



## CITY OF STONECREST, GEORGIA

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### CITY COUNCIL SPECIAL CALLED MEETING – AGENDA

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, May 18, 2026 at 6:00 PM

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*Mayor Jazzmin Cobble*

*Mayor Pro Tem Tara Graves - District 1    Council Member Terry Fye - District 2*

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

*Council Member Karmesha W. Smith - District 5*

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

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

**II. ROLL CALL:** Sonya Isom, City Clerk

**III. AGENDA ITEMS**

**a. For Decision** - Approve the Proposed Advertised 2026 Millage Rate of 1.257 mills and Authorize Staff to Publish and Advertise the Required Millage Rate Public Hearing Notices and Associated Advertisements in Accordance with State Law - *Michael McCoy, Deputy City Manager, Keisha Franklin, Finance Director & Ed Wall, Financial Advisor*

**b. For Decision** - Resolution for the Stonecrest/Lithonia Industrial CID - *George Turner, District 4 Councilmember*

**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*

**a. Personnel**

**V. 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 COUNCIL AGENDA ITEM

**SUBJECT: Approve the Proposed Advertised 2026 Millage Rate of 1.257 mills and Authorize Staff to Publish and Advertise the Required Millage Rate Public Hearing Notices and Associated Advertisements in Accordance with State Law**

**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, May 18, 2026

**SUBMITTED BY:** Michael McCoy, Deputy City Manager

**PRESENTER:** Michael McCoy, Deputy City Manager, Keisha Franklin, Finance Director & Ed Wall, Financial Advisor

**PURPOSE:** To request Mayor and Council confirmation of the proposed advertised millage rate for FY2026 property tax purposes and authorization for staff to proceed with the required statutory advertisements and public hearing notices associated with the millage adoption process.

**FACTS:** Approve the advertised millage rate and authorize staff to publish the required Notice of Property Tax Increase, Five-Year History of Levy advertisement, and related public notices in accordance with State law and the City’s proposed millage adoption schedule.

**OPTIONS:** Approve, Deny, Defer

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



## CITY COUNCIL AGENDA ITEM

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### 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

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**SUBJECT: Resolution for Stonecrest/Lithonia Industrial CID**

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**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

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**Previously Heard Date(s):** 07/14/25 & Click or tap to enter a date.

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

**Current Council Meeting:** Monday, May 18, 2026

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**SUBMITTED BY:** George Turner, District 4 Councilmember

**PRESENTER:** George Turner, District 4 Councilmember

**PURPOSE:** To make a decision on the resolution for Stonecrest/Lithonia Industrial CID.

**FACTS:** Activation of the Stonecrest Lithonia Industrial Park Community Improvement District.

**OPTIONS:** Approve, Deny, Defer

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

**ATTACHMENTS:**

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

**RESOLUTION NO.**

**A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA CONSENTING TO THE CREATION OF THE STONECREST/LITHONIA INDUSTRIAL PARK COMMUNITY IMPROVEMENT DISTRICT, AND FOR OTHER PURPOSES.**

**WHEREAS**, by Act of the General Assembly, 2016 Ga. Laws p. 3538 (2015-2016 Regular Session, S.B. 208, eff. April 21, 2016), as amended by 2021 Ga. Laws (2021-2022 Regular Session, S.B. 21, eff. April 1, 2021), the Georgia Legislature enacted Section 1.06 of the Charter of the City of Stonecrest, Georgia, (“Section 1.06”) which authorizes the creation of the Stonecrest/Lithonia Industrial Park Community Improvement District; and

**WHEREAS**, a majority of the owners of real property within the proposed Stonecrest/Lithonia Industrial Park Community Improvement District (“the CID”) as shown on the map attached hereto as Exhibit “A” and incorporated herein by reference, which real property will be subject to taxes, fees and assessments levied by the CID’s administrative body (“District Board”), have consented in writing to the creation of the CID with the proposed boundaries as shown on the above-referenced map; and

**WHEREAS**, the owners of real property within the proposed CID constituting at least seventy-five percent (75%) by value of all real property within said CID that will be subject to taxes, fees and assessments levied by the District Board, according to the most recent approved DeKalb County ad valorem tax digest, have consented in writing to the creation of the CID with the proposed boundaries as shown on the above-referenced map; and

**WHEREAS**, the governing authority of the City of Stonecrest, Georgia (“Stonecrest”) has determined that the activation of the CID would be in the best interest of, and would promote the health, safety and welfare of, the citizens and business owners of Stonecrest.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, HEREBY RESOLVES** and consents to the creation of a community improvement district to be known as the Stonecrest/Lithonia

Industrial Park Community Improvement District to be comprised of the geographical area as shown on the map attached hereto as Exhibit “A” and the list of tax parcels attached hereto as Exhibit “B”, respectively for the provision of the following governmental services and facilities:

- (1) Street and road construction and maintenance, including curbs, sidewalks, street lights, improvement of truck traffic capacity, and devices to control the flow of traffic on streets and roads;
- (2) Parks and recreation areas and facilities, including the installation and maintenance of general landscape improvements and area branding;
- (3) Stormwater and sewage collection and disposal systems;
- (4) Development, storage, treatment, purification and distribution of water;
- (5) Public transportation, including but not limited to, services intended to reduce the volume of automobile traffic, to transport two or more persons in common vehicles or conveyances, to improve air quality, and to provide bicycle and pedestrian facilities;
- (6) Terminal and dock facilities and parking facilities; and
- (7) Such other services and facilities as may be provided for by general law, specifically including enhanced security services.

**BE IT FURTHER RESOLVED** that the governing authority of the City of Stonecrest shall appoint its two appointees to the District Board in a separate action.

**BE IT FURTHER RESOLVED** that a caucus of electors, as defined in the Act, be held on June 23, 2026 at American Structural Concrete, 2385 Lithonia Industrial Boulevard, Stonecrest, Georgia 30058 for the purpose of electing five (5) District Board members. Registration shall begin at 9:00 a.m. and conclude at 9:30 a.m., with no person arriving at the registration table after 9:30 a.m. being permitted to vote. Notice to electors of said caucus shall be published in the legal organ of Stonecrest as provided by law.

**BE IT FURTHER RESOLVED** that all District Board members shall take an oath of office upon election to faithfully administer their duties under Section 1.06.

**BE IT FURTHER RESOLVED** the written consent for the creation of the community improvement district has been submitted to the tax commissioner of DeKalb County who has certified consent with respect to each such proposed district, a copy of which is attached hereto and incorporated herein as Exhibit “C”.

**BE IT FINALLY RESOLVED** that the Clerk to the Stonecrest City Council is directed to forward an executed copy of this Resolution to the Tax Commissioner of DeKalb County.

**SO RESOLVED AND EFFECTIVE** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**[SIGNATURES ON FOLLOWING PAGE]**

**CITY OF STONECREST, GEORGIA**

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**Jazzmin Cobble, Mayor**

**ATTEST:**

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**Sonya Isom, City Clerk**

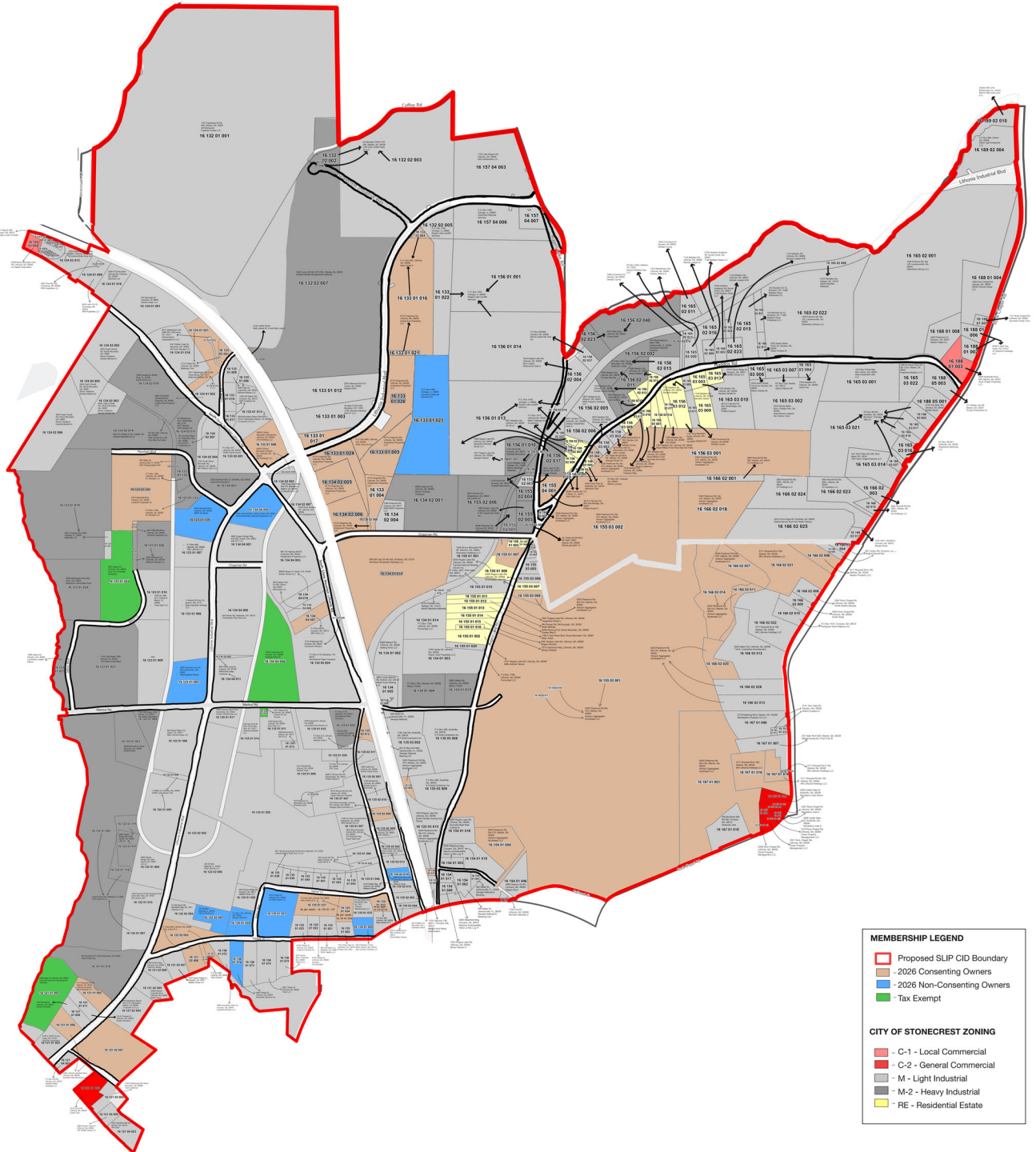
**APPROVED AS TO FORM BY:**

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**City Attorney**

**EXHIBIT A**

# Stonecrest/Lithonia Industrial Park Community Improvement District



**EXHIBIT B**

Parcel Number	Owner of Record	Parcel Address
16 156 03 004	Hanson Aggregates Southeast LLC	6985 Maddox Road
16 155 03 002	Hanson Aggregates Southeast LLC	6892 Maddox Road
16 156 03 001	Hanson Aggregates Southeast LLC	7001 Maddox Road
16 155 03 008	Hanson Aggregates Southeast LLC	2052 Rogers Lake Road
16 155 03 001	Hanson Aggregates Southeast LLC	2110 Rogers Lake Road
16 135 03 004	Hanson Aggregates Southeast LLC	6925 Rogers Lake Road
16 154 01 004	Hanson Aggregates Southeast LLC	6968 Rogers Lake Road
16 135 03 011	Hanson Aggregates Southeast LLC	7053 Rogers Lake Road
16 166 02 018	Hanson Aggregates Southeast LLC	2005 Rock Chapel Road
16 166 02 007	Hanson Aggregates Southeast LLC	2087 Rock Chapel Road
16 166 02 014	Hanson Aggregates Southeast LLC	2095 Rock Chapel Road
16 166 02 011	Hanson Aggregates Southeast LLC	2133 Rock Chapel Road
16 166 02 020	Hanson Aggregates Southeast LLC	2165 Rock Chapel Road
16 167 01 001	Hanson Aggregates Southeast LLC	2265 Rock Chapel Road
16 155 04 001	Phillips Susan S	6954 Maddox Road
16 155 01 007	Phillips Susan C	6937 Chapman Road
16 133 01 017	Kelly Land Co Inc	1827 Lithonia Industrial Boulevard REAR
16 134 04 007	2601 SMLR LLC	2601 South Stone Mountain Lithonia Road
16 122 02 003	Kelly James W Jr and Kelly Judy L	2250 Lithonia Industrial Boulevard
16 133 01 020	Kelly James W Jr and Kelly Judy L	2150 Coffee Road
16 121 02 008	Kelly James W Jr and Kelly Judy L	6611 Tribble Street
16 121 02 009	Kelly Daniel H and Kelly JudyT Lynn	6615 Tribble Street
16 132 02 004	Kelly Daniel H and Kelly James W Jr	1578 R Lithonia Industrial Boulevard
16 133 01 016	Kelly Daniel H and Kelly James W Jr	1600 Lithonia Industrial Boulevard
16 121 02 010	Kelly James W Jr and Kelly Dan	6621 Tribble Street
16 35 01 034	Kelly James W Jr and Kelly Daniel H	6795 Varkel Lane
16 135 01 132	Kelly James W Jr and Kelly Daniel H	6825 Varkel Lane
16 135 01 137	Kelly James W Jr and Kelly Daniel H	6751 Varkel Lane
16 135 02 008	Variable Steel Unlimited LLC	2813 South Stone Mountain Lithonia Road
16 134 02 006	Amberdust Properties LLC	6770 Chapman Road
16 134 02 005	Amberdust Properties LLC	6770 Chapman Road REAR
16 134 02 009	Amberdust Properties LLC	6776 Chapman Road
16 133 01 004	Amberdust Properties LLC	6790 Chapman Road
16 133 01 005	Amberdust Properties LLC	1764 R Lithonia Industrial Boulevard
16 133 01 026	Amberdust Properties LLC	1800 Lithonia Industrial Boulevard
16 133 01 024	Amberdust Properties LLC	1826 Lithonia Industrial Boulevard
16 133 01 021	Amberdust Properties LLC	1730 Lithonia Industrial Boulevard
16 121 02 001	Southern Pan Structures LLC	2386 Lithonia Industrial Boulevard
16 121 01 006	Southern Pan Structures LLC	2385 Lithonia Industrial Boulevard
16 123 01 101	MI-Marshall LLC	6575 Marshall Boulevard
16 123 01 102	MI-Marshall LLC	1934 Jabco Court
16 134 01 010	Schnitzer Southeast Holdings LLC	6857 Chapman Road
16 133 03 001	Paul Ballenger	2175 Coffee Road
16 124 01 021	Paul Ballenger	2189 Coffee Road
16 133 01 008	USI Holdings LLC	2400 South Stone Mountain Lithonia Road
16 167 01 020	MH Lithonia Holdings and Portfolio Properties LLC	2248 Rock Chapel Road
16 167 01 019	MH Lithonia Holdings and Portfolio Properties LLC	2252 Rock Chapel Road
16 167 01 016	MH Lithonia Holdings and Portfolio Properties LLC	2262 Rock Chapel Road
16 121 01 005	Lithonia Industrial BLVD Holdings LLC	2265 Lithonia Industrial Boulevard
16 166 02 021	MH Lithonia Holdings and Portfolio Properties LLC & Portfolio Properties, LLC	2071 Rock Chapel Road
16 166 02 006	Nessim Property LLC & MH Lithonia Holdings LLC	2061 Rock Chapel Road
16 135 02 012	A&S Paving, Inc	2725 S. Stone Mountain Lithonia Road
16 134 04 002	Stone Mountain Lithonia Properties LLC	2487 South Stone Mountain Lithonia Road
16 123 01 129	Abed Amanuel and Kidane Michael	6595 Marshall Boulevard
16 123 01 002	Gabresallasie Kidane	6630 Marbut Road
16 136 01 076	Musimatic Electronics Inc	6659 Tribble Street
16 122 02 007	2200 Lithonia LLC	2240 R Lithonia Industrial Boulevard
16 135 01 020	Wunch James W	2331 Varkel Way
16 135 01 027	TIS Real Estate LLC	6700 Tribble Street
16 135 01 025	Auto Auction Training, LLC	6972 Trimble Street
16 135 02 014	Keola and Joseph Williams	2869 South Stone Mountain Lithonia Road
16 133 01 023	Advanced Disposal Services Atl	1740 Rogers Lake Road

**EXHIBIT C**



**STATE OF GEORGIA  
COUNTY OF DEKALB**


**CERTIFICATION OF COMPLIANCE**

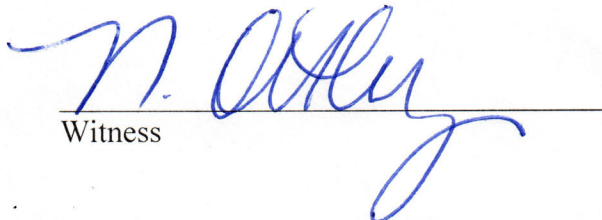
I, NICOLE M. GOLDEN, in my official capacity as Tax Commissioner of DeKalb County, Georgia, do hereby certify, regarding the creation of the Stonecrest/Lithonia Industrial Park Community Improvement District (the "District"), as shown on the map attached hereto as Exhibit A and required under section 1.06 of the City of Stonecrest Charter, 2016 GA Laws page 3538, as amended, the following:

That written consents to the creation of the Community Improvement District have been obtained from:

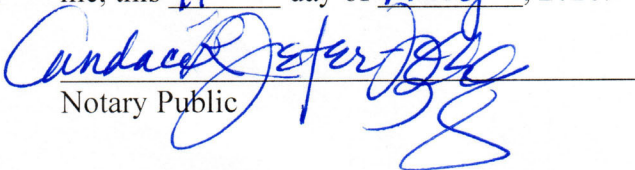
1. A majority of the owners of real property within the District which will be subject to taxes, fees and assessments levied by the Board of the District; and
2. The owners of real property within the District which constitutes at least seventy-five percent (75%) by value of all real property within the District which will be subject to taxes, fees and assessments levied by the Board and for this purpose values shall be determined by the most recent approved DeKalb County ad valorem tax digest.

This, the 11<sup>th</sup> day of May, 2026.

  
\_\_\_\_\_  
Nicole M. Golden, Tax Commissioner  
DeKalb County, Georgia

  
\_\_\_\_\_  
Witness

Sworn to and subscribed before me, this 11<sup>th</sup> day of May, 2026.

  
\_\_\_\_\_  
Notary Public

