐ **DECISION** ☐ **DISCUSSION**, ☒ **REVIEW**, or ☐ **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 24, 2022

SUBMITTED BY: Gia Scruggs, Finance Director

PRESENTER: Jazzmin Cobble, Mayor

PURPOSE: TO PRESENT THE FISCAL YEAR 2023 BUDGET FOR EACH FUND OF THE CITY OF STONECREST, GEORGIA, APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES/EXPENSES, ADOPTING THE SEVERAL ITEMS OF REVENUE ANTICIPATIONS, AND PROHIBITING EXPENDITURES OR EXPENSES FROM EXCEEDING THE FUNDING AVAILABLE; AND FOR OTHER LAWFUL PURPOSES.

FACTS: Title 36, Chapter 81, Article I of the Official Code of Georgia Annotated requires a balanced budget for the City's fiscal year, which runs from January 1, 2023 to December 31, 2023.

OPTIONS: Discussion only Click or tap here to enter text.

RECOMMENDED ACTION: Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Proposed FY23 Revenue
- (2) Attachment 2 - Proposed FY23 Expenditures



CITY COUNCIL AGENDA ITEM

- (3) Attachment 3 - FY23 Capital Projects List
- (4) Attachment 4 - FY23 Comprehensive Plan
- (5) Attachment 5 - FY23 Personnel Changes
- (6) Attachment 6 – FY23 Special Event Calendar
- (7) Attachment 7 - FY23 Holiday Events
- (8) Attachment 8 - FY23 Meetings Calendar
- (9) Attachment 9 - FY23 Payroll Calendar
- (10) Attachment 10 - FY23 Planning Commission Calendar



FY2023 Revenue Accounts		FY 2022 Budget	FY 2023 Proposed	Inc/(Dec) \$	Inc/(Dec) %
100 - General Fund Revenue Detail					
031 TAXES					
03110 GENERAL PROPERTY TAX					
31100	REAL PROPERTY-CURRENT YEAR	\$ 1,873,000	\$ 2,170,262	\$ 297,262	16%
31110	PUBLIC UTILITY TAX			0	0%
31200	REAL PROPERTY-PRIOR YEAR	50,000	50,000	0	0%
31301	PERSONAL PROPERTY-CURRENT YEAR	300,000	353,298	53,298	18%
31310	MOTOR VEHICLE TAX	12,400	25,236	12,836	104%
31315	TITLE AD VALOREM TAX	975,000	1,000,000	25,000	3%
31325	HEAVY EQUIPMENT TAX	0	0	0	0%
31340	INTANGIBLE TAX REVENUE	2,500	2,500	0	0%
31360	REAL ESTATE TRANSFER TAX	250	825	575	230%
31400	PERSONAL PROPERTY- PRIOR YEAR	50,000	50,000	0	0%
32451	PEN & INT ON DELINQ PROP TAX	10,000	5,000	(5,000)	-50%
03110	TOTAL GENERAL PROPERTY TAX	3,273,150	3,657,121	383,971	12%
03111 FRANCHISE FEES					
31371	ATL GAS LIGHT (SOUTHERN CO.)	300,000	375,000	75,000	25%
31372	SSEMC	350,000	460,000	110,000	31%
31373	XFINITY/COMCAST	500,000	440,000	(60,000)	-12%
31374	AT&T	150,000	100,000	(50,000)	-33%
31375	GEORGIA POWER	975,000	1,700,000	725,000	74%
31376	FUEL GEORGIA/CENNAT	100	50	(50)	-50%
03111	TOTAL FRANCHISE FEES	2,275,100	3,075,050	799,950	35%
03140 SELECTIVE SALES AND USE TAX					
34200	ALCOHOLIC BEVERAGE EXCISE TAX	46,000	65,000	19,000	41%
34300	LOCAL OPTION MIXED DRINK	100,000	130,000	30,000	30%
03140	TOTAL SELECTIVE SALES AND USE TAX	146,000	195,000	49,000	34%
03160 BUSINESS TAXES					
31610	BUSINESS & OCCUPATION TAXES	0	1,628,778	1,628,778	0%
31620	INSURANCE PREMIUM TAX	4,100,000	4,750,000	650,000	16%
31630	FINANCIAL INSTITUTIONS TAXES	10,000	30,000	20,000	200%
32410	BUSINESS LICENSE PENALTY	0		0	0%
32440	INTEREST ON BUSINESS LICENSES	0		0	0%
03160	TOTAL BUSINESS TAXES	4,110,000	6,408,778	2,298,778	56%
031	TOTAL TAXES	9,804,250	13,335,949	3,531,699	36%
032 LICENSES & FEES					
03210 BUSINESS LICENSE					
32110	ALCOHOLIC BEVERAGES CY	125,000	195,000	70,000	56%
32120	GEN BUSINESS LICENSE CY	1,500,000	0	(1,500,000)	-100%
32190	OTHER LICENSES/PERMITS		25,000	25,000	0%
03210	TOTAL BUSINESS LICENSE	1,625,000	220,000	(1,405,000)	-86%
03220 LICENSES & PERMITS					
32200	BUILDING PERMITS	1,700,000	750,000	(950,000)	-56%
32202	DEVELOPMENT PERMITS	25,000	20,000	(5,000)	-20%
32205	ZONING APPLICATIONS	10,000	10,000	0	0%
32299	OTHER		650	650	0%
03220	TOTAL LICENSES & PERMITS	1,735,000	780,650	(954,350)	-55%
032	TOTAL LICENSES & FEES	3,360,000	1,000,650	(2,359,350)	-70%
033 INTERGOVERNMENTAL REVENUES					
03310 FEDERAL GRANTS					

33430	STATE GRANT CAPITAL-LMIG DIREC	0	0	0	0%
033	TOTAL INTERGOVERNMENTAL REVENUES	0	0	0	0%
034	GENERAL GOVERNMENT				
03400	GENERAL GOVERNMENT				
34110	COURT COSTS, FEES, CHARGES		6,500	6,500	0%
34119	OTHER FEES	10,000	0	(10,000)	-100%
34120	FILM PERMITTING	10,000	22,000	12,000	120%
34130	PLANNING AND DEVL P FEES		5,000	5,000	0%
34720	ACTIVITY FEES	10,000	239,113	229,113	2291%
34750	PROGRAM FEES		2,500	2,500	
34990	CHARGES FOR SERVICES-OTHER		350	350	
03400	TOTAL GENERAL GOVERNMENT	30,000	275,463	245,463	818%
03900	OTHER CHARGES FOR SVCS				
31910	ELECTION QUALIFYING FEE	0	1,350	1,350	0%
34930	BAD CHECK FEES	0	250	250	0%
03900	TOTAL OTHER CHARGES FOR SVCS	0	1,600	1,600	0%
034	TOTAL GENERAL GOVERNMENT	30,000	277,063	247,063	824%
035	FINES AND FORFEITURES				
03510	FINES AND FORFEITURES				
35100	MUNICIPAL COURT	0	31,500	31,500	0%
035	TOTAL FINES AND FORFEITURES	0	31,500	31,500	0%
036	INTEREST REVENUES				
03610	INTEREST REVENUES				
36100	INTEREST	500	900	400	80%
036	TOTAL INTEREST REVENUES	500	900	400	80%
037	CONTRIBUTIONS/DONATIONS				
03710	CONTRIBUTIONS/DONATIONS				
37100	GENERAL CITY	0	0	0	0%
037	TOTAL CONTRIBUTIONS/DONATIONS REVENUES	0	0	0	0%
038	MISC REVENUE				
03800	MISC REVENUE				
38300	REIMB FOR DAMAGE PROP	0	0	0	0%
38900	OTHER MISC REVENUE	0	0	0	0%
038	TOTAL MISC REVENUE	0	0	0	0%
039	OTHER FINANCING SOURCES				
03910	OTHER FINANCING SOURCES				
39120	TRANSFER FROM HOTEL	551,250	0	(551,250)	-100%
03920	PROCEEDS OF CAPITAL ASSET DISP				
39210	SALE OF ASSETS	0	0	0	0%
039	TOTAL OTHER FINANCING SOURCES	551,250	0	(551,250)	-100%
Total General Fund Revenues		\$ 13,746,000	\$ 14,646,062	\$ 900,062	7%
FY2023 Revenue		FY 2022 Budget	FY 2023 Proposed	Inc/(Dec) \$	Inc/(Dec) %
275 - Hotel Motel Fund Revenue Detail					
031	TAXES	\$ 980,000	\$ 995,000	\$ 15,000	2%
Total Hotel Motel Fund Revenues		\$ 980,000	\$ 995,000	\$ 15,000	2%
FY2023 Revenue		FY 2022 Budget	FY 2023 Proposed	Inc/(Dec) \$	Inc/(Dec) %
300 - Splost Fund Revenue Detail					
330	INTERGOVTL REVENUES LMIG	548,000	559,844	550,000	2%
331	INTERGOVTL REVENUES SPLOST	\$ 8,000,000	\$ 8,500,000	\$ 8,500,000	6%
360	INTEREST REVENUES	2,500	3,500	2,000	40%
370	CONTRIBUTIONS/DONATIONS	0	0	0	
390	OTHER FINANCING SOURCES		336,563	330,000	
Total SPLOST Fund Revenues		\$ 8,550,500	\$ 9,399,907	\$ 9,382,000	10%



FY2023 Expenditure Accounts	FY 2021 Approved	FY 2022 Approved	FY 2023 Proposed	FY 2022 / FY2023 Diff \$	FY 2022 / FY2023 Diff %
100 - General Fund Expenditures Detail					
010 ADMINISTRATIVE SERVICE					
05110 MAYOR & CITY COUNCIL					
51110 REGULAR SALARIES	205,000	95,000	175,000	80,000	84%
51200 FICA/MEDICARE	11,475	7,268	13,388	6,120	84%
51210 GROUP INSURANCE	30,000	79,378	31,672	(47,706)	-60%
51240 RETIREMENT	3,000	14,250	22,750	8,500	60%
51260 UNEMPLOYMENT EXPENSE	0	2,565	4,725	2,160	84%
51270 WORKERS COMP	2,000	1,026	1,890	864	84%
52105 UNIFORMS	1,000	1,000	1,000	0	0%
52120 PROFESSIONAL SERVICES	60,000	25,000	25,000	0	0%
52134 FILM MARKETING	30,000	0	0	0	0%
52136 FILM PERMITTING	5,000	0	0	0	0%
52137 FILM PROGRAMS	20,000	0	0	0	0%
52352 TRAVEL-DISTRICT 1	1,000	3,000	3,000	0	0%
52353 TRAVEL-DISTRICT 2	1,000	3,000	3,000	0	0%
52354 TRAVEL-DISTRICT 3	1,000	3,000	3,000	0	0%
52355 TRAVEL-DISTRICT 4	1,000	3,000	3,000	0	0%
52356 TRAVEL-DISTRICT 5	1,000	3,000	3,000	0	0%
52359 MAYOR TRAVEL EXPENSES	3,000	4,000	4,000	0	0%
52362 LATE FEES	2,000	0	0	0	0%
52370 EDUCATION & TRAINING	0	0	0	0	0%
52374 EDUCATION & TRAINING-D 1	1,000	2,000	2,000	0	0%
52375 EDUCATION & TRAINING-D 2	1,000	2,000	2,000	0	0%
52376 EDUCATION & TRAINING-D 3	1,000	2,000	2,000	0	0%
52377 EDUCATION & TRAINING-D 4	1,000	2,000	2,000	0	0%
52378 EDUCATION & TRAINING-D 5	1,000	2,000	2,000	0	0%
52379 EDUCATION & TRAINING-MAYOR	1,000	2,000	2,000	0	0%
53100 OPERATING SUPPLIES	6,000	3,000	3,000	0	0%
53160 MAYOR EXPENSE	3,000	0	0	0	0%
53169 MAYOR VEHICLE ALLOWANCES	10,200	0	0	0	0%
53171 DISTRICT EXPENSES - D1	1,000	3,000	3,000	0	0%
53172 DISTRICT EXPENSES - D2	1,000	3,000	3,000	0	0%
53173 DISTRICT EXPENSES - D3	1,000	3,000	3,000	0	0%
53174 DISTRICT EXPENSES - D4	1,000	3,000	3,000	0	0%
53176 DISTRICT EXPENSES D5	1,000	3,000	3,000	0	0%
53177 CITYWIDE MAYOR EXPENSE	1,000	5,000	5,000	0	0%
53178 COUNCIL INITIATIVES	25,000	25,000	25,000	0	0%
53180 MAYOR INITIATIVES	50,000	50,000	50,000	0	0%
53182 SPONSORSHIPS	0	0	10,000	10,000	0%
05110 TOTAL MAYOR & CITY COUNCIL EXPENDITURES	483,675	354,487	414,425	59,938	17%

05130 CITY MANAGER					
51110 REGULAR SALARIES	0	462,500	468,358	5,858	1%
51130 OVERTIME	0	10,000	5,000	(5,000)	-50%
51200 FICA/MEDICARE	0	30,849	36,211	5,362	17%
51210 GROUP INSURANCE	0	87,157	66,597	(20,560)	-24%
51240 RETIREMENT	0	57,863	61,537	3,674	6%
51260 UNEMPLOYMENT EXPENSE	0	10,888	12,781	1,893	17%
51270 WORKERS COMP	0	4,355	5,112	757	17%
51280 RELOCATION EXPENSE	0	10,000	10,000	0	0%
52120 PROFESSIONAL SERVICES		120,000	120,000	0	0%
52121 CONTRACTUAL SVCS JACOBS	219,398	460,000	0	(460,000)	-100%
52135 SOFTWARE/SERVICE CONTRACTS	0	25,000	25,000	0	0%
52350 TRAVEL EXPENSE	1,000	16,000	16,000	0	0%
52360 DUES & FEES	500	2,000	2,000	0	0%
52370 EDUCATION & TRAINING	1,000	8,000	8,000	0	0%
53100 OPERATING SUPPLIES	2,000	1,000	1,000	0	0%
53130 FOOD	0	0	0	0	0%
53175 CITY EVENTS	0	0	0	0	0%
53181 HOSPITALITY SUPPLIES	0	5,000	5,000	0	0%
05130 TOTAL CITY MANAGER EXPENDITURES	223,898	1,310,612	842,596	(468,016)	-36%
05131 CITY CLERK					
51110 REGULAR SALARIES	0	200,083	250,421	50,338	25%
51130 OVERTIME	0	10,000	15,000	5,000	50%
51200 FICA/MEDICARE	0	15,306	19,157	3,851	25%
51210 GROUP INSURANCE	0	87,763	36,681	(51,082)	-58%
51240 RETIREMENT	0	30,012	32,555	2,543	8%
51260 UNEMPLOYMENT EXPENSE	0	5,402	6,761	1,359	25%
51270 WORKERS COMP	0	2,161	2,705	544	25%
52105 UNIFORMS	0	0	0	0	0%
52112 ELECTION SERVICES	50,000	0	0	0	0%
52120 PROFESSIONAL SERVICES	0	0	0	0	0%
52121 CONTRACTUAL SVCS JACOBS	135,608	0	0	0	0%
52135 SOFTWARE/SERVICE CONTRACTS	46,000	46,000	46,000	0	0%
52330 ADVERTISING	10,000	25,000	25,000	0	0%
52350 TRAVEL EXPENSE	250	4,000	4,000	0	0%
52360 DUES & FEES	400	1,000	1,000	0	0%
52370 EDUCATION & TRAINING	1,000	4,000	4,000	0	0%
53100 OPERATING SUPPLIES	3,000	1,500	1,500	0	0%
53101 POSTAGE	200	0	0	0	0%
53130 FOOD	0	0	2,500	2,500	0%
54240 COMPUTER/SOFTWARE	0	4,500	0	(4,500)	-100%

05131	TOTAL CITY CLERK EXPENDITURES	246,458	436,727	447,280	10,553	2.42%
05135	ENGINEERING/PUBLIC WORKS					
33430	STATE GRANT CAPITAL-LMIG DIRECT	0	0	0	0	0%
51110	REGULAR SALARIES	0	0	0	0	0%
51130	OVERTIME	0	0	0	0	0%
51200	FICA/MEDICARE	0	0	0	0	0%
51210	GROUP INSURANCE	0	0	0	0	0%
51240	RETIREMENT	0	0	0	0	0%
51260	UNEMPLOYMENT EXPENSE	0	0	0	0	0%
51270	WORKERS COMP	0	0	0	0	0%
51280	RELOCATION EXPENSE	0	0	0	0	0%
51290	OTHER EMP BENEFITS	0	0	0	0	0%
51300	TECHNICAL SERVICES	150,000	0	0	0	0%
52120	PROFESSIONAL SERVICES	400,000	800,000	600,000	(200,000)	-25%
52121	CONTRACTUAL SVCS JACOBS	317,363	0	0	0	0%
52200	REPAIR AND MAINTENANCE	60,000	0	0	0	0%
52330	ADVERTISING	0	0	0	0	0%
52350	TRAVEL EXPENSE	4,000	0	0	0	0%
52360	DUES & FEES	0	0	0	0	0%
52370	EDUCATION & TRAINING	5,000	0	0	0	0%
53100	OPERATING SUPPLIES	4,250	0	0	0	0%
53101	POSTAGE	0	0	0	0	0%
54140	TRANS INFRASTRUCTURE IMPROVEMENT	0	0	0	0	0%
05131	ENGINEERING/PUBLIC WORKS EXPENDITURES	940,613	800,000	600,000	(200,000)	-25%
05136	PUBLIC SAFETY					
52120	PROFESSIONAL SERVICES	24,000	25,000	0	(25,000)	0%
52370	EDUCATION & TRAINING	500	0	0	0	0%
53100	OPERATING SUPPLIES	500	0	0	0	0%
05136	TOTAL PUBLIC SAFETY EXPENDITURES	25,000	25,000	0	(25,000)	-100.00%
05151	FINANCE ADMINISTRATION					
51110	REGULAR SALARIES	0	527,915	818,610	290,695	55%
51130	OVERTIME	0	15,000	20,000	5,000	33%
51200	FICA/MEDICARE	0	40,386	64,154	23,768	59%
51210	GROUP INSURANCE	0	99,222	131,508	32,286	33%
51240	RETIREMENT	0	79,187	109,019	29,832	38%
51260	UNEMPLOYMENT EXPENSE	0	14,254	22,643	8,389	59%
51270	WORKERS COMP	0	5,701	9,057	3,356	59%
52110	AUDIT SERVICES	90,000	60,000	60,000	0	0%
52120	PROFESSIONAL SERVICES	220,000	220,000	150,000	(70,000)	-32%
52121	CONTRACTUAL SVCS JACOBS	424,463	0	0	0	0%
52135	SOFTWARE/SERVICE CONTRACTS	20,000	20,000	20,000	0	0%
52350	TRAVEL EXPENSE	2,000	10,000	10,000	0	0%
52360	DUES & FEES	1,500	4,000	4,000	0	0%
52370	EDUCATION & TRAINING	3,000	5,000	7,500	2,500	50%
53100	OPERATING SUPPLIES	500	1,500	1,500	0	0%
54240	COMPUTER/SOFTWARE	100,000	120,000	0	(120,000)	-100%
05151	TOTAL FINANCE ADMINISTRATION EXPENDITURES	861,463	1,222,165	1,427,991	205,826	17%
05152	HUMAN RESOURCES					
51110	REGULAR SALARIES	0	190,000	202,000	12,000	6%
51200	FICA/MEDICARE	0	14,535	15,453	918	6%
51210	GROUP INSURANCE	0	39,766	21,275	(18,491)	-46%
51240	RETIREMENT	0	28,500	26,260	(2,240)	-8%
51260	UNEMPLOYMENT EXPENSE	0	5,130	5,454	324	6%
51270	WORKERS COMP	0	2,052	2,182	130	6%
52120	PROFESSIONAL SERVICES	0	10,000	20,000	10,000	100%
52135	SOFTWARE/SERVICE CONTRACTS	0	0	45,000	45,000	0%
52330	ADVERTISING	0	500	500	0	0%
52350	TRAVEL EXPENSE	0	5,000	5,000	0	0%
52360	DUES & FEES	0	2,000	2,000	0	0%
52370	EDUCATION & TRAINING	0	3,000	3,000	0	0%
53100	OPERATING SUPPLIES	0	6,000	6,000	0	0%
53183	STAFF DEVELOPMENT	0	0	25,000	25,000	0%
53184	STAFF APPRECIATION	0	0	15,000	15,000	0%
05152	TOTAL HUMAN RESOURCES EXPENDITURES	0	306,483	394,124	87,641	29%

05153	LEGAL SERVICES DEPARTMENT					
52120	PROFESSIONAL SERVICES	20,000	0	0	0	0%
52122	ATTORNEY FEES	550,000	450,000	450,000	0	0%
52130	ATTORNEY FEES/OTHER	50,000	100,000	100,000	0	0%
05153	TOTAL LEGAL SERVICES DEPARTMENT EXPENDITURES	620,000	550,000	550,000	0	0%
05154	INTERNAL AUDIT DEPARTMENT					
52120	PROFESSIONAL SERVICES	0	80,000	80,000	0	0%
05154	TOTAL INTERNAL AUDIT DEPARTMENT EXPENDITURES	0	80,000	80,000	0	0%
05155	ECONOMIC DEVELOPMENT					
51110	REGULAR SALARIES	0	155,000	177,069	22,069	14%
51130	OVERTIME	0	5,000	0	(5,000)	-100%
51200	FICA/MEDICARE	0	11,858	13,546	1,688	14%
51210	GROUP INSURANCE	0	58,256	41,877	(16,379)	-28%
51240	RETIREMENT	0	23,250	23,019	(231)	-1%
51260	UNEMPLOYMENT EXPENSE	0	4,185	4,781	596	14%
51270	WORKERS COMP	0	1,674	1,912	238	14%
52120	PROFESSIONAL SERVICES	120,000	100,000	100,000	0	0%
52121	CONTRACTUAL SVCS JACOBS	141,120	0	0	0	0%
52131	CONTRACTUAL SERVICES	0	0	0	0	0%
52132	MARKETING	45,000	20,000	20,000	0	0%
52133	TRAINING TRAVEL	21,000	0	0	0	0%
52134	FILM MARKETING	0	30,000	30,000	0	0%
52136	FILM PERMITTING	0	5,000	5,000	0	0%
52137	FILM PROGRAMS	0	20,000	20,000	0	0%
52350	TRAVEL EXPENSE	0	10,000	10,000	0	0%
52360	DUES & FEES	4,000	4,000	4,000	0	0%
52370	EDUCATION & TRAINING	10,000	5,000	5,000	0	0%
52371	DEVELOPMENT AUTHORITY	15,000	0	0	0	0%
52372	LEGAL SVCS (DEVELOPMENT AUTH)	20,000	0	0	0	0%
52373	ECONOMIC DEVELOPMENT PLAN	0	100,000	0	(100,000)	-100%
53100	OPERATING SUPPLIES	19,850	1,500	1,500	0	0%
05155	TOTAL ECONOMIC DEVELOPMENT EXPENDITURES	395,970	554,723	457,704	(97,019)	-17%
05156	FACILITIES & BLDG/ CITY HALL					
51300	TECHNICAL SERVICES	0	0	0	0	0%
52120	PROFESSIONAL SERVICES	0	75,000	50,000	(25,000)	-33%
52180	SECURITY	0	0	300,000	300,000	0%
52200	REPAIRS & MAINTENANCE		75,000	75,000	0	0%
52210	RECYCLE/SHREDDING	0	1,000	0	(1,000)	-100%
52301	REAL ESTATE RENTS/LEASES	280,000	421,000	0	(421,000)	-100%
52302	EQUIPMENT RENTAL	0	15,000	15,000	0	0%
53102	PEST CONTROL	5,000	5,000	5,000	0	0%
53105	INTERNET/PHONES	0	0	0	0	0%
53120	STORMWATER UTILITY CHARGES		6,500	20,000	13,500	208%
53121	WATER/SEWER	500	1,000	1,000	0	0%
53122	NATURAL GAS	500	10,000	0	(10,000)	-100%
53123	ELECTRICITY	160,000	50,000	50,000	0	0%
53161	SMALL EQUIPMENT	2,500	0	0	0	0%
54130	BUILDINGS & IMPROVEMENTS	120,000	25,000	25,000	0	0%
54230	FURNITURE AND FIXTURES	10,000	25,000	125,000	100,000	400%
54250	OTHER EQUIPMENT	5,000	75,000	75,000	0	0%
05156	TOTAL FACILITIES & BLDG/ CITY HALL EXPENDITURES	583,500	784,500	741,000	(43,500)	-6%

05157 COMMUNICATIONS					
51110 REGULAR SALARIES	0	309,852	327,352	17,500	6%
51130 OVERTIME	0	20,000	5,000	(15,000)	-75%
51200 FICA/MEDICARE	0	5,858	25,425	19,567	334%
51210 GROUP INSURANCE	0	121,739	61,858	(59,881)	-49%
51240 RETIREMENT	0	42,165	43,206	1,041	2%
51260 UNEMPLOYMENT EXPENSE	0	7,590	8,974	1,384	18%
51270 WORKERS COMP	0	3,036	3,589	553	18%
52120 PROFESSIONAL SERVICES	118,000	15,000	15,000	0	0%
52121 CONTRACTUAL SVCS JACOBS	358,313	0	0	0	0%
52135 SOFTWARE/SERVICE CONTRACTS	0	32,000	32,000	0	0%
52330 ADVERTISING	0	0	0	0	0%
52340 PRINTING	500	500	10,000	9,500	1900%
52350 TRAVEL EXPENSE	0	2,000	7,500	5,500	275%
52360 DUES & FEES	0	1,500	10,000	8,500	567%
52370 EDUCATION & TRAINING	1,800	2,000	7,500	5,500	275%
53100 OPERATING SUPPLIES	1,000	1,500	1,500	0	0%
53161 SMALL EQUIPMENT	5,000	0	0	0	0%
54250 OTHER EQUIPMENT	2,000	10,000	10,000	0	0%
05157 TOTAL COMMUNICATIONS EXPENDITURES	486,613	574,740	568,904	(5,836)	-1%
05158 IT/GIS					
52120 PROFESSIONAL SERVICES	10,000	475,000	390,000	(85,000)	-18%
52121 CONTRACTUAL SVCS JACOBS	367,500	0	0	0	0%
52135 SOFTWARE/SERVICE CONTRACTS	31,000	31,000	31,000	0	0%
53100 OPERATING SUPPLIES	6,000	5,000	5,000	0	0%
53161 SMALL EQUIPMENT	18,000	0	0	0	0%
54240 COMPUTER/SOFTWARE	25,500	10,000	110,000	100,000	1000%
54250 OTHER EQUIPMENT	4,000	22,000	133,000	111,000	505%
05158 TOTAL IT/GIS EXPENDITURES	462,000	543,000	669,000	126,000	23%
05159 GENERAL OPERATIONS					
52105 UNIFORMS	20,000	7,500	6,000	(1,500)	-20%
52120 PROFESSIONAL SERVICES	0	35,000	40,000	5,000	14%
52121 CONTRACTUAL SVCS JACOBS	116,820	0	0	0	0%
52132 MARKETING	0	0	0	0	0%
52135 SOFTWARE/SERVICE CONTRACTS	0	0	0	0	0%
52200 REPAIRS & MAINTENANCE	2,000	0	0	0	0%
52210 RECYCLE/SHREDDING	2,000	0	1,000	1,000	0%
52232 EQUIPMENT LEASE	25,000	25,000	25,000	0	0%
52310 GENERAL LIABILITY INSURANCE	25,000	75,000	110,000	35,000	47%
52340 PRINTING	2,500	2,000	2,000	0	0%
52360 DUES & FEES	70,000	70,000	70,000	0	0%
52361 BANK FEES	50,000	50,000	25,000	(25,000)	-50%
53100 OPERATING SUPPLIES	35,000	20,000	30,000	10,000	50%
53101 POSTAGE	5,000	3,000	4,000	1,000	33%
53104 SERVICE FEES	0	250	250	0	0%
53105 INTERNET/PHONES	100,000	100,000	100,000	0	0%
53115 VEHICLE FUEL	0	36,000	30,000	(6,000)	-17%
54240 COMPUTER/SOFTWARE	0	0	0	0	0%
54250 OTHER EQUIPMENT	0	10,000	0	(10,000)	-100%
57101 TAX BILL PROCESSING	30,000	30,000	26,000	(4,000)	-13%
58210 CAPITAL LEASE-PRINCIPAL	0	20,000	20,000	0	0%
58220 CAPITAL LEASE-INTEREST	0	5,000	5,000	0	0%
05159 TOTAL GENERAL OPERATIONS EXPENDITURES	483,320	488,750	494,250	5,500	1%
05900 DESIGNATED RESERVE					
57902 RESERVE CONTINGENCY	52,484	280,988	295,000	14,012	5%
05900 TOTAL DESIGNATED RESERVE	52,484	280,988	295,000	14,012	5%
010 TOTAL ADMINISTRATIVE SERVICE EXPENDITURES	5,864,994	8,312,175	7,982,273	(329,902)	-4%

050	MUNICIPAL COURT					
05160	MUNICIPAL COURT					
51110	REGULAR SALARIES	0	190,640	102,054	(88,586)	-46%
51130	OVERTIME	0	10,000	5,000	(5,000)	-50%
51200	FICA/MEDICARE	0	14,584	8,190	(6,394)	-44%
51210	GROUP INSURANCE	0	31,914	44,540	12,626	40%
51240	RETIREMENT	0	26,957	13,917	(13,040)	-48%
51260	UNEMPLOYMENT EXPENSE	0	5,147	2,890	(2,257)	-44%
51270	WORKERS COMP	0	2,059	1,156	(903)	-44%
52120	PROFESSIONAL SERVICES	0	25,000	25,000	0	0%
52121	CONTRACTUAL SVCS JACOBS	0	0	0	0	0%
52135	SOFTWARE/SERVICE CONTRACTS	0	2,000	2,000	0	0%
52140	SOLICITOR	0	30,000	30,000	0	0%
52150	PUBLIC DEFENDER	0	2,500	2,500	0	0%
52160	PROBATION SERVICES	0	2,500	2,500	0	0%
52180	SECURITY	0	12,000	0	(12,000)	-100%
52330	ADVERTISING	0	0	0	0	0%
52351	ADMINISTRATION EXPENSES	0	0	0	0	0%
52360	DUES & FEES	0	0	1,500	1,500	0%
52370	EDUCATION & TRAINING	0	7,500	7,000	(500)	-7%
53100	OPERATING SUPPLIES	0	0	2,000	2,000	0%
54240	COMPUTER/SOFTWARE	0	2,000	0	(2,000)	-100%
57200	PAYMENTS TO OTHER AGENCIES	0	0	0	0	0%
050	TOTAL MUNICIPAL COURT EXPENDITURES	0	364,801	250,247	(114,554)	-31%
060	LEISURE SERVICES/ PARKS					
06210	LEISURE SERVICES/ PARKS ADMINISTRATION					
51110	REGULAR SALARIES	0	418,421	1,154,697	736,276	176%
51130	OVERTIME	0	25,000	145,000	120,000	480%
51200	FICA/MEDICARE	0	32,000	99,427	67,427	211%
51210	GROUP INSURANCE	0	116,214	566,624	450,410	388%
51240	RETIREMENT	0	62,763	141,791	79,028	126%
51260	UNEMPLOYMENT EXPENSE	0	11,297	35,092	23,795	211%
51270	WORKERS COMP	0	4,519	14,037	9,518	211%
51300	TECHNICAL SERVICES	217,000	40,000	0	(40,000)	-100%
52105	UNIFORMS	4,000	4,000	13,500	9,500	238%
52120	PROFESSIONAL SERVICES	1,001,760	975,000	300,000	(675,000)	-69%
52121	CONTRACTUAL SVCS JACOBS	496,125	0	0	0	0%
52135	SOFTWARE/SERVICE CONTRACTS	10,620	35,000	20,000	(15,000)	-43%
52180	SECURITY	42,000	42,000	0	(42,000)	-100%
52200	REPAIRS & MAINTENANCE	305,000	300,000	250,000	(50,000)	-17%
52232	EQUIPMENT LEASE	21,000	20,000	20,000	0	0%
52320	INTERNET/PHONES	1,700	5,000	5,000	0	0%
52330	ADVERTISING	10,000	10,000	10,000	0	0%
52350	TRAVEL EXPENSE	0	0	0	0	0%
52360	DUES & FEES	3,300	3,000	3,000	0	0%
52370	EDUCATION & TRAINING	9,300	9,000	9,000	0	0%
52385	CONTRACT LABOR	17,400	0	0	0	0%
53100	OPERATING SUPPLIES	50,000	50,000	100,000	50,000	100%
53102	PEST CONTROL	0	0	10,000	10,000	0%
53120	STORMWATER UTILITY CHARGES	0	14,000	14,000	0	0%
53124	UTILITIES	75,000	150,000	125,000	(25,000)	-17%
53125	PARKS ACQUISITION	650,000	0	0	0	0%
53126	SUMMER PROGRAMS	100,000	0	0	0	0%
53161	SMALL EQUIPMENT	0	0	36,850	36,850	0%
53175	CITY EVENTS	200,000	250,000	250,000	0	0%
54110	SITES	0	0	0	0	0%
54130	BUILDINGS & IMPROVEMENTS	100,000	100,000	100,000	0	0%
54210	MACHINERY	0	0	120,000	120,000	0%
54220	VEHICLES	0	0	137,000	137,000	0%
54240	COMPUTER/SOFTWARE	50,000	30,000	30,000	0	0%
54250	OTHER EQUIPMENT	0	0	6,000	6,000	0%
060	TOTAL LEISURE SERVICES/ PARKS EXPENDITURES	3,364,205	2,707,214	3,716,018	1,008,804	37%
070	PLANNING & ZONING					
07210	PLANNING & ZONING					
51110	REGULAR SALARIES	0	290,000	460,645	170,645	59%
51130	OVERTIME	0	5,000	10,000	5,000	100%
51200	FICA/MEDICARE	0	22,185	36,004	13,819	62%
51210	GROUP INSURANCE	0	116,512	108,551	(7,961)	-7%
51240	RETIREMENT	0	43,500	61,184	17,684	41%
51260	UNEMPLOYMENT EXPENSE	0	7,830	12,707	4,877	62%
51270	WORKERS COMP	0	3,132	5,083	1,951	62%
52105	UNIFORMS	500	0	500	500	0%
52120	PROFESSIONAL SERVICES	20,200	125,000	125,000	0	0%
52121	CONTRACTUAL SVCS JACOBS	578,813	0	0	0	0%
52135	SOFTWARE/SERVICE CONTRACTS	8,000	6,000	6,000	0	0%
52180	SECURITY	3,000	3,000	0	(3,000)	-100%
52320	INTERNET/PHONES	0	0	0	0	0%
52330	ADVERTISING	20,000	10,000	10,000	0	0%
52340	PRINTING	2,000	2,000	2,500	500	25%
52350	TRAVEL EXPENSE	0	5,000	5,000	0	0%
52360	DUES & FEES	200	2,000	2,000	0	0%
52370	EDUCATION & TRAINING	7,000	7,000	7,000	0	0%
53100	OPERATING SUPPLIES	2,000	2,000	2,000	0	0%

53161	SMALL EQUIPMENT	2,000	0	0	0	0%
54240	COMPUTER/SOFTWARE	8,000	5,000	0	(5,000)	-100%
54250	OTHER EQUIPMENT	1,500	3,500	3,500	0	0%
070	TOTAL PLANNING & ZONING EXPENDITURES	653,213	658,659	857,674	199,015	30%
072	BUSINESS DEVELOPMENT					
07220	BUSINESS DEVELOPMENT					
						DEPARTMENT REMOVED FY23
52120	PROFESSIONAL SERVICES	95,000	10,000	0	0	
52121	CONTRACTUAL SVCS JACOBS	123,480	0	0	0	
52132	MARKETING	40,000	0	0	0	
52180	SECURITY		0	0	0	
52330	ADVERTISING		0	0	0	
52340	PRINTING	1,000	0	0	0	
52350	TRAVEL EXPENSE	15,000	0	0	0	
52360	DUES & FEES	2,000	0	0	0	
52370	EDUCATION & TRAINING	3,000	0	0	0	
53100	OPERATING SUPPLIES	2,500	0	0	0	
53101	POSTAGE	6,000	0	0	0	
53161	SMALL EQUIPMENT	8,000	0	0	0	
54240	COMPUTER/SOFTWARE		0	0	0	
54250	OTHER EQUIPMENT		0	0	0	
072	TOTAL BUSINESS DEVELOPMENT EXPENDITURES	295,980	0	0	0	
073	COMMUNITY & CULTURAL AFFAIRS					
7330	COMMUNITY & CULTURAL AFFAIRS					
						DEPARTMENT REMOVED FY23
52120	PROFESSIONAL SERVICES					
52121	CONTRACTUAL SVCS JACOBS	132,300				
52135	SOFTWARE/SERVICE CONTRACTS	2,300				
52180	SECURITY					
52330	ADVERTISING	25,000				
52340	PRINTING	2,000				
52350	TRAVEL EXPENSE	4,300				
52360	DUES & FEES					
52370	EDUCATION & TRAINING	600				
53100	OPERATING SUPPLIES	1,500				
53175	CITY EVENTS	35,000				
53161	SMALL EQUIPMENT					
54240	COMPUTER/SOFTWARE					
54250	OTHER EQUIPMENT					
080	TOTAL COMMUNITY & CULTURAL AFFAIRS	203,000	0	0	0	#DIV/0!

City of Stonecrest Capital Project List Various Funding Sources												
Name	Actual					Anticipated/Budgeted				Total		
	2018 (AUDITED)	2019 (AUDITED)	2020 (AUDITED)	2021 (UNAUDITED D)	2022 (UNAUDITED D)	2022	2023 Requested	2023 Proposed	2024			
Revenues (Actual/Anticipated)												
SPLOST	\$5,547,695	\$7,639,992	\$7,423,276	\$8,838,893	\$6,329,916	\$8,000,000	\$8,500,000	\$8,500,000	\$8,500,000	\$54,449,856		
Interest Payment	7,034	14,351	2,887	3,521	4,447	2,500	3,500	3,500	2,000	35,792		
LMIG				497,475		548,000	559,844	559,844	550,000	2,715,163		
Contributions/Donations					190,663					190,663		
HMET TPD Restricted Funds						130,000	336,563	336,563	330,000	1,133,125		
Total Revenue	\$5,554,729	\$7,654,343	\$7,426,163	\$9,339,889	\$6,525,026	\$8,680,500	\$9,399,907	\$9,399,907	\$9,382,000	\$58,524,600		
Expenditure (Actual/Projected)												
Transportation	SPLOST Referendum	Master Plan Number										
Resurfacing/Street Paving	ISPLRF1			\$3,444,862	\$3,944,420	\$5,579,394	\$883,838	\$12,000,000	\$7,500,000	\$14,000,000	\$26,852,514	
Bus Pads, Benches, Shelters	ISPLRF5					75,605					75,605	
Transportation Master Plan	ISPLRF2			183,283							183,283	
Construction Engineering and Inspection Services	ISPLRF7			104,625	59,750						164,375	
Industrial way (Home Depot)	ISPLRF3				2,000,025						2,000,025	
Panola Road Study (50% Match Funds)	ISPLRF2	PS-4					145,000				-	
Freight Traffic Study (20% Match Funds)	ISPLRF2	PS-3					62,500				-	
Freight Traffic Study Projects	ISPLRF2								250,000		250,000	
Bicycle and Pedestrian (Multi-Modal) Improvements	ISPLRF5					200,000	3,040,000	2,000,000			3,040,000	
Quick Response Projects (Short-Term Projects)		O-6				200,000	200,000	200,000	200,000		400,000	
SPLOST Management	ISPLRF7			31,755	14,460	32,145	250,000	250,000	250,000	250,000	578,360	
Traffic Signal Maintenance (Short-Term Projects)		I-18					375,000	375,000	100,000		475,000	
Missing Sidewalk Design (Short-Term Projects)		BP				150,000					-	
Missing Sidewalk Construction (Short-Term Projects)		BP				100,000	676,800	676,800			676,800	
Covington Highway Sidewalks (Mid-term Projects)		BP					800,000	800,000	200,000		1,000,000	
Browns Mill Road Path		BP-9					175,100	175,100			175,100	
Other Transportation Projects from Transportation Plan		PS-2					1,275,000				1,275,000	
Government Building Improvements												
Future City Hall	ISPLRF6	FB2021-01		28,562	24,520						53,082	
Town Center Study	ISPLRF6						150,000				-	
Future Public Safety Complex	ISPLRF6										-	
Park Improvements												
Park Improvement	ISPLRF4	P2021-01		708,787	93,241		1,050,500				802,028	
Riverbank Restoration Design/Construction	ISPLRF4				14,020	42,065	42,065	1,080,000	1,080,000		1,136,085	
New Botanical Garden at Fairington Parkway Master Plan	ISPLRF4						150,000				-	
New Miller Grove Park Master Plan							50,000				-	
Salem Park Roof Replacement		2.5.a				8,650	8,650				8,650	
Salem Park Play Equipment						284,000	284,000				284,000	
Salem Park Parking Lot Design/Construction							100,000	500,000	400,000		500,000	
Everette Park - Supplement Grant Funding							125,000	125,000			125,000	
Fairington Park Master Plan		2.7.d					80,000	80,000			80,000	
Southeast Athletic Complex Baseball Field Upgrades Design							-	-			-	
Southeast Athletic Comp Baseball Field Upgrades Const.							100,000	100,000			100,000	
Salem Park Gazebo							50,000	50,000			50,000	
Southeast Athletic Complex Master Plan											-	
Browns Mill Baseball Field Upgrades							200,000	200,000			200,000	
Sports Field Upgrades									677,000		677,000	
New Botanical Garden at Fairington Parkway Construction							300,000	300,000	700,000		1,000,000	
New Miller Grove Park Construction							200,000	200,000	400,000		600,000	
Playground Upgrades									300,000		300,000	
Fairington Park Renovation & Upgrade		2.1.g					400,000	200,000			400,000	
Park studies and design											-	
Parking Lot Paving							200,000	200,000	100,000		300,000	
Fencing Improvement							100,000	100,000			100,000	
Salem Park - Outdoor Exercise equipment		2.5.d					80,000	80,000			80,000	
Park Furniture							80,000	80,000	80,000		160,000	
Basketball court upgrades							60,000	60,000			60,000	
Salem Park Walking Path Upgrades		2.5.d					44,000	33,007			44,000	
4 Granite stone walls at Salem Park							30,000	30,000			30,000	
Building Upgrades									100,000		100,000	
Light Upgrades									300,000		300,000	
Other Parks Projects from Parks Master Plan							500,000				500,000	
TPD Projects												
Park & Gateway Monuments								100,000	100,000	100,000		
Park&Gateway Monument, bridge&streetscape, wayfinding signs Design							75,000					
Festive lights & banners							25,000					
Bridgescape & Streetscape								75,000	75,000	75,000		
Wayfinding & Other Signage								30,000	30,000	50,000		
Total Expenditure			\$0	\$4,182,212	\$4,381,843	\$7,743,253	\$1,250,698	#####	#####	\$9,399,907	\$9,382,000	\$45,135,907
Balance Forward			\$5,554,729	\$9,026,860	\$12,071,180	\$13,667,815	\$18,942,143	\$0	\$9,716,149		\$0	\$13,388,693

The Community Work Program listed all of the projects that the City of Stonecrest will undertake in the next five years to implement the Comprehensive Plan. The Community Work Program projects are meant to address the Needs and Opportunities raised by community stakeholders throughout the Comprehensive Plan process. These projects are the implementation strategies for the Community's Goals and Policies or, in more simple terms, this is the City of Stonecrest's "To Do List". The list is divided by subject area. The list below represents anticipated items for FY23 and is not the entire list of projects.

ID	Description of Activity	Department	Estimated Cost	Potential Funding Source
Quality of Life				
Q-1	Promote opportunities for community involvement on boards and commissions by creating an application process	City Clerk	Clerk staff time	General Fund
Q-2	Enhance the City's communication with the public by holding public forums to learn about government services	City Manager, Department Heads	Ongoing (CPI)	General Fund
Economic Development				
ED-1	Create an Economic Development Plan and Market Strategy to execute The City of Innovation and Excellence.	Economic Development	Funded in FY22	General Fund
ED-3	Implement a marketing plan	Economic Development	100,000	General Fund
ED-5	Develop a business retention and expansion program along major corridors, and commercial and industrial areas	Economic Development	ED Staff time	General Fund/ Grant Funding
ED-7	Maintain a database of the City's available real estate portfolio	Economic Development	ED Staff time	General Fund
ED-8	Partner with local business leaders and economic development partners to identify funding for economic development initiatives	Economic Development	ED Staff time	General Fund
ED-10	Promote the growth of small businesses by providing information to help businesses have access to capital, identify public and private resources, opportunities for networking, so businesses can aid one another	Economic Development, Communications	ED Staff time	General Fund
ED-14	Develop a Master Plan for a Town Center to include Stonecrest's long-term City Hall and Civic needs	Community Development, Economic Development	Included in ED-16	General Fund
ED-15	Inventory available sites for Town Center	Economic Development	ED Staff time	General Fund

ED-16	Secure sites for Town Center	City Manager, Mayor & Council, Economic Development	Funded in FY22	General Fund
Housing				
H-4	Create architectural design standards to encourage development of appropriate size and scale, quality, and appropriateness, while encouraging innovative design and a variety of housing types and styles based on community conservation and character areas.	Economic Development/Planning&Zoning	ED & PZ staff time	General Fund
H-5	Develop a housing needs assessment and affordable housing implementation plan to address housing affordability in the city	Economic Development	ED Staff time	General Fund
Natural and Cultural Resources				
NC-1	Identify and map significant wetland resources, both on public and private land	Public Works, Geographic Info. Systems	PZ/Engineering staff time	General Fund
NC-2	Adopt and enforce the Department of Natural Resources Protection Standards for Wetlands	Public Works, Community Development	PZ/Engineering staff time	General Fund
NC-6	Develop greenways plan to improve access to rivers and streams	Public Works, Community Development	PZ/Engineering staff time	General Fund
Historic Preservation				
HP-1	Develop historic guidelines for historic resources that include historic and archeological resource surveys	Community Development	PZ Staff time	General Funds/ Grants
HP-2	Collaborate with the Georgia Trust for Historic Preservation to preserve the integrity of historic resources.	Community Development	PZ Staff time	General Funds/ Grants
Community Services and Facilities				
CS-1	Collaborate with Dekalb County regarding water and sewer capacity needs to meet City's future land use plan	Public Works	Engineering Staff time	General Funds
CS-2	Create policies for burying utilities along specific corridors	Community Development, Public Works	PZ/Engineering staff time	General Funds
CS-5	Feasibility Study to explore and establish a City Public Safety Department	City Manager, Community Affairs	unfunded	General Funds
Land Use				

LU-1	Revise Zoning Ordinance to align with Comprehensive Plan 2038.	Community Development, Legal	PZ Staff time	General Fund
LU-3	Revise the Stonecrest Overlay District	Community Development	PZ Staff time	General Fund
LU-4	Revise the Interstate-20 Overlay District	Community Development	PZ Staff time	General Fund
LU-7	Define City's limits by establishing a gateway monument program	Community Development, Public Works	100,000	TPD Fund

Transportation

T-1	Define City's limits by establishing a gateway monument program	Community Development, Public Works	same as above	TPD Fund
T-2	Undertake a strategic wayfinding and branding study that includes signage, landscaping, lighting standards for Stonecrest's major corridors	Community Development, Public Works	105,000	TPD Fund
T-5	Repaving and road repairs	Public Works	55,000	SPLOST Fund
T-6	Develop a Comprehensive Transportation Plan for City to include bike and pedestrian infrastructure	Public Works	75,000	SPLOST Fund

Also for consideration

ED-18, Promote a strategy somewhat related to ED-5, "Develop a business retention and expansion program along major corridors, and commercial and industrial areas. Working on these somewhat related to together could have some efficiencies.

together could have some efficiencies.

- NC-4, Update development codes to promote green infrastructure, low impact development techniques and environmentally-sensitive site design to reduce the amount of impervious surfaces in a development.

- CD-4, Develop Neighborhood Watch Programs that meet regularly with the Police Department to discuss issues and solutions.

- CD-4, Develop Neighborhood Watch Programs that meet regularly with the Police Department to discuss issues and solutions.

- LU 5, Establish Architectural Design Standards. This seems closely related to H-4, "Create architectural design standards to encourage development of appropriate size and scale, quality, and appropriateness, while encouraging innovative design ...", an item which is included in the Comprehensive Plan FY23 Budget Plan.

Budget Plan.

DEPARTMENTAL REQUEST	
Dept / Name	Title
Mayor/City Council	
New/Proposed	Executive Assistant to Mayor
New/Proposed	Constituent Services Rep
City Manager	
Vacant*	Assistant to the City Manager
Vacant	Facilities Coordinator
City Clerk	
Reclassification	Administrative Assistant
Code Enforcement	
New/Proposed	Code Enforcement Officer
New/Proposed	Code Enforcement Officer
New/Proposed	Code Enforcement Officer
Finance	
New/Proposed	Purchasing Coordinator

Human Resources	
New/Proposed	Human Resources Analyst

Municipal Court	
Reclassification	Municipal Court Clerk
Reclassification	Court Administrator

Parks and Recreation	
New/Proposed	Assistant Director
New/Proposed	Ath/Aquatic Coordinator
Reclassification	Program Manager
New/Proposed	Event Coordinator
New/Proposed	Temporary Recreation Assistant - 6
New/Proposed	Temporary Recreation Assistant - 6
New/Proposed	Temporary Recreation Assistant - 6
New/Proposed	Temporary Recreation Assistant - 6
New/Proposed	Temporary Recreation Assistant - 6
New/Proposed	Temporary Recreation Assistant - 6
New/Proposed	Temporary Pool Leader - 5
New/Proposed	Temporary Pool Leader - 5
New/Proposed	Temporary Pool Leader - 5
New/Proposed	Temporary Pool Leader - 5
New/Proposed	Temporary Pool Leader - 5
New/Proposed	Temporary Pool Coordinator - 1
New/Proposed	Crew Leader - 4
New/Proposed	Crew Leader - 4
New/Proposed	Crew Leader - 4
New/Proposed	Crew Leader - 4
New/Proposed	Park Maint. Worker - 7
New/Proposed	Park Maint. Worker - 7
New/Proposed	Park Maint. Worker - 7
New/Proposed	Park Maint. Worker - 7
New/Proposed	Park Maint. Worker - 7
New/Proposed	Park Maint. Worker - 7
New/Proposed	Park Maint. Worker - 7
New/Proposed	Park Maint. Worker - 7
New/Proposed	Custodial Worker - 2
New/Proposed	Custodial Worker - 2

Planning and Zoning	
Reclassification	Administrative Assistant to Planning Administration Technician
New/Proposed	Zoning Administration Technician
New/Proposed	Deputy Director - Planning and Zoning

PROPOSED	
Dept / Name	Title
Mayor/City Council	
New/Proposed	Executive Assistant to Mayor
City Manager	
Not Funded	Assistant to the City Manager
Moved to Parks	Facilities Coordinator
City Clerk	
Reclassification	Constituent Services
Code Enforcement	
New/Proposed	Code Enforcement Officer 2
New/Proposed	Code Enforcement Officer 2
Reclassification	Code Enforcement Officer 1
Reclassification	Code Enforcement Officer 1
Reclassification	Code Enforcement Officer 2
Reclassification	Code Enforcement Officer 3
Reclassification	Code Enforcement Officer 3
Finance	
New/Proposed	Purchasing Coordinator

Human Resources	
Not Funded	Human Resources Analyst

Municipal Court	
Reclassification	Municipal Court Clerk
Reclassification	Court Administrator

Parks and Recreation	
New/Proposed	Assistant Director
New/Proposed	Ath/Aquatic Coordinator
Reclassification	Program Manager > Program Coordinator
New/Proposed	Event Coordinator
New/Proposed	Temporary Recreation Assistant - 6
New/Proposed	Temporary Recreation Assistant - 6
New/Proposed	Temporary Recreation Assistant - 6
New/Proposed	Temporary Recreation Assistant - 6
New/Proposed	Temporary Recreation Assistant - 6
New/Proposed	Temporary Recreation Assistant - 6
New/Proposed	Temporary Pool Leader - 5
New/Proposed	Temporary Pool Leader - 5
New/Proposed	Temporary Pool Leader - 5
New/Proposed	Temporary Pool Leader - 5
New/Proposed	Temporary Pool Leader - 5
New/Proposed	Temporary Pool Coordinator - 1
New/Proposed	Crew Leader - 4
New/Proposed	Crew Leader - 4
New/Proposed	Crew Leader - 4
New/Proposed	Naturalist Coordinator
New/Proposed	Park Maint. Worker - 7
New/Proposed	Park Maint. Worker - 7
New/Proposed	Park Maint. Worker - 7
New/Proposed	Park Maint. Worker - 7
New/Proposed	Park Maint. Worker - 7
New/Proposed	Park Maint. Worker - 7
New/Proposed	Park Maint. Worker - 7
New/Proposed	Custodial Worker - 2
New/Proposed	Custodial Worker - 2
New/Proposed	Facilities Coordinator

Planning and Zoning	
Reclassification	Planning Administration Technician (No Fiscal Impact)
New/Proposed	Zoning Administration Technician
New/Proposed	Deputy Director - Planning and Zoning (Funded From Assistant to City Manager Position)



2023 - CALENDAR OF EVENTS

DATE	DESCRIPTION	LOCATION	PARTNER	ESTIMATED BUDGET
January	MLK Parade Participation	TBD	City	\$2,500
	Reserved	Potential School Event		
February	Cooking with Chef Za: Black History Special			\$500
	Painting with a Twist-(Virtual Event) Afrocentric Art		Christine Benta	\$1,100
	Valentine's Dance	Browns Mill	City	\$3,500
	Black History Museum	Browns Mill	Joyya Smith	\$2,400
	Black Moses Freedom Festival		Vendor	\$14,000
March	Women's History Month Brunch	Browns Mill	City	\$3,000
	Career Fair	Browns Mill	City, Chamber, Emory, DOL	\$2,500
April	Stonecrest Easter Egg Drop	Southeast Complex	City	\$10,000
	Earth Day Autism Awareness	Browns Mill - New Fairington	City	\$5,000 \$1,500
May	Taste of Stonecrest	Southeast Complex		\$21,500
	Art in the Park	Salem	City	\$5,000*
	Top Chef	Browns Mill		\$2,500
June	Juneteenth Event - Includes Fireworks for 2023	Southeast Complex	City	\$40,000
	Touch-a-Truck	Southeast Complex	Police, Fire, Ambulance, Ga Power, et al	\$1,000
	Stonecrest 3 on 3	Browns Mill (possible Salem once courts are refinished)	City	\$2,500
July	Park & Recreation Month - prepare proclamation	Various	Dekalb/Arabia Alliance, et al	\$4,000
	Back-to-School & Parent Expo	TBD	Multiple Vendors	\$3,500

August	National Night Out	City Hall/Browns Mill/Other	Need Dekalb Police/other	\$3,000
	Household Hazardous Materials Event - Sustainability Project	Sam's or alternative "large lot" location	PR	\$7,500
	Doggy Festival* Possible conversion to Doggy-Dip-Days held at Aquatics Center on last day of the season.	Southeast Complex	Councilman Turner, et al	\$10,000
September	Screen on the Green & Mayor's Fall Ball	Fairington	City	\$25,000 \$15,000 Mayor's Initiative line
	E-Sports Tourney	Browns Mill	City	\$2,000
October	Day of Service - Ga Cities Week		City	\$2,000
	Mayor's 5k Breast Cancer Awareness Event	Depending	American Cancer Society	\$2,000 & \$10,000 (Mayor's Initiative line)
	Advisory Board Scholarship Golf Tournament	TBD	City	\$10,000
	Halloween Trunk or Treat Music Festival (Stonecrest Fest Collaboration)	Browns Mill or possible remote to neighborhoods or Sam's or Fairington	City, Local HOA	\$5,000 \$10,000
November	Thanksgiving Distribution	Sam's or Browns Mill	Churches	ARPA \$10k
	Stonecrest 6th Birthday?			\$3,000
	Stonecrest Idol (or - Got Talent)	Browns Mill Park	Schools	\$2,500
December	Stonecrest Holiday Event - Tree Lighting, including Kwanzaa & Minora	Sam's	City	\$30,000
	Toy give away event?	Browns Mill	City - Toys for Tots, or Other Org.	\$5,000
MISC.	RESERVE FOR CONTINGENCY AND ADDED EVENTS			\$12,000

ESTIMATED TOTAL**\$250,000**



CITY OF STONECREST, GEORGIA

3120 Stonecrest Blvd. Stonecrest, GA 30038

770.224.0200 * www.stonecrestga.gov

2023 City Holidays

Holiday	Recognized Day	Recognized Date
New Year's Day	Monday	2-Jan-23
Martin Luther King Day	Monday	16-Jan-23
Memorial Day	Monday	29-May-23
Juneteenth	Monday	19-Jun-23
Independence Day	Tuesday	4-Jul-23
Labor Day	Monday	4-Sep-23
Veterans Day	Friday	10-Nov-23
Thanksgiving	Thursday	23-Nov-23
Thanksgiving Day	Friday	24-Nov-23
Christmas	Tuesday	26-Dec-23
Christmas	Wednesday	27-Dec-23
New Year's Eve	Friday	29-Dec-23



CITY OF STONECREST, GEORGIA

3120 Stonecrest Blvd. Stonecrest, GA 30038

770.224.0200 * www.stonecrestga.gov

Citizen Access: [Stonecrest YouTube Live Channel](#)

2023 CITY COUNCIL MEETINGS SCHEDULE

Unless otherwise noted all meetings are held on Monday's at 7:00 p.m.

MEETING DATE	MEETING TYPE
JAN 9	WORK SESSION
JAN 23	REGULAR MEETING
FEB 13	WORK SESSION
FEB 27	REGULAR MEETING
MAR 13	WORK SESSION
MAR 27	REGULAR MEETING
APR 10	WORK SESSION
APR 24	REGULAR MEETING
MAY 8	WORK SESSION
MAY 22	REGULAR MEETING
JUNE 12	WORK SESSION
JUNE 26	REGULAR MEETING
JULY 10	WORK SESSION

JULY 24	REGULAR MEETING
AUG 14	WORK SESSION
AUG 28	REGULAR MEETING
SEPT 11	WORK SESSION
SEPT 25	REGULAR MEETING
OCT 9	WORK SESSION
OCT 23	REGULAR MEETING
NOV 13	WORK SESSION
NOV 27	REGULAR MEETING
DEC 11	WORK SESSION
TBD	REGULAR MEETING

2023 City of Stonecrest Bi-Weekly Payroll Calendar

Pay Period #	Pay Periods						
	Start Date	End Date	Time card Due Noon/12:00 PM	Supervisor Approval Due	Direct Deposit Pay Date	Payroll Processing Dates*	Notes
1	1/1/2023	1/14/2023	1/15/2023	1/15/2023	1/20/2023	1/15/23-1/18/23	*Only 1 pay period in Jan.
2	1/15/2023	1/28/2023	1/30/2023	1/30/2023	2/3/2023	1/30/23-2/1/23	
3	1/29/2023	2/11/2023	2/13/2023	2/13/2023	2/17/2023	2/13/23-2/15/23	
4	2/12/2023	2/25/2023	2/27/2023	2/27/2023	3/3/2023	2/27/23-3/1/23	*3 pay periods in March
5	2/26/2023	3/11/2023	3/13/2023	3/13/2023	3/17/2023	3/13/23-3/15/23	
6	3/12/2023	3/25/2023	3/27/2023	3/27/2023	3/31/2023	3/27/23-3/29/23	
7	3/26/2023	4/8/2023	4/10/2023	4/10/2023	4/14/2023	4/10/23-4/12/23	
8	4/9/2023	4/22/2023	4/24/2023	4/24/2023	4/28/2023	4/24/23-4/26/23	
9	4/23/2023	5/6/2023	5/8/2023	5/8/2023	5/12/2023	5/8/23-5/10/23	
10	5/7/2023	5/20/2023	5/22/2023	5/22/2023	5/26/2023	5/22/23-5/24/23	
11	5/21/2023	6/3/2023	6/5/2023	6/5/2023	6/9/2023	6/5/23-6/7/23	
12	6/4/2023	6/17/2023	6/19/2023	6/19/2023	6/23/2023	6/19/23-6/21/23	
13	6/18/2023	7/1/2023	7/3/2023	7/3/2023	7/7/2023	7/3/23-7/5/23	
14	7/2/2023	7/15/2023	7/17/2023	7/17/2023	7/21/2023	7/17/23-7/19/23	
15	7/16/2023	7/29/2023	7/31/2023	7/31/2023	8/4/2023	7/31/23-8/2/23	
16	7/30/2023	8/12/2023	8/14/2023	8/14/2023	8/18/2023	8/14/23-8/16/23	
17	8/13/2023	8/26/2023	8/28/2023	8/28/2023	9/1/2023	8/28/23-8/30/23	*3 pay periods in Sept.
18	8/27/2023	9/9/2023	9/11/2023	9/11/2023	9/15/2023	9/11/23-9/13/23	
19	9/10/2023	9/23/2023	9/25/2023	9/25/2023	9/29/2023	9/25/23-9/27/23	
20	9/24/2023	10/7/2023	10/9/2023	10/9/2023	10/13/2023	10/9/23-10/11/23	
21	10/8/2023	10/21/2023	10/23/2023	10/23/2023	10/27/2023	10/23/23-10/25/23	
22	10/22/2023	11/4/2023	11/6/2023	11/6/2023	11/10/2023	11/6/23-11/8/23	
23	11/5/2023	11/18/2023	11/20/2023	11/20/2023	11/24/2023	11/20/23-11/22/23	
24	11/19/2023	12/2/2023	12/4/2023	12/4/2023	12/8/2023	12/4/23-12/6/23	
25	12/3/2023	12/16/2023	12/18/2023	12/18/2023	12/22/2023	12/18/23-12/20/23	
26	12/17/2023	12/30/2023	1/2/2024	1/2/2024	1/5/2024	1/2/2024 - 1/4/2024	



CITY OF STONECREST, GEORGIA

3120 Stonecrest Blvd. Stonecrest, GA 30038

770.224.0200 * www.stonecrestga.gov

Citizen Access: [Stonecrest YouTube Live Channel](#)

2023 PLANNING COMMISSION

Unless otherwise noted all meetings are held on every first Tuesday at 6:00 p.m.

MEETING DATE

JAN 3

FEB 7

MAR 7

APR 4

MAY 2

JUN 6

*JUL 11

AUG 8

SEP 5

OCT 3

NOV 7

DEC 5



CITY COUNCIL AGENDA ITEM

SUBJECT: TMOD-22-009 Winery and Vineyard

AGENDA SECTION: *(check all that apply)*

☐ PRESENTATION ☒ PUBLIC HEARING ☐ CONSENT AGENDA ☐ OLD BUSINESS
☐ NEW BUSINESS ☐ OTHER, PLEASE STATE: Click or tap here to enter text.

CATEGORY: *(check all that apply)*

☒ ORDINANCE ☐ RESOLUTION ☐ CONTRACT ☐ POLICY ☐ STATUS REPORT
☐ OTHER, PLEASE STATE: Click or tap here to enter text.

ACTION REQUESTED: ☒ DECISION ☐ DISCUSSION, ☐ REVIEW, or ☐ UPDATE ONLY

Previously Heard Date(s): 09/12/22 & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 24, 2022

SUBMITTED BY: Keedra T. Jackson, Senior Planner

PRESENTER: Keedra T. Jackson, Senior Planner

PURPOSE: To promote business and agritourism in the City by allowing the development of wineries and associated uses, including vineyards, tasting rooms, wholesale trade and limited retail trade.

FACTS: Farm Winery: A winery which makes at least 40% of its annual production from agricultural produce grown in the state where the winery is located and; is located on the premises, a substantial portion of which is used for agricultural purposes, including the cultivation of grapes, berries, or fruits to be utilized in the manufacture or production of wine by the winery; or is owned and operated by persons who are engaged in the production of a substantial portion of the agricultural produce used in its annual production.

OPTIONS: Choose an item. Click or tap here to enter text.

RECOMMENDED ACTION: Approval

ATTACHMENTS:

(1) Attachment 1 - Staff Report



CITY COUNCIL AGENDA ITEM

- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



PLANNING & ZONING STAFF REPORT

Planning Commission October 4, 2022/ City Council October 24, 2022

GENERAL INFORMATION

Petition Number:	TMOD 22-0009
Applicant:	Planning & Zoning Department
Project Location:	City-Wide
Proposed Amendment:	To promote business and agritourism in the City by allowing the development of wineries and associated uses, including vineyards, tasting rooms, wholesale trade and limited retail trade.

Planning Commission approved October 4, 2022

City Council n/a

Purpose: To promote business and agritourism in the City by allowing the development of wineries and associated uses, including vineyards, tasting rooms, wholesale trade and limited retail trade.

Issues:

- (1) The City's Zoning Ordinance currently does not directly address the issue of wineries and associated uses, which have become a popular use in other parts of the state.
- (2) Any winery would have to follow associated laws related to alcohol sales and onsite consumption.
- (3) Wineries depending on their scale of operation include a wide range of land uses, including agriculture (vineyards), industry (fermentation and bottling), warehousing, retail sales, office, and event space, therefore careful consideration must be made for limitations on scale and appropriate buffers.
- (4) The City of Stonecrest does not have an AG district. The RE district would be ideal but a few RE zoned parcels are located north of I-20. Arabia Mountain predominantly contains low



density development defined as Rural Residential land use and consist of large lot residential properties.

History

In the early days of American history, Georgia was one of the top winemakers in the country. In fact, wine was one of the first agricultural products to make the colony profitable. While the state's full alcohol prohibition in 1907 temporarily halted its wine industry, Georgia's vineyards and wineries were revived in the 1980s and have expanded dramatically in the decades since. Today, Georgia has gained national recognition and emerged as one of the foremost wine regions of the southern United States. Georgia is the top producer of Muscadine wine in the United States, and the state's wine industry is still rapidly expanding. In the past five years, Georgia's vineyard acreage has more than tripled, and the market shows no signs of slowing down.

What is the difference between winery and vineyard

- A vineyard is a plantation that produces the grapes for the wine, whereas the winery is the building which is part of the wine production process.
- A vineyard may not have a winery associated with it, whereas a winery may purchase grapes from an outside vineyard.
- A vineyard produces grapes, whereas a winery produces wine.

Economic Feasibility

Georgia's vineyards and wineries have been an incredible boon to the state's economy since the 1980s. In total, the state's wine industry has had a \$4.1 billion total annual economic impact. Winemaking has created over 35,000 jobs for the state, totalling \$1.4 billion in annual wages. Additionally, Georgia's growing wine industry has drawn over 200,000 wine tourists to the state each year, which resulted in \$88 million of tourist expenditures. Georgia's incredible success with wine has led to an influx of growth in this area, and new vineyards and wineries are established in the state each year.

Definition of the use

Addition to Sec. 9.1.3 Defined Terms

Farm Winery: A winery which makes at least 40% of its annual production from agricultural produce grown in the state where the winery is located and; is located on the premises, a substantial portion of which is used for agricultural purposes, including the cultivation of grapes, berries, or fruits to be utilized in the manufacture or production of wine by the winery; or is owned and operated by persons who are engaged in the production of a substantial portion of the agricultural produce used in its annual production.



Full kitchen: A kitchen designed, intended and equipped to produce meals for sale to the general public as a major function of the business.

Winery – means an agricultural processing plant used for the commercial purpose of processing grapes, other fruit products, or vegetables to produce wine or similar spirits. Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, administrative offices, and warehousing. A winery may also include associated retail sales and tasting facilities of wine and related promotional items, as part of their operation.

Tasting room - means an outlet for the promotion of a winery's wine by providing samples of such wine to the public and for the sale of such wine at retail for consumption on the premises and for sale in closed packages for consumption off the premises. Samples of wine can be given free of charge or for a fee.

Vineyard- cultivates grapes for wine, juice, and fresh fruit for local markets and consumers. Some vineyards process the grapes for consumption in-house, while others concentrate on the farming aspect, selling directly to wineries in the area.

Where to allow the use

- Modify the Table 3.1 Overlay Use Table, under Sec. 3.1.6, by adding Wineries and associated uses under “R-100”, as a *Special Land Use Permit* (SLUP) in the Arabia Mountain Conservation Overlay
- AG District would be a preferred district for such land use. Winery/Vineyard would be a permitted use under this district.
- Modify Sec. 3.4.5. Principal uses and principal structures, of the Arabia Mountain Conservation Overlay District, by adding Subsection A.6. Wineries/Vineyards and associated uses (with a Special Land Use Permit)
- Modify Sec. 4.1.3 – Use Table. Insert Wineries and associated uses under “Agriculture and forestry”, show as a Special Land Use Permit (SLUP) under the R-100 zoning district.

Supplemental Use Criteria

Add Sec. 4.2.65 (number to be determined at time of adoption.) Wineries and associated uses

- A. Winery must be located on the same property as the vineyard used in the production of the wine. Said property must be a minimum of 15 acres.
 1. Winery must be a minimum of 40% of the building dimensions
 2. Tasting must be a minimum of 35% of the building dimensions
 3. Workshop/garage must be a minimum of 25% of the building dimensions
- B. Vineyards that do not have a winery used in the production of wine must have a minimum of 15 acres. Vineyard activities shall include the following:



1. Must be a plantation that grow grapes on the property
2. pruning the vines
3. picking the fruit
4. checking for insects (bugs)
5. planting new vines
6. repairing and making new trellises
7. training vines to trellises
8. pulling weeds

C. The winery may have one tasting room (35% of tasting room) on premise for purposes of on-site consumption of wine and related activities.

D. The principal entrance through which vehicles will enter the premises of the winery and Tasting Room shall be on a public road designated as a collector or arterial road.

E. A winery may offer samples of its wine in the tasting room for consumption on premises or in closed packages for consumption off the premises. Alcoholic beverage sales for consumption on premises shall be limited to flights of individual 1.5 oz servings of different wines produced from grapes, berries or fruits grown on site.

F. Outdoor speakers and other created sounds must adhere to the noise ordinance regulations. See Article 7: Noises.

G. A retail sales area may be included in the Tasting Room, with package wine sales. Retail sales other than wine shall be limited to items used in connection with the serving, storing, or display of wine, or written material describing wine or food or the experience of consuming the same, or items displaying the name and/or logo of the winery.

H. All buildings must have an architectural appearance of a residential or agricultural building(s).

I. All operations, activities, and special events unrelated to the growing, harvesting or processing of grapes, berries, or fruits on the property of the winery shall cease by 11:30 PM eastern standard time.

1. A "Special Event" is Special events facility means a building and/or premises used as a customary meeting or gathering place for personal social engagements or activities, where people assemble for parties, weddings, wedding receptions, reunions, birthday celebrations, other business purposes, or similar such uses for profit, in which food and beverages may be served to guests. The event shall consist of 200 or less people at one time.



J. Food service shall be limited to cheese and crackers, unless otherwise approved herein. No indoor and outdoor ovens, fryers, grills, burners, or other commercial kitchen equipment shall be utilized in the preparation of food, unless otherwise approved herein by the Director of Planning & Zoning or his or her designee.

K. A retail sale may be included in the Tasting Room, with package sales limited to wine produced by the farm winery licensee.

L. Retail sales other than wine shall be limited to items used in connection with the serving, storing, or display of wine, or written material describing wine or food or the experience of consuming the same, or items displaying the name and/or logo of the winery.

M. Except as otherwise provided to provide any outdoor storage, outdoor display or outdoor sales on any portion of a subject lot; provided, however, that said prohibition shall not apply to farm winery tasting rooms as defined in O.C.G.A. § 3-6-21.1(a)(3) and restaurants which desire to sell outdoors provided that outdoor sales are restricted as follows:

1. Sales shall occur only within an area of the zoned premises approved by the Director of the Planning & Zoning or his or her designee.
2. Approved signage must be displayed within said area to advise patrons that alcoholic beverages cannot be removed from the outdoor dining area under any circumstances.
3. Any alcohol sold cannot be served in bottles, cans, plastic cups, or any other disposable containers, but only in glass containers.
4. Any restaurant or farm winery tasting room utilizing sidewalk right of way must comply with the regulations of the City of Stonecrest concerning such sidewalk dining facilities.
5. For the purposes of this ordinance front porch areas over which the restaurant or farm winery tasting room has control may be used in the same manner and under the same regulations as sidewalk dining facilities for up to four tables provided the porch area is approved by the Director of Planning & Zoning or his or her designee.

N. A farm winery shall obtain and have a license as set forth in O.C.G.A. § 3-6-21.1, et seq.

O. Sunday sales shall be governed by O.C.G.A. § 3-6-21.2.

P. All lounge and restaurant areas, including all tables, booths, and other areas where customers are served and including all passageways for customers, shall be sufficiently well illuminated so that they may be viewed by those inside the premises. The sale or dispensing of alcoholic beverages in any back room or side room that is not open to the general public is prohibited, except that this prohibition shall not apply with respect to:



(1)

Private or special events which have been scheduled in advance;

(2)

Sales to hotel, cottages, bed breakfast and/or cabins;

(3)

Private clubs; or

(4)

Corporate events

A winery/vineyard may request to host the following events specifying the number of times per calendar month such events would be limited:

a. Catered dinners

b. Single food truck events. Must be licensed and adhere to the Department of Public Health and State of Agriculture Department regulations

c. Seasonal events

Parking reqs:

Shall adhere to Article 6 Parking Standards

**STATE OF GEROGIA
DEKALB COUNTY
CITY OF STONECREST**

ORDINANCE NO. ____ - _____

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STONECREST,
GEORGIA, BY AMENDING DIVISION 1 (OVERLAY DISTRICTS), DIVISION 2
(SUPPLEMENTAL USE REGULATIONS) AND DIVISION 4 (ARABIA MOUNTAIN
CONSERVATION OVERLAY DISTRICT) OF ARTICLE 3 (OVERLAY DISTRICT
REGULATIONS), ARTICLE 4 (USE REGULATIONS) AND ARTICLE 9
(DEFINITIONS) WITHIN CHAPTER 27 (ZONING ORDINANCE); TO PROVIDE
SEVERABILITY; TO PROVIDE A PENALTY; TO PROVIDE FOR REPEAL OF
CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE
DATE; AND TO PROVIDE FOR OTHER LAWFUL PUPOSES.**

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and
City Council thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of
Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to
adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the Mayor and City Council desire to amend Division 1 (Overlay Districts),
Division 2 (Supplemental Use Regulations) and Division 4 (Arabia Mountain Conservation
Overlay District) of Article 3 (Overlay District Regulations), Article 4 (Use Regulations) and

Article 9 (Definitions) within Chapter 27 (Zoning Ordinance); and

WHEREAS, from time-to-time amendments may be proposed for public necessity,
general welfare, or sound zoning practice that justify such action; and

WHEREAS, the Director of Planning and Planning Commission recommend approval
based on the City Staff Report and said report is hereby incorporated by reference herein; and

WHEREAS, a public hearing pursuant to the provisions of the Zoning Procedures Act has
been properly held prior to the adoption of this Ordinance; and

WHEREAS, the health, safety, and welfare of the citizens of the City will be positively
impacted by the adoption of this Ordinance.

**BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF STONECREST, GEORGIA**, and by the authority thereof:

Section 1. The Code of Ordinances of the City of Stonecrest, Georgia is hereby amended by
amending Division 1 (Overlay Districts), Division 2 (Supplemental Use Regulations) and Division
4 (Arabia Mountain Conservation Overlay District) of Article 3 (Overlay District Regulations),
Article 4 (Use Regulations) and Article 9 (Definitions) within Chapter 27 (Zoning Ordinance) by
adopting the provisions set forth in Exhibit A attached hereto and made a part by reference.

Section 2. That text added to current law appears in **red, bold and underlined**. Text
removed from current law appears as **red, bold and strikethrough**.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby
incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is

severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for

any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any

of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

107
108 **Section 7.** The Ordinance shall be codified in a manner consistent with the laws of the
109
110 State of Georgia and the City of Stonecrest.

111
112 **Section 8.** It is the intention of the governing body, and it is hereby ordained that the
113
114 provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of
115
116 Stonecrest, Georgia.

ORDAINED this _____ day of _____, 2022.

[SIGNATURES TO FOLLOW]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A
(SEE ATTACHED)

119 CHAPTER 27: ZONING ORDINANCE

120 ARTICLE 3 – OVERLAY DISTRICT REGULATIONS

121 DIVISION 1. OVERLAY DISTRICTS

122 Article 3 Overlay District Regulations

Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
	T1	T2	T3	T4	T5*	T6*	T1	T2	T3		
"Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use											
* Note : Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence.											
Retail, 5,000 sf or less (with the exception of small box discount stores)	P	P	P	P	P						
Retail, over 5,000 sf (see also shopping center, with the exception of small box discount stores)	P	P	P	P	P						
Retail warehouses/wholesales providing sales of merchandise with no outdoor storage	P	P	P	P	P						
Shopping center	P	P	P	P	P		P	P	P		
Trade shops	P	P	P	P	P						
Winery/Vineyard										P	
Temporary Commercial Uses											
Temporary outdoor sales, seasonal	P	P	X	P	X		X	X	X		✓
Temporary produce stand	P	P	P	P							✓
Temporary outdoor retail sales	P	P		P							✓
Temporary outdoor sales or events	P	P	P	P							✓
Temporary trailer, as home sales office or construction trailer	P	P	P	P							✓
Restaurant/Food establishments											
Brewpub/Beer Growler	P	P	P	P							
Catering establishments	P	P	P	P							
Restaurants (acc. to hotel/motel)	P	P	P	P							
Restaurants (non-drive-thru)	P	P	P	P			P	P	P		
Restaurants with a drive-thru configuration	SP	SP	SP	SP							✓
Transportation and Storage											
Bus or rail stations or terminals for passengers	SP	SP	SP	SP						X	
Heliport	SP	SP	SP	SP			SP	SP	SP		✓
Parking, commercial lot	X	X	X	P			Pa	Pa	Pa	X	✓

Table 4.1. Use Table

	KEY: P - Permitted use Pa - Permitted as an accessory use										SA - Special administrative permit from Community Development Director SP - Special land use permit (SLUP)															
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2	
AGRICULTURAL ACTIVITIES																										
Agriculture and Forestry																										
																			P	P						
Sawmill, Temporary or portable	P																		P	P						✓
Urban, community garden, up to 5 ac.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	✓
Urban, community garden, over 5 ac.	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	
Winery and Vineyard			SP																							✓
Animal Oriented Agriculture																										
Dairy	P																		P	P						✓
Keeping of livestock	P	P	P	P	P							P							P							✓
Keeping of poultry/pigeons	P	P	P	P	P							P							P							✓
Livestock sales pavilion	P																			P						✓
Riding academies or stables	P	P	P	P	P																					✓
RESIDENTIAL																										
Dwellings																										
Dwelling, cottage home						P	P	P	P	P		P														✓
Dwelling, mobile home											P															✓
Dwelling, multifamily								P	P	P			P								P	P	P	P		
Dwelling, townhouse							P	P	P	P		P		P							P	P	P	P	P	✓
Dwelling, urban single-family							P	P	P	P		P		P							P	P	P	P	P	✓
Dwelling, apartment										P			SP											P	P	
Dwelling, single-family (attached)							P	P	P	P				P							P	P	P	P		
Dwelling, single-family (detached)	P	P	P	P	P	P	P	P	P	P	P	P									P	P	P	P		
Dwelling, three-family								P	P	P		P									P	P	P	P		
Dwelling, two-family							P	P	P	P		P									P	P	P	P		
Dwelling, single-family, accessory (guesthouse, in-law suite)	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa												Pa	Pa	Pa	Pa		✓
Home occupation, no customer contact	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA									SA	SA	SA	SA		✓
Home occupation, with customer contact	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP									SP	SP	SP	SP		✓

CHAPTER 27: ZONING ORDINANCE

ARTICLE 3 – OVERLAY DISTRICT REGULATIONS

DIVISION 4. ARABIA MOUNTAIN CONSERVATION OVERLAY DISTRICT

- Please provide:

Modify Sec. 3.4.5. Principal uses and principal structures, of the Arabia Mountain Conservation Overlay District, by adding Subsection A.6. Wineries/Vineyards and associated uses (with a Special Land Use Permit)

CHAPTER 27: ZONING ORDINANCE

ARTICLE 4 – USE REGULATIONS

DIVISION 2. SUPPLEMENTAL USE REGULATIONS

Wineries and associated uses

A. Winery must be located on the same property as the vineyard used in the production of the wine. Said property must be a minimum of 15 acres.

1. Winery must be a minimum of 40% of the building dimensions

2. Tasting must be a minimum of 35% of the building dimensions

3. Workshop/garage must be a minimum of 25% of the building dimensions

B. Vineyards that do not have a winery used in the production of wine must have a minimum of 15 acres. Vineyard activities shall include the following:

1. Must be a plantation that grow grapes on the property

2. pruning the vines

3. picking the fruit

4. checking for insects (bugs)

5. planting new vines

6. repairing and making new trellises

7. training vines to trellises

8. pulling weeds

C. The winery may have one tasting room (35% of tasting room) on premise for purposes of on-site consumption of wine and related activities.

D. The principal entrance through which vehicles will enter the premises of the winery and Tasting Room shall be on a public road designated as a collector or arterial road.

E. A winery may offer samples of its wine in the tasting room for consumption on premises or in closed packages for consumption off the premises. Alcoholic beverage sales for consumption on premises shall be limited to flights of individual 1.5 oz servings of different wines produced from grapes, berries or fruits grown on site.

F. Outdoor speakers and other created sounds must adhere to the noise ordinance regulations. See Article 7: Noises.

G. A retail sales area may be included in the Tasting Room, with package wine sales. Retail sales other than wine shall be limited to items used in connection with the serving, storing, or display of wine, or written material describing wine or food or the experience of consuming the same, or items displaying the name and/or logo of the winery.

H. All buildings must have an architectural appearance of a residential or agricultural building(s).

I. All operations, activities, and special events unrelated to the growing, harvesting or processing of grapes, berries, or fruits on the property of the winery shall cease by 11:30 PM eastern standard time.

1. A “Special Event” is Special events facility means a building and/or premises used as a customary meeting or gathering place for personal social engagements or activities, where people assemble for parties, weddings, wedding receptions, reunions, birthday celebrations, other business purposes, or similar such uses for profit, in which food and beverages may be served to guests. The event shall consist of 200 or less people at one time.

J. Food service shall be limited to cheese and crackers, unless otherwise approved herein. No indoor and outdoor ovens, fryers, grills, burners, or other commercial kitchen equipment shall be utilized in the preparation of food, unless otherwise approved herein by the Director of Planning & Zoning or his or her designee.

K. A retail sale may be included in the Tasting Room, with package sales limited to wine produced by the farm winery licensee.

L. Retail sales other than wine shall be limited to items used in connection with the serving, storing, or display of wine, or written material describing wine or food or the experience of consuming the same, or items displaying the name and/or logo of the winery.

M. Except as otherwise provided to provide any outdoor storage, outdoor display or outdoor sales on any portion of a subject lot; provided, however, that said prohibition shall not apply to farm winery tasting rooms as defined in O.C.G.A. § 3-6-21.1(a)(3) and restaurants which desire to sell outdoors provided that outdoor sales are restricted as follows:

1. Sales shall occur only within an area of the zoned premises approved by the Director of the Planning & Zoning or his or her designee.

2. Approved signage must be displayed within said area to advise patrons that alcoholic beverages cannot be removed from the outdoor dining area under any circumstances.

3. Any alcohol sold cannot be served in bottles, cans, plastic cups, or any other disposable containers, but only in glass containers.

4. Any restaurant or farm winery tasting room utilizing sidewalk right of way must comply with the regulations of the City of Stonecrest concerning such sidewalk dining facilities.

5. For the purposes of this ordinance front porch areas over which the restaurant or farm winery tasting room has control may be used in the same manner and under the same

regulations as sidewalk dining facilities for up to four tables provided the porch area is approved by the Director of Planning & Zoning or his or her designee.

N. A farm winery shall obtain and have a license as set forth in O.C.G.A. § 3-6-21.1, et seq.

O. Sunday sales shall be governed by O.C.G.A. § 3-6-21.2.

P. All lounge and restaurant areas, including all tables, booths, and other areas where customers are served and including all passageways for customers, shall be sufficiently well illuminated so that they may be viewed by those inside the premises. The sale or dispensing of alcoholic beverages in any back room or side room that is not open to the general public is prohibited, except that this prohibition shall not apply with respect to:

(1)

Private or special events which have been scheduled in advance;

(2)

Sales to hotel, cottages, bed breakfast and/or cabins;

(3)

Private clubs; or

(4)

Corporate events

A winery/vineyard may request to host the following events specifying the number of times per calendar month such events would be limited:

a. Catered dinners

b. Single food truck events. Must be licensed and adhere to the Department of Public Health and State of Agriculture Department regulations

c. Seasonal events

CHAPTER 27: ZONING ORDINANCE

ARTICLE 9 – DEFINITIONS

SECTION 9.1.3 DEFINED TERMS

Farm Winery: A winery which makes at least 40% of its annual production from agricultural produce grown in the state where the winery is located and; is located on the premises, a substantial portion of which is used for agricultural purposes, including the

cultivation of grapes, berries, or fruits to be utilized in the manufacture or production of wine by the winery; or is owned and operated by persons who are engaged in the production of a substantial portion of the agricultural produce used in its annual production.

Full kitchen: A kitchen designed, intended and equipped to produce meals for sale to the general public as a major function of the business.

Winery – means an agricultural processing plant used for the commercial purpose of processing grapes, other fruit products, or vegetables to produce wine or similar spirits.

Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, administrative offices, and warehousing. A winery may also include associated retail sales and tasting facilities of wine and related promotional items, as part of their operation.

Tasting room - means an outlet for the promotion of a winery's wine by providing samples of such wine to the public and for the sale of such wine at retail for consumption on the premises and for sale in closed packages for consumption off the premises. Samples of wine can be given free of charge or for a fee.

Vineyard- cultivates grapes for wine, juice, and fresh fruit for local markets and consumers. Some vineyards process the grapes for consumption in-house, while others concentrate on the farming aspect, selling directly to wineries in the area.



CITY COUNCIL AGENDA ITEM

SUBJECT: TMOD-22-013 Rental Ordinance

AGENDA SECTION: *(check all that apply)*

☐ PRESENTATION ☒ PUBLIC HEARING ☐ CONSENT AGENDA ☐ OLD BUSINESS
☐ NEW BUSINESS ☐ OTHER, PLEASE STATE: Click or tap here to enter text.

CATEGORY: *(check all that apply)*

☒ ORDINANCE ☐ RESOLUTION ☐ CONTRACT ☐ POLICY ☐ STATUS REPORT
☐ OTHER, PLEASE STATE: Click or tap here to enter text.

ACTION REQUESTED: ☒ DECISION ☐ DISCUSSION, ☐ REVIEW, or ☐ UPDATE ONLY

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 24, 2022

SUBMITTED BY: Keedra T. Jackson, Senior Planner

PRESENTER: Keedra T. Jackson, Senior Planner

PURPOSE: Text amendment to amend Article 2- District Regulations, Article 4- Permitted Use Table, Article 9- Definitions, and Division 1- Subdivision Ordinance To Provide Descriptions, Purpose, and Revised Standards For Fee Simple and Rental Properties, And For Other Purposes.

FACTS: In recent years, the nation has experienced a slight decline in homeownership and an increase in rentership. This trend is driven by economic factors and by changing lifestyle choices, particularly among younger people who are the most likely to rent. With rentals comprising an increasing portion of housing units, many municipalities have enacted a rental housing ordinance. The need for rental housing rules is greater in urbanized areas where one property owner or tenant's actions can directly affect the quality of life of those living nearby. If your neighbor's house catches on fire, your home could easily catch as well. If one's neighbor's house has a pest infestation, one's house is also at risk.

OPTIONS: Choose an item. Click or tap here to enter text.

RECOMMENDED ACTION: Approval



CITY COUNCIL AGENDA ITEM

ATTACHMENTS:

- (1) Attachment 1 - Staff Report
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



PLANNING & ZONING STAFF REPORT

Planning Commission October 4, 2022/ City Council October 24, 2022

GENERAL INFORMATION

Petition Number:	TMOD 22-0013
Applicant:	Planning & Zoning Department
Project Location:	City-Wide
Proposed Amendment:	Text amendment to amend Article 2- District Regulations, Article 4- Permitted Use Table, Article 9- Definitions, and Division 1- Subdivision Ordinance To Provide Descriptions, Purpose, and Revised Standards For Fee Simple and Rental Properties, And For Other Purposes.
Planning Commission:	Approved on October 4, 2022
City Council:	N/A

FACTS AND ISSUES

WHAT IS A RENTAL HOUSING ORDINANCE?

“Rental Housing Ordinance” is a generalized term used to describe provisions applicable specifically to rental housing units. The purpose of an ordinance varies from municipality to municipality; some require registration so that landlords/tenants can be easily contacted in case of emergency; others use it to ensure that interior maintenance and safety standards are met.

WHY DO MUNICIPALITIES IMPLEMENT THEM?

In recent years, the nation has experienced a slight decline in homeownership and an increase in rentership. This trend is driven by economic factors and by changing lifestyle choices, particularly among younger people who are the most likely to rent. With rentals comprising an increasing portion of housing units, many municipalities have enacted a rental housing ordinance.

The need for rental housing rules is greater in urbanized areas where one property owner or tenant’s actions can directly affect the quality of life of those living nearby. If your neighbor’s house catches on fire, your home could easily catch as well. If one’s neighbor’s house has a pest infestation, one’s house is also at risk.



PLANNING & ZONING STAFF REPORT

Planning Commission October 4, 2022/ City Council October 24, 2022

Municipalities have implemented rental housing ordinances in order to:

- * Inventory existing rental units in the municipality.
- * Ensure that rental units are receiving regular maintenance;
- * Improve the safety of tenants and first responders in an emergency;
- * Help landlords understand their responsibilities with respect to property maintenance;
- * Help tenants understand expectations in terms of conduct and property maintenance;
- * Protect neighborhoods against disruptive tenants or irresponsible landlords;
- * Provide law enforcement officials with another tool to address disruptive conduct.

Most landlords and property management companies properly maintain their properties, and most tenants are respectful of their neighbors – but where this is not the case, a defined set of rules and standards can help to solve

problems.

WHAT TYPES OF PROVISIONS MIGHT A RENTAL HOUSING ORDINANCE CONTAIN?

- * Registration of Unit. Unit registration may be a one-time or an annual requirement, or may be required at the time of sale or transfer of a unit. Registration provides the municipality with basic information, such as the address and location of the unit and contact information for the owner or agent. Registration may be associated with a fee.
- * Rental Unit Occupancy License. A rental unit occupancy license may also be required at the time of occupancy and/or annually. The license typically contains information such as the name and contact information of the owner or agent, date and expiration of the license, information about trash and recycling collection, the telephone number for emergency responders, and the number to file a complaint about the unit. Issuance of a license may be associated with a fee.
- * Display of License. The rental license may be required to be displayed in the unit so that the tenant or emergency responders have access to all of the applicable contact information.
- * Designation of Responsible Agent. If the property owner does not live nearby, the ordinance may require that the owner designate an agent authorized to handle any issues that arise.



PLANNING & ZONING STAFF REPORT

Planning Commission October 4, 2022/ City Council October 24, 2022

* Designation of Owner and Tenant Duties. These sections can outline the expectations of both the owner and the tenant. This might include complying with applicable laws and occupancy requirements, properly disposing of trash and recycling, or maintaining the unit in good condition.

*Inspections. Inspections of rental units may occur at initial occupancy, at each change of occupancy, at regular intervals, at random, or as a result of a complaint. Municipalities may inspect for one or more of these circumstances.

*Disruptive Conduct/3 Strikes. Disruptive conduct is typically defined as littering, damage to or destruction of property, unreasonable noise, profane language, drunkenness, etc. associated with a dwelling unit. When disruptive conduct occurs, many municipalities documentation by a code official or police officer. Under a “3 Strikes” provision, any tenant who accumulates 3 disruptive conduct reports within a twelve month period must be evicted.

Article 2: District Regulations

District Name	District Type
<i>Residential Single-Family Districts</i>	
RE	Residential Estate
RLG	Residential Large Lot
R-100	Residential Medium Lot-100
R-85	Residential Medium Lot-85
R-75	Residential Medium Lot-75
R-60	Residential Small Lot
MHP	Mobile Home Park
RNC	Neighborhood Conservation
<i>Medium and High Density Residential Districts</i>	
RSM	Small Lot Residential Mix
MR-1	Medium Density Residential-1
MR-2	Medium Density Residential-2
HR-1	High Density Residential-1
HR-2	High Density Residential-2
HR-3	High Density Residential-3
<i>Mixed Use Districts</i>	
MU-1	Mixed-Use Low Density
MU-2	Mixed-Use Low-Medium Density
MU-3	Mixed-Use Medium Density



PLANNING & ZONING STAFF REPORT

Planning Commission October 4, 2022/ City Council October 24, 2022

MU-4	Mixed-Use High Density
MU-5	Mixed-Use Very High Density
<i>Nonresidential Districts</i>	
NS	Neighborhood Shopping
C-1	Local Commercial
C-2	General Commercial
OD	Office-Distribution
OI	Office-Institutional
OIT	Office-Institutional-Transitional
M	Light Industrial
M-2	Heavy Industrial

PROPOSAL

(Ord. of 8-2-2017, § 1(2.1.1))

DIVISION 3. RE (RESIDENTIAL ESTATE) DISTRICT Sec. 2.3.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the RE (Residential Estate) District is as follows: A. To preserve rural and estate residential character and to provide for very low density rural **For sale** residential **uses communities**. B. To provide for the protection of neighborhoods within the city where lots have a minimum area of one acre; C. To provide protections for existing development as new subdivisions are created; D. To ensure that the uses and structures authorized in the RE (Residential Estate) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood; E. To provide for appropriately sized accessible and useable open space in new developments for the health, recreational and social opportunities for city citizens; F. To provide areas for agricultural uses as appropriate; G. To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.3.1))

DIVISION 4. RLG (RESIDENTIAL LARGE LOT) DISTRICT Sec. 2.4.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the RLG (Residential Large Lot) District is as follows: **A. To provide for the development of large lot dwelling, Single Family "For Sale" residential subdivisions and For Sale Communities.** B. To provide for the protection of neighborhoods within City of Stonecrest where lots have a minimum area of 20,000 square feet, but may have narrow lot widths; **C.** To provide for compatible infill development in neighborhoods; **D.** To provide protections for existing



PLANNING & ZONING STAFF REPORT

Planning Commission October 4, 2022/ City Council October 24, 2022

development as new subdivisions are created; **E.** To respond to existing site development conditions and patterns; **F.** To ensure that the uses and structures authorized in the RLG (Residential Large Lot) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood; **G.** To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; **H.** To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.4.1))

DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT Sec. 2.5.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the R-100 (Residential Medium Lot-100) District is as follows: **A.** To provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet; **B.** To provide for compatible infill development in neighborhoods; **C.** To provide ~~protections for existing development as new subdivisions are created~~ **"For Sale", Single family detached residential subdivisions and For Sale Communities**; **D.** To provide flexibility in design on the interior of new development while protecting surrounding development; **E.** To ensure that the uses and structures authorized in the R-100 (Residential Medium Lot-100) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood; **F.** To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; and **G.** To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.5.1))

DIVISION 6. R-85 (RESIDENTIAL MEDIUM LOT-85) DISTRICT Sec. 2.6.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the R-85 (Residential Medium Lot-85) District is as follows: **A.** To provide for the protection of neighborhoods within the city where lots have a minimum area of 12,000 square feet; **B.** To provide for compatible infill development in neighborhoods; **C.** ~~To provide protections for existing development as new subdivisions are created~~ **"For Sale", Single family detached residential subdivisions and For Sale Communities**; **D.** To provide flexibility in design on the interior of new development while protecting surrounding development; **E.** To ensure that the uses and structures authorized in the R-85 (Residential Medium Lot-85) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood; **F.** To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; **G.** To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.6.1))

DIVISION 7. R-75 (RESIDENTIAL MEDIUM LOT-75) DISTRICT Sec. 2.7.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the R-75 (Residential Medium Lot-75) District



PLANNING & ZONING STAFF REPORT

Planning Commission October 4, 2022/ City Council October 24, 2022

is as follows: A. To provide for the protection of neighborhoods within the city where lots have a minimum area of 10,000 square feet; B. To provide for compatible infill development in neighborhoods; C. To provide ~~protections for existing development as new subdivisions are created~~ "For Sale", Single family detached residential subdivisions and For Sale Communities; D. To provide flexibility in design on the interior of new development while protecting surrounding development; E. To ensure that the uses and structures authorized in the R-75 (Residential Medium Lot-75) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood; F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; G. To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.7.1))

DIVISION 8. R-60 (RESIDENTIAL SMALL LOT-60) DISTRICT Sec. 2.8.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the R-60 (Residential Small Lot-60) District is as follows: A. To provide for the protection of neighborhoods within the city where lots have a minimum area of 6,000 square feet or 3,500 square feet if developed for cottage houses; B. To provide for compatible infill development in neighborhoods; C. To provide ~~protections for existing development as new subdivisions are created~~ "For Sale", Single family detached residential subdivisions and For Sale Communities; D. To provide flexibility in design within new development while protecting surrounding development; E. To ensure that the uses and structures authorized in the R-60 (Residential Small Lot-60) District are designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood; F. To provide for appropriately sized accessible and useable open space in new developments for the health, recreational and social opportunities for city residents; G. To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.8.1))

DIVISION 9. MHP (MOBILE HOME PARK) DISTRICT Sec. 2.9.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the MHP (Mobile Home Park) District is as follows: A. To provide For Sale or For Rent residential locations within the city for the location of mobile home parks. B. To provide for the development of accessory uses that are necessary in order to provide appropriate recreational and educational opportunities to residents. (Ord. of 8-2-2017, § 1(2.9.1))

DIVISION 10. RNC (RESIDENTIAL NEIGHBORHOOD CONSERVATION) DISTRICT Sec. 2.10.1. Scope of provisions. The provisions contained within this division are the regulations of the RNC (Residential Neighborhood Conservation) "For Sale" District. This division establishes the procedures and the criteria



PLANNING & ZONING STAFF REPORT

Planning Commission October 4, 2022/ City Council October 24, 2022

that the City Council shall utilize in making a decision on any application to amend the official zoning map so as to change any parcel of land to the RNC (Residential Neighborhood Conservation) District. (Ord. of 8-2-2017, § 1(2.10.1)) Sec. 2.10.2. Statement of purpose and intent. The purpose and intent of the City Council in the RNC (Residential Neighborhood Conservation) District is as follows: A. To encourage creative residential planning and development within the city that will preserve unique environmental features and be consistent with the comprehensive land use plan and preserves existing natural trees and vegetation; B. To conserve significant areas of useable greenspace within single-family neighborhoods in the Rural and Suburban character areas of the comprehensive plan; C. To provide a residential development that permits flexibility of design in order to promote environmentally sensitive and efficient use of land in compliance with the Code; D. To promote construction of accessible landscaped walking trails and bike paths both within subdivisions and, where possible, connected to neighboring communities, businesses, and facilities to reduce reliance on automobiles; E. To preserve natural features, specimen trees, historic buildings, archaeological sites and establish a sense of community; F. To improve water quality and reduce runoff and soil erosion by reducing the total amount of clearing, grading, and paving, within the total area of a development; G. To encourage efficient community design that reduces infrastructure maintenance and public service costs borne by the city; and H. To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.10.2))

DIVISION 12. RSM (SMALL LOT RESIDENTIAL MIX) DISTRICT Sec. 2.12.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the RSM (Small Lot Residential Mix) District is as follows: A. To provide for the creation of **For Sale** residential neighborhoods that allow a mix of single-family attached and detached housing options; B. To provide flexibility in design and product on the interior of new development while protecting surrounding neighborhoods; C. To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.12.1))

DIVISION 13. MR-1 (MEDIUM DENSITY RESIDENTIAL-1) DISTRICT Sec. 2.13.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the MR-1 (Medium Density Residential-1) District is as follows: A. To encourage primarily **For Sale or For Rent** residential, planned developments that allow accessory retail, office, institutional, and civic uses; B. To provide for residential neighborhoods with a mix of single-family and multifamily housing types that maintain harmony of scale, intensity, and design with surrounding development; C. To provide for connectivity of streets and communities and reduce the dependence on automobile use by increasing the ease of and



PLANNING & ZONING STAFF REPORT

Planning Commission October 4, 2022/ City Council October 24, 2022

opportunity for alternative modes of travel; D. To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.13.1))

DIVISION 14. MR-2 (MEDIUM DENSITY RESIDENTIAL-2) DISTRICT Sec. 2.14.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the MR-2 (Medium Density Residential-2) District is as follows: A. To encourage primarily **For Sale or For Rent** residential, planned developments that allow accessory retail, office, institutional, and civic uses; B. To provide for residential neighborhoods with a mix of single-family and multifamily housing types that maintain harmony of scale, intensity, and design with surrounding development; The Code of the City of Stonecrest, Georgia, Chapter 27 ZONING ORDINANCE ARTICLE 2. DISTRICT REGULATIONS 37 C. To provide for connectivity of streets and communities and reduce the dependence on automobile uses by increasing the ease of movement and opportunities for alternative modes of travel; D. To implement the future development map of the city's comprehensive plan; E. To provide districts that allow appropriate development transitions. (Ord. of 8-2-2017, § 1(2.14.1))

DIVISION 15. HR-1 (HIGH DENSITY RESIDENTIAL-1) DISTRICT Sec. 2.15.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the HR-1 (High Density Residential-1) District regulations is as follows: A. To encourage primarily **For Sale or For Rent** residential, urban-scaled developments that allow accessory retail, office, institutional, and civic uses; B. To provide for high density, low-rise residential neighborhoods with a mix of single-family and multifamily housing types that maintain harmony of scale, intensity, and design with surrounding development; C. To provide for connectivity of streets and communities and reduce the dependence on automobile use by increasing the ease of movement and opportunities for alternative modes of travel; D. To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.15.1))

DIVISION 16. HR-2 (HIGH DENSITY RESIDENTIAL-2) DISTRICT Sec. 2.16.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the HR-2 (High Density Residential-2) District regulations is as follows: A. To encourage primarily **For Sale or For Rent** residential, urban-scaled developments that allow accessory retail, office, institutional, and civic uses; B. To provide for high density, mid-rise residential neighborhoods with a mix of single-family and multifamily housing types that maintain harmony of scale, intensity, and design with surrounding development; C. To provide for connectivity of streets and communities and reduce the dependence on automobile use by increasing



PLANNING & ZONING STAFF REPORT

Planning Commission October 4, 2022/ City Council October 24, 2022

the ease of movement and opportunities for alternative modes of travel; D. To implement the future development map of the city's most current comprehensive plan. (Ord. of 8-2-2017, § 1(2.16.1))

DIVISION 17. HR-3 (HIGH DENSITY RESIDENTIAL-3) DISTRICT Sec. 2.17.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the HR-3 (High Density Residential-3) District regulations is as follows: A. To encourage primarily **For Sale or For Rent** residential, urban-scaled developments that allow accessory retail, office, institutional, and civic uses; B. To provide for high density, high-rise residential neighborhoods with a mix of single-family and multifamily housing types that maintain harmony of scale, intensity, and design with surrounding development; C. To provide for connectivity of streets and communities and reduce the dependence on automobile use by increasing the ease of movement and opportunities for alternative modes of travel; D. To implement the future development map of the city's most current comprehensive plan. (Ord. of 8-2-2017, § 1(2.17.1))

DIVISION 19. MU-1 (MIXED-USE LOW DENSITY) DISTRICT Sec. 2.19.1. Dimensional requirements. Dimensional requirements for the MU-1 (Mixed-Use Low Density) District shall be as provided in Table 2.17, Mixed-Use Zoning Districts Dimensional Requirements. Dimensions are established in Table 2.17 for the overall development site (development parcel) and for individual lots intended for **For Sale** single-family detached or single-family attached housing types, when such lots include yards. A mixed-use development may be subject to both the The Code of the City of Stonecrest, Georgia, Chapter 27 ZONING ORDINANCE ARTICLE 2. DISTRICT REGULATIONS 48 overall development site dimensions and the individual lot dimensions, depending on the mixture of housing types that are proposed for the overall development. (Ord. of 8-2-2017, § 1(2.19.1))

DIVISION 20. MU-2 (MIXED-USE LOW-MEDIUM DENSITY) DISTRICT Sec. 2.20.1. District requirements, standards and criteria. All provisions found in the MU-1 (Mixed Use Low Density) District, **"For Sale"** shall apply to the MU-2 (Mixed-Use Low Medium Density) District, except that the maximum allowed dwelling unit density before application of any bonus is 6 dwelling units per acre, and after application of any bonuses is 12 dwelling units per acre. (Ord. of 8-2-2017, § 1(2.20.1))

DIVISION 21. MU-3 (MIXED-USE MEDIUM DENSITY) DISTRICT Sec. 2.21.1. District requirements, standards and criteria. All provisions found in the MU-2 (Mixed-Use Medium Density) District, **"For Sale"** shall apply to the MU-3 (Mixed-Use Medium Density) District, except that: The Code of the City of Stonecrest, Georgia, Chapter 27 ZONING ORDINANCE ARTICLE 2. DISTRICT REGULATIONS 52 A. The maximum allowed dwelling unit density before application of any bonus is 12 dwelling units per acre, and after application of any bonuses is 24 dwelling units per acre. B. Section 2.19.8 regarding retail size



PLANNING & ZONING STAFF REPORT

Planning Commission October 4, 2022/ City Council October 24, 2022

restrictions shall not apply. C. Height restrictions apply to the MU-3 (Mixed-Use Low-Medium Density) District based on a relationship of density, as achieved through bonuses, in accordance with Table 2.9 or 2.11, as applicable. (Ord. of 8-2-2017, § 1(2.21.1))

DIVISION 22. MU-4 (MIXED-USE HIGH DENSITY) DISTRICT Sec. 2.22.1. District requirements, standards and criteria. All provisions found in the MU-3 (Mixed-Use Medium Density) District, **"For Sale"** shall also apply to the MU-4 (Mixed-Use High Density) District, except that: A. The maximum allowed dwelling unit density before application of any bonus is 24 dwelling units per acre, and after application of any bonuses is 40 dwelling units per acre. B. Height restrictions apply to the MU-4 (Mixed-Use High Density) District in accordance with Table 2.9, 2.11, or 2.13, as applicable. (Ord. of 8-2-2017, § 1(2.22.1))

DIVISION 23. MU-5 (MIXED-USE VERY HIGH DENSITY) DISTRICT Sec. 2.23.1. District requirements, standards and criteria

- **DIVISION 1. – Subdivision Ordinance: GENERALLY**

- **Sec. 14-55. - Title.**

This article shall be known, cited, and referred to as the subdivision regulations of the City of Stonecrest. (Ord. No. 2018-06-03, § 14-55, 6-3-2018)

- **Sec. 14-56. - Effective date.**

These subdivision regulations shall become effective on adoption.

(Ord. No. 2018-06-03, § 14-56, 6-3-2018)

- **Sec. 14-57. - Policies and purposes.**

(a)

Policies.

(1)



PLANNING & ZONING STAFF REPORT

Planning Commission October 4, 2022/ City Council October 24, 2022

It is declared to be the policy of the City of Stonecrest to consider the subdivision of land and the subsequent development of the subdivided land as subject to the control of the city pursuant to the city's official comprehensive plan in order to promote the orderly, planned, efficient, and economical development of the city.

(2)

The applicant shall indicate that land to be subdivided shall be For Sale or For Rent or a combination thereof. It shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace.

(3)

The existing and proposed public improvements shall conform to and be properly related to the proposals shown in the comprehensive plan and official maps and it is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in building and housing codes, zoning ordinances, the comprehensive plan, and official map and land use plan.

(b)

These regulations are adopted for the following purposes:

(1)

To protect and provide for the public health, safety, and general welfare of the City of Stonecrest.

(2)

To guide the future growth and development of the city in accordance with the comprehensive plan.

(3)

To protect and conserve the value of land and the economic stability of all communities in the city and to encourage the orderly and beneficial development of the city through appropriate growth management techniques, including consideration of the timing and sequencing of development, consideration of infill development in existing neighborhoods and nonresidential areas with adequate public facilities.

(4)

To guide public policy and both public and private actions in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and public services and support facilities.



PLANNING & ZONING STAFF REPORT

Planning Commission October 4, 2022/ City Council October 24, 2022

(5)

To provide for the safe and efficient circulation of traffic throughout the city, having particular regard to avoidance of congestion in the streets and highways and the pedestrians and bicycle traffic movements appropriate to the various uses of lands and buildings, and to provide for the proper location and width of streets and building lines.

(6)

To ensure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in new land developments.

(7)

To establish reasonable standards of design and procedures for subdivisions and resubdivisions to further the orderly layout and use of land, and to ensure proper legal descriptions and monumenting of subdivided land.

(8)

To ensure to the extent legally possible that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision.

(9)

To protect and restore the highest quality of the city's air and water resources; to ensure the adequacy of drainage facilities; to safeguard the water table, and to encourage the wise use and management of natural resources throughout the city in order to preserve the integrity, stability, and beauty of the city and the value of the land.

(10)

To preserve the natural beauty, environment, and topography of the city and to ensure appropriate development with regard to these natural features.

(Ord. No. 2018-06-03, § 14-57, 6-3-2018)

Article 9: Definitions



PLANNING & ZONING STAFF REPORT

Planning Commission October 4, 2022/ City Council October 24, 2022

For Rent: Constructed for the express purpose and intent of offering to the general public for lease and not intended For Sale.

For Rent Community: A residential Subdivision or Development with more than ten (10) percent of the Dwellings therein occupied, or intended to be occupied, by tenants rather than owners.

For Sale: Constructed for the express purpose and intent of offering to the general public for purchase.

For Sale Community: A residential Subdivision or Development with no more than ten (10) percent of the Dwellings therein occupied, or intended to be occupied, by tenants rather than owners.

**STATE OF GEORGIA
DEKALB COUNTY
CITY OF STONECREST**

ORDINANCE NO. ____ - _____

**1 AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STONECREST,
2
3 GEORGIA, BY AMENDING DIVISION 1 (GENERALLY), DIVISION 3 (RE
4
5 (RESIDENTIAL ESTATE) DISTRICT), DIVISION 4 (RLG (RESIDENTIAL LARGE
6
7 LOT) DISTRICT), DIVISION 5 (R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT),
8
9 DIVISION 6 (R-85 (RESIDENTIAL MEDIUM LOT-85) DISTRICT), DIVISION 7 (R-75
10
11 (RESIDENTIAL MEDIUM LOT-75) DISTRICT), DIVISION 8 (R-60 (RESIDENTIAL
12
13 SMALL LOT-60) DISTRICT), DIVISION 9 (MHP (MOBILE HOME PARK) DISTRICT),
14
15 DIVISION 10 (RNC (RESIDENTIAL NEIGHBORHOOD CONSERVATION) DISTRICT),
16
17 DIVISION 12 (RSM (SMALL LOT RESIDENTIAL MIX) DISTRICT), DIVISION 13 (MR-
18
19 1 (MEDIUM DENSITY RESIDENTIAL-1) DISTRICT), DIVISION 14 (MR-2 (MEDIUM
20
21 DENSITY RESIDENTIAL-2) DISTRICT), DIVISION 15 (HR-1 (HIGH DENSITY
22
23 RESIDENTIAL-1) DISTRICT), DIVISION 16 (HR-2 (HIGH DENSITY RESIDENTIAL-2)
24
25 DISTRICT), DIVISION 17 (HR-3 (HIGH DENSITY RESIDENTIAL-3) DISTRICT),
26
27 DIVISION 19 (MU-1 (MIXED-USE LOW DENSITY) DISTRICT), DIVISION 20 (MU-2
28
29 (MIXED-USE LOW-MEDIUM DENSITY) DISTRICT), DIVISION 21 (MU-3 (MIXED-
30
31 USE MEDIUM DENSITY) DISTRICT) AND DIVISION 22 (MU-4 (MIXED-USE HIGH
32
33 DENSITY) DISTRICT) OF ARTICLE 2 (DISTRICT REGULATIONS), ARTICLE 3
34
35 (SUBDIVISIONS) AND ARTICLE 9 (DEFINITIONS) WITHIN CHAPTER 14 (LAND**

**DEVELOPMENT) AND CHAPTER 27 (ZONING ORDINANCE); TO PROVIDE
SEVERABILITY; TO PROVIDE A PENALTY; TO PROVIDE FOR REPEAL OF
CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE
DATE; AND TO PROVIDE FOR OTHER LAWFUL PUPOSES.**

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and
City Council thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of
Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to
adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the Mayor and City Council desire to amend Division 1 (Generally), Division
3 (RE (Residential Estate) District), Division 4 (RLG (Residential Large Lot) District), Division 5
(R-100 (Residential Medium Lot-100) District), Division 6 (R-85 (Residential Medium Lot-85)
District), Division 7 (R-75 (Residential Medium Lot-75) District), Division 8 (R-60 (Residential
Small Lot-60) District), Division 9 (MHP (Mobile Home Park) District), Division 10 (RNC
(Residential Neighborhood Conservation) District), Division 12 (RSM (Small Lot Residential
Mix) District), Division 13 (MR-1 (Medium Density Residential-1) District), Division 14 (MR-2
(Medium Density Residential-2) District), Division 15 (HR-1 (High Density Residential-1)
District), Division 16 (HR-2 (High Density Residential-2) District), Division 17 (HR-3 (High
Density Residential-3) District), Division 19 (MU-1 (Mixed-Use Low Density) District), Division
20 (MU-2 (Mixed-Use Low-Medium Density) District), Division 21 (MU-3 (Mixed-Use Medium

Density) District) and Division 22 (MU-4 (Mixed-Use High Density) District) of Article 2 (District Regulations), Article 3 (Subdivisions) and Article 9 (Definitions) within Chapter 14 (Land Development) and Chapter 27 (Zoning Ordinance); and

WHEREAS, from time-to-time amendments may be proposed for public necessity, general welfare, or sound zoning practice that justify such action; and

WHEREAS, the Director of Planning and Planning Commission recommend approval based on the City Staff Report and said report is hereby incorporated by reference herein; and

WHEREAS, a public hearing pursuant to the provisions of the Zoning Procedures Act has been properly held prior to the adoption of this Ordinance; and

WHEREAS, the health, safety, and welfare of the citizens of the City will be positively impacted by the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, and by the authority thereof:

Section 1. The Code of Ordinances of the City of Stonecrest, Georgia is hereby amended by amending Division 1 (Generally), Division 3 (RE (Residential Estate) District), Division 4 (RLG (Residential Large Lot) District), Division 5 (R-100 (Residential Medium Lot-100) District), Division 6 (R-85 (Residential Medium Lot-85) District), Division 7 (R-75 (Residential Medium Lot-75) District), Division 8 (R-60 (Residential Small Lot-60) District), Division 9 (MHP (Mobile Home Park) District), Division 10 (RNC (Residential Neighborhood Conservation) District), Division 12 (RSM (Small Lot Residential Mix) District), Division 13 (MR-1 (Medium Density Residential-1) District), Division 14 (MR-2 (Medium Density Residential-2) District), Division 15

(HR-1 (High Density Residential-1) District), Division 16 (HR-2 (High Density Residential-2) District), Division 17 (HR-3 (High Density Residential-3) District), Division 19 (MU-1 (Mixed-Use Low Density) District), Division 20 (MU-2 (Mixed-Use Low-Medium Density) District), Division 21 (MU-3 (Mixed-Use Medium Density) District) and Division 22 (MU-4 (Mixed-Use High Density) District) of Article 2 (District Regulations), Article 3 (Subdivisions) and Article 9 (Definitions) within Chapter 14 (Land Development) and Chapter 27 (Zoning Ordinance) by adopting the provisions set forth in Exhibit A attached hereto and made a part by reference.

Section 2. That text added to current law appears in **red, bold and underlined**. Text removed from current law appears as **red, bold and strikethrough**.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the

155 Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
156 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
157 of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to
158 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and
159 sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and
160 effect.
161
162

163 **Section 5.** The City Clerk, with the concurrence of the City Attorney, is authorized to
164 correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.
165

166 **Section 6.** All ordinances and parts of ordinances in conflict herewith are hereby
167 expressly repealed.
168

169 **Section 7.** The Ordinance shall be codified in a manner consistent with the laws of the
170 State of Georgia and the City of Stonecrest.
171

172 **Section 8.** It is the intention of the governing body, and it is hereby ordained that the
173 provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of
174 Stonecrest, Georgia.
175
176
177
178
179

ORDAINED this _____ day of _____, 2022.

[SIGNATURES TO FOLLOW]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A
(SEE ATTACHED)

181

CHAPTER 14 : LAND DEVELOPMENT

ARTICLE 3 – SUBDIVISIONS

DIVISION 1. GENERALLY

- Sec. 14-55. - Title.

This article shall be known, cited, and referred to as the subdivision regulations of the City of Stonecrest.

(Ord. No. 2018-06-03, § 14-55, 6-3-2018)

- Sec. 14-56. - Effective date.

These subdivision regulations shall become effective on adoption.

(Ord. No. 2018-06-03, § 14-56, 6-3-2018)

- Sec. 14-57. - Policies and purposes.

(a)

Policies.

(1)

It is declared to be the policy of the City of Stonecrest to consider the subdivision of land and the subsequent development of the subdivided land as subject to the control of the city pursuant to the city's official comprehensive plan in order to promote the orderly, planned, efficient, and economical development of the city.

(2)

The applicant shall indicate that land to be subdivided **shall be For Sale or For Rent or a combination thereof.** It shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace.

(3)

The existing and proposed public improvements shall conform to and be properly related to the proposals shown in the comprehensive plan and official maps and it is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in building and housing codes, zoning ordinances, the comprehensive plan, and official map and land use plan.

(b)

These regulations are adopted for the following purposes:

(1)

213 To protect and provide for the public health, safety, and general welfare of the City of Stonecrest.

214 (2)

215 To guide the future growth and development of the city in accordance with the comprehensive
216 plan.

217 (3)

218 To protect and conserve the value of land and the economic stability of all communities in the city
219 and to encourage the orderly and beneficial development of the city through appropriate growth
220 management techniques, including consideration of the timing and sequencing of development,
221 consideration of infill development in existing neighborhoods and nonresidential areas with
222 adequate public facilities.

223 (4)

224 To guide public policy and both public and private actions in order to provide adequate and
225 efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and public
226 services and support facilities.

227 (5)

228 To provide for the safe and efficient circulation of traffic throughout the city, having particular
229 regard to avoidance of congestion in the streets and highways and the pedestrians and bicycle
230 traffic movements appropriate to the various uses of lands and buildings, and to provide for the
231 proper location and width of streets and building lines.

232 (6)

233 To ensure the adequate provision of safe and convenient traffic access and circulation, both
234 vehicular and pedestrian, in new land developments.

235 (7)

236 To establish reasonable standards of design and procedures for subdivisions and resubdivisions to
237 further the orderly layout and use of land, and to ensure proper legal descriptions and monumenting
238 of subdivided land.

239 (8)

240 To ensure to the extent legally possible that public facilities and services are available concurrent
241 with development and will have a sufficient capacity to serve the proposed subdivision.

242 (9)

243 To protect and restore the highest quality of the city's air and water resources; to ensure the
244 adequacy of drainage facilities; to safeguard the water table, and to encourage the wise use and
245 management of natural resources throughout the city in order to preserve the integrity, stability,
246 and beauty of the city and the value of the land.

(10)

To preserve the natural beauty, environment, and topography of the city and to ensure appropriate development with regard to these natural features.

(Ord. No. 2018-06-03, § 14-57, 6-3-2018)

CHAPTER 27: ZONING ORDINANCE

ARTICLE 2 – DISTRICT REGULATIONS

DIVISIONS 3 (RE (RESIDENTIAL ESTATE) DISTRICT), 4 (RLG (RESIDENTIAL LARGE LOT) DISTRICT), 5 (R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT), 6 (R-85 (RESIDENTIAL MEDIUM LOT-85) DISTRICT), 7 (R-75 (RESIDENTIAL MEDIUM LOT-75) DISTRICT), 8 (R-60 (RESIDENTIAL SMALL LOT-60) DISTRICT), 9 (MHP (MOBILE HOME PARK) DISTRICT), 10 (RNC (RESIDENTIAL NEIGHBORHOOD CONSERVATION) DISTRICT), 12 (RSM (SMALL LOT RESIDENTIAL MIX) DISTRICT), 13 (MR-1 (MEDIUM DENSITY RESIDENTIAL-1) DISTRICT), 14 (MR-2 (MEDIUM DENSITY RESIDENTIAL-2) DISTRICT), 15 (HR-1 (HIGH DENSITY RESIDENTIAL-1) DISTRICT), 16 (HR-2 (HIGH DENSITY RESIDENTIAL-2) DISTRICT), 17 (HR-3 (HIGH DENSITY RESIDENTIAL-3) DISTRICT), 19 (MU-1 (MIXED-USE LOW DENSITY) DISTRICT), 20 (MU-2 (MIXED-USE LOW-MEDIUM DENSITY) DISTRICT), 21 (MU-3 (MIXED-USE MEDIUM DENSITY) DISTRICT) AND 22 (MU-4 (MIXED-USE HIGH DENSITY) DISTRICT)

(Ord. of 8-2-2017, § 1(2.1.1))

DIVISION 3. RE (RESIDENTIAL ESTATE) DISTRICT Sec. 2.3.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the RE (Residential Estate) District is as follows: A. To preserve rural and estate residential character and to provide for very low density rural **For sale** residential ~~uses~~ **communities**. B. To provide for the protection of neighborhoods within the city where lots have a minimum area of one acre; C. To provide protections for existing development as new subdivisions are created; D. To ensure that the uses and structures authorized in the RE (Residential Estate) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood; E. To provide for appropriately sized accessible and useable open space in new developments for the health, recreational and social opportunities for city citizens; F. To provide areas for agricultural uses as appropriate; G. To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.3.1))

DIVISION 4. RLG (RESIDENTIAL LARGE LOT) DISTRICT Sec. 2.4.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the RLG (Residential Large Lot) District is as follows: **A. To provide for the development of large lot dwelling, Single Family “For Sale” residential subdivisions and For Sale Communities.** B. To provide for the protection of neighborhoods within City of Stonecrest where lots have a minimum area of 20,000 square feet, but may have narrow lot widths; **C.** To provide for compatible infill development in

neighborhoods; **D.** To provide protections for existing development as new subdivisions are created; **E.** To respond to existing site development conditions and patterns; **F.** To ensure that the uses and structures authorized in the RLG (Residential Large Lot) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood; **G.** To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; **H.** To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.4.1))

DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT Sec. 2.5.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the R-100 (Residential Medium Lot-100) District is as follows: A. To provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet; B. To provide for compatible infill development in neighborhoods; C. To provide ~~protections for existing development as new subdivisions are created~~ **“For Sale”, Single family detached residential subdivisions and For Sale Communities;** D. To provide flexibility in design on the interior of new development while protecting surrounding development; E. To ensure that the uses and structures authorized in the R-100 (Residential Medium Lot-100) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood; F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; and G. To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.5.1))

DIVISION 6. R-85 (RESIDENTIAL MEDIUM LOT-85) DISTRICT Sec. 2.6.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the R-85 (Residential Medium Lot-85) District is as follows: A. To provide for the protection of neighborhoods within the city where lots have a minimum area of 12,000 square feet; B. To provide for compatible infill development in neighborhoods; C. ~~To provide protections for existing development as new subdivisions are created~~ **“For Sale”, Single family detached residential subdivisions and For Sale Communities;** D. To provide flexibility in design on the interior of new development while protecting surrounding development; E. To ensure that the uses and structures authorized in the R-85 (Residential Medium Lot-85) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood; F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; G. To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.6.1))

DIVISION 7. R-75 (RESIDENTIAL MEDIUM LOT-75) DISTRICT Sec. 2.7.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the R-75 (Residential Medium Lot-75) District is as follows: A. To provide for the protection of neighborhoods within the city where lots have a minimum area of 10,000 square feet; B. To provide for compatible infill

development in neighborhoods; C. To provide ~~protections for existing development as new subdivisions are created~~ **“For Sale”, Single family detached residential subdivisions and For Sale Communities**; D. To provide flexibility in design on the interior of new development while protecting surrounding development; E. To ensure that the uses and structures authorized in the R-75 (Residential Medium Lot-75) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood; F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; G. To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.7.1))

DIVISION 8. R-60 (RESIDENTIAL SMALL LOT-60) DISTRICT Sec. 2.8.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the R-60 (Residential Small Lot-60) District is as follows: A. To provide for the protection of neighborhoods within the city where lots have a minimum area of 6,000 square feet or 3,500 square feet if developed for cottage houses; B. To provide for compatible infill development in neighborhoods; C. To provide ~~protections for existing development as new subdivisions are created~~ **“For Sale”, Single family detached residential subdivisions and For Sale Communities**; D. To provide flexibility in design within new development while protecting surrounding development; E. To ensure that the uses and structures authorized in the R-60 (Residential Small Lot-60) District are designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood; F. To provide for appropriately sized accessible and useable open space in new developments for the health, recreational and social opportunities for city residents; G. To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.8.1))

DIVISION 9. MHP (MOBILE HOME PARK) DISTRICT Sec. 2.9.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the MHP (Mobile Home Park) District is as follows: A. To provide **For Sale or For Rent residential** locations within the city for the location of mobile home parks. B. To provide for the development of accessory uses that are necessary in order to provide appropriate recreational and educational opportunities to residents. (Ord. of 8-2-2017, § 1(2.9.1))

DIVISION 10. RNC (RESIDENTIAL NEIGHBORHOOD CONSERVATION) DISTRICT Sec. 2.10.1. Scope of provisions. The provisions contained within this division are the regulations of the RNC (Residential Neighborhood Conservation) **“For Sale”** District. This division establishes the procedures and the criteria that the City Council shall utilize in making a decision on any application to amend the official zoning map so as to change any parcel of land to the RNC (Residential Neighborhood Conservation) District. (Ord. of 8-2-2017, § 1(2.10.1)) Sec. 2.10.2. Statement of purpose and intent. The purpose and intent of the City Council in the RNC (Residential Neighborhood Conservation) District is as follows: A. To encourage creative

residential planning and development within the city that will preserve unique environmental features and be consistent with the comprehensive land use plan and preserves existing natural trees and vegetation; B. To conserve significant areas of useable greenspace within single-family neighborhoods in the Rural and Suburban character areas of the comprehensive plan; C. To provide a residential development that permits flexibility of design in order to promote environmentally sensitive and efficient use of land in compliance with the Code; D. To promote construction of accessible landscaped walking trails and bike paths both within subdivisions and, where possible, connected to neighboring communities, businesses, and facilities to reduce reliance on automobiles; E. To preserve natural features, specimen trees, historic buildings, archaeological sites and establish a sense of community; F. To improve water quality and reduce runoff and soil erosion by reducing the total amount of clearing, grading, and paving, within the total area of a development; G. To encourage efficient community design that reduces infrastructure maintenance and public service costs borne by the city; and H. To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.10.2))

DIVISION 12. RSM (SMALL LOT RESIDENTIAL MIX) DISTRICT Sec. 2.12.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the RSM (Small Lot Residential Mix) District is as follows: A. To provide for the creation of **For Sale** residential neighborhoods that allow a mix of single-family attached and detached housing options; B. To provide flexibility in design and product on the interior of new development while protecting surrounding neighborhoods; C. To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.12.1))

DIVISION 13. MR-1 (MEDIUM DENSITY RESIDENTIAL-1) DISTRICT Sec. 2.13.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the MR-1 (Medium Density Residential-1) District is as follows: A. To encourage primarily **For Sale or For Rent** residential, planned developments that allow accessory retail, office, institutional, and civic uses; B. To provide for residential neighborhoods with a mix of single-family and multifamily housing types that maintain harmony of scale, intensity, and design with surrounding development; C. To provide for connectivity of streets and communities and reduce the dependence on automobile use by increasing the ease of and opportunity for alternative modes of travel; D. To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.13.1))

DIVISION 14. MR-2 (MEDIUM DENSITY RESIDENTIAL-2) DISTRICT Sec. 2.14.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the MR-2 (Medium Density Residential-2) District is as follows: A. To encourage primarily **For Sale or For Rent** residential, planned developments that allow accessory retail, office, institutional, and civic uses; B. To provide for residential neighborhoods with a mix of single-family and

multifamily housing types that maintain harmony of scale, intensity, and design with surrounding development; The Code of the City of Stonecrest, Georgia, Chapter 27 ZONING ORDINANCE ARTICLE 2. DISTRICT REGULATIONS 37 C. To provide for connectivity of streets and communities and reduce the dependence on automobile uses by increasing the ease of movement and opportunities for alternative modes of travel; D. To implement the future development map of the city's comprehensive plan; E. To provide districts that allow appropriate development transitions. (Ord. of 8-2-2017, § 1(2.14.1))

DIVISION 15. HR-1 (HIGH DENSITY RESIDENTIAL-1) DISTRICT Sec. 2.15.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the HR-1 (High Density Residential-1) District regulations is as follows: A. To encourage primarily **For Sale or For Rent** residential, urban-scaled developments that allow accessory retail, office, institutional, and civic uses; B. To provide for high density, low-rise residential neighborhoods with a mix of single-family and multifamily housing types that maintain harmony of scale, intensity, and design with surrounding development; C. To provide for connectivity of streets and communities and reduce the dependence on automobile use by increasing the ease of movement and opportunities for alternative modes of travel; D. To implement the future development map of the city's comprehensive plan. (Ord. of 8-2-2017, § 1(2.15.1))

DIVISION 16. HR-2 (HIGH DENSITY RESIDENTIAL-2) DISTRICT Sec. 2.16.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the HR-2 (High Density Residential-2) District regulations is as follows: A. To encourage primarily **For Sale or For Rent** residential, urban-scaled developments that allow accessory retail, office, institutional, and civic uses; B. To provide for high density, mid-rise residential neighborhoods with a mix of single-family and multifamily housing types that maintain harmony of scale, intensity, and design with surrounding development; C. To provide for connectivity of streets and communities and reduce the dependence on automobile use by increasing the ease of movement and opportunities for alternative modes of travel; D. To implement the future development map of the city's most current comprehensive plan. (Ord. of 8-2-2017, § 1(2.16.1))

DIVISION 17. HR-3 (HIGH DENSITY RESIDENTIAL-3) DISTRICT Sec. 2.17.1. Statement of purpose and intent. The purpose and intent of the City Council in establishing the HR-3 (High Density Residential-3) District regulations is as follows: A. To encourage primarily **For Sale or For Rent** residential, urban-scaled developments that allow accessory retail, office, institutional, and civic uses; B. To provide for high density, high-rise residential neighborhoods with a mix of single-family and multifamily housing types that maintain harmony of scale, intensity, and design with surrounding development; C. To provide for connectivity of streets and communities and reduce the dependence on automobile use by increasing the ease of movement and opportunities

for alternative modes of travel; D. To implement the future development map of the city's most current comprehensive plan. (Ord. of 8-2-2017, § 1(2.17.1))

DIVISION 19. MU-1 (MIXED-USE LOW DENSITY) DISTRICT Sec. 2.19.1. Dimensional requirements. Dimensional requirements for the MU-1 (Mixed-Use Low Density) District shall be as provided in Table 2.17, Mixed-Use Zoning Districts Dimensional Requirements. Dimensions are established in Table 2.17 for the overall development site (development parcel) and for individual lots intended for **For Sale** single-family detached or single-family attached housing types, when such lots include yards. A mixed-use development may be subject to both the The Code of the City of Stonecrest, Georgia, Chapter 27 ZONING ORDINANCE ARTICLE 2. DISTRICT REGULATIONS 48 overall development site dimensions and the individual lot dimensions, depending on the mixture of housing types that are proposed for the overall development. (Ord. of 8-2-2017, § 1(2.19.1))

DIVISION 20. MU-2 (MIXED-USE LOW-MEDIUM DENSITY) DISTRICT Sec. 2.20.1. District requirements, standards and criteria. All provisions found in the MU-1 (Mixed Use Low Density) District, **For Sale** shall apply to the MU-2 (Mixed-Use Low Medium Density) District, except that the maximum allowed dwelling unit density before application of any bonus is 6 dwelling units per acre, and after application of any bonuses is 12 dwelling units per acre. (Ord. of 8-2-2017, § 1(2.20.1))

DIVISION 21. MU-3 (MIXED-USE MEDIUM DENSITY) DISTRICT Sec. 2.21.1. District requirements, standards and criteria. All provisions found in the MU-2 (Mixed-Use Medium Density) District, **For Sale** shall apply to the MU-3 (Mixed-Use Medium Density) District, except that: The Code of the City of Stonecrest, Georgia, Chapter 27 ZONING ORDINANCE ARTICLE 2. DISTRICT REGULATIONS 52 A. The maximum allowed dwelling unit density before application of any bonus is 12 dwelling units per acre, and after application of any bonuses is 24 dwelling units per acre. B. Section 2.19.8 regarding retail size restrictions shall not apply. C. Height restrictions apply to the MU-3 (Mixed-Use Low-Medium Density) District based on a relationship of density, as achieved through bonuses, in accordance with Table 2.9 or 2.11, as applicable. (Ord. of 8-2-2017, § 1(2.21.1))

DIVISION 22. MU-4 (MIXED-USE HIGH DENSITY) DISTRICT Sec. 2.22.1. District requirements, standards and criteria. All provisions found in the MU-3 (Mixed-Use Medium Density) District, **For Sale** shall also apply to the MU-4 (Mixed-Use High Density) District, except that: A. The maximum allowed dwelling unit density before application of any bonus is 24 dwelling units per acre, and after application of any bonuses is 40 dwelling units per acre. B. Height restrictions apply to the MU-4 (Mixed-Use High Density) District in accordance with Table 2.9, 2.11, or 2.13, as applicable. (Ord. of 8-2-2017, § 1(2.22.1)) DIVISION 23. MU-5 (MIXED-USE VERY HIGH DENSITY) DISTRICT Sec. 2.23.1. District requirements, standards and criteria

480

481 CHAPTER 27: ZONING ORDINANCE

482 ARTICLE 9 – DEFINITIONS

483 SECTION 9.1.3 DEFINED TERMS

484 **For Rent: Constructed for the express purpose and intent of offering to the general public**
485 **for lease and not intended For Sale.**

486 **For Rent Community: A residential Subdivision or Development with more than ten (10)**
487 **percent of the Dwellings therein occupied, or intended to be occupied, by tenants rather than**
488 **owners.**

489 **For Sale: Constructed for the express purpose and intent of offering to the general public for**
490 **purchase.**

491 **For Sale Community: A residential Subdivision or Development with no more than ten (10)**
492 **percent of the Dwellings therein occupied, or intended to be occupied, by tenants rather than**
493 **owners.**



CITY COUNCIL AGENDA ITEM

SUBJECT: RZ-22-004 7301 Stonecrest Concourse

AGENDA SECTION: *(check all that apply)*

☐ PRESENTATION ☒ PUBLIC HEARING ☐ CONSENT AGENDA ☐ OLD BUSINESS
☐ NEW BUSINESS ☐ OTHER, PLEASE STATE: Click or tap here to enter text.

CATEGORY: *(check all that apply)*

☒ ORDINANCE ☐ RESOLUTION ☐ CONTRACT ☐ POLICY ☐ STATUS REPORT
☐ OTHER, PLEASE STATE: Click or tap here to enter text.

ACTION REQUESTED: ☒ DECISION ☐ DISCUSSION, ☐ REVIEW, or ☐ UPDATE ONLY

Previously Heard Date(s): Click or tap here to enter text. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 24, 2022

SUBMITTED BY: Keedra T. Jackson, Senior Planner

PRESENTER: Ray White, Director of Planning & Zoning

PURPOSE: The applicant is requesting to rezone the subject properties from C-1, Stonecrest Overlay Tier 2 to C-1 Stonecrest

FACTS: The applicant is requesting to rezone the subject properties from C-1, Stonecrest Overlay Tier 2 to C-1 Stonecrest. Planning & Zoning voted to approve with conditions.

OPTIONS: Choose an item. Click or tap here to enter text.

RECOMMENDED ACTION: Approval with conditions

ATTACHMENTS:

- (1) Attachment 1 - Staff Report
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



PLANNING COMMISSION

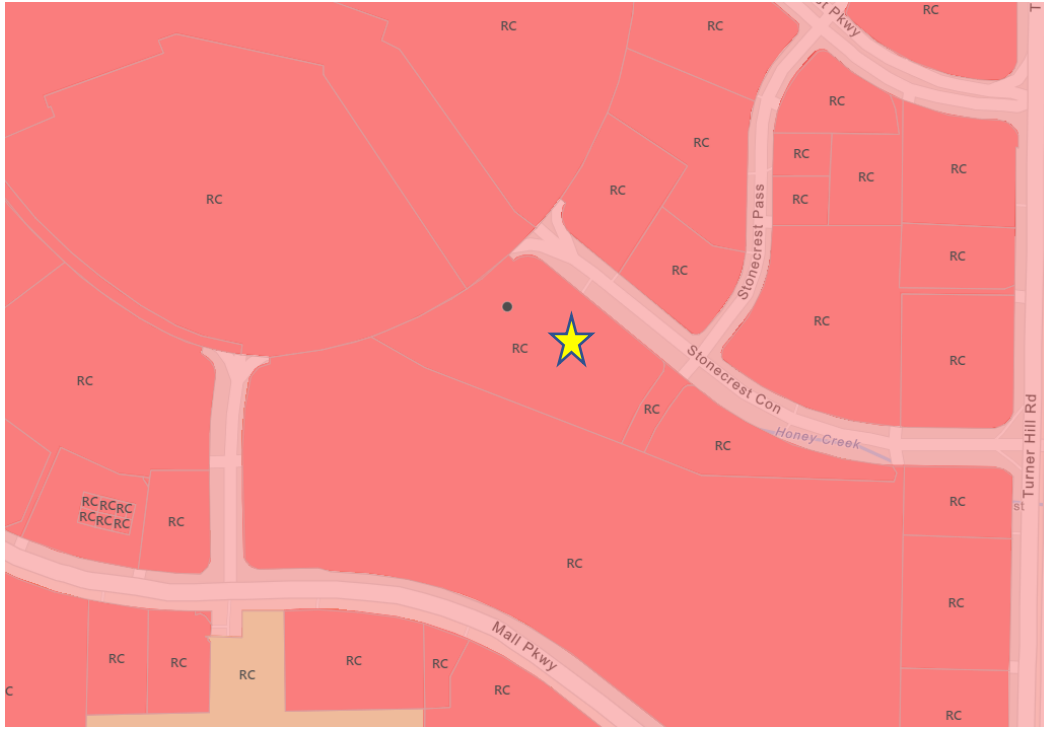
Planning Commission October 4, 2022 / Mayor and City Council Meeting October 24, 2022

GENERAL INFORMATION

Petition Number:	RZ-22-004
Applicant:	Calvin Chan
Owner:	Stonecrest Investments, LLC.
Project Location:	7301 Stonecrest Concourse
Parcel:	16-170-01-028
District:	District 1
Acreage:	4.2 +/- acres
Existing Zoning:	C-1(Local Commercial) Stonecrest Overlay Tier 2
Proposed Zoning:	C-1 (Local Commercial) Stonecrest Overlay Tier 1
Comprehensive Plan Community: Area Designation	RC (Regional Center)
Proposed Development/Request:	The applicant is requesting to rezone the subject properties from C-1, Stonecrest Overlay Tier 2 to C-1 Stonecrest
Staff Recommendations:	<i>Approval/Conditional</i>
Planning Commission	Approval/Conditional with amended conditions
City Council	N/A



PLANNING COMMISSION
Zoning Map



Zoning Case: RZ-22-004

Address: 7301 Stonecrest Concourse.

Current Zoning: C-1 (Local Commercial) Stonecrest Overlay Tier 2

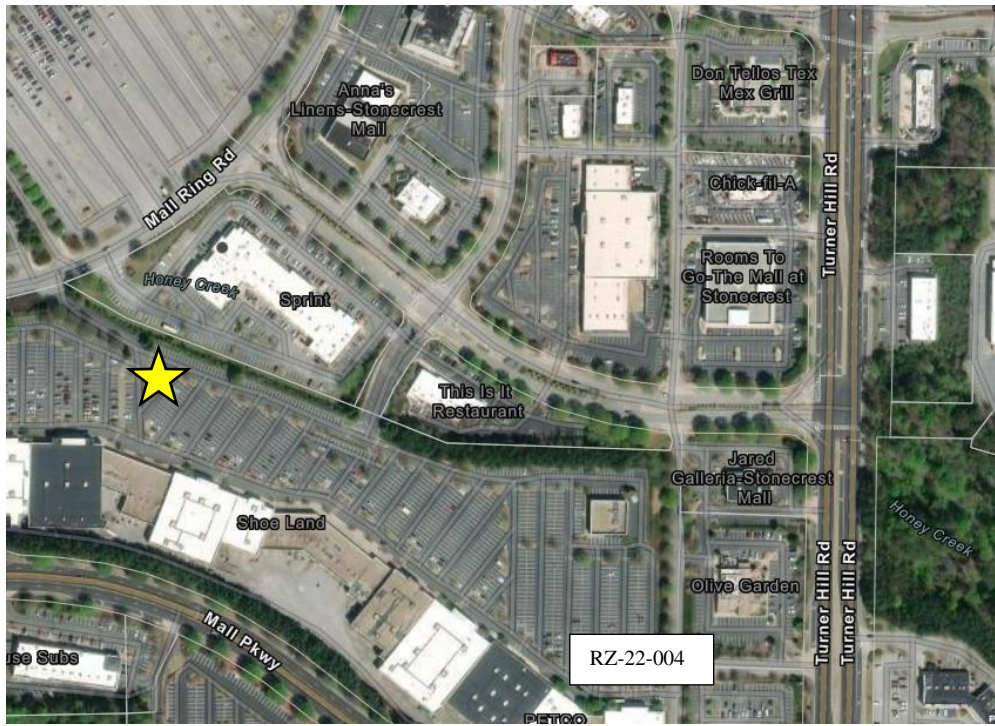
Proposed Zoning: C-1 (Local Commercial) Stonecrest Overlay Tier 1



Subject Property

Aerial Map

PLANNING COMMISSION



PROJECT OVERVIEW



Subject Property

Location

The subject properties are located 7301 Stonecrest Concourse (Parcel ID: 16-170-01-). The Subject Property consists of a ±4.2-acres located in Land Lots 170, 16th District, City of Stonecrest, DeKalb County, Georgia ("Subject Property").

The property is bounded by Mall Ring Road to the west, by Stonecrest Parkway to the north and Mall Parkway to the south, and Turner Hill Road to the east.

PLANNING COMMISSION



Rezoning Request

Background:

The applicant is requesting to rezone 4.2 +/- acres of the subject property located 7301 Stonecrest Concourse from C-1 (Local Commercial), Stonecrest Overlay Tier 2 District to C-1 (Local Commercial), Stonecrest Overlay Tier 1 District to allow for a late-night establishment. The subject property consists of an existing commercial business complex of several businesses totaling ±186,219 square feet, parking, and commercial use. The Applicant intends to rezone all parcels comprising the subject to the Stonecrest Tier 1 Overlay which allows for a late-night establishment; whereas late-night establishment is prohibited in Tier 1 of the Stonecrest Overlay. The subject property has no zoning history related.

Stonecrest Overlay Tier 2 (Section 3.5.14.B- Mid-rise Mixed-Use Zone)

- 17. Commercial parking lots.
- 18. Automobile wash/wax service.
- 19. Late-night establishments.
- 20. Nightclubs.
- 21. Check cashing facility.
- 22. Automobile emission testing facilities.



PLANNING COMMISSION

Stonecrest Overlay Tier 1 (Section 3.5.13.A- High-rise Mixed-Use Zone)

A. *Permitted principal uses and structures.* The principal uses of land and structures allowed in the Tier I: High-Rise Mixed-Use Zone of the Stonecrest Area Overlay District are as provided below:

1. All uses authorized in the C-1 and C-2 (General Commercial) District, O-I (Office Institutional) District, O-D (Office-Distribution) District, and HR-2 (High Density Residential) District except those listed in B., below.
-

The subject property is designated as Regional Center according to the City of Stonecrest Comprehensive Plan. The intent for Regional Center is to allow for townhomes, condominiums, apartments, local retail and commercial, office, park and recreation, entertainment and cultural, institutional, civic, technology centers and healthcare.

PLANNING COMMISSION



Public Participation

Community Planning Information Meeting was on September 13, 2022. There was no surrounding property owner to speak in opposition of the rezoning petition, but there were several inquiries and comments regarding security, lighting, and noise ordinance.



PLANNING COMMISSION

STANDARDS OF REZONING REVIEW

ADJACENT ZONING AND LAND USE		
	Zoning	Zoning Land Use
Adjacent: North	C-1 (Local Commercial) and M (Light Industrial)	Vybez Restaurant & Lounge, Arizona's
Adjacent: East	C-1 (Local Commercial)	Stonecrest Mall, Various dealerships
Adjacent: South	M (Light Industrial) District	DSW, Ross, Marshall's, various retail stores
Adjacent: West	C-1 (Local Commercial)	Chick-fil-A, McDonald's, Rooms To Go, etc.

Zoning Criteria, Staff's Analysis and Comments

Section 7.3.4 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

- **Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.**

As shown in the table above, the subject property is surrounded by commercial development.



PLANNING COMMISSION

- **Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.**

The existing land use is commercial and will not adversely affect the existing use or usability of adjacent or nearby property or properties. The current zoning of the property is the recommended zoning classification for the proposed land use and would be similar to adjacent properties.

- **Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The subject property is adjacent to the Stonecrest Mall and other retail and commercial businesses. There will be no change to the ingress and egress as the existing streets, transportation facilities, utilities and nearby schools will remain the same.

- **Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small areas studies.**

The proposed use of a late-night establishment is in accordance with the written policies in the Stonecrest comprehensive plan. The land use designation for the subject properties is RC, Regional Center. The intent of the Regional Center is to allow for townhomes, condominiums, apartments, local retail and commercial, office, park and recreation, entertainment and cultural, institutional, civic, technology centers and healthcare. The proposed use is in compliance with the comprehensive plan's intent.

- **Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary lines.**

There are no potential impacts on the subject property or properties. The subject property is over 2000 ft away from unincorporated DeKalb County. The adjoining governmental jurisdiction will not be affected by the proposed change.

- **Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.**

There are no existing conditions affecting the use and development of the proposed late-night establishment. The applicant is seeking this rezoning to allow for extended hours of entertainment and night life for the residents of Stonecrest.

- **Whether there will be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.**

There are currently no historic buildings, sites, districts, or archaeological resources on the subject property, therefore there will be no impact on historic buildings.



PLANNING COMMISSION

STANDARDS OF REZONING REVIEW

Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

- **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.**

Yes. The Proposed Development will complement the existing commercial development in the area. Additionally, the Applicant's request will not result in a different use than what is allowed under the current zoning, rather to seek a uniform zoning and to make technical changes to the existing use. Also, there is no proposed change in building or parking. As a result, the requested land use modification will have no bearing on the use and development of adjacent properties and will be a positive improvement in late-night entertainment for those that are 21 and older.

- **Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

The subject property is located within the Regional Center character area of the Stonecrest Comprehensive Plan. The character area intends to lend to commercial and mixed-use development. The proposed zoning change and development of late-night establishment would be in keeping with the policy and intent of the comprehensive plan.

- **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The property is currently zoned C-1, which permits the development of a commercial use such as retail. The property does have reasonable economic use as currently zoned.

- **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

The proposed zoning proposal is not anticipated to have a negative impact on the existing use or usability of adjacent or nearby properties.

- **Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.**

There are no known existing conditions or changing conditions affecting the use and development of the subject property. The current zoning is the same proposed zoning classification.



PLANNING COMMISSION

- **Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

There are currently no historic buildings, sites, districts, or archaeological resources on the subject property.

- **Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The zoning proposed would not cause excessive burdensome.

- **Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

The zoning proposal will not adversely impact the environment or surrounding natural resources.

STAFF RECOMMENDATION

Staff recommends **APPROVAL/CONDITIONS** of RZ-22-004. The conditions are the following:

1. There shall be only one Late-night establishment shall be limited to the subject property only.
2. All lights shall be of concealed source type so that the illumination therefrom shall be controlled in a particular direction away from traffic driving south of Mall Ring Road or east-west along Stonecrest Concourse
3. There shall be Georgia certified post trained officers on site
4. The lighting of the parking lot shall be lit to the same standards of hotel and motels.
5. There shall be no parking along in a public right-of-way
6. There shall be no smoking-lounge or
7. Late-night establishment shall not be permitted to be used as an outdoor special event

**STATE OF GEORGIA
DEKALB COUNTY
CITY OF STONECREST**

ORDINANCE NO. ____-_____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STONECREST, GEORGIA, BY AMENDING THE OFFICIAL ZONING MAP OF CITY OF STONECREST, GEORGIA FROM C-1(LOCAL COMMERCIAL) STONECREST OVERLAY TIER 2 TO C-1 (LOCAL COMMERCIAL) STONECREST OVERLAY DISTRICT TIER 1 (SECTION 3.5.13.A- HIGH-RISE MIXED-USE ZONE) WITHIN CHAPTER 27 (ZONING ORDINANCE); TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PUPOSES.

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and City Council thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the governing authority of the City has considered one or more of the criteria of a rezoning request, provided in Section Sec. 7.3.4 and 7.3.5 Division 3. - Zoning and Comprehensive Plan Amendments and Procedures of Article VII (“Administration”) in Chapter 27 (“Zoning”) of the Code of Ordinances, City of Stonecrest, Georgia; and

26 **WHEREAS**, the Mayor and City Council desire to amend the Official Zoning Map of City
27
28 of Stonecrest, Georgia from c-1(local commercial) Stonecrest Overlay Tier 2 to Stonecrest Overlay
29
30 District Tier 1 (Section 3.5.13.A- High-Rise Mixed-Use Zone) within Chapter 27 (Zoning
31
32 Ordinance); and
33

34 **WHEREAS**, the governing authority of the City desires to rezone the following parcels of
35
36 real property found in Exhibit A and attached hereto; and

37
38 **WHEREAS**, from time-to-time amendments may be proposed for public necessity,
39
40 general welfare, or sound zoning practice that justify such action; and

41
42 **WHEREAS**, the applicant is requesting to rezone the subject properties with an existing
43
44 commercial business complex of several businesses from C-1(Local Commercial) Stonecrest
45
46 Overlay Tier 2 to C-1 (Local Commercial) Stonecrest Overlay Tier 1 to allow for a late-night
47
48 establishment;
49

50 **WHEREAS**, late-night establishment is currently prohibited in Tier 2 of the Stonecrest
51
52 Overlay where the subject properties are located;

53
54 **WHEREAS**, the City desires to change the subject properties from C-1(Local
55
56 Commercial) Stonecrest Overlay Tier 2 to C-1 (Local Commercial) Stonecrest Overlay Tier 1 with
57
58 the condition that a Georgia Certified P.O.S.T. trained officer is on site at all times during the
59
60 operation of the late-night establishment business to complement the existing commercial
61
62 development in the area;

63
64 **WHEREAS**, the Director of Planning and Planning Commission recommend approval
65
66 based on the City Staff Report and said report is hereby incorporated by reference herein; and

66 **WHEREAS**, a public hearing pursuant to the provisions of the Zoning Procedures Act has
67
68 been properly held prior to the adoption of this Ordinance; and

69
70 **WHEREAS**, the health, safety, and welfare of the citizens of the City will be positively
71
72 impacted by the adoption of this Ordinance.

73
74 **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL**
75
76 **OF THE CITY OF STONECREST, GEORGIA**, and by the authority thereof:
77

78 **Section 1.** The parcels of real property found in Exhibit “A” are hereby rezoned to the
79 zoning designation of C-1 (Local Commercial) Stonecrest Overlay Tier 1 as said designation is
80 described in Chapter 27 (“Zoning”) of the Code of Ordinances, City of Stonecrest, Georgia.

81 **Section 2.** The rezoning of said parcels is indicated on the map which is attached hereto
82 as Exhibit “B” and is incorporated herein by reference. The rezoning indicated in Section 1 herein
83 and in Exhibit A attached hereto is to be noted on the official City of Stonecrest Zoning Map
84 approved by the City’s Mayor and Council as soon as reasonably possible following adoption of
85 this Ordinance, along with an editorial note on the official City of Stonecrest Zoning Map
86 specifying the parcels affected by this Ordinance and the date of adoption of this Ordinance.

87 **Section 3.** The Code of Ordinances of the City of Stonecrest, Georgia is hereby amended
88 by replacing the portion of the Official Zoning Map, City of Stonecrest, Georgia, C-1(Local
89 Commercial) Stonecrest Overlay Tier 2 within Chapter 27 (Zoning Ordinance) as depicted in
90 Exhibit A attached hereto and made part by reference, and adopting the provisions set forth in
91 Exhibit B attached hereto and made a part by reference.

92 **Section 4.** That the rezoning of the subject properties is in alignment with the
93 comprehensive plan and it does not require an amendment.

94 **Section 5.** That the permitted uses are hereby amended to a commercial zoned district that
95 permits a late-night establishment.

96 **Section 6.** The preamble of this Ordinance shall be considered to be and is hereby
97 incorporated by reference as if fully set out herein.

98 **Section 7.** (a) It is hereby declared to be the intention of the Mayor and Council that all
99 sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their
100 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

101 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent
102 allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is
103 severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is
104 hereby further declared to be the intention of the Mayor and Council that, to the greatest extent
105 allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually
106 dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

107 (c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for
108 any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the
109 valid judgment or decree of any court of competent jurisdiction, it is the express intent of the
110 Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
111 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
112 of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to
113 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and
114 sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and
115 effect.

125 **Section 8.** The City Clerk, with the concurrence of the City Attorney, is authorized to
126 correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.

127 **Section 9.** All ordinances and parts of ordinances in conflict herewith are hereby
128
129 expressly repealed.

130
131 **Section 10.** The Ordinance shall be codified in a manner consistent with the laws of the
132
133 State of Georgia and the City of Stonecrest.

134
135 **Section 11.** It is the intention of the governing body, and it is hereby ordained that the
136
137 provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of
138
139 Stonecrest, Georgia.

ORDAINED this _____ day of _____, 2022.

[SIGNATURES TO FOLLOW]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

141

142

143

144

145

146

147

148

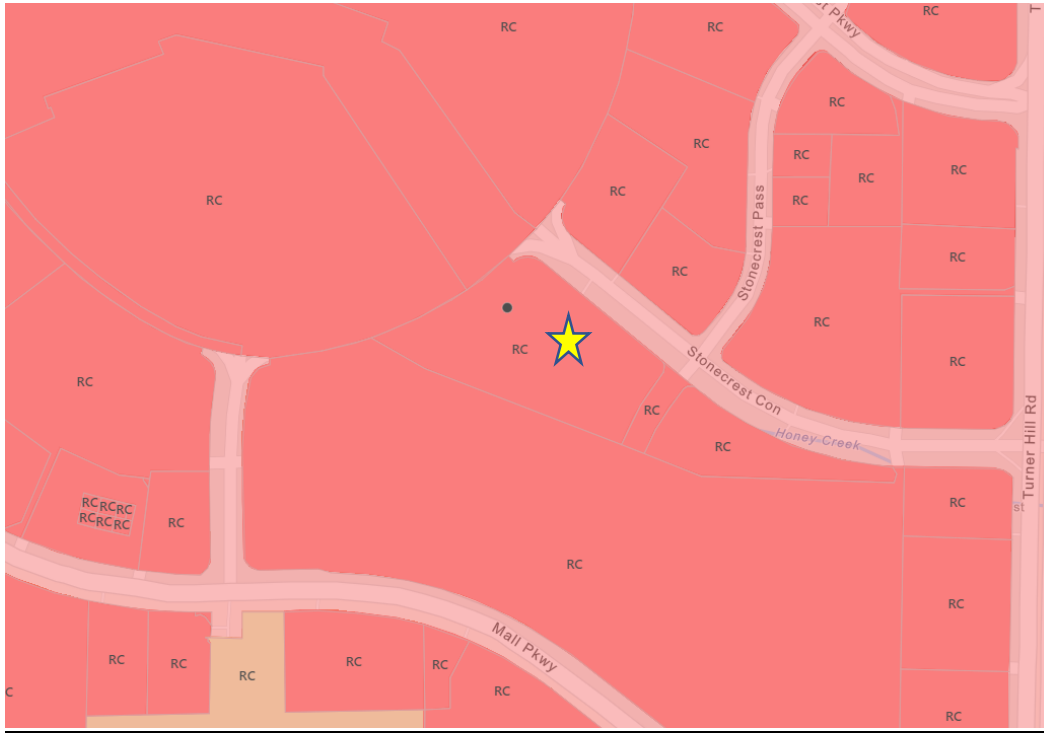
149

150

151

152

**EXHIBIT A
(SEE ATTACHED)**



Zoning Case: RZ-22-004

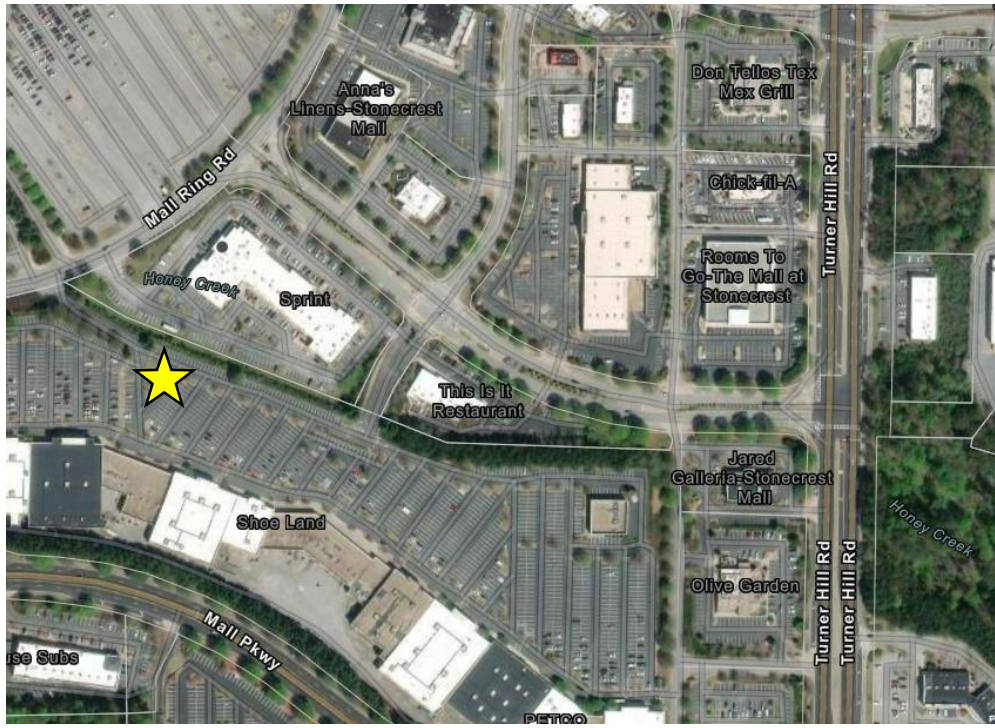
Address: 7301 Stonecrest Concourse.

Current Zoning: C-1 (Local Commercial) Stonecrest Overlay Tier 2

Proposed Zoning: C-1 (Local Commercial) Stonecrest Overlay Tier 1



Subject Property



158

159

160



Subject Property



161

EXHIBIT B
(SEE ATTACHED)

CHAPTER 27: ZONING ORDINANCE

Official Zoning Map, City of Stonecrest, Georgia, Stonecrest Overlay District Tier 1 (Section 3.5.13.A- High-Rise Mixed-Use Zone)





CITY COUNCIL AGENDA ITEM

SUBJECT: RZ-22-005 3266 and 7407 Hayden Quarry

AGENDA SECTION: *(check all that apply)*

☐ PRESENTATION ☒ PUBLIC HEARING ☐ CONSENT AGENDA ☐ OLD BUSINESS
☐ NEW BUSINESS ☐ OTHER, PLEASE STATE: Click or tap here to enter text.

CATEGORY: *(check all that apply)*

☒ ORDINANCE ☐ RESOLUTION ☐ CONTRACT ☐ POLICY ☐ STATUS REPORT
☐ OTHER, PLEASE STATE: Click or tap here to enter text.

ACTION REQUESTED: ☒ DECISION ☐ DISCUSSION, ☐ REVIEW, or ☐ UPDATE ONLY

Previously Heard Date(s): 08/22/22 & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 24, 2022

SUBMITTED BY: Keedra T. Jackson, Senior Planner

PRESENTER: Ray White, Director of Planning & Zoning

PURPOSE: To rezone the subject properties from R-100 (Residential Medium Lot) to MR-1 (Medium Density Residential) to develop 55 single-family attached townhomes to be owned fee simple on +/- 6.9 acres of land being Tax Parcel Nos. 16 182 03 001 and 16 182 02 003 having frontage on 3266 and 7407 Hayden Quarry Road.

FACTS: On August 22nd this petition came before City Council and was approved for a full deferral to the Planning Commission for a recommendation. The Planning Commission recommended denial on October 4th.

OPTIONS: Choose an item. Click or tap here to enter text.

RECOMMENDED ACTION: Approval

ATTACHMENTS:

- (1) Attachment 1 - Staff Report
- (2) Attachment 2 - Turner Hill TH Planting Schematic



CITY COUNCIL AGENDA ITEM

- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



PLANNING COMMISSION

Planning Commission October 4, 2022 / Mayor and City Council Meeting October 24, 2022

GENERAL INFORMATION

Petition Number:	RZ-22-005
Applicant:	Dorsey, LLC c/o Battle Law P.C.
Owner:	Thomas W. Poole, Jr., Chad D. Johnson, Patricia C. Johnson
Project Location:	3266 and 7407 Hayden Quarry Road
Parcels:	16-182-03-001 and 16-182-02-003
District:	District 1
Acreage:	Tract 1: 20.98 acres and Tract 2: 10.05 acres
Existing Zoning:	R-100 (Residential Medium Lot)
Proposed Zoning:	MR-1 (Medium Residential Density)
Comprehensive Plan Community Area Designation	UN (Urban Neighborhood)
Proposed Development/Request:	Seeking to rezone the subject properties from R-100 (Residential Medium Lot) to MR-1 (Medium Density Residential) to develop 55 single-family attached townhomes to be owned fee simple on +/- 6.9 acres of land being Tax Parcel Nos. 16 182 03 001 and 16 182 02 003 having frontage on 3266 and 7407 Hayden Quarry Road.
Staff Recommendations:	Approval
Planning Commission	To defer to September 6, 2022; DENIED on October 4, 2022
City Council	City Council approved a full deferral on August 22, 2022



PLANNING COMMISSION

Zoning Map



Subject Property



PLANNING COMMISSION

Zoning Case: RZ-22-005

Address: 3266 and 7407 Hayden Quarry Road

Current Zoning: R-100 (Residential Medium Lot)

Proposed Zoning: OD (Office Distribution)

Aerial Map



RZ-22-005

★ Subject Property



PLANNING COMMISSION



PROJECT OVERVIEW

The applicant, Dossey, LLC. is seeking to develop on +/- 6.9 acres of land being Tax Parcel Nos. 16 182 03 001 and 16182 02 003 having frontage on 3266 and 7407 Hayden Quarry Road (the “Subject Property”) with fifty-five (55) single-family attached townhomes to be owned fee simple. The Applicant is seeking a rezoning of the Subject Property from R-100 to MR-1.

BACKGROUND:

The subject property is a heavily wooded lot and has no past zoning petition attached to the staff.

**PLANNING COMMISSION**

As shown in the table below, the subject property is surrounded by industrial and residential development. *
Please see the map below table

ADJACENT ZONING AND LAND USE		
	Zoning	Zoning Land Use
Adjacent: North	R-100 (Single-Family Medium Density) and C-1 (Local Commercial)	Single-family residential, Chick-fil-A, TGI Fridays and Walmart Supercenter
Adjacent: East	RSM (Residential Small Lot) and MR-1 (Medium Density Residential)	Residential Development
Adjacent: South	R-100 (Residential Medium Lot), C-1 (Local Business) and RSM (Residential Small Lot)	Turner Hill Baptist Church
Adjacent: West	R-100 (Med Residential) District C-1 (Local Commercial) and MR-1 (Medium Density Residential)	Residential and Mall at Stonecrest



PLANNING COMMISSION

Zoning Criteria, Analysis and Comments

STANDARDS OF REZONING REVIEW

Section 7.3.4 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

- **Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.**

The surrounding properties are developed with apartments, single-family detached homes, and a learning center. Some of the surrounding parcels are vacant.

- **Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.**

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The only properties that will be affected are those that once used Old Hayden Quarry Road for access. However, Old Hayden Quarry Road has been blocked off from use and kept in a state of disrepair for quite some time. The application will be submitting a right-of-way abandonment application along with this rezoning application to formally close Old Hayden Quarry Road. That properties that once used it are vacant, so no property owner will be affected by this request. The property abutting the Subject Property to the Southwest will also not be adversely affected by this zoning proposal. A substantial, thirty (30) foot buffer will be maintained at the portions of the Subject Property that abut those properties. This buffer will ensure that the new development will not adversely affect the existing single-family detached homes. Therefore, the zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

- **Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The proposed land use will not cause excessive burdensome to this area. According to the trip generation report prepared for this zoning proposal by Ridge Planning and Engineering, the zoning proposal will add a total of 318 total trips over a twenty-four (24) hour period with twenty-five of those trips taking place during the morning peak travel time and twenty-nine (29) taking place during the evening peak travel time. The rest will take place



PLANNING COMMISSION

outside of the peak travel hours. Therefore, the zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

- **Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small areas studies.**

The Subject Property has a future land use designation of Urban Neighborhood and is currently zoned R-100. Thus, the current zoning designation does not conform to the future land use. The zoning proposal requests MR-1, which is in line with the future land use designation. Additionally, according to the Comprehensive Land Use Plan, “townhomes” are a specifically permitted use in the Urban Neighborhood land use designation. Thus, the zoning proposal conforms to the Comprehensive Land Use Plan.

- **Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary lines.**

The subject property is not directly adjacent to an adjoining governmental jurisdiction.

- **Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.**

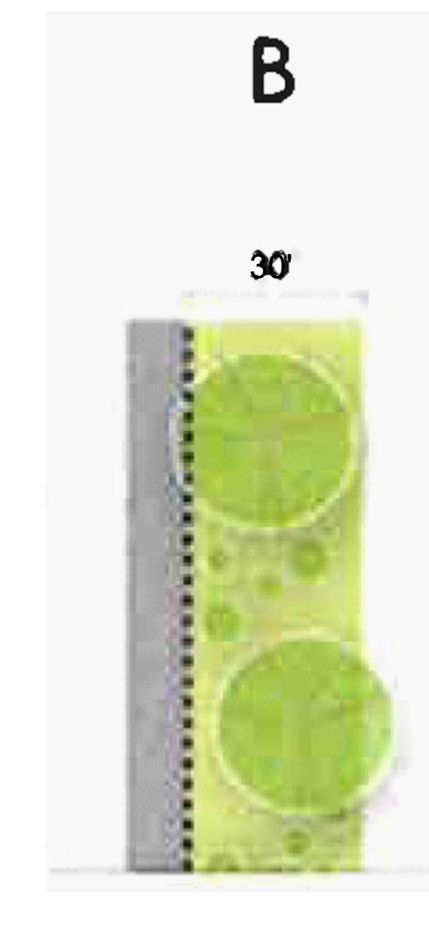
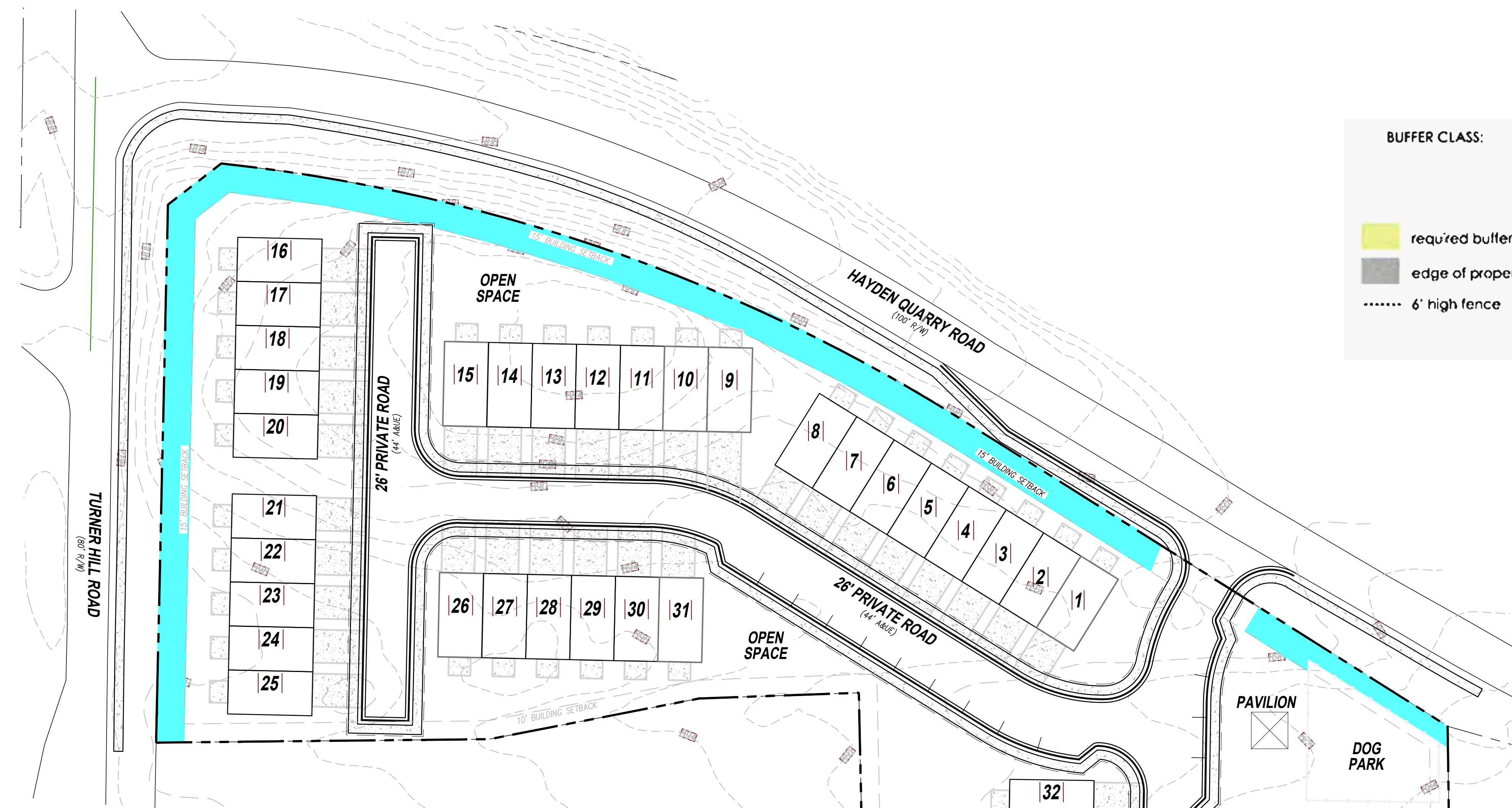
There are no existing or changing conditions affecting the use and development of the affected land areas.

- **Whether there will be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.**

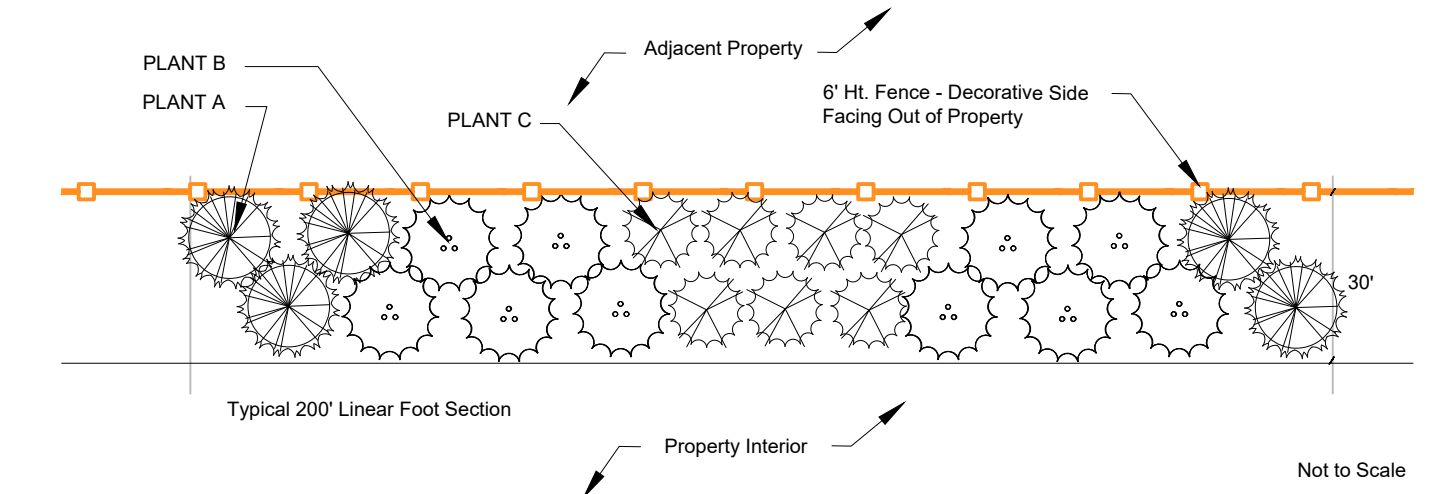
There are currently no historic buildings, sites, districts, or archaeological resources on the subject property, therefore there will be no impact on historic buildings.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed petition.



Type B Transitional - 30' Buffer



Existing Arterial and Collector Street - Streetscape

Existing Arterial and Collector Street

Streetscape Zone



Green Giant Arborvitae

— Fence, typ.

Fence, typ.

**STATE OF GEORGIA
DEKALB COUNTY
CITY OF STONECREST**

ORDINANCE NO. ____-_____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STONECREST, GEORGIA, BY AMENDING THE OFFICIAL ZONING MAP OF CITY OF STONECREST, GEORGIA, TO MR-1 (MEDIUM RESIDENTIAL DENSITY) WITHIN CHAPTER 27 (ZONING ORDINANCE); TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PUPOSES.

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and City Council thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the governing authority of the City has considered one or more of the criteria of a rezoning request, provided in Section Sec. 7.3.4 Division 3. - Zoning And Comprehensive Plan Amendments and Procedures of Article VII (“Administration”) in Chapter 27 (“Zoning”) of the Code of Ordinances, City of Stonecrest, Georgia; and

WHEREAS, the Mayor and City Council desire to amend Official Zoning Map,

City of Stonecrest, Georgia, R-100 (Residential Medium Lot) within Chapter 27 (Zoning Ordinance); and

WHEREAS, the governing authority of the City desires to rezone the following parcels of real property found in Exhibit A and attached hereto; and

WHEREAS, from time-to-time amendments may be proposed for public necessity, general welfare, or sound zoning practice that justify such action; and

WHEREAS, the applicant seeks to rezone subject properties from R-100 to MR-1 to develop 55 single-family attached townhomes;

WHEREAS, the rezoning of subject properties will not adversely affect the existing use or usability of adjacent or nearby properties, will not cause excessive burden to the area, and is in line with future land use designation;

WHEREAS, the applicant desires to change the subject properties from R-100 to MR-1 to complement the surrounding properties in the area that currently include vacant lots, apartments and single-family detached homes; and

WHEREAS, the Director of Planning and Planning Commission recommend approval based on the City Staff Report and said report is hereby incorporated by reference herein; and

WHEREAS, a public hearing pursuant to the provisions of the Zoning Procedures Act has been properly held prior to the adoption of this Ordinance; and

WHEREAS, the health, safety, and welfare of the citizens of the City will be positively impacted by the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, and by the authority thereof:

66
67

68 **Section 1.** The parcels of real property found in Exhibit “A” are hereby rezoned to the
69 zoning designation of MR-1 (Medium Residential Density) as said designation is described in
70 Chapter 27 (“Zoning”) of the Code of Ordinances, City of Stonecrest, Georgia.

71 **Section 2.** The rezoning of said parcels is indicated on the map which is attached hereto
72 as Exhibit “B” and is incorporated herein by reference. The rezoning indicated in Section 1 herein
73 and in Exhibit A attached hereto is to be noted on the official City of Stonecrest Zoning Map
74 approved by the City’s Mayor and Council as soon as reasonably possible following adoption of
75 this Ordinance, along with an editorial note on the official City of Stonecrest Zoning Map
76 specifying the parcels affected by this Ordinance and the date of adoption of this Ordinance.

77 **Section 3.** The Code of Ordinances of the City of Stonecrest, Georgia is hereby amended
78 by replacing the portion of the Official Zoning Map, City of Stonecrest, Georgia, R-100
79 (Residential Medium Lot) within Chapter 27 (Zoning Ordinance) as depicted in Exhibit A attached
80 hereto and made part by reference, and adopting the provisions set forth in Exhibit B attached
81 hereto and made a part by reference.

82 **Section 4.** That the rezoning of the subject properties is in alignment with the
83 comprehensive plan and it does not require an amendment.

84 **Section 5.** That the permitted uses are hereby amended to a residential district that is in
85 alignment with its future land use designation of Urban Neighborhood.

86 **Section 6.** The preamble of this Ordinance shall be considered to be and is hereby
87 incorporated by reference as if fully set out herein.

Section 7. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 8. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.

Section 9. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 10. The Ordinance shall be codified in a manner consistent with the laws of the

123 State of Georgia and the City of Stonecrest.

124

125 **Section 11.** It is the intention of the governing body, and it is hereby ordained that the

126

127 provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of

128

129 Stonecrest, Georgia.

ORDAINED this _____ day of _____, 2022.

[SIGNATURES TO FOLLOW]

130

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

131

132

133

134

135

136

137

138

139

140

141

142

**EXHIBIT A
(SEE ATTACHED)**



143

Zoning Case: RZ-22-005

144

Address: 3266 and 7407 Hayden Quarry Road

145

Current Zoning: R-100 (Residential Medium Lot)

146

Proposed Zoning: OD (Office Distribution)

147



Subject Property



RZ-22-005

148

149



Subject Property



EXHIBIT B
(SEE ATTACHED)

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169 CHAPTER 27: ZONING ORDINANCE

170 Official Zoning Map, City of Stonecrest, Georgia, MR-1 (Medium Residential Density)

171

172

173

174

175



CITY COUNCIL AGENDA ITEM

SUBJECT: RZ-22-007 3310, 3320, 3330 Turner Hill

AGENDA SECTION: *(check all that apply)*

☐ PRESENTATION ☒ PUBLIC HEARING ☐ CONSENT AGENDA ☐ OLD BUSINESS
☐ NEW BUSINESS ☐ OTHER, PLEASE STATE: Click or tap here to enter text.

CATEGORY: *(check all that apply)*

☒ ORDINANCE ☐ RESOLUTION ☐ CONTRACT ☐ POLICY ☐ STATUS REPORT
☐ OTHER, PLEASE STATE: Click or tap here to enter text.

ACTION REQUESTED: ☒ DECISION ☐ DISCUSSION, ☐ REVIEW, or ☐ UPDATE ONLY

Previously Heard Date(s): Click or tap here to enter text. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 24, 2022

SUBMITTED BY: Keedra T. Jackson, Senior Planner

PRESENTER: Ray White, Director of Planning & Zoning

PURPOSE: The applicant is requesting to rezone the subject properties from C-1, Stonecrest Overlay Tier 2 to C-1 Stonecrest Overlay Tier 1

FACTS: Planning Commission approved with amended conditions: There shall be a Georgia Post-certified trained officer

OPTIONS: Choose an item. Click or tap here to enter text.

RECOMMENDED ACTION: Approval

ATTACHMENTS:

- (1) Attachment 1 - Staff Report
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

C:\Users\MeetingsOfficeUser2\AppData\Local\Temp\tmp4373.tmp

4/8/2022

tmp4373 - Page 1 of 1

Revised



PLANNING COMMISSION

Planning Commission October 4, 2022 / Mayor and City Council Meeting October 24, 2022

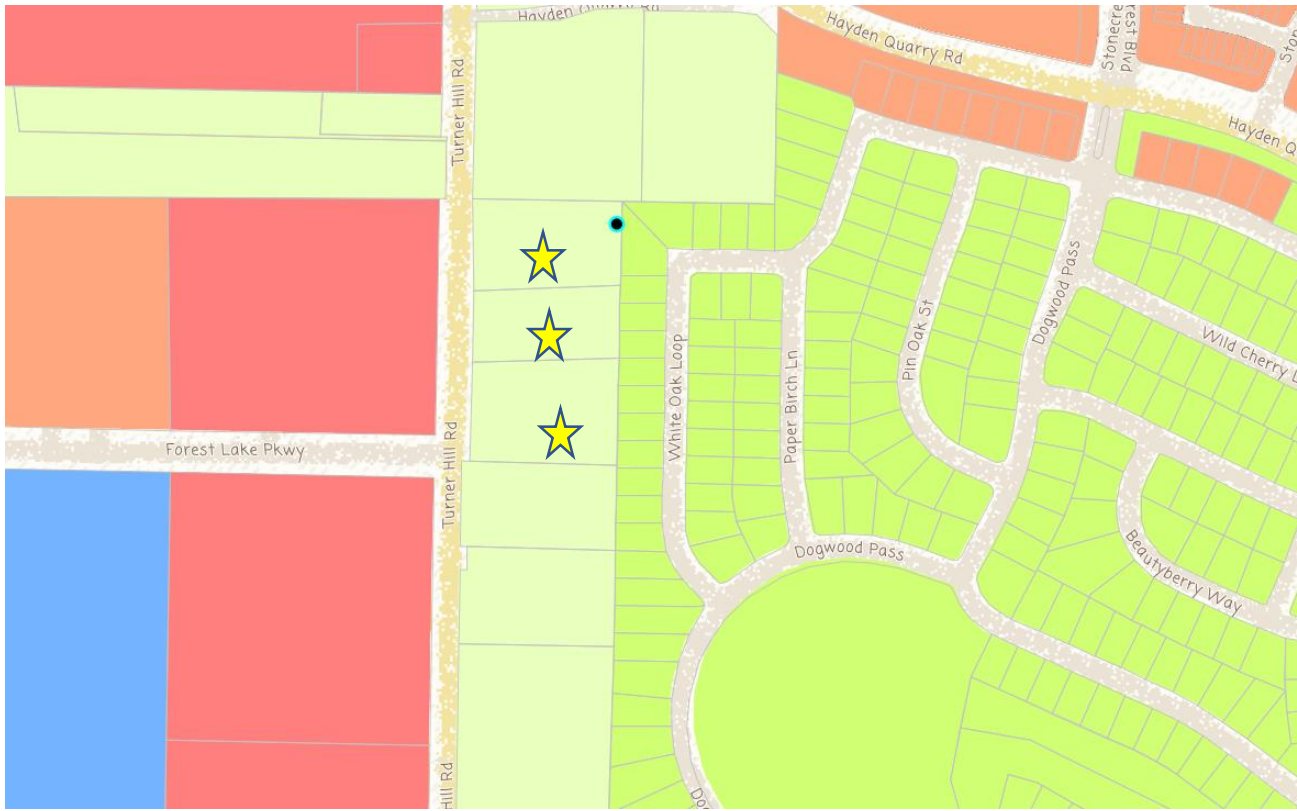
GENERAL INFORMATION

Petition Number:	RZ-22-007
Applicant:	AG Investments Holdings, LLC c/o Dennis J. Webb Jr., Smith, Gambrell & Russell, LLP
Owner:	Ivey Family Trust (Justin Ivey)
Project Location:	3310, 3320, and 3330 Turner Hill Road
Parcel:	16-181-07-039, 16-181-07-038, 16-181-07-037
District:	District 1
Acreage:	4.826 +/- acres
Existing Zoning:	R-100 (Residential Medium Lot) Stonecrest Overlay Tier 2
Proposed Zoning:	C-1 (Local Commercial)
Comprehensive Plan Community: Area Designation	UN (Urban Neighborhood)
Proposed Development/Request:	The applicant is requesting to rezone the subject properties from R-100, to C-1 to allow for a development of a neighborhood shopping center.
Staff Recommendations:	<i>Denial</i>
Planning Commission	Denial
City Council	N/A



PLANNING COMMISSION

Zoning Map



Zoning Case: RZ-22-007

Address: 3310, 3320, 3330 Turner Hill Road.

Current Zoning: R-100 (Residential Small Lot)

Proposed Zoning: C-1 (Local Commercial)



Subject Property

PLANNING COMMISSION
Aerial Map



PROJECT OVERVIEW



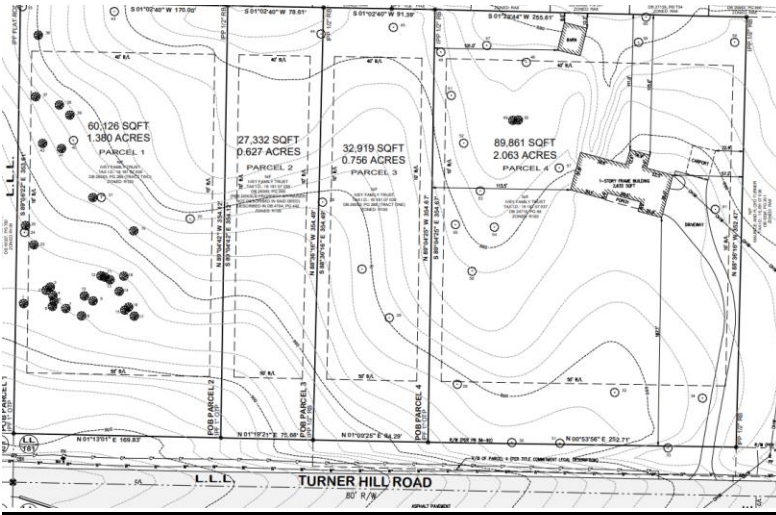
Subject Property

Location

The subject properties are located 3310, 3320, and 3330 Turner Hill Road (Parcel IDs: 16-181-07-039, 16-181-07-038, 16-181-07-037). The Subject Property collectively consists of a ±4.826 acres located in Land Lots 181, 16th District, City of Stonecrest, DeKalb County, Georgia (“Subject Property”).

The property is bounded by Hayden Quarry Road and Forest Lake Parkway.

PLANNING COMMISSION



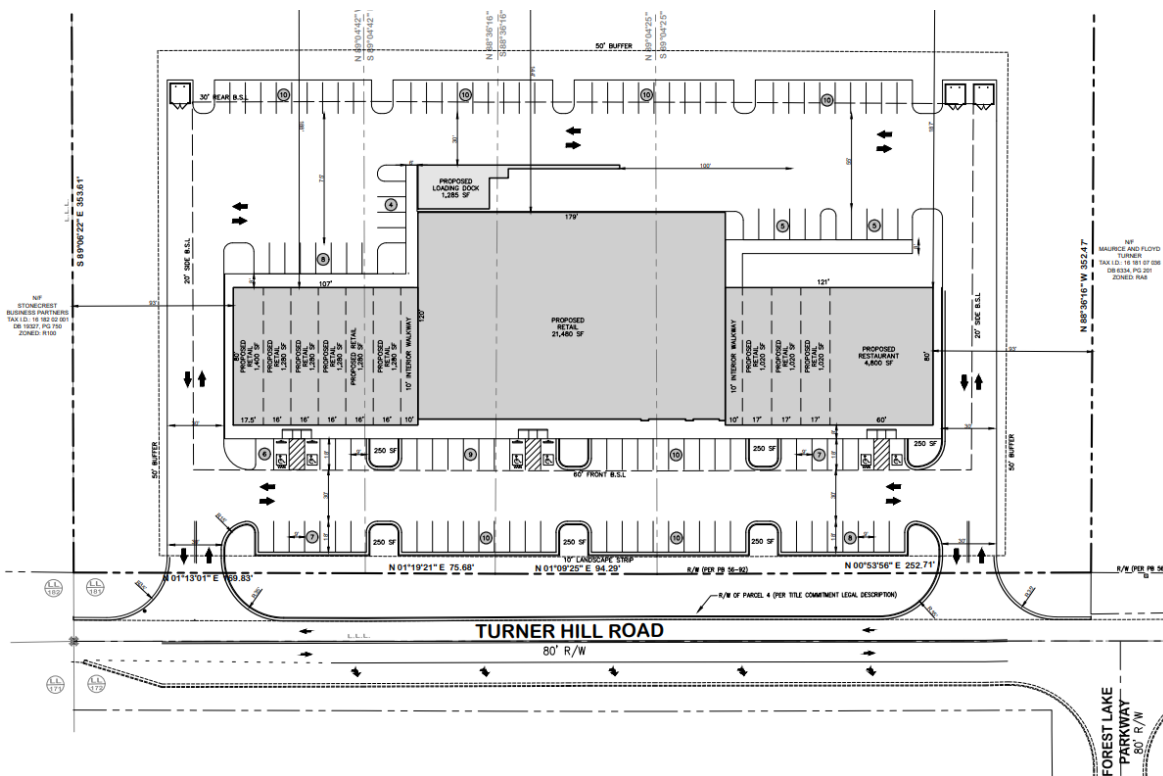
Rezoning Request

Background:

The applicant is seeking to rezone the subject property from R-100 to C-1 to allow for a shopping center that will consist of a grocery store, restaurant and retail stores. The site plan reflects 9 retail stores ranging from 1020 sf to 1400 sf. There will be a 4000 sf restaurant and a 21,480 sf retail store (grocery store). Public parking will be located in the front and rear of the subject property. There will be two ingress and egress access points from Turner Hill Road. The subject property is currently developed with a vacant single family residence and several accessory structures (a bard and sheds). The property is located south of Stonecrest Mall and is characterized by a mix of multi-family and single family residential dwellings. There is a row of R-100 zoned properties along this stretch of Turner Hill Road. Further to the east, across Turner Hill Road, is a property zoned C-1 containing the Wesley Stonecrest apartments. To the east, the property in question abuts several lots within the Parks of Stonecrest subdivision, all zoned RSM (Residential Small Lot) and developed with single family detached homes. North of the subject property, an undeveloped property is zoned R-100 and to the South, is an R-100 zoned property containing a single family residence.



PLANNING COMMISSION



Public Participation

Community Planning Information Meeting was on September 13, 2022. There was no surrounding property owner to speak in opposition of the rezoning petition, but there were several inquiries and comments regarding security, lighting, and noise ordinance.

STANDARDS OF REZONING REVIEW

RZ-22-2007

Planning Commission, October 4, 2022

KJ

5



PLANNING COMMISSION

ADJACENT ZONING AND LAND USE		
	Zoning	Zoning Land Use
Adjacent: North	R-100	Single family residential
Adjacent: East	RSM (Residential Small Lot)	Parks of Stonecrest subdivision
Adjacent: South	R-100	Single family residential
Adjacent: West	C-1 (Local Commercial), MR-1 (Medium Density Residential)	Wesley Stonecrest Apartments,

Zoning Criteria, Staff's Analysis and Comments

Section 7.3.4 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

- **Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.**

As shown in the table above, the subject property is surrounded by commercial and residential development.

- **Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.**



PLANNING COMMISSION

The existing land use is residential and could potentially affect the existing use or usability of adjacent of nearby property or properties. The current zoning of the property is the recommended zoning classification for the proposed land use and would be like adjacent properties.

- **Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The subject property is south of Stonecrest Mall and adjacent to other retail and commercial businesses. There will be added ingress and egress to Turner Hill Road. Due to a traffic study was not evaluated in this process, staff does not have clear data if transportation facilities, utilities and nearby schools will be impacted.

- **Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small areas studies.**

The proposed use of a commercial development is in accordance with the written policies in the Stonecrest comprehensive plan. The land use designation for the subject properties is Urban Neighborhood. The intent of the Urban Neighborhood future land use designation is to allow for townhomes, multi-family, neighborhood rentals, small scale retail and commercial development. Although the proposed rezoning is in compliance with the Stonecrest comprehensive plan, it is considered a spot rezoning and it is proposing to introduce a large scale retail development.

- **Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary lines.**

There are no potential impacts on the subject property or properties. The subject property is over 2000 ft away from unincorporated DeKalb County. The adjoining governmental jurisdiction will not be affected by the proposed change.

- **Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.**

There are no known existing conditions affecting the use and development of the shopping center development. The applicant is seeking this rezoning to allow for neighborhood shopping center consisting of retail stores, restaurant and grocery store.

- **Whether there will be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.**

There are currently no historic buildings, sites, districts, or archaeological resources on the subject property, therefore there will be no impact on historic buildings.



PLANNING COMMISSION

STANDARDS OF REZONING REVIEW

Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

- **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.**

Yes. The Proposed Development will complement the existing commercial development in the area. Additionally, the Applicant's request will not result in a different use than what is allowed in the comprehensive plan; however, the applicant is seeking to spot rezone and is seeking to introduce a large scale retail development to an area that is mostly residential in nature with small scale retail.

- **Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

The subject property is located within the Urban Neighborhood character area of the Stonecrest Comprehensive Plan. The character area intends to lend to commercial and residential development. The proposed zoning change and development of neighborhood shopping center would be in keeping with the policy and intent of the comprehensive plan.

- **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The property is currently zoned R-100, which permits the development of a single family residential dwelling. The property does have reasonable economic use as currently zoned.

- **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

The proposed zoning proposal could have a negative impact on the existing use or usability of adjacent or nearby properties. The proposed development may introduce more large scale retail development to the area. The intent of the Urban Neighborhood character area is to preserve the style and appeal of older compact pedestrian-friendly neighborhoods and communities. The characteristics include higher pedestrian orientation, sidewalks and more grid-like street patterns. This will include on-street parking, small and regular lots and buildings closer to the front property line. There shall be neighborhood-scale commercial scattered throughout.

- **Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.**

There are no known existing conditions or changing conditions affecting the use and development of the subject property. The current zoning is the same proposed zoning classification.



PLANNING COMMISSION

- **Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

There are currently no historic buildings, sites, districts, or archaeological resources on the subject property.

- **Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The zoning proposed is not expected to cause excessive burdensome use of existing streets, transportation facilities, utilities or schools.

- **Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

The zoning proposal will not adversely impact the environment or surrounding natural resources.

STAFF RECOMMENDATION

Staff recommends **Denial** of RZ-22-007. The conditions are the following:

**STATE OF GEORGIA
DEKALB COUNTY
CITY OF STONECREST**

ORDINANCE NO. ____-_____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STONECREST, GEORGIA, BY AMENDING THE OFFICIAL ZONING MAP OF CITY OF STONECREST, GEORGIA FOR PARCEL NUMBERS 16-181-07-039, 16-181-07-038, 16-181-07-037 FROM R-100 (RESIDENTIAL MEDIUM LOT) TO C-1 (LOCAL COMMERCIAL) WITHIN CHAPTER 27 (ZONING ORDINANCE); TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PUPOSES.

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and City Council thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the governing authority of the City has considered one or more of the criteria of a rezoning request, provided in Section Sec. 7.3.4. and 7.3.5 Division 3. - Zoning And Comprehensive Plan Amendments and Procedures of Article VII (“Administration”) in Chapter 27 (“Zoning”) of the Code of Ordinances, City of Stonecrest, Georgia; and

26 **WHEREAS**, the Mayor and City Council desire to amend Official Zoning Map,
27
28 City of Stonecrest, Georgia for Parcel Numbers 16-181-07-039, 16-181-07-038, 16-181-07-037 to
29 C-1 (Local Commercial) within Chapter 27 (Zoning Ordinance); and

30 **WHEREAS**, the governing authority of the City desires to rezone the following parcels of
31 real property found in Exhibit A and attached hereto; and

32 **WHEREAS**, from time-to-time amendments may be proposed for public necessity,
33
34 general welfare, or sound zoning practice that justify such action; and
35

36 **WHEREAS**, the subject property is currently zoned as R-100 (Residential Medium Lot)
37
38 and developed with a vacant single-family residence and several accessory structures that include
39
40 a barn and sheds;
41

42 **WHEREAS**, the applicant seeks to rezone the subject property from R-100 to C-1 to allow
43
44 for a shopping center consisting of a grocery store, restaurant and retail stores;
45

46 **WHEREAS**, the proposed use by applicant for commercial development is in accordance
47
48 with written policies in the City's comprehensive plan as an Urban Neighborhood which allow for
49
50 townhomes, multi-family, neighborhood rentals, small scale retail and commercial development;
51

52 **WHEREAS**, the City desires to change the subject property from R-100 to C-1 to
53
54 compliment the area surrounded by commercial and residential development;
55

56 **WHEREAS**, the Director of Planning and Planning Commission recommend approval
57
58 based on the City Staff Report and said report is hereby incorporated by reference herein; and
59

60 **WHEREAS**, a public hearing pursuant to the provisions of the Zoning Procedures Act has
61
62 been properly held prior to the adoption of this Ordinance; and
63

64 **WHEREAS**, the health, safety, and welfare of the citizens of the City will be positively

65
66 impacted by the adoption of this Ordinance.

67
68 **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL**
69
70 **OF THE CITY OF STONECREST, GEORGIA,** and by the authority thereof:
71

72 **Section 1.** The parcels of real property found in Exhibit “A” are hereby rezoned to the
73 zoning designation of Local Commercial Lot (“C-1”) as said designation is described in Chapter
74 27 (“Zoning”) of the Code of Ordinances, City of Stonecrest, Georgia.

75 **Section 2.** The rezoning of said parcels is indicated on the map which is attached hereto
76 as Exhibit “B” and is incorporated herein by reference. The rezoning indicated in Section 1 herein
77 and in Exhibit A attached hereto is to be noted on the official City of Stonecrest Zoning Map
78 approved by the City’s Mayor and Council as soon as reasonably possible following adoption of
79 this Ordinance, along with an editorial note on the official City of Stonecrest Zoning Map
80 specifying the parcels affected by this Ordinance and the date of adoption of this Ordinance.

81 **Section 3.** The Code of Ordinances of the City of Stonecrest, Georgia is hereby amended
82 by replacing the portion of the Official Zoning Map, City of Stonecrest, Georgia, Parcel Numbers
83 16-181-07-039, 16-181-07-038, 16-181-07-037 within Chapter 27 (Zoning Ordinance) as depicted
84 in Exhibit A attached hereto and made part by reference, and adopting the provisions set forth in
85 Exhibit B attached hereto and made a part by reference.

86 **Section 4.** That the rezoning of the subject properties is in alignment with the
87 comprehensive plan and it does not require an amendment.

88 **Section 5.** That the permitted uses are hereby amended from residential districts to
89 commercial zoned districts.

90 **Section 6.** The preamble of this Ordinance shall be considered to be and is hereby
91 incorporated by reference as if fully set out herein.

92 **Section 7.** (a) It is hereby declared to be the intention of the Mayor and Council that all
93 sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their
94 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

95 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent
96 allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is
97 severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is
98 hereby further declared to be the intention of the Mayor and Council that, to the greatest extent
99 allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually
100 dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

101 (c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for
102 any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the
103 valid judgment or decree of any court of competent jurisdiction, it is the express intent of the
104 Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
105 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
106 of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to
107 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and
108 sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and
109 effect.

110 **Section 8.** The City Clerk, with the concurrence of the City Attorney, is authorized to
111 correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.

112 **Section 9.** All ordinances and parts of ordinances in conflict herewith are hereby

expressly repealed.

Section 10. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

Section 11. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Stonecrest, Georgia.

ORDAINED this _____ day of _____, 2022.

[SIGNATURES TO FOLLOW]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

135

136

137

138

139

140

141

142

143

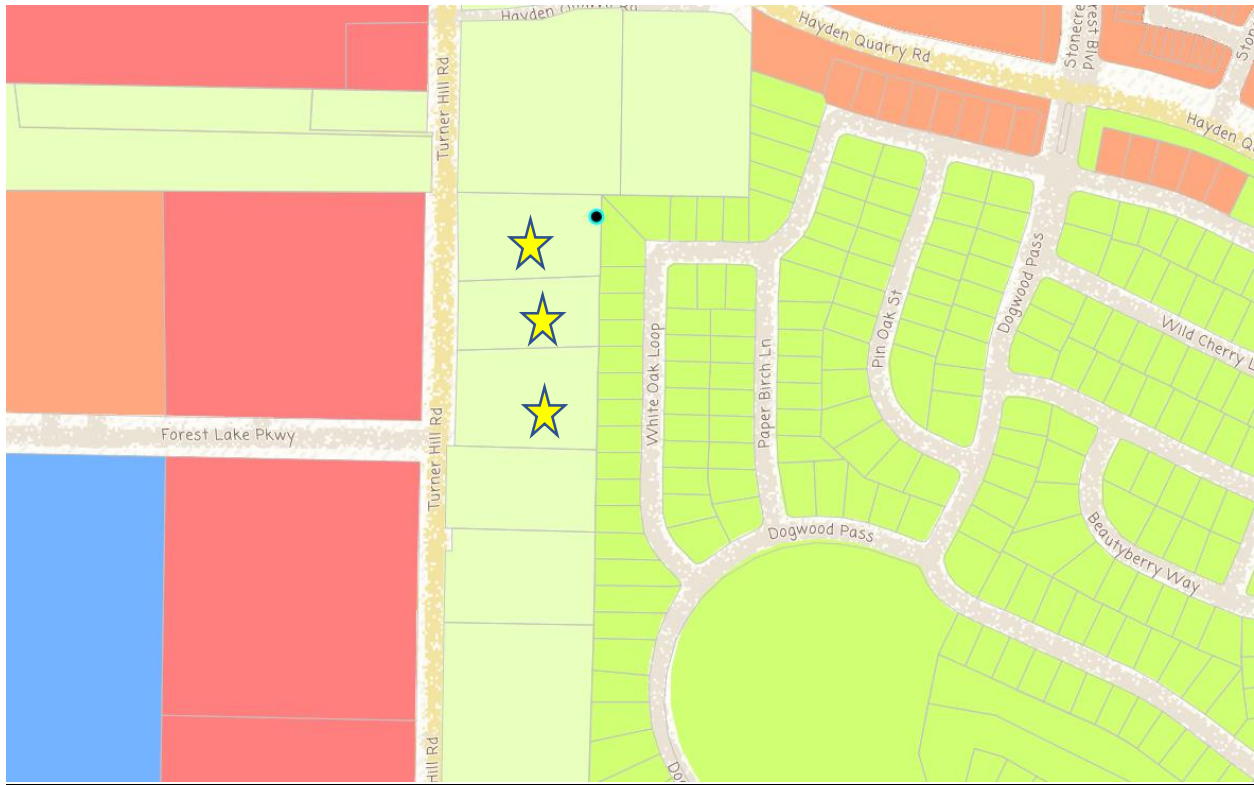
144

145

146

**EXHIBIT A
(SEE ATTACHED)**

Zoning Map



Zoning Case: RZ-22-007

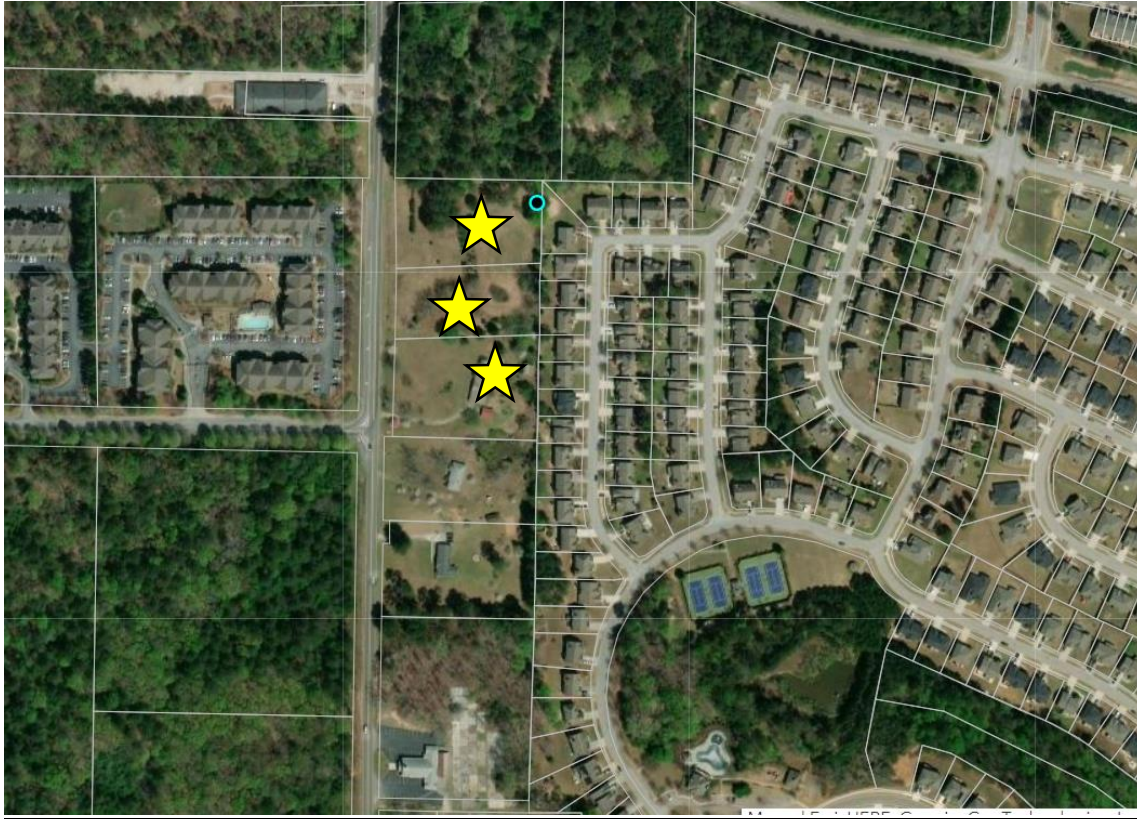
Address: 3310, 3320, 3330 Turner Hill Road.

Current Zoning: R-100 (Residential Small Lot)

Proposed Zoning: C-1 (Local Commercial)



Subject Property



155

156

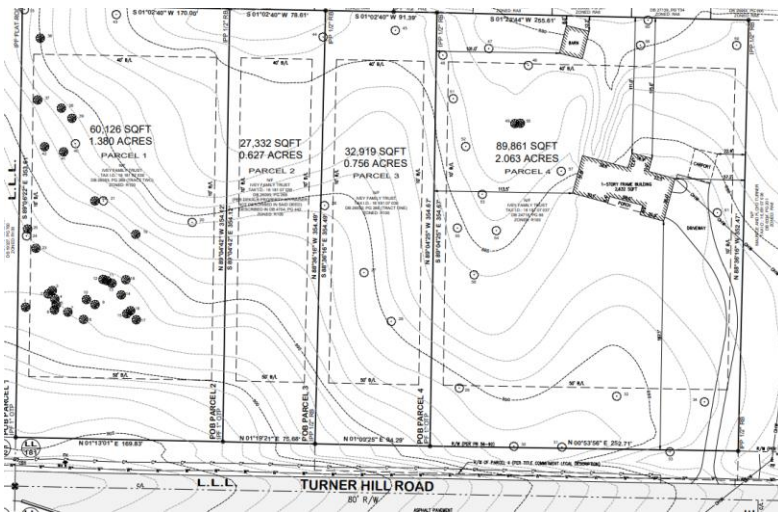
157

158

159



Subject Property



160

161

EXHIBIT B
(SEE ATTACHED)

162

163 CHAPTER 27: ZONING ORDINANCE

164 Official Zoning Map, City of Stonecrest, Georgia for Parcel Numbers 16-181-07-039, 16-181-
165 07-038, 16-181-07-037

166



CITY COUNCIL AGENDA ITEM

SUBJECT: 2020 Annual Comprehensive Financial Report Presentation

AGENDA SECTION: *(check all that apply)*

☒ **PRESENTATION** ☐ **PUBLIC HEARING** ☐ **CONSENT AGENDA** ☐ **OLD BUSINESS**
☐ **NEW BUSINESS** ☐ **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: *(check all that apply)*

☐ **ORDINANCE** ☐ **RESOLUTION** ☐ **CONTRACT** ☐ **POLICY** ☐ **STATUS REPORT**
☒ **OTHER, PLEASE STATE:** Click or tap here to enter text.

ACTION REQUESTED: ☐ **DECISION** ☐ **DISCUSSION**, ☐ **REVIEW**, or ☒ **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 24, 2022

SUBMITTED BY: Gia Scruggs on Behalf of City Manager's Office

PRESENTER: Doug Moses, Mauldin and Jenkins

PURPOSE: Doug Moses will present the 2020 Audit results for the City of Stonecrest.

FACTS: Click or tap here to enter text.

OPTIONS: Discussion only Click or tap here to enter text.

RECOMMENDED ACTION: Discussion Only

ATTACHMENTS:

- (1) Attachment 1 - 2020 Management Letter
- (2) Attachment 2 - 2020 ADA
- (3) Attachment 3 - 2020 ACFR
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

**To the Honorable Mayor and Members
of the City Council and Management of
the City of Stonecrest, Georgia**

In planning and performing our audit of the financial statements of the City of Stonecrest, Georgia (the “City”) as of and for the year ended December 31, 2020, in accordance with auditing standards generally accepted in the United States of America, we considered the City’s internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City’s internal control. Accordingly, we do not express an opinion on the effectiveness of the City’s internal control.

However, during our audit we became aware of several matters that are opportunities for strengthening internal controls and operating efficiency. This letter includes comments and suggestions with respect to matters that came to our attention in connection with our audit of the financial statements of the City as of and for the year ended December 31, 2020. A separate report dated June 27, 2022 contains our report on material weaknesses in the City’s internal control. This letter does not affect our report dated June 27, 2022, on the financial statements of the City.

The following items are offered as constructive suggestions to be considered as part of the ongoing process of modifying and improving the City’s practices and procedures:

1) Policy Adoption

During our walkthroughs, review of the City Council minutes, and examination of the City’s Internal Control Questionnaires, we noted the City has yet to formally adopt the following policies and/or procedures:

- Information Technology policy, which formalizes the procedures and policies related to set-up, user access, testing of back-up procedures, and emergency changes to the City’s software applications.
- A record retention policy for the legal, fiscal, and administrative needs of the City.
- Purchasing – the City should implement and systemize the use of purchase orders within its operations; management and/or governing body approval should be required for purchase orders that exceed established limits per the City’s purchasing policy and there should be an adequate segregation of duties for those employees that initiate, approve and record purchase orders within the purchasing cycle.
- Management should establish a well-defined process for financial reporting that includes the following: formal documentation for approval and review of new accounting policy, a system to monitor changes in authoritative guidance and implement necessary changes on a timely basis, use of up-to-date checklists to ensure that all relevant financial information is disclosed appropriately and in accordance with

We strongly recommend the City's management begin to create and adopt these accounting policies.

2) Capital Asset Software

During our testing of the City's capital assets, we noted the assets are maintained in Microsoft Excel. While the City is still new and developing many of the accounting systems and processes, we strongly recommend the City consider purchasing a system for capital asset maintenance. The schedules and detail listings are much more susceptible to errors with having all of the calculations being based on manually created formulas, as opposed to system generated reports.

3) Whistleblower Hotline Policy

We noted through discussions with management the City does not have a whistleblower hotline in place for the City employees to report instances of potential fraudulent activity happening at the City. We recommend the City implement a whistleblower hotline to mitigate its risks related to fraud.

4) Conflict of Interest Policy

We noted through discussions with management the City does not require conflict of interest statements to be signed by all employees, whether contracted employee or not, and City officials. We recommend the City implement such a policy going forward.

Closing Thoughts

We have already discussed many of these comments and suggestions with various City personnel, and we will be pleased to discuss them in further detail at your convenience, to perform any additional study of these matters, or to assist you in implementing the recommendations.

This communication is intended solely for the information and use of management, the City Council, and others within the City, and is not intended to be, and should not be, used by anyone other than those specified parties.

We appreciate serving the City of Stonecrest and would be happy to assist you in addressing and implementing any of the suggestions in this letter.

Mauldin & Jenkins, LLC

Atlanta, Georgia
June 27, 2022



Presentation of 2020 Auditor's Discussion and Analysis

City of Stonecrest, Georgia
Mayor/Council Meeting

Auditor's Discussion and Analysis

- Engagement Team
- Results of the 2020 Audit
- Comments, Recommendations, and Other Issues
- Questions



Engagement Team

MAULDIN & JENKINS – GOVERNMENTAL PRACTICE



CONSISTENTLY RANKED AS A TOP
ACCOUNTING FIRM IN THE U.S.

100+ year

HISTORY
OF QUALITY SERVICE

Serve 565+

GOVERNMENT CLIENTS

**GOVERNMENTAL
PARTNERS &
DIRECTORS**

21



125+

TEAM MEMBERS DEDICATED
TO SERVING THE
GOVERNMENTAL INDUSTRY



5
STATES

12
OFFICES



220+

SINGLE AUDITS PERFORMED LAST
YEAR COVERING OVER \$4 BILLION
OF FEDERAL GRANTS



120,000+

HOURS ANNUALLY
PROVIDED TO
GOVERNMENTAL CLIENTS

140+

CURRENT CLIENTS AWARDED
THE GFOA CERTIFICATE OF
EXCELLENCE



**NATIONALLY
RECOGNIZED**

Engagement Team (Continued)

Engagement Team Leaders for the City of Stonecrest Include:

- Doug Moses and Adam Fraley, Engagement Partners – over 20 years' experience, 100% governmental
- Tim Lyons, Quality Assurance Review Partner – 14 years' experience, 100% governmental
- Will Derzis, Manager – 7 years' experience, 100% governmental

Mauldin & Jenkins – Additional Information

Other Industries & Services by Mauldin & Jenkins:

Each of Mauldin & Jenkins' offices provides a wide variety of services to a broad range of clientele. We have partners and managers who are responsible for specialized practice areas of auditing and accounting, taxes and management advisory services. Their purpose, as leaders in the particular practice area, is to establish policies with respect to technical matters in these specific areas and ensure that the quality of the Firm's practice is maintained.

Industries Served: Over the years our partners have developed expertise in certain industries representative of a cross section of the Georgia economy, including:

- | | |
|---|--|
| <ul style="list-style-type: none">- Governmental Entities (state entities, cities, counties, school systems, business type operations, libraries, and other special purpose entities)- Agri-Businesses- Professional Services- Financial Institutions (community banks, savings & loans, thrifts, credit unions, mortgage companies, and finance companies)- Long-term Healthcare- Individuals, Estates and Trusts | <ul style="list-style-type: none">- SEC Registrants- Wholesale Distribution- Manufacturing- Employee Benefit Plans- Non-Profit Organizations- Retail Businesses- Construction & Development- Real Estate Management |
|---|--|



Results of December 31, 2020 Audit

□ Our Responsibility Under Auditing Standards Generally Accepted in the United States of America (GAAS)

- We considered the internal control structure for the purpose of expressing our opinion on the City's basic financial statements and not providing assurance on the internal control structure.
- Our audit was performed in accordance with GAAS.
- Our objective is to provide reasonable—not absolute—assurance that the basic financial statements are free of material misstatement.
- The basic financial statements are the responsibility of the City's management.

□ Report on 2020 Basic Financial Statements

- Unmodified ("clean") opinion on basic financial statements. Audit report date of June 27, 2022.
- Presented fairly in accordance with accounting principles generally accepted in the United States of America.
- Our responsibility does not extend beyond financial information contained in our report.

□ Report in accordance with *Government Auditing Standards* for 2020

- Four (4) material weaknesses (i.e. findings) reported. Audit report date of June 27, 2022.



Results of December 31, 2020 Audit (Continued)

□ Significant Accounting Policies

- The significant accounting policies used by the City are described in Note 1 to the basic financial statements.
- Implemented in the current fiscal year.
- In considering the policies used by the City are in accordance with generally accepted accounting principles and similar government organizations, with no significant new policies. In considering the qualitative aspects of its policies, the City is not involved in any controversial or emerging issues for which guidance is not available.

□ Management Judgment/Accounting Estimates

- The City uses various estimates as part of its financial reporting process – including valuation of useful lives of capital assets.
- Management's estimates used in preparation of financial statements were deemed reasonable in relation to the financial statements taken as a whole. We considered this information and the qualitative aspects of management's calculations in evaluating the City's significant accounting estimates.

□ Financial Statement Disclosures

- The footnote disclosures to the financial statements are also an integral part of the financial statements and the process used by management to accumulate the information included in the disclosures was the same process used in accumulating the statements. The overall neutrality, consistency, and clarity of the disclosures was considered as part our audit.

Results of December 31, 2020 Audit (Continued)

□ Relationship with Management

- We received full cooperation from the City's management, staff, and others.
- There were no disagreements with management on accounting issues or financial reporting matters.

□ Audit Adjustments

- Adjustments were proposed to the records of the City and have been recorded in the City's financial statements. The City's management has copies of these audit entries and will have them available with this presentation. There were no passed audit adjustments for the fiscal year ended December 31, 2020.

□ Representation from Management

- We requested written representations from management relating to the accuracy of information included in the financial statements and the completeness and accuracy of various information requested by us, during the audit. Management provided those written representations without a problem.



Results of December 31, 2020 Audit (Continued)

□ Consultation with Other Accountants

- To the best of our knowledge, management has not consulted with, or obtained opinions from, other independent accountants during the year, nor did we face any issues requiring outside consultation.

□ Significant Issues Discussed with Management

- There were no significant issues discussed with management related to business conditions, plans, or strategies that may have affected the risk of material misstatement of the financial statements.

□ Information in Documents Containing Audited Financial Statements

- Our responsibility for other information in documents containing the City's basic financial statements and our report thereon does not extend beyond the information identified in our report. If the City intends to publish or otherwise reproduce the financial statements and make reference to our firm, we must be provided with printers' proof for our review and approval before printing. The City must also provide us with a copy of the final reproduced material for our approval before it is distributed.

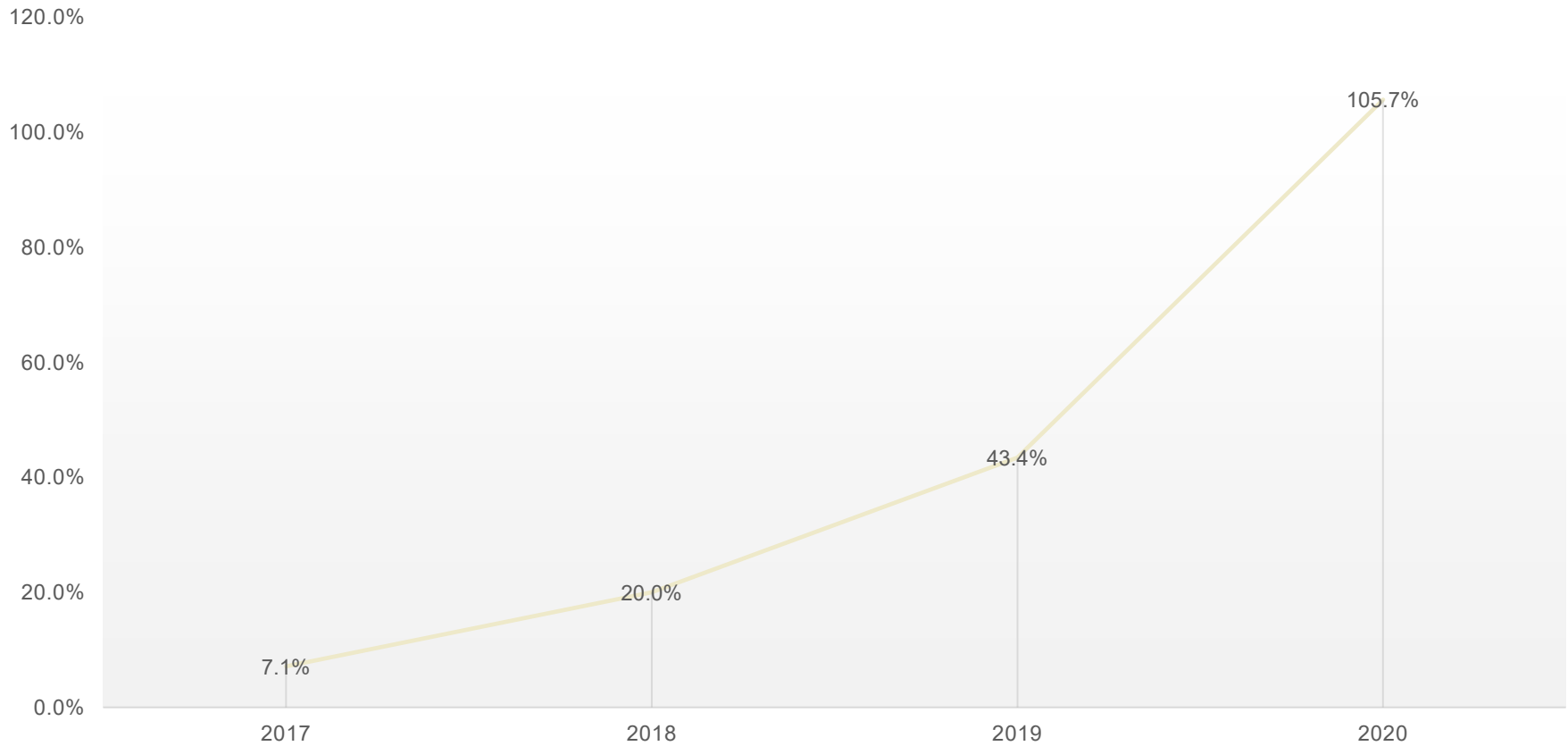
□ Auditor Independence

- In accordance with AICPA professional standards, M&J is independent with regard to the City and its financial reporting process.
- There were no fees paid to M&J for management advisory services during fiscal year 2020 that might affect our independence as auditors.

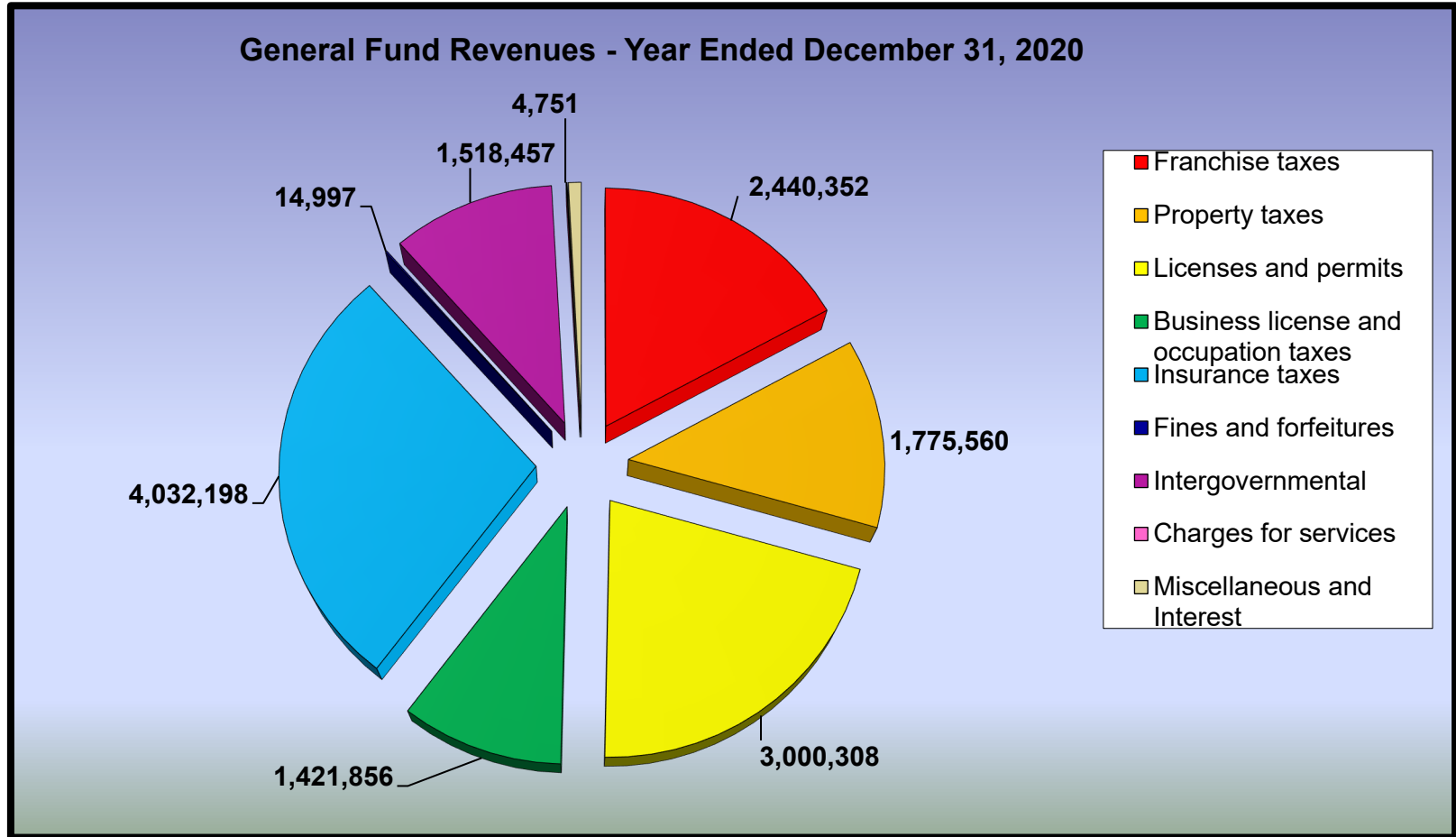


Fund Balance as a Percentage of Total Expenditures – 4 Year Comparison

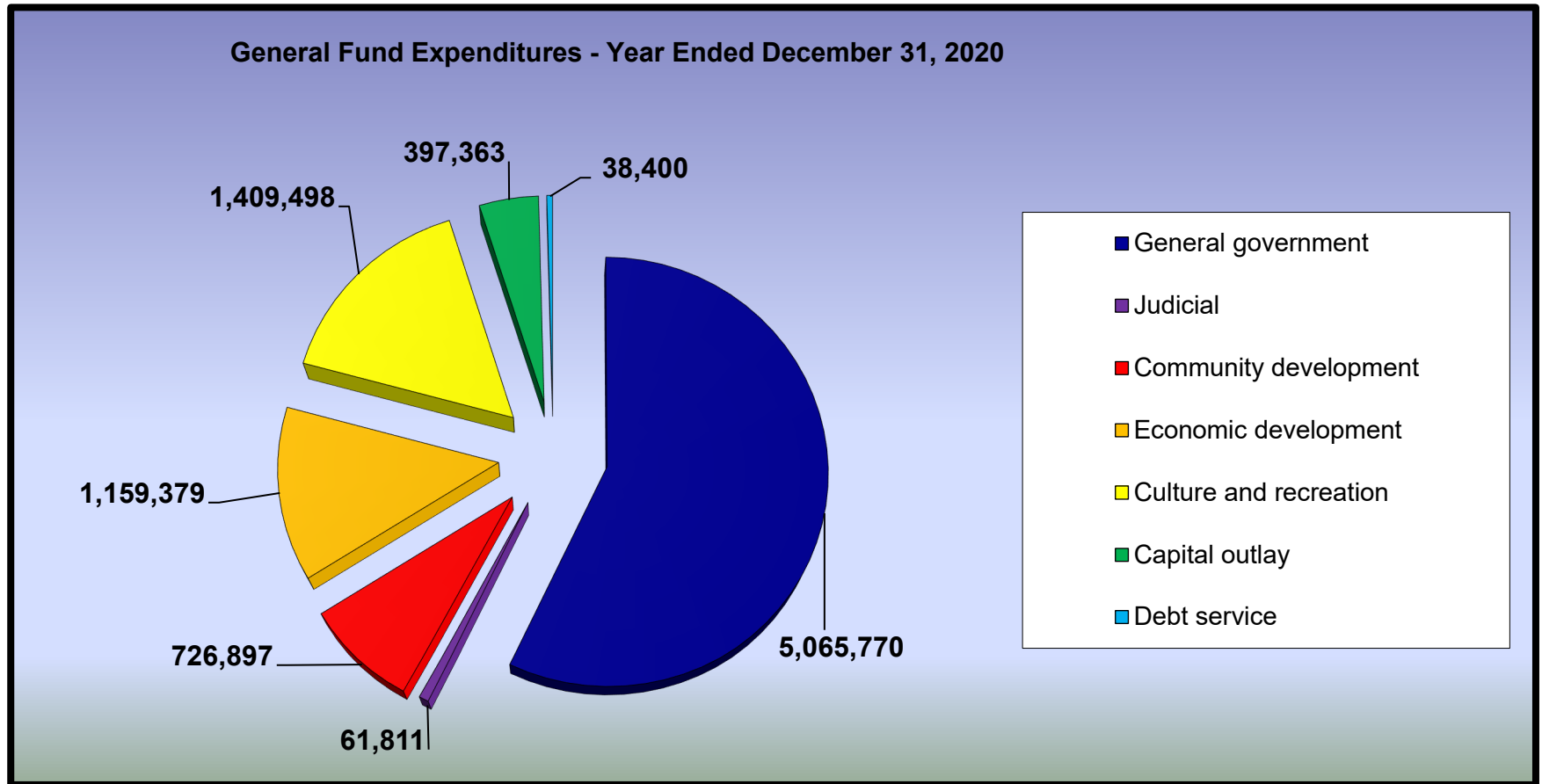
General Fund - Fund Balance as a Percentage of Expenditures and Transfers Out



General Fund Revenues – Fiscal Year Ended December 31, 2020



General Fund Expenditures – Fiscal Year Ended December 31, 2020 (Continued)



Comments, Recommendations, & Other Issues

❖ Management Recommendations for Improvement

Policy Adoption — During our walkthroughs, review of the City Council minutes, and examination of the City's Internal Control Questionnaires we noted the City has yet to formally adopt the following policies and/or procedures:

- a. Information Technology policy, which formalizes the procedures and policies related to set-up, user access, testing of back-up procedures, and emergency changes to the City's software applications.
- b. A record retention policy for the legal, fiscal, and administrative needs of the City.
- c. Purchasing — the City should implement and systemize the use of purchase orders within its operations; management and/or governing body approval should be required for purchase orders that exceed established limits per the City's purchasing policy and there should be an adequate segregation of duties for those employees that initiate, approve and record purchase orders within the purchasing cycle.
- d. Management should establish a well-defined process for financial reporting that includes the following: formal documentation for approval and review of new accounting policies, a system to monitor changes in authoritative guidance and implement necessary changes on a timely basis, and an independent review and supporting analysis for all significant judgements, estimates and non-routine transactions that documents compliance with relevant GAAP framework.

Capital Asset Software — During our testing of the City's capital assets, we noted the assets are maintained in Microsoft Excel. While the City is still new and developing many of the accounting systems and processes, we strongly recommend the City consider purchasing a system for capital asset maintenance. The schedules and detail listings are much more susceptible to errors with having all of the calculations being based on manually created formulas, as opposed to system generated reports.

Comments, Recommendations, & Other Issues (Continued)

❖ Management Recommendations for Improvement (Continued)

IT Cybersecurity – During our audit, we communicated certain recommendations to management related to internal controls surrounding cybersecurity.

Whistleblower Hotline Policy – We noted through discussions with management the City does not have a whistleblower hotline in place for the City employees to report instances of potential fraudulent activity happening at the City. We recommend the City implement a whistleblower hotline to mitigate its risks related to fraud.

Conflict of Interest Policy – We noted through discussions with management the City does not require conflict of interest statements to be signed by all employees, whether contracted employee or not, and City officials. We recommend the City implement such a policy going forward.



Comments, Recommendations, & Other Issues (Continued)

❖ Material Weaknesses

Purchase Card Policies and Procedures – Internal controls should be in place at the City to ensure that payments and disbursements made with purchase cards maintain proper documentation and support. During our testing of P-card transactions, we noted the following issues surrounding the use and procedures encompassing the City's purchase cards:

- As of year-end, the City lacked oversight, documentation and prior approvals necessary for employees to make purchases on their purchase cards within City policy.
- During our testing of purchase card transactions throughout the year, we noted sixty-four (64) instances of purchases that lacked evidence of proper review and approval.
- During our testing of purchase card transactions throughout the year, we noted forty (40) instances in which receipts and/or support were not attached to the original statement(s).
- During our testing of purchase card transactions throughout the year, we noted fifty-four (54) instances in which it could not be verified that the purchase was made for allowable or city-related purpose within the purchase card policies outlined by the City.
- We noted that, for the employees that are issued cards, the cards are maintained by employees and kept in their possession, even when not in use. When not in use, purchase cards should be maintained in the finance department for safekeeping and control purposes.

Due to the issues mentioned above, there were numerous transactions that resulted in unverified, unapproved and potentially unallowable purchases made with City issued purchase cards in violation of City policy. We recommend that the City review and readdress its purchase card policy with City Council, implement a dual review process over the statements and purchases made, and maintain original support for all purchases made with City issued purchase cards.

Comments, Recommendations, & Other Issues (Continued)

❖ Material Weaknesses (Continued)

Manual Journal Entry Review and Approval – Internal controls should be in place that provide reasonable assurance that an individual cannot misappropriate funds without such action being detected during the normal course of business, and that evidence of journal entry review is maintained. During our review of manual journal entries that are posted to the City's general ledger throughout the year, we noted twenty (20) instances in which the entry was lacking proper support and it could not be verified that the entry was reviewed and approved by someone other than the preparer. Failure to have a functioning control structure surrounding the journal entry process can facilitate misappropriation of funds as well as possible transactional errors being posted within the City's general ledger. We recommend that the City maintain, either in paper or electronic format, supporting calculations and evidence of the required journal entry, as well as the documented review, and approval of the entry by a knowledgeable independent individual, prior to the entry being posted to the general ledger.

Accounting for Grants Subject to Eligibility Requirements – Internal controls should be in place at the City to ensure that accounting for grants and eligibility requirements conform to accounting standards within the Governmental Accounting Standards Board (GASB), the Uniform Guidance and are in accordance with generally accepted accounting principles (GAAP). During our testing of intergovernmental cash receipts related to the City's Coronavirus Aid, Relief and Economic Security Act (CARES) funding, it was determined that, as a result of the incurrence of ineligible expenditures, the City improperly recognized revenue in the amount of approximately \$6.2 million in its special revenue fund and general ledger. CARES Act funding is subject to eligibility requirements, specifically incurrence of eligible expenditures, in order for a governmental entity to recognize intergovernmental revenue. This is not limited or equal to cash received. Cash received should be recorded as unearned revenue, or a liability, until the incurrence of eligible expenditures as outlined by the grantor agency, in accordance with the Uniform Guidance, and in accordance with GASB Statement No. 33, *Accounting and Financial Reporting for Nonexchange Transactions*. As a result of improper recognition of intergovernmental revenue in the amount of approximately \$6.2 million in the City's general ledger, an adjustment was made to reclassify the amount as unearned revenue for financial reporting. We recommend that the City review all intergovernmental receipts and grants received for specific grantor agency required terms, conditions and provisions of funding to ensure there is proper accounting treatment applied within the City's funds and general ledger in accordance with GASB, the Uniform Guidance, and GAAP.

Comments, Recommendations, & Other Issues (Continued)

❖ Material Weaknesses (Continued)

Vendor Procurement and City Purchasing Policy – Internal controls should be in place to ensure that the City is able to effectively procure and contract with vendors and third parties within the City's Purchasing Policy. In addition, implementing controls surrounding these procedures would provide effective safeguards against possible contractual liability, as a matter of law. Internal controls related to City purchasing and contractual procurement were not sufficient to prevent, detect, and/or correct various issues related to the City's CARES Program, which resulted in general mismanagement. During our inquiries and discussions with management, we were made aware of internal control deficiencies pertaining to general vendor and contractual procurement pertaining to the City's CARES Program. The following issues were noted:

- There were three (3) consultant contracts executed by either the Deputy City Manager or the Senior Director of Economic Development using emergency procurement provision, which was not appropriate given the time that was available to act on the funding provided by the County. In addition, this procurement method necessitates contractual review and approval by the City Council and the City Attorney, neither of which were obtained.
- There were twelve (12) noted contracts entered into by the Deputy City Manager, Senior Director of Economic Development, and Chief of Staff, all third party sourced City employees, which were not authorized in accordance with the City's Charter and its Purchasing Policy, thus making them void as a matter of law.
- Payments totaling \$160,000 were authorized by the Deputy City Manager to a local church to assist with a food program that were not made pursuant to a contract executed in accordance with the City's Charter and its Purchasing Policy, thus making such contractual payments void.

As a result of the issues listed above, the City incurred, at a minimum, approximately \$6.2 million in voided contractual expenditures as a result of the lack of a functioning internal control structure to detect and correct such action. This does not include potential future liabilities that could arise as well. We recommend that the City implement policies and procedures designed to ensure that employees adhere to City purchasing policy and to monitor ongoing projects for continued internal compliance.

Comments, Recommendations, & Other Issues (Continued)

□ New GASB Pronouncements

Statement No. 87, Leases, was issued in June 2017 and is effective for the first reporting period beginning after December 15, 2019. This statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the principle that a lease is the financing of the right to use an underlying asset.

Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.

Definition of a Lease: A lease is defined as a contract that conveys control of the right to use another entity's nonfinancial asset (the underlying asset) as specified in the contract for a period of time in an exchange or exchange-like transaction. Examples of nonfinancial assets include buildings, land, vehicles, and equipment. Any contract that meets this definition should be accounted for under the leases guidance, unless specifically excluded in this statement.

Comments, Recommendations, & Other Issues (Continued)

□ New GASB Pronouncements (Continued)

Statement No. 87, Leases (Continued)

Lease Term: The lease term is defined as the period during which a lessee has a non-cancelable right to use an underlying asset, plus the following periods, if applicable:

Periods covered by a lessee's option to extend the lease if it is reasonably certain, based on all relevant factors, that the lessee will exercise that option;

Periods covered by a lessee's option to terminate the lease if it is reasonably certain, based on all relevant factors, that the lessee will not exercise that option;

Periods covered by a lessor's option to extend the lease if it is reasonably certain, based on all relevant factors, that the lessor will exercise that option; and

Periods covered by a lessor's option to terminate the lease if it is reasonably certain, based on all relevant factors, that the lessor will not exercise that option.

Comments, Recommendations, & Other Issues (Continued)

□ New GASB Pronouncements (Continued)

Statement No. 87, Leases (Continued)

A fiscal funding or cancellation clause should affect the lease term only when it is reasonably certain that the clause will be exercised. Lessees and lessors should reassess the lease term only if one or more of the following occur:

The lessee or lessor elects to exercise an option even though it was previously determined that it was reasonably certain that the lessee or lessor would not exercise that option;

The lessee or lessor elects not to exercise an option even though it was previously determined that it was reasonably certain that the lessee or lessor would exercise that option; and/or

An event specified in the lease contract that requires an extension or termination of the lease takes place.

Short-Term Leases: A short-term lease is defined as a lease that, at the commencement of the lease term, has a maximum possible term under the lease contract of 12 months (or less), including any options to extend, regardless of their probability of being exercised. Lessees and lessors should recognize short-term lease payments as outflows of resources or inflows of resources, respectively, based on the payment provisions of the lease contract.

Comments, Recommendations, & Other Issues (Continued)

□ New GASB Pronouncements (Continued)

Statement No. 87, Leases (Continued)

Lessee Accounting: A lessee should recognize a lease liability and a lease asset at the commencement of the lease term, unless the lease is a short-term lease or it transfers ownership of the underlying asset. The lease liability should be measured at the present value of payments expected to be made during the lease term (less any lease incentives). The lease asset should be measured at the amount of the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs.

A lessee should reduce the lease liability as payments are made and recognize an outflow of resources (for example, expense) for interest on the liability. The lessee should amortize the lease asset in a systematic and rational manner over the shorter of the lease term or the useful life of the underlying asset. The notes to financial statements should include a description of leasing arrangements, the amount of lease assets recognized, and a schedule of future lease payments to be made.

Lessor Accounting: A lessor should recognize a lease receivable and a deferred inflow of resources at the commencement of the lease term, with certain exceptions for leases of assets held as investments, certain regulated leases, short-term leases, and leases that transfer ownership of the underlying asset. A lessor should not derecognize the asset underlying the lease. The lease receivable should be measured at the present value of lease payments expected to be received during the lease term. The deferred inflow of resources should be measured at the value of the lease receivable plus any payments received at or before the commencement of the lease term that relate to future periods.

Comments, Recommendations, & Other Issues (Continued)

□ New GASB Pronouncements (Continued)

Statement No. 87, Leases (Continued)

A lessor should recognize interest revenue on the lease receivable and an inflow of resources (for example, revenue) from the deferred inflows of resources in a systematic and rational manner over the term of the lease. The notes to financial statements should include a description of leasing arrangements and the total amount of inflows of resources recognized from leases.

Contracts with Multiple Components and Contract Combinations: Generally, a government should account for the lease and non-lease components of a lease as separate contracts. If a lease involves multiple underlying assets, lessees and lessors in certain cases should account for each underlying asset as a separate lease contract. To allocate the contract price to different components, lessees and lessors should use contract prices for individual components as long as they do not appear to be unreasonable based on professional judgment, or use professional judgment to determine their best estimate if there are no stated prices or if stated prices appear to be unreasonable. If determining a best estimate is not practicable, multiple components in a lease contract should be accounted for as a single lease unit. Contracts that are entered into at or near the same time with the same counterparty and that meet certain criteria should be considered part of the same lease contract and should be evaluated in accordance with the guidance for contracts with multiple components.

Lease Modifications and Terminations: An amendment to a lease contract should be considered a lease modification, unless the lessee's right to use the underlying asset decreases, in which case it would be a partial or full lease termination. A lease termination should be accounted for by reducing the carrying values of the lease liability and lease asset by a lessee, or the lease receivable and deferred inflows of resources by the lessor, with any difference being recognized as a gain or loss. A lease modification that does not qualify as a separate lease should be accounted for by re-measuring the lease liability and adjusting the related lease asset by a lessee and re-measuring the lease receivable and adjusting the related deferred inflows of resources by a lessor.

Comments, Recommendations, & Other Issues (Continued)

□ New GASB Pronouncements (Continued)

Statement No. 87, Leases (Continued)

Subleases and Leaseback Transactions: Subleases should be treated as transactions separate from the original lease. The original lessee that becomes the lessor in a sublease should account for the original lease and the sublease as separate transactions, as a lessee and lessor, respectively.

A transaction qualifies for sale-leaseback accounting only if it includes a sale. Otherwise, it is a borrowing. The sale and lease portions of a transaction should be accounted for as separate sale and lease transactions, except that any difference between the carrying value of the capital asset that was sold and the net proceeds from the sale should be reported as a deferred inflow of resources or a deferred outflow of resources and recognized over the term of the lease.

A lease-leaseback transaction should be accounted for as a net transaction. The gross amounts of each portion of the transaction should be disclosed.

Comments, Recommendations, & Other Issues (Continued)

□ New GASB Pronouncements (Continued)

Statement No. 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period* was issued in June 2018 and is effective for reporting periods beginning after December 15, 2019 (meaning June 30, 2021). However, in light of the COVID-19 Pandemic, in May 2020 the GASB issued Statement No. 95 (Postponement of the Effective Dates of Certain Authoritative Guidance) which changed the effective date of Statement No. 89 to reporting periods beginning after December 15, 2020. This standard eliminates the requirement/ability to capitalize construction period interest costs as part of the cost of a capital asset in enterprise funds. This standard should be applied prospectively with no restatement.

Statement No. 91, *Conduit Debt* was issued in May 2019 and is effective for the first reporting period beginning after December 15, 2020, meaning for those with year ends of December 31, 2021 and beyond. However, in light of the COVID-19 Pandemic, in May 2020 the GASB issued Statement No. 95 (Postponement of the Effective Dates of Certain Authoritative Guidance) which changed the effective date of Statement No. 91 to reporting periods beginning after December 15, 2021. The primary objectives of this statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures.

All conduit debt obligations involve the issuer making a limited commitment. Some issuers extend additional commitments or voluntary commitments to support debt service in the event the third party is, or will be, unable to do so. An issuer should not recognize a conduit debt obligation as a liability. However, an issuer should recognize a liability associated with an additional commitment or a voluntary commitment to support debt service if certain recognition criteria are met. As long as a conduit debt obligation is outstanding, an issuer that has made an additional commitment should evaluate at least annually whether those criteria are met. An issuer that has made only a limited commitment should evaluate whether those criteria are met when an event occurs that causes the issuer to reevaluate its willingness or ability to support the obligor's debt service through a voluntary commitment.

Comments, Recommendations, & Other Issues (Continued)

□ New GASB Pronouncements (Continued)

Statement No. 92, *Omnibus 2020* was issued in January 2020 and is effective as follows: upon the effective date of Statement No. 87 and implementation Guide No. 2019-3, reinsurance recoveries, and terminology used to refer to derivative instruments are effective upon issuance. For fiscal years beginning after June 15, 2020, relative to the requirements related to intra-entity transfers of assets and those related to the applicability of Statements No. 73 and 74. For reporting periods beginning after June 15, 2020, relative to the requirements related to application of Statement No. 84 to postemployment benefit arrangements and those related to nonrecurring fair value measurements of assets or liabilities. For government acquisitions occurring in reporting periods beginning after June 15, 2020. The requirements related to the measurement of liabilities (and assets, if any) associated with AROs in a government acquisition.

The objectives of this statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. This statement addresses a variety of topics and includes specific provisions about the following: The effective date of Statement No. 87, Leases, and Implementation Guide No. 2019-3, Leases, for interim financial reports; reporting of intra-entity transfers of assets between a primary government employer and a component unit defined benefit pension plan or defined benefit other postemployment benefit (OPEB) plan; the applicability of Statements No. 73, Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement No. 68, and Amendments to Certain Provisions of GASB Statements No. 67 and 68, as amended, and No. 74, Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans, as amended, to reporting assets accumulated for postemployment benefits; the applicability of certain requirements of Statement No. 84, Fiduciary Activities, to postemployment benefit arrangements; measurement of liabilities (and assets, if any) related to asset retirement obligations (AROs) in a government acquisition; reporting by public entity risk pools for amounts that are recoverable from reinsurers or excess insurers; reference to nonrecurring fair value measurements of assets or liabilities in authoritative literature; terminology used to refer to derivative instruments.

Comments, Recommendations, & Other Issues (Continued)

□ New GASB Pronouncements (Continued)

Statement No. 93, *Replacement of Interbank Offered Rates* was issued in March 2020 and is effective for reporting periods ending after December 31, 2021, meaning December 31, 2022 for the Authority. However, in light of the COVID-19 Pandemic, on April 15, 2020 the GASB has proposed to postpone the effective date of this pronouncement for one additional year. As a result of global reference rate reform, the London Interbank Offered Rate (“LIBOR”) is expected to cease to exist in its current form at the end of 2021, prompting governments to amend or replace financial instruments for the purpose of replacing LIBOR with other reference rates, by either changing the reference rate or adding or changing fallback provisions related to the reference rate.

Statement No. 96, *Subscription-Based Information Technology Arrangements* was issued in May 2020 and is effective for reporting periods ending after June 15, 2022. This statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government and end users. This statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset as an intangible asset and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, *Leases*, as amended.

Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans* was issued in June 2020 and is effective for fiscal years beginning after June 15, 2021 (year ends of June 30, 2022 and following). The primary objectives of this statement are to (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans.

Comments, Recommendations, & Other Issues (Continued)

- **Other Pending or Current GASB Projects** - As noted by the numerous pronouncements issued by GASB over the past decade, the GASB continues to research various projects of interest to governmental units. Subjects of note include:
 - ***Re-examination of the Financial Reporting Model*** - GASB has added this project to its technical agenda to make improvements to the existing financial reporting model (established via GASB 34). Improvements are meant to enhance the effectiveness of the model in providing information for decision-making and assessing a government's accountability.
 - ***Conceptual Framework*** - A constant matter being looked at by GASB. Current measurement focus statements (for governmental funds) to change to near-term financial resources measurement. May dictate a period (such as 60 days) for revenue and expenditure recognition. May expense things such as supplies and prepaid assets at acquisition. Will look into which balances (at all statement levels) are measured at acquisition and which need to be re-measured at year-end. Project placed on hold for now.
 - ***Revenue and Expense Recognition*** - Another long-term project where the GASB is working to develop a comprehensive application model for recognition of revenues and expenses from non-exchange, exchange, and exchange-like transactions.
 - ***Compensated Absences*** - is technical topic being examined by the GASB currently due to significant changes in benefits offered by governmental employers. Current GAAP does not address certain items such as paid time off (PTO) and there is a wide divergence in practice. A final standard on this topic is expected towards the end of 2021.

Comments, Recommendations, & Other Issues (Continued)

FREE QUARTERLY CONTINUING EDUCATION AND NEWSLETTERS FOR GOVERNMENTAL CLIENTS

Free Continuing Education. We provide free quarterly continuing education for all of our governmental clients. Each quarter we pick a couple of significant topics tailored to be of interest to governmental entities. In an effort to accommodate our entire governmental client base, we offer the sessions several times per quarter at a variety of client provided locations resulting in greater networking among our governmental clients. Examples of subjects addressed in the past few quarters include:

- ACFR Preparation - GASB Updates - Grant Accounting Processes and Controls - GASB 68 (Pensions)
- Internal controls over revenue and cash receipting and accounts payable, payroll, and cash disbursements
- American Recovery & Reinvestment Act (ARRA) information, issues and updates - Single audits for auditees
- Collateralization of Deposits and Investments - Internal Controls over Accounts Payable, Payroll and Controls
- Policies and Procedures Manuals - Segregation of Duties – GASB 75 (OPEB) – GASB 87 (Leases)
- Data Security and General Information Technology Controls and Best Practices

Communication. In an effort to better communicate our free continuing education plans and newsletters, please email Paige Vercoe at pvercoe@mjcpa.com (send corresponding copy to dmoses@mjcpa.com), and provide to her individual names, mailing addresses, email addresses and phone numbers of anyone you wish to participate and be included in our database.



Comments & Questions?

We appreciate the opportunity to serve the City of Stonecrest and look forward to continuing to work with the City in upcoming years!



CITY OF STONECREST, GEORGIA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2020

Prepared by:
City of Stonecrest Finance Department

INTRODUCTORY SECTION

CITY OF STONECREST, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE YEAR ENDED DECEMBER 31, 2020

TABLE OF CONTENTS

	<u>Page Number</u>
INTRODUCTORY SECTION	
Table of Contents	i and ii
Letter of Transmittal	iii-vii
Certificate of Achievement	viii
Principal Officials	ix
Organizational Chart	x
FINANCIAL SECTION	
Independent Auditor's Report.....	1-3
Management's Discussion and Analysis	4-13
Basic Financial Statements:	
Government-wide Financial Statements	
Statement of Net Position.....	14
Statement of Activities.....	15
Fund Financial Statements	
Balance Sheet – Governmental Funds.....	16
Reconciliation of the Governmental Funds Balance Sheet to the Government-wide Statement of Net Position	17
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds	18
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	19
Notes to Financial Statements	20-33
Required Supplementary Information:	
General Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual (GAAP Basis)	34
COVID-19 Relief Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual (GAAP Basis)	35
Supplementary Information:	
Hotel/Motel Tax Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual (GAAP Basis)	36
Schedule of Expenditures of Special Purpose Local Option Sales Tax.....	37
STATISTICAL SECTION	
Net Position by Component	38
Changes in Net Position	39
Fund Balances of Governmental Funds	40
Changes in Fund Balances of Governmental Funds.....	41

CITY OF STONECREST, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2020

TABLE OF CONTENTS

	<u>Page Number</u>
STATISTICAL SECTION (CONTINUED)	
Principal Franchise Tax Payers	42
Franchise Tax Rates.....	43
Ratios of Outstanding Debt by Type	44
Direct and Overlapping Governmental Activities Debt	45
Demographic and Economic Statistics.....	46
Principal Employers	47
Full-time Equivalent City Government Employees by Function	48
Operating Indicators by Function.....	49
Capital Asset Statistics by Function	50
COMPLIANCE SECTION	
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	51 and 52
Schedule of Findings and Responses	53-60



June 27, 2022

Honorable Jazzmin Cobble, Mayor,
Members of the City Council, and
Citizens of Stonecrest, Georgia

Ladies and Gentlemen:

Enclosed please find the Annual Comprehensive Financial Report of the City of Stonecrest, Georgia, for the year ended December 31, 2020. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation including all disclosures, rests with City management. To the best of our knowledge and belief, the enclosed data are accurate in all material respects, and is reported in a manner designed to present fairly the financial position and results of operations of the various funds and account groups of the City of Stonecrest. The report has been prepared in accordance with generally accepted accounting principles. All disclosures necessary to enable an interested reader to gain an understanding of the government's financial activities have been included.

The City's financial statements have been audited by Mauldin & Jenkins, LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Stonecrest for the year ended December 31, 2020, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based on the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Stonecrest's financial statements for the year ended December 31, 2020 are fairly presented in conformity with Generally Accepted Accounting Principles (GAAP). The independent auditor's report is presented as the first component of the financial section of the report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditors report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.



PROFILE OF THE GOVERNMENT

Stonecrest was incorporated in January of 2017. Positioned in the metropolitan area, just east of Atlanta, Stonecrest is a resource rich community, which covers a 29 square mile area in southeast DeKalb County, Georgia. Stonecrest is the sixteenth largest city in the State of Georgia, serving a population of 54,194 (U.S. Census estimate for 2020). The City boasts a strong commercial and retail presence with the Mall at Stonecrest serving as the hub, with surrounding parcels consisting of medical, office and hotels. The DeKalb Medical Center at Hillandale is the City's principal medical facility. The City also has two designated industrial areas, which are home to some of the City's top employers, Dart Container Organization and Home Chef. The crown jewel of the City is the Arabia Mountain National Heritage Area which consists of 2,550 acres of exposed granite formations, wetlands, streams, lakes, and forest, all accessible by a vast trail network. The presence of the Davidson-Arabia Mountain Nature Park and the Panola Mountain State Park creates a unique recreational opportunity within a metropolitan setting.

Policymaking and legislative authority of the government is vested in the Mayor and five Council members, who are elected for four-year terms. Council members are elected by district, and the Mayor is elected at-large by popular vote. The Mayor and Council members serve until their successors are qualified and certified. Terms of office begin after the certification of the election and swearing into office. Elections are held every two years for three of the Council members, utilizing staggered terms.

The City legislative authority of the government of the City of Stonecrest, except as otherwise specifically provided in the charter, shall be vested in the City Council of which the Mayor is a voting member and possesses all the executive powers granted to the government under the constitution and laws of the State of Georgia and the City of Stonecrest charter. The City Manager maintains all administrative powers granted to the government under the constitution and laws the State of Georgia and the City's charter.

The City is empowered to levy a property tax on both real and personal property located within its boundaries and is qualified to levy all other taxes granted to municipalities within the State of Georgia.

Deploying a non-traditional approach to government services, the City operates through a public-private partnership. The City provides a full range of services including Planning and Zoning, Code Enforcement, Business Licenses and Building and Development permitting and inspections. During the initial transition period, services such as police and fire protection, the maintenance of highways, streets, general public works, and other infrastructure, and sanitation services continue to be provided by DeKalb County.



The annual budget serves as the foundation for the City's financial plan and assists in the control of the financial stability and health of the government. The budget is prepared by fund, function, and department. From day one, the budgeting process has included performance management initiatives as established by the City Council.

LOCAL ECONOMY

Stonecrest, the newest and largest city in DeKalb County, is the best place to do business in metropolitan Atlanta. Stonecrest is a young urban community where residents enjoy a growing dining and retail scene in the Stonecrest Mall area. Others indulge in the beautiful views on top of Arabia Mountain or experience a piece of African American culture in the historic Flatrock community.

Stonecrest is primarily a bedroom community with a population of 54,194 in approximately 29 square miles. Stonecrest is home to two major industrial parks that include large corporations such as Dart Container Corporation, Home Chef, Trojan Battery Company and more. The largest industries in Stonecrest include government, medical, retail services and manufacturing. Stonecrest also has a large entrepreneurial and small business population.

Stonecrest is conveniently located near Interstate 20, State Routes 124 and 278 which offer quick and easy access to the downtown Atlanta and Hartsfield-Jackson International Airport. The City's diverse housing market continues to grow according to U.S. Census estimates.

LONG TERM FINANCIAL PLANNING

The initial City budget was established utilizing the Feasibility Study from the Carl Vincent Institute of Government (CVIOG) as a guide to derive initial revenue and expenditure estimates. With the first year of operations being compressed down to six months, financials were tracked very closely to ensure balance levels remained at a reasonable level. With the completion of our third complete year, we will look to continue to strengthen our financial position. Excess fund balances over reserve requirements will be used in subsequent periods for pay-as-you-go capital projects and one-time non-recurring expenditures.

To facilitate the provision of City services, the government is committed to a consistent fee structure for business taxes and permitting. The City first assessed a millage rate in 2020. The rate adopted was based on a proposed DeKalb County special services millage rate for Parks and Recreation activities. The City relies on franchise taxes, business taxes, and permitting fees to fund the remainder of City services not covered by property taxes.



MAJOR INITIATIVES FOR THE YEAR

SPLOST Program

The DeKalb County Special Purpose Local Option Sales Tax (SPLOST), an optional 1 percent county sales tax used to fund capital outlay projects proposed by the county government and qualified participating municipal governments, was passed by a 76% referendum vote in the City of Stonecrest. The tax is collected on items subject to the state sales tax and use tax within the County and is estimated to bring in over \$600 million over 6 years into DeKalb County. Each municipality in DeKalb County will receive a pro-rated share of SPLOST revenue based on its population (2016 US Census estimate); with an estimated population of 53,500 residents, the share for the City of Stonecrest is 7.5%. It is estimated that SPLOST revenues of approximately \$45 million over 6 years will be available for infrastructure and capital improvements to the City of Stonecrest.

Parks Assessment

With funding set aside through SPLOST, specifically for Park improvements and upgrades, the City will conduct a comprehensive park facilities assessment to identify and prioritize the greatest areas of need. Once the assessment is completed, the focus will then turn towards the crafting of a long-term Parks Master Plan.

INITIATIVES FOR FUTURE YEARS

FINANCIAL POLICIES

In developing and evaluating the City's accounting system, consideration is given to the adequacy of internal controls. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding: 1) the safety of assets against loss from unauthorized use or disposition; and 2) the reliability of financial records for preparing financial statements in conformity with generally accepted accounting principles. The concept of reasonable assurance recognizes that: 1) the cost of a control should not exceed the benefits likely to be derived; and 2) the evaluation of costs and benefits requires estimates and judgments by management. All internal control evaluations occur within the above framework.

Budgetary Controls - The City maintains budgetary controls to ensure compliance with legal provisions of the annual appropriated budget approved by the City Council. Activities of the General Fund and any special revenue funds are included in the annual appropriated budget. A project length budget will be utilized for capital project funds. The



official level of City budget control (the level on which expenditures may not legally exceed appropriations) for each legally adopted annual operating budget is the department level within each fund.

Administrative transfers of appropriations within a fund may be authorized by the City Manager to meet unforeseen needs, as long as the total budgeted amounts do not exceed these appropriations by fund. The City's budget procedures, together with such procedures for discretely presented component units, are more fully explained in the accompanying notes to the financial statements.

OTHER INFORMATION

Awards and Achievements - The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Stonecrest for its annual comprehensive financial report for the fiscal period ended December 31, 2019. The City received this award in its initial period of operations. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report will meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgments - The preparation of the report could not have been accomplished without the efficient and dedicated efforts of the entire City Hall staff and the auditors for the City. Our sincere appreciation is extended to each individual for the contributions made in the preparation of this report, and the Mayor and City Council for their unwavering support of the staff and our collective efforts to consistently maintain the highest levels of professionalism and fiscal responsibility and management.

Respectfully Submitted,

Gia Scruggs

Gia Scruggs

Janice Allen Jackson

Janice Allen Jackson



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Stonecrest
Georgia**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2019

Christopher P. Morrell

Executive Director/CEO

**CITY OF STONECREST, GEORGIA
PRINCIPAL OFFICIALS
DECEMBER 31, 2020**

Item XII. c.

City Council

Jason Lary	Mayor
George Turner	Mayor Pro Tem
Jimmy Clanton	Council Member
Rob Turner	Council Member
Jazzmin Cobble	Council Member
Tammy Grimes	Council Member

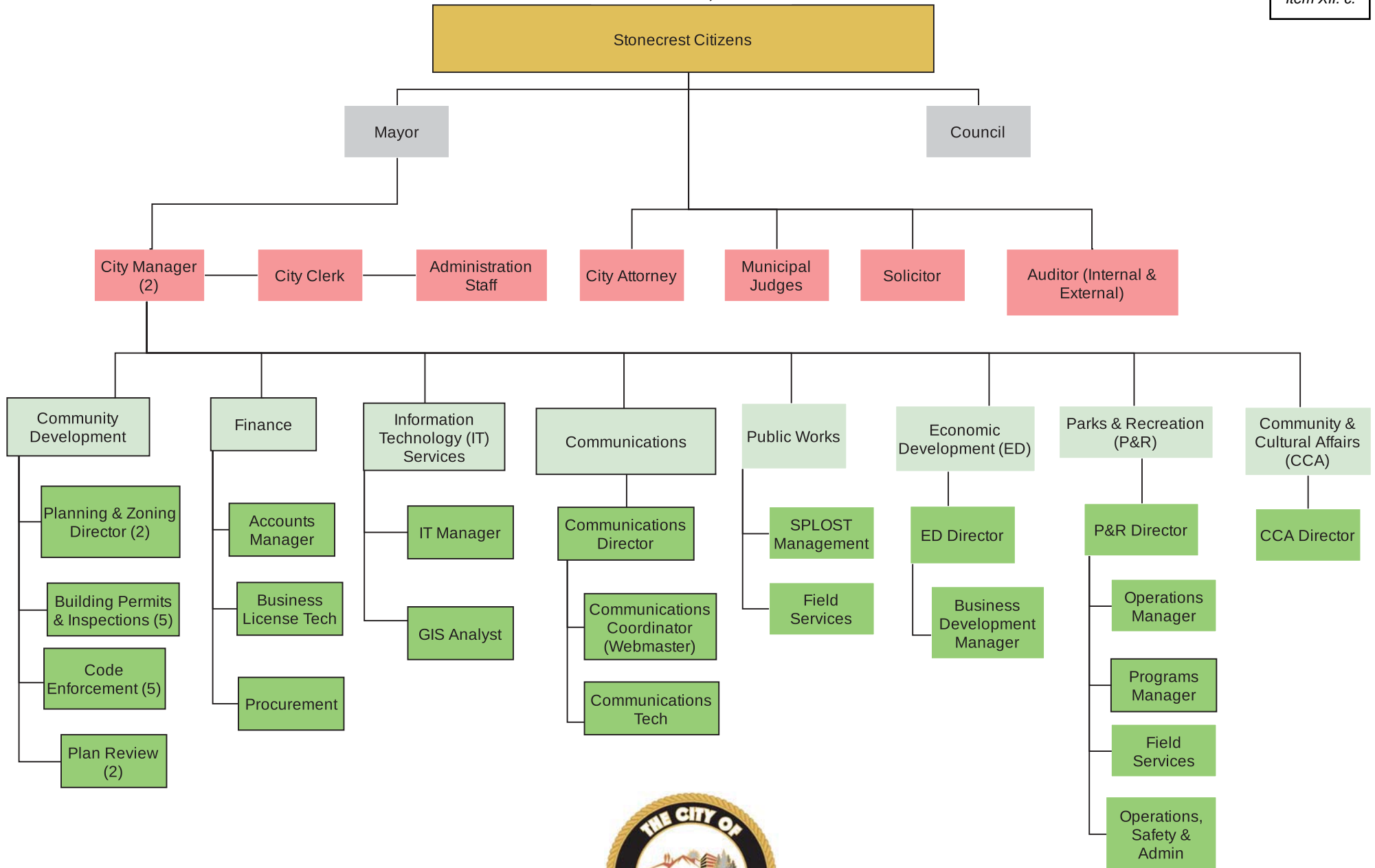
Appointed Administrative Officials

Plez Joyner	Deputy City Manager
Megan Reid	City Clerk
Thompson Kurrie	City Attorney
Emily Macheski-Preston	Asst. City Attorney

City of Stonecrest's Organizational Chart

December 31, 2020

Item XII. c.



FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

**The Honorable Mayor and Members
of the City Council of the
City of Stonecrest, Georgia**

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the **City of Stonecrest, Georgia** (the "City"), as of and for year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Stonecrest, Georgia as of December 31, 2020, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, the General Fund and the COVID-19 Relief Fund – Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual (GAAP Basis), as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The individual nonmajor fund budgetary comparison schedule and the schedule of expenditures of special purpose local option sales tax are presented for purposes of additional analysis and are not a required part of the basic financial statements. The introductory section and statistical section are also presented for purposes of additional analysis and are not a required part of the basic financial statements.

Other Information (Continued)

The individual nonmajor fund budgetary comparison schedule and the schedule of expenditures of special purpose local option sales tax (the “supplementary information”) is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 27, 2022 on our consideration of the City’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City’s internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Atlanta, Georgia
June 27, 2022

City of Stonecrest, Georgia

MANAGEMENT'S DISCUSSION AND ANALYSIS December 31, 2020

The following discussion and analysis of the City of Stonecrest, Georgia (the "City" of "Government") introduces the basic financial statements for the fiscal year ended December 31, 2020. Management prepared this discussion that should be read in conjunction with the basic financial statements, footnotes, and supplementary information found in this report. This information taken collectively is designed to provide readers with an understanding of the City's finances.

CITY ACTIVITY HIGHLIGHTS

The City, which was incorporated by a voter approved referendum on November 8, 2016, commenced operations on July 10, 2017 pursuant to the election of a mayor and council on April 18, 2017. The City is located 11 miles east of Atlanta with a population of 59,194. The City is home to major commercial and industrial establishments such as DeKalb Medical Center, Dart Container Corporation, Home Chef and the 1.2 million square foot Mall at Stonecrest.

Policymaking and legislative authority of the government is vested in the Mayor and five Council Members, who are elected for four-year terms. Council members are elected by district, and the Mayor is elected at-large by popular vote. Terms of office begin after the certification of the election and swearing into office. The legislative authority of the government of the City of Stonecrest, except as otherwise specifically provided in the charter, shall be vested in the City Council of which the Mayor is a voting member and possesses all the executive powers granted to the government under the constitution and laws of the State of Georgia and the City of Stonecrest charter. The City Manager maintains all the administrative powers granted to the government under the constitution and laws of the State of Georgia and the City's charter. The City is empowered to levy a property tax on both real and personal property located within its boundaries and is qualified to levy all other taxes granted to municipalities within the State of Georgia.

FINANCIAL HIGHLIGHTS

- The assets of the City exceeded its liabilities at the close of the fiscal year by \$32,191,420 (total net position), which represents an increase of \$3,016,970 or 10.34% from the prior year ending balance. Of the total net position, \$4,977,704 (unrestricted net position) is available to meet the ongoing obligations of the City.
- As of December 31, 2020, the City's governmental funds reported combined ending fund balances of \$17,454,570 which represents an increase of \$4,826,572 over the prior year.
- The City expended \$4,381,843 of SPLOST funds primarily for street resurfacing.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner like a private-sector business.

The *statement of net position* presents information on all the City's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

City of Stonecrest, Georgia

MANAGEMENT'S DISCUSSION AND ANALYSIS December 31, 2020

The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal period. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both government-wide financial statements report only governmental activities of the City which are principally supported by taxes and intergovernmental revenues. The governmental activities of the City include general government, judicial, public works, public safety, culture and recreation, economic development and community development.

The government-wide financial statements include financial information presented for the primary government itself. The government-wide financial statements can be found on pages 14 and 15 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal period. Such information may be useful in evaluating the City's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains five individual governmental funds: the General Fund, the Special Purpose Local Option Sales Tax (SPLOST) Fund, the Hotel/Motel Tax Fund, the Urban Redevelopment Agency (URA), and the COVID-19 Relief Fund. The General Fund, the SPLOST Fund, the URA and the COVID-19 Relief Fund are considered to be major funds. Data from the other fund is reported as a single column presentation alongside the major funds.

The basic governmental fund financial statements can be found on pages 16 through 19 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 20 through 33 of this report.

City of Stonecrest, Georgia

MANAGEMENT'S DISCUSSION AND ANALYSIS December 31, 2020

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information such as the budgetary comparison schedules for the General Fund and the COVID-19 Relief Fund, as presented on a generally accepted accounting principal basis. These schedules are intended to demonstrate the City's compliance with the legally adopted and amended budgets. Required supplementary information can be found on pages 34 and 35 of this report.

OVERVIEW OF THE GOVERNMENT-WIDE FINANCIAL STATEMENTS

Net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets exceeded liabilities by \$32,191,420, representing a 3,016,970 or 10.34% increase over the prior fiscal year.

The City's net position is comprised of net investment in capital assets of \$13,068,380, amounts restricted for promotion of trade and tourism of \$65,712, and capital projects of \$14,079,624. The remaining portion of the City's net position represents unrestricted net position of \$4,977,704, which is available to meet the ongoing obligations of the Government.

CITY OF STONECREST, GEORGIA				
Net Position				
Fiscal Years 2020 and 2019				
Governmental				
Activities				
	2020	2019	Increase (Decrease)	Percent
ASSETS				
Current assets	\$ 28,884,492	\$ 17,134,091	\$ 11,750,401	68.58%
Capital assets	16,143,608	12,835,372	3,308,236	25.77%
Total assets	45,028,100	29,969,463	15,058,637	50.25%
LIABILITIES & DEFERRED INFLOWS OF RESOURCES				
Current liabilities	6,873,758	709,293	6,164,465	869.10%
Financed purchases payable	55,447	85,720	(30,273)	-35.32%
Revenue bonds payable	5,410,000	-	5,410,000	100.00%
Total liabilities	12,339,205	795,013	11,544,192	1452.08%
Deferred inflows of resources	497,475	-	497,475	100.00%
NET POSITION				
Net investment in capital assets	13,068,380	12,749,652	318,728	2.50%
Restricted	14,145,336	9,092,572	5,052,764	55.57%
Unrestricted	4,977,704	7,332,226	(2,354,522)	-32.11%
Total net position	\$ 32,191,420	\$ 29,174,450	\$ 3,016,970	10.34%

City of Stonecrest, Georgia

MANAGEMENT'S DISCUSSION AND ANALYSIS

December 31, 2020

The largest portion of the City's current assets, \$20,048,641 reflects its cash holdings at December 31, 2020, an increase from the prior year of \$9,163,220 or 84.18%. Capital assets increased \$3,308,236 from the prior year, or 25.77%. Current liabilities increased \$6,164,465 or 869.10% due to an increase in unearned revenue.

Governmental activities: The table on the following page reflects changes in the net position for fiscal years 2020 and 2019.

Revenues: Government-wide revenues decreased \$11,755,122, or (34.14)%. Charges for services increased \$1,762,294 or 140.11% because of increases in building and development permits. Capital grants and contributions of \$7,426,163 are comprised of SPLOST revenues. SPLOST revenues decrease slightly the prior year. The City received \$4,032,198 of insurance premium taxes through the State of Georgia and accrued an additional \$232,000 for a total of \$4,264,198. Other taxes are comprised of Hotel/Motel, business and occupation, and alcoholic beverage taxes. Business and occupation taxes decreased \$180,440 or -11.26%. Franchise tax revenues decreased but remained consistent with prior years.

Expenses: General government expenses increased \$6,960,175 or 158.22%. Community development expenses decreased \$43,099 as certain costs were reallocated to economic development and public works. Culture and recreation expenses increased \$932,144 or 148.20% primarily from increases in contractual services for general operations provided by the City's prime contractor, Jacobs Engineering as well as other increase in services as the City took over parks from DeKalb County in the prior year.

City of Stonecrest, Georgia

MANAGEMENT'S DISCUSSION AND ANALYSIS

December 31, 2020

CITY OF STONECREST, GEORGIA Changes in Net Position Fiscal Years 2020 and 2019

	Governmental Activities		Total Primary Government	
	2020	2019	Increase (Decrease)	Percent
Revenues:				
Program revenues:				
Charges for services	\$ 3,020,056	\$ 1,257,762	\$ 1,762,294	140.11%
Operating grants	1,518,457	822,440	696,017	84.63%
Capital grants	7,426,163	19,694,570	(12,268,407)	-62.29%
General revenues:				
Property taxes	1,878,327	-	1,878,327	100.00%
Franchise taxes	2,440,352	2,550,882	(110,530)	-4.33%
Insurance taxes	4,264,198	7,621,203	(3,357,005)	-44.05%
Other taxes	2,129,349	2,473,951	(344,602)	-13.93%
Unrestricted investment earnings	635	14,351	(13,716)	-95.58%
Miscellaneous	3,978	1,478	2,500	169.15%
Total revenues	<u>22,681,515</u>	<u>34,436,637</u>	<u>(11,755,122)</u>	<u>-34.14%</u>
Expenses:				
General government	11,359,290	4,399,115	6,960,175	158.22%
Judicial	61,811	86,476	(24,665)	-28.52%
Economic development	1,159,612	1,065,973	93,639	8.78%
Public Works	4,268,541	4,777,717	(509,176)	-10.66%
Community development	962,677	1,005,776	(43,099)	-4.29%
Culture and recreation	1,561,104	628,960	932,144	148.20%
Interest on long-term debt	291,510	11,339	280,171	2470.86%
Total expenses	<u>19,664,545</u>	<u>11,975,356</u>	<u>7,689,189</u>	<u>64.21%</u>
Increase (decrease) in net position	3,016,970	22,461,281	(19,444,311)	-86.57%
Net position, beginning of year	<u>29,174,450</u>	<u>6,713,169</u>		
Net position, ending	<u>\$ 32,191,420</u>	<u>\$ 29,174,450</u>		

City of Stonecrest, Georgia
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2020

FINANCIAL ANALYSIS OF GOVERNMENT'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. Unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of the fiscal year.

General Fund. The General Fund is the chief operating fund of the City. At the end of the current fiscal year the total fund balance was \$9,361,113, an increase in fund balance of \$5,825,687 or 164.78%. The fund balance includes \$49,437 of nonspendable fund balance, and the remainder of \$9,311,676 is unassigned and can be used to meet any General Fund obligations.

City of Stonecrest, Georgia

MANAGEMENT'S DISCUSSION AND ANALYSIS

December 31, 2020

CITY OF STONECREST, GEORGIA

General Fund - Revenues, Expenditures and Changes in Fund Balance

Fiscal Years 2020 and 2019

	2020	2019	Increase (Decrease)	Percent
Revenues:				
Property taxes	\$ 1,775,560	\$ -	\$ 1,775,560	100.00%
Franchise taxes	2,440,352	2,550,882	(110,530)	-4.33%
Insurance taxes	4,032,198	3,821,203	210,995	5.52%
Business taxes	1,421,856	1,602,296	(180,440)	-11.26%
Alcoholic beverage excise taxes	118,044	165,705	(47,661)	-28.76%
Licenses and permits	3,000,308	1,227,680	1,772,628	144.39%
Intergovernmental	1,518,457	822,440	696,017	84.63%
Charges for services	4,751	4,660	91	1.95%
Fines and forfeitures	14,997	25,422	(10,425)	-41.01%
Interest earned	635	-	635	100.00%
Miscellaneous	3,978	1,478	2,500	169.15%
Total revenues	<u>14,331,136</u>	<u>10,221,766</u>	<u>4,109,370</u>	<u>40.20%</u>
Expenditures:				
Current:				
General government	5,065,770	4,356,422	709,348	16.28%
Judicial	61,811	86,476	(24,665)	-28.52%
Public works	-	536,511	(536,511)	-100.00%
Economic development	1,159,379	1,065,973	93,406	8.76%
Community development	726,897	723,781	3,116	0.43%
Culture and recreation	1,409,498	1,270,901	138,597	10.91%
Capital outlay	397,363	58,994	338,369	573.57%
Debt service:				
Principal	29,991	26,810	3,181	11.86%
Interest	8,409	11,590	(3,181)	-27.45%
Total expenses	<u>8,859,118</u>	<u>8,137,458</u>	<u>721,660</u>	<u>8.87%</u>
Other financing sources:				
Transfers in	353,669	426,758	(2,546)	-0.60%
Net change in fund balance	5,825,687	2,511,066	3,387,710	134.91%
Fund balance, beginning of year	<u>3,535,426</u>	<u>1,024,360</u>		
Fund balance, end of year	<u>\$ 9,361,113</u>	<u>\$ 3,535,426</u>		

City of Stonecrest, Georgia

MANAGEMENT'S DISCUSSION AND ANALYSIS

December 31, 2020

Total General Fund revenues increased \$4,109,370 or 40.20%. Franchise taxes decreased slightly from the prior year. Insurance premium taxes totaled \$4,032,198. Business taxes decreased \$180,440, as the local economy slowed due to the coronavirus pandemic. Licenses and permits increased \$1,772,628 or 144.39% due to several large new commercial projects commencing in 2020.

Total General Fund expenditures increased \$721,660 or 8.87%. General government expenditures increased \$709,348 or 16.28% primarily from increases in contractual services for general operations provided by the City's prime contractor, Jacobs Engineering. Increases in economic development and culture and recreation expenditures amounted to \$93,406 and \$138,597, respectively.

COVID Relief Fund. In 2020, the City received \$6,227,098 from DeKalb County for the Coronavirus Aid, Relief, and Economic Security (CARES) Act for the federal relief funds. The City partnered with local churches, non-profit organizations and local businesses to lessen COVID-19's impact on citizens, businesses and public health. Through the City's agreement with DeKalb County, these funds were required to be disbursed by December 31. Due to the incurrence of ineligible federal expenditures, no intergovernmental revenue was recognized in 2020, and the City reports a liability equal to the allotment received from the County.

SPLOST Fund. In 2018, the City began receiving proceeds of a sales tax levied in DeKalb County, which will be used by the City for the exclusive purpose of capital outlay projects in accordance with a voter approved sales tax referendum. For fiscal years 2020 and 2019, the City received SPLOST revenue of \$7,423,163 and \$7,639,992, respectively. In 2020 and 2019, the City expended \$4,381,843 and \$4,182,212, respectively. These expenditures of SPLOST funds were primarily for resurfacing projects.

Urban Redevelopment Agency (URA). The Urban Redevelopment Agency was created to exercise the City's *urban redevelopment powers*. Under Georgia's Urban Redevelopment Act (O.C.G.A 36-61-1), cities are given broad powers to redevelop blighted or threatened areas of the community. These powers include (1) the use of eminent domain to buy and assemble property for revitalization and resale; (2) encouragement of private-public partnerships to redevelop neglected areas; (3) permit the use of tax exempt bonds for redevelopment purposes, that can be secured by loans or grant; (4) allow the City to negotiate variances and wave many requirements of its existing zoning and development requirements in order to achieve the optimum economic and aesthetic results in the blighted or threatened area. In 2020, the URA issued Series 2020 A and B revenue bonds to finance the purchase of land and buildings for city use or listed as land held for development. The URA reported a change in fund balance of \$2,183,663 for 2020.

GENERAL FUND BUDGETARY HIGHLIGHTS

The General Fund budget versus actual comparison can be found on page 34. Total revenues were \$4,234,236 in excess of budget. Property taxes and franchise taxes were \$1,775,560 and \$345,952, in excess of budget, respectively, as budgeted revenues in 2020 were more conservative than in 2019, in part due to lack of history for such revenue types. Insurance taxes were \$212,198 in excess of budget, which was also due to a conservative budget. Intergovernmental revenues were \$208,457 in excess of budget as the City did not anticipate receiving these revenue streams when the budget was adopted.

Total expenditures were \$1,599,782 less than the final budgets. General government expenditures were \$536,030 less than budgeted as this category included a \$550,000 contingency that could have been allocated to other expenditure line items. The City has used a conservative budgeting approach based on the limited information available at the time the budget was prepared.

City of Stonecrest, Georgia

MANAGEMENT'S DISCUSSION AND ANALYSIS

December 31, 2020

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital assets. The City's net investment in capital assets for its governmental activities as of December 31, 2020, was to \$16,143,608, an increase of \$3,308,36 from the prior year.

Capital Assets (net of accumulated depreciation) Fiscal Years 2020 and 2019

	Governmental Activities	
	2020	2019
Land	\$ 9,231,633	\$ 5,916,147
Construction in progress	160,365	-
Furniture and equipment	163,358	126,398
Improvements	6,003,481	6,180,075
Buildings	584,771	612,752
Total	<u>\$ 16,143,608</u>	<u>\$ 12,835,372</u>

Additional information on the City's capital assets can be found in Note 4 on page 28 of this report.

Financed purchases. At the end of fiscal year December 31, 2020, the City had total borrowings outstanding of \$58,101 in the form of financed purchases from direct borrowings used to purchase office equipment. All borrowings are backed by the full faith and credit of the City.

Revenue bonds – Direct Placement. On June 24, 2020 the City of Stonecrest URA voted unanimously to pass a bond resolution to address pockets of blight identified within city limits. Two revenue bonds were issued, Series 2020A and Series 2020B, totaling \$5,410,000. These funds were used to finance the costs of acquiring and renovating the Sears Department Store and Automotive Center and the Sam's Club building. The Series 2020A, with the principal amount of \$3,195,000, will be paid for in 20 years at an interest rate of 2.92 percent per annum. The Series 2020B bond for \$2,215,000, will be paid for in 10 years at a rate of 3.04 percent per annum.

Long Term Debt Fiscal Years 2020 and 2019

	Governmental Activities	
	2020	2019
Financed purchases	\$ 55,447	\$ 85,720
Revenue bonds	5,410,000	-
Total	<u>\$ 5,465,447</u>	<u>\$ 85,720</u>

City of Stonecrest, Georgia

MANAGEMENT'S DISCUSSION AND ANALYSIS

December 31, 2020

Additional information on the City's long-term debt can be found in Note 5 on page 29 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

These factors were considered in preparing the City's budget for the 2021 fiscal year.

- Sustainability of existing services – The City will implement a philosophy of budgetary evaluation which reviews the needs of the City to the standard which realizes that services and associated costs should not be appropriated if they are not justified as long-term goals and priority of the City. This philosophy will be discussed during the budget process, with a financial outlook that provides opportunity to evaluate Government priorities, realign and diversify revenue sources, and provide clear information for decision making for continued financial success.
- Cost of government – The first operating millage rate for the City was set at 1.438 mills. As the scope of city services continues to expand, the government will continue to explore all viable options to ensure that the services provided remain at the highest level possible.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City of Stonecrest finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Department of Finance, City of Stonecrest, 3120 Stonecrest Blvd, Stonecrest, GA 30038.

City of Stonecrest, Georgia
3120 Stonecrest Blvd.
Stonecrest, Georgia 30038

CITY OF STONECREST, GEORGIA
STATEMENT OF NET POSITION
DECEMBER 31, 2020

Item XII. c.

	Governmental Activities
<hr/>	
ASSETS	
Cash and cash equivalents	\$ 20,048,641
Taxes receivable	5,902,262
Intergovernmental receivable	777,468
Prepaid items	46,237
Land held for development	2,109,884
Capital assets:	
Nondepreciable	9,391,998
Depreciable, net of accumulated depreciation	<u>6,751,610</u>
Total assets	<u>45,028,100</u>
LIABILITIES	
Accounts payable	462,746
Accrued liabilities	166,691
Unearned revenue	6,227,098
Intergovernmental payable	17,223
Financed purchase payable, due within one year	30,896
Financed purchase payable, due in more than one year	24,551
Direct placement revenue bonds, due within one year	200,000
Direct placement revenue bonds, due in more than one year	<u>5,210,000</u>
Total liabilities	<u>12,339,205</u>
DEFERRED INFLOWS OF RESOURCES	
Unearned revenue - intergovernmental	<u>497,475</u>
NET POSITION	
Net investment in capital assets	13,068,380
Restricted for:	
Promotion of trade and tourism	65,712
Capital projects	14,079,624
Unrestricted	<u>4,977,704</u>
Total net position	<u><u>\$ 32,191,420</u></u>

The accompanying notes are an integral part of these financial statements.

CITY OF STONECREST, GEORGIA

Item XII. c.

STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2020

Functions/Programs	Expenses	Program Revenues			Net (Expenses)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenues and Changes in Net Position
Governmental Activities					
Primary government:					
Governmental activities:					
General government	\$ 11,359,290	\$ 280,493	\$ -	\$ -	\$ (11,078,797)
Judicial	61,811	-	-	-	(61,811)
Economic development	1,159,612	-	-	-	(1,159,612)
Public safety	-	-	-	1,113,458	1,113,458
Public works	4,268,541	-	562,496	5,535,259	1,829,214
Community development	962,677	2,734,812	-	-	1,772,135
Culture and recreation	1,561,104	4,751	955,961	777,446	177,054
Interest and issuance costs on long-term debt	291,510	-	-	-	(291,510)
Total governmental activities	\$ 19,664,545	\$ 3,020,056	\$ 1,518,457	\$ 7,426,163	(7,699,869)
General revenues:					
Property taxes					1,878,327
Insurance taxes					4,264,198
Hotel/Motel taxes					589,449
Franchise taxes					2,440,352
Business taxes					1,421,856
Alcoholic beverage taxes					118,044
Unrestricted investment earnings					635
Miscellaneous revenues					3,978
Total general revenues					10,716,839
Change in net position					3,016,970
Net position, beginning of year					29,174,450
Net position, end of year					\$ 32,191,420

The accompanying notes are an integral part of these financial statements.

CITY OF STONECREST, GEORGIA
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020

ASSETS	General Fund	SPLOST Fund	Urban Redevelopment Agency	COVID-19 Relief Fund	Nonmajor Governmental Fund	Total Governmental Funds
					Hotel/Motel Tax Fund	
Cash and cash equivalents	\$ 6,677,640	\$ 10,831,093	\$ 175,219	\$ 2,086,025	\$ 278,664	\$ 20,048,641
Taxes receivable	5,842,948	-	-	-	59,314	5,902,262
Intergovernmental receivable	-	777,468	-	-	-	777,468
Due from other funds	2,187,465	487,293	-	-	187	2,674,945
Prepaid items	49,437	-	-	-	-	49,437
Land held for development	-	-	2,109,884	-	-	2,109,884
Total assets	<u>\$ 14,757,490</u>	<u>\$ 12,095,854</u>	<u>\$ 2,285,103</u>	<u>\$ 2,086,025</u>	<u>\$ 338,165</u>	<u>\$ 31,562,637</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE						
\						
LIABILITIES						
Accounts payable	\$ 190,139	\$ 154	\$ -	\$ -	\$ 272,453	\$ 462,746
Accrued liabilities	69,293	24,520	-	-	-	93,813
Unearned revenue	-	-	-	6,227,098	-	6,227,098
Due to other governments	17,223	-	-	-	-	17,223
Due to other funds	487,480	-	101,440	2,086,025	-	2,674,945
Total liabilities	<u>764,135</u>	<u>24,674</u>	<u>101,440</u>	<u>8,313,123</u>	<u>272,453</u>	<u>9,475,825</u>
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue - taxes	4,134,767	-	-	-	-	4,134,767
Unearned revenue - intergovernmental	497,475	-	-	-	-	497,475
Total deferred inflows of resources	<u>4,632,242</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,632,242</u>
FUND BALANCE						
Nonspendable:						
Prepaid items	49,437	-	-	-	-	49,437
Restricted:						
Capital projects	-	12,071,180	2,183,663	-	-	14,254,843
Promotion of trade and tourism	-	-	-	-	65,712	65,712
Unassigned	9,311,676	-	-	(6,227,098)	-	3,084,578
Total fund balance	<u>9,361,113</u>	<u>12,071,180</u>	<u>2,183,663</u>	<u>(6,227,098)</u>	<u>65,712</u>	<u>17,454,570</u>
Total liabilities, deferred inflows of resources, and fund balance	<u>\$ 14,757,490</u>	<u>\$ 12,095,854</u>	<u>\$ 2,285,103</u>	<u>\$ 2,086,025</u>	<u>\$ 338,165</u>	<u>\$ 31,562,637</u>

The accompanying notes are an integral part of these financial statements.

CITY OF STONECREST, GEORGIA

Item XII. c.

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE GOVERNMENT-WIDE STATEMENT OF NET POSITION DECEMBER 31, 2020

Total Governmental Fund Balances	\$	17,454,570
---	-----------	-------------------

Amounts reported for governmental activities in the Government-wide Statement of Net Position are different because:

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental funds.

Cost	16,568,485	
Less accumulated depreciation	<u>(424,877)</u>	16,143,608

In the governmental funds, debt service expenditures prepaid by year-end are not recognized as expenditures until they are due and payable; however, in the governmental activities those payments are recognized as reductions of the long-term liabilities when paid.

(3,200)

Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds' balance sheet but are reported on the government-wide statement of net position.

Accrued interest payable	(72,878)	
Financed purchases	(55,447)	
Direct placement revenue bonds	<u>(5,410,000)</u>	(5,538,325)

Receivables not collected within 60 days of fiscal year-end are not considered available and are deferred inflows of resources on the government funds' balance sheet but are recognized as revenue on the government-wide statement of net position.

4,134,767

Net Position of Governmental Activities

\$ 32,191,420

The accompanying notes are an integral part of these financial statements

CITY OF STONECREST, GEORGIA
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2020

Item XII. c.

	General Fund	SPLOST Fund	Urban Redevelopment Agency	COVID 19 Relief Fund	Nonmajor Governmental Fund Hotel/Motel Tax Fund	Total Governmental Funds
Revenues:						
Property taxes	\$ 1,775,560	\$ -	\$ -	\$ -	\$ -	\$ 1,775,560
Franchise taxes	2,440,352	-	-	-	-	2,440,352
Hotel/Motel taxes	-	-	-	-	589,449	589,449
Insurance taxes	4,032,198	-	-	-	-	4,032,198
Business taxes	1,421,856	-	-	-	-	1,421,856
Alcoholic beverage excise taxes	118,044	-	-	-	-	118,044
Licenses and permits	3,000,308	-	-	-	-	3,000,308
Intergovernmental	1,518,457	7,423,276	-	-	-	8,941,733
Charges for services	4,751	-	-	-	-	4,751
Fines and forfeitures	14,997	-	-	-	-	14,997
Interest earned	635	2,887	-	-	-	3,522
Miscellaneous	3,978	-	-	-	-	3,978
Total revenues	14,331,136	7,426,163	-	-	589,449	22,346,748
Expenditures:						
Current:						
General government	5,065,770	-	-	6,192,450	-	11,258,220
Judicial	61,811	-	-	-	-	61,811
Economic development	1,159,379	-	233	-	-	1,159,612
Community development	726,897	-	-	-	235,780	962,677
Culture and recreation	1,409,498	-	-	-	-	1,409,498
Capital outlay	397,363	4,381,843	3,015,599	34,648	-	7,829,453
Debt service:						
Principal	29,991	-	-	-	-	29,991
Interest	8,409	-	23,740	-	-	32,149
Issuance costs	-	-	186,765	-	-	186,765
Total expenditures	8,859,118	4,381,843	3,226,337	6,227,098	235,780	22,930,176
Excess (deficiency) of revenues over (under) expenditures	5,472,018	3,044,320	(3,226,337)	(6,227,098)	353,669	(583,428)
Other financing sources (uses):						
Transfers in	353,669	-	-	-	-	353,669
Transfers out	-	-	-	-	(353,669)	(353,669)
Issuance of revenue bonds	-	-	5,410,000	-	-	5,410,000
Total other financing sources (uses)	353,669	-	5,410,000	-	(353,669)	5,410,000
Net change in fund balances	5,825,687	3,044,320	2,183,663	(6,227,098)	-	4,826,572
Fund balances, beginning of year	3,535,426	9,026,860	-	-	65,712	12,627,998
Fund balances (deficit), end of year	\$ 9,361,113	\$ 12,071,180	\$ 2,183,663	\$ (6,227,098)	\$ 65,712	\$ 17,454,570

The accompanying notes are an integral part of these financial statements.

CITY OF STONECREST, GEORGIA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2020

Item XII. c.

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$	4,826,572
--	----	-----------

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation expense in the current period.

Capital outlay	3,560,912	
Depreciation expense	<u>(252,676)</u>	3,308,236

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the principal payments on the long-term debt in the current year.

Principal retirement:		
Financed purchases	30,273	
Accrued interest	(72,878)	
Issuance of direct placement revenue bonds	<u>(5,410,000)</u>	(5,452,605)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.

334,767

Change in net position - governmental activities

\$ 3,016,970

The accompanying notes are an integral part of these financial statements.

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020****NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the City of Stonecrest, Georgia (the “City”) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City’s accounting policies are described below.

A. Reporting Entity

The City, which was incorporated by a voter approved referendum on November 8, 2016, commenced operations on July 10, 2017 pursuant to the election of a mayor and council on April 18, 2017. Policy-making and legislative authority are vested in the Mayor and City Council which consists of five council members and the Mayor. The government provides such services as general government administration, judicial services through its municipal court, code enforcement, building and zoning, and housing and development. DeKalb County, Georgia provides public safety related services to the City.

The Urban Redevelopment Agency (“URA” or “Agency”) was activated by resolution in 2020 to promote and further develop trade and tourism opportunities within the City. The Agency operates under a six-member board appointed by the Mayor and approved by the City Council. Any debt issued by the URA is expected to be repaid with City resources. The Agency does not issue separate financial statements and is included as a blended component unit in the City’s financial report.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. Government-wide financial statements do not provide information by fund, but by the City’s governmental activities. The statement of net position will include non-current assets and non-current liabilities. In addition, the government-wide statement of activities reflects depreciation expense on the City’s capital assets. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segments are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to those who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers property taxes to be available if they are collected within 60 days of the end of the current fiscal period for which they are levied. Other revenues susceptible to accrual are considered available if they are collected within 90 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to long-term liabilities, such as compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, hotel/motel occupancy taxes, business taxes, insurance premium taxes, excise taxes, and licenses and permits associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period if availability criteria are met. All other revenue items are considered to be measurable and available only when cash is received by the City.

In accordance with GASB Statement No. 33, "Accounting and Financial Reporting for Non-exchange Transactions," the corresponding assets (receivables) in non-exchange transactions are recognized in the period in which the underlying exchange occurs, when an enforceable legal claim has arisen, when all eligibility requirements have been met, or when resources are received, depending on the revenue source.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

In accordance with GASB Statement No. 34, major individual governmental funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **Special Purpose Local Option Sales Tax (SPLOST) Fund** is used to account for the proceeds of a sales tax levied in DeKalb County, which will be used by the City for the exclusive purpose of capital outlay projects in accordance with the voter approved sales tax referendum.

The **Urban Redevelopment Agency (URA)** is used to account for the proceeds of the Series 2020 A & B revenue bonds issuances.

The **COVID-19 Relief Fund** is a special revenue fund used to account for the Coronavirus Relief Fund grant revenue and expenditures of the City.

Additionally, the City reports the following fund type:

The **Special Revenue Funds** are used to account for specific revenues which are either legally restricted or committed to expenditures for particular purposes.

D. Budgets

Formal budgetary accounting is employed as a management control device for the funds of the City. The governmental fund budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. An annual operating budget is adopted each fiscal year through passage of an annual budget ordinance and amended as required for the general fund. Any changes from the original budget are reflected in the budgetary comparison schedule. All appropriations lapse at fiscal year-end. The City does not use encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Cash and Cash Equivalents

Cash and cash equivalents include amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the City.

F. Receivables

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

G. Interfund Receivables and Payables

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year as well as all other outstanding balances between funds are reported as “due to/from other funds.”

H. Capital Assets

Capital assets, which include vehicles and machinery and equipment, are reported in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives is not capitalized.

Capital assets of the City are depreciated using the straight line method over the following useful lives:

Category	Useful Life
Land	N/A
Buildings and improvements	20-50 years
Equipment	5-10 years
Intangible assets	10 years

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Prepaid Items

Payments made to vendors for services that will benefit periods beyond December 31, 2020, are recorded as prepaid items using the consumption method by recording an asset for the prepaid amount and reflecting the expenditure/expense in the year in which services are consumed. At the fund reporting level, an equal amount of fund balance is reported as nonspendable as this amount is not available for general appropriation.

J. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position.

In the fund financial statements, governmental fund types recognize the face amount of the debt issued as other financing sources and the repayment of debt as debt service expenditures.

K. Deferred Inflows of Resources

In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of fund balance that applies to future period(s) and so will not be recognized as an inflow of resources (revenues) until that time. The City has one type of item that arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, this item, *unavailable revenue* is only reported in the governmental funds balance sheet. The governmental funds report unavailable revenues from insurance premium taxes and property taxes as these amounts are deferred and will be recognized as inflows of resources in the period in which the amounts become available.

L. Fund Equity

Fund equity at the governmental fund financial reporting level is classified as “fund balance.” Fund equity for all other reporting is classified as “net position.”

Fund Balance – Generally, fund balance represents the difference between the assets and liabilities and deferred inflows of resources under the current financial resources measurement focus of accounting. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Fund Equity (Continued)

Fund balances are classified as follows:

- **Nonspendable** – Fund balances are reported as nonspendable when amounts cannot be spent because they are either (a) not in spendable form (i.e., items that are not expected to be converted to cash) or (b) legally or contractually required to be maintained intact.
- **Restricted** – Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.
- **Committed** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council through the adoption of a resolution. Only the City Council may modify or rescind the commitment, also through a resolution.
- **Assigned** – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. The authority to assign fund balances remains with the City Council.
- **Unassigned** – Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balance only in the general fund. Negative unassigned fund balances may be reported in all funds. The City, by resolution, has created a minimum fund balance policy to be no less than 6% of current year revenues of the General Fund, in order to cover unforeseen emergencies and/or revenue shortfalls.

Flow Assumptions – When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the City's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the City's policy to use fund balance in the following order: (1) Committed, (2) Assigned, and (3) Unassigned.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Fund Equity (Continued)

Net Position – Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources, in reporting which utilizes the economic resources measurement focus. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used (i.e., the amount that the City has spent) for the acquisition, construction or improvement of those assets.

Net position is reported as restricted using the same definition as used for restricted fund balance as described in the section above. All other net position is reported as unrestricted.

The City applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

M. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, deferred inflows of resources, and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE 2. LEGAL COMPLIANCE – BUDGETS

A. Budgets and Budgetary Accounting

The budget is officially adopted by the governing body prior to the beginning of its fiscal year, or a resolution authorizing the continuation of necessary and essential expenditures to operate the City will be adopted. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the department level.

Transfers of appropriations within a department budget or within a non-departmental expenditure category may be made without the approval of the City Council, but expenditures or expense may not exceed the amount appropriated for a department without an amendment approved by the City Council. The final budget amounts shown in these financial statements reflect amendments approved by the City Council.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. LEGAL COMPLIANCE – BUDGETS (CONTINUED)

B. Excess Expenditures Over Appropriations

For the year ended December 31, 2020 the following funds had actual expenditures in excess of their appropriations:

General Fund	
General government:	
Legal services department	\$ 8,134
Facilities and building department	306,358
Communications	7,187
General operations	18,101
Capital outlay	199,863
Debt service:	
Principal	29,991
Interest	8,409
COVID-19 Relief Fund	
Capital outlay	34,648

These expenditures in excess of appropriations were primarily funded by lower than budgeted expenditures in other areas, greater than anticipated revenues or will require future appropriation from another fund.

C. Deficit Fund Balance

At the end of fiscal year 2020, the COVID-19 Relief Fund is reporting a deficit fund balance of \$6,227,098 as a result of expenditures deemed ineligible for revenue recognition. This deficit will be funded with future appropriations from the General Fund.

NOTE 3. DEPOSITS AND INVESTMENTS

Custodial Credit Risk – Deposits. Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes and City policy require all deposits to be collateralized by depository insurance or pledged securities. Amounts that exceed standard depository insurance limits are required to be collateralized either (1) individually by the financial institutions through pledged obligations of the U.S. Government, obligations backed by the full faith and credit of the U.S. Government, obligations of the State of Georgia or other states, or obligations of counties, municipalities, or public authorities of the State of Georgia, or (2) participation in the State of Georgia Secure Deposit Program. As of December 31, 2020, the City had deposits with one (1) financial institution collateralized by the State of Georgia Secure Deposit Program, which is administered by the Office of the State Treasurer, and requires participating banks holding deposits of public funds to pledge collateral at varying rates depending on tier assigned by the State. Additionally, the City had deposits with two (2) financial institutions that were collateralized by pledged securities, as defined above, such that all of the City's bank balances were insured and/or collateralized as defined by GASB and required by State Statutes.

NOTES TO FINANCIAL STATEMENTS

NOTE 4. CAPITAL ASSETS

Capital asset activity for the City for the year ended December 31, 2020 is as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Nondepreciable capital assets:				
Land	\$ 5,916,147	\$ 3,315,486	\$ -	\$ 9,231,633
CIP	-	160,365	-	160,365
Total	<u>5,916,147</u>	<u>3,475,851</u>	<u>-</u>	<u>9,391,998</u>
Capital assets, being depreciated:				
Furniture, equipment and vehicles	223,857	85,061	-	308,918
Improvements	6,245,490	-	-	6,245,490
Buildings	622,079	-	-	622,079
Total	<u>7,091,426</u>	<u>85,061</u>	<u>-</u>	<u>7,176,487</u>
Less accumulated depreciation for:				
Furniture and equipment	(97,459)	(48,101)	-	(145,560)
Improvements	(65,415)	(176,594)	-	(242,009)
Buildings	(9,327)	(27,981)	-	(37,308)
Total	<u>(172,201)</u>	<u>(252,676)</u>	<u>-</u>	<u>(424,877)</u>
Total capital assets being depreciated, net	<u>6,919,225</u>	<u>(167,615)</u>	<u>-</u>	<u>6,751,610</u>
Governmental activities capital assets, net	<u>\$ 12,835,372</u>	<u>\$ 3,308,236</u>	<u>\$ -</u>	<u>\$ 16,143,608</u>

Depreciation expense was charged to functions/programs of the City as follows:

Governmental activities:	
General government	\$ 101,070
Culture and recreation	151,606
Total depreciation expense - governmental activities	<u>\$ 252,676</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 5. LONG TERM DEBT

The following is a summary of long-term debt activity of the City for the year ended December 31, 2020:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Financed purchase	\$ 85,720	\$ -	\$ (30,273)	\$ 55,447	\$ 30,896
Direct placement revenue bonds	-	5,410,000	-	5,410,000	200,000
Governmental activity long-term liabilities	<u>\$ 85,720</u>	<u>\$ 5,410,000</u>	<u>\$ (30,273)</u>	<u>\$ 5,465,447</u>	<u>\$ 230,896</u>

Financed Purchase from Direct Borrowings

On July 1, 2017, the City entered into a financed purchase to acquire computer equipment through Government Leasing, LLC for \$146,278. Monthly payments of \$3,200, including interest at a rate of 11.27% began September 1, 2017 and will continue through August 1, 2022. The outstanding balance at December 31, 2020 is \$55,447.

As of December 31, 2020, the cost and accumulated depreciation on the assets acquired under the financed purchase is \$146,278 and \$92,644, respectively. The annual depreciation is included in the capital asset depreciation total in Note 4. The total debt service requirements to maturity for the City's financed purchase is as follows:

	Principal	Interest	Total
Year Ending December 31,			
2021	\$ 30,896	\$ 4,849	\$ 35,745
2022	24,551	1,049	25,600
Total	<u>\$ 55,447</u>	<u>\$ 5,898</u>	<u>\$ 61,345</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 5. LONG TERM DEBT (CONTINUED)

Direct Placement Revenue Bonds

In July 2020, the City issued \$3,195,000 of Series 2020A tax-exempt revenue bonds and \$2,215,000 of Series 2020B taxable revenue bonds, for a total bond issuance of \$5,410,000. The Series 2020B taxable bonds were issued for the purpose of purchasing and renovating a former Sears building, which is classified as land held for development as of fiscal year end. The Series 2020A tax-exempt bonds were issued for the purpose of purchasing, renovating and paying of the tax anticipation note issued for a former Sam's building, which is reported within the City's capital assets. Annual interest payments at 2.92% for Series 2020A and 3.04% for Series 2020B are due on February 1 and principal payments are due annually on February 1 until the bonds mature in February 2040. In the event the City is unable to make payments as they become due and payable, or is rendered incapable of fulfilling its obligations under the bond resolution, the outstanding amounts owed on the bonds become due and payable immediately.

The City's debt service requirements to maturity on the total revenue bonds are as follows:

Year ending December 31,	Principal	Interest	Total
2021	\$ 200,000	\$ 87,454	\$ 287,454
2022	205,000	154,550	359,550
2023	215,000	148,318	363,318
2024	220,000	141,782	361,782
2025	225,000	135,094	360,094
2026-2030	1,245,000	568,854	1,813,854
2031-2035	1,435,000	371,278	1,806,278
2036-2040	1,665,000	148,336	1,813,336
Total	<u>\$ 5,410,000</u>	<u>\$ 1,755,666</u>	<u>\$ 7,165,666</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. SHORT-TERM BORROWING

The City paid off a tax anticipation note of \$3,060,000 with a local financial institution. The tax anticipation note was issued for purposes of obtaining initial capital to acquire a former Sam's building. The borrowing, with an interest rate of 2.10%, was paid off in conjunction with the Series 2020A and Series 2020B bond issuance. The following is a summary of the tax anticipation note payable for the year ended December 31, 2020:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>
Tax anticipation note	\$ -	\$ 3,060,000	\$ (3,060,000)	\$ -

NOTE 7. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The composition of due to/from other funds as of December 31, 2020 is as follows:

<u>Receivable Entity</u>	<u>Payable Entity</u>	<u>Amount</u>
Nonmajor governmental fund	General Fund	\$ 187
SPLOST Fund	General Fund	487,293
General Fund	COVID-19 Relief Fund	2,086,025
General Fund	Urban Redevelopment Agency	101,440

The interfund balance between the nonmajor governmental fund and the General Fund is a result of residual hotel/motel tax collections that have not yet been transferred to the Hotel/Motel Tax Fund. The interfund balance between the SPLOST Fund and the General Fund is due to the City matching state grant expenditures initially recorded in the SPLOST Fund to be paid out of the General Fund, where the state grant revenue is recorded. The year-end balance is a result of timing difference between the funds. The interfund balance between the General Fund and the COVID-19 Relief Fund is the result of some expenditures being initially paid for out of the General Fund, not yet reimbursed to General Fund from the COVID-19 Relief Fund. The year-end balance is a result of timing difference between the funds. Lastly, the interfund balance between the General Fund and the Urban Redevelopment Agency is the result of issuance costs being borne out of General Fund and owed by the Urban Redevelopment Agency at year end.

The composition of interfund transfers as of December 31, 2020 is as follows:

<u>Transfers in</u>	<u>Transfers out</u>	<u>Amount</u>
General Fund	Nonmajor governmental fund	\$ 353,669

Transfers are used to move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them.

NOTES TO FINANCIAL STATEMENTS

NOTE 8. HOTEL/MOTEL LODGING TAX

The City has levied an occupancy tax of 8% for the rent of a guest room at a hotel or motel in the City as authorized by the Official Code of Georgia Annotated (O.C.G.A.) §48-13-51(a)(3). For the year ended December 31, 2020, the City collected \$589,449 in hotel/motel tax revenues. Of this amount, \$235,780, or 40% was used for the promotion of tourism in accordance with the provisions of O.C.G.A §48-13-51(a)(3).

NOTE 9. OPERATING LEASES

The government leases the city hall office facilities under a non-cancelable operating lease. The City accrues rent expense in an amount such that the total rent expense under the lease is recognized ratably over the lease term. The lease expense on the city hall facility was \$215,893 for the year ended December 31, 2020.

The future minimum lease payments for these leases are as follows:

Year Ending December 31,	City Hall
2021	\$ 235,581
2022	239,745
2023	60,198
Total lease payments	<u>\$ 535,524</u>

NOTE 10. RISK MANAGEMENT

The City is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City has joined together with other municipalities in the state as part of the Georgia Interlocal Risk Management Agency Property and Liability Insurance Fund, a public entity risk pool currently operating as common risk management and insurance programs for member local governments.

As part of this risk pool, the City is obligated to pay all contributions and assessments as prescribed by the pools, to cooperate with the pool's agents and attorneys, to follow loss reduction procedures established by the funds, and to report as promptly as possible, and in accordance with any coverage descriptions issued, all incidents which could result in the funds being required to pay any claim of loss. The City is also to allow the pool's agents and attorneys to represent the City in investigation, settlement discussions and all levels of litigation arising out of any claim made against the City within the scope of loss protection furnished by the funds.

The funds are to defend and protect the members of the funds against liability or loss as prescribed in the member government contract. The fund is to pay all costs taxed against members in any legal proceeding defended by the members, all interest accruing after entry of judgment, and all expenses incurred for investigation, negotiation or defense.

NOTES TO FINANCIAL STATEMENTS

NOTE 10. RISK MANAGEMENT (CONTINUED)

The City carries commercial insurance for other risks of losses. For insured programs, there have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage in the last three years of operations.

NOTE 11. COMMITMENTS AND CONTINGENT LIABILITIES

Litigation:

The City is subject to legal actions in the ordinary course of business. In the opinion of management and legal counsel, the City has adequate legal defenses and insurance coverage with respect to such actions and the liability, if any, which might result from these proceedings, would not have a material adverse effect on the financial position of the City.

Grant Contingencies:

The City has received Federal and State grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to the disallowance of certain expenditures previously reimbursed by those agencies. Based upon the issues contained within the City's CARES Program, City management believes such disallowances could be significant, and that the City would be required to reimburse DeKalb County for the City's allotment of CARES funding. In addition, per an intergovernmental agreement with DeKalb County, the County has the ability to withhold City property tax remittances in response to the issues cited with the CARES Program.

Contractual Commitments:

The City has entered into a private contractual partnership for outsourced services and operations. Through this contract with private companies, an array of operational services are provided via outsourcing. This contract is an operating contract for which the City is continually monitoring its outsourcing needs as compared to providing services in-house. Currently, these contracts are approximately \$5.1 million annually. The contracts were bid for five annual service periods and run through the year ending 2022.

NOTE 12. JOINT VENTURE

Under Georgia law, the City, in conjunction with other cities around the Metropolitan Atlanta Georgia area, is a member of the Atlanta Regional Commission (ARC) and is required to pay annual dues thereto, which DeKalb County has paid on behalf of the City of Stonecrest. Membership in ARC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34, which provides for the organization structure of ARC. ARC Board membership includes the chief elected official of each county and municipality of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of the ARC. Separate financial statements may be obtained from Atlanta Regional Commission, 229 Peachtree Street NE, STE 100, Atlanta, Georgia 30303 or online at <https://atlantaregional.org/about-arc/comprehensive-annual-financial-report>.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF STONECREST, GEORGIA

Item XII. c.

GENERAL FUND

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED DECEMBER 31, 2020**

	Original Budget	Final Budget	Actual	Variance With Final Budget
Revenues:				
Property taxes	\$ -	\$ -	\$ 1,775,560	\$ 1,775,560
Franchise taxes	2,094,400	2,094,400	2,440,352	345,952
Business license and occupational taxes	1,555,000	1,555,000	1,421,856	(133,144)
Insurance taxes	3,820,000	3,820,000	4,032,198	212,198
Alcoholic beverage excise taxes	145,000	145,000	118,044	(26,956)
Intergovernmental	1,310,000	1,310,000	1,518,457	208,457
Licenses and permits	1,153,500	1,153,500	3,000,308	1,846,808
Charges for services	-	-	4,751	4,751
Fines and forfeitures	19,000	19,000	14,997	(4,003)
Interest income	-	-	635	635
Miscellaneous	-	-	3,978	3,978
Total revenues	10,096,900	10,096,900	14,331,136	4,234,236
Expenditures:				
Current:				
General government:				
City council	224,700	224,700	163,816	60,884
City manager	211,950	211,950	208,643	3,307
City clerk	145,000	145,000	144,638	362
Financial administration	611,250	611,250	496,185	115,065
Legal services department	620,000	620,000	628,134	(8,134)
Economic development	1,160,150	1,205,150	715,741	489,409
Facilities and building department	299,500	299,500	605,858	(306,358)
Communications	377,550	377,550	384,737	(7,187)
IT/GIS	426,500	426,500	326,629	99,871
General operations	447,350	447,350	465,451	(18,101)
Building	962,500	962,500	925,938	36,562
Contingency	70,350	70,350	-	70,350
Total general government	5,556,800	5,601,800	5,065,770	536,030
Public works	560,000	485,000	-	485,000
Judicial:				
Court services	92,750	92,750	61,811	30,939
Economic development:				
Code enforcement	1,003,450	1,003,450	950,210	53,240
Business development	260,100	260,100	209,169	50,931
Total economic development	1,263,550	1,263,550	1,159,379	104,171
Community development	775,650	775,650	726,897	48,753
Culture and recreation	2,042,650	2,042,650	1,409,498	633,152
Capital outlay	167,500	197,500	397,363	(199,863)
Debt service:				
Principal	-	-	29,991	(29,991)
Interest	-	-	8,409	(8,409)
Total debt service	-	-	38,400	(38,400)
Total expenditures	10,458,900	10,458,900	8,859,118	1,599,782
Excess of revenues over expenditures	(362,000)	(362,000)	5,472,018	5,834,018
Other financing sources:				
Transfers in	360,000	360,000	353,669	(6,331)
Total other financing sources	360,000	360,000	353,669	(6,331)
Net change in fund balance	(2,000)	(2,000)	5,825,687	5,827,687
Fund balance, beginning of year	3,535,426	3,535,426	3,535,426	-
Fund balance, end of year	\$ 3,533,426	\$ 3,533,426	\$ 9,361,113	\$ 5,827,687

CITY OF STONECREST, GEORGIA

COVID-19 RELIEF FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS) FOR THE YEAR ENDED DECEMBER 31, 2020

Item XII. c.

	Budget		Actual	Variance With Final Budget
	Original	Final		
Revenues:				
Intergovernmental	\$ 6,227,016	\$ 6,227,016	\$ -	\$ (6,227,016)
Total revenues	6,227,016	6,227,016	-	(6,227,016)
Expenditures				
General government	6,227,016	6,227,016	6,192,450	34,566
Capital outlay	-	-	34,648	(34,648)
Total expenditures	6,227,016	6,227,016	6,227,098	(82)
Net change in fund balances	-	-	(6,227,098)	(6,227,098)
Fund balances, beginning of year	-	-	-	-
Fund balances (deficits), end of year	\$ -	\$ -	\$ (6,227,098)	\$ (6,227,098)

NONMAJOR GOVERNMENTAL FUND

Hotel/Motel Tax Fund – To account for the collection of the 8% tax levied by the City on all hotel/motel lodgings and accommodations within the City and for the expenditures made distributing these collections to the appropriate entities as required by §OCGA 48-13-51.

CITY OF STONECREST, GEORGIA

Item XII. c.

HOTEL/MOTEL TAX FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS) FOR THE YEAR ENDED DECEMBER 31, 2020

	Budget		Actual	Variance With Final Budget
	Original	Final		
Revenues:				
Taxes	\$ 600,000	\$ 600,000	\$ 589,449	\$ (10,551)
Total revenues	600,000	600,000	589,449	(10,551)
Expenditures:				
Community development	240,000	240,000	235,780	4,220
Total expenditures	240,000	240,000	235,780	4,220
Excess of revenues over expenditures	360,000	360,000	353,669	(6,331)
Other financing uses:				
Transfers out	(360,000)	(360,000)	(353,669)	6,331
Total other financing uses	(360,000)	(360,000)	(353,669)	6,331
Net change in fund balances	-	-	-	-
Fund balances, beginning of year	65,712	65,712	65,712	-
Fund balances, end of year	\$ 65,712	\$ 65,712	\$ 65,712	\$ -

CITY OF STONECREST, GEORGIA
SCHEDULE OF EXPENDITURES OF
SPECIAL PURPOSE LOCAL OPTION SALES TAX
FOR THE YEAR ENDED DECEMBER 31, 2020

<u>Project</u>	<u>Original and Current Estimated Cost</u>	<u>Prior Year</u>	<u>Current Year</u>	<u>Total</u>
SPLOST - 2017 SERIES				
Resurfacing and street paving	\$ 10,000,000	\$ 3,186,794	\$ 4,264,083	\$ 7,450,877
Transportation improvements, design, and planning	18,539,000	286,631	-	286,631
Parks and recreation	5,000,000	708,787	93,241	802,028
Multi-modal transportation consisting of, sidewalks, paths and bikeways projects	3,240,000	-	-	-
Capital improvements on public safety facilities and City Hall	7,161,000	-	24,519	24,519
Construction and program management	3,820,000	-	-	-
	<u>\$ 47,760,000</u>	<u>\$ 4,182,212</u>	<u>\$ 4,381,843</u>	<u>\$ 8,564,055</u>

STATISTICAL SECTION

This part of the City of Stonecrest's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Page

Financial Trends..... 38

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity 42

These schedules contain information to help the reader assess the City's most significant local revenue source, franchise taxes.

The City notes that while insurance premium tax revenues are the largest reported within the City's annual comprehensive financial report, these revenues are not own-source, but rather state driven and thus would not be appropriate for revenue capacity statistics within this section.

Debt Capacity 44

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information..... 46

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information 49

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

The City contracted out most of its services during the fiscal year 2020.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial report for the relevant year.

CITY OF STONECREST, GEORGIA

**NET POSITION BY COMPONENT
LAST FOUR FISCAL YEARS
(accrual basis of accounting)**

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Governmental activities:				
Net investment in capital assets	\$ 13,068,380	\$ 12,749,652 (1)	\$ 68,765	\$ 72,664
Restricted	14,145,336 (2)	9,092,572	5,810,225	-
Unrestricted	4,977,704	7,332,226	834,179	199,300
Total governmental activities net position	<u>\$ 32,191,420</u>	<u>29,174,450</u>	<u>\$ 6,713,169</u>	<u>\$ 271,964</u>

(1) The City took over parks land and improvements from DeKalb County in 2019.

(2) Increase relates to increased SPLOST collections and revenue bond issuance in 2020.

Note: Fiscal period 2017 was the City's first period of operation and consisted of only six months of activity.

CITY OF STONECREST, GEORGIA
CHANGES IN NET POSITION
LAST FOUR FISCAL YEARS
(accrual basis of accounting)

	2020	2019	2018	2017
Expenses				
Governmental activities:				
General government	\$ 11,359,290 (3)	\$ 4,399,115	\$ 3,357,065	\$ 2,008,160
Judicial	61,811	86,476	94,947	1,615
Economic development	1,159,612	1,065,973 (1)	-	-
Public works	4,268,541	4,777,717 (1)	-	-
Community development	962,677	1,005,776	1,785,857	718,246
Culture and recreation	1,561,104	628,960	98,440	-
Interest on long-term debt	291,510	11,339	14,210	6,694
Total governmental activities expenses	<u>19,664,545</u>	<u>11,975,356</u>	<u>5,350,519</u>	<u>2,734,715</u>
Program revenues				
Governmental activities:				
Charges for services:				
General government	\$ 280,493	\$ 220,273	\$ 292,305	\$ 198,509
Community development	2,734,812	1,032,829	1,355,942	668,234
Culture and recreation	4,751	4,660	-	-
Operating grants and contributions	1,518,457	822,440	-	-
Capital grants and contributions	7,426,163	19,694,570 (2)	5,547,695	-
Total governmental activities program revenues	<u>11,964,676</u>	<u>21,774,772</u>	<u>7,195,942</u>	<u>866,743</u>
Total program revenues	<u>\$ 11,964,676</u>	<u>\$ 21,774,772</u>	<u>\$ 7,195,942</u>	<u>\$ 866,743</u>
Net (expense)/revenue				
Governmental activities	<u>\$ (7,699,869)</u>	<u>\$ 9,799,416</u>	<u>\$ 1,845,423</u>	<u>\$ (1,867,972)</u>
General Revenues and Other Changes in Net Position				
Governmental activities:				
Taxes				
Property taxes	\$ 1,878,327	\$ -	\$ -	\$ -
Insurance taxes	4,264,198	7,621,203	-	-
Sales and use taxes	-	-	186,981	-
Hotel/Motel taxes	589,449	704,989	656,874	275,412
Franchise taxes	2,440,352	2,550,882	2,431,266	604,257
Business taxes	1,421,856	1,602,296	1,158,721	1,208,500
Motor vehicle excise taxes	-	961	2,803	7,356
Alcoholic beverage excise taxes	118,044	165,705	144,585	44,411
Unrestricted investment earnings	635	14,351	7,034	-
Miscellaneous revenues	3,978	1,478	7,518	-
Total governmental activities	<u>10,716,839</u>	<u>12,661,865</u>	<u>4,595,782</u>	<u>2,139,936</u>
Total primary government	<u>\$ 10,716,839</u>	<u>\$ 12,661,865</u>	<u>\$ 4,595,782</u>	<u>\$ 2,139,936</u>
Change in Net Position				
Governmental activities	<u>\$ 3,016,970</u>	<u>\$ 22,461,281</u>	<u>\$ 6,441,205</u>	<u>\$ 271,964</u>

(1) City functions expanded in 2019 due to general growth and for road/streets re-surfacing.

(2) The City took over parks land and improvements capital assets from DeKalb County in 2019.

(3) The City incurred significant expenses related to its COVID-19 funding from DeKalb County in 2020.

Note: Fiscal period 2017 was the City's first period of operation and consisted of only six months of activity.

CITY OF STONECREST, GEORGIA
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST FOUR FISCAL YEARS
(modified accrual basis of accounting)

	2020	2019	2018	2017
General Fund:				
Restricted	\$ -	\$ -	\$ 186,981	\$ -
Nonspendable	49,437	354,760	44,670	3,200
Assigned	-	-	-	100,000
Unassigned	9,311,676 ⁽¹⁾	3,180,666	792,709	99,300
Total General fund	<u>\$ 9,361,113</u>	<u>\$ 3,535,426</u>	<u>\$ 1,024,360</u>	<u>\$ 202,500</u>
All other governmental funds:				
Restricted	\$ 14,320,555	\$ 9,092,572	\$ 5,623,244	\$ -
Unassigned	(6,227,098) ⁽²⁾	-	-	-
Total other governmental funds	<u>\$ 8,093,457</u>	<u>\$ 9,092,572</u>	<u>\$ 5,623,244</u>	<u>\$ -</u>

(1) General increase in revenues in 2020, which included the first year of property tax collections resulted in a large increase in fund balance in 2020.

(2) Expenditure of ineligible federal grant funds resulted in large, unassigned fund deficit in 2020.

Note: Fiscal period 2017 was the City's first period of operation and consisted of only six months of activity.

CITY OF STONECREST, GEORGIA
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST FOUR FISCAL YEARS
(modified accrual basis of accounting)

	2020	2019	2018	2017
Revenues				
Taxes	\$ 10,377,459 (4)	\$ 8,846,036	\$ 4,581,230	\$ 2,139,936
Licenses and permits	3,000,308	1,227,680	1,631,999	866,743
Fines and forfeitures	14,997	25,422	16,248	-
Intergovernmental	8,941,733	8,462,432	5,547,695	-
Charges for services	4,751	4,660	-	-
Interest earned	3,522	14,351	7,034	-
Miscellaneous	3,978	1,478	7,518	-
Total revenues	<u>22,346,748</u>	<u>18,582,059</u>	<u>11,791,724</u>	<u>3,006,679</u>
Expenditures				
Current:				
General government	11,258,220 (5)	4,356,422	3,299,608	2,217,795
Public works	-	536,511 (2)	-	-
Judicial	61,811	86,476	92,909	1,615
Economic development	1,159,612	1,065,973 (1)	-	-
Community development	962,677	1,005,776	1,780,229	718,246
Culture and recreation	1,409,498	1,270,901 (1)	98,440	-
Capital outlay	7,829,453	4,241,206 (3)	37,034	-
Debt service:				
Principal	29,991	26,810	23,965	7,410
Interest	32,149	11,590	14,435	5,391
Issuance costs	186,765	-	-	-
Total expenditures	<u>22,930,176</u>	<u>12,601,665</u>	<u>5,346,620</u>	<u>2,950,457</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(583,428)</u>	<u>5,980,394</u>	<u>6,445,104</u>	<u>56,222</u>
Other Financing Sources (Uses)				
Issuance of long term debt	5,410,000 (6)	-	-	146,278
Transfers in	353,669	426,758	359,877	172,609
Transfers out	(353,669)	(426,758)	(359,877)	(172,609)
Total other financing sources (uses)	<u>5,410,000</u>	<u>-</u>	<u>-</u>	<u>146,278</u>
Net change in fund balances	<u>\$ 4,826,572</u>	<u>\$ 5,980,394</u>	<u>\$ 6,445,104</u>	<u>\$ 202,500</u>
Debt service as a percentage of noncapital expenditures	1.3%	0.3%	0.7%	0.5%

(1) City functions expanded in 2019 due to general growth.

(2) The City spent LMIG state grant funds on a resurfacing project in 2019.

(3) The City began spending SPLOST funds on a paving project in 2019.

(4) The City started collecting property tax revenues from the County in 2020.

(5) The City incurred significant expenses related to its COVID-19 funding from DeKalb County in 2020.

(6) The City issued Series 2020A and Series 2020B Revenue Bonds in 2020.

Note: Fiscal period 2017 was the City's first period of operation and consisted of only six months of activity.

CITY OF STONECREST, GEORGIA

PRINCIPAL FRANCHISE TAXPAYERS CURRENT YEAR AND TWO YEARS AGO

Franchise Taxpayer	2020			2018		
	Revenue	Rank	Percentage of Total Revenue	Revenue	Rank	Percentage of Total Revenue
Georgia Power Company	\$ 978,811	1	40.11 %	\$ 872,427	1	34.20 %
Comcast	519,268	2	21.28	551,669	2	21.63
Snapping Shoals EMC	422,038	3	17.29	427,605	3	16.76
Southern Company Gas	341,035	4	13.97	308,649	4	12.10
AT&T/ BellSouth & Uverse	179,200	5	7.34	270,915	5	10.62
Totals	<u>\$ 2,440,352</u>		<u>100.00 %</u>	<u>\$ 2,431,266</u>		<u>95.31 %</u>

Source: City of Stonecrest Finance Department

Note 1: 2018 is the second year in which the City has a full year of franchise agreements.

Note 2: The City only collected franchise taxes from five entities.

CITY OF STONECREST, GEORGIA

Item XII. c.

FRANCHISE TAX RATES LAST THREE FISCAL YEARS

Calendar Year	Telecommunication	Cable	Electric	Gas
2020	3%	5%	4%	4%
2019	3%	5%	4%	4%
2018	3%	5%	4%	4%

Source: Stonecrest Finance Department

Note: All rates are charged on the gross revenue collected by the franchisee.

CITY OF STONECREST, GEORGIA

RATIOS OF OUTSTANDING DEBT BY TYPE

LAST FOUR FISCAL YEARS

Fiscal Year Ended December 31,	Governmental Activities			Percentage of Personal Income (1)	Per Capita (1)
	Revenue Bonds Payable	Financed Purchase Payable	Total		
2020	\$ 5,410,000	\$ 55,447	\$ 5,465,447	0.40097 %	\$ 92.33
2019	-	85,720	85,720	0.00678	1.56
2018	-	112,781	112,781	0.00870	2.07
2017	-	136,971	136,971	0.01099	2.61

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

CITY OF STONECREST, GEORGIA

Item XII. c.

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT AS OF DECEMBER 31, 2020

Governmental Unit	Debt Outstanding	Percentage Applicable to Government	Amount Applicable to Government
Overlapping debt			
DeKalb County Bonds, Leases & Financed Purchases Payable (1)	\$ 195,118,000	4.54 %	\$ 8,850,552
DeKalb County Board of Education GO and QSCB Bonds Payable (2)	112,855,715	4.54 %	5,119,135
Total overlapping debt	307,973,715		13,969,688
City of Stonecrest direct debt	5,465,447	100 %	5,465,447
Total direct and overlapping debt	\$ 313,439,162		\$ 19,435,135

(1) DeKalb County Annual Comprehensive Financial Report for December 31, 2020.

(1) DeKalb County Board of Education Annual Financial Report for Fiscal Year 2020.

Assessed value data used to estimate applicable percentages provided by the State Department of Revenue.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and, therefore, responsible for repaying the debt, of each overlapping government.

The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the City's taxable assessed value that is within the government's boundaries and dividing it by the City's total taxable assessed value.

CITY OF STONECREST, GEORGIA

DEMOGRAPHIC AND ECONOMIC STATISTICS

LAST FOUR FISCAL YEARS

Fiscal Year	Population (1)	Personal Income (amounts expressed in thousands) (1)	Per Capita Personal Income (1)	Median Age (1)	School Enrollment (2)	Unemployment Rate (3)
2020	59,194	\$ 1,363,060	\$ 23,027	32.9	10,432	4.2 %
2019	54,903	1,264,251	23,027	32.9	10,432	4.2
2018	54,522	1,296,642	23,782	32.9	10,432	4.2
2017	52,393	1,246,010	23,782	32.9	10,432	8.8

(1) Source: U. S. Bureau of Labor Statistics

(2) Source: DeKalb County Board of Education

(3) Bureau of Labor Statistics July, 2019

Note: 2020 population, per capita, and personal income are estimates based on past regional trends.

Note: School enrollment is based on beginning of school year.

CITY OF STONECREST, GEORGIA
PRINCIPAL EMPLOYERS
CURRENT YEAR AND THREE YEARS AGO

Item XII. c.

Employer	Description	2020			2017		
		Employees (1)	Rank	Percentage of Total City Employment (2)	Employees (1)	Rank	Percentage of Total City Employment (2)
Home Chef	Catalog Mall Order Houses	653	1	5.53 %	500	3	6.07 %
American Structural Concrete, LLC	Turnkey Frame Construction	392	2	3.32			
Dart Container Corporation	Plastics Foam Products	375	3	3.18	500	1	6.07
Walmart Supercenter #4472	Department Store	308	4	2.61			
Walmart Supercenter #1340	Department Store	304	5	2.57	250	5	3.04
Plaid Enterprise Inc	Paint, Varnishes, Lacquers, Enamels	300	6	2.54	143	10	1.74
Trojan Battery Company	Manufacturing/Distribution of Batteries	234	7	1.98	250	4	3.04
Traditions Health & Rehabilitation	Intermediate Care Facilities	200	8	1.69	190	6	2.31
Macys	Department Store	198	9	1.68	180	7	2.19
Griffith Foods Inc.	Food Manufacturing	177	10	1.50			
DeKalb Medical Center at Hillandale	Hospitals, General Medical & Surgical				500	2	6.07
Kliklok-Woodman	Packaging Machinery				178	8	2.16
Sears	Department Store				150	9	1.82
Totals		3,141		26.6 %	2,841		34.5 %

(1) Source: 2020 individual employer's business license filing

CITY OF STONECREST, GEORGIA

Item XII. c.

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION LAST FOUR FISCAL YEARS

Function	2020	2019	2018	2017
General Government (City Council)	5	5	5	5
Mayor's Office	1	1	1	1
City Manager/Assistant City Manager	2	2	2	2
City Clerk/Receptionist	3	3	2	2
Finance/Licensing	2	2	2	2
IT/GIS	2	2	2	2
Economic Development	2	2	1	1
Communications	4	4	3	3
Community Development/Planning-Zoning	5	5	5	5
Code Enforcement	5	5	4	4
Building/Land Development	5	5	4	4
Municipal Court	1	1	-	-
Parks and Recreation	5	5	-	-
Total	42	42	31	31

Source: City of Stonecrest Human Resources Department

NOTE:

* All full-time employees work for CH2M Hill/Jacobs (25 total), either directly or through sub-contracts, with the exception of the Mayor and City Council (6 total).

All full-time employees are scheduled to work 2,080 hours per year (including vacation and sick).

CITY OF STONECREST, GEORGIA

Item XII. c.

OPERATING INDICATORS BY FUNCTION LAST THREE FISCAL YEARS

Function	2020	2019	2018
General government			
Ordinances approved	3	16	45
Special events held	5	2	N/A
Court cases	58	427	N/A
Bond rating	N/A	N/A	N/A
Software applications supported	5	5	2
Grants managed	2	-	N/A
Police			
Calls for Service	N/A	N/A	N/A
Part 1 Crimes Reported	N/A	N/A	N/A
Traffic citation issued	N/A	N/A	N/A
Physical Arrest	N/A	N/A	N/A
Fire			
Incident responses	N/A	N/A	N/A
Average response time	N/A	N/A	N/A
Fire Safety programs conducted	N/A	N/A	N/A
Inspection Conducted	N/A	N/A	N/A
Public works			
Average days to repair pothole	N/A	N/A	N/A
Community Development			
New building permits issued		361	285
Commercial (1)	24	N/A	N/A
Residential (1)	588	N/A	N/A
Parcels annexed	N/A	N/A	N/A
Parcels annexed	N/A	N/A	N/A
Culture and Recreation			
Annual program registrants	20	20	N/A

Sources: Various City and County departments
N/A - Not applicable to City of Stonecrest operations

(1) In 2020, the City began reporting a breakdown of building permits issued by Residential and Commercial.

The Operating Indicators by Function for 2017 were omitted as the City did not provide services during fiscal year 2017 for which relevant operating indicators were available.

CITY OF STONECREST, GEORGIA

Item XII. c.

CAPITAL ASSET STATISTICS BY FUNCTION LAST THREE FISCAL YEARS

Function/Program		2020	2019	2018
General Government				
Land (acres)		1	N/A	N/A
Buildings				
Owned		N/A	N/A	N/A
Leased		1	1	N/A
Machinery & Equipment				
Owned		10	N/A	N/A
Leased		N/A	N/A	N/A
Vehicles				
Owned		1	N/A	N/A
Leased		N/A	N/A	N/A
Parks - active and passive				
Park acreage		740	502	N/A
Greenway and walking trails (miles)		4	4	N/A
Adaptive athletic fields		13	13	N/A
Athletic fields		20	20	N/A
Swimming pools		1	1	N/A
Tennis courts		2	2	N/A
Recreation buildings		1	1	N/A
Playgrounds		2	2	N/A
Picnic shelters/restrooms		11	11	N/A
Machinery & Equipment				
Owned		1	N/A	N/A

Source - City finance department
N/A - Not applicable to City of Stonecrest operations

COMPLIANCE SECTION

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

**The Honorable Mayor and Members
of the City Council of the
City of Stonecrest, Georgia**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Stonecrest, Georgia (the "City") as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 27, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies, and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as items 2020-001, 2020-002, 2020-003, and 2020-004 that we consider to be material weaknesses.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The City's Responses to Findings

The City's responses to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. The City's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Atlanta, Georgia
June 27, 2022

SECTION I SUMMARY OF AUDITOR'S RESULTS

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP: Unmodified

Material weakness(es) identified? X yes no

Significant deficiency(ies) identified? yes X none reported

Noncompliance material to financial statements noted? yes X no

There was not an audit of major federal award programs for the fiscal year ended December 31, 2020 due to the total eligible amount expended being less than \$750,000.

**SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED DECEMBER 31, 2020**

**SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES****2020-001 Purchase Card Policies and Procedures**

Criteria: Internal controls should be in place at the City to ensure that payments and disbursements made with purchase cards maintain proper documentation and support.

Condition: During our testing of P-card transactions, we noted the following issues surrounding the use and procedures encompassing the City's purchase cards:

- As of year-end, the City lacked oversight, documentation and prior approvals necessary for employees to make purchases on their purchase cards within City policy.
- During our testing of purchase card transactions throughout the year, we noted sixty-four (64) instances of purchases that lacked evidence of proper review and approval.
- During our testing of purchase card transactions throughout the year, we noted forty (40) instances in which receipts and/or support were not attached to the original statement(s).
- During our testing of purchase card transactions throughout the year, we noted fifty-four (54) instances in which it could not be verified that the purchase was made for allowable or city-related purpose within the purchase card policies outlined by the City.
- We noted that, for the employees that are issued cards, the cards are maintained by employees and kept in their possession, even when not in use. When not in use, purchase cards should be maintained in the finance department for safekeeping and control purposes.

Context/Cause: Due to the issues mentioned above, there were numerous transactions that resulted in unverified, unapproved and potentially unallowable purchases made with City issued purchase cards in violation of City policy.

Effects: Failure to have implementation of a purchase card policy, proper oversight and internal controls over the use and review of purchase cards can facilitate employee misuse.

Recommendation: We recommend that the City review and readdress its purchase card policy with City Council, implement a dual review process over the statements and purchases made, and maintain original support for all purchases made with City issued purchase cards.

Auditee's Response: The City of Stonecrest's Finance Department contends that as of year-end, December 31, 2020, established internal controls to ensure proper oversight, use and review of P-card transactions were not being followed by employees of the third-party contractor engaged to provide City government management and operations services.

**SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED DECEMBER 31, 2020**

**SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES (CONTINUED)****2020-001 Purchase Card Policies and Procedures (Continued)*****Auditee's Response (Continued):***

Actions to correct deficiencies:

The City of Stonecrest published a request for proposal on November 30, 2020, in response to the City Council's request to have an external audit of purchasing card use by the third-party staff and elected officials. The City executed a contract with a CPA firm on March 8, 2021, to perform a procurement card audit. As a result of the audit, the City has reviewed and readdressed the concerns with City Council with an update to the purchasing policy that included an appendix that referenced the purchasing card. The Finance Department cancelled all outstanding credit cards. A review was completed, and the City Council approved a revised policy that limited authorized users to the City Manager or designee and Chief Financial Officer or designee.

The Finance Department has subsequently implemented a multi-step review/handling process as follows:

1. The cardholder submits the monthly P-card statement to the Finance Department for review. The submittal by the cardholder includes the statement, receipts, and credit card reconciliation report.
2. Senior Accountant or Revenue Manager reviews the cardholder's submittal for completeness, ensures all transactions are supported by a receipt and general ledger account accuracy.
3. Senior Accountant or Revenue Manager generates a journal entry with monthly submittal report as supporting documentation and submits to the Chief Financial Officer.
4. The Chief Financial Officer makes final review including that the appropriate purchasing policy was followed and initiates payment.
5. Monthly payment and journal entry accuracy is confirmed through the bank reconciliation process.

**SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED DECEMBER 31, 2020**

**SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES (CONTINUED)****2020-002 Manual Journal Entry Review and Approval**

Criteria: Internal controls should be in place that provide reasonable assurance that an individual cannot misappropriate funds without such action being detected during the normal course of business, and that evidence of journal entry review is maintained.

Condition: During our review of manual journal entries that are posted to the City's general ledger throughout the year, we noted twenty (20) instances in which the entry was lacking proper support and it could not be verified that the entry was reviewed and approved by someone other than the preparer.

Context/Cause: Due to the issue mentioned above, there were numerous transactions that resulted in unapproved transactions being posted to the City's general ledger.

Effects: Failure to have a functioning control structure surrounding the journal entry process can facilitate misappropriation of funds as well as possible transactional errors being posted within the City's general ledger.

Recommendation: We recommend that the City maintain, either in paper or electronic format, supporting calculations and evidence of the required journal entry, as well as the documented review, and approval of the entry by a knowledgeable independent individual, prior to the entry being posted to the general ledger.

Auditee's Response: The City of Stonecrest's Finance Department concurs internal controls were needed to ensure journal entries were processed and maintained with proper supporting documentation and evidence of documented review.

Actions to correct deficiencies:

In 2021, the Finance department implemented a control process for the entry, review, tracking and approval, and filing of journal entries. The process includes the following:

1. Prior to entry, supporting documentation is received and gathered. Supporting documentation includes statements, receipts, email confirmations, etc. The Revenue Manager reviews and creates the appropriate journal entry form.
2. Revenue Manager attaches supporting documentation to the journal entry form and creates an electronic file that is routed via Adobe Sign to the Chief Financial Officer for approval.

**SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED DECEMBER 31, 2020**

**SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES (CONTINUED)****2020-002 Manual Journal Entry Review and Approval (Continued)*****Auditee's Response (Continued):***

3. Once approval of the Chief Financial Officer is received via Adobe Sign, the Revenue Manager saves the electronic file to the Finance Drive for the Senior Accountant's review and entry into the general ledger.
4. The Chief Financial Officer makes final review of entries to the general ledger through monthly budget to actual reporting and various balance sheet account reconciliations.

2020-003 Accounting for Grants Subject to Eligibility Requirements

Criteria: Internal controls should be in place at the City to ensure that accounting for grants and eligibility requirements conform to accounting standards within the Governmental Accounting Standards Board (GASB), the Uniform Guidance and are in accordance with generally accepted accounting principles (GAAP).

Condition: During our testing of intergovernmental cash receipts related to the City's Coronavirus Aid, Relief and Economic Security Act (CARES) funding, it was determined that, as a result of the incurrence of ineligible expenditures, the City improperly recognized revenue in the amount of approximately \$6.2 million in its special revenue fund and general ledger.

Context/Cause: CARES Act funding is subject to eligibility requirements, specifically incurrence of eligible expenditures, in order for a governmental entity to recognize intergovernmental revenue. This is not limited or equal to cash received. Cash received should be recorded as unearned revenue, or a liability, until the incurrence of eligible expenditures as outlined by the grantor agency, in accordance with the Uniform Guidance, and in accordance with GASB Statement No. 33, *Accounting and Financial Reporting for Nonexchange Transactions*.

Effects: As a result of improper recognition of intergovernmental revenue in the amount of approximately \$6.2 million in the City's general ledger, an adjustment was made to reclassify the amount as unearned revenue for financial reporting.

Recommendation: We recommend that the City review all intergovernmental receipts and grants received for specific grantor agency required terms, conditions and provisions of funding to ensure there is proper accounting treatment applied within the City's funds and general ledger in accordance with GASB, the Uniform Guidance, and GAAP.

SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED DECEMBER 31, 2020

SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES (CONTINUED)

2020-003 Accounting for Grants Subject to Eligibility Requirements (Continued)

Auditee's Response: The City of Stonecrest's Finance Department contends that employees of the third-party contractor engaged to provide governmental financial management and operations services failed to follow established procurement policies resulting in the incurrence of ineligible CARES Act Program expenditures and consequently improper recognition of CARES Act Program revenues.

Actions to correct deficiencies:

The City is in the process of transitioning from the private contractor management and operations model to utilizing the more traditional City staff model. In addition, the City's action to address this matter is in two parts.

First, the City updated the purchasing policy in June 2021 and at the time of this response the purchasing policy is pending additional recommendations to City Council. The City has implemented procedures to ensure all contracts are reviewed by the Finance Department and City Attorney's office prior to being submitted to the City Council. The City has also implemented additional internal controls to ensure compliance with purchasing policies by providing employees with training on existing and updated policies.

Secondly, the Chief Financial Officer created a revenue division within the Finance Department to ensure among other things that revenue is properly accounted for and reported according to GASB, GAAP and specific federal and state grant reporting requirements.

2020-004 Vendor Procurement and City Purchasing Policy

Criteria: Internal controls should be in place to ensure that the City is able to effectively procure and contract with vendors and third parties within the City's Purchasing Policy. In addition, implementing controls surrounding these procedures would provide effective safeguards against possible contractual liability, as a matter of law.

Condition: Internal controls related to City purchasing and contractual procurement were not sufficient to prevent, detect, and/or correct various issues related to the City's CARES Program, which resulted in general mismanagement.

**SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED DECEMBER 31, 2020**

**SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES (CONTINUED)****2020-004 Vendor Procurement and City Purchasing Policy (Continued)**

Context/Cause: During our inquiries and discussions with management, we were made aware of internal control deficiencies pertaining to general vendor and contractual procurement pertaining to the City's CARES Program. The following issues were noted:

- There were three (3) consultant contracts executed by either the Deputy City Manager or the Senior Director of Economic Development using emergency procurement provision, which was not appropriate given the time that was available to act on the funding provided by the County. In addition, this procurement method necessitates contractual review and approval by the City Council and the City Attorney, neither of which were obtained.
- There were twelve (12) noted contracts entered into by the Deputy City Manager, Senior Director of Economic Development, and Chief of Staff, all third party sourced City employees, which were not authorized in accordance with the City's Charter and its Purchasing Policy, thus making them void as a matter of law.
- Payments totaling \$160,000 were authorized by the Deputy City Manager to a local church to assist with a food program that were not made pursuant to a contract executed in accordance with the City's Charter and its Purchasing Policy, thus making such contractual payments void.

Effects: As a result of the issues listed above, the City incurred, at a minimum, approximately \$6.2 million in voided contractual expenditures as a result of the lack of a functioning internal control structure to detect and correct such action. This does not include potential future liabilities that could arise as well.

Recommendation: We recommend that the City implement policies and procedures designed to ensure that employees adhere to City purchasing policy and to monitor ongoing projects for continued internal compliance.

Auditee's Response: The City of Stonecrest's Finance Department contends that established internal control procedures were not followed by employees assigned by the private government services contractor retained to provide management and operations services in a manner sufficient to prevent, detect, and/or correct various issues related to the City's CARES Program.

SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED DECEMBER 31, 2020

SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES (CONTINUED)

2020-004 Vendor Procurement and City Purchasing Policy (Continued)

Auditee's Response (Continued):

Actions to correct deficiencies:

The City is in the process of transitioning from the private contractor management and operations model to utilizing the more traditional City staff model. In addition, the City has reviewed, updated and revised the purchasing policy and made recommendations for policy changes to the City Council. The purchasing policy was updated June 2021 and at the time of this response is pending additional recommendations to City Council. The City has implemented procedures to ensure that all contracts are reviewed by the Purchasing Department, Finance Department and City Attorney's office prior to being submitted to the City Council for final approval consideration. The City has also implemented additional internal controls to ensure internal compliance with the policies to include providing employees with the updated policies and providing training to employees that utilize the procurement process.



CITY COUNCIL AGENDA ITEM

SUBJECT: Human Resources Consultant

AGENDA SECTION: *(check all that apply)*

☐ PRESENTATION ☐ PUBLIC HEARING ☐ CONSENT AGENDA ☐ OLD BUSINESS
☒ NEW BUSINESS ☐ OTHER, PLEASE STATE: Click or tap here to enter text.

CATEGORY: *(check all that apply)*

☐ ORDINANCE ☐ RESOLUTION ☐ CONTRACT ☐ POLICY ☐ STATUS REPORT
☒ OTHER, PLEASE STATE: Emergency Procurement

ACTION REQUESTED: ☒ DECISION ☐ DISCUSSION, ☐ REVIEW, or ☐ UPDATE ONLY

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 24, 2022

SUBMITTED BY: Jazzmin Cobble, Mayor

PRESENTER: Jazzmin Cobble, Mayor

PURPOSE: Emergency Procurement for Human Resources Consultant

FACTS: Click or tap here to enter text.

OPTIONS: Choose an item. Click or tap here to enter text.

RECOMMENDED ACTION: Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Click or tap here to enter text.
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution in Support of Women's Reproduction Rights

AGENDA SECTION: *(check all that apply)*

☐ PRESENTATION ☐ PUBLIC HEARING ☐ CONSENT AGENDA ☐ OLD BUSINESS
☒ NEW BUSINESS ☐ OTHER, PLEASE STATE: Click or tap here to enter text.

CATEGORY: *(check all that apply)*

☐ ORDINANCE ☒ RESOLUTION ☐ CONTRACT ☐ POLICY ☐ STATUS REPORT
☐ OTHER, PLEASE STATE: Click or tap here to enter text.

ACTION REQUESTED: ☒ DECISION ☐ DISCUSSION, ☐ REVIEW, or ☐ UPDATE ONLY

Previously Heard Date(s): 10/10/22 & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 24, 2022

SUBMITTED BY: Jazzmin Cobble , Mayor

PRESENTER: Jazzmin Cobble, Mayor

PURPOSE: Click or tap here to enter text.

FACTS:

OPTIONS: Choose an item. Click or tap here to enter text.

RECOMMENDED ACTION: Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - City of Stonecrest Resolution
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

1 **STATE OF GEORGIA**

2 **COUNTY OF DEKALB**

3 **CITY OF STONECREST**

4
5 **RESOLUTION NO. 2022-_____**

6 **A RESOLUTION BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF**
7 **STONECREST REQUESTING THAT NO CITY FUNDS BE UTILIZED TO RECORD**
8 **AND/OR INVESTIGATE REPORTS OF ABORTION CARE AND TO ENCOURAGE**
9 **THE DEKALB POLICE DEPARTMENT TO PLACE REPORTS OF ABORTION-**
10 **RELATED CARE AT THE LOWEST POSSIBLE PRIORITY; AND FOR OTHER**
11 **PURPOSES.**

12 **WHEREAS**, according to the National Institute of Reproductive Health, one in four
13 women in the United States will have an abortion by the time they are 45 years old; and

14 **WHEREAS**, since Roe V. Wade (“Roe”) was decided in 1973, several states have worked
15 to enact restrictions to accessing abortion, causing widespread clinic closure, and significant
16 barriers to accessing abortion care; and

17 **WHEREAS**, the Georgia General Assembly passed an anti-abortion law (HB 481) which
18 was signed into law in 2019; and

19 **WHEREAS**, on June 24, 2022, the United States Supreme Court declared Dobbs v.
20 Jackson Women’s Health Organization constitutional reversing Roe v. Wade and making the
21 federal constitutional right to abortion, upheld for nearly a half century invalid; and

22 **WHEREAS**, following the overturning of Roe, on July 20th, 2022, the Eleventh District
23 Court of Appeals ruled to allow HB 481 to go into effect, banning most abortions after fetal cardiac
24 activity is detected and redefining person to include an embryo and fetus; and

25 **WHEREAS**, limiting the access to abortions and abortion care have disproportionately
26 affected low income, immigrant and people of color; and

27 **WHEREAS**, eliminating legal access to abortion has been empirically proven to
28 dramatically increase the risk of death, bodily injury, and infertility, especially within low-income
29 communities and communities of color; and

30 **WHEREAS**, low-income women are more than five times as likely than affluent women
31 to experience an unintended pregnancy, which has significant implications for social mobility
32 given that unplanned childbearing is associated with higher rates of poverty, less family stability,
33 and worse outcomes for children, according to a Brookings Center on Children and Families (CCF)
34 paper; and

35 **WHEREAS**, several states, including the state of Georgia have severely restricted abortion
36 access; and

37 **WHEREAS**, the City of Stonecrest (“City”) supports a women’s choice to choose and
38 opposes the use of any City funds to record and or investigate reports of abortion care; and

39 **WHEREAS**, the right to privacy should protect healthcare providers, patients and all
40 others involved with medical treatment from any criminal investigation related to decisions made
41 within the healthcare provider-patient relationship, including abortion, as long as those decisions
42 occur without coercion, force or negligence; and

43 **WHEREAS**, the City of Stonecrest has a responsibility to protect its residents from any
44 violation of their human rights and any criminalization of the free exercise thereof.

45 **NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF**
46 **STONECREST, GEORGIA** that the Stonecrest City Council hereby requests that City funds not
47 be used to record and/or investigate reports of abortion care and the DeKalb Police Department is
48 encouraged to place reports of abortion related care at the lowest possible priority.

49 **BE IT FURTHER RESOLVED**, that the Stonecrest City Council stands with those who
50 condemn any actions intended to abrogate the fundamental liberties of women and affirms its
51 commitment to protecting its residents' right to make reproductive health decisions for themselves,
52 including abortion care.

53 **BE IT FURTHER RESOLVED**, in accordance with this Resolution, the Stonecrest City
54 Council hereby requests that except to the extent otherwise required by state or federal law, city
55 funds will not be used to:

- 56 1. Store or catalog any report of abortion, miscarriage, or other conduct that could be
57 prosecuted under state laws criminalizing reproductive care;
- 58 2. Provide information to any other governmental body or agency about any abortion,
59 miscarriage, or other conduct that could be prosecuted under state laws criminalizing
60 reproductive healthcare, unless such information is provided to defend the patient's right
61 to abortion care or the healthcare provider's right to provide that care; and
- 62 3. Conduct surveillance or collect data or other information related to any individual,
63 organization, location, vehicle, action, financial record or internet activity for the purpose
64 of determining whether an abortion has occurred, except for the collection of aggregated
65 data without personally identifying information or personal health information for purposes
66 unrelated to criminal investigation, enforcement or prosecution.

67 **BE IT FURTHER RESOLVED**, it is the intention of the Stonecrest City Council that this
68 request does not apply in incidents where coercion or force is used against the pregnant person, or
69 in incidents involving conduct criminally negligent to the health of the pregnant person seeking
70 care.

71 **BE IT FURTHER RESOLVED**, the Stonecrest City Council encourages the Dekalb
72 Police Department to ensure that the investigation or support for the prosecution of any allegation,
73 charge, or information relating to the outcome of a given pregnancy, including abortion and
74 abortion-related care, or any party thereto will be the lowest priority for enforcement and the use
75 or assignment of resources and personnel, except in cases where coercion or force is used against
76 the pregnant person, or conduct criminally negligent to the health of the pregnant person seeking
77 care, or in cases where the abortion, miscarriage, or reproductive healthcare is not the crime being
78 investigated but as evidence of another crime, such as sexual assault.

79 **BE IT FINALLY RESOLVED**, that all resolutions or parts of resolutions in conflict
80 herewith are hereby waived to the extent of the conflict.

81
82 **SO RESOLVED**, this _____ day of _____, 2022

83 **[SIGNATURES ON FOLLOW PAGES]**

88

89

CITY OF STONECREST, GEORGIA

90

91

92

Jazzmin Cobble, Mayor

93

94 **ATTEST:**

95

96

97 **City Clerk**

98 **APPROVED AS TO FORM:**

99

100

101 **City Attorney**



CITY COUNCIL AGENDA ITEM

SUBJECT: Council Meeting Start Time

AGENDA SECTION: *(check all that apply)*

- ☐ PRESENTATION ☐ PUBLIC HEARING ☐ CONSENT AGENDA ☐ OLD BUSINESS
☒ NEW BUSINESS ☐ OTHER, PLEASE STATE: [Click or tap here to enter text.](#)
-

CATEGORY: *(check all that apply)*

- ☐ ORDINANCE ☐ RESOLUTION ☐ CONTRACT ☐ POLICY ☐ STATUS REPORT
☒ OTHER, PLEASE STATE: **Discussion**
-

ACTION REQUESTED: ☒ DECISION ☐ DISCUSSION, ☐ REVIEW, or ☐ UPDATE ONLY

Previously Heard Date(s): 10/10/22 & [Click or tap to enter a date.](#)

Current Work Session: [Click or tap to enter a date.](#)

Current Council Meeting: Monday, October 24, 2022

SUBMITTED BY: George Tuner, Mayor Pro Tem

PRESENTER: George Tuner, Mayor Pro Tem

PURPOSE: Discussion on changing the start time of the council meetings.

FACTS:

OPTIONS: Choose an item. [Click or tap here to enter text.](#)

RECOMMENDED ACTION: [Click or tap here to enter text.](#)

ATTACHMENTS:

- (1) Attachment 1 - [Click or tap here to enter text.](#)
- (2) Attachment 2 - [Click or tap here to enter text.](#)
- (3) Attachment 3 - [Click or tap here to enter text.](#)
- (4) Attachment 4 - [Click or tap here to enter text.](#)
- (5) Attachment 5 - [Click or tap here to enter text.](#)