



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – AGENDA

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, August 24, 2026 at 6:00 PM

Mayor Jazzmin Cobble

Mayor Pro Tem Tara Graves - District 1 Vacant - District 2

Council Member Alecia Washington - District 3 Council Member George Turner - District 4

Council Member Karmesha W. Smith - District 5

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

- I. CALL TO ORDER:** Tara Graves, Mayor Pro-Tem
- II. ROLL CALL:** Sonya Isom, City Clerk
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE:** Alecia Washington, District 3 Councilmember
- V. APPROVAL OF THE AGENDA**
- VI. REVIEW AND APPROVAL OF MINUTES**
 - [a.](#) Approval of Meeting Minutes - City Council Meeting, June 22, 2026
 - [b.](#) Approval of Meeting Minutes - Special Called Meeting, July 2, 2026
 - [c.](#) Approval of Meeting Minutes - Work Session, July 13, 2026
 - [d.](#) Approval of Meeting Minutes - City Council Meeting, July 27, 2026
- 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 three (3) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to those established time limits.

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 upon your request.

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.

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS

XI. REPORTS & PRESENTATIONS

XII. OLD BUSINESS

a. **For Decision** - Ordinance for RZ 26-004 7224 & 7226 Maddox Road - Shawanna Qawiy, Division Director Community Development

b. **For Decision** - Ordinance to Amend Section 2-180 - Execution of Checks or Financial Instruments, 2nd Read - Tara Graves, Mayor Pro Tem and Alicia Thompson, City Attorney

c. **For Decision** - Resolution to Censure the Mayor - Tara Graves, Mayor Pro Tem

XIII. NEW BUSINESS

a. **For Decision** - Resolution for SDL 26-004 7132 Hayden Quarry Road - 3 Lots Combination/Lot Division/Boundary Adjustment - Shawanna Qawiy, Division Director Community Development

b. **For Decision** - Supplemental Security Services - Independent Contractor Agreement - Michael McCoy, Deputy City Manager

XIV. CITY ATTORNEY COMMENTS

XV. CITY MANAGER UPDATE

XVI. MAYOR AND COUNCIL COMMENTS

XVII. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

XVIII. 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 MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, June 22, 2026 at 6:00 PM

Mayor Jazzmin Cobble

Mayor Pro Tem Tara Graves - District 1 Vacant - District 2

Council Member Alecia Washington - District 3 Council Member George Turner - District 4

Council Member Karmesha W. Smith - District 5

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

I. CALL TO ORDER: Tara Graves, Mayor Pro-Tem

The meeting began at 6:08pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members were present with Councilmember Karmesha Smith being virtual.

III. INVOCATION: Bishop Micheal J Paden, Sr., Holy Fellowship COGIC

IV. PLEDGE OF ALLEGIANCE: Alecia Washington, District 3 Councilmember

V. APPROVAL OF THE AGENDA

There was a request for the following:

1. Update New Business item f. to state For Decision and change item name to Approval & Ratification of City Manager Agreement.
2. Move item g under New Business – to the next Work Session for Discussion.
3. Move item h under New Business – to the next Work Session for Discussion.

Motion – made by Councilmember George Turner to approve the agenda with the stated changes. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 seat being vacant.

VI. REVIEW AND APPROVAL OF MINUTES

- a.** Approval of Meeting Minutes - Special Called Meeting, May 18, 2026

There was a request to change CID to SLIP in the minutes and the motion to approve the resolution for the Stonecrest Lithonia Industrial Park CID.

Motion – made by Councilmember George Turner to approve the Special Called Meeting Minutes from May 18, 2026, with the stated changes. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 seat being vacant.

b. Approval of Meeting Minutes - City Council Meeting, May 26, 2026

There was a request to correct the public comment from the previous District 2 Councilmember Terry Fye regarding his experiences. There was also a request to remove the word committee from the motions of the Appointments of the SLIP CID Board Members.

Motion – made by Councilmember George Turner to approve the City Council Meeting Minutes from May 26, 2026, with the stated changes. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 seat being vacant.

c. Approval of Meeting Minutes - Special Called Meeting, May 28, 2026

Motion – made by Councilmember Alecia Washington to approve the Special Called Meeting Minutes from May 28, 2026. Second by Councilmember George Turner.

Motion passed 4-0 with District 2 seat being vacant.

VII. PUBLIC COMMENTS

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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 three (3) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to those established time limits.

There was a request from council to address the rules of decorum for attendees wishing to speak during the public comments section of the City Council meetings. Please control emotions and keep it clean, as the use of profane words are subject to being censored and that goes against our transparency protocol for all of our citizens.

Faye Coffield- Stated that Stonecrest sits on some of the most valuable land in South DeKalb. She is asking the city to think high-end for valuable land and look at the improvements being made at Northpoint Mall and think high-end.

Donald Rose Jr- Introduced himself as a new resident of the City of Stonecrest, retired veteran and business owner who spends most of his time serving others. He sees the potential and beauty in Stonecrest and wants to know how he can help, extending his skills with the city.

Dave Marcus- Thank you to the new City Manager for accepting the position, suggested changing charter for ethics violations, addressed six local businesses that were broken into, and hopes the city is working to strengthen the current IGA with DeKalb County police. Mr. Marcus also stated it is great to see the city and council settle legal matters and would like the Metro Green settlement agreement to be released.

Renee Cail- Stated that she is extremely disappointed that the agreement has been reached with Greenland LLC (Metro Green), noting they did not adhere to the regulations, many of which were blatantly ignored. She would like to see the settlement agreement and will be glad when it is released.

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 upon your request.

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. **Public Hearing** - 2026 Millage Rate - Keisha Franklin, Finance Director & Eric Hawkins, Revenue Manager

The presentation was given by Revenue Manager Hawkins stating the 1st and 2nd Public Hearings were held June 8th at 11 am and 6pm and that this is the 5th consecutive year that the city has had the same millage rate. The city is proposing to maintain it's current millage rate of 1.257 mills. It was mentioned that property tax reassessments are conducted by the DeKalb County Tax Assessors Office and not the City of Stonecrest.

There was review of the 2026 Proposed Millage Rate, Taxpayer Bill of Rights, 2026 City Digest Requirement Millage and Rollback Rate, Notice of Property Tax Increase, Computation of Millage, Current Tax Digest & 5 Year History of Levy, Understanding the Millage rate, Digest Growth, Revenue Growth, and How it all works together.

Motion – made by Councilmember George Turner to open public hearing for the 2026 Millage Rate. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 seat being vacant.

In Favor:

Faye Coffield *not opposed or in favor
Dave Marcus *not opposed or in favor
Fred Riggins

In Opposition:

None

Motion – made by Councilmember George Turner to close public hearing for the 2026 Millage Rate. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 seat being vacant.

- b. For Decision** - Resolution for the 2026 Millage Rate - *Keisha Franklin, Finance Director & Eric Hawkins, Revenue Manager*

The City Clerk read the preamble.

It was mentioned that the tax bill shows several taxes and we are only concerned with city taxes. The next opportunity to vote on the millage rate will be in June of 2027.

Motion – made by Councilmember George Turner to approve the Resolution got the 2026 Millage Rate. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 seat being vacant.

- c. Public Hearing** - ZM 26-001 Woodrow Road - *Shawanna Qawiy, Division Director Community Development*

The presentation was given by Director Qawiy stating that this is a request to remove approved conditions 1,2,3,4,5,11 and 12 established under DeKalb County Case No CZ-00060. The amendment is sought to allow the property, previously approved for an assisted living facility, to be developed as a solar farm. There was a review of the background. public participation, listed conditions, future land use map, zoning overlay map, aerial map, proposed use site plans and staff recommendations.

Motion – made by Councilmember George Turner to open the public hearing for ZM 26-001 6400 Woodrow Road. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 seat being vacant.

In Favor:

Adolphus Armstrong

Faye Coffield

In Opposition:

None

Planning Commission recommends approval with four conditions as listed, after removing seven conditions that were listed on the initial request, referring to a senior living facility.

Motion – made by Councilmember George Turner to close the public hearing for ZM 26-001 6400 Woodrow Road. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 seat being vacant.

- d. For Decision** - Ordinance for ZM 26-001 6400 Woodrow Road - *Shawanna Qawiy, Division Director Community Development*

The conditions that will not be removed: 6,7,8,9,10,13,14a,14b,15 and 16.

The City Clerk read the preamble.

Motion – made by Councilmember George Turner to approve the Ordinance for ZM 26-001 6400 Woodrow Road. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 seat being vacant.

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS

XI. REPORTS & PRESENTATIONS

- a. **Proclamation** - Municipal Court Clerk – There was a proclamation given to Davina Daughtry, Municipal Court Administrator, honoring Municipal Court Clerk Week.

XII. OLD BUSINESS

- a. **For Decision** - Ordinance for SLUP 25-007 1695 Spring Hill Cove - *Shawanna Qawiy, Division Director Community Development*

Director Qawiy stated the applicant has requested a deferment to the next city council meeting on July 27, 2026.

Motion – made by Councilmember George Turner to defer this item to next city council meeting, scheduled for July 27, 2026. No Second.

Motion died for lack of a second.

Motion – made by Mayor Pro Tem Tara Graves to defer this item to the next City Council Meeting, scheduled for July 27, 2026. Second by Councilmember George Turner.

Motion failed 2-2 with District 2 seat being vacant and Mayor Cobble absent from the dais during the vote.

Motion – made by Councilmember Karmesha Smith to defer this item to the next Work Session, scheduled for July 13, 2026, for decision only. Second by Councilmember Alecia Washington.

Motion passed 3-1 with Councilmember G. Turner voting Nay and District 2 seat being vacant.

- b. **For Decision** - Resolution for the Matrix Fee Study - *Shawanna Qawiy, Division Director Community Development & Keisha Franklin, Finance Director*

The presentation was given by Director Qawiy and Director Franklin stating that the Matrix Study was conducted to evaluate whether the current fees charged by the city adequately cover the cost associated with providing the services. The study compared existing fees to actual service delivery. The proposed fee adjustments are intended to improve cost recovery, reduce reliance on general revenues and to align the city's fee structure with industry standards and comparable jurisdictions. There was review of the updates made to the Master Fee Schedule, Study Objectives, Fee Study Results and Fee Calculation Method. The next steps will be to adopt the fee schedule and re-evaluate in 5-7 years. City Manager would like to defer this item in order to discuss the Matrix Fee Study with Director Franklin and Director Qawiy.

Motion – made by Councilmember Karmesha Smith to defer this item to the next city council meeting for decision. Second by Councilmember George Turner.

Motion passed 4-0 with District 2 seat being vacant.

- c. **For Decision** - Ordinance for Purchasing Card Policy Amendment, 2nd Read - *Keisha Franklin, Finance Director*

The presentation was given by Director Franklin stating this is the 2nd read of the ordinance and giving an overview of the suggested changes. There has not been any changes since the 1st read.

2nd read of the ordinance by City Manager.

Motion – made by Councilmember George Turner to approve the Ordinance for Purchasing Card Policy Amendment, 2nd Read. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 seat being vacant.

XIII. NEW BUSINESS

- a. **For Decision** - Contract for Audit Services - *Keisha Franklin, Finance Director & Catherine Turner, City Manager*

The presentation was given by Director Franklin and City Manager Turner stating this is a recommendation to approve Mauldin & Jenkins as the city's audit firm to assist with completing the city's outstanding audits and restoring Stonecrest to a current audit cycle. The city has previously worked with Mauldin & Jenkins. The objectives are to complete the outstanding audits, restore compliance, strengthen financial transparency, improve public confidence and position the city for future grant opportunities, financing initiatives and long-term stability. There was a Thank you to Tabb & Tabb, LLC, and review of Why Move Forward with Mauldin & Jenkins, LLC, Mauldin & Jenkins, LLC, Work Plan and Project Schedule and the Proposed Timeline for Fiscal Years 2023-2026.

It was noted the city plans to be current with all audits thru FY2026 by September 2027. Updates will be given during monthly financial updates.

Motion – made by Mayor Pro Tem Tara Graves to remove Tabb & Tabb, LLC as the city auditors. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 seat being vacant.

Motion – made by Councilmember Karmesha Smith to approve the proposal from Mauldin & Jenkins pending review and acceptance of the contract. No Second.

Motion – made by Councilmember Karmesha Smith to appoint Mauldin & Jenkins as the City Auditors pending review and approval of the contract. No Second.

Motion – made by Councilmember Karmesha Smith to appoint Mauldin & Jenkins as the city auditors pending the review of their contract. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 seat being vacant.

- b. For Decision** - Contract for Vendor Recommendation for Southeast Athletic Complex Dog Park - *Tanisha Boynton, Procurement Manager & Hari Karikaran, City Engineer*

Presentation by Ms. Boynton making a recommendation for a Southeast Athletic Complex Dog Park. The solicitation for this project was released on February 4, 2026. There was a total of 4 responses out of 1,688 vendors that were notified. F.H. Paschen, S.N. Nielsen & Associates, LLC was deemed the lowest responsive bidder. Staff are requesting an award in the amount of \$382,705.20 to this bidder. The funding source is SPLOST utilizing GL Account: 3000-6210-541200 for Site Improvement.

Motion – made by Councilmember George Turner to reject and revisit the Contract for Vendor Recommendation for Southeast Athletic Complex Dog Park. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 seat being vacant.

- c. For Decision** - Ordinance Appointing DeKalb County to Conduct the City of Stonecrest Special Election - *Sonya Isom, City Clerk*

Presentation was City Clerk Isom stating this is to seek approval for DeKalb County to conduct the City of Stonecrest Special Election on November 3, 2026.

The City Clerk gave the 1st read of the preamble.

Motion – made by Councilmember George Turner to approve the Ordinance Appointing DeKalb County to Conduct the City of Stonecrest Special Election, 1st Read. Second by Councilmember Alecia Washington.

- d. For Decision** - Resolution to Set Qualifying Dates & Fees for the November 3, 2026, Special Election - *Sonya Isom, City Clerk*

Presentation by City Clerk Isom stating this is to seek approval to set the qualifying dates and fees for the November 3, 2026 Special Election.

The City Clerk read the preamble.

Motion – made by Councilmember Karmesha Smith to approve the Resolution to Set Qualifying Dates & Fees for the November 3, 2026, Special Election. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 seat being vacant.

- e. For Decision** - Feral Hogs Program Hotline - *George Turner, District 4 Councilmember & Karmesha Smith, District 5 Councilmember*

Presentation by Councilmember Turner stating that the city has implemented trappings, trap locations and a hotline number that citizens can use to report sightings of any feral hogs in the community. Stay alert and visual of any mulch, garden or trash disarray as that could mean hogs are in the area and may carry diseases. Please call 1-866-878-HOGS.

Motion – made by Councilmember Karmesha Smith to approve the Feral Hogs Program Hotline. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 seat being vacant.

- f. For Discussion** - Execution of the City Manager Agreement & Authorization of Signatory
- Tara Graves, Mayor Pro Tem

Item title was changed to Approval and Ratification of City Manager Employment Agreement.

For Decision - Approval & Ratification of the City Managers Agreement – Tara Graves.
Mayor Pro Tem

Motion – made by Councilmember Alecia Washington to Approve and Ratify the City Manager Employment Agreement effective June 15, 2026, and authorize any actions necessary to implement the terms of the agreement. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 seat being vacant.

- g. For Discussion** - Supplemental Pay Policy - Tara Graves, Mayor Pro Tem

This item was moved to the next Work Session.

- h. For Discussion** - Governance and Ethics Standards - Tara Graves, Mayor Pro Tem

This item was moved to the next Work Session.

XIV. CITY ATTORNEY COMMENTS

No comments.

XV. CITY MANAGER UPDATE

Thanked staff for support. Shared accomplishments made during 1st week in position, and shared plans on moving forward. Gave updates for city departments including Finance, Community Development, Economic Development, Facilities, Human Resources, Parks & Recreation, City Engineering Departments and future their plans. There was an overview of the Employee Recognition Program and Mr. Reginald Powell was recognized at the City Council Members for going above and beyond and exceeding expectations for the City of Stonecrest.

XVI. MAYOR AND COUNCIL COMMENTS

Mayor Cobble – No comments

District 1 – Mayor Pro Tem Tara Graves – Thanks everyone for coming out to our townhall meeting. Thank you, the staff member who received the first award from the employee recognition program. Thank you to the Parks staff for their hard work from this weekend.

District 2 – Vacant

District 3 – Alecia Washington – Thanked all 114 constituents that came out to the combined district townhall meeting. Please continue to engage as we move Stonecrest forward.

District 4 – George Turner - Establishing the SLIP CID will bring good things to Stonecrest and they are currently selecting board members and becoming organized.

District 5 – Karmesha Smith – Thanks to all constituents who came out to the Town Hall. Would like to tilt my hat to the council for collaborating and supporting the events on Saturday. The Juneteenth Celebration was an excellent celebration for our culture and city.

XVII. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

Motion – made by Councilmember George Turner to enter Executive Session for personnel, litigation, real estate and cyber security. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 seat being vacant.

Motion – made by Councilmember George Turner to exit Executive Session and return to the regular scheduled meeting. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 seat being vacant.

Motion – made by Councilmember George Turner to approve the minutes from Executive Session. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 seat being vacant.

XVIII. ADJOURNMENT

Motion – made by George Turner to adjourn the meeting. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 seat being vacant.

The meeting was adjourned at 10:42pm.

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CITY OF STONECREST, GEORGIA

CITY COUNCIL WORK SESSION – SUMMARY

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, July 13, 2026 at 6:00 PM

Mayor Jazzmin Cobble

Mayor Pro Tem Tara Graves - District 1 Vacant - District 2

Council Member Alecia Washington - District 3 Council Member George Turner - District 4

Council Member Karmesha W. Smith - District 5

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

I. CALL TO ORDER: Tara Graves, Mayor Pro-Tem

The meeting was called to order at 6:11pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members were present.

III. AGENDA DISCUSSION ITEMS

There was a request to:

1. Add For Discussion – Cooperation Agreement with the SLIP CID as item g.
2. Add For Decision – Resolution for Bank Signatories as item b.
3. Add For Decision – Ordinance to amend section 2-180 – Authority to Execute Checks, Written Orders and Financial Instruments, 1st Read as item c.
4. Add For Decision – Audit Contract as item d.

The new agenda for Order of Business is as follows:

- a. For Discussion - May Monthly Financial Update
- b. For Decision – Resolution for Bank Signatories
- c. For Decision – Ordinance to Amend Section 2-180 – Authority to Execute Checks, Written Orders and Financial Instruments, 1st Read
- d. For Decision – Contract for Auditor Services
- e. For Decision – Ordinance for SLUP 25-007 1695 Spring Hill Cove
- f. For Decision – Ordinance Appointing DeKalb County to Conduct the City of Stonecrest Special Election, 2nd Read
- g. For Discussion – Cooperation Agreement with the SLIP CID

Motion – made by Councilmember George Turner to approve the agenda with the stated changes. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 being vacant.

- a. **For Discussion** - May Monthly Financial Update - *Keisha Franklin, Finance Director*

- b. **For Decision** – Resolution for Bank Signatories – *Alicia Thompson, City Attorney*

The preamble was read by the City Attorney.

Motion – made by Councilmember George Turner to approve the resolution after removing the Deputy Finance Director as a signatory. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 being vacant.

- c. **For Decision** – Ordinance to Amend Section 2-180 – Authority to Execute Checks, Written Orders and Financial Instruments, 1st Read – *Alicia Thompson, City Attorney*

The City Clerk gave the 1st read of the preamble.

- d. **For Decision** – Contract for Auditor Services – *Cathy Turner, City Manager & Keisha Franklin, Finance Director*

Motion – made by Councilmember George Turner to defer the approval of this matter to a special called meeting. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 being vacant.

- e. **For Decision** - Ordinance for SLUP 25-007 1695 Spring Hill Cove - *Shawanna Qawiy, Division Director Community Development*

Motion – made by Councilmember George Turner to deny Ordinance for SLUP 25-007 1695 Spring Hill Cove. Second by Councilmember Karmesha Smith.

Motion passed 3-1 with District 1 voting Nay and District 2 being vacant.

- f. **For Decision** - Ordinance Appointing DeKalb County to Conduct the City of Stonecrest Special Election, 2nd Read - *Sonya Isom, City Clerk*

The City Clerk gave the 2nd read of the preamble.

Motion – made by Councilmember George Turner to approve the Ordinance Appointing DeKalb County to Conduct the City of Stonecrest Special Election, 2nd Read. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 being vacant.

- g. **For Discussion** – Cooperation Agreement with SLIP CID - *Sonya Isom, City Clerk*

Move to City Council Meeting for Decision

IV. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

Motion – made by Councilmember George Turner to enter executive session for personnel, litigation, real estate and cyber security. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 being vacant.

Motion – made by Councilmember George Turner to exit executive session and return to the regular scheduled meeting. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 being vacant.

Motion – made by Councilmember George Turner to approve the minutes from executive session. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 being vacant.

V. ADJOURNMENT

Motion – made by Councilmember George Turner to adjourn the meeting. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 being vacant.

The meeting adjourned at 8:59pm.

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CITY OF STONECREST, GEORGIA

CITY COUNCIL WORK SESSION – SUMMARY

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, July 13, 2026 at 6:00 PM

Mayor Jazzmin Cobble

Mayor Pro Tem Tara Graves - District 1 Vacant - District 2

Council Member Alecia Washington - District 3 Council Member George Turner - District 4

Council Member Karmesha W. Smith - District 5

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

I. CALL TO ORDER: Tara Graves, Mayor Pro-Tem

The meeting was called to order at 6:11pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members were present.

III. AGENDA DISCUSSION ITEMS

There was a request to:

1. Add For Discussion – Cooperation Agreement with the SLIP CID as item g.
2. Add For Decision – Resolution for Bank Signatories as item b.
3. Add For Decision – Ordinance to amend section 2-180 – Authority to Execute Checks, Written Orders and Financial Instruments, 1st Read as item c.
4. Add For Decision – Audit Contract as item d.

The new agenda for Order of Business is as follows:

- a. For Discussion - May Monthly Financial Update
- b. For Decision – Resolution for Bank Signatories
- c. For Decision – Ordinance to Amend Section 2-180 – Authority to Execute Checks, Written Orders and Financial Instruments, 1st Read
- d. For Decision – Contract for Auditor Services
- e. For Decision – Ordinance for SLUP 25-007 1695 Spring Hill Cove
- f. For Decision – Ordinance Appointing DeKalb County to Conduct the City of Stonecrest Special Election, 2nd Read
- g. For Discussion – Cooperation Agreement with the SLIP CID

Motion – made by Councilmember George Turner to approve the agenda with the stated changes. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 being vacant.

- a. **For Discussion** - May Monthly Financial Update - *Keisha Franklin, Finance Director*

- b. **For Decision** – Resolution for Bank Signatories – *Alicia Thompson, City Attorney*

Motion – made by Councilmember George Turner to approve the resolution after removing the position of the Deputy Finance Director as a signatory. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 being vacant.

- c. **For Decision** – Ordinance to Amend Section 2-180 – Authority to Execute Checks, Written Orders and Financial Instruments, 1st Read – *Alicia Thompson, City Attorney*

City Clerk read the preamble as the 1st Read.

- d. **For Decision** – Contract for Auditor Services – *Cathy Turner, City Manager & Keisha Franklin, Finance Director*

Motion – made by Councilmember George Turner to defer the approval of this matter to a special called meeting. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 being vacant.

- e. **For Decision** - Ordinance for SLUP 25-007 1695 Spring Hill Cove - *Shawanna Qawiy, Division Director Community Development*

Motion – made by Councilmember George Turner to deny Ordinance for SLUP 25-007 1695 Spring Hill Cove. Second by Councilmember Karmesha Smith.

Motion passed 3-1 with District 1 voting Nay and District 2 being vacant.

- f. **For Decision** - Ordinance Appointing DeKalb County to Conduct the City of Stonecrest Special Election, 2nd Read - *Sonya Isom, City Clerk*

The City Clerk read the preamble.

Motion – made by Councilmember George Turner to approve the Ordinance Appointing DeKalb County to Conduct the City of Stonecrest Special Election, 2nd Read. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 being vacant.

- g. **For Discussion** – Cooperation Agreement with SLIP CID - *Sonya Isom, City Clerk*

Move to City Council Meeting for Decision

IV. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

Motion – made by Councilmember George Turner to enter executive session for personnel, litigation, real estate and cyber security. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 2 being vacant.

Motion – made by Councilmember George Turner to exit executive session and return to the regular scheduled meeting. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 being vacant.

Motion – made by Councilmember George Turner to approve the minutes from executive session. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 being vacant.

V. ADJOURNMENT

Motion – made by Councilmember George Turner to adjourn the meeting. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 being vacant.

The meeting adjourned at 8:59pm.

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, July 27, 2026 at 6:00 PM

Mayor Jazzmin Cobble

Mayor Pro Tem Tara Graves - District 1 Vacant - District 2

Council Member Alecia Washington - District 3 Council Member George Turner - District 4

Council Member Karmesha W. Smith - District 5

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

I. CALL TO ORDER: Tara Graves, Mayor Pro-Tem

The meeting began at 6:17pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members were present with Councilmember Alecia Washington participating via zoom.

III. INVOCATION: Jeremy Reid, City of Stonecrest Communications Department

IV. PLEDGE OF ALLEGIANCE: George Turner, District 4 Councilmember

V. APPROVAL OF THE AGENDA

There was a request:

1. Move item *b.* from Old Business to the next Work Session
2. Move item *e.* from Old Business to the next Work Session
3. Move the Executive Session before the Public Hearing and following Public Comments

Motion – made by Councilmember George Turner to approve the agenda with the stated changes. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 being vacant.

VI. REVIEW AND APPROVAL OF MINUTES

- a. Approval of Meeting Minutes - Special Called Meeting, June 8, 2026

Motion – made by Councilmember George Turner to approve the 11:30am Special Called Meeting Minutes from June 8, 2026, with attendance verification. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 being vacant.

b. Approval of Meeting Minutes - Work Session, June 8, 2026

Motion – made by Councilmember George Turner to approve the 6:00pm Work Session Meeting Minutes from June 8, 2026. Second by Councilmember Karmesha Smith.

Motion passed 4-0 with District 2 being vacant.

c. Approval of Meeting Minutes - City Council Meeting, June 22, 2026

Motion – made by Councilmember George Turner to defer the June 22, 2026, City Council Meeting Minutes to the next city council meeting. Second by Councilmember Karmesha Smith.

Motion passed 3-1 with Mayor Pro Tem T. Graves voting Nay and District 2 being vacant.

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 three (3) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to those established time limits.

Chandra Cates – Has concerns about a neighbor with cars on his front yard that has not been moved in years, as well as other issues and she is asking what can be done about this situation.

Deborah Tayliam – Has concerns about the house next door to her which has been vacant for about 8 years. There is excessive growth of grass, trees, and poison ivy, in addition to other issues. Code Enforcement has come to the house and fined the owner, but she pays the fine and the house remains the same.

Dave Marcus – Spoke of his restoration of confidence in financing, stating council is moving towards a responsible government. He also made comments on past audits as well as the break-in that took place at City Hall, stating he would like facts on the incident.

Angella Green – Stated she lives next door to a hoarder, and has concerns about her health, safety, and property value. She provided photos of a collapsed deck, remnants on the front porch and 2 broken-down cars and she is asking for help.

Bernard Knight – Thanked the council for voting to create the CID and reported that on June 23rd, the CID held its first elections and board meeting. At that meeting, 5 members were elected to serve, including Mr. Knight. A month ago, the CID submitted their draft cooperation agreement as the first step in negotiating the terms of the agreement to the council and assistant city attorney Alicia Thompson and are looking forward to receiving a response.

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 upon your request.

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. Public Hearing - RZ 26-004 7224 & 7226 Maddox Road - Shawanna Qawiy, Division Director Community Development

The presentation was given by Director Qawiy stating this is a city initiated application requesting the rezoning and future land use of approximately 92.19 acres from M-Light Industrial to M2- Heavy Industrial to allow various heavy industrial uses. There was review of the background, public participation, zoning map, future land use map, property location map, aerial map and site photos. By way of legal, the staff recommendation is neither approval nor denial and should be left up to the council's discretion. There is no recommendation from staff.

Motion – made by Councilmember Karmesha Smith to open public hearing for RZ 26-004 7224 & 7226 Maddox Road. Second by Councilmember George Turner.

Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

There was an additional review and background information shared by the applicant stating the requested information has been provided to staff and is in the agenda packet. It was stated the Planning Commission no longer recommends denial. There was an additional review of the rezoning factors, economic use under the current zoning and the benefits, stating it is not a landfill.

In Favor

None

In Opposition

Linda Miller

Dave Marcus

Renee Cail – Email

Jennifer Wilson – Email

Pyper Bunch - Email

Motion – made by Councilmember George Turner to close public hearing for RZ 26-004 7224 & 7226 Maddox Road. Second by Councilmember Karmesha Smith.

Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

b. For Decision - Ordinance for RZ 26-004 7224 & 7226 Maddox Road - Shawanna Qawiy, Division Director Community Development

Motion – made by Councilmember George Turner to approve the Ordinance for RZ 26-004 7224 & 7226 Maddox Road. Second by Mayor Pro Tem Tara Graves.

Motion tied 2-2 with Mayor Pro Tem T. Graves and Councilmember K. Smith voting Nay and District 2 being vacant. Mayor Cobble abstained from casting a vote as the tie breaker due to the council legislative authority to make decisions.

The motion failed.

Motion – made by Mayor Pro Tem Tara Graves to defer RZ 26-004 7224 & 7226 Maddox Road to the next council meeting. Second by Councilmember George Turner.

Motion tied 2-2 with Mayor Pro Tem T. Graves and Councilmember A. Washington voting Nay and District 2 being vacant. Mayor Cobble cast a vote as the tie breaker, voting Yay for the deferral.

Motion passed.

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS

XI. REPORTS & PRESENTATIONS

XII. OLD BUSINESS

a. For Discussion - Supplemental Pay Policy - *Robin Jackson, HR Generalist*

The presentation led by Ms. Jackson, responding to each question previously asked by Councilmember Smith at a previous meeting. There were also some examples given in regard to city positions that have received supplemental pay. It was stated the percentage is based on the level of responsibility. It was suggested this item is discussed at another

b. For Decision - Resolution for the Matrix Fee Study - *Shawanna Qawiy, Division Director Community Development & Keisha Franklin, Finance Director*

Moved to the August Work Session.

c. For Decision - Ordinance to Amend Section 2-180 - Authority to Execute Checks, Written Orders and Financial Instruments, 2nd Read - *Tara Graves, Mayor Pro Tem & Alicia Thompson, City Attorney*

An overview was given by Attorney Thompson stating this is the second read for the ordinance to amend section 2-180 that will remove the Deputy City Manager and Deputy Finance Director from the list of individuals who are authorized to execute checks and written orders.

The City Clerk gave the 2nd read of the preamble.

There was a request for clarity on the language and procedure. Attorney Thompson stated check signing is duty assigned to the City Manager and council has the authority to assign to others in the city. Checks over \$25,000 should have two signatures.

Motion – made by Councilmember George Turner to defer the Ordinance to Amend

Section 2-180 – Authority to execute Checks, Written Orders and Financial Instruments, 2nd Read to allow for a meeting with legal. Second by Councilmember Karmesha Smith.
Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

- d. **For Decision** - Contract for Auditor Services - *Catherine Turner, City Manager & Keisha Franklin, Finance Director*

A presentation was given by City Manager Turner stating the contract for Mauldin & Jenkins has already been approved and submitted with the mayor signing the first version. There were changes from the vendor after the mayor signed. It was stated the contract in the packet does reflect the noted changes by Mauldin & Jenkins. The timelines have been provided and Mauldin & Jenkins is ready for engagement.

Motion – made by Councilmember George Turner to approve the Contract for Auditor Services as outlined in the packet. Second by Councilmember Karmesha Smith.
Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

- e. **For Decision** - Cooperation Agreement with SLIP CID - *George Turner, District 4 Councilmember*

Moved to the August Work Session.

XIII. NEW BUSINESS

- a. **For Discussion** - Stonecrest Development Authority (SDA) Update - *Mayor Jazzmin Cobble*

Mayor Cobble stated she will get with the Economic Development Director to prepare and present for this item at a future meeting.
 This item will be moved to the August Work Session.

- b. **For Discussion** - Urban Redevelopment Authority (URA) Update - *Mayor Jazzmin Cobble*

This item will be moved to the August Work Session.

- c. **For Decision** - Contract for Vendor Recommendation for Pour-In-Place Playground Surface Project - *Tanisha Boynton, Procurement Manager and Hari Karikaran, City Engineer*

The presentation was given by Director Karikaran stating that the scope of work for this project is to replace the existing Fairington Park play area. The Procurement Division solicited bids from vendors and received 5 responses and recommended Lanier Plans Inc. dba KorKat to be awarded \$76,037 along with a program grant for \$134,940. The grant money will fund this project. Once approved, a notice to proceed will be issued. It was confirmed that wood chips will be replaced with upgraded material. Construction should take approximately three days.

Motion – made by Councilmember Karmesha Smith to approve the Contract for Vendor Recommendation for Pour-In-Place Playground Surface Project. Second by Councilmember George Turner.

Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

- d. **For Decision** - Purchase and Installation of Safety Equipment for City Hall - *Tanisha Boynton, Procurement Manager and Reginald Powell, Facilities Operations Manager*

The presentation was given by Mr. Powell stating City Hall is in need of two metal detectors and x-ray machines to enhance the security currently in place. The request is for approval to purchase the detectors, machines and accessories from Mallory Safety and Supply, Inc. through a cooperative purchase under Omnia Contract No. 159498 public safety, emergency preparedness, safety equipment and solutions. The city is receiving a discount on the safety equipment which includes installation, training, state required certification and a 4-year warranty. The total for the safety equipment is \$95,044.84. The funding account is 100-1565-542500 – Other Equipment and Facilities.

When asked if this item needs to be on a future URA meeting agenda, Attorney Thompson stated only if the equipment impacts the building or causes need for renovation. She was asked to follow up and let the URA know if the agreement has been reviewed and require landlord approval. It was stated there is a need to review the URA and city's IGA. It was also stated there is a need for a URA meeting.

Motion – made by Councilmember George Turner to approve the Purchase and Installation of Safety Equipment for City Hall with amendments to verify the fund source. Second by Councilmember Karmesha Smith.

Motion withdrawn.

Motion – made by Councilmember George Turner to approve the Purchase and Installation of Safety Equipment for City Hall. Second by Councilmember Karmesha Smith.

Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

- e. **For Decision** - Resolution for Mid-Year Budget Adjustment - *Keisha Franklin, Finance Director*

The presentation was given by Director Franklin stating there were amendments made to the original budget that was submitted. There is zero impact from this amendment. There was also an adjustment made to the FICA account. There was a review of the original spreadsheet, including reasons for amendments, fund balance use by fund and the affect of the changes from the two mentioned items.

The City Clerk read the preamble.

Motion – made by Councilmember George Turner to approve the Resolution for Mid-Year Budget Adjustment with the stated changes and updated documents. Second by Councilmember Karmesha Smith.

Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

XIV. CITY ATTORNEY COMMENTS

No Comments

XV. CITY MANAGER UPDATE

The City Manager stated leadership team updates have been sent to council prior to this meeting. There was recognition of Myrlene Thomas, Human Resources Analyst as Employee of the Month, stating her professionalism, dedication and collaborating spirit have had a meaningful impact, and her positive energy is truly contagious.

XVI. MAYOR AND COUNCIL COMMENTS

Mayor Jazzmin Cobble – No comments

District 1 – Mayor Pro Tem Tara Graves – No Comments

District 3 – Alecia Washington – Absent

District 4 – George Turner – Mentioned streets that are getting paved in District 4, a gazebo at Salem Park, and improvements at Browns Mill. Also, Fairington Park looks really good. There have been some calls on the feral hogs. The feral hog program is down to trapping but can only put on public property. The city has been working with DeKalb County to help accelerate this.

District 5 – Karmesha Smith – Thank you to the staff who stayed late with us this evening. Would like to highlight paving currently going on in District 5 and also give kudos to the staff for assisting with the Back to School Backpack Giveaway.

XVII. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

Moved to take place before the Public Hearing section of the agenda.

Motion – made by Councilmember George Turner to enter Executive Session for Personnel, Litigation, Real Estate and Cyber Security. Second by Councilmember Karmesha Smith.

Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

Motion – made by Councilmember George Turner to exit Executive Session and return to the regular scheduled meeting. Second by Councilmember Karmesha Smith.

Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

Motion – made by Councilmember George Turner to approve the minutes from Executive Session. Second by Councilmember Karmesha Smith.

Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

XVIII. ADJOURNMENT

The meeting was adjourned at 11:26pm.

Americans with Disabilities Act

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CITY COUNCIL AGENDA ITEM

SUBJECT: Ordinance for RZ 26-004 7224 & 7226 Maddox Road

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): 07/27/26 & Click or tap to enter a date.

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

Current Council Meeting: Monday, August 24, 2026

SUBMITTED BY: Shawanna Qawiy, Division Director Community Development

PRESENTER: Shawanna Qawiy, Division Director Community Development

PURPOSE: A rezoning and map amendments request from M- Light Industrial to M-2 Heavy Industrial.

FACTS: A City of Stonecrest initiated application requesting the rezoning and future land use map amendments of approximately +/- 92.19 acres from M-light industrial to M-2 heavy industrial to allow for various heavy industrial uses including ready mix concrete plant, hot asphalt plant, materials recovery facility, outdoor processing operations including concrete recycling, wood waste processing, material recycling, soil processing, grinding, crushing, conveyors, and stock piling bulk materials.

OPTIONS: Approve, Deny, Defer Approve, Deny, Defer

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

ATTACHMENTS:

- (1) Attachment 1 - Ordinance
- (2) Attachment 2 - Staff Analysis



CITY COUNCIL AGENDA ITEM

- (3) Attachment 3 - Application
- (4) Attachment 4 - Meeting Minutes
- (5) Attachment 5 - [Click or tap here to enter text.](#)

STATE OF GEORGIA

CITY OF STONECREST

ORDINANCE NO. ____ - _____

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA TO _____ THE REZONING OF PROPERTY LOCATED AT 7224 & 7226 MADDOX ROAD PARCEL NUMBER 16 165 02 022 & 16 165 02 001) FROM M- LIGHT INDUSTRIAL TO M-2 HEAVY INDUSTRIAL TO ALLOW VARIOUS HEAVY INDUSTRIAL USES INCLUDING A READY MIX CONCRETE PLANT, HOT ASPHALT PLANT, MATERIALS RECOVERY FACILITY, OUTDOOR PROCESSING OPERATIONS INCLUDING CONCRETE RECYCLING, WOOD WASTE PROCESSING, METAL RECYCLING, SOIL PROCESSING, GRINDING, CRUSHING, CONVEYORS & STOCK PILING OF BULK MATERIALS; TO PROVIDE SEVERABILITY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

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 rezone property located at 7224 & 7226 Maddox Road Parcel Number 16 165 02 022 & 16 165 02 001) from M- Light Industrial to M-2

Heavy Industrial to allow various heavy industrial uses including a ready mix concrete plant, hot asphalt plant, materials recovery facility, outdoor processing operations including concrete recycling, wood waste processing, metal recycling, soil processing, grinding, crushing, conveyors & stock piling of bulk materials; and

WHEREAS, pursuant to Sec. Sec. 7.3.5. of the City's Zoning Code proposed amendments to the official zoning map shall require an application and public hearings before the planning commission and the Mayor and City Council; 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 matter was heard in the City's Community Planning Information Meeting pursuant to the provisions of the City's Zoning Procedures Law; and

WHEREAS, a public hearing and recommendation pursuant to the provisions of the City's Zoning Procedures Law has been provided by the Planning Commission; and

WHEREAS, a public hearing pursuant to the provisions of Georgia's Zoning Procedures Law has been properly held by the City Council 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. That the zoning request to rezone property located at 7224 & 7226 Maddox Road Parcel Number 16 165 02 022 & 16 165 02 001) from M- Light Industrial to M-2 Heavy Industrial is _____.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (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 4. 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 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

Section 7. 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 _____, 2026.

[SIGNATURES ON THE FOLLOWING PAGE]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

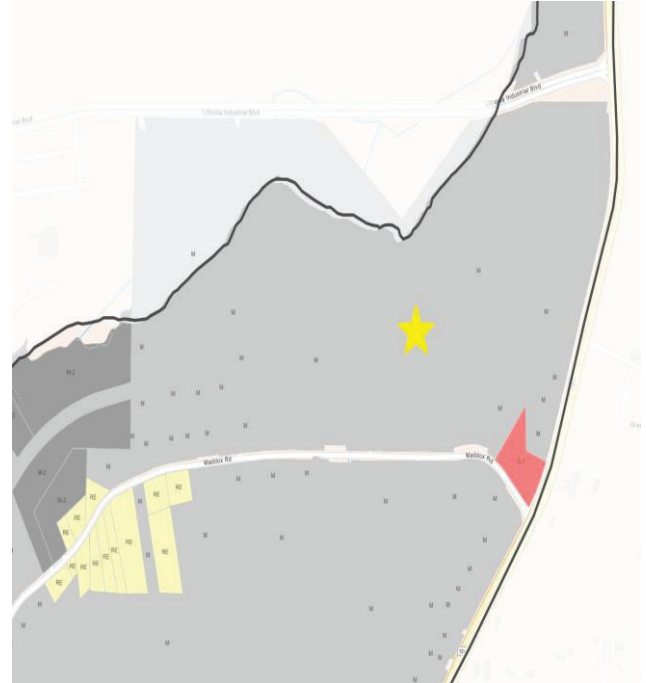
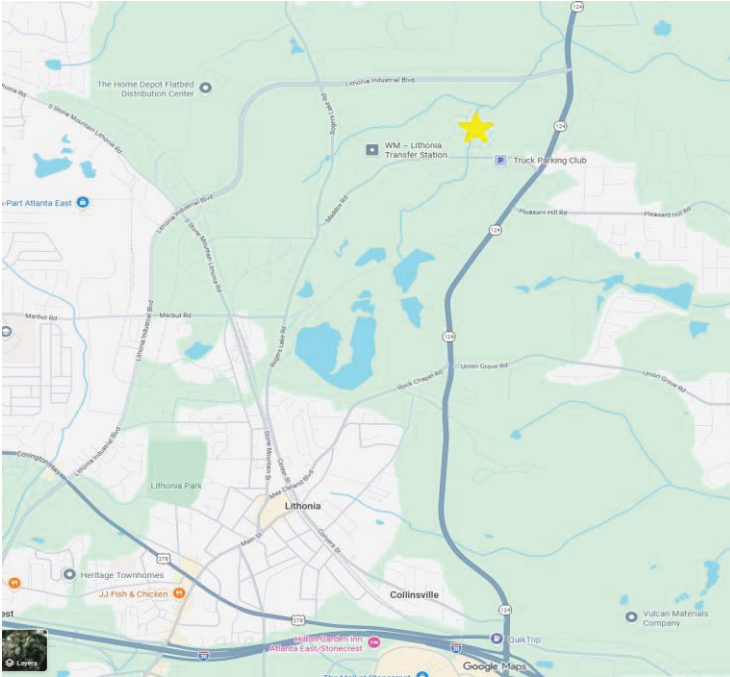


REZONING APPLICATION ANALYSIS

Prepared By:	Planning and Zoning Staff
Petition Number:	RZ26-000004
Applicant:	The City of Stonecrest
Owner:	Greenland Lithonia, LLC
Project Location:	7224 & 7226 Maddox Road
District:	1- Mayor Pro-Tem Tara Graves
Acreage:	7224 Maddox: +/-29.36 acres; 7226 Maddox: +/- 62.83 acres - Total = +/- 92.19 acres
Existing Zoning:	M- Light Industrial
Future Land Use:	LIND – Light Industrial
Overlay District:	N/A
Proposed Development/Request:	A City of Stonecrest initiated application requesting the rezoning and map amendments of approximately +/-92.19 acres from M- Light Industrial to M-2 Heavy Industrial to allow various heavy industrial uses including a ready mix concrete plant, hot asphalt plant, materials recovery facility, outdoor processing operations including concrete recycling, wood waste processing, metal recycling, soil processing, grinding, crushing, conveyors & stock piling of bulk materials.
CPIM:	6/11/2026
Planning Commission (PC):	7/7/2026
Mayor & City Council:	7/27/2026
Sign Posted/ Legal Ad(s) submitted:	5/27/2026
Staff Recommendations:	_____
PC Recommendation:	DENIAL

PROJECT OVERVIEW

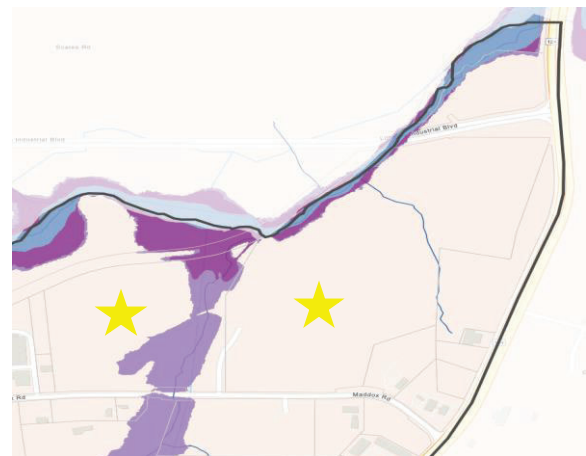
Location



Background

The subject properties are located at 7224 & 7226 Maddox Road in Stonecrest, GA. (**Parcel Number 16 165 02 022 & 16 165 02 001**) The site is located near the intersection of Maddox Road and Rock Chapel Road. Maddox Road is a local (Stonecrest) street. Rock Chapel Road is a major arterial (state highway). The surrounding area contains a mix of light industrial uses such as truck parking, and automotive related uses compliant with the zoning district and the 2030 Stonecrest Comprehensive Plan.

The City of Stonecrest Zoning Map has the property zoned M- Light Industrial. The property is currently the remnants of an abandoned rock quarry. The DeKalb County GIS map shows that there is flood plain along the northern property line of 7226 Maddox Road and along the property line that separates 7224 Maddox Road from 7226 Maddox Road.



Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	M (Light Industrial)	Single Family Structure
Adjacent: North	M (Light Industrial)	Vacant
Adjacent: West	M (Light Industrial)	Industrial (Automotive Use)
Adjacent: East	M (Light Industrial)	Industrial (Truck Parking)
Adjacent: South	M (Light Industrial)	(Industrial) Truck Parking

DIVISION 31. - M (LIGHT INDUSTRIAL) DISTRICT

Sec. 2.31.1. - Statement of purpose and intent.

The purpose and intent of the City Council in establishing the M (Light Industrial) District is as follows:

- A. To provide areas for the establishment of businesses engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment and the sale and distribution of such goods, merchandise or equipment in locations so designated in the comprehensive plan;
- B. To provide an environment for light industrial uses that produces no appreciable impact on adjacent properties and preserve the appeal and appearance of residential and commercial areas;
- C. To ensure that all establishments located within the M (Light Industrial) District operate in compliance with the noise standards contained in this chapter and that any negative noise impact resulting from the use of land within the M (Light Industrial) District is contained within the boundaries of said district and does not create noise problems for adjoining residential, office or commercial districts;
- D. To provide an area within City of Stonecrest for recycling and green businesses to locate;
- E. To generate employment opportunities and economic development;
- F. To ensure that M (Light Industrial) Districts are so located that transportation access to thoroughfares and freeways is available;
- G. To allow for the conversion of industrial buildings which are 50 years of age or older to multifamily dwellings so as to promote living and working space as well as historic preservation;
- H. To implement the future development map of the city's most current comprehensive plan.



DIVISION 32. - M-2 (HEAVY INDUSTRIAL) DISTRICT

Sec. 2.32.1. - Statement of purpose and intent.

The purpose and intent of the City Council in establishing the M-2 (Heavy Industrial) District is as follows:

- A. To provide areas for manufacturing, warehousing and distribution facilities at locations so designated in the comprehensive plan;
- B. To provide for a location for intense industrial uses that do not require and may not be appropriate for a nuisance free environment;
- C. To provide for a location that allows nuisances such as noise, vibration and other impacts which cannot be contained on-site;
- D. To ensure that all businesses located within the M-2 (Heavy Industrial) District operate in compliance with the noise standards contained in this chapter and that any negative noise impact resulting from the use of land within the M-2 (Heavy Industrial) District is contained within the boundaries of said district and does not create noise problems for adjoining residential, office or commercial districts;
- E. To ensure that industrial districts are so located that transportation access to thoroughfares and freeways is available;
- F. To implement the future development map of the city's most current comprehensive plan.

Benefits of Recycling

Environmental Benefits

As you are aware, Applicant intends to develop and eventually operate seven recycling-related activities at the Property following completion of the application process—(1) Materials Recovery Facility, (2) Wood Processing (Mulch), (3) Metal Processing (Sorting), (4) Soil Processing, (5) Concrete Recycling, (6) Concrete Plant, and (7) Asphalt Plant.

These seven proposed uses operate across a range of material streams — paper, plastics, metals, wood, concrete, soil, and aggregates — all with the same core environmental benefit: diverting materials from the traditional landfill waste stream and converting them into usable products. Rather than sending waste to a landfill where it will remain for decades, the proposed operations create new products by sorting, processing, and preparing materials for reuse or sale to manufacturers and end users.

The proposed facility will generate new products including landscaping mulch, topsoil, processed sand and aggregate, concrete and asphalt materials, and sorted recyclable commodities (paper, plastics, metals). These products will be available for use by the general public, Stonecrest businesses, City of Stonecrest capital projects (road maintenance, utility work, landscaping), and regional contractors and developers. By creating these products locally, the operations reduce the volume of waste entering nearby landfills, conserve natural resources, and provide materials to be used by Stonecrest, its citizens, and local businesses.

Economic Benefits

The proposed operations will create multiple categories of new employment opportunities including professional and management positions, heavy equipment operators, truck drivers, laborers, and administrative staff. These are stable jobs that support local workers and families year-round. The operations will generate tax revenue for the City of Stonecrest and contribute to the local economy through wages, equipment purchases, fuel consumption, and vendor relationships with local suppliers and service providers.

The facility will attract contractors and businesses to Stonecrest seeking recycled materials and processed aggregates, increasing economic activity and generating traffic to local restaurants, gas stations, retail businesses, and other commercial establishments. These secondary economic benefits support the broader Stonecrest business community.

Public Safety & Regulatory Oversight

Regulatory Oversight & Permit Renewal

Each of the seven proposed uses requires permits issued and administered by the Georgia Environmental Protection Division (EPD). Federal and local approvals and/or compliance are involved in some of the underlying permit applications. These are not one-time approvals. Permitted facilities are subject to ongoing government oversight, including:

- Periodic inspections by EPD and/or municipal enforcement staff
- Continuous monitoring and recordkeeping obligations
- Regular testing and compliance documentation
- Annual or recurring permit renewals (not automatic)
- Suspension, modification, or revocation of permits for noncompliance

Enforcement & Consequences

Violations of air quality, solid waste handling, or water quality permits carry significant civil penalties under Georgia law (O.C.G.A. § 12-9-23): up to \$25,000 per day per violation. Each day of continued noncompliance constitutes a separate violation, so penalties accumulate rapidly. This creates strong financial incentive for operators to maintain compliance.

Facility-Specific Standards & Controls

Noise

City of Stonecrest ordinance limits operational noise to 80 dB(A) during permitted hours (7 a.m.–10 p.m.). The proposed facility is expected to operate between 7 a.m.–5 p.m., remaining well within permitted hours. A noise study conducted at a comparable recycling facility operated by a related company documented average daytime noise levels of 62.0 dB, with maximum on-site levels near machinery of 67.3 dB, and areas distant from operations measuring below 60 dB. The Maddox Road site provides additional sound attenuation advantages: the 92-acre scale allows greater operational separation from property boundaries, the site is situated further from public roadways than the comparable facility, and existing tree cover creates a natural sound barrier. Based on this analysis, facility noise is expected to remain well below the 80 dB(A) ordinance threshold and is unlikely to be heard or distinguishable from background traffic and ambient noise on Maddox Road or at nearby properties.

Dust Control

Georgia EPD air quality regulations establish a strict opacity standard limiting visible dust emissions. Opacity is a direct, measurable indicator of how much particulate matter is entering the air. Compliance is not self-certified: opacity is verified through established EPA and state measurement methods, and permitted facilities are subject to inspection and enforcement. Each of the proposed operations is designed to operate at emission levels substantially below through the dust-control systems described below.

- Water-spray suppression systems (continuous operation on crushing, screening, and loading areas)
- High-efficiency dust collectors and filtration on some equipment
- Enclosed structures for material sorting and processing
- Negative-pressure ventilation systems for indoor facilities
- Monitoring and compliance testing as required by permit conditions

Given the site scale, existing tree buffers, and mandatory dust control systems, dust levels will remain well below the regulatory threshold.

Water Management

Certain operations employ closed-loop water systems with no off-site discharge:

- Soil processing uses internal water recycling with clarifying tanks (no external wastewater release)
- Stormwater from all areas complies with Georgia stormwater standards and City of Stonecrest requirements
- Concrete and asphalt plants use sealed silos and enclosed transfer systems
- MRF and metal processing operations occur within enclosed buildings with internal drainage controls
- All operations comply with applicable NPDES permit requirements as applicable

Hazardous Materials

NO HAZARDOUS MATERIALS ARE ACCEPTED OR OTHERWISE PERMITTED ONSITE. Operations are strictly limited to non-hazardous recyclable materials and processed products. No storage, treatment, or disposal of hazardous waste will occur at the proposed facility.

Community Accountability

The permitting framework described above creates multiple accountability mechanisms: government inspections, municipal enforcement, operator recordkeeping, third-party testing, and public access to permit conditions and violation records.

1. Materials Recovery Facility (Indoor)



Exemplar: enclosed materials recovery facility

Operational Summary

An indoor materials recovery facility (MRF) sorts incoming waste by type (paper, plastics, metals, etc.), bundles the sorted materials, and ships them out to end markets for recycling. The MRF accepts NO household trash and NO hazardous materials. All sorting and processing occurs inside an enclosed building with electrical sorting equipment and a gas-powered front end loader for material handling. The building is heated and cooled as needed, but the facility generates NO pollutant emissions from its operations.

Regulatory Framework

MRF operations are regulated under the Georgia EPD Solid Waste Handling Permit framework administered by the Recovered Materials Unit. Permitted facilities are subject to ongoing EPD oversight, including inspections and recurring structural and compliance reviews; permits are subject to renewal and may be revoked, suspended, or modified for noncompliance. Permit conditions address containment of off-site litter through enclosed, negative-pressure building ventilation and indoor dust collection for loose fibers.

2. Wood Processing – Mulch Plant



Exemplar: wood grinding and mulch operation

Operational Summary

A wood processing operation converts natural yard trimmings and untreated wood into landscaping mulch, top soil, and other soil and gardening products. Processing equipment includes industrial grinders and trommel screens, operated with water-spray dust suppression.

Regulatory Framework

Georgia EPD Mulching Facility Exemption Guidance classifies pure vegetative mulching as recovered-material processing rather than solid waste disposal. Larger or permanent facilities are additionally governed by state minor source air regulations addressing particulate matter from grinding operations and product piles. Standards include stockpile areas capped at 25,000 square feet, integrated emergency fire lanes, and suppression of airborne wood fiber. Facilities are subject to EPD inspection and enforcement, and applicable air permits carry monitoring, recordkeeping, and renewal obligations.

3. Metal Processing / Sorting



Exemplar: scrap metal sorting and processing facility

Operational Summary

A metal sorting and processing operation sorts and prepares scrap metal for recycling. Processing is limited to cutting and shredding operations — no smelting, melting, or heating. Processing relies on automated eddy current separators, magnetic drum sorters, and hydraulic shears operating within dedicated structures.

Regulatory Framework

Metal recycling operations are regulated under Georgia State Implementation Plan (SIP) permitting structure, typically as Minor Source or Synthetic Minor air classifications. Permit conditions require particulate matter capture through high-efficiency cyclone dust collectors and control of airborne metallic dust. Air permits carry ongoing monitoring, recordkeeping, and reporting obligations, are subject to EPD inspection, and must be maintained and renewed to continue operating.

4. Soil Processing



Exemplar: soil washing and screening plant

Operational Summary

A soil processing and washing plant takes excavated earth and separates it into usable components (sand, silt, etc.) by removing physical debris and fine contaminants. The process uses high-pressure hydro-cyclones, multi-tiered wet screening decks, and internal closed-loop water filtration. Water is continuously recycled and reused within the system — very little water is consumed, and no water is released off-site.

Regulatory Framework

Soil processing and washing operations are regulated under SIP permitting and state watershed protection rules. The wet process is classified under Minor Source air guidelines because constant moisture suppresses dust. Permit conditions require closed-loop water management with integrated clarifying tanks (no off-site wastewater discharge) and particulate capture during any dry-screening phases. Permitted operations are subject to EPD inspection and enforcement, with ongoing monitoring and permit renewal requirements.

5. Concrete Recycling



Exemplar: MetroGreen Pleasantdale concrete recycling facility

Operational Summary

A concrete recycling operation crushes concrete slabs, sidewalks, and foundations from construction and demolition activity into reusable aggregate. Equipment includes primary jaw crushers, inline magnetic separators to extract reinforcing steel, and continuous water-spray dust suppression.

Regulatory Framework

Crushing plants are regulated under SIP permitting as Minor Source or Synthetic Minor classifications depending on process weight and hourly crushing capacity. Dust control is a primary requirement: systems include high-efficiency water-spray suppression, particulate capture, and federal New Source Performance Standards (NSPS Subpart OOO) for material conveyors. Permits carry testing, monitoring, recordkeeping, and renewal obligations, and facilities are subject to EPD inspection. Given the site's 92-acre scale, existing tree buffers, and mandatory dust suppression systems required under regulation, dust opacity is effectively controlled and should not travel off-site.

6. Concrete Plant (Ready-Mix)



Exemplar: ready-mix concrete batch plant

Operational Summary

A ready-mix concrete plant combines measured amounts of water, sand, gravel, and cement to produce fresh concrete for delivery. Raw materials are stored in sealed silos, and material transfers are served by high-efficiency dust-collection systems.

Regulatory Framework

Ready-mix plants are regulated under SIP permitting structures designed to keep common industrial pollutants — dust and fine particulates — below thresholds protective of surrounding communities. Permitted plants are subject to EPD inspection, ongoing monitoring and recordkeeping requirements, and permit renewal.

Note: In June 2005, DeKalb County approved a SUP for asphalt/concrete plants on the property (SLUP-03031). Notwithstanding this prior approval, applicant seeks an additional SUP from the City of Stonecrest in the interest of good faith and transparency.

7. Asphalt Plant



Exemplar: asphalt production plant

Operational Summary

An asphalt plant dries and blends aggregate materials (stone and sand) with a liquid asphalt binder to produce pavement material. Processing air is captured and filtered through the plant emission control systems.

Regulatory Framework

Asphalt plants are regulated under Georgia Permit-by-Rule (PBR), Synthetic Minor (SM), or Title V air permitting programs, including a specialized nitrogen oxide limit of 50 tons per year applicable in the Atlanta area. Standards require dust opacity below 20%, production caps, and independent compliance testing within 180 days of startup. Air permits impose continuing monitoring, recordkeeping, and reporting obligations, are subject to EPD inspection and enforcement, and must be maintained and renewed to continue operating.

Note: In June 2005, DeKalb County approved a SUP for asphalt/concrete plants on the property (SLUP-03031). Notwithstanding this prior approval, applicant seeks an additional SUP from the City of Stonecrest in the interest of good faith and transparency.

Environmental Site Analysis

Summary of Findings | May 2026

A comprehensive Environmental Site Analysis was prepared for the 92.19-acre property in May 2026. The analysis compiled historical information regarding the site's former quarry operations (ceased approximately 2015), environmental studies conducted at the time of the applicant's 2019 acquisition, and recent observations of the site. Considering no development activity has occurred on the site since quarry operations ceased, environmental conditions documented in the ESA remain current and representative of site conditions.

Sensitive Features & Development Separation

The property contains four small, secluded wetland areas (PF01C Freshwater Forested/Shrub Wetlands) located deep within the undeveloped, wooded portions of the property in the northwestern and northeastern areas. A 100-year floodplain associated with Swift Creek Tributary A and an intermittent stream are similarly confined to these same wooded areas. These sensitive environmental features are wholly separated from the cleared and graded portions of the site intended for industrial operations. No development, grading, filling, or other ground-disturbing activity is proposed in or adjacent to any of these identified wetlands, floodplain, stream corridors, or wooded buffer areas. The applicant is committed to preserving these areas in their current undisturbed state.

Regulatory Compliance & Site Preservation

The property owner is committed to avoiding all encroachment into identified wetlands and floodplain/stream features. Should any future site work be proposed in proximity to sensitive areas, all required permits (U.S. Army Corps of Engineers Section 404, Georgia EPD coordination, City floodplain permits, and stream buffer variances if necessary) will be obtained and applicable mitigation will be implemented. The wooded areas containing sensitive features will be preserved in their current natural condition, providing continuing habitat and open space value.

Land Disturbance & Erosion Control

Any ground-disturbing activity will be confined exclusively to the previously developed and graded portions of the former quarry site and will require a Land Disturbance Permit from the City of Stonecrest. All future development will comply with applicable regulations. Site development will preserve existing trees — the applicant expects to retain all or nearly all of the existing forest canopy on the property. No ground disturbance, tree removal, or other site activity will occur in or near the wooded areas containing identified wetlands, floodplain, or stream corridors. The applicant will comply with all applicable federal, state, and local environmental requirements in connection with site development and future operations.

Key Environmental Findings

Wetlands: Four wetland areas identified, all within undeveloped wooded portions. No encroachment proposed.

Floodplain: Zone AE 100-year floodplain identified in northwestern wooded area. All development confined to areas outside floodplain boundary.

Streams: Swift Creek Tributary A (perennial and intermittent reaches) crosses property north-south through wooded corridor. Stream buffer compliance required; no buffer encroachment currently proposed.

Slopes: No slopes exceeding 25% over 10-foot rise identified. Topography typical of former quarry site with graded, relatively uniform landform.

Wildlife: U.S. Fish and Wildlife Service review identified no designated critical habitats on the property. Wooded areas provide general habitat value that will be preserved.

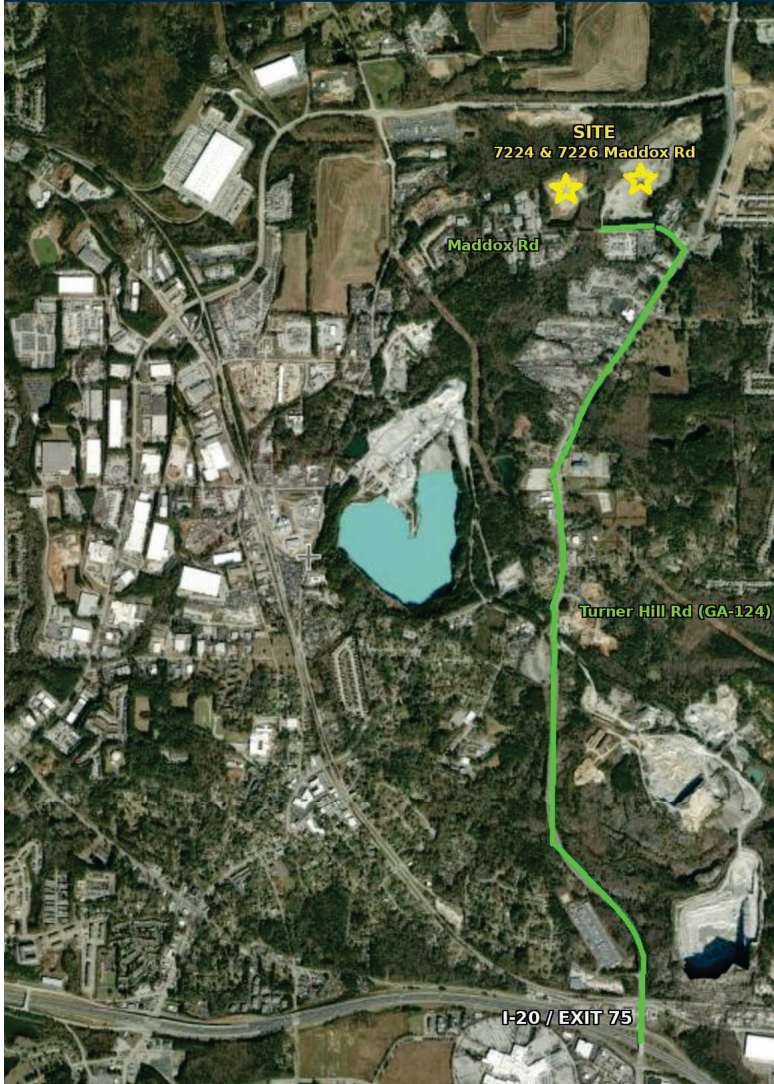
Archaeology: No previously recorded archaeological sites or historic resources identified. Ground-disturbance contingencies in place per applicable state law.

Residential Separation: Property located more than 2 miles from nearest concentrated residential areas. Represents more responsible siting of heavy industrial use than existing M-2 properties within the City.

Proposed Truck Route

ANTICIPATED TRUCK ROUTE

7224 & 7226 Maddox Road | I-20 (Exit 75) to Site



ROUTE OF TRAVEL

- 1 I-20, Exit 75 (Turner Hill Road)**
- 2 North on Turner Hill Road (GA-124) — approx. 2.6 miles.**
Four-lane divided highway, constructed to handle and currently carrying daily truck traffic.
- 3 Left (westbound) onto Maddox Road — approx. 0.35 miles to site entrance.**
- 4 Enter site via existing deceleration lane (approx. 500 ft).**
Trucks exit the travel lane before slowing — no queuing or backing up of through traffic on Maddox Road.

No residential streets. No residential neighborhoods, subdivisions, or apartments along the route.

Land uses fronting the entire route are commercial and industrial in character.

LEGEND

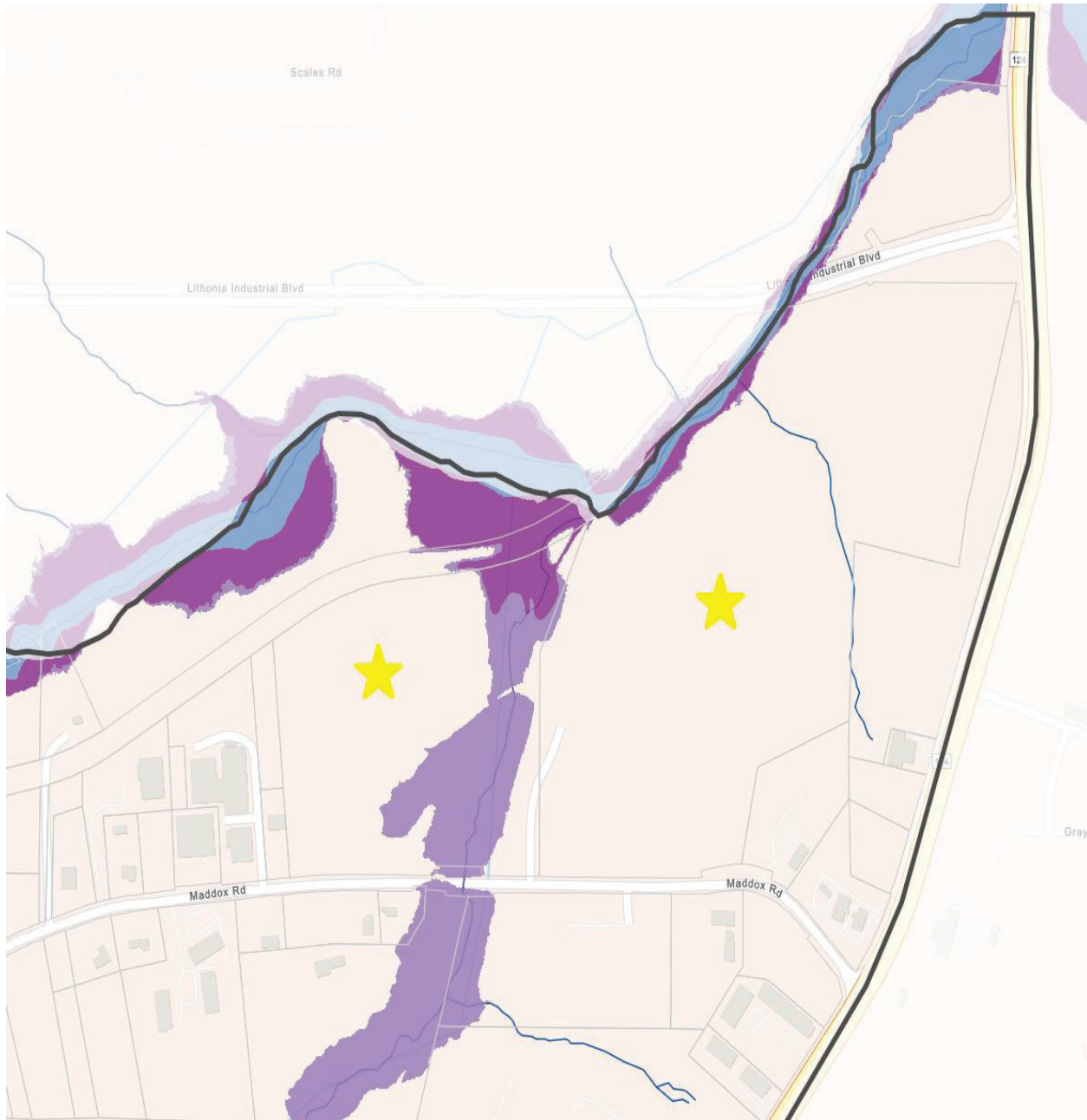
- Anticipated truck route
- ★ Subject parcels (site)

Route shown is anticipated, not a committed condition of approval. Distances approximate.

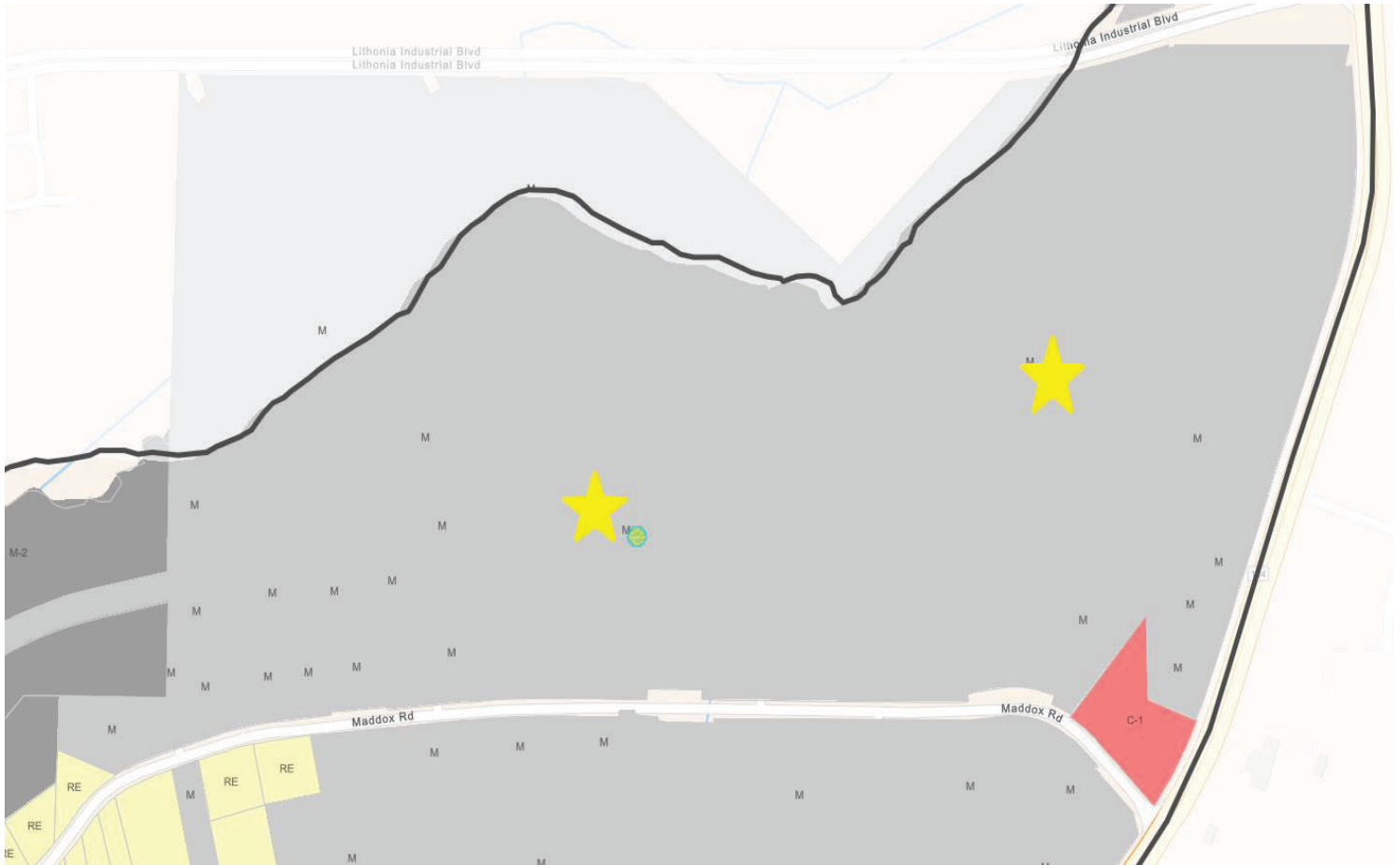
Site Plan



Floodplain Map



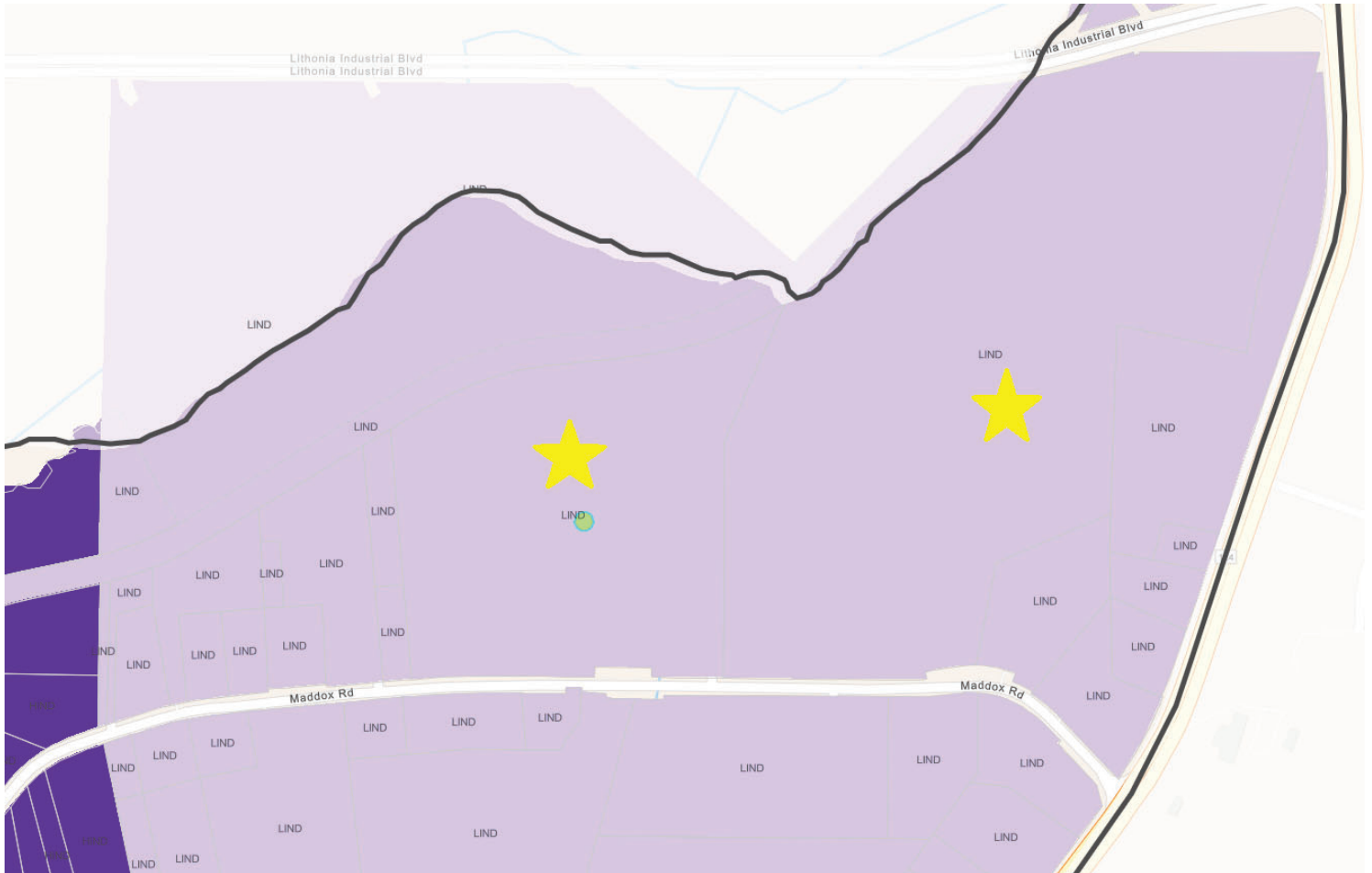
Zoning Map



Legend

-  C-1 - Local Commercial
-  M-2 - Heavy Industrial
-  M - Light Industrial
-  RE - Residential Estate
-  Subject property

Future Land Use Map



Legend

-  Light Industrial
-  Heavy Industrial
-  Subject Property



Item XII. a.



STANDARDS OF ZONING MODIFICATION 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.

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

The zoning proposal and the comprehensive plan the parcels classified as M-Light Industrial as the current zoning with a light industrial future land use. The Light Industrial Land Use Designation states: *“These areas consist of areas used in low-intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution, or other nuisance characteristics”*. The Use Description lists Warehouse Distribution, Wholesale/Trade and Automotive as listed uses. The comprehensive plan also states: *“The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses”*.

2. 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.

The proposed M-2 heavy industrial zoning based on the submitted documents will not permit a use suitable for the adjacent and nearby properties. The surrounding zoning of the area is mainly light industrial with some residentially zoned parcels approximately 800 feet away (as the crow flies). This request will allow more intense uses than the surrounding uses and will likely generate additional noise, vibration, and more air pollution.

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

The property has reasonable economic use as currently zoned (M-Light Industrial), as it can be developed as any of the 61 commercial uses or of the 24 industrial uses listed as permitted uses in the City of Stonecrest Zoning Ordinance. These uses would be consistent with the existing uses and consistent with the intent of the comprehensive plan.

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

The zoning requests would potentially have adverse effect on existing use or usability of adjacent or nearby properties. The proposed number of uses and the increase in intensity of the proposed uses would affect neighboring and nearby properties. The number of truckloads, the type of equipment, the byproduct of the uses are all factors that cannot be determined and are unknown.



The multi-purpose uses proposed could directly increase the intensity of adverse effects onto neighboring properties and nearby communities causing a diminishment of a standard quality of life with health concerns of air pollutants released, groundwater and soil contaminants, reduction of economic value of property, roadway deterioration and increased vehicular incidents, and decrease of the aesthetic imagery of the community are a few impacts of heavy industry uses in proximity to existing residential, general commercial, and light industrial business establishments that would be faced with daily operation of the use without relief.

5. 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 have been no existing or changing conditions that have been found.

The subject properties are proposing multiple uses that collectively could be more intense than the surrounding uses and more intense than what is intended in the comprehensive plan. There's no documented information submitted showing the proposed development will improve the community in that area. There is an established single-family neighborhood (DeKalb County) across Rock Chapel Road as well as two (2) new townhome communities that are in the construction phase.

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

At this time there are no documents that show that the requests would adversely affect historic buildings, sites, districts, or archaeological resources.

7. 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 proposal could cause excessive or burdensome use to existing streets given the multiple uses that are proposed. There may be significant increases in truck traffic on a local street that is not rated for heavy industrial uses.

8. Whether the zoning proposal adversely impacts on the environment or surrounding natural resources.

The request is for the properties to be rezoned with zoning and future land use map amendments to include crushing concrete and an asphalt plant. Each of these uses could produce dust that may be harmful to the environment and surrounding natural resources. There is the potential for air pollution produced by these uses affecting surrounding neighborhood as well as businesses.

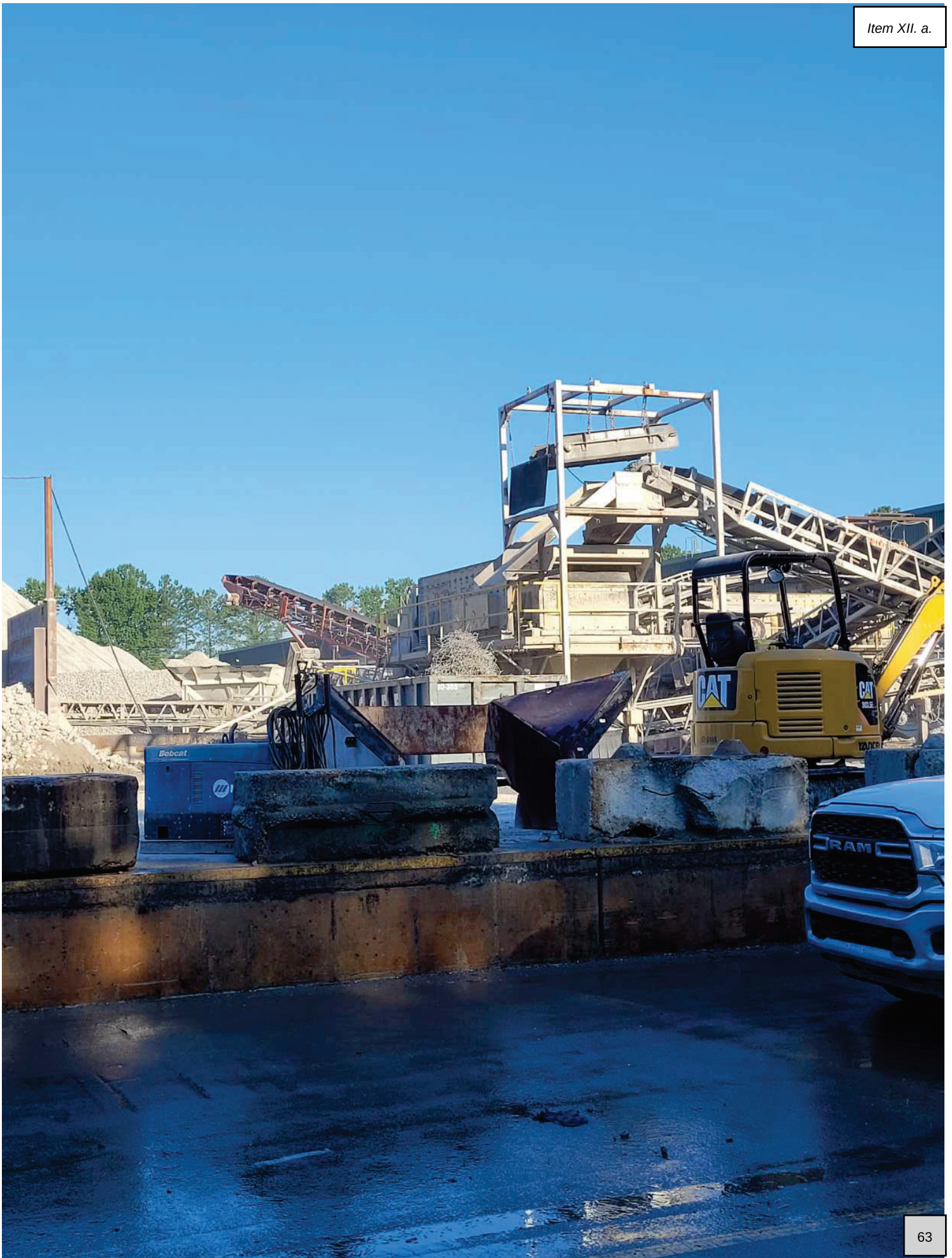
Site Photos

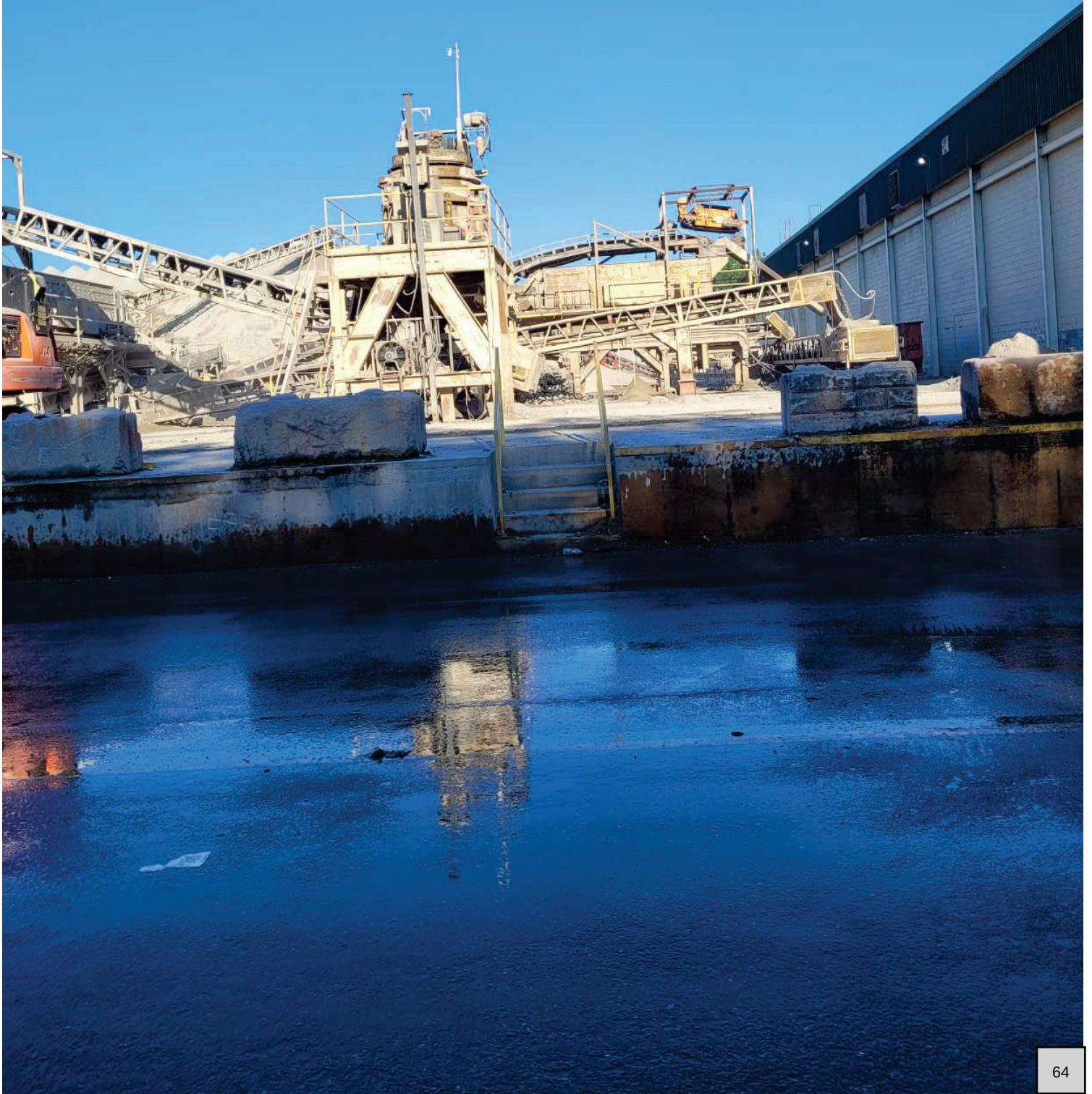




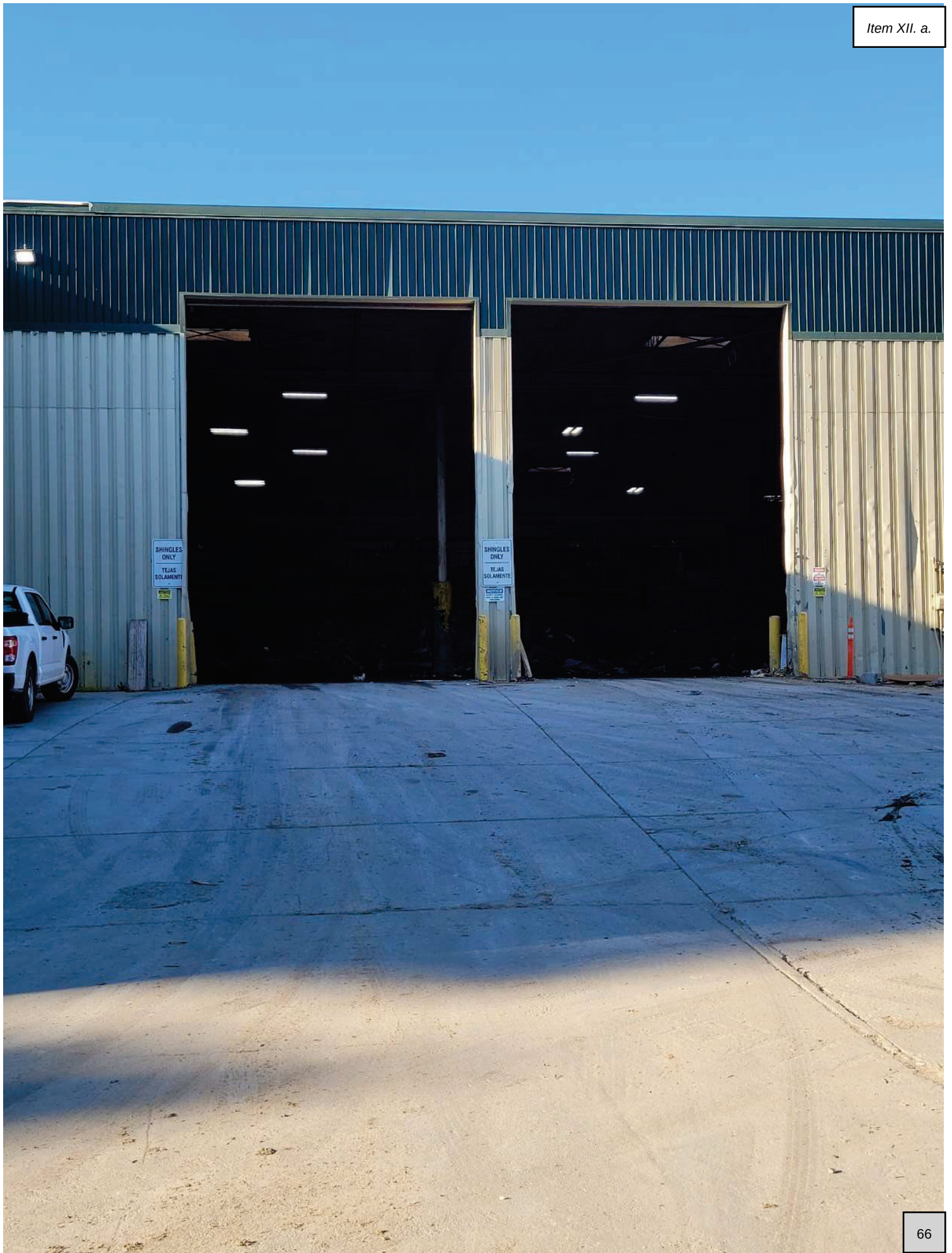










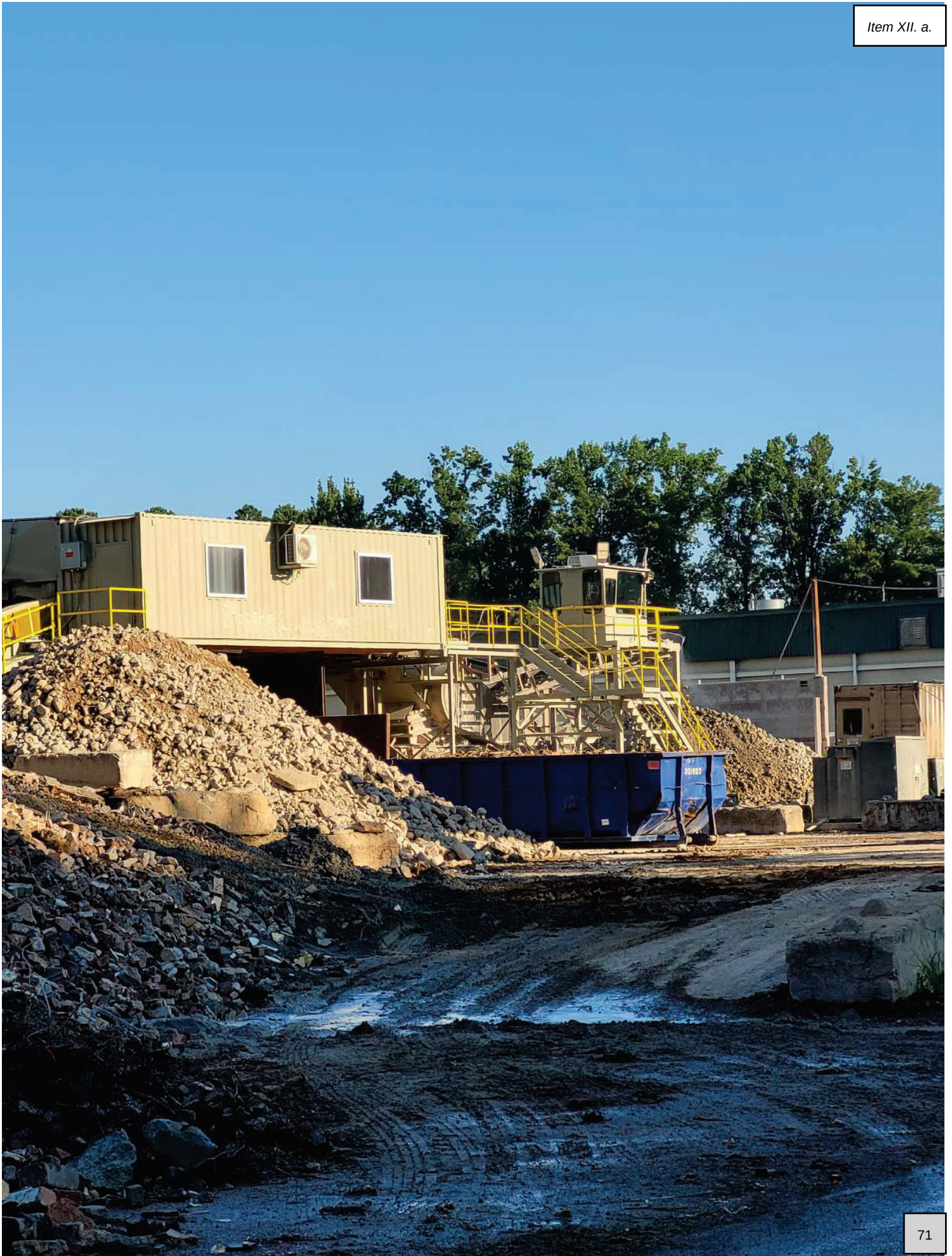
















STAFF RECOMMENDATION- N/A

PLANNING COMMISSION (PC) RECOMMENDATION - DENIAL JULY 7, 2026

PLANNING COMMISSION MEETING

Stonecrest City Hall* - 6:00 p.m.

*In-Person Meeting

July 7, 2026



SUMMARY MINUTES

As set forth in the Americans with Disabilities Act of 1990, the City of Stonecrest will assist citizens with special needs given notice (7 working days) to participate in any open meetings of the City of Stonecrest. Please contact the City Clerk's Office via telephone (770-224-0200).

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

Citizens wishing to make a comment during the public hearing portion of the meeting can do so by attending the hearing in person or submitting their comment(s) to Planning and Zoning Staff via email Planning-Zoning@stonecrestga.gov on the day of the hearing, no later than 2:00 PM, to be read into the record at the hearing.

When it is your turn to speak, please place your comment card on the podium, 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.

I. CALL TO ORDER

Chairperson Eric Hubbard (District 3) called the meeting to order at 6:00 p.m.

II. ROLL CALL

Chairperson Eric Hubbard (District 3) called the roll. Vice Chairperson Erica Williams(District 1), Commissioner Joyce Walker (District 2), Kevin Jackson (District 4) present. Commissioner Lemuel Hawkins (District 5) was also present, but came in after the meeting was called to order.

Community Development Division Director Shawanna Qawi, Planning and Zoning Deputy Director Ellis Still, Senior Planner Ramona Eversley, Planner Fellisha Blair, and Administrative Assistant Cobi Brown were in attendance. Zoning Analyst Abeykoon Abeykoon was absent.

Alecia Washington, the city attorney, was present.

III. APPROVAL OF THE AGENDA

Chairperson Hubbard asked for a motion to **APPROVE** the agenda. The motion was made by *Commissioner Jackson* and was seconded by *Commissioner Walker*. The agenda was **APPROVED** by a unanimous vote. **5-0-0**

IV. APPROVAL OF MEETING MINUTES: *Planning Commission meeting minutes dated June 2, 2026.*

Chairperson Hubbard asked for a motion to **APPROVE** the meeting minutes for June 2, 2026. The motion was made by Vice Chairperson Williams and seconded by Commissioner Walker. It was **APPROVED** by a unanimous vote. **5-0-0**

V. ANNOUNCEMENT(S)

Chairperson Hubbard encouraged citizens in surrounding counties and municipalities to vote in the upcoming election for the State of Georgia District 13 seat.

VI. OLD BUSINESS: N/A

VII. NEW BUSINESS: N/A

1. PUBLIC HEARING CASE #: RZ26-004

APPLICANT: Brandon Arnold for Greenland Lithonia, LLC

LOCATION: 7224 & 7226 Maddox Road

A city-initiated application request for the properties located at 7224 & 7226 Maddox Road for a rezoning and map amendment from M (Light Industrial) to M-2 (Heavy Industrial).

Senior Planner Ramona Eversley gave an overview of the petition.

Commissioner Walker asked for more information on the application being city-initiated and the statement that was released to the public.

PLANNING COMMISSION MEETING

Stonecrest City Hall* - 6:00 p.m.

*In-Person Meeting

July 7, 2026



Stonecrest Attorney Washington responded that earlier this year a joint statement was released which explained that there was a settlement agreement reached with the company, which was intended to address concerns and locate the business to a safer location within the city. She also informed the citizens that the submission of this application did not guarantee automatic approval.

Chairperson Hubbard asked for a motion to **OPEN** the public hearing. The motion was made by **Commissioner Jackson** and was seconded by **Commissioner Walker**. The public hearing was opened by unanimous vote. **5-0-0**

Brandon Arnold for Greenland Lithonia, LLC, the applicant, came up to speak. He stated that the 92.19-acre property is a former granite quarry that has not been in operation since 2016 and is buffered by dense forestry on all sides. The rezoning is appropriate due to many factors, such as conformity with the comprehensive plan, the use is adjacent to surrounding uses, there will be no environmental impact, and there is no impact on historical resources.

There were some to speak in opposition

Dave Marcus, a resident, expressed his concern about the application being city-initiated and mentioned that he submitted an open records request for more information, which had not been received yet. He asked the commissioners to consider the residents that live near the parcel and the uses the applicant is proposing, which may affect them.

Renee Cail, a resident, said the group that she is a part of has fought against Metro Green for six years, which did not have the proper permits from EPD. The company will have different chemicals and materials that will affect people. Their other facilities are not in "black" areas, and it should not be in this one either. She asked for the environmental impact, traffic, and noise study. Lastly, she stated that they will not be good neighbors and asked for a denial.

Linda Miller, a resident, asked for more businesses to be brought to her area besides truck stops.

Chairperson Hubbard asked for a motion to **CLOSE** the public hearing. The motion was made by **Vice Chairperson Williams** and was seconded by **Commissioner Jackson**. The public hearing was **CLOSED. 4-1-0**

2. DECISION **CASE #:** **RZ26-004**
APPLICANT: Brandon Arnold for Greenland Lithonia, LLC
LOCATION: 7224 & 7226 Maddox Road

A city-initiated application request for the properties located at 7224 & 7226 Maddox Road for a rezoning and map amendment from M (Light Industrial) to M-2 (Heavy Industrial).

Vice Chairperson Williams stated that it is the residents' business to know what is going on around them and the impacts.

Commissioner Jackson questioned the petition not aligning with the comprehensive plan.

Deputy Director Still responded that the comprehensive plan states that the area is light industrial and that some of the uses that they are proposing do not fit into that zoning district.

Commissioner Hawkins stated that he understood the reasoning behind the petition and that, due to this, the applicant had an entitlement to the application as well as the final decision.

Chairperson Hubbard stated that the comprehensive plan and zoning are in place to show how they want the city to move, grow, and process. Stated his concern about the applicant not being direct enough about what they will be doing on the property.

Chairperson Hubbard made the motion to recommend **DENIAL** of the application. The motion was seconded by **Vice Chairperson Williams**. The application was recommended for **DENIAL** to the City Council unanimously. **5-0-0**

VIII. ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

PLANNING COMMISSION MEETING
Stonecrest City Hall* - 6:00 p.m.
*In-Person Meeting
July 7, 2026



Item XII. a.

APPROVED:

CHAIRPERSON

Date:

ATTEST:

SECRETARY

Date:

APPROVAL PENDING



CITY COUNCIL AGENDA ITEM

SUBJECT: Ordinance to Amend Section 2-180 – Authority to Execute Checks, Written Orders and Financial Instruments, 2nd Read

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): 07/13/26 & 07/27/26

Current Work Session:

Current Council Meeting: Monday, August 24, 2026

SUBMITTED BY: Tara Graves, Mayor Pro Tem and Alicia Thompson, City Attorney

PRESENTER: Tara Graves, Mayor Pro Tem and Alicia Thompson, City Attorney

PURPOSE: AMENDING THE CODE OF ORDINANCES, CHAPTER 2 (ADMINISTRATION), ARTICLE 6 (FINANCE), SECTION 2-180 ("EXECUTION OF CHECKS OR FINANCIAL INSTRUMENTS") TO REMOVE THE DEPUTY CITY MANAGER AND THE DEPUTY FINANCE DIRECTOR AS A SIGNER FOR ALL ORDERS, CHECKS, INSTRUMENTS, AND WARRANTS FOR PAYMENT OF MONEY.

FACTS: AN AMENDMENT TO THE CODE OF ORDINANCES, CHAPTER 2 (ADMINISTRATION), ARTICLE 6 (FINANCE), SECTION 2-180 ("EXECUTION OF CHECKS OR FINANCIAL INSTRUMENTS") TO REMOVE THE DEPUTY CITY MANAGER AND THE DEPUTY FINANCE DIRECTOR AS A SIGNER FOR ALL ORDERS, CHECKS, INSTRUMENTS, AND WARRANTS FOR PAYMENT OF MONEY.

OPTIONS: Approve, Deny, Defer [Click or tap here to enter text.](#)

RECOMMENDED ACTION: Approve [Click or tap here to enter text.](#)



CITY COUNCIL AGENDA ITEM

ATTACHMENTS:

- (1) Attachment 1 - Substitute Ordinance
- (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 OF STONECREST

ORDINANCE NO. _____

A SUBSTITUTE ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST, GEORGIA, AMENDING THE CODE OF ORDINANCES, CHAPTER 2 (ADMINISTRATION), ARTICLE 6 (FINANCE), SECTION 2-180 ("EXECUTION OF CHECKS OR FINANCIAL INSTRUMENTS") TO REMOVE THE DEPUTY CITY MANAGER AND THE DEPUTY FINANCE DIRECTOR AS A SIGNER FOR ALL ORDERS, CHECKS, INSTRUMENTS, AND WARRANTS FOR PAYMENT OF MONEY; AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, the City of Stonecrest, Georgia (“the City”) is a municipal corporation created under the laws of the State of Georgia; and

WHEREAS, the duly elected governing authority of the City is the Mayor and Council (“City Council”); and

WHEREAS, the City Council shall have the authority to adopt and provide for the execution of such ordinances, resolutions, policies, rules and regulations, which it shall deem necessary, expedient, or helpful for the peace, good order, protection of life and property, health, welfare sanitation, comfort, convenience, prosperity, or well-being of the inhabitants of the City and may enforce such ordinances by imposing penalties for violations thereof; and

WHEREAS, Chapter 2 (Administration), Article 6 (Finance) of the Code of Ordinances governs the financial administration, including the execution of checks and other financial instruments; and

WHEREAS, Section 2-180 of said Code specifies which officers are authorized to execute checks and financial instruments of the City; and

WHEREAS, the Mayor and Council find it in the best interest of the City to decrease authority by removing the Deputy City Manager and the Deputy Finance Director as a signer for the aforementioned purposes, subject to applicable internal controls.

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. Amendment to Section 2-180. The Code of Ordinances, Chapter 6, Section 2, Section 2-180 of the City Code of Ordinances, titled "Execution of checks or financial instruments," is hereby amended by removing the ~~underlined language, strikethrough and bolded~~ and adding the red underlined and bolded language and modifying the section as indicated below.

Sec. 2-180. — Execution of checks or financial instruments.

(a) All orders, checks, instruments, and warrants for payment of money may be signed by the mayor, mayor pro tempore, city manager, ~~deputy city manager~~, and finance director, ~~or deputy finance director~~ provided that the amount thereof does not exceed \$25,000.00, and provided further that such signature is otherwise authorized by law. However, to

safeguard public funds and ensure the integrity of financial transactions, all orders, checks, instruments, and warrants for payment of money in the amount of \$25,000.00 or greater shall require the signature of two duly authorized signers.

(b) Within 90 days of appointment, all elected officials, employees, and contractors of the city who are authorized signers pursuant to subsection (a) hereof shall obtain and at all times maintain a surety bond in an amount to be established by policy, naming the City of Stonecrest as the obligee. The city may pay any costs or fees associated with obtaining and maintaining the surety bond required herein.

(c) Notwithstanding the provisions of subsection (a) hereof, the city council may temporarily suspend or permanently revoke the ~~check signing~~ authority to sign all orders, checks, instruments, and warrants for payment of money of any person upon evidence of misuse, theft, or misappropriation of city funds or upon evidence of unauthorized transactions or any activity that jeopardizes the safety and security of city funds. If the city council suspends or revokes a person's check signing authority, the city manager shall promptly notify the city's banking institutions and take whatever steps necessary to ensure that the city council's decision is effectuated immediately.

SECTION 2. Codification. The City Clerk, in consultation with the City Attorney, is hereby authorized and directed to cause this ordinance to be incorporated into the Code of Ordinances of the City of Stonecrest, Georgia, and to make such non-substantive editorial changes as are customary for codification.

SECTION 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 4. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. Effective date. This ordinance shall become effective immediately upon adoption pursuant to Section 2.15 of the City Charter.

SO ORDAINED AND ADOPTED this ____ day of _____, 2026

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM BY:

City Attorney



CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution to Censure the Mayor

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:

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, August 24, 2026

SUBMITTED BY: Tara Graves, Mayor Pro Tem

PRESENTER: Tara Graves, Mayor Pro Tem

PURPOSE: To vote on the decision for a Resolution to censure the Mayor.

FACTS: Click or tap here to enter text.

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Choose an item. 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 for SDL 26-004 7132 Hayden Quarry Road – 3 Lots
Combination/Lot Division/Boundary Line Adjustment**

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, August 24, 2026

SUBMITTED BY: Shawanna Qawiy, Division Director Community Development

PRESENTER: Shawanna Qawiy, Division Director Community Development

PURPOSE: The applicant/property owner Paul Smith Lanneau, is seeking approval of three (3) lots to one (1) for the construction of a R-100 single family dwelling home.

FACTS: Three (3) lots 7132 Hayden Quarry Rd, (16 171 01 011), 7124 Hayden Quarry Road,(16 171 01 003) AND 7150 Hayden Quarry Rd, (16 171 01 004) are combined to make one (1) parcel to be known as 7132 Hayden Quarry Road, (3.093 acres)

OPTIONS: Approve, Deny, Defer APPROVE

RECOMMENDED ACTION: Approve Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Resolution
- (2) Attachment 2 - Cover Page of Plat



CITY COUNCIL AGENDA ITEM

- (3) Attachment 3 - Cover Page of Construction Plans
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

STATE OF GEORGIA
CITY OF STONECREST

RESOLUTION NO. _____

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA APPROVING A LOT COMBINATION FOR THREE (3) LOTS 7132 HAYDEN QUARRY RD, (16 171 01 011), 7124 HAYDEN QUARRY ROAD, (16 171 01 003) AND 7150 HAYDEN QUARRY RD, (16 171 01 004) ARE COMBINED TO MAKE ONE (1) PARCEL TO BE KNOWN AS 7132 HAYDEN QUARRY ROAD, (3.093 ACRES); AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and City Council (“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 City Council is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, Section 14-86 within DIVISION 2 (MAJOR PLAT) Chapter 14 (LAND DEVELOPMENT) allows a major plat to be either a major combination plat (combining three or more lots into one), or a major subdivision plat (dividing one lot into three or more lots).; and

WHEREAS, the Director of Community Development has properly reviewed analyzed a request to combine three (3) lots 7132 Hayden Quarry Rd, (16 171 01 011), 7124 Hayden Quarry Road,(16 171 01 003) AND 7150 Hayden Quarry Rd, (16 171 01 004) are combined to make one (1) parcel to be known as 7132 Hayden Quarry Road, (3.093 acres); and

WHEREAS, the Director of Community Development presents to the City Council the Major Combination Plat for approval, denial, or deferment attached here as EXHIBIT A.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, HEREBY RESOLVES, that the request to combine three (3) lots 7132 Hayden Quarry Rd, (16 171 01 011), 7124 Hayden Quarry Road,(16 171 01 003) AND 7150 Hayden Quarry Rd, (16 171 01 004) are combined to make one (1) parcel to be known as 7132 Hayden Quarry Road, (3.093 acres).

BE IT FURTHER RESOLVED, that the major plat and supporting documentation is attached here as EXHIBIT A and shall be considered to be and is hereby incorporated as if fully set out herein.

BE IT FURTHER RESOLVED, to the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.

BE IT FURTHER RESOLVED, all City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.

BE IT FINALLY RESOLVED, this Resolution shall take effect immediately.

SO RESOLVED AND EFFECTIVE this _____ day of _____, 2026.

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

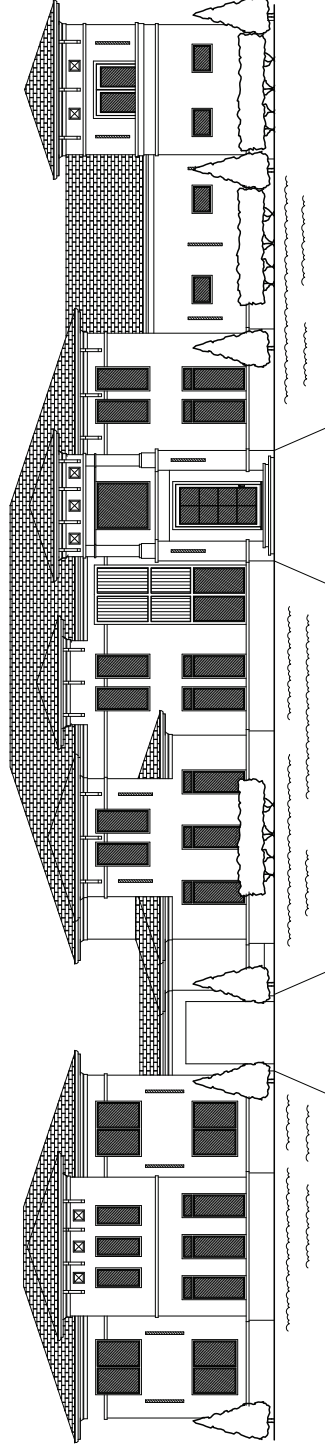
APPROVED AS TO FORM BY:

City Attorney

EXHIBIT A

MR. PAUL SMITH
TAYLOR MADE CONSTRUCTION
7132 HAYDEN QUARRY ROAD
STONECREST, GEORGIA 30038

KnightBuilt Designs, LLC
355 TALL OAKS DR SE SUITE 204
CONERS, GEORGIA 30013
PHONE: 404-684-4734 EMAIL: cknightdesigns@gmail.com

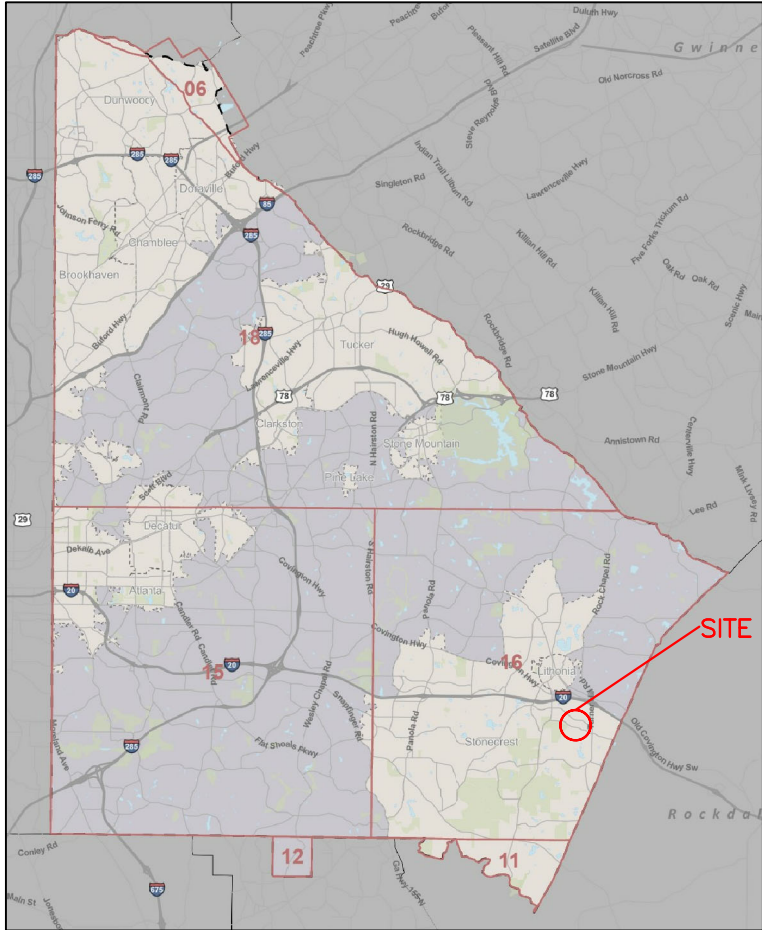
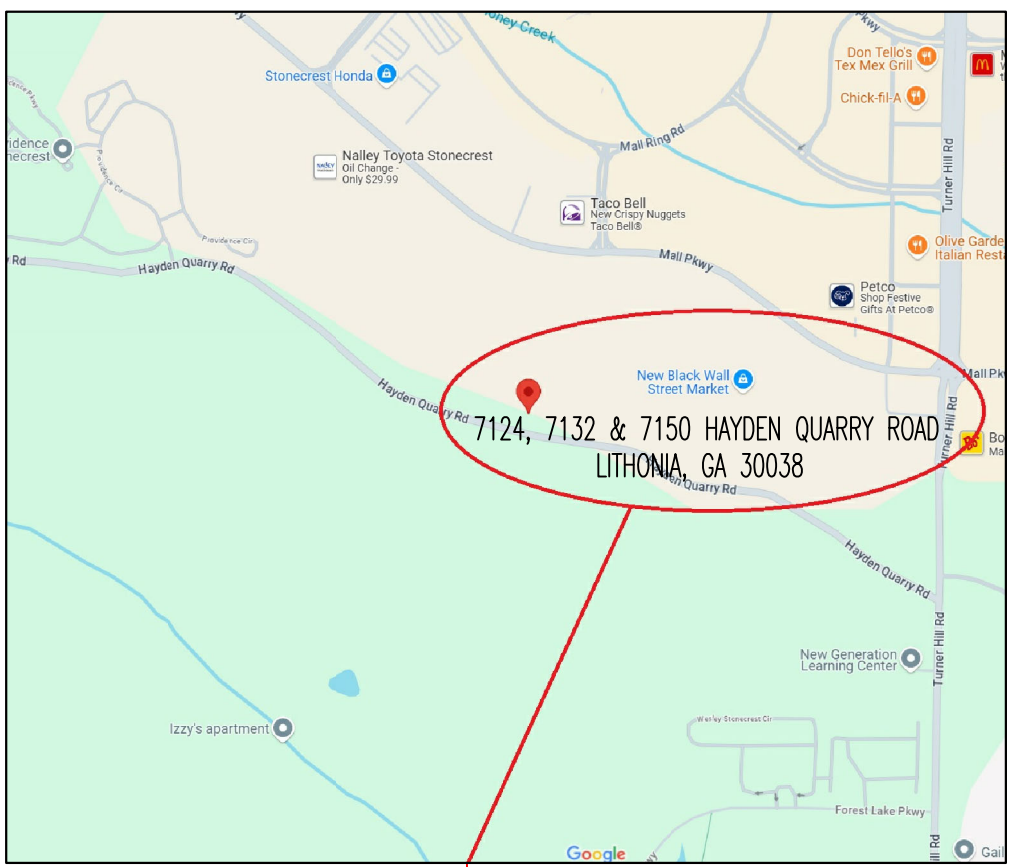
[illegible]

- SHEET C-1.0 COVER SHEET
SHEET A-1.0 FRONT & REAR ELEVATIONS
SHEET A-2.0 LEFT & RIGHT ELEVATIONS
SHEET A-3.0 GARAGE PLANS AND ELEVATIONS
SHEET A-4.0 SLAB FOUNDATION & DETAILS
SHEET A-5.0 FIRST FLOOR PLAN w/ GENERAL NOTES
SHEET A-6.0 SECOND FLOOR PLAN w/ GENERAL NOTES
SHEET A-7.0 ROOF PLAN w/ GENERAL NOTES
SHEET A-8.0 EXERCISE/ CASUAL HANGOUT ELEVATIONS w/ ROOF PLAN
SHEET A-9.0 EXERCISE/ CASUAL HANGOUT OFFICE FLOOR PLAN



DRAIN	GAC
C-BOLDED	CM/DA/PA
JOB NUMBER	35-07
SCALE	AS NOTED
DATE	05/04/2005
SHEET	C-1.0

MAGNETIC



OWNER'S ACKNOWLEDGMENT

(THIS MUST BE THE OWNER OF RECORD SIGNED IN BLACK INK)

I, _____, THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY ALL STREETS INDICATED AS PUBLIC STREETS AND RIGHTS-OF-WAY, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS DEKALB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON; ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS-DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.

AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT DEKALB COUNTY SHALL NOT BE LIABLE TO HIM/HER, HIS/HER HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS-DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENT.

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES TO DEKALB COUNTY, AS NOTED BELOW, THE COMPLETE OWNERSHIP AND USE OF ALL IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREET RIGHT-OF-WAY	0 ACRES
DRAINAGE EASEMENT	0 ACRES
PUBLIC ACCESS/PEDESTRIAN EASEMENTS	0 ACRES
PUBLIC WATER/SEWER EASEMENTS TO DEKALB COUNTY	0 ACRES

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____

(SEAL)

(OWNER)

WITNESS:

NOTARY PUBLIC.

SITE INFORMATION

- THE SHOWN SITE CONTAINS: 134734.27 SF / 3.093 AC
- SITE ADDRESS 1. 7132 HAYDEN QUARRY ROAD, LITHONIA, GA, 30038
2. 7124 HAYDEN QUARRY ROAD, LITHONIA, GA, 30038
3. 7150 HAYDEN QUARRY ROAD, LITHONIA, GA, 30038

TAX PARCEL ID NUMBERS:	7132 16 171 01 011
	7124 16 171 01 003
	7150 16 171 01 004

- CURRENT ZONING: R-100 CITY OF STONECREST RESIDENTIAL MEDIUM LOT REQUIRED SETBACK

- | | |
|--------|-------------|
| FRONT: | 35 FT. MIN. |
| SIDE: | 10 FEET |
| REAR: | 40 FEET |
- MAXIMUM ALLOWABLE LOT COVERAGE: 35%
 - MIN REQUIRED LOT AREA 15,000 SF
 - MIN REQUIRED LOT WIDTH: 10 FEET
 - MAXIMUM BUILDING HEIGHT INDUSTRIAL USES: 35 FEET

- FIRE ACCESS FROM HAYDEN QUARRY ROAD
- OPEN SPACE (MINIMUM %): 20

- SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY SURVEY LAND EXPRESS, INC. DATED DEC 19, 2024
- ACCORDING TO THE F.I.R.M. OF DEKALB COUNTY, PANEL NUMBER 13089C0178K, DATED 12/8/2016, PORTION OF THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE X.
- THERE ARE NO WATERS OF THE STATE OF GEORGIA WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS THAT EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS STATES OTHERWISE.
- WATER SERVICE BY DEKALB COUNTY
- NO SEWER SERVICE BY DEKALB COUNTY, PRIVATE SEPTIC LOTS
- WATER QUALITY SYSTEM TO BE MAINTAINED PER LOT BY EACH HOME OWNER
- EACH LOT IS GOING TO HAVE A SEWER ACTION PLAN PREPARED FOR IT.
- SEWER ACTION PLAN FOR EACH LOT WILL BE PREPARED AT THE TIME OF BUILDING PERMIT.
- EXISTING STREET LIGHTS ON THE STREET
- SEWER CAPACITY EVALUATION REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
- MAIL DELIVERY IS INDIVIDUAL MAIL BOX AT CURB
- DEKALB COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS

AP# _____

COVER PAGE & NOTES

LOT	BLOCK	LOT CONSOLIDATION PREPARED FOR:	SHEET 1 OF 3
SUBDIVISION	UNIT	PAUL SMITH	
LAND LOT 171	16TH DISTRICT		
DEKALB COUNTY, GEORGIA	DB.31592/PG.545	PROPERTY ADDRESS:	
FIELD WORK DATE DEC 19, 2024	PRINTED/SIGNED APRIL 18, 2025	7124, 7132 & 7150 HAYDEN QUARRY ROAD	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	LITHONIA, GA 30038	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND ADJUSTED TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.			
AM COORD #20242133 DWG #20242133	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES 24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-0747 INFO@SURVEYLANDEXPRESS.COM		

SPECIAL NOTES:

- RECEIVING WATERS IS HONEY CREEK
- NO WETLANDS ON THE PROPERTY
- INTERMEDIATE REGIONAL FLOOD ELEVATION BENCHMARK IS N/A.
- GPS RTK CHAMPION ROVER ON EGPS NETWORK WAS USED TO ESTABLISH MEAN SEA LEVEL ELEVATIONS, NAVD 1988.
- NO BURY PITS ON SITE BASED ON VISUAL INSPECTION ONLY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED FROM FIELD RUN SURVEY. REFERENCE DATUM STATE PLANE COORDINATES, GPS CHAMPION RTK, EGPS NETWORK, NAVD 1988.

COUNTY NOTE:

THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

NO COMPACTING IS REQUIRED AT THIS TIME

THE PURPOSE OF THIS PLAT IS TO COMBINE THREE PARCELS 16 171 01 011, 16 171 01 003 & 16 171 01 004 INTO ONE PARCEL

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFERRED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERLY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

By: *Eugene A. Stepanov*
DATE: APRIL 18, 2025
EUGENE A. STEPANOV 3197
REGISTERED GEORGIA LAND SURVEYOR

MAYOR'S SIGNATURE

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE MAYOR OF CITY OF STONECREST, GEORGIA, AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND CITY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT.

DIRECTOR PLANNING/ZONING

DATE

MAYOR

DATE

SURVEYOR'S ACKNOWLEDGMENT

IN MY OPINION, THIS PLAT, DRAWN BY ME OR UNDER MY SUPERVISION, WAS MADE FROM ACTUAL SURVEY, AND IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIRED BY LAW.

By: *Eugene A. Stepanov*
DATE: APRIL 18, 2025
EUGENE A. STEPANOV 3197
REGISTERED GEORGIA LAND SURVEYOR

DEKALB GIS NOTES:

DEKALB GIS REQUIRES THAT ALL COMBINATION MAP CHANGES HAVE THE SAME EXACT OWNERSHIP ON EACH PARCEL AS PER DEKALB TAX RECORDS.

DEKALB GIS REQUIRES THAT ALL RE-PARCEL / BOUNDARY LINE ADJUSTMENT MAP CHANGES MUST DISPLAY ALL OWNER NAME(S) ON THE COVERSHEET AS PER DEKALB TAX RECORDS.

DEKALB GIS REQUIRES OWNER'S ACKNOWLEDGEMENT BLOCK & SIGNATURE LINE FOR EACH OWNER OF ANY BOUNDARY LINE AGREEMENT MAP UPDATES.

LOT COMBINATION

7132 HAYDEN QUARRY ROAD

PID# 16 171 01 011 - 7132 HAYDEN QUARRY ROAD, LITHONIA, GA, 30038

PID# 16 171 01 003 - 7124 HAYDEN QUARRY ROAD, LITHONIA, GA, 30038

PID# 16 171 01 004 - 7150 HAYDEN QUARRY ROAD, LITHONIA, GA, 30038

OWNER NAME: SMITH PAUL LANNEAU

OWNER ADDRESS: 7132 HAYDEN QUARRY RD LITHONIA, GA, 30038

LAND LOT 171 16TH DISTRICT

DEKALB COUNTY, GEORGIA

PROPERTIES ARE ZONED R-100

AP# _____

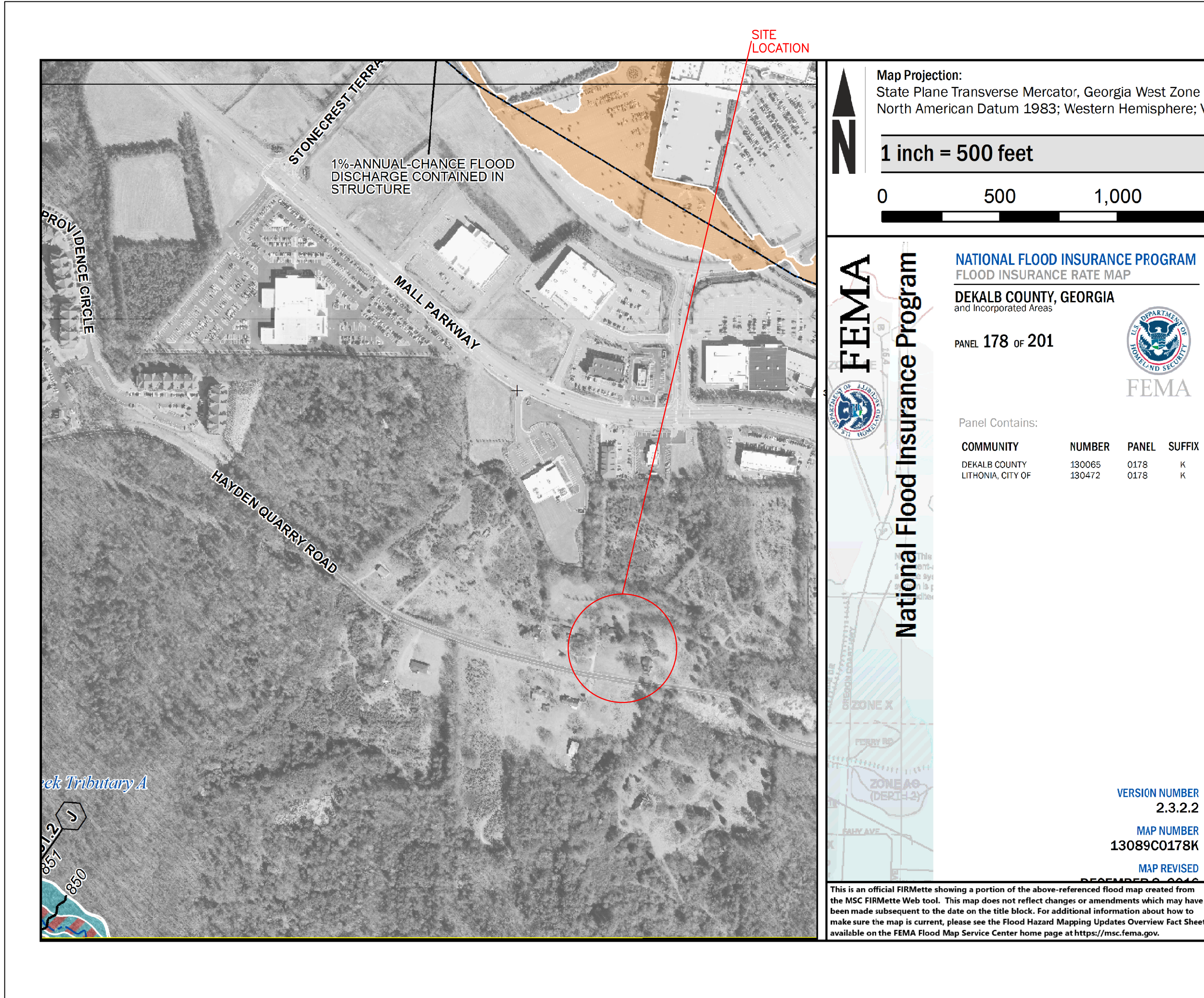
SPECIAL NOTES

- NO WORK IN RIGHT OF WAY, INCLUDING PAVED SURFACES, PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM DEKALB COUNTY PUBLIC WORKS DEPARTMENT.
- DEKALB COUNTY SHALL BE RESPONSIBLE SOLELY FOR THE 8 INCH SANITARY SEWER, THE 6 INCH SEWER SERVICE LATERAL PIPE UP TO CLEAN-CUT, AND THE 8 INCH WATER MAIN.
- A 10 FEET LANDSCAPE BUFFER EXISTS ON ALL DOUBLE FRONTAGE LOTS. EXTERNAL LOTS SHALL HAVE THE BUFFER ON THE EXTERNAL STREET FRONTAGE. INTERNAL LOTS BUFFER SHALL BE ON THE STREET(S) WHICH IS/ARE THE PRIMARY ACCESS STREET(S) OR THE REAR OF THE HOUSE.
- FOR HOMES LOCATED BELOW THE STREET, A SEWER RELIEF VALVE IS REQUIRED ON CLEAN-CUT OUTSIDE EACH BUILDING AND BELOW THE LOWEST FLOOR ELEVATION. A BACKFLOW CHECK VALVE IS REQUIRED BETWEEN CLEAN-OUT AND STRUCTURE.
- A FOUNDATION LOCATION CERTIFICATE MUST BE SUBMITTED TO DEKALB COUNTY PRIOR TO FOOTING INSPECTION FOR FOLLOWING LOTS. ALL EASEMENTS, BUFFERS, AND FLOOD LIMITS IN THESE LOTS MUST BE CLEARLY IDENTIFIED ON SITE AT THE TIME OF FOOTING INSPECTION.
- VEHICULAR ACCESS IS PROHIBITED FROM INDIVIDUAL LOTS TO _____ (NOT APPLICABLE)
- EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES.
- ALL AS-BUILT ELEVATION CERTIFICATE IS REQUIRED PRIOR TO FRAMING ON THE FOLLOWING LOTS: N/A FOR THIS SUBDIVISION
- INDIVIDUAL RESIDENTIAL BUILDERS, IN A SUBDIVISION WHERE A NOTICE OF INTENT (NOI) IS REQUIRED TO COMPLY WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS, MUST ALSO FILE A NOI AND NOTICE OF TERMINATION (NOT) WITH THE GEORGIA DEPT. OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION (EPD). A STORM WATER POLLUTION PLAN MUST BE DEVELOPED AND IMPLEMENTED.
- SITE PLAN REQUIRED ON LOTS
- LOTS THAT WILL REQUIRE FILL DEPTH OF TWO (2) FEET OR GREATER BETWEEN THE ROAD RIGHT OF WAY AND REAR BUILDING LINE AT THE TIME OF FUTURE LOT GRADING WILL REQUIRE A COMPACTION CERTIFICATE SEALED BY A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER TO BE SUBMITTED AT THE TIME OF BUILDING PERMITS APPLICATION.

Eugene A. Stepanov EUGENE STEPANOV, RLS

GENERAL NOTES:

- THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 65,000+ FEET, AN ANGULAR ERROR OF 06 SECONDS PER ANGLE. POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
- COORDINATES ARE BASED ON THE STATE PLANE GEORGIA WEST
- PLAT CONTOURS ARE FIELD GENERATED
- HORIZONTAL AND VERTICAL DATA IS BASED ON GPS MEASUREMENTS CONTROL ID #DC875 (DEKALB COUNTY BENCHMARK ELEV 1026.93)



GENERAL NOTES:

- THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000+ FEET, AN ANGULAR ERROR OF 07 SECONDS PER ANGLE. POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
- THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
- SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
- THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
- NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS INC FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
- IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
- THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
- EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
- STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROCESS.
- FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILT MAY ALSO BE REQUIRED.

FLOOD HAZARD

THE SPECIAL FLOOD HAZARD AREAS (SFHA) SHOWN HEREIN WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HERETO. THE DEKALB COUNTY DOES NOT, BY APPROVING THIS PLAT, WARRANT THEIR ACCURACY, AND DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF FLOOD HAZARD SHOWN WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, THE DEKALB COUNTY DOES NOT BY APPROVING THIS PLAT NOR ACCEPTING THE PUBLIC IMPROVEMENTS THEREIN, ASSUMES MAINTENANCE OF THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES. MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNER(S) OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL THAT CONTAINS A FLOOD HAZARD AREA IS REQUIRED TO SUBMIT A SITE PLAN TO THE DEKALB COUNTY PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF THE SFHA WITHIN THE LOT OR PARCEL AND THE EXISTING AND PROPOSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY THE DEKALB COUNTY IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DRAINAGE

THE OWNER OF RECORD ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES THE DEKALB COUNTY FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVER, OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY COUNTY REGULATIONS. THE COUNTY MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WHERE EMERGENCY WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF STAFF AND DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY, OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE CONDUCTED FOR THE COMMON GOOD SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE DEKALB COUNTY NOR ABROGATION OF THE DEKALB COUNTY RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY (IES) OR THE LANDS THAT GENERATED THE CONDITIONS.

NOTE: STREAM BUFFERS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

NOTE: STRUCTURES, OTHER THAN APPROVED STORM STRUCTURES, ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

CERTIFICATE OF CONFORMITY

I, *EUGENE STEPANOV*, the engineer/surveyor

for the Subdivision known as *7132 HAYDEN QUARRY ROAD (CONSOLIDATION)*

Located in Land Lot *171* of the *16TH* District, hereby

certify that no lots platted within the subdivision are non-conforming or will

result in any non-conforming

Eugene A. Stepanov
SIGNATURE
EUGENE STEPANOV
NAME (PLEASE PRINT)
24 Lenox Pointe
ADDRESS
ATLANTA GA 30324
CITY, STATE, ZIP

OWNER

SMITH PAUL LANNEAU

7132 HAYDEN QUARRY ROAD

LITHONIA, GA, 30038

TEL (770) 560-2106

DEVELOPER

SMITH PAUL LANNEAU

7132 HAYDEN QUARRY ROAD

LITHONIA, GA, 30038

TEL (770) 560-2106

INDEX SHEET

PAGE 1 = COVER SHEET, NOTES

PAGE 2 = EXISTING CONDITIONS

PAGE 3 = PROPOSED CONDITIONS

BEARING SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002
ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

16 171 01 011

LEGAL DESCRIPTION FOR COMBINATION
7132 HAYDEN QUARRY RD LITHONIA, GA, 30038

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 171 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER LINE OF TURNER HILL ROAD WHERE HAYDEN QUARRY ROAD INTERSECTS WITH TURNER HILL ROAD; RUNNING WESTERLY ALONG THE CENTER LINE OF HAYDEN QUARRY ROAD, 2,674 FEET; THENCE RUN NORTH 11 DEGREES 03 MINUTES 46 SECONDS EAST A DISTANCE OF 40.88 FEET TO A 0.5°RBF, AND THE TRUE POINT OF BEGINNING,

THENCE LEAVING THE RIGHT-OF-WAY OF HAYDEN QUARRY ROAD RUN NORTH 00 DEGREES 51 MINUTES 37 SECONDS EAST A DISTANCE OF 360.00 FEET TO A 0.5°RBF,

THENCE RUN SOUTH 72 DEGREES 59 MINUTES 29 SECONDS EAST A DISTANCE OF 183.41 FEET TO A 0.5°RBF,

THENCE RUN SOUTH 00 DEGREES 56 MINUTES 41 SECONDS WEST A DISTANCE OF 199.97 FEET TO A 0.5°RBF,

THENCE RUN SOUTH 89 DEGREES 42 MINUTES 26 SECONDS EAST A DISTANCE OF 156.01 FEET TO A 1°OTP,

THENCE RUN SOUTH 00 DEGREES 47 MINUTES 13 SECONDS EAST A DISTANCE OF 110.99 FEET TO A 0.5°RBF LOCATED ON THE RIGHT-OF-WAY OF HAYDEN QUARRY ROAD,

THENCE ALONG SAID RIGHT-OF-WAY RUN 20.33 FEET IN AN ARC WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 3063.27 FEET AND BEING SUBTENDED BY A CHORD RUNNING NORTH 79 DEGREES 10 MINUTES 55 SECONDS WEST A DISTANCE OF 20.33 FEET TO A 0.5°RBF, AND THE TRUE POINT OF BEGINNING.

LAND AREA 42,023.18 SF / 0.965 AC

16 171 01 003

LEGAL DESCRIPTION FOR COMBINATION
7124 HAYDEN QUARRY RD LITHONIA, GA, 30038

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 171 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER LINE OF TURNER HILL ROAD WHERE HAYDEN QUARRY ROAD INTERSECTS WITH TURNER HILL ROAD; RUNNING WESTERLY ALONG THE CENTER LINE OF HAYDEN QUARRY ROAD, 2,674 FEET; THENCE RUN NORTH 11 DEGREES 03 MINUTES 46 SECONDS EAST A DISTANCE OF 40.88 FEET TO A 0.5°RBF, AND THE TRUE POINT OF BEGINNING,

THENCE ALONG THE RIGHT-OF-WAY OF HAYDEN QUARRY ROAD RUN 209.66 FEET IN AN ARC WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 3063.27 FEET AND BEING SUBTENDED BY A CHORD RUNNING NORTH 77 DEGREES 01 MINUTES 52 SECONDS WEST A DISTANCE OF 209.62 FEET TO A 0.5°RBF,

THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 01 DEGREES 41 MINUTES 58 SECONDS EAST A DISTANCE OF 203.77 FEET TO A SQ ROD,

THENCE RUN NORTH 01 DEGREES 21 MINUTES 44 SECONDS EAST A DISTANCE OF 157.74 FEET TO A 0.5°RBF,

THENCE RUN SOUTH 76 DEGREES 22 MINUTES 25 SECONDS EAST A DISTANCE OF 205.67 FEET TO A 0.5°RBF,

THENCE RUN SOUTH 00 DEGREES 51 MINUTES 37 SECONDS WEST A DISTANCE OF 360.00 FEET TO A 0.5°RBF, LOCATED ON THE NORTHERN RIGHT-OF-WAY OF HAYDEN QUARRY ROAD AND THE TRUE POINT OF BEGINNING.

LAND AREA 73,400.84 SF / 1.685 AC

16 171 01 004

LEGAL DESCRIPTION FOR COMBINATION
7150 HAYDEN QUARRY RD LITHONIA, GA, 30038

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 171 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER LINE OF TURNER HILL ROAD WHERE HAYDEN QUARRY ROAD INTERSECTS WITH TURNER HILL ROAD; RUNNING WESTERLY ALONG THE CENTER LINE OF HAYDEN QUARRY ROAD, 2,493 FEET; THENCE RUN NORTH 07 DEGREES 16 MINUTES 10 SECONDS EAST A DISTANCE OF 40.33 FEET TO A 0.5°RBF, AND THE TRUE POINT OF BEGINNING,

THENCE ALONG THE RIGHT-OF-WAY OF HAYDEN QUARRY ROAD RUN 157.61 FEET IN AN ARC WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 3063.27 FEET AND BEING SUBTENDED BY A CHORD RUNNING NORTH 80 DEGREES 50 MINUTES 46 SECONDS WEST A DISTANCE OF 157.61 FEET TO A 0.5°RBF,

THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 00 DEGREES 47 MINUTES 13 SECONDS EAST A DISTANCE OF 110.99 FEET TO A 1°OTP,

THENCE RUN SOUTH 89 DEGREES 42 MINUTES 26 SECONDS EAST A DISTANCE OF 156.01 FEET TO A 0.5°RBF,

THENCE RUN SOUTH 00 DEGREES 49 MINUTES 02 SECONDS WEST A DISTANCE OF 135.27 FEET TO A 0.5°RBF, LOCATED ON THE NORTHERN RIGHT-OF-WAY OF HAYDEN QUARRY ROAD AND THE TRUE POINT OF BEGINNING.

LAND AREA 19,310.24 SF / 0.443 AC

EXISTING CONDITIONS

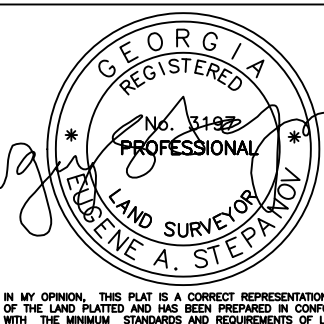
LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 171	16TH DISTRICT SECTION
DEKALB COUNTY, GEORGIA	DB.31592/PG.545 PB./PG.
FIELD WORK DATE DEC 19, 2024	PRINTED/SIGNED APRIL 18, 2025
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCORDANT TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

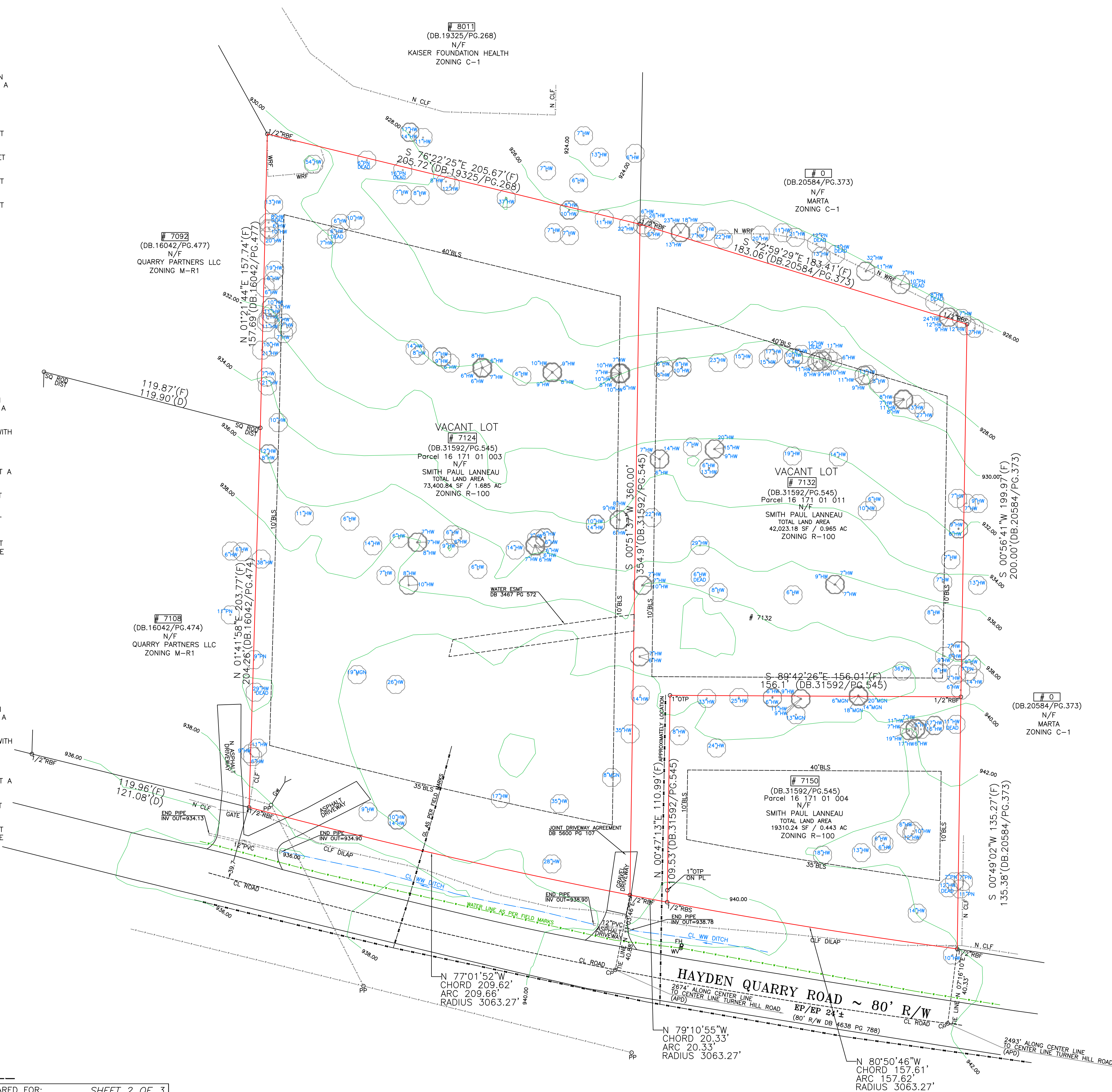
AM
COORD #20242133
DWG #20242133

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LEXINGTON
ATLANTA, GA 30324
TEL 404-601-0941
TEL 404-252-5747
FAX 404-601-0941
FAX 404-252-5747
WWW.SURVEYLANDEXPRESS.COM



EXISTING HOUSES
HAVE BEEN DEMOLISHED



PROPERTY IS ZONED R-100
CITY OF STONECREST

BUILDING SETBACK
FRONT: 35'
SIDE: 10'
REAR: 40'
MAX. LOT COVERAGE 35%
MIN. LOT AREA: 15,000 SF
MIN. LOT WIDTH FRONTAGE: 100'
MIN. LOT WIDTH BLDG LINE: 100'
MIN. UNIT SIZE: 2,000 SF
MAX. BUILDING HEIGHT 35'

* L E G E N D *

APP AS PER PLAT
APD AS PER DEED
APF AS PER FIELD
AI ANGLE IRON FOUND
APZ AS PER ZONING
BB BOTTOM BANK
BC BACK OF CURB
BLK BLOCK
BLS BUILDING SETBACK LINE
BRK BRICK
BSMT BASEMENT
CBX CABLE BOX
CBL CABLE LINE
C CONCRETE
CB CATCH BASIN
CL CENTER LINE
CLF CHAIN LINK FENCE
CMP CORRUGATED METAL PIPE
C.O.A CITY OF ATLANTA
CO SAN SEWER CLEAN OUT
CM CADASTRAL MAP
CRWL CRAWL SPACE
CP CALCULATED POINT
CPT CARPORT
(D) DEED
DE DRAINAGE EASEMENT
DI DRAINAGE INLET
DWM DEPARTMENT OF
WATERSEED MANAGEMENT
EB ELECTRIC POWER BOX
EM ELECTRIC METER
EP EDGE OF PAVEMENT
F FIELD
FC FACE OF CURB
FDC FIRE DEPARTMENT
CONNECTION
FH FIRE HYDRANT
FR FRAME
GL GAS LINE
GM GAS METER
GV GAS VALVE
GW GUY WIRE
HDW HEAD WALL
HWD HARDWOOD TREE
IP IRON PIN
IPF IRON PIN FOUND
IPS IRON PIN SET
IV IRRIGATION VALVE
IVM IRRIGATION METER
JB JUNCTION BOX
LL LAND LOT LINE
MAG MAGNETIC READING IP
MGN MAGNOLIA TREE
MH MAN HOLE
MTF METAL FENCE
N N'BORS
OH OVERHANG
OTP OPEN TOP PIPE FOUND
P PORCH
(P) PLAT
PC PROPERTY CORNER
PL PROPERTY LINE
PN PINE TREE
POB POINT OF BEGINNING
POC POINT OF COMMENCING
PP POWER POLE
PW POWER LINE
R RECORD
PVC POLYVINYL CHLORIDE PIPE
ROD IRON ROD FOUND
RSF RAIL SPIKE FOUND
RBF REINFORCING BAR FOUND
RES REINFORCING BAR SET
RCP REINFORCED CONC. PIPE
R/W RIGHT-OF-WAY
SN SIGN
SS SANITARY SEWER LINE
SSE SANITARY SEWER EASEMENT
SP SCREENED PORCH
SW SIDEWALK
TB TOP OF BANK
TRP TRAFFIC POLE
UE UTILITY EASEMENT
WB WOOD
WDF WOOD FENCE
WDK WOOD DECK
WL WATER LINE
WM WATER METER
WRF WIRE FENCE
WV WATER VALVE
WW WET WEATHER
W WITH/
YI YARD INLET

* SYMBOLS *

■ ELECTRIC PANEL/METER
□ WATER METER
□ AIR CONDITIONER
□ GAS METER
□ JUNCTION BOX
□ SANITARY SEWER MANHOLE
□ STORM MANHOLE
□ TRAFFIC/INFO SIGN
○ GAS MARKER
○ LAMP POST
○ METAL POST/PILLAR
○ WATER VALVE
○ HEADWALL
○ STAIRS
○ DRAINAGE INLET
○ FIRE HYDRANT
○ R/W MONUMENT
○ PARKING METER
○ PARKING STOPS BLOCKS
○ CONCRETE MONUMENT
○ TRAFFIC POLE
○ SING POLE
○ BENCHMARK

* LINE INDICATORS *

INDICATES SANITARY SEWER LINE
INDICATES POWER LINE
INDICATES WATER LINE
INDICATES GAS LINE
INDICATES FENCE LINE
INDICATES DRAINAGE LINE
BURIED POWER/CABLE LINE
AT&T BURIED LINE
OVERHEAD TRAFFIC/SING STRUCTURES

0 30
SCALE 1" = 30'

LAND AREA 134734.27 SF / 3.093 AC

PID# 16 171 01 011
7132 HAYDEN QUARRY R
LITHONIA, GA. 30038

INDICATES SANITARY SEWER LINE

INDICATES POWER LINE

INDICATES WATER LINE

INDICATES GAS LINE

INDICATES FENCE LINE

INDICATES DRAINAGE LINE

BURIED POWER/CABLE LINE

AT&T BURIED LINE

OVERHEAD TRAFFIC/SING STRUCT

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

COORD #20242133
WG #20242133

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFI-
DENCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF L.



CITY COUNCIL AGENDA ITEM

SUBJECT: Supplemental Security Services – Independent Contractor Agreement

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): N/A & [Click or tap to enter a date.](#)

Current Work Session: N/A

Current Council Meeting: Monday, August 24, 2026

SUBMITTED BY: Deputy City Manager Michael McCoy

PRESENTER: Deputy City Manager Michael McCoy

PURPOSE: To consider approval of independent contractor agreements for off-duty DeKalb County Sheriff's deputies providing supplemental security services to the City.

FACTS: The City currently utilizes off-duty DeKalb County Sheriff's deputies to provide supplemental security services at City facilities, meetings, events, parks, and other locations. Legal Counsel has recommended written independent contractor agreements for participating officers. The proposed agreements establish a uniform rate of \$75 per hour, along with defined staffing levels, locations, days, hours, and scope of services. Additional security coverage may be requested as needed based on City operations and special events.

OPTIONS: Approve, Deny, Defer [Click or tap here to enter text.](#)

RECOMMENDED ACTION: Approve Approve the independent contractor agreements for supplemental security services, including the established staffing plan and uniform rate of \$70 per hour, and authorize the City Manager to execute the agreements with participating officers.



CITY COUNCIL AGENDA ITEM

ATTACHMENTS:

- (1) Attachment 1 - Exhibit A
- (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.](#)

PROFESSIONAL SERVICES AGREEMENT FOR SECURITY

This Professional Services Agreement (“Agreement”) is made and entered into this _____ day of _____, 2026, by and between the **CITY OF STONECREST, GEORGIA** (“City”), and _____ (“Contractor”).

WITNESSETH:

WHEREAS, the City desires to obtain supplemental security and law enforcement services to promote the safety and security of City facilities, employees, residents, and visitors; and

WHEREAS, the Contractor is an off-duty Sheriff’s Deputy who provides security services to the City in an off-duty capacity and is authorized by the Contractor’s employing law enforcement agency to provide such services; and

WHEREAS, the City desires to engage the Contractor to provide off-duty security services at City facilities, events, and other locations as requested by the City, subject to the terms and conditions of the agreement.

NOW, THEREFORE, in consideration of the mutual terms, conditions and covenants set forth herein, the parties hereto agree as follows:

1. **SERVICES**. Contractor agrees to provide professional services to the City as detailed in **Exhibit A** (“Services”). If any services to be performed are not specifically listed in Exhibit A or herein, but are reasonably necessary to accomplish the purpose of this Agreement, Contractor agrees to perform such services at the direction and approval of the City Manager or his/her designee. In the event of any conflict between the terms of Exhibit A and this Agreement, the terms of this Agreement shall control.
2. **COMPENSATION**. In consideration for Services, the City shall pay to Contractor a fee not to exceed the amounts indicated in **Exhibit A** (“Services”). The City agrees to pay Contractor’s invoices within thirty (30) days of receiving the same. As the City is a local government entity and thus exempt from sales taxation, notwithstanding the terms of the proposal, Contractor acknowledges that the City shall not be responsible for payment of any sales taxes on any invoices submitted for the services provided under this Agreement.
3. **TERM**. This Agreement shall commence on the date on which all parties have executed the Agreement (the “Effective Date”) and shall remain in effect for an initial term of one (1) year. Thereafter, the Agreement shall automatically renew for up to four (4) additional one-year renewal terms, unless terminated earlier in accordance with the terms of this Agreement.

4. **RELATIONSHIP OF THE PARTIES.**

- (a) Independent Contractors. Nothing contained herein shall be deemed to create any relationship other than that of independent contractor between the City and Contractor. This Agreement shall not constitute, create, or otherwise imply an employment, joint venture, partnership, agency or similar arrangement between the City and Contractor. It is expressly agreed that Contractor is acting as an independent contractor and not as an employee in providing the Services under this Agreement.
- (b) Employee Benefits. Contractor shall not be eligible for any benefit available to employees of the City including, but not limited to, workers' compensation insurance, state disability insurance, unemployment insurance, group health and life insurance, vacation pay, sick pay, severance pay, bonus plans, pension plans, or savings plans.
- (c) Payroll Taxes. No income, social security, state disability or other federal or state payroll tax will be deducted from payments made to Contractor under this Agreement. Contractor shall be responsible for all FICA, federal and state withholding taxes and workers' compensation coverage for any individuals assigned to perform the Services for the City.

5. **WARRANTY ON SERVICES RENDERED.** The Contractor warrants its Services and workmanship shall be (i) free from defects; (ii) performed as stipulated in the bid/proposal documents and conform to all specifications; (iii) performed by skilled personnel experienced in and capable of doing the kind of work assigned to them; and (iv) performed in accordance to all applicable federal, state, and local laws, regulations, rules and policies. Upon receipt of written notice of a defect, the Contractor shall repair the defect in a timely manner at no expense to the City.

6. **TERMINATION FOR DEFAULT.**

- (a) The City may, subject to the provisions of subparagraph (c) below, by written notice of default to the Contractor, terminate the whole or any part of this Agreement in any one of the following circumstances; (i) if the Contractor fails to perform this Agreement within the time specified herein or any extension thereof; or (ii) if the Contractor fails to perform any of the other provisions of this Agreement, or so fails to make progress as to endanger performance of this Agreement in accordance with its terms, and does not cure such failure within a period of ten (10) days after receipt of notice from the City specifying such failure.
- (b) In the event the City terminates this Agreement in whole or in part as provided in subparagraph (a) above, the City may procure, upon such terms and in such manner as the City may deem appropriate, services, similar to those so terminated, and the Contractor shall be liable to the City for any excess costs for the same, including without limitation all cost and expenses of the type specified in the "WARRANTY"

paragraph of this Agreement; provided, that the Contractor shall continue the performance of this Agreement to the extent not terminated hereunder.

- (c) Except with regard to defaults of subcontractors, the Contractor shall not be liable for any excess costs if the failure to perform this Agreement arises out of causes beyond the control and without the fault of negligence of the Contractor; such causes may include, but are not limited to, acts of God, or of the public enemy, acts of the Government in either its sovereign or contractual capacity, fires, flood, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather, but in every case the failure to perform must be beyond the control and without the fault or negligence of the Contractor. If the failure to perform is caused by the default of a subcontractor, and if such default arises out of causes beyond the control of both the Contractor and the subcontractor, and without the fault or negligence of either of them, the Contractor shall not be liable for any excess costs for failure to perform, unless the services to be furnished by the subcontractor were obtainable from other sources in sufficient time to permit the Contractor to meet the required delivery schedule. The term “subcontractor” shall mean subcontractor at any tier.
- (d) If, after notice of termination of this Agreement under the provisions of this paragraph, it is determined for any reason that the Contractor was not in default under the provisions above or that the default was excusable under the provisions of this paragraph, the rights and obligations of the parties shall be the same as if the notice of termination has been issued pursuant to the “Termination for Convenience” paragraph of this Agreement.
- (e) The rights and remedies of the City provided in this paragraph shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

7. **TERMINATION FOR CONVENIENCE.** The City may at any time by written notice terminate all or any part of this Agreement for the City’s convenience. If this Agreement is terminated, in whole or in part, for the City’s convenience, the Contractor shall be paid an amount, to be mutually agreed upon, which shall be adequate to cover the actual and reasonable cost paid by the Contractor for the actual goods and labor reasonably used by the Contractor to perform the work under this Agreement to the effective date of termination, plus a reasonable profit thereon; provided that no amount shall be paid to the Contractor for (i) any anticipatory profits related to work under this Agreement not yet performed, or (ii) costs incurred due to the Contractor’s failure to terminate work as ordered on the effective date of termination. In no event shall the total amount paid under the provisions of this paragraph exceed the prices set forth in this Agreement for the work terminated.

8. **DISPUTES.** Pending resolution of any dispute hereunder, the Contractor shall proceed diligently with the performance of work in accordance with the City’s direction.

9. **INDEMNIFICATION.** To the fullest extent permitted by law, Contractor agrees to indemnify and hold harmless the City and its governing officials, agents, employees, and representatives (collectively, the “City Indemnitees”) from and against any and all liabilities, demands, losses, damages, fines, penalties, costs or expenses (including reasonable attorney’s fees and costs), incurred by any City Indemnatee as a result of or arising out of (i) the wrongful misconduct or negligence (including fraud) of Contractor or its employees, agents, and representatives in performing this Agreement; (ii) a material breach by Contractor of its covenants; or (iii) failure by Contractor or its employees, agents, and representatives to comply with all applicable federal, state, or local law, rule or regulation in connection with services provided under this Agreement. These obligations shall survive termination.

10. **RISK MANAGEMENT REQUIREMENTS.** The Contractor shall abide by the City’s applicable Risk Management Requirements, attached to this Agreement as **Exhibit C** and incorporated herein by reference.

11. **STANDARD OF PERFORMANCE AND COMPLIANCE WITH APPLICABLE LAWS.**

- (a) Contractor warrants and represents that it possesses the special skill and professional competence, expertise, and experience to undertake the obligations imposed by this Agreement.
- (b) Contractor agrees to perform in a diligent, efficient, competent, and skillful manner commensurate with the highest standards of the profession, and to otherwise perform as is necessary to undertake the Services required by this Agreement, including the requirements set forth in the Certification of Sponsor Drug Free Workplace, attached hereto as **Exhibit D** and the Purchasing Policy Addendum attached hereto as **Exhibit E**.
- (c) Contractor warrants and represents that it will, always, observe and comply with all federal, state, local and municipal laws, ordinances, rules, and regulations, relating to the provision of the Services to be provided by Contractor hereunder or which in any manner affect this Agreement.

12. **GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT.** Pursuant to O.C.G.A. Section 13-10-91, for as long as this Agreement remains in effect, Contractor will be registered with and participate in the federal work authorization program to verify the immigration status of newly hired employees (“e-Verify”). Contractor will execute the O.C.G.A. Section 13-10-91 compliance affidavit on **Exhibit F**, attached hereto and incorporated herein.

13. **THE CITY’S ASSISTANCE AND COOPERATION.** During the Contractor’s

performance of this Agreement, the City may, but has no obligation to, help, or cooperate with, the Contractor in activities that facilitate the proper performance and completion of this Agreement by the Contractor. Such assistance and cooperation may include without limitation: (i) providing engineering or other analysis or advice on correcting problems; (ii) refraining from strict enforcement of time schedule requirements under this Agreement; (iii) permitting use of test materials or documentation not performed or produced under this Agreement. Such assistance or cooperation by the City shall not be construed, and the Contractor agrees that it will not claim that any such assistance or cooperation operates, to relieve the Contractor from complete, proper and punctual performance of all the Contractor's obligations under this Agreement.

14. WORK ON THE CITY'S DESIGNATED PREMISES. In the event that the Contractor, the Contractor's employees or agents or the Contractor's subcontractors enter the City's designated premises for any reason in connection with this Agreement, the Contractor and such other parties shall observe all security requirements and all safety regulations.

15. CONFLICTS OF INTEREST. Contractor warrants and represents that:

- (a) The Services to be performed hereunder will not create an actual or apparent conflict of interest with any other work it is currently performing;
- (b) Contractor is not presently subject to any agreement with a competitor or with any other party that will prevent Contractor from performing in full accord with this Agreement; and
- (c) Contractor is not subject to any statute, regulation, ordinance or rule that will limit its ability to perform its obligations under this Agreement. The parties agree that Contractor shall be free to accept other work during the term hereof; provided, however, that such other work shall not interfere with the provision of Services hereunder.

16. CONFIDENTIAL INFORMATION. Contractor acknowledges that it may have access to and become acquainted with confidential information, including, but not limited to, any information the disclosure of which is limited by state or federal law. Unless approved in advance in writing or is required to be disclosed by court order, subpoena or by law, neither Contractor nor any of its employees, will disclose, transfer, distribute or allow access to any confidential information of the other party to third parties. These obligations shall survive termination.

17. CYBERSECURITY AND DATA PROTECTION. The Contractor shall implement and maintain reasonable administrative, technical, and physical safeguards to protect the confidentiality, integrity, and availability of all City data and information in accordance with applicable laws and industry standards. The Contractor shall use appropriate security measures, including encryption where appropriate, access controls, multi-factor

authentication, and timely security updates, to prevent unauthorized access, use, disclosure, alteration, or destruction of City information. The Contractor shall notify their direct supervisor in writing immediately upon the discovery any actual or suspected security incident or data breach involving City information, cooperate fully in the City's investigation and remediation efforts, and promptly take corrective action to mitigate any harm. Upon termination of this Agreement or at the City's request, the Contractor shall promptly return or securely destroy all City information in its possession and certify such destruction upon request. These obligations shall survive the termination or expiration of this Agreement.

18. **EQUIPMENT.** Contractor agrees to provide all necessary equipment and motor vehicles in connection with this Agreement in order to perform the agreed upon Services, in accordance with DeKalb County Sheriff's Office policies and procedures. Contractor agrees to maintain said equipment and vehicles and to provide replacements as necessary during the term of the Agreement. Contractor shall wear the uniform and insignia as issued and ordered by DeKalb County Sheriff's Office.
19. **ASSIGNMENT AND SUBCONTRACTING.** The Contractor shall not assign this Agreement or any portion of this Agreement, nor shall the Contractor subcontract for goods or completed or substantially completed services purchased hereunder without the prior express written consent of the City. No assignment or subcontract by the Contractor, including any assignment or subcontract to which the City consents, shall in any way relieve the Contractor from complete and punctual performance of this Agreement, including without limitation all of the Contractor's obligations under the warranty provisions of this Agreement.
20. **ATTORNEYS' FEES.** Both parties agree to pay reasonable attorneys' fees to the other party should either party be required to incur attorneys' fees in enforcing the provisions of this Agreement or in the collection of any monies herein required to be paid by the other party.
21. **GOVERNING LAW AND CONSENT TO JURISDICTION.** This Agreement is made and entered into in the State of Georgia, and this Agreement and the rights and obligations of the parties hereto shall be governed by and construed according to the laws of the State of Georgia without giving effect to the principles of conflicts of laws. The jurisdiction for resolution of any disputes arising from this Agreement shall be in the State Courts of DeKalb County, Georgia.
22. **NOTICES.** All notices or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given when delivered personally in hand, or when mailed by certified or registered mail, return receipt requested with proper postage prepaid, addressed to the appropriate party at the following address or such other address as may be given in writing to the parties:

If to the City:

City Manager
 Cathy Turner
 City of Stonecrest
 3120 Stonecrest Blvd.
 Stonecrest, Georgia 30038
 Email: Cturner@stonecrestga.gov

With copies to:

City Attorney
 Winston Denmark
 Denmark Ashby Matricardi
 100 Hartsfield Centre Pkwy, Ste. 400
 Atlanta, Georgia 30354
 Email: wdenmark@dam.law

If to the Contractor:

Name:

Address:

Email:

- 23. NON-WAIVER.** The failure by either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict performance with every provision of this Agreement.
- 24. SEVERABILITY.** If any provision of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.
- 25. INTERPRETATION.** The Parties acknowledge that this Agreement and all the terms and conditions herein have been fully reviewed and negotiated by the Parties. Having acknowledged the foregoing, the Parties agree that any principle of construction or rule of law that provides that, in the event of any inconsistency or ambiguity, an agreement shall be construed against the drafter of the agreement shall have no application to the terms and conditions of this Agreement.
- 26. AMENDMENTS.** Any and all modifications or changes to this Agreement must be in writing and signed by the parties to this Agreement.
- 27. COUNTERPARTS.** This Agreement may be executed in multiple counterparts, each of which shall constitute the original, but all of which taken together shall constitute one and the same Agreement. PDF signatures shall constitute original signatures.
- 28. ENTIRE AGREEMENT.** This Agreement, which includes the exhibits attached hereto, contains the entire agreement and understanding of the parties with respect to the subject matter hereof, and supersedes and replaces any and all prior discussions, representations and understandings, whether oral or written. In case of conflict between any term of the Contractor's Bid/Proposal and this Agreement, the terms of this Agreement shall control unless otherwise stated herein.

29. CAPTIONS. The captions appearing herein are for convenience of reference only and shall not affect the meaning or interpretation of this Agreement or any clause or provision hereof.

IN WITNESS WHEREOF, said parties have hereunto set their seals the day and year written below.

Executed on behalf of:

CITY OF STONECREST, GEORGIA,

BY:

TITLE:

[Seal]

ATTEST (sign here):

Name (print):

DATE:

APPROVED AS TO FORM:

City Attorney

[SIGNATURES CONTINUED ON NEXT PAGE]

Executed on behalf of:

CONTRACTOR,

BY (sign here): _____

Name (print):

Title:

[Corporate Seal]

ATTEST (sign here): _____

Name (print):

Title:

DATE:

EXHIBIT A
SERVICES AND COMPENSATION

EXHIBIT A

SCOPE OF WORK – SUPPLEMENTAL SECURITY SERVICES

Off-Duty DeKalb County Sheriff's Office Deputies

Off-duty DeKalb County Sheriff's Office deputies engaged by the City as independent contractors shall provide supplemental security services. The deputies' primary assignments are currently Stonecrest City Hall and Stonecrest Municipal Court; however, deputies may be assigned to other City facilities, meetings, events, parks, programs, or activities based on the City's operational and security needs.

1. General Security Services

Deputies shall, as applicable:

- Report to the assigned location and post at the scheduled time.
- Maintain a visible security presence at assigned locations.
- Monitor entrances, exits, public areas, parking areas, and other designated locations.
- Maintain a record of visitor entrances and departures when required.
- Conduct security checks of assigned City facilities and surrounding areas.
- Provide courtroom and Municipal Court security as assigned.
- Assist with maintaining the safety and security of employees, elected officials, court personnel, defendants, visitors, event attendees, and members of the public.
- Respond to security incidents and potentially disruptive, suspicious, or threatening behavior.
- Promptly notify the appropriate City representative and Lead Deputy of significant security incidents.
- Prepare and submit incident reports when appropriate.
- Escort employees or other authorized individuals to their vehicles when requested or appropriate.
- Summon additional law enforcement, fire, EMS, or other emergency resources when necessary.
- Assist with emergency situations and drills as requested.
- Complete City-approved sign-in and sign-out documentation for each assignment.
- Submit complete and accurate time records identifying the assignment date, location, start time, end time, and total hours worked.
- Perform other supplemental security duties associated with an authorized City assignment.

2. City Hall Security Coverage

- The City's baseline security staffing at City Hall is **two (2) law enforcement officers**, consisting of **one (1) Sheriff's deputy and one (1) DeKalb Police Department officer** during the designated coverage period.
- Sheriff's Office coverage shall consist of **one (1) deputy on duty and physically present at City Hall** during the deputy's assigned coverage hours.
- Participating deputies may rotate assignments or provide substitute coverage as necessary to maintain continuous Sheriff's Office coverage.
- If a regularly scheduled deputy is unavailable, another participating deputy may provide coverage.
- The City may request additional deputies or adjust staffing, days, hours, and assignments when operational or security needs warrant.
- Sheriff's Office scheduling and coverage shall be coordinated through the Lead Deputy and the City's designated representative.

3. Municipal Court Security

The baseline staffing level for Municipal Court shall be **three (3) deputies**.

The Court Administrator shall provide the Municipal Court calendar to the Lead Deputy and coordinate with the Lead Deputy regarding anticipated security needs.

Because court calendars, caseloads, proceedings, anticipated attendance, and other circumstances may vary, additional deputies may be scheduled when appropriate. The Court Administrator and Lead Deputy shall coordinate to determine the appropriate staffing level for each court session.

4. Additional City Assignments

In addition to their primary City Hall and Municipal Court assignments, deputies may be requested to provide supplemental security for:

- Regular City Council meetings, work sessions, and special called meetings.
- Other City meetings and public gatherings.
- City-sponsored events and programs.
- City parks and recreational facilities.
- Browns Mill Recreation Center and Browns Mill Aquatic Center.
- Other City facilities, locations, activities, or assignments where supplemental security services are needed.

Staffing for additional assignments shall be determined based on the nature of the assignment and the City's operational and security needs.

5. Lead Deputy

The City may designate a **Lead Deputy** from among the participating deputies to assist with:

- Coordinating regular City Hall coverage.

- Coordinating substitute coverage when a scheduled deputy is unavailable.
- Receiving and reviewing the Municipal Court calendar.
- Coordinating Municipal Court staffing with the Court Administrator.
- Coordinating additional staffing or assignments when requested by the City.
- Communicating scheduling and security matters to participating deputies and appropriate City staff.

The City may change the Lead Deputy designation as operational needs require.

6. Additional Coverage and Operational Flexibility

If a regularly scheduled deputy is unavailable, another participating deputy may provide coverage.

The City may request additional deputies and may adjust staffing levels, assignments, locations, days, and hours based on operational and security needs.

Deputies may be assigned or reassigned among City facilities, meetings, events, parks, recreational facilities, programs, and other authorized activities as needed.

Reasonable advance notice will be provided when practicable.

7. Compensation

Authorized supplemental security services shall be compensated at a rate of **\$75.00 per hour** for hours actually worked.

EXHIBIT B
(Intentionally Left Blank)

EXHIBIT C

RISK MANAGEMENT REQUIREMENTS

The Contractor shall provide minimum insurance coverage and limits as per the following: The Contractor shall file with the City Certificates of Insurance, certifying the required insurance coverage and stating that each policy has been endorsed to provide thirty (30) day notice to the City in the event that coverage is cancelled, non-renewed or the types of coverage or limits of liability are reduced below those required. All bonds and insurance coverage must be placed with an insurance company approved by City Management, admitted to do business in the State of Georgia, and rated Secure (“B+” or better) by A.M. Best Company in the latest edition of Property and Casualty Ratings, or rated by Standard & Poors Insurance Ratings, latest edition as Secure (“BBB” or better). Worker’s Compensation self-insurance for individual Contractors must be approved by the Worker’s Compensation Board, State of Georgia and/or Self-Insurance pools approved by the Insurance Commissioner, State of Georgia.

CONTRACTS FOR UP TO \$50,000

Worker’s Compensation – Worker’s Compensation coverage on a statutory basis for the State of Georgia with an Employer’s Liability limit of \$100,000 each Accident, Disease \$100,000 each employee, \$500,000 Disease policy limit.

Automobile Liability – Automobile liability coverage for owned, hired and non-owned vehicles in the amount of \$500,000 combined single limit.

Commercial General Liability – Coverage to be provided on “occurrence” not “claims made” basis. The coverage is to include Contractual liability, Per Project Limit of Liability, losses caused by Explosion, Collapse and Underground (“xcu”) perils, the “City of Stonecrest” is to be added as an Additional Insured and Products and Completed Operations coverage is to be maintained for three (3) years following completion of work.

CONTRACTS FOR MORE THAN \$50,000

Worker’s Compensation – Worker’s Compensation coverage on a statutory basis for the State of Georgia with an Employer’s Liability limit of \$1,000,000. The increased Employer’s Liability limit may be provided by an Umbrella or Excess Liability policy.

Automobile Liability - Automobile liability coverage for owned, hired and non-owned vehicles in the amount of \$1,000,000 combined single limit.

Commercial General Liability – Coverage to be provided on “occurrence” not “claims made” basis. The coverage is to include Contractual liability, Per Project Limit of Liability, losses caused by Explosion, Collapse and Underground (“xcu”) perils, the “City of Stonecrest” is to be added as an Additional Insured and Products and Completed Operations coverage is to be maintained for three (3) years following completion of work.

EXHIBIT C
RISK MANAGEMENT REQUIREMENTS (Cont'd)

CONTRACTS FOR UP TO \$50,000

CONTRACTS FOR MORE THAN \$50,000

LIMITS OF LIABILITY:

\$1,000,000	Per Occurrence
\$1,000,000	Personal and Advertising
\$50,000	Fire Damage*
\$5,000	Medical Payments*
\$1,000,000	General Aggregate
\$1,000,000	Products/Completed Operations per Occurrence and Aggregate

**These are automatic minimums*

Owner's Protective Liability – The City's Management may, in its discretion, require Owner's Protective Liability in some situations.

Umbrella and/or Excess Liability – The umbrella or Excess Liability Policy may be used to combine with underlying policies to obtain the limits required. The Management of the City may elect to require higher limits.

Owner's Protective Liability – The City's Management may, in its discretion, require Owner's Protective Liability in some situations.

EXHIBIT D**DRUG FREE WORKPLACE**

I hereby certify that I am a principal and duly authorized representative of _____, ("Contractor"), whose address is

_____, and I further certify that:

- (1) The provisions of Section 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-Free Workplace Act" have been complied with in full; and
- (2) A drug-free workplace will be provided for Contractor's employees during the performance of the Agreement; and
- (3) Each Subcontractor hired by Contractor shall be required to ensure that the subcontractor's employees are provided a drug-free workplace. Contractor shall secure from that subcontractor the following written certification: "As part of the subcontracting agreement with Contractor, _____ certifies to Contractor that a drug-free workplace will be provided for the Subcontractor's employees during the performance of this Agreement pursuant to paragraph (7) of subsection (b) of the Official Code of Georgia Annotated, Section 50-24-3"; and
- (4) The undersigned will not engage in unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Agreement.

CONTRACTOR: _____

BY: Authorized Officer or Agent
(Contractor Signature)

Date

Title of Authorized Officer or Agent of Contractor

Printed Name of Authorized Officer or Agent

EXHIBIT E
PURCHASING POLICY ADDENDUM

I, _____, hereby certify that I have received a copy of the City of Stonecrest, GA, Financial Management Policies Purchasing Policy and agree to comply with all requirements of the City of Stonecrest, GA Financial Management Policies Purchasing Policy to the extent the policy is applicable to the undersigned.

BY: Authorized Officer or Agent Date
(Contractor Signature)

Title of Authorized Officer or Agent of Contractor

Printed Name of Authorized Officer or Agent

Date

EXHIBIT F**GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT**

Name: _____

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation has registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify* in accordance with the applicable provisions and deadlines.

The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.G.A. § 13-10-91(b).

The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the City of Stonecrest within five (5) business days after any subcontractor(s) is/are retained to perform such service.

EEV/Basic Pilot Program* User Identification Number_____
BY: Authorized Officer or Agent
(Contractor Name)_____
Date_____
Title of Authorized Officer or Agent of Contractor_____
Printed Name of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON
THIS ____ DAY OF _____, 20____

Notary Public

My Commission Expires: _____

* As of the effective date of O.C.G.A. 13-10-91, the applicable federal work authorization program is the "EEV/Basic Pilot Program" operated by the U. S. Citizenship and Immigration Services Bureau of the U.S. Department of Homeland Security, in conjunction with the Social Security Administration (SSA).